

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

Phone: (585)394-1120 - www.townofcanandaigua.org

Purchase of Development Rights (PDR) Application Funding from NYS Dept. of Agriculture & Markets 2020 Farmland Protection Implementation Grant (FPIG) Program

TOWN OF CANANDAIGUA APPLICATION PROCESS

TIMELINE

- Application Window Opens: May 1, 2019
- Applications Due: **July 31, 2019**
- Internal Review Period: August 1 – October 31, 2019
 - Review conducted by the Town's PDR Team consisting of the Town Manager, the Finger Lakes Land Trust, the Town's Environmental Conservation Board and the Town's Agricultural Advisory Committee
- Town Board approval of final applicant(s): November 2019
- Joint Preparation of FPIG Application Package: Late Winter / Spring 2020
 - Town and Applicant complete and fine-tune proposal package together
- Town Submits FPIG Application Package to NYS Dept. of Ag. & Mkts. Spring / Summer 2020
- FPIG Application Due: Summer / Fall 2020
- Awards Announced: Fall / Winter 2020
- Project Closing (receipt of award): 2022 (Approx. two-year process from award announcement date)

CONTACT INFORMATION: For help with this application please contact the following:

Doug Finch, Town Manager: 585-394-1120 x2234 or dfinch@townofcanandaigua.org

Sarah Reynolds, Administrative Coordinator: 585-394-1120 x2232 or sreynolds@townofcanandaigua.org

PART A – Applicant and Farm Information

1. APPLICANT INFORMATION

Name of Applicant(s): JENNIFER and SHEILA MONEY

Are you the Owner(s) of the Farm/Land in this Application? ☐ Yes ☐ No

Applicant Address: 4780 DEUEL ROAD

Money

City CANANDAIGUA State NY Zip 14424

Applicant Email & Phone: WHITEBUCK47@YAHOO.COM 585-944-3015

Contact Person (if other than applicant): _____

Contact Person Email & Phone: _____

2. FARM INFORMATION

Farm Name: WINTERHAWK FARM

Farm Owner (if different from applicant): _____

Farm Address (business center of farm operations): _____

City _____ State _____ Zip _____

Name of Person/Business who Actively Farms the Land (if not Landowner): JOSE BROOKSON

OWNER ROCKY RIDGE MAPLE SYRUP

3. LAND INFORMATION

Parcel(s) included in Farming Operations - Address or Tax Map #(s) (Please include the total acres of each parcel and indicate whether they are owned by the farmer or rented from another landowner):

140.00-1-15.141 75.9 ACRES ALLOWED BY MONEY

140.00-1-15.310 36.0 ACRES "

140.00-1-17.200 20.9 ACRES "

Parcel(s) of Farm to be Protected by PDR (if different from above) - Address or Tax Map #(s) (Please include the total acres of each parcel and indicate whether they are owned by the farmer or rented from another landowner): _____

PART B – Proposal Package

1. ACREAGE IN PROPOSAL: Please fill out the following table regarding the total acreage on your farm and the total of those acres that would be included with the PDR if awarded.

Description of Land	Total Acres in Farm	Total Acres to be Protected
Acres in Farming Operation	140.8	130
Acres of Crop Production	15	
Acres of Livestock Production	0	
Acres of Prime Soils (if known)	0	
Acres of Soils of Statewide Importance (if known)	0	

2. SOILS: Do you have a soil survey map of your farm? ☒ Yes ☐ No. If yes, please include it with this application.
3. PROJECT NARRATIVE: For each subheading below, please attach a statement that provides a complete response to each. Label each answer with the corresponding title below.
- Current Farm Operation: Describe the nature of the current farm enterprise. Please include all of the following: type and size of operation, recent production yields of each product, total years in operation, number of employees (part- and full-time, plus seasonal, and whether they are family members or not) plans for future operations, amount of additional land owned and/or rented, and any awards received (i.e. Dairy of Distinction).
 - Long-term Viability: Describe factors and/or attributes of the Farm Operation that suggest it will likely continue to be a farm in the future. Include any succession planning.
 - Evidence of Development Pressure: Describe the extent to which the Farm Operation is facing significant development pressure and why it is at risk of being converted to non-farm uses. You may incorporate any figures, tables, or other information showing development patterns, trends, population statistics or other relevant factors as part of your attachment.
4. INITIAL MEETING: Please indicate if you would like us to contact you upon receipt of this application to set up a meeting between the applicant and the Town to discuss the application in more detail.
☒ Yes ☐ No.
 If No, please contact us within one week of the application due date to set up an initial meeting.

PDR Application for Dennis and Sheila Money, July 31, 2019

Project Narrative:

a) Current Farm Operation:

Winterhawk Farm has been in operation since 1978. The overall objective when we bought the land was to protect the land from misuse and put the majority of it into conservation activities which complimented the land. We have nearly 141 acres of which nearly 130 are in either intermediate or mature forest conditions. Over the years we have had a commercial vineyard and Christmas tree operations but both are no longer in use.

My background is in forestry and wildlife management. I spent 30 years working at Rochester Gas and Electric Corporation and retired as a Principal Environmental Analyst in 2003. My duties at RGE were doing the permitting for electric, gas and nuclear projects in the RGE franchise. This required me to be knowledgeable about erosion control, water quality, wildlife and forestry. I only mention this to indicate that what I did at RGE also reflects on my activities at Winterhawk Farm to protect its resources.

In 1984 I developed a Master Plan for Winterhawk Farm which primarily focused on woodland and wildlife management. The plan is composed of three, three ring binders consisting of soil data for the property, timber management ideas and ways to improve the habitat for a diverse population of wildlife. At that time we had not purchased our last piece of the property, a 29 acre parcel on the west and north side of the farm, however this parcel also would fall under the umbrella of the Master Plan.

With Canandaigua Lake being a Class A lake for drinking water it is vitally important to protect the watershed of the lake to insure that the quality of the drinking water is sustained. We have two tributaries which feed the lake which pass through or very close to our forested watershed property.

In 1984 we had a timber cut of about 60,000 board feet. Since that time the forest has continued to grow. I typically cut and sell 10 face cords of wood each year. I particularly target dead trees which are not being used as homes or nesting areas for owls, squirrels, hawks etc. I also do grape, bittersweet and Virginia Creeper vine control on the entire property each year in order to produce better quality trees.

Currently there are 15 acres being tapped for maple syrup production. This operation has been ongoing for the past three years and is being conducted by Rocky Ridge Maple

Syrup company. This is a very compatible operation on the forested areas the streams travel through.

This application is for watershed protection and compatible uses such as hunting, selective timber harvesting, maple sap production and recreational uses.

b) Long Term Viability:

It is our intention that this property remains forever in our family. Our children, now adults with children of their own grew up here and love this land. Here they hunt, hike, fish or run the miles of trails I have developed. They are aware of our desire to keep this land in our family and we are confident that at least one of them will take over this property. In today's world they could not afford to buy this amount of acreage. It is the correct thing to do.

c) Evidence of Development Pressure:

We bought the first 50 acres back in 1977. At that point Deuel Road was a dirt road and sometimes impassible even with 4WD on rainy or snowy days. Being only 2000 feet from the West lake Road, home to many wealthy families, we felt this was going to become a prime property and we were correct as very expensive homes continue to be built.

Over the 40 + years that we have lived here the number of residences on Deuel Road have doubled, the Deuel Road became paved and the price for vacant land increased tremendously. The number, cost and size of the homes being built in the immediate area are increasing each year. The land directly across from our frontage has arguably the best scenic view of Canandaigua Lake in the entire town and could be sold for a huge amount of money and then developed into wealthy estates.

The Town of Canandaigua is one of the fastest growing towns in the Finger Lakes. The quality of life is second to none but this will not continue without thoughtful protection of the land and its resources.

July 31, 2019

To: Sarah Reynolds

From: Dennis Money

Sarah, attached is our PDR application. I am sure there will be questions and the need for more information so don't hesitate to contact me.

You will see that we are putting into the PDR 130 acres which leaves 10.8 acres unbound by any easement. This would consist of our home, barns and large field to the south of the big barn. This is approximately 8 acres. The remaining 2 acres would be for two potential building sites one of which already has underground electric going to it. I felt at this point in the process it wasn't necessary to carefully delineate all of those areas. I also did not a good map that I could show those areas so if you can provide me one showing our entire property, I would be glad to do that.

Keep in mind also that the Master Plan I did in 1984 I didn't have the tools and software available then that we have today so it doesn't look like a plan I would have done for 2019 but it is still relevant.

Keep me posted

Thank you

Dennis \$