

# Town of Canandaigua

5540 Routes 5 & 20 West  
Canandaigua, N. Y. 14424  
*Established 1789*

## Agricultural Advisory Committee Meeting Thursday, September 5, 2019

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<b>Meeting Called by:</b>	Mark Stryker, Chair
<b>Committee Members:</b>	Mark Stryker, Chair Bob DiCarlo, Vice Chair Ray Henry, Recording Secretary Gary Davis Gary Jones Tim Riley
<b>Committee Member Absent</b>	Fernando Soberon
<b>Town Representatives:</b>	Doug Finch Sarah Reynolds

**Mark Stryker** led the "Pledge to the Flag"

**Referrals:** The following 2 applications were discussed:  
Application No: CPN-19-062 and CPN-19-066  
**(See Attached comment sheet)**

**Privilege of the Floor** There are 10 PDR applications that will be reviewed by this committee and the ECB in November.

Bob reported back about the smell complaint received by a resident. There is nothing really to do. She didn't complain too much.

**New Business:** There was a discussion about TDRs and Open Space by Doug followed by a discussion to pick a date for PDR application review and ranking. The committee members discussed the four dates and it was noted that any of them

would work for the majority of the committee with the understanding that it will be difficult to get all members of both the Ag Committee and the ECB there on one night but as long as most of the members are present it will still be a valid ranking and review. Sarah will coordinate the final date with the ECB and application materials will be sent out to both groups prior to the joint meeting.

**Next meeting schedule**

Meeting was adjourned at approximately 7:30 pm. The next meeting will be in the Town Highway Garage (Genundewah) Conference Room at 6:00 PM on October 3, 2019.

Ray Henry, Recording Secretary

# *Town of Canandaigua*

5440 Routes 5 & 20 West

Canandaigua, NY 14424

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[townofcanandaigua.org](http://townofcanandaigua.org)

DATE: September 5, 2019

**TO: Chairman Tom Schwartz & members of the Planning Board**

**FROM: Chairman Mark Stryker & members of the Agricultural Advisory Committee**

**RE: Referrals from the Planning Review Committee (PRC)**

In accordance with Town of Canandaigua Town Code §17-5 the Town of Canandaigua Agricultural Advisory Committee (Ag Committee) met on September 5, 2019 to review and provide comment relative to the applications listed below and referred to the Ag Committee by the PRC. The applications and the Ag Committee's findings are as follows.

## **CPN-19-062 Morrell St Rt 21 South**

Application Description. Tax Map # 97.02-1-52.100

Review was based on:

- Application materials on file as of 9/5/19
- Ontario County On-Cor maps
- Maps and Parcel Ranking data in the 2016 Agricultural Enhancement Plan
- Maps and Parcel Ranking data in the 2018 Open Space, Conservation, and Scenic Views Master Plan
- Town policies and maps incorporated in Comprehensive Plan and Land Use Planning documents adopted by Town Board.

Findings:

1. This application is for a sketch plan review of a proposed townhome development with 54 units on 54.5 acres of farmland.
2. Property IS located within Ontario County Ag District 1
3. Property IS currently farmed.
4. Property consists of the following soil types:
  - a. Honeoye loam, 0 to 3 percent slopes, 27.4%, 14.910 acres, prime soils
  - b. Honeoye loam, 3 to 8 percent slopes, 61.9%, 33.700 acres, prime soils
  - c. Honeoye loam, 8 to 15 percent slopes, 3.9%, 2.140 acres, statewide importance
  - d. Honeoye loam, 15 to 25 percent slopes, 0.3%, 0.160 acres, not prime
  - e. Kendaia loam, 0 to 3 percent slopes, 4.2%, 2.300 acres, prime if drained
  - f. Lima loam, 3 to 8 percent slopes, 2.3%, 1.250 acres, prime soils
5. Parcel DID receive a rating from Ag Enhancement Plan.
  - a. Parcel rated MODERATE for soils, and natural resources. Parcel scored HIGH for development pressure. Parcel scored LOW for PDR proximity - is not near protected land (other than Miller Park).
6. Parcel DID receive a rating from the Open Space Master Plan. The parcel rated LOW; it received 1,700 points out of 16,000 possible points.
7. Property IS NOT in the Padelford Brook Greenway

8. Property IS NOT in the Strategic Farmland Protection Area
9. Property IS NOT in the Strategic Forest Protection Area

Comments:

1. The committee is not in favor of this project going forward. The committee feels that if this project is constructed it would result in a significant loss of farmland. It would also put surrounding farmland at risk of being developed due to sewer service being extended in the area to accommodate this project. The potential approval of this project would be a hinge-pin in the destruction of farmland in this part of the Town.
2. In addition to the above factors, the committee also understands that the loss of this field affects the farmer who currently farms the land. He has invested significant time and money in this field due to his understanding that the landowner would give him advance notice if they were to apply for development, which they did not. This farmer has stated that if they lose this field, it would make them less likely to continue farming in this area of town, which would put at risk the surrounding fields that they also currently farm.

**MOTION:** *“The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project **does** cause a loss of valuable agricultural lands to the Town of Canandaigua. The Agricultural Advisory Committee wishes the applicant, the Zoning Board and the Planning Board to consider their recommendations prior to the approval or disapproval of this project.”*

Motion made by: Mark Stryker

Motion seconded by: Gary Jones

ROLL CALL VOTE:       Mark Stryker – Aye  
                              Bob DiCarlo – Aye  
                              Gary Davis – Aye  
                              Ray Henry – Aye  
                              Gary Jones – Aye  
                              Tim Riley – Aye  
                              Fernando Soberon – Absent

**CPN-19-066 Barry, Middle Cheshire Road**

Project description. Tax Map # 126.00-1-23.112, 2 acres

Review was based on:

- Application materials on file as of 9/5/19
- Ontario County On-Cor maps
- Maps and Parcel Ranking data in the 2016 Agricultural Enhancement Plan
- Maps and Parcel Ranking data in the 2018 Open Space, Conservation, and Scenic Views Master Plan
- Town policies and maps incorporated in Comprehensive Plan and Land Use Planning documents adopted by Town Board.

Findings:

1. This application is for the construction of a garage and septic system on a vacant 2 acre parcel.
2. The parcel IS NOT located within Ontario County Ag District 1

3. Property IS NOT currently farmed.
4. Property consists of the following soil types:
  - a. Lima loam, 0 to 3 percent slopes, 96.7%, 1.930 acres, prime soils
  - b. Lima loam, 3 to 8 percent slopes, 3.3%, 0.070 acres, prime soils
5. Parcel did NOT receive a rating from Ag Enhancement Plan
6. Parcel did NOT receive a rating from the Open Space Master Plan (was subdivided from a larger lot and so did not exist at the time of rating. The larger lot received a LOW rating from the Open Space plan).
7. Parcel is NOT in the Padelford Brook Greenway
8. Parcel is NOT in the Strategic Farmland Protection Area
9. Parcel is NOT in the Strategic Forest Protection Area

Comments:

1. The committee has tabled their review of this project because the project description in the application materials is inconsistent. The project is labeled as a single-family residence in one place but labeled as a garage in another place. They wish to withhold comment until the application can be corrected.