

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

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townofcanandaigua.org

DATE: March 5, 2020

TO: Chairman Chuck Oyler & members of the Planning Board

FROM: Chairman Bob DiCarlo & 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 March 5, 2020 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-20-010 Venezia Associates representing Terry Dekouski & Wally Jones, owners of property on Thomas & Brickyard Road, TM#70.00-1-2.111 & 70.06-1-68.100 are seeking Sketch plan review to subdivide 53 acres for proposed 76 lots for residential townhomes.

Review was based on:

- Application materials on file as of 3/5/20
- 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. The Ag Committee previously reviewed this project during the sketch plan review stage in November 2019. A second parcel has been added to the project and the plans have changed slightly. Previous comments are included.
2. Properties are NOT located within Ontario County Ag District 1
3. Properties ARE currently farmed – field crops.
4. Property **70.00-1-2.111** consists of the following soil types:
 - a. Cayuga silt loam, 3 to 8 percent slopes 1.2% 0.340 acres
 - b. Collamer silt loam, 0 to 3 percent slopes 22.3% 6.430 acres
 - c. Kendaia loam, 0 to 3 percent slopes 7.7% 2.220 acres
 - d. Lakemont silty clay loam, 0 to 3 percent slopes 11.6% 3.340 acres
 - e. Odessa silt loam, 0 to 3 percent slopes 0.6% 0.170 acres
 - f. Ovid silt loam, 0 to 3 percent slopes 11.9% 3.440 acres
 - g. Ovid silt loam, 3 to 8 percent slopes 38.1% 10.990 acres
 - h. Palms muck, 0 to 3 percent slopes 6.8% 1.960 acres
5. Property **70.06-1-68.100** consists of the following soil types:
 - a. Cayuga silt loam, 3 to 8 percent slopes 11.4% 2.760 acres

- b. Kendaia loam, 0 to 3 percent slopes 12.9% 3.110 acres
 - c. Lakemont silty clay loam, 0 to 3 percent slopes 1.1% 0.260 acres
 - d. Ovid silt loam, 0 to 3 percent slopes 42.4% 10.260 acres
 - e. Ovid silt loam, 3 to 8 percent slopes 32.3% 7.830 acres
6. 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.
 7. Properties DID receive a rating from the Open Space Master Plan. **70.00-1-2.111** ranked low overall (570 out of 16,000 possible). **70.06-1-68.100** ranked low/moderate (3066 out of 16000)
 8. Property IS NOT in the Padelford Brook Greenway
 9. Property IS NOT in the Strategic Farmland Protection Area
 10. Property IS NOT in the Strategic Forest Protection Area

Comments:

1. **This part of the Town is a designated growth area and as such, the committee feels that this is a good use of the land. It would result in a loss of farmland, but it is isolated and will become more difficult to farm as more development enters the area, which seems inevitable considering the existence of water, sewer, and appropriate zoning.**

MOTION: “The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project does technically cause a loss of agricultural lands for the Town of Canandaigua, however the committee believes the proposed use to be appropriate for the area of the Town and references the Uptown Study. The Agricultural Advisory Committee supports the approval of this project.”

Motion made by: Fernando Soberon
 Motion seconded by: Bob DiCarlo

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

CPN-20-011 Marks Engineering representing BTY Holdings, owner of property at 2970 County Road 10, TM#84.00-1-17.100 are requesting single stage site plan approval for construction of a self-storage warehouse facility with twelve 4,500 sf buildings and plans to include outside storage of boats and boat accessories on the property. (Pending Approval of area variance 3/17/2020)

Review was based on:

- Application materials on file as of 3/5/20
- 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. Property is NOT located within Ontario County Ag District 1
2. Property is NOT currently farmed.
3. Property consists of the following soil types:
 - a. Collamer silt loam, 0 to 3 percent slopes 56.2%, 16.600 acres
 - b. Lakemont silty clay loam, 0 to 3 percent slopes 4.1%, 1.210 acres
 - c. Odessa silt loam, 0 to 3 percent slopes 39.7%, 11.7104 acres
4. Parcel DID NOT receive a rating from Ag Enhancement Plan.
5. Parcel DID receive a rating from the Open Space Master Plan. 1209 – low score
6. Property is NOT in the Padelford Brook Greenway
7. Property is NOT in the Strategic Farmland Protection Area
8. Property IS NOT in the Strategic Forest Protection Area

Comments:

1. This is not farmland and has not been for years. With the existing solar use on this property, a farmer wouldn't likely use this land for farming anyway. The committee has no opinion on the mini storage.

MOTION: *“The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project **does not** 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: Fernando Soberon

Motion seconded by: Gary Jones

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

Respectfully submitted by the Agricultural Advisory Committee