

Town of Canandaigua

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

Established 1789

Thursday, Nov. 7, 2019

Agricultural Advisory Committee Meeting

Meeting Called by:	Mark Stryker, Chair
Committee Members Present:	Mark Stryker, Chair Ray Henry, Recording Secretary Gary Davis Gary Jones Tim Riley Fernando Soberon
Committee Members Absent:	Bob DiCarlo, Vice Chair
Town Representatives:	Doug Finch Sarah Reynolds
Pledge to the Flag:	Led by Mark Stryker
Referrals:	The following 2 applications were discussed and approved: Application No: CPN-19-079 (Approved) Application No: CPN-19-080 (Approved) (See Attached)
Privilege of the Floor	There was a discussion about highway traffic and the commencing problems associated with it. (See John Robortella notes on PDR from November)

Todd Peller - "Farm to School Coordinator" . Talked about Ag In The Classroom. " We had very good discussion. It was very successful."

Next meeting schedule

Meeting was adjourned at approximately 8:00 pm. The next meeting will be in the Town Highway Garage (Genundewah) Conference Room at 6:00 PM on Dec. 5, 2019.

Ray Henry, Recording Secretary

*Town of
Canandaigua*

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DATE: November 7, 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 November 7, 2019 to review and provide comment relative to the application(s) listed below and referred to the Ag Committee by the PRC. The applications and the Ag Committee's findings are as follows.

CPN-19-079

Project Location. Bliss Road. Tax Map #s 97.00-1-49.100, 122 acres and 97.00-1-48.111, 51 acres. The larger parcel is used as a horse farm. The smaller parcel is crops.

Review was based on:

- Application materials on file as of 11/7/19
- 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 subdivision and annexation of land on two parcels – the applicant is requesting a lot line adjustment to annex a small amount of acreage from parcel number 97.00-1-48.111 to the larger parcel 97.00-1-49.100, a 122 acre lot, and then divide that lot into three lots: 42.6, 61.8, and 19.54 acres. The intended use of the divided lots is rural residential.
2. Properties ARE located within Ontario County Ag District 1
3. Properties ARE currently farmed – horse farm and field crops.
4. Properties consist of the following soil types:

- a. Tax Map # 97.00-1-49.100
 - i. Honeoye loam, 25 to 35 percent slopes 5.3%, 6.500 acres
 - ii. Honeoye loam, 3 to 8 percent slopes 7.1%, 8.710 acres
 - iii. Honeoye loam, 8 to 15 percent slopes 9.7%, 11.880 acres
 - iv. Kendaia loam, 0 to 3 percent slopes 14.7%, 17.930 acres
 - v. Lima loam, 0 to 3 percent slopes 15.8%, 19.310 acres
 - vi. Lima loam, 3 to 8 percent slopes 45.8%, 55.940 acres
 - vii. Lyons silt loam, 0 to 3 percent slopes 1.5%, 1.780 acres
 - b. Tax Map # 97.00-1-48.111:
 - i. Honeoye loam, 3 to 8 percent slopes 16.4%, 8.390 acres
 - ii. Kendaia loam, 0 to 3 percent slopes 9.1%, 4.650 acres
 - iii. Lima loam, 0 to 3 percent slopes 16.5%, 8.440 acres
 - iv. Lima loam, 3 to 8 percent slopes 56.6%, 28.900 acres
 - v. Lyons silt loam, 0 to 3 percent slopes 1.3%, 0.680 acres
5. Parcels DID receive a rating from Ag Enhancement Plan.
 - a. Tax Map # 97.00-1-49.100, 122 acres – the parcel was rated highly for soils, moderate for natural resources, high for development pressure, and low for proximity to protected land.
 - b. Tax Map # 97.00-1-48.111, 51 acres – the parcel was rated moderate for soils, low for natural resources, high for development pressure, and low for proximity to protected land.
 6. Parcel DID receive a rating from the Open Space Master Plan.
 - a. Tax Map # 97.00-1-49.100 ranked low-moderate overall (2817 out of 16,000 possible).
 - b. Tax Map # 97.00-1-48.111 ranked low overall (587 out of 16,000 possible).
 7. Properties ARE NOT in the Padelford Brook Greenway
 8. Properties ARE in the Strategic Farmland Protection Area
 9. Properties ARE NOT in the Strategic Forest Protection Area

Comments:

1. While the property owner has indicated that they do not intend to develop, the Planning Board application states that current use is rural residential/agricultural. Future use is stated as rural residential only. This subdivision will allow the property owner or to more easily develop it.
2. Development in this area will put a significant amount of farmland at great risk with a potential for increased development. Charlie Miller's and John Miller's land would have increased development pressure and likely increased land value making it less likely to remain in farming for the long-term. There will already be pressure from the Morrell development nearby if that moves forward.
3. The soils on these properties are of very high quality. If the land were to be developed, it would be a great loss.
4. This property is near several farm parcels for which the owners have submitted

applications for permanent protection through the state's Purchase of Development Rights program.

MOTION: *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project would place valuable agricultural lands at high risk for development. 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. The Agricultural Advisory Committee also would ask that the Planning Board, as a condition of any approvals, require that any future development on these parcels be presented to the Planning Board."*

Motion made by: MS

Motion seconded by: GD

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

CPN-19-080

Project Location. Thomas Road. Tax Map # 70.00-1-2.111. 28.9 acres of farmed and vacant land on the corner of Thomas and Brickyard Roads.

Review was based on:

- Application materials on file as of 11/7/19
- 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 is a sketch plan (not yet a planning board application) for a proposed conservation subdivision. The existing lot is 28.9 acres and the proposed is 30 lots ranging in size from 6k to 16k ft² with 11.9 acres of undeveloped land. The land is currently farmed plus vacant acreage and the intended use is for residential with duplex housing.
2. Property IS NOT located within Ontario County Ag District 1
3. Property IS currently farmed – field crops.
4. Property consists of the following soil types:
 - a. Cayuga silt loam, 3 to 8 percent slopes 1.2% 0.340

- b. Collamer silt loam, 0 to 3 percent slopes 22.3% 6.430
 - c. Kendaia loam, 0 to 3 percent slopes 7.7% 2.220
 - d. Lakemont silty clay loam, 0 to 3 percent slopes 11.6% 3.340
 - e. Odessa silt loam, 0 to 3 percent slopes 0.6% 0.170
 - f. Ovid silt loam, 0 to 3 percent slopes 11.9% 3.440
 - g. Ovid silt loam, 3 to 8 percent slopes 38.1% 10.990
 - h. Palms muck, 0 to 3 percent slopes 6.8% 1.960
5. Property DID receive a rating from Ag Enhancement Plan. The parcel was rated low for soils, low for natural resources, moderate for development pressure, and moderate for proximity to protected land.
 6. Property DID receive a rating from the Open Space Master Plan. It ranked low overall (570 out of 16,000 possible).
 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. This proposed project would result in a loss of farmland. However, it seems inevitable given the existence of water, sewer and appropriate zoning. Also, the farmland is not considered valuable in terms of soil quality and proximity to other fields.
2. The land may not be the most valuable statistically speaking, but this project would result in a loss of income for the farmer who currently farms the land. The more isolated farm fields become, the harder it is for the farmers to work the fields and to remain in farming.

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

Motion made by: FS

Motion seconded by: RH

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

