

*Town of Farmington*

1000 County Road 8  
Farmington, New York 14425

**AGRICULTURE ADVISORY COMMITTEE**  
**Monday, April 3, 2017 • 7:00 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*  
Robert Gerlock  
John Marvin  
Peter Maslyn  
Doug Payne  
Royal Purdy

**Committee Member Excused:** Don Jones

**Vacant Positions:** Two vacant committee positions

**In Attendance:**

Greg Atwood, 5041 Shortsville Road, Shortsville, N.Y. 14548  
Ronald L. Brand, Town of Farmington Director of Planning and Development  
Dr. Michael Casale, Town of Farmington Town Board Member  
Don Giroux, Town of Farmington Highway Superintendent  
Ronald Herendeen, Town of Farmington Town Board Member  
Denis M. Lepel, 1089 County Road 28, Shortsville, N.Y. 14548  
Seth Pritchard, 3532 Depew Road, Canandaigua, N.Y. 14424

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

Mr. Adams called the meeting to order at 7:00 p.m.

The clerk notified the Canandaigua *Daily Messenger* newspaper of this meeting on March 7, 2017, and on March 20, 2017. Notice of the meeting was posted on the Town website, filed with the Town Clerk, posted on the Town Clerk’s bulletin board at the Town Hall and communicated via e-mail to committee members, Town staff and interested residents on March 7, 2017, and on March 20, 2017.

## 2. FARMINGTON DEVELOPMENT UPDATE

Mr. Brand provided the following update on projects:

**Auburn Trail Grant Project:** The authorization from the New York State Department of Transportation to prepare final design plans and to begin negotiations with property owners for easements has commenced. Detailed final plans are expected to be completed shortly. Formal bidding for the project is expected to commence in April with a construction award being made in May. Tree removal has begun along portions of the trail corridor and should be completed this week. Work on the trail project is expected to be complete by December 31, 2017.

**Cerone Incentive Zoning Proposal—State Route 332:** The Town Board approved with conditions the rezoning of approximately 15 acres of land located along the west side of State Route 332 opposite the intersection of Farmbrook Drive. The project will involve a small commercial plaza, two outparcels (one of which is identified as a fast food drive-through restaurant), a climate controlled self-storage facility and a mini-warehouse operation to be located in the rear of the parcel. The next steps in the development process involve the Planning Board's review of both subdivision and site plan applications for the development of this site. A major amenity with this rezoning action will be the construction of a new Town highway between Section 6N of the Auburn Meadows Subdivision and the signalized intersection of Route 332 and Farmbrook Drive. This new Town highway connection is expected to be installed in 2018.

**Southwest Corner of State Route 332 and County Road 41:** Previous plans for this approximately 120-acre site did not go forward following the death of the one of the developers. A new property owner's purchase offer has been accepted. Town staff will meet with the new owner to review preliminary plans that may include a mix of commercial and residential uses.

**Residential Development on State Route 332:** Mark IV Construction of Rochester, N.Y., is considering a residential development on the east side of State Route 332, south of County Road 41 (the DiFelice property upon which a water park had been proposed years ago).

**Hathaway Drive Dentist's Office:** The Planning Board granted final site plan approval for the construction of a new dentist office that is to be located along the east side of Hathaway Drive, north of the Beaver Creek Bridge. The next step is the posting of a letter of credit for certain site improvements to be dedicated and the scheduling of a pre-construction meeting.

**Home Leasing (Farmington Gardens Apartments Project Phase 2):** The Planning Board continues its review of the Preliminary Subdivision Plat drawings and Preliminary Site Plan drawings for the Phase II Farmington Gardens Apartment Project and the restricted business project. The public review and comment period ended on February 15th. The Planning Board continues its review of the environmental record and has requested

supplemental information pertaining to site drainage and potential flooding before making a determination of significance under the State's Environmental Quality Review (SEQR) Regulations later this spring.

**South Side of State Route 96:** LeFrois Builders and Developers of Henrietta, N.Y., is considering a mixed-use commercial and residential project on the south side of State Route 96 east of Tops Supermarket and west of the Route 96/Route 332 intersection.

**East Side of State Route 332:** A developer is considering a project for approximately 14 acres of land on the east side of State Route 332, north of the CVS Pharmacy (the former golf driving range property).

**Beaver Creek Park Master Plan:** The Town received word from the State that the Consolidated Funding Application was not approved for funding. The Town Board will now determine what portion of the project can begin in 2017. In addition, Town staff will be meeting with regional representatives from the Office of Parks, Recreation and Historic Preservation to review the first grant application and learn how to improve it for resubmission later this year.

### 3. **DISCUSSION OF PURCHASE OF DEVELOPMENT RIGHTS (PDR) AND TRANSFER OF DEVELOPMENT RIGHTS (TDR) APPLICATIONS**

Mr. Brand reported that the Town, back in October of last year, was asked by members of the Agriculture Advisory Committee to arrange a presentation on PDRs and TDRs so that members had a better understanding of what these terms mean. Mr. Brand was instructed by John Brennan of the New York State Department of Agriculture and Markets to request of the County Planning Department staff person working with the County's Agriculture Advisory Committee to schedule a county-wide meeting to discuss these topics. There has been follow-up with the County Planning Director and to date, we have not received a reply to our request.

Mr. Adams noted that the county Agriculture Enhancement Plan is currently being updated and that residents are being sought for the committee engaged in this effort.

Mr. Pritchard discussed his family's recent PDR grant award on a portion of their farmland in the Town of Canandaigua. He explained that his family worked directly with the Town of Canandaigua and the Finger Lakes Land Trust and had very little contact with Ontario County on the application. He suggested that perhaps Douglas Finch, Town Manager of the Town of Canandaigua, and/or Elizabeth Newbold of the Finger Lakes Land Trust would be better speakers with whom to arrange an informational meeting on the application process for PDRs and TDRs.

The Town Supervisor has had a recent follow-up discussion with Tom Harvey, the County Planning Director, who informs that they are trying to determine if Doug Finch, the Town of Canandaigua Town Manager, would be willing to provide a presentation on

their community's PDR projects. The presentation would be similar to a recent one that Doug provided at the New York Planning Federation Conference at the end of March this year. There is another person from New York City who assisted Doug in that presentation who has yet to reply to the County's request. The Town Supervisor is awaiting confirmation on this option.

#### 4. **WATER DISTRICT EXPANSION**

Dr. Casale and Mr. Brand discussed the recent request from a number of residents living in the northeastern portion of the Town for the extension of a public water service to this area. Dr. Casale reported that engineering maps have been received and that a meeting with residents living and owning property within the proposed district would be scheduled in the near future to provide them with details of the cost estimates, creating water districts, obtaining State Comptroller approval, time line and to answer their questions.

#### 5. **TOWN COMMITTEES**

Mr. Adams reported that the Town Supervisor is soliciting members from existing committees/boards to serve on a number of special committees that will be looking into updates to the Town *Comprehensive Plan*, the Town Code, including new agricultural land use regulations. The following committees, being proposed by Supervisor Ingalsbe, were discussed:

**Solar Energy Committee:** Mr. Brand reported that the Town's moratorium on solar power system installations would end in mid-June. Mr. Adams will be the Agricultural Advisory Committee representative to this group. The moratorium period provides the Town with an opportunity to draft regulations for solar-energy installations for both individual home/businesses and the larger scale solar farm projects. Mr. Brand noted that solar farms can involve large parcels of active farmland that could take viable agricultural lands out of production. Mr. Atwood said that solar installations require government subsidies to be financially viable and that the current wave of interest is being stimulated from Albany.

**Comprehensive Plan Review Committee:** Mr. Brand reported that the *Comprehensive Plan* Review Committee would begin work in July. Mr. Maslyn said that he would tentatively serve as the Agricultural Advisory Committee's representative to this group. Mr. Brand noted that the goals of the Farmland Protection Plan—which was adopted by the Town Board in 2016—would serve as assessment tools for revision of the *Comprehensive Plan*'s sections on preservation of agricultural land and agricultural topics.

**Town Code and Zoning Review Committee:** Mr. Brand said that the *Comprehensive Plan* must first be updated prior to the update of the Town Code. He explained the Code work would be a much longer process than updating the exiting Plan. He suggested that a representative from the Agricultural Advisory Committee be appointed to enable he or

she to begin reviewing and becoming familiar with the Town Code in advance of the first meeting. Mr. Gerlock and Mr. Lepel both indicated an interest in representing the Town Agricultural Advisory Committee on this project.

## **6. NEW MEMBERS OF THE AGRICULTURAL ADVISORY COMMITTEE**

Mr. Adams reported that Mr. Gray had indicated last year that he is no longer able to serve on the Town's Agricultural Advisory Committee; and that Mr. Gray has submitted a letter of resignation to the Town. Mr. Adams also noted that the committee has a second position to fill that has been vacant for several years.

Mr. Atwood of Shortsville Road and Mr. Lepel of County Road 28 both volunteered to serve on the Committee.

Dr. Casale suggested that each of them send a letter to the Town Board expressing their interest. Following receipt of the letters, Dr. Casale said that the Town Board would then consider their appointments to the Committee. Mr. Brand noted that the Town Board would look to the Committee for recommendations.

■ A motion was made by MR. PURDY, seconded by MR. MARVIN, that the Agricultural Advisory Committee recommend the appointment of both Greg Atwood, 5041 Shortsville Road, Shortsville, N.Y. 14548; and Denis M. Lepel, 1089 County Road 28, Shortsville, N.Y. 14548, to the vacant positions on the Agricultural Advisory Committee.

Motion carried unanimously by voice vote of the members present.

Mr. Adams also noted that Marie Anselm, Agriculture Economic Development Specialist at Cornell Cooperative Extension (Ontario County) may be willing to serve in an advisory capacity to the committee. There were no objections from the committee. Mr. Adams will contact Ms. Anselm to determine her interest.

## **7. DISCUSSION**

Mr. Marvin discussed consideration by the Town Board of a town-wide water and sewer district, similar to a district that was created in Wayne County several years ago when Federal and State funds were available. The Committee took no action on this matter.

## **8. NEXT STEPS AND ADJOURNMENT**

Mr. Adams will work with Supervisor Ingalsbe to arrange for a speaker or speakers to conduct an informational workshop seminar with the Committee and with interested residents on Purchase of Development Rights and Transfer of Development Rights agreements.

The meeting was adjourned at 8:10 p.m.

Following the meeting, Mr. Giroux secured the building.

Respectfully submitted,

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John M. Robortella L.S.  
Clerk of the Agricultural Advisory Committee