



ONTARIO COUNTY Agriculture Enhancement Board

Frank Fessner, Chairman

AGENDA

Ontario County Agriculture Enhancement Board

Wednesday March 26, 2025

20 Ontario Street, Economic Development Conference Room 122A, Mezzanine level,
Canandaigua, NY 14424

6:00 pm to 8:00 pm

1. Call to order
2. Introductions
3. Approval of minutes of 1/22/25 meeting
4. New business

ACTION ITEM

- a. Review property characteristic and a sample letter of support for 3 Proposed Farmland Protection Implementation Grant (FPIG) program applications for Purchase of Development Rights (PDR)/Conservation Easement (CE)

1. Sadler Brothers Farm

Farm consists of 10 parcels is 3 locations in northern Farmington. Three properties in 2 locations are proposed for inclusion in Conservation Easements.

All properties proposed for inclusion in Conservation Easement are zoned A-80 and in Ontario County Agricultural District #1. Most adjacent Ontario County properties, except as noted, are also in OC Agricultural District #1.

Areas proposed for inclusion in Conservation Easement

- a) CE 1: 171 acres in 2 parcels on south side of Fox Road (purple outline on map) east of Sheldon Road

Soils include prime farmland including Ontario loam and Palmyra gravelly loam and some areas of 8 to 15 percent slope that are farmland of statewide important. Adjacent land use includes residential uses to the east and west along Fox Road, to the north across Fox road, and to the east. To the west and south are lands used for field crops and to the south is

- b) CE 2: 75 acre parcel on the north side of Allen Padgham Road west of CR 8
Soils include prime farmland Palmyra gravelly loam, Palmyra gravelly sandy loam, areas with 8 to 15 percent slope designated as farmland of state wide importance, some Carlisle muck, and some additional areas of not prime farmland.

There is adjacent residential development along the frontage of Farmington Road and Sheldon Road to the west not in OC Agricultural District #1. Land use to the south across Allen Padgham Road includes agricultural fields and a wetland and floodplain area

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associated with Trap Brook. There is a small area of wetland extending north from Allen Padgham Road on the inclusion parcel near the western property boundary. Residential properties along CR 8 to the east are in OC Agricultural District #1. Properties to the north in Wayne County appear wooded or in agricultural use in OnCor.

2. Fresh Ayr Farm

Farm consists of 6 parcels east and west of CR 28 south of SR 96. Two properties with 174 acres are proposed for inclusion in conservation easement. All properties are zoned A-80 and in Ontario County Agricultural District #1. Soils are prime farmland Schoharie silty clay loam 0 to 3 and 3 to 8 percent slope. Adjacent land uses include residential and agricultural uses to the west and north along SR 96, and off CR 28 to the south. There is a golf course to the east.

Areas proposed for inclusion in Conservation Easement:

90 acres on east side of CR 28 with 15 acres frontage designated as future farmstead

84 acres on west of CR 28 with 14 acres including CR 28 frontage & 12 acres including SR 96 proposed for future development area

3. Brocklebanks Farm/Bzdick-Kinsella property

Option to buy 272 acres south of Canandaigua-Farmington Townline Road and east of New Michigan Road they have leased and place in Conservation Easement. The property is zoned AR-2 Agricultural Rural Residential and in Ontario County Agricultural District #1. Most soils are prime farmland if drained Odessa silt loam and Odessa silty clay loam. Properties to the east and to the north of Canandaigua Farmington Town Line Road are developed with residential uses. The residentially developed subdivision to the east off Staplegate Drive is still in OC Agricultural District #1. To the south is farmland under conservation easement held by Finger Lakes Land Trust.

Excerpts from NYS AG & MKTS FPIG Guidance

The 2018 Guidance document: *Developing a Land Plan for an Agricultural Conservation Easement* provides the following information regarding the land plan and conservation easement:

- Provide opportunities for active, economically viable Farm Operations on protected farmland now and in the future.
- Establish adequate flexibility for farmers operating on protected farms to grow, adapt and change to new market conditions.
- Create opportunities for farmers to own protected farms with the ability to develop housing for farm families and farm labor, agricultural buildings and structures that support rural businesses compatible with agriculture.
- Reduce the likelihood of conflicts between farmers operating on protected farms and their non-farm neighbors.
- Facilitate the protection of natural resources in a manner compatible with commercial Farm Operations, consistent with the provisions of the Agricultural Districts Law and reasonably within the stewardship capacity of the conservation easement holder.

The guidance document also includes the following:

- “proposed [conservation easement] projects are not *unreasonably restrictive* of Farm Operations in contravention of the Agricultural Districts Law.
- Defined use areas include the Farm Area, Farmstead Area, and New/multiple Farmstead Area, and Resource Protection Areas.
- The model easement allows up to 5 percent of the Farm Area to be used for agricultural buildings and other impervious agricultural improvements without permission of the conservation easement holder. Permission is required for future development for agricultural purposes of an additional 5 percent of the Farm Area.

The full guidance document is available here:

<https://agriculture.ny.gov/land-and-water/farmland-protection-implementation-grants-program#:~:text=The%20Farmland%20Protection%20Implementation%20Grants,farmland%20protection%20plans%2C%20including%20those>

- b. FY 2026 Mini-grants solicitation materials distribution by March 27, 2025
Circulate application, guidelines, flyer, and evaluation criteria updates with June 16, 2025 submission deadline . In the past, application materials have been distributed via CCE and SWCD newsletters, directly to other ag support orgs (OC Ag Society, Farm Bureau, etc.) to all school district superintendents, and to those individual school staff teaching about or with interest in agricultural education. At the request of a supervisor on the Board of Supervisors Planning and Environmental Quality Committee which approves mini grant contracts before they go the Board of Supervisors, this year the mini grant application materials will also go to all supervisors.

- 5. Old business
- 6. Member reports and other business
Cornell AgriTech 2025-2030 Strategic Plan
<https://cornell.app.box.com/s/lbpqcd9d5srcd5fm9sgca032c0xpe0uh>
- 7. Next meeting
Avoid Ontario County Fair July 22-26, 2025
Avoid NYS Fair August 20, September 1, 2025
- 8. Adjournment