

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): Chosen Grove Farm

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

Applicant Address: 3437 St. Rt. 21, Canandaigua, NY

City Canandaigua State NY Zip 14424
Applicant Email & Phone: Chosengrovefarm@gmail.com
Contact Person (if other than applicant): Cory & Amanda Westbrook
Contact Person Email & Phone: (585) 520-6731

2. FARM INFORMATION

Farm Name: Chosen Grove Farm
Farm Owner (if different from applicant): /
Farm Address (business center of farm operations): 4102 Onnaginda Drive
City Canandaigua State NY Zip 14424
Name of Person/Business who Actively Farms the Land (if not Landowner): Paul Batz - Ox Creek Farm

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):

3437 State Rt. 21 S
97.00 - 2 - 67.120
38.1 acres - owned by farmer

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): Same as above

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	38.1	38.1
Acres of Crop Production	—	—
Acres of Livestock Production	38.1	38.1
Acres of Prime Soils (if known)	*See OCSW worksheet	
Acres of Soils of Statewide Importance (if known)		

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.

3a.

Ox Creek currently holds a lease on the property owned by Chosen Grove Farm at 3433 Route 21 South in Canandaigua. Ox Creek is a small pasture based operation raising lamb, pork, and poultry and has been in operation at this location since 2015. We sell various cuts of pasture raised meats at the local farmers market in Canandaigua which are also available to the public off farm.

The production on farm has been growing and currently involves a flock of 150 commercial crossbred ewes and lambs, a small herd of Berkshire cross pigs, up to 500 broilers, 75 turkeys, a flock of about 75 of laying hens and a small bee yard. The wool from the sheep is also made available to local hand spinners as a raw product and also sent out to be processed into various colors of yarn and roving. Breeding stock from both the sheep and pigs are made available to the public, and several times during the year the farms sheep and sheep dogs can be seen doing sheep dog demonstrations at venues like the Fingers Lakes Fiber Festival and The Genesee Country Village and Museum. Visibility like this has not only added to the demand of farm products but also opened up the opportunity to take sheep dogs in for training on farm and offer lessons to folks locally with their own dogs.

The size of the current operation involves on full time person and part time (friend and family) help as needed given the seasonal nature of a pasture based farm and during busy seasons such as lambing.

3b.

The farm has grown and evolved every year to meet the demands of the local market. Initially providing a large quantity of pasture raised poultry the farm has now shifted to meet the strong demand for local lamb not only in cuts but also meeting the needs of the ethnic population. Ox Creek has also tapped into two small niche markets.

We have started to rent the growing flock of sheep out to local land owners to "Eco Graze" out areas that are too difficult to mow by conventional methods and are now speaking with Abundant Solar about grazing out their local solar array located in Bloomfield.

The second market is hosting sheep dog competitions on farm. Now, hosting these trials for a second season, we are drawing competitors to the area from Georgia to Maine and even from across eastern Canada. As these trials have grown in size they are not only attracting local spectators but bringing in people who take advantage of our local hotels, shops, and restaurants. In the future we see an opportunity to turn these trials into a local festival, further taking advantage of Canandaigua's existing tourist amenities. It would be similar to the Kingston Sheep Dog Trials held at Grass Creek Park in Kingston, Ontario Canada. This will hopefully put local agriculture into the spotlight and become a destination for tourists.

3c.

Chosen Grove Farm has 38.1 acres within its boundaries. It is located within the Southern Corridor which has traditionally focused on residential housing. The Cheshire Glen housing project is located $\frac{3}{4}$ mile north of the Chosen Grove Farm. Middle Cheshire Road, the main north south road that runs through the Southern Corridor is located $\frac{1}{2}$ mile east of Chosen Grove Farm. All utilities (Water, Sewer, Gas and Electric) are located on Middle Cheshire Road. Public water is already on the farm. On Chosen Grove Farm there is a naturally located "storm water retention area" that eventually reaches Canadaigua Lake. Please refer to the Comprehensive Plan, Agriculture Protection and the Purchase of Development Rights for additional details around the continuing growing development pressures that surround Chosen Grove Farm.

Chosen Grove Farm - Landowner

a. Current Farm Operation:

The current nature of the farming enterprise is based on grass. At Chosen Grove Farm, a certified organic farm, we stress the importance of keeping all of our animals on grass, for as much of their lives as possible. Its important that we get away from the traditional agricultural process of confinement, and the close-quarters raising of animals. By keeping the animals out of barns, and in the pasture, they tend to live more comfortable, stress free lives than their cloistered counterparts.

Here we have a pasture rotation plan where we keep our laying hens, feeder pigs, and broiler chickens all on fresh grass. The meat birds are grazed first, followed by the pigs in portable pens, followed finally by the laying hens. We use the laying hens as our cleanup crew. They are able to scratch apart manure piles, eat fly larva, and naturally sterilize the pastures. We use the animals in a responsible way to help fertilize the soil for planting cover crops that will in turn feed future animals that we raise. This cycle is not just a net-zero proposition, but it is actually regenerative. By careful pasture management, we are able to add and give back more to the land than if the land was left unfarmed.

We always invite our customers to come tour the farm at any time. It is important that the people buying our products are able to see exactly where their food is coming from. We have already given tours to over one hundred customers and their guests, and plan on doing many more tours in the future.

b. Long-term Viability

The long-term viability of Chosen Grove Farms is best displayed by observing the immediate popularity of our products in the community, just within the first year. We have a direct farm to table network of approximately seventy-five customers who purchase from us on a regular basis. We have a larger network of customers who purchase from us on a less regular basis. We have products for sale directly from the farm, but we also work with local retailers and grocers to provide local food to our community. Furthermore, a distribution network based out of Ontario, NY takes some batches of our meat chickens and sells them to restaurants throughout Monroe, Ontario, and Wayne counties. It is this customer base that has kept us excited about growth opportunities, and our long-term viability.

Our succession planning has taken route strongly in the last four months in particular, as we welcomed our first baby to the family. Our hopes are to pass along our passion for taking care of the farm from our generation to the next. We started the farm with the hopes of having good, safe, affordable food for our community, and so far, those goals are being met and will continue to be met into the foreseeable future.

c. Evidence of Development Pressure

In regards to development pressure, we feel as though the 38 acres on Parish Street Extension have the potential for residential development, as is apparent by the number of subdivisions in the immediate area of the farm. As of now, there is no sewer in the immediate area, which might hinder development for the time being. However, if sewer was to be installed it would certainly mean an exponential growth in developmental pressure. As populations increase, it only makes sense that at some point, residential growth has to occur. We are not against this residential growth at all. We are however, concerned with preserving the natural beauty, and agricultural value of these acres on Parish Street Extension.

Ox Creek Farm - Tenant Farmer

Chosen
Grove
Westbrook

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2018 Agricultural Assessment Values per Acre

Established January 2018

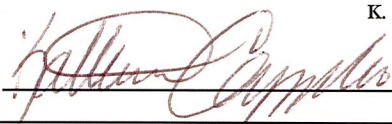
Agricultural Assessment Values Per Acre
for Computing Agricultural Assessments
for City and Town Assessment Rolls Completed in 2018
and for Village Assessment Rolls Completed in 2019

Mineral Soil Group	Value Per Acre	Organic Soil Group (muck)	Value Per Acre
1 a	\$1,103	A	\$2,206
1 b	982	B	1,434
2 a	982	C	1,213
2 b	871	D	772
3 a	871	Aquaculture	1,103
3 b	750	Farm Woodland	408
4 a	750		
4 b	640		
5 a	640		
5 b	518		
6 a	518		
6 b	408		
7	408		
8	287		
9	176		
10	55		

The Agricultural Assessment Values per acre are for each respective classification of farmland. The sole purpose of the Agricultural Assessment Values per acre is to compute agricultural assessments, and any resulting exemption. The only adjustment is the application of the latest Equalization Rate or Special Equalization Rate for each assessing unit. The only purpose for these factors is to compute the agriculture exemption. They are **not** indicative of market values for those types of land. The assessor is **not** to use these factors when determining the assessed value for normal assessing purposes. Refer to [Article 25-AA](#) of Agriculture and Markets Law for details along with the summary of recent amendments to the Agricultural Districts Law. The only adjustment is the application of the latest Equalization Rate or special Equalization Rate for each assessing unit.

The only purpose for these factors is to compute the agricultural exemption. They are not indicative of market values for those types of land. The assessor is not to use these factors when determining the assessed value for normal assessing purposes.

SOIL GROUP WORKSHEET

SECTION B. LANDOWNER NAME AND PROPERTY IDENTIFICATION							
Landowner Name	Last: Chosen Grove Farm			First:		Middle Initial:	
	Street/Road No. and Name 4102 Onnalinda Drive			City, Town Canandaigua		State NY	Zip Code 14424
Property Location Same as Mailing Address			No	Street/Road No. and Name 3433 State Route 21			
County	Ontario			City, Town Canandaigua		Village	
Filing Status: Agricultural District # 1				SECTION D: PARCEL ACREAGE SUMMARY*		ACRES	
SECTION C: TAX MAP & ASSESSMENT ROLL INFORMATION				(1) Agricultural Land		38.1	
SWIS Code (Six Digit)		322400		(2) Farm Woodland (up to 50 acres)			
Tax Map Identifier		92.00-2-67.120		(3) Excess Farm Woodland			
Roll Identifier (if different)				(4) Non-Agricultural Land			
Total Parcel Acres		38.1		TOTAL ACREAGE		38.1	
SECTION E: SOIL MAP BREAKDOWN OF AGRICULTURAL LAND				SECTION F:			
SOIL MAP SYMBOL	SOIL MAP UNIT NAME	SOIL GROUP	NUMBER OF ACRES	AGRICULTURAL LAND SOIL GROUP SUMMARY			
Hk	Honeoye silt, loath, 3 to 10 percent	3a	12.0	Mineral Soil Group			Acres
Hl	Honeoye silt loath, 10 to 20 percent s	5a	0.5	1	a		
Hm	Honeoye silt loans, eroded, 10 to 2	5a	0.7		b		
Hn	Honeoye soils, eroded, 20 to 30 pe	8	8.5	2	a	2.2	
Kb	Kendaia silt loam, 0 to 3 percent s	5a	7.5		b		
Lr	Lima silt loans, 0 to 3 percent slop	2a	2.2	3	a	12	
Ls	Lima silt loam, 3 to 10 percent slopes	4a	0.5		b		
Lt	Lima silt loam, 10 to 20 percent slo	6a	6.2	4	a	0.5	
					b		
				5	a	8.7	
					b		
				6	a	6.2	
					b		
				7			
				8			8.5
				9			
				10			
				Organic (muck) Soil Group			
				A			
				B			
				C			
				D			
* SEE EXPLANATION OF TERMS ON BACK				SOIL GROUP TOTAL ACRES		38.1	
SECTION G: DATE AND SIGNATURES							
Jointly Reviewed and Concurred:							
				Date: 1/16/2019			
Land Owner	Cory Westbrook 585-520-6731 Chosen Grove Farm			Completed By:		K. Cappiello	
Signature				Signature			

Chosen Grove Farm 97.00-2-67.120

1 inch = 350 feet

