

Town of Farmington

1000 County Road 8
Farmington, New York 14425

AGRICULTURE ADVISORY COMMITTEE
Thursday, February 21, 2019 • 6:30 p.m.

MINUTES—FILED WITH TOWN CLERK

The following minutes are written as a summary of the main points that were made and the actions taken at the Town of Farmington Agriculture Advisory Committee meeting.

Committee Members Present: Henry Adams, *Chairperson*
Denis Lepel
John Marvin
Peter Maslyn
Royal Purdy

Committee Members Absent: Don Jones
Doug Payne

Town Officials and Staff Present:
Dr. Michael Casale, Farmington Town Board Member
David Degear, Town of Farmington Water and Sewer Superintendent

1. MEETING OPENING, PUBLIC NOTICE AND NEWS MEDIA NOTIFICATION

Mr. Adams called the meeting to order at 6:30 p.m.

The Town Clerk was notified of the meeting on January 17, 2019. The meeting clerk notified the Committee members, Town staff, and the Canandaigua *Daily Messenger* newspaper on January 17, 2019, with a reminder on February 11, 2019. The *Daily Messenger* published the notice of the meeting on February 17, 2019.

2. PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM

Mr. Adams: Continued the discussion of a Purchase of Development Rights (PDR) Program for the Town of Farmington.

A Purchase of Development Rights grant—awarded by New York State, by a land-trust non-profit organization by the local municipality—pays a farmer to place a conservation easement on the farm in order to protect productive farmland and limit non-agricultural

development. The farmer retains ownership of the land, use, and management of the farm. However, the land will have permanent restrictions on commercial, residential and industrial uses in perpetuity.

This is a very competitive program across New York State. Attached for reference and information is the 2019 Pre-Application for the Livingston County Farmland Protection Grant Program.

Mr. Adams: Said that he will try to arrange to have Lorna Wright, Director of Conservation Programs for the Genesee Land Trust, attend the March meeting to discuss the PDR Program application process. Ms. Wright oversees the Genesee Land Trust's conservation programs including new acquisition projects and farmland protection. The Genesee Valley Land Trust preserves and protects natural lands and waterways that enhance the quality of life in the Greater Rochester region, providing wildlife habitat, locally grown food, and connections to nature.

Mr. Adams: Reported that he spoke with Maria Rudzinski, Ontario County Senior Planner, regarding workshops for landowners which may be scheduled this year by the Ontario County Agriculture Enhancement Board or the Ontario County Planning Department. Mr. Adams said that 2019 is an off year for New York State PDR applications and that the next window for applications will open in 2020.

Mr. Adams and Dr. Casale: Discussed a potential formal presentation to the Town Board of the Committee's interest in establishing a PDR Program in the Town. Mr. Adams noted that the adopted *Town of Farmington Farmland Protection Plan* suggests that the Committee present updates to the Town Board on the status of agriculture within the Town. He said that the first step to the establishment of a PDR Program would be to engage the Town Board and determine the Town Board members' support for this program.

3. NEW MEMBER OF THE AGRICULTURE ADVISORY COMMITTEE

Mr. Adams: Reported that he spoke with a Farmington resident who has expressed an interest in serving on the committee. Mr. Adams discussed the resident's background and expertise. It was the consensus of the Committee that Mr. Adams write a letter of recommendation of the candidate to the Town Board for consideration of the candidate's appointment to the Committee.

4. PROPOSED AGRICULTURAL CONSERVATION DISTRICT

Mr. Adams and the Committee: Discussed the addition of §165-18.0 "Agricultural Conservation District" to the Town Code which was proposed at the January meeting by Ron Brand, Director of Development and Planning.

The intent of the Agricultural Conservation District is:

- To provide regulations that are intended to sustain and to promote the viability of sound agricultural practices on land located within the identified Active Farmland—Strategic Farmland Map, Appendix X—Map No. 8, a part of the adopted *Town of Farmington Farmland Protection Plan*.
- To protect, to the extent practical, the more productive (Class 1 through 4) soils that are viable and necessary to sustain agricultural production from being converted to non-farm use; to minimize land use nuisance complaints between established agricultural practices and non-agricultural neighbors.
- To preserve the municipality’s non-renewable natural resources (e.g., wetlands, floodplains, highly erodible soils and mature forests).

Mr. Adams: Said that the initial response to this proposal has not been enthusiastic from Committee members. He said that further discussion is required.

4. NEXT MEETING, SUBSEQUENT MEETINGS and ADJOURNMENT

The next meeting of the Farmington Agriculture Advisory Committee will be held on ***Thursday, March 21, 2019, at 6:30 p.m.*** at the Farmington Town Hall, 1000 County Road 8.

Subsequent meetings will be held on:

Thursday, April 18, 2019
 Thursday, May 16, 2019
 Thursday, June 20, 2019
 Thursday, July 18, 2019
 Thursday, August 15, 2019
 Thursday, September 19, 2019
 Thursday, October 17, 2019
 Thursday, November 21, 2019
 Thursday, December 19, 2019

The meeting was adjourned at 7:30 p.m.

Following the adjournment, a public information meeting, conducted by Supervisor Peter Ingalsbe and the Town Board on the development of Beaver Creek Park, was taking place in the Main Meeting Room. The Town Hall remained open to the public.

Respectfully submitted,

John M. Robortella L.S.

PDF File Attachment:

Attachment #1:
Livingston County Farmland Protection 2019 Pre-Application.

Agriculture Advisory Committee Board Members:

Hal Adams, *Chairperson* (January 1, 2019 to December 31, 2019)

Term expires December 31, 2021

Robert Gerlock

Term expires December 31, 2019

Don Jones

Term expires December 31, 2021

Denis Lepel

Term expires December 31, 2021

Peter Maslyn

Term expires December 31, 2021

John Marvin

Term expires December 31, 2020

Doug Payne

Term expires December 31, 2021

Royal Purdy

Appointed January 3, 2018

Term expires December 31, 2022

E-mail Distribution:

Henry (Hal) Adams
Meghan Gerlock
Robert Gerlock (via mail, 1702 County Road 28, Shortsville, N.Y. 14548)
Donald Jones
Lepel, Denis
John Marvin
Peter Maslyn
Doug Payne
Royal Purdy
Bowerman, Nate
Brand, Ron
Casale, Michael
Degear, David
Delpriore, Dan
Finley, Michelle
Herendeen, Ron
Ingalsbe, Peter
Holtz, Steven
Kincaid, Jamie
Seth Pritchard (Canandaigua landowner)



**LIVINGSTON COUNTY
AGRICULTURAL & FARMLAND
PROTECTION BOARD**

Livingston County Government Center
6 Court Street, Room 305
Geneseo, New York 14454-1043

Telephone: (585) 243-7550
Fax: (585) 243-7566
www.livingstoncounty.us/planning.htm

**LIVINGSTON COUNTY FARMLAND PROTECTION
2019 PRE-APPLICATION**

Applicant Name: _____

Part One: Eligibility Criteria

In order to be eligible to participate in a County supported farmland protection program (Purchase of Development Rights program or other state or federal farmland protection initiative), the applicant property(s) must meet the following requirements. Please answer all of the following.

	Yes	No	N/A
1. Does the zoning of the property or set of properties allow residential, commercial or industrial development? (If in Town of Springwater or Town of Portage, check N/A)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do the physical characteristics of the property or set of properties (slopes, soils, drainage) permit residential, commercial or industrial development?	<input type="checkbox"/>	<input type="checkbox"/>	
3. Does the property have at least 50% USDA Prime Soils, Prime if drained, and Soils of Statewide Importance? Confirmed by Livingston County Soil & Water Conservation District (LCSWCD): _____ (LCSWCD signature required)	<input type="checkbox"/>	<input type="checkbox"/>	
4. Does the property have a Soil Conservation and Water Quality Plan, Forest Management Plan, Nutrient Management Plan, CAFO Plan or similar plan? Confirmed by Livingston County Soil & Water Conservation District (LCSWCD): _____ (LCSWCD signature required)	<input type="checkbox"/>	<input type="checkbox"/>	
5. Is the property in good standing (no more than 12 months in arrears) with local tax authorities (i.e. Village, Town, County, School)?	<input type="checkbox"/>	<input type="checkbox"/>	
6. Have all landowners involved in this pre-application attended a mandatory pre-application workshop or met with the Genesee Valley Conservancy regarding the Livingston County Purchase of Development Rights Program? Confirmed by the Genesee Valley Conservancy (GVC): _____ (GVC signature required)	<input type="checkbox"/>	<input type="checkbox"/>	

If all of the answers to the questions above are “Yes” or “N/A,” please proceed with Parts 2 and 3. If you answered “No” to any of the above questions, your property is not eligible for this program.

Part 2: Property Information

Please provide the following information on the property or set of properties to be considered:

**Farm Owner/
Operator Name:** _____
Mailing Address: _____

Contact Information
Phone: _____
Fax: _____
Email: _____

**Landowner Name (if different from
Farm Owner/
Operator Name):** _____
Mailing Address: _____

Contact Information
Phone: _____
Fax: _____
Email: _____

**Landowner Name (if different from
Farm Owner/
Operator Name):** _____
Mailing Address: _____

Contact Information
Phone: _____
Fax: _____
Email: _____

*Attach additional sheets if necessary, listing all landowners for parcels included in this pre-application.

- Number of tax parcels to be considered: _____
- Tax parcel information:

Tax Parcel Number	Owner Name	Acres	Rented or owned?	Parcel Address	Parcel municipality

(attach additional sheets if necessary)

- Description of restrictive easements on the parcels (if any) – Do not include utility or highway easements: _____

Please check all that apply:

Farm Characteristics (Maximum 70 points)

1. Soil Quality: (Maximum 30 points)

- Property or set of properties has greater than 80% USDA Prime Soils (30 points)
- Property or set of properties has at least 75% USDA Prime Soils, Prime if drained, and Soils of Statewide Importance (25 points)
- Property or set of properties has 50-74% USDA Prime Soils, Prime if drained, and Soils of Statewide Importance (20 points)

Confirmed by Livingston County Soil and Water Conservation District (LCSWCD)

_____ (LCSWCD signature required)

2. Size of Application: (Maximum 20 points)

- Application contains more than 200 acres (20 points)
- Application contains 100 to 199 acres (10 points)
- Application contains less than 100 acres, but is contiguous to permanently preserved parcels of more than 100 acres (5 points)

3. Land Usage: (Maximum 15 points)

- Property or set of properties has greater than 90% of land currently used for crops or livestock production (15 points)
- Property or set of properties has 75-89% of land currently used for crops or livestock production (10 points)
- Property or set of properties has 50-74% of land currently used for crops or livestock production (5 points)

Confirmed by Livingston County Soil and Water Conservation District (LCSWCD)

_____ (LCSWCD signature required)

4. Commitment: (5 points)

- All land in the application is owned by the farm or farm operation family.

Part 3: Farm Viability Narrative (Maximum 27 points)

Please answer the following questions as completely as possible. This section will help us understand the nature of your farm business:

5. What type of farm do you operate, and what does your farm produce? What services do you provide to the local agricultural community? (0 points)

6. What is the history of your farm? (0 points)

7. Do you have a plan to pass the farm on, or a farm business plan? Please describe. (7 points)

8. How productive is your farm (milk production, crop production, etc.); do you diversify your products? (5 points)

9. How is your farm managed and what tools have you used to become more efficient? (5 points)

10. Describe any capital improvements you have made in the past 5 years. (5 points)

11. Please include any additional information that will help us understand the nature of your farm business, or your involvement in the agricultural community (special recognition, participation in any committees, awards received etc.) (3 points)

12. Within the past two years, has the Applicant been approached to use the property for non-agricultural uses? What other development pressures has the Applicant experienced regarding the property under consideration? (2 points)

(attach additional sheets as needed)

Part 4: Additional Criteria to be Considered (Maximum 64 points)

Information gathered by the Livingston County Planning Department.

The following location factors will also be considered during the PDR Application Review process:

1. Proximity to permanently protected lands
2. Adjacency to actively farmed lands
3. Proximity to public water and sewer lines
4. Existing public water and sewer service to the property
5. Lateral restrictions on public water and sewer lines
6. Proximity to I-390 access points or State Highways
7. Road frontage
8. Adjacency to historic, cultural, or public natural resources
9. Existing zoning and local regulations
10. Rezoning or changes in zoning that promote more intensive uses
11. Subdivision of building lots
12. Construction of non-ag buildings

This section must be completed to process the pre-application.

I am interested in participating in Livingston County’s Purchase of Development Rights Program and wish to apply to sell the development rights on my land. I certify that all the statements made herein are true and authorize the Livingston County Agriculture and Farmland Protection Board to evaluate this application and my farm for submission to the New York State Department of Agriculture and Market for Farmland Protection funding.

I understand that selling my property’s development rights will result in a conservation easement on my land, effective in perpetuity that will restrict my land to agricultural and open space uses.

I further understand that state funding awards through the Genesee Valley Conservancy are limited to 87.5% of the value of my development rights and 87.5% of the transaction costs and that a local match of 12.5% of the project’s total cost is required. If private funds are not raised to cover some or all of the 12.5% local match, I am willing to donate a portion of the value of my development rights to meet the required match through a bargain sale (sale at less than fair market value as determined by a NYS qualified appraiser).

Signed: _____ Date: _____
(signature of person completing the pre-application)

If there are multiple owners of the parcels included in this application, all owners must sign below.

Signed: _____ Date: _____
Signed: _____ Date: _____
Signed: _____ Date: _____
Signed: _____ Date: _____
Signed: _____ Date: _____

Submittal Information

Please submit completed pre-applications by **March 29, 2019**, to:

Livingston County Planning Department
6 Court Street-Room 305
Geneseo, NY 14454

If you have any questions on the pre-application, please contact:

Livingston County Soil and Water Conservation District: 585-243-0043
Genesee Valley Conservancy: 585-243-2190
Livingston County Planning Department: 585-243-7550