

Town of Farmington

1000 County Road 8
Farmington, New York 14425

**AGRICULTURAL AND FARMLAND PROTECTION PLAN
ADVISORY COMMITTEE**

Tuesday, May 31, 2016, 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 Agricultural and Farmland Protection Plan Advisory Committee meeting.

Town of Farmington Farmland Protection Plan Advisory Committee Authorization:
Farmington Town Board Resolution #138-2013, March 26, 2013

Committee Members Present:

Ronald L. Brand, <i>Chair</i>	Farmington Director of Planning and Development
Henry Adams	Farmington Agricultural Advisory Committee Chair
Dr. Michael Casale	Farmington Town Board Representative
Susan Hilton, P.E.	Farmington Conservation Board Representative
Peter Maslyn	Farmington Agricultural Advisory Committee Representative
Doug Payne	Farmington Agricultural Advisory Committee Representative
Royal Purdy	Farmington Agricultural Advisory Committee Representative

Committee Members Excused:

Ronald Herendeen	Farmington Town Board Representative <i>(Former Town of Farmington Planning Board Representative)</i>
James Ochterski	Consultant, Field Stone Communications LLC/ Past Cornell Cooperative Extension Agency Representative

Also Present:

Robert King	Georgic Environmental
John Marvin	Farmington Agricultural Advisory Committee Member

1. MEETING OPENING, PUBLIC NOTICE AND NEWS MEDIA NOTIFICATION

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

The Canandaigua *Daily Messenger* newspaper was notified of this meeting on May 20, 2016. Notice of the meeting was posted on the Town website, filed with the Town Clerk and communicated via e-mail to committee members, Town staff and interested residents on the same date.

2. REVIEW OF AMENDED AGRICULTURAL AND FARMLAND PROTECTION PLAN

Mr. Brand and Mr. King reviewed the amendments to the Agricultural and Farmland Protection Plan that were provided to the committee electronically via e-mail prior to the meeting. Hard copies of the amended chapters and new material (Glossary of Terms) were distributed at the meeting.

Mr. Brand reported that he and Mr. King discussed the Plan with John Brennan, Farmland Protection Planner, New York State Department of Agriculture and Markets; and Scott Richmond, Excelsior Fellow, New York State Department of Agriculture and Markets. He noted that a 90-minute discussion with Mr. Brennan and Mr. Richmond took place via telephone from their offices in Albany, N.Y.

Among the points of the discussion reviewed by Mr. Brand and Mr. King were:

The state officials complimented the committee on the level of detail included in the Plan.

They requested that information on Transfer of Development Rights (TDR) be included in the Plan. Mr. Brand said that this information has been included among the amendments.

Mr. Brand said that the state officials identified the southwest portion of the Town as an area of development pressure and that the Town should target this area for continued growth and development. He said that the officials identified the northwest portion of the Town as the highest priority location for farmland protection due to the development pressure that may be exerted in this location due to an existing public sewer in the vicinity of Green Road.

Mr. Brand discussed a procedure for ranking properties for inclusion in Purchase of Development Rights (PDR) programs. He noted that the Town of Canandaigua Environmental Conservation Board performed the ranking of applications in Canandaigua and that the New York State Department of Agriculture and Markets was pleased that a third-party group performed the ranking in that town.

Mr. Marvin suggested that the committee review TDR programs during the review of options for farmland protection. Mr. Brand said that these programs would be considered during the next phase of the Plan and also explained that TDR programs place additional pressure in developed areas due to impacts on existing utilities, traffic and potential

overdevelopment. He said that a TDR program has been effective in a town in Erie County and that Farmington will evaluate the concept. He explained that other options for farmland protection to be reviewed include conservation easements, a sliding scale approach, code revisions and overlay districts.

Mr. Brand said that acceptance of the Plan by the advisory committee would be the start of a process to establish meaningful regulations for farmland protection in the Town.

He noted that he received only one formal comment on the Plan following the public information meeting, as follows:

May 4, 2016

Good morning. After the meeting last Thursday regarding the Farmington Farmland Protection Plan, we wanted to offer comments:

The road safety for farmers in slow moving vehicles is a big issue as the roads become more congested with commuter traffic. A road safety campaign, similar to the motorcycle campaign “Look Twice. Save a Life” could alleviate some of the frustration motorists feel and bring some understanding to the traffic issues. Local radio and TV stations could remind drivers in agricultural areas about the slow moving vehicles, and safety and etiquette, or advise them to take a different route if they are in a hurry.

If you are in discussion with BOCES about working to create a dairy program, add crop farming and business agriculture courses to teach kids how to make farming profitable. Also, work with the school to introduce students to agriculture in junior high through a horticulture course. They already have a garden plot on school grounds.

Thank you for your time.

Ric Padgham and Denise Dillman

Mr. Brand said that these comments have been included in the amended Plan.

Mr. King said that the state officials in the Department of Agriculture and Markets have identified lands west of County Road 8 as the highest priority area for farmland protection. He said that a number of options for protecting these lands may be considered including PDR and TDR programs, incentive zoning, code changes and/or conservation easements. He said that other areas of the Town may also be considered for farmland protection and that the state is not limiting the protection area but has identified the area west of County Road 8 as the priority location.

Mr. Marvin noted that a number of lots in the northwest portion of the Town are already for sale and that some property owners in this area are in their 70s and 80s and may wish

to sell their land. He encouraged that the committee work quickly to review the farmland protection alternatives and decide upon a course of action.

Mr. King said that moving quickly would place the onus upon the Town to fund the selected alternatives. He said that with the progress of the Plan to date, it may be possible for the Town to be in a position to identify lands to be protected and establish protection programs in about 18 months to two years.

Mr. Brand explained that state funding for farmland protection recently was allocated to communities in the Hudson Valley with no funding for upstate New York. He said that a major reason for this was due to the downstate communities and counties having worked together to present a strong case for farmland protection in their region. He noted that the Farmington plan pleads with Ontario County to update its Agricultural Enhancement Plan and calls for the county to participate with neighboring counties to deal with economic programs and agricultural enhancement on a regional basis. Dr. Casale noted that it can be difficult for neighboring municipalities in Ontario County to work together, let alone cooperation among neighboring counties.

3. NEXT STEPS

Mr. King noted that the state officials would like the Town to identify the farmland to be considered for protection, prioritize the parcels and select the measures to be used to protect these lands. He said that the criteria that would be used to rank the properties must be fair and equitably applied to all applications. He noted that it would be important for the ranking group to objectively review all applications and use a proven and acceptable standard for the ranking. Among the criteria to be used may be soil types, proximity to water and transportation, etc.

Mr. Brand said that the next step would be for the committee to accept the Plan as amended and refer it to the Town Board for consideration. He said that the Town Board would schedule a Public Hearing prior to a vote on adoption during which additional comments and revisions would be accepted. Following the Public Hearing, the Town Board would adopt the Plan and the Agricultural Advisory Committee would begin the implementation steps as outlined within the Plan.

Mr. Purdy asked if further changes could be made to the Plan. Mr. Brand said that further amendments to the Plan may be made through the months and years as needed. He noted that the Town Board may have amendments and that additional public comments would be received at the Public Hearing.

It was the consensus of the advisory committee members that the Plan is ready for acceptance as amended and referral to the Town Board.

4. ACCEPTANCE AND REFERRAL OF THE PLAN

■ A motion was made by MR. PURDY, seconded by DR. CASALE, that the Farmington Agricultural and Farmland Protection Plan be accepted by the Advisory Committee as amended and referred to the Town Board for adoption.

Motion carried unanimously by the committee members present. No objections.

Mr. Brand said that the amended Plan would be referred to the Town Board in time to be placed upon its agenda for the meeting on Tuesday, June 28, 2016, and that the Town Board may schedule the Public Hearing upon the Plan for one of the Town Board meetings in July.

5. NEXT MEETING OF THE AGRICULTURAL ADVISORY COMMITTEE

Mr. Brand suggested that the Agricultural Advisory Committee convene prior to the Town Board meeting on June 28, 2016.

Mr. Adams said that the Agricultural Advisory Committee would meet on THURSDAY, JUNE 23, 2016, at 7:00 p.m. at the Town Hall. The clerk will notify the Town Clerk, other committee members, the Town Board, staff and news media of this meeting.

6. ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Following the meeting, the clerk secured the building.

Respectfully submitted,

John M. Robortella L.S.
Clerk of the Farmington Planning Board