Town of Farmington

1000 County Road 8 Farmington, New York 14425

# AGRICULTURAL ADVISORY COMMITTEE Thursday, June 15, 2023 • 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 are the official and permanent record of the actions taken by the Farmington Agricultural Advisory Committee. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions.

Committee Members Present: Henry Adams, Chairperson

Charles Bowe William Boyce Jr. John Marvin Peter Maslyn Ronald Mitchell Michael Putman

Committee Members Excused: Denis Lepel

Doug Payne

#### **Town Representatives Present:**

Ronald L. Brand, Farmington Director of Development and Planning Dr. Michael Casale, Farmington Town Board Member

#### **Guest Present:**

**David Bowe** 

## 1. MEETING OPENING, PUBLIC NOTICE AND NEWS MEDIA NOTIFICATION

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

The Town Clerk, the Committee members and Town staff were notified of the meeting on April 20, 2023, with a reminder on June 7, 2023. The meeting clerk notified the Canandaigua *Daily Messenger* newspaper on May 14, 2023.

The meeting date and time were posted upon the Town website and the Town Hall Bulletin Board on April 20, 2023, and have remained posted.

A public notice of the meeting was published in the Canandaigua *Daily Messenger* newspaper "Bulletin Board" website events section beginning on May 14, 2023, and has remained posted.

## 2. LOCAL LAW AMENDMENTS REGARDING THE AGRICULTURAL ADVISORY COMMITTEE

The suggested amendments to the draft Local Law amending Town Code Chapter 9, Article II, regarding the Agricultural Advisory Committee duties and responsibilities, were reviewed.

The draft of the amended Local Law was distributed to the Committee at the previous meeting on April 20, 2023. Amended Draft #1 was distributed to the Committee via email on Friday, June 9, 2023.

Mr. Marvin: Expressed his disapproval with § 9–12 (A) which indicates that "... The Town Board shall appoint the Committee Chairperson..." Mr. Adams said that the Town Board will appoint the chairpersons of all Town boards and committees.

Mr. Adams: Asked about the implementation of § 9–10 (A) which establishes a nine-member Committee with the terms of three Committee members ending at the conclusion of each calendar year. Mr. Brand said that the Town Board retains the authority to appoint residents to the Committee and that the implementation of the three-year term cycle will be established by the Town Board.

Mr. Adams: Reviewed § 9–10 (C) and (D) which indicates that Committee members shall attend at least 75 percent of the total number of meetings in each calendar year or during their terms of office to be eligible for reappointment, and that a Committee member who does not attend three consecutive meetings will be issued a verbal or a written warning by the Chairperson. Mr. Putman asked if any contingencies for personal emergencies or other situations would be permitted. Mr. Adams said that the Chairperson has the discretion to address these types of situations.

Dr. Casale: Asked about the remote attendance policy. Mr. Brand said that the Committee is an advisory group and could make arrangements in advance if a member cannot attend in person and would like to participate in a particular meeting. It was noted that there must be a quorum (5 of 9 members) attending a meeting in person.

Mr. Adams: Reviewed § 9–13 (D) regarding the conduct of studies, surveys and inventories of the land currently used for agricultural purposes within the Town to identify areas where farmland protection measures are deemed necessary. He said that text has been added in this section in response to several Committee members' requests that the studies, surveys and inventories are to be "... with assistance provided from other Town boards and committees, and Town staff authorized by the Town Board...."

There were no additional comments or questions on this agenda item this evening.

No changes to Amended Draft #1 were made at the meeting.

■ A motion was made by MR. MITCHELL, seconded by MR. BOYCE, that the Committee approves the amended draft of Local Law # \_\_\_\_ of 2023 which amends Chapter 9, Article II, Agricultural Advisory Committee (AAC) of the Town Code of the Town of Farmington, Ontario County, New York, as submitted.

Mr. Adams	Aye
Mr. Bowe	Aye
Mr. Boyce	Aye
Mr. Lepel	Excused
Mr. Marvin	No
Mr. Maslyn	Aye
Mr. Mitchell	Aye
Mr. Payne	Excused
Mr. Putman	Aye

Motion carried.

(See Appendix #1, pp. 11–17, for the approved Local Law.)

Following the vote, Mr. Brand said that the Town Board has not yet determined whether the local law updates from all the Town boards and committees will be acted upon concurrently or individually. He said that a Public Hearing on the amended local laws will be required prior to Town Board action, and may be conducted individually or concurrently as to be determined by the Town Board.

#### 3. DIRECTOR OF PLANNING AND DEVELOPMENT

Mr. Brand provided the following information:

In May, the Town staff met with representatives of the Ontario County Planning
Department and the Ontario County Soil and Water Conservation District regarding
the Ganargua Creek, Beaver Creek and Black Brook Creek Inter-Municipal
Drainage Report. Two new staff members have been assigned to complete this task.
Additional information will be distributed to the members of the Committee when
provided.

The County Planning Department recently submitted a Federal Emergency Management Agency (FEMA) grant application to conduct the report. The need for this information began in 2009 and again in 2014 as part of the "Ontario County Multi-Jurisdictional Hazard Mitigation Plan—2015." On February 23, 2023, Mr. Adams

submitted a letter to the Farmington Town Board in support of this grant application and drainage report.

Mr. Brand said that the Ontario County Soil and Water Conservation District is involved in the grant application but that no additional information has been received from Ontario County since the meeting in May.

• The original Power Incentive Zoning Project application for the construction of 216 single-family for-sale residential lots on ±116.7 acres in the vicinity of Collett Road and County Road 8, and general business and limited industrial uses on ±29.1 acres along State Route 96, was denied by the Town Board on March 28, 2023, because of residential density issues.

Mr. Brand said that the applicant has submitted a revised application, as follows:

- Reduction of 30 single-family lots from 216 lots to 186 lots.
- Widening of each proposed lot from 70 feet to 80 feet, thereby increasing the rear setbacks to 30 feet and proposing side-yard setbacks of 10 feet and 15 feet (with 25 feet of setback combined per lot).
- No change in the design for the proposed commercial/limited industrial corridor along the north side of State route 96.
- No change in the uses allowed within the proposed commercial/ limited industrial corridor.

The Town Board established a new State Environmental Quality Review (SEQR) coordinated review period from May 9, 2023, to June 9, 2023, following the Planning Board's determination that there were substantial changes in the design of the revised plan from the original plan.

Mr. Brand said that the Town Board will conduct a Public Hearing on the revised plan on Wednesday, June 28, 2023.

• A proposed five-kilowatt solar farm, with battery storage units, has been proposed on approximately 13-acres of land located on two parcels between the two sections of Commercial Drive. Mr. Brand said that this solar installation would not be as large as the current solar farm on Yellow Mills Road. He said that the applicant understands that Commercial Drive must be extended to connect State Route 96 and Collett Road as part of the development of this property. An additional meeting with the developer is expected to be held at the end of this month.

Mr. Adams asked about this project. Mr. Brand said that the facility will have battery storage units and that the applicant said that approval from RG&E has already

been received. He said that no farmland would be affected by this project and that only about half of the 13 acres would be used for the solar installation.

- Mr. Brand said that the Town staff recently met with another developer and their engineer to discuss concepts for approximately 90-acres of land on the east side of State Route 332 south of County Road 41, as an Incentive Zoning project. A water park had previously been proposed for this site a number of years ago. Mr. Brand said that the developer is considering the construction of two- and three-story rental apartment buildings at market-rate prices, commercial development along State Route 332, and some limited industrial uses fronting along County Road 41. He said that the applicant discussed plans for the construction of self-storage units which would be located upon property fronting along the south side of County Road 41. He said that if this project is only interested in all apartment use, it may not be well received by the Town Board, as it would not be consistent with the adopted 2021 Edition of the *Town of Farmington Comprehensive Plan*.
- There is nothing new to report on the proposed Farmington Market Center (Tops Supermarket plaza) Incentive Zoning project on the south side of State Route 96 or on the adjacent GLN Realty project also on the south side of State Route 96 and west of the State Route 332/State Route 96 intersection.
- The Final Site Plan for Electric Car Corner, 6162 State Route 96 (across from the Tops Supermarket plaza) was approved by the Planning Board on June 7, 2023. Mr. Brand said that the applicant will sell new and used electric and hybrid vehicles at the dealership and that Level 3 electric car public charging stations are planned. He said that site development activity on the site is expected to begin soon.
- The Final Site Plan for Lot #4 of the 10-lot Loomis Road Industrial Park was approved by the Planning Board on May 17, 2023. Mr. Brand said that the installation of the water and sanitary utilities for the entire 10-lot project, and the construction and dedication of Jetman Drive (the road through the industrial park) must be completed by the applicant as part of the Final Site Plan for Lot #4.
- On May 3, 2023, the Planning Board approved the Final Site Plan for the Western N.Y. Commercial Warehouse Project, to be located on State Route 332 at Loomis Road. Mr. Brand said that construction on the site is expected to begin shortly.
- A public information meeting was held on May 4, 2023, to provide an overview of the Transportation Alternatives Project (TAP) Sidewalk/Trail Connection Project, Phase 1. This Federal/State/Town-funded \$2.2-million capital transportation project, along with preliminary design plans, includes the construction of various sections of sidewalks creating a connecting pedestrian network within Farmington's established Community Center Area. A The preliminary design plans for the construction of a pedestrian bridge crossing of Beaver Creek located along the south side of County Road 41 and a stone-dust trail connection between the new sidewalk

which was recently installed along the south side of County Road 41 and the Auburn Trail, also were reviewed at the public information meeting.

Mr. Brand said that the final designs are now in progress by the Fisher Associates, the consulting engineering firm. Upon completion, the design will be submitted for State approval and formal bidding will be conducted. He said that as much of the work as possible will be completed based upon the \$2.2 million budget and the bids which come in.

- The Town Board passed a resolution on June 13, 2023, that there would be serious ramifications for the Finger Lakes Gaming and Racetrack facility in Farmington if a State/Seneca Nation agreement goes forward for the opening of a casino in Rochester, N.Y., which was recently made public in the media. Mr. Marvin said that he heard today that Rochester Assemblyman Harry Bronson (District #138) said that the State may now be considering a location in Henrietta, N.Y., instead of in Rochester, for the casino.
- Mr. Brand distributed hard copies of the adopted 2004 Town of Seneca Agricultural Zoning District law. He requested that Committee members review this material, as well as agricultural conservation district laws from other municipalities which were previously provided to the Committee, to begin the Committee's discussion of a Farmington agricultural conservation district law which was identified as a goal in the adopted *Town of Farmington Farmland Protection Plan* (2016) and the more recently adopted update of the *Town of Farmington Comprehensive Plan*.

It was requested that the clerk send all of the previous materials on this topic to the Committee, as follows:

Town of Ulysses

Town of East Bloomfield

Town of Ballston

Town of Chili

Town of Coxsackie

Town of Eden

Town of Farmington Right to Farm Law

Town of Lima Agricultural Advisory Committee

Town of Saratoga Proposed Right to Farm Law

Town of Seneca Agricultural Zoning District

These materials were sent via email to the Committee and Town staff following the meeting this evening (June 15, 2023).

 Prior to the meeting this evening, Committee members received a copy of a letter written by Thomas Harvey, Director of the Ontario County Planning Department, to Richard Ball, Commissioner of the New York State Department of Agriculture and Markets. In the letter, Mr. Harvey addressed the development pressure on five parcels of the Hickory Lane Farm in the Town of Farmington which are included in the Genesee Land Trust's grant application to fund the purchase of perpetual conservation easements. The parcels, which total 355.8 acres, are located in Ontario County Agricultural District #1. The owners of the Hickory Lane Farm have submitted an application in the New York State Department of Agricultural and Markets Round 19 Farmland Protection Implementation Grant Program—Genesee Land Trust.

## 4. FUTURE MEETING WITH TOWN ASSESSOR ON AGRICULTURAL ASSESSMENTS AND EXEMPTIONS

Mr. Adams: Said that Town Assessor Donna LaPlant has offered to meet with the Committee to discuss agricultural assessments and the State's agricultural exemption program. Following discussion, it was the consensus of the Committee this evening to begin reviewing New York State property assessment information and to prepare questions to be submitted to the Clerk of the Committee, which then can be provided to Ms. LaPlant in advance of her meeting with the Committee. This process was deemed necessary to allow time for her research.

Mr. Adams: Suggested that the New York State website which provides an overview of the Agricultural Assessment Program may be of help to Committee members in their review of the current regulations and in preparing questions for Ms. Laplant (State website hyperlink below):

https://www.tax.ny.gov/research/property/assess/valuation/ag overview.htm

Mr. Adams: Said that the first meeting with Ms. Laplant should be with the Committee and that perhaps a subsequent meeting could be scheduled with her and other agricultural landowners in the Town.

Mr. Brand: Noted that the Committee is subject to compliance with the State's Open Meetings Law and that public participation should be expected when such a meeting is scheduled.

Mr. Adams: Requested that questions from the Committee members be provided not later than the next meeting (July 20, 2023) which would then be forwarded to Ms. LaPlant for a possible meeting with her on Thursday evening, August 17, 2023.

#### 5. COMMITTEE MEMBERS' COMMENTS

Mr. Marvin: Said that he is acquainted with several other residents who may be interesting in serving on the Committee. Mr. Adams said that right now the Committee is at full complement but that Mr. Marvin should retain the names for consideration in the event that a vacancy might occur.

## 6. **NEXT MEETING**

The next meeting of the Agricultural Advisory Committee will be held on **THURSDAY**, **JULY 20, 2023, at 6:30 p.m**. at the Farmington Town Hall, 1000 County Road 8.

## 7. ADJOURNMENT

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

Following the meeting, the clerk locked the front doors to the Town Hall.

Respectfully submitted,	
	L.S.
John M. Robortella	L.S.

## Farmington Agriculture Advisory Committee Members As of January 10, 2023

**Hal Adams** (Chairperson January 1, 2023 to December 31, 2023) Reappointed January 4, 2022 Term expires December 31, 2026

#### **Charles Bowe**

Appointed March 28, 2023 Term expires December 31, 2026 Filling the vacant position of Don Jones who moved out of state.

#### William Boyce Jr.

Appointed March 28, 2023 Term expires December 31, 2027

## **Denis Lepel**

Reappointed January 4, 2022 Term expires December 31, 2026

#### John Marvin

Reappointed January 5, 2021 Term expires December 31, 2025

### **Peter Maslyn**

Reappointed January 4, 2022 Term expires December 31, 2026

#### **Ronald Mitchell**

Appointed March 28, 2023 Term expires December 31, 2024

### **Doug Payne**

Reappointed January 4, 2022 Term expires December 31, 2026

#### **Michael Putman**

Appointed March 26, 2019 Term expires December 31, 2023

## **E-mail Distribution:**

Adams, Hal Bowe, Charles Boyce Jr., William Lepel, Denis Marvin, John Maslyn, Peter Mitchell, Ronald Payne, Doug Putman, Michael

Town Board and Staff:

Bowerman, Nate

Brand, Ron

Casale, Michael

Caudle, Casey

Delpriore, Dan

Finley, Michelle

Gordner, August

Herendeen, Ron

Ingalsbe, Peter

Holtz, Steven

Marvel, Carol

Mitchell, Sarah

### Appendix #1:

## Local Law Filing

NEW YORK STATE DEPARTMENT OF STATE Division of Corporations, State Records and Uniform Commercial Code One Commerce Plaza, 99 Washington Avenue Albany, New York 12231-0001

#### (Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Town of Farmington, Ontario County, New York

Local Law no. of the year 2023

A local law amending Chapter 9, Article II, Agricultural Advisory Committee (AAC) of the Town Code of the Town of Farmington, Ontario County, New York.

Be it enacted by the Town Board of the

Town of Farmington as follows:

Section 1: Chapter 9, Article II, Agricultural Advisory Committee was established by the adoption of Local Law no. 6-1995, adopted 11-14-1995, which is hereby deleted in its' entirety and replaced in its' entirety as provided for within this Local Law as follows:

\$9-7. Title.

This Article shall be known as Chapter 9, Boards, Committees and Commissions, Article II, Sections 9-7 through 9-16, and is entitled the "Town of Farmington Agricultural Advisory Committee (AAC), Duties and Responsibilities."

§9-8. Purpose.

The purpose of this article is to recognize the importance of agriculture as an integral component of the Town of Farmington's Future Land Use Plan, as identified in the latest edition of the adopted Town of Farmington

Comprehensive Plan; the Comprehensive Plan's adopted Goals, Objectives and Recommended Actions; and the adopted Policy Statements and Plan Implementation Actions contained in the Town of Farmington Farmland Protection Plan. Furthermore, the Town Board desires that this component continues to enhance the quality of life of all residents of the Town by enhancing the viability of agriculture as an industry important to the local economy and to the protection, to the extent practical, of open space and scenic vistas within the Town.

#### \$9-9. Intent.

The intent of these regulations is to establish and maintain an advisory committee to provide information to the Town Board, Town Planning Board, Town Zoning Board of Appeals, the Town Environmental Conservation Board, the Ontario County Agriculture Enhancement Board, the Ontario County Board of Supervisors and the New York State Department of Agriculture and Markets on issues relating to sustaining and promoting agriculture within the Town. In addition, this chapter is intended to:

- A. Encourage the wise use and management of the Town's natural resources through best management practices that support the most beneficial relationship between the use of land and buildings and the agricultural practices of the community; and
- B. Provide the Town, County and State Boards and Agencies with an advisory body that is comprised of local experts on a variety of matters of importance to or which may impact the agricultural sector of the Town of Farmington.

#### §9-10. Membership.

- A. The Committee shall consist of nine (9) members, all of whom shall be residents of the Town of Farmington. The members shall be appointed by the Town Board in accordance with the provisions herein. The Town Board shall appoint members for terms of three calendar years, with the terms of three (3) members ending at the conclusion of each calendar year. At the expiration of a member's three-year term, his or her successor shall be appointed for a three-year term. Vacancies which occur prior to the conclusion of a member's three-year term shall be filled by the Town Board for the remainder of the unexpired term.
- B. One Town Board member shall serve as liaison to the AAC.

- C. Members of the AAC shall attend at least seventy-five percent (75%) of the total number of AAC meetings scheduled [in each calendar year] or [during their term of office] to be eligible for reappointment.
- D. Any AAC member not attending three (3) consecutive scheduled AAC meetings during a calendar year shall be issued a [verbal] or [written] warning by the Chairperson that continued absentee within the remainder of the year shall require the member to be removed from office.
- E. Members of the AAC shall serve without salary.
- §9-11. Terms of members now in office.

Members now holding office for terms established shall upon the expiration of their term, hold office until the end of the calendar year and their successors shall then be appointed for terms which shall be as specified in the above section.

- §9-12. Officers and Committee Meeting Dates.
  - A. The AAC each year at its Organizational Meeting shall designate the date, time and place of the Committee Meetings for said calendar year. The Town Board shall appoint the Committee Chairperson who shall serve a term that expires on December 31st of said calendar year.
  - B. Additional meetings may be called by the Chairperson as needed.
- §9-13. Powers and Duties of the Committee.

The powers and duties of the Committee shall include, but not be limited to:

- A. Advise the Town Boards and Committees on matters affecting the protection and sustainability of the Town's agricultural soils and resources, including, but not limited to:
  - (1) land use measures to promote the long-term prospects for farming and agriculture-related businesses in the Town; and
  - (2) the proposed establishment, modification, continuation or termination of any county agricultural district. The AAC shall present advice relating to the desirability of such action, including advice as to

- the nature of farming and farm resources within any proposed or established area; and
- (3) the review of Agricultural Data Statements (Article 25-AA Agricultural Districts §305-B, Agriculture and Markets Law) that are forwarded to the Chairperson of the AAC which may be deemed necessary to convene an AAC meeting.
- B. Administer those applicable sections for the AAC that are established in Chapter 117, Right To Farm, of the Town of Farmington Town Code; and
- C. Maintain the Town of Farmington Farmland Protection Plan; and
- D. Conduct studies, surveys and inventories of the land currently used for agricultural purpose within the Town to identify areas where farmland protection measures are deemed necessary; and with assistance provided from other Town boards and committees, and Town staff authorized by the Town Board, such other studies and surveys as may be necessary to carry out the general purpose of this chapter; and
- E. Seek to coordinate, assist, unify and where determined feasible support the efforts of other governmental entities, private groups, institutions and individuals within the Town in accordance with the purpose and intent of this chapter; and
- F. Maintain liaison and communications with public and private agencies and organizations of local, state and national scope whose programs and activities are deemed to have an impact upon sustaining and promoting the viability of agriculture, including soils resource protection within the Town.
- G. Make recommendations to the Town Boards identified above in this Chapter concerning plans and programs relating to agricultural goals, objectives and implementation actions for inclusion in the most recent edition of the adopted Town of Farmington Comprehensive Plan and recommend to the Town Board appropriate local legislation relating to the protection and sustainability of agriculture in the Town.
- H. Review the State Agriculture and Markets Law on an annual basis for amendments that may affect agriculture and

policies affecting agriculture in the Town, and report findings to the Town Board.

I. Carry out such other duties as may be assigned from time to time by the Town Board to the AAC.

#### §9-14. Review Process.

Any matter referred to the AAC for possible review and consideration shall be transmitted in written form to all members of said board as soon as may be practical by another referring board and/or by the Code Enforcement Officer or Town Attorney, as the case may be. If the referral is reasonably determined to require the review of the AAC, the Chairperson shall convene a meeting of said Committee and render its opinion or response to said referral within 30 days of the date of the referral to said Committee. With the advice and consent of a majority of the AAC members not to render a formal review, the Chairperson shall so notify the referring body. Such notification shall be deemed to have discharged the responsibility of the AAC to act on such referral.

#### \$9-15. Quorum.

A quorum for meeting of the AAC shall be five (5) members. The AAC is hereby deemed a public body for the purposes of Article 7 of the New York State Public Officers Law.

#### §9-16. Reports.

The AAC shall submit an annual report to the Town Board not later than the Town Board's Organizational Meeting of each year, concerning the activities and work of the Committee.

Section 2: If any clause, sentence, paragraph, section or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgement shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgement shall have been ordered.

Section 3: This local law shall take effect immediately upon filing with the Secretary of State.

1.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

(Final adoption by local legislative body only.)

- I hereby certify that the local law annexed hereto, designated as local law number \_\_\_ of 2023, of the Town of Farmington, was duly passed by the Town Board on \_\_\_\_\_, 2023, in accordance with the applicable provisions of law.
- 2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)

- Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.
- 6. (County local law concerning adoption of Charter.)

  I hereby certify that the local law annexed hereto, designated as local law number of 2023 of the County of State of New York, having been submitted to the electors at the General Election of November 2023, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home

Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law and was finally adopted in the manner indicated in paragraph 1 above.

	Clerk of the Town	_
(Seal)	Date:	