

# **TOWN OF CANANDAIGUA AGRICULTURAL ENHANCEMENT PLAN**

## **APPENDICES**

- A. Summary of Farmer/ Community Input
  - Farmer/ Landowner Survey Results
- B. Zoning Audit
- C. Transfer of Development Rights Report (Draft)
- D. Parcel List and Ratings



## APPENDIX A – SUMMARY OF FARMER/ COMMUNITY INPUT

### Farmer/ Landowner Survey Results



## Farmland Owner Survey – Summary of Responses

### Survey Methodology

Surveys were sent by mail to all farmland owners in the Town of Canandaigua, as well as landowners with more than 15 acres of land. The list was derived from real property tax records. A total of 117 property owners received the survey in the mail.

The survey was also available on-line through a link to the SurveyMonkey service on the Town's website. The link was also distributed via e-mail. As a result, several respondents to the survey neither farm nor own farmland in Canandaigua. The survey results from farmers, non-farming landowners and other respondents were analyzed and compared.

Because of the wide distribution of the survey – serving to publicize the Town's Agricultural Enhancement Plan and designed to ensure that anyone who might be interested or affected by the Plan received a survey – an accurate response rate cannot be calculated.

### Who responded to the survey?

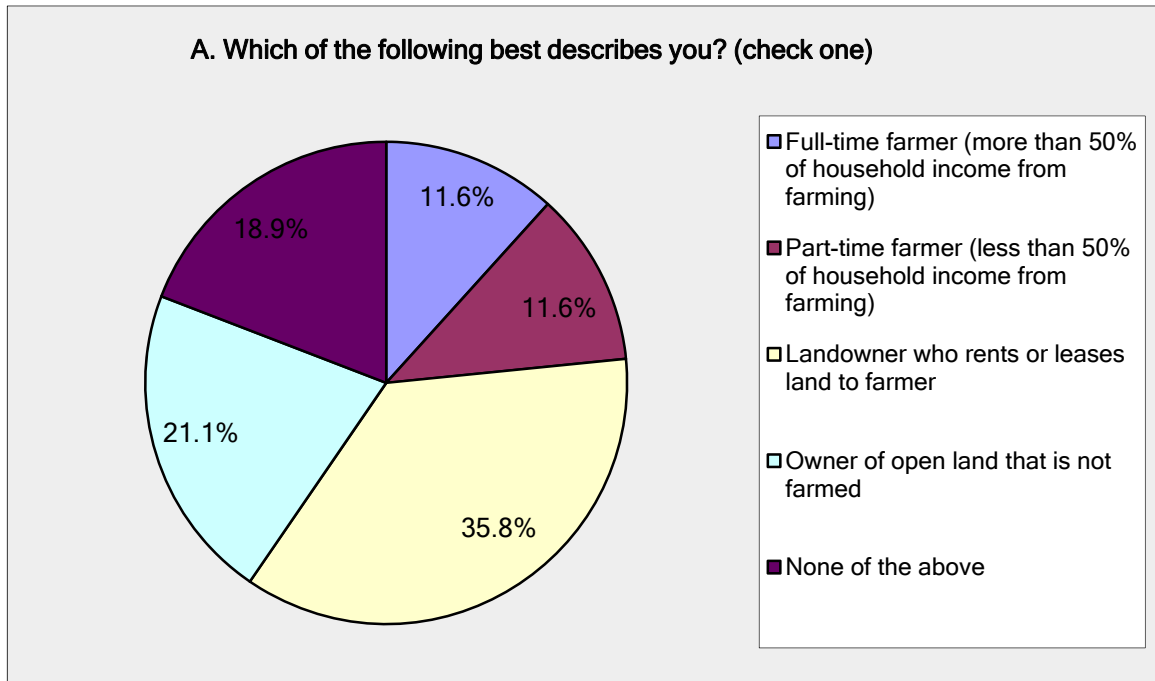
The Town received 93 survey responses. Respondents to the survey included full-time and part-time farmers as well as landowners who rent or lease land to farmers.<sup>1</sup>

- 11 Full-time farmers (more than 50% of household income from farming).**
- 11 Part-time farmers (less than 50% of household income from farming).**
- 33 Landowners who rent or lease land to a farmer.**
- 38 "Owners of open land that is not farmed" or "Other respondents (none of the above)"**

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<sup>1</sup> Respondents who reported that they kept horses were classified as part-time farmers. Respondents who let farmers use their land for crops for no charge were classified as non-farming landowners. Responses from people who do not use their land for farming were not included in this tabulation.

## Farmland Owner Survey



### Full-time Farmers

For many, their farmland has been owned by their families for several generations.

### Part-time Farmers

The 11 part-time farmers who responded to the survey own a total of 750 acres in the Town of Canandaigua and an additional 104 acres in neighboring towns for a total of 858 acres. None of the part-time farmers rent or lease additional land to support their farm operations. Among these 11 farmers, the average farm size is 78 acres.

### Landowners who rent land to farmers

The 33 respondents who rent or lease land to farmers own a total of 2,118 acres of land in the Town of Canandaigua and 343 acres elsewhere. The average number of acres owned within Canandaigua is 64 acres.

### Other landowners

A total of 39 respondents were landowners whose land is not farmed and others who participated in the survey. These respondents reported that they own a total of 1,032 acres in the Town of

## Farmland Owner Survey

Canandaigua<sup>2</sup>. Some of the respondents in this category reported that they own woodlands or wildlife habitat, or live adjacent to farmland. One respondent raises thoroughbred horses.

### Future plans for farmland

Nearly all of the 22 full- and part-time farmers who responded to the survey foresee their land in 10 years as continuing to be farmed – 16 by themselves or family members and 2 rented/ leased to others. Only one full-time farmer and one part-time farmer expect the entire farm to be sold for development.

One part-time farmer added the following comment:

*A viable beef and hay enterprise. Continued pursuant of purchased development rights to preserve agriculture. The losing battle of rising assessment and taxes due to lake property expansions and pressing development by investors.*

Among the 34 landowners who rent or lease land to farmers, 18 (58%) see their land as continuing to be farmed). Six plan to develop a portion for housing or other non-farm development and two expect the entire farm to be sold for development.

Among full-time farmers, seven of the 10 respondents to this question have a formal plan to ensure that the land will continue to be farmed by future generations. Only three of the 10 part-time farmers who responded to this question have such a plan. One farmer noted, “As part of our succession plan we include non-family partners.”

Among the 11 part-time farmers who responded to the survey, ten foresee their land in 10 years as continuing to be farmed.

Among the 19 farmers who responded to the open-ended questions, “Do you think that farming will continue to be financially viable for you and your family 10 years from now?” 10 responded, “Yes,” six said, “No,” and three were skeptical. The following table summarizes the responses.

Do you think that farming will continue to be financially viable for you and your family 10 years from now?	
Yes	<ul style="list-style-type: none"><li>• Yes</li><li>• Yes</li><li>• Yes - Children want to continue, all here or are getting degrees in agronomics, environmental, plant pathology.</li><li>• Yes - Farm has been expanding for next generation. Have 3 sons as partners.</li><li>• Yes, because our farm has rich organic soil and if we aren't farming someone will rent our land to operate organic</li><li>• Yes, hope so</li></ul>

<sup>2</sup> Based on 27 respondents to the question “How many acres of farmland do you own?” who described themselves in Question 1 as “Owner of open land that is not farmed” or “None of the above.” This analysis assumes that the land they own is not currently farmed.

## Farmland Owner Survey

	<ul style="list-style-type: none"> <li>• yes, maybe as a part time income</li> <li>• Yes, the world needs food and the town is being proactive in protecting farmlands</li> <li>• yes, why not</li> <li>• Yes, with proper management practices and demand for grass fed free range livestock</li> </ul>
No	<ul style="list-style-type: none"> <li>• No</li> <li>• No high school tax and over control from DEC</li> <li>• No \$15 min wage</li> <li>• No not the way markets are today not without help from USDA and Towns that are willing to participate in PDR's</li> <li>• No, the taxes are too high! The town is not recognizing my forestry plan. I am a certified farmer.</li> <li>• No, we are both 82, our farmland ownership has been transferred to our 3 sons, none of whom have any interest in farming</li> </ul>
Maybe	<ul style="list-style-type: none"> <li>• One man show, I can only do so much. No good labor</li> <li>• too many rules and regs and interference from Federal and State Govts</li> <li>• I've been willing to change and adapt to the economic realities of commercial agriculture. Strategic planning, investment, human resource development, industry benchmarking - all practices that we devote time and energy to. We are not lifestyle farmers. We run a business that needs profits and growth over time to remain viable.</li> </ul>

## How is farmland in Canandaigua used?

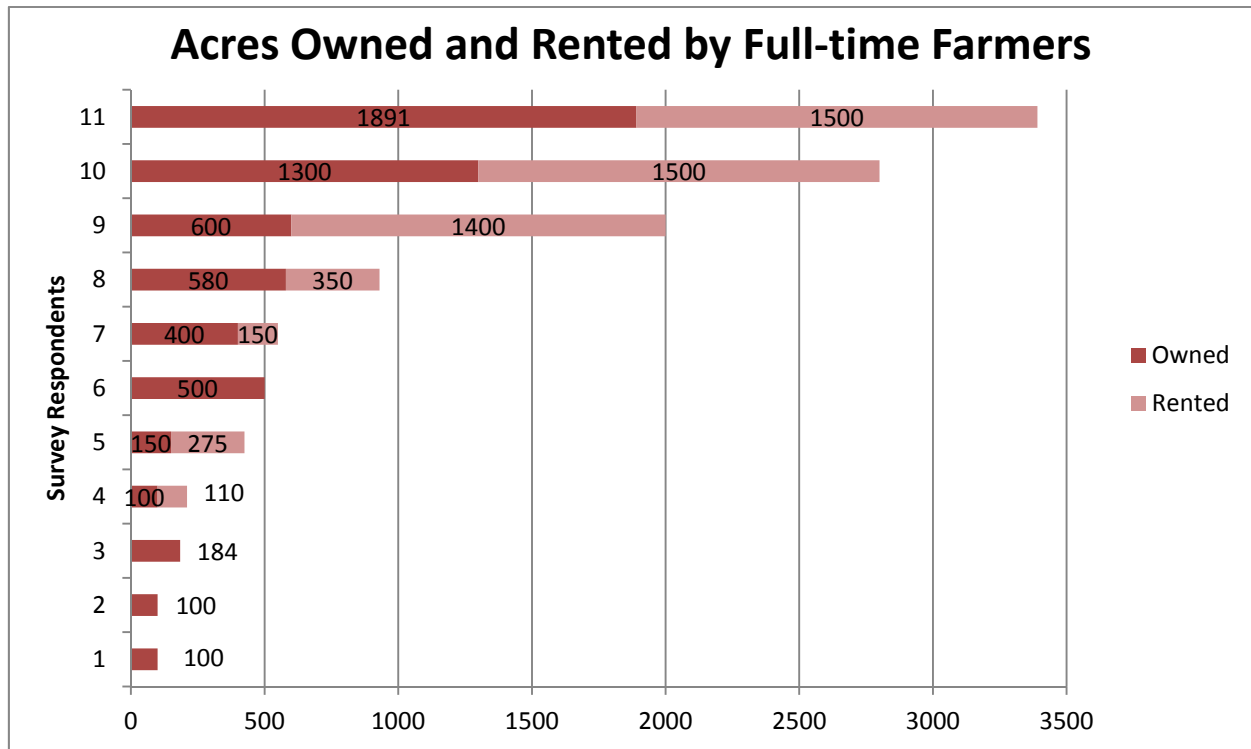
The survey provided insights into the size of farms, types of farm products and respondents use of best management practices and organic methods.

### Size of farm operation

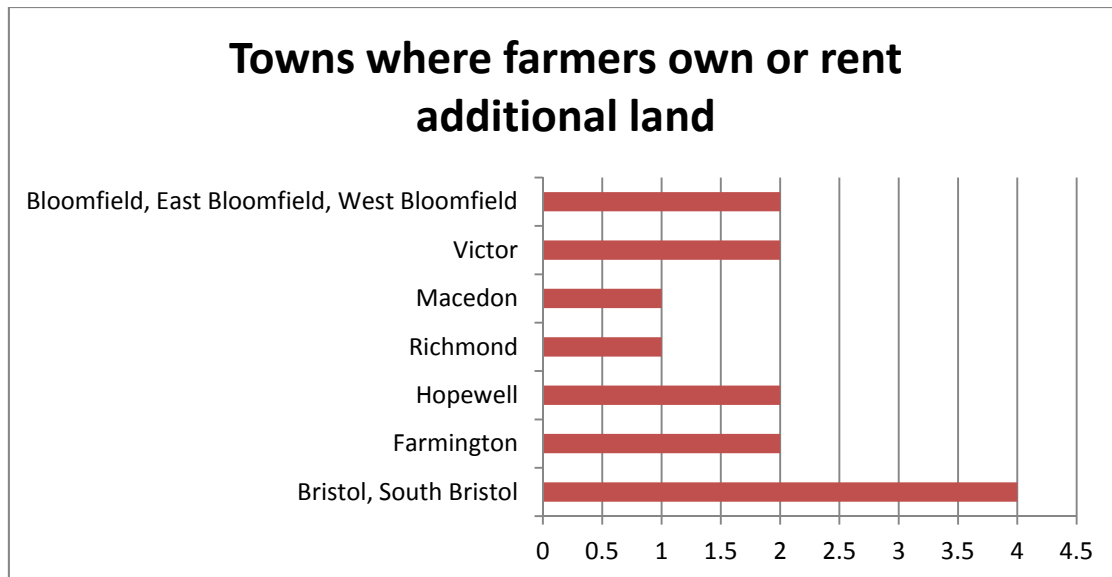
The 11 full-time farmers who responded to the survey own a total of 3,294 acres in the Town of Canandaigua and an additional 2,611 in neighboring towns for a total of 5,905 acres. The total number of acres owned ranges from 100 to more than 1800 acres. Among these 11 farmers, the average farm size (including owned + rented land) is more than 1,000 acres. These farmers rent or lease an additional 5,285 acres to support their farm operations.



## Farmland Owner Survey



Farmers who own land in Canandaigua also farm land they own or rent in the following towns:



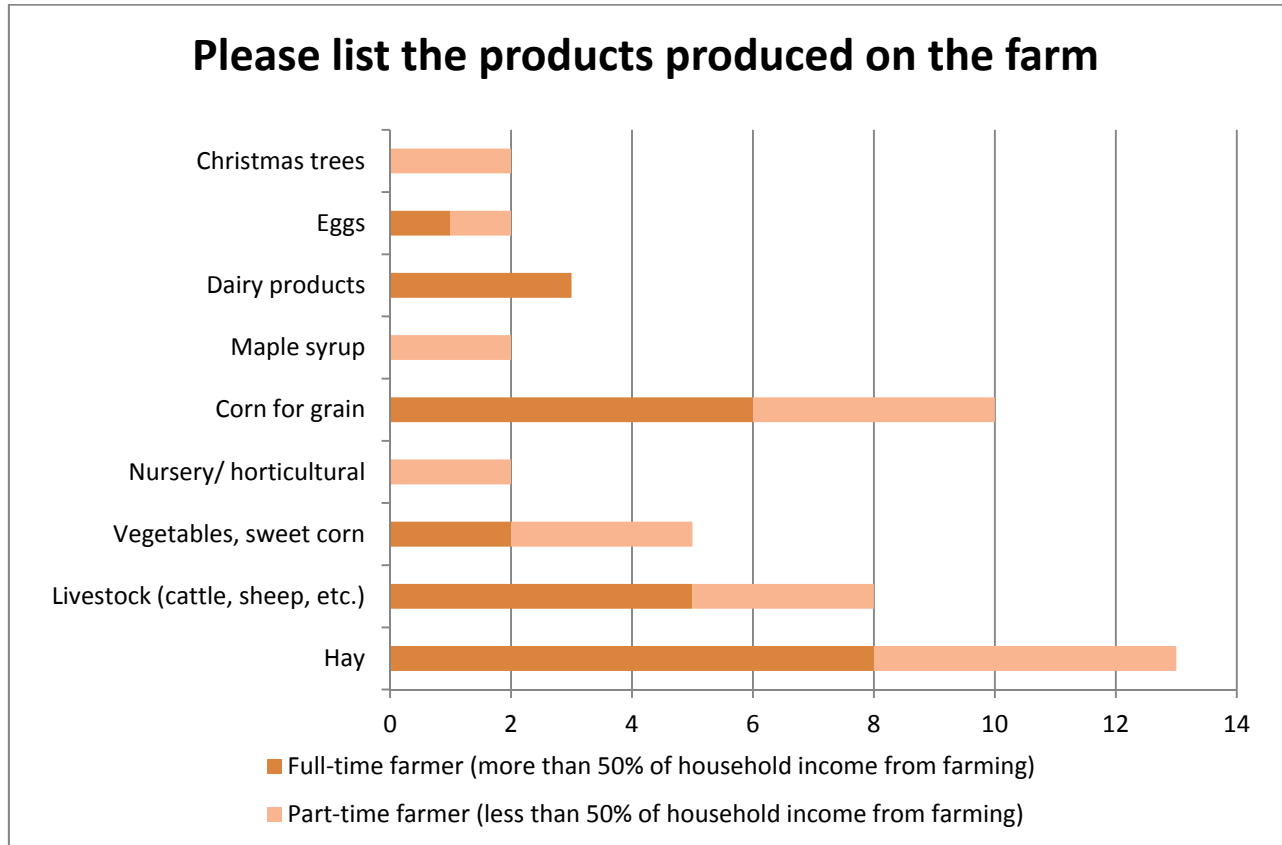
### Farm Products

The survey asked farmers what products are produced on the land. The following summarizes responses from full- and part-time farmers only.

## Farmland Owner Survey

Among full-time farmers, eight of the 11 farms produce hay, six produce corn for grain and five raise livestock. Other products include dairy (2), vegetables/ sweet corn (2), wheat (4), soybeans (3) and grapes (2), oats/ rye (1) and straw for bedding and erosion control (1.)

Among the 11 part-time farmers who responded, five produce hay and four produce corn for grain. Other products include livestock (3), vegetables/ sweet corn (3), maple syrup (2), Christmas trees (2) hops (2), soybeans (1), eggs (1) and honey (1.) One respondent operates a “certified woodlot” that produces hardwood.



### Organic Products

Only 3 of the 11 full-time farmers produce organic products. A majority (7) of the 11 part-time farmers produce organic products.

### Best Management Practices to Protect Water Quality

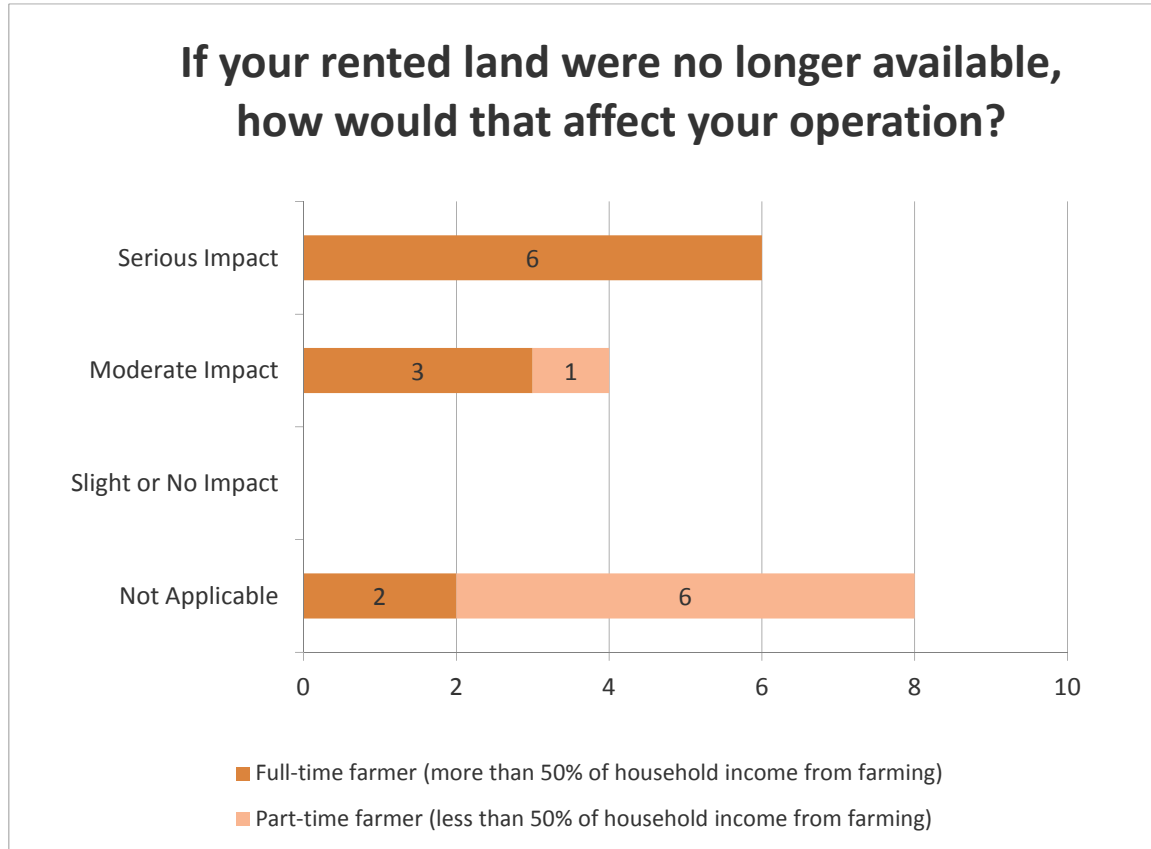
All 11 of the full-time farmers and seven of the 11 part-time farmers who responded to the survey use best management practices on their farms to protect water quality.

## Farmland Owner Survey

### Contributions of Rented Land

Rented land is critical to the operation of most full-time farmers. Six of the 11 full-time farmers predicted a “serious impact” and three a “moderate impact” on their farm operation if rented land were no longer available. The larger farmers are especially dependent on rented land to support their operation.

Part-time farmers are less dependent on rented land, with only one of the respondents indicating a “moderate impact.””



The 33 respondents who rent or lease land to farmers own a total of 2,118 acres in the Town of Canandaigua. The amount of land owned by these respondents range from five to more than 300 acres.

Although landowners who rent were not asked about the crops grown on their property, six respondents indicated that that the main crops are hay (4) and corn for grain (5).

Landowners who rent or lease identified the following farmers who works their land

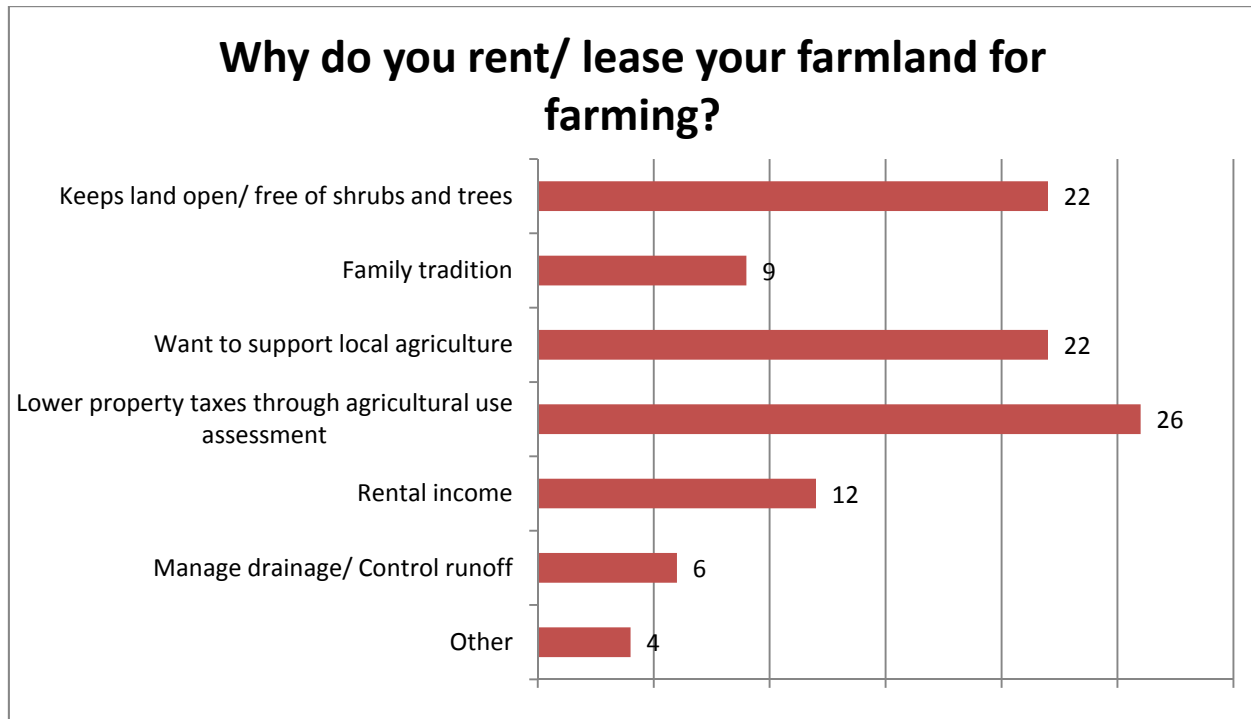
- Charles Miller (2)
- Jeff Knopf (2)
- Gary Wyffels
- Brad & Bill Purdy (2)
- Pete DeHond
- Seth Pritchard (2)

## Farmland Owner Survey

- Rick Burt
- Mark Stryker
- Brock Acres
- Albert and Bud Day
- Derick Moe
- Fesner
- Rogers Farms LLC
- Kent Johnson

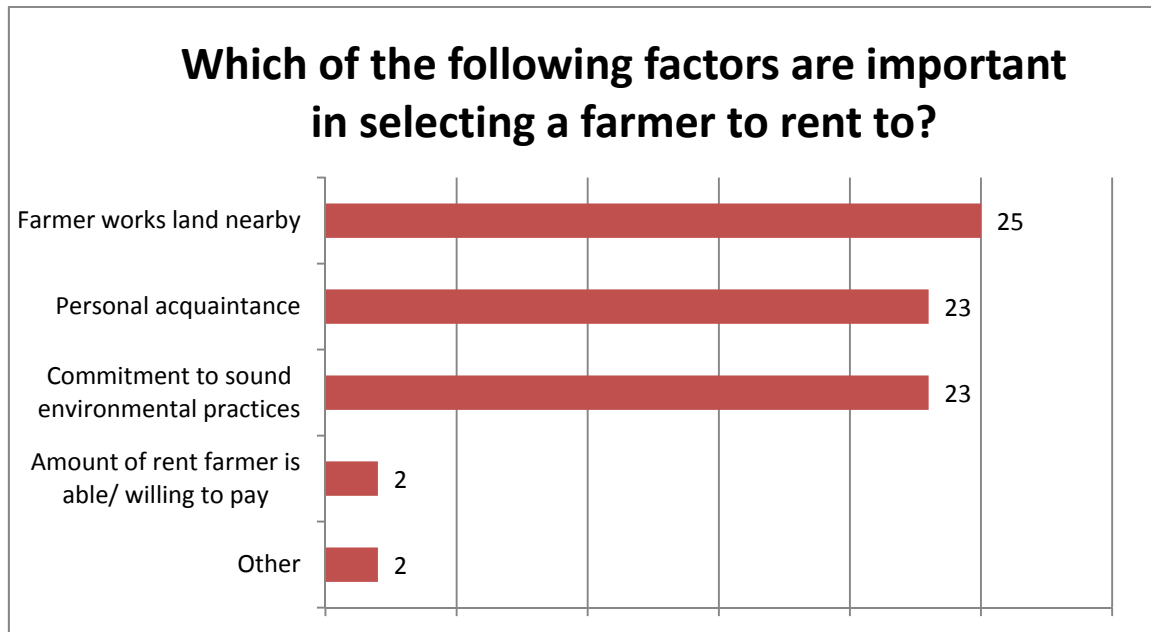
The survey asked non-farming landowners why they rent to farmers and how they chose a farmer to rent to. The most common reason to rent land for farming is “lower property taxes,” followed by “support local agriculture” and “keeps land open.” “Other” responses include:

- “Was being farmed when we bought it.”
- “to keep farmlands from being sold to developers”
- “pay real estate taxes”
- “Green & best use of land”



Landowners identified several factors in selecting a farmer to work their land. The amount of rent paid was least likely to be a factor. The most common factors are, “Farmer works land nearby,” “Personal acquaintance,” and “Commitment to sound environmental practices.”

## Farmland Owner Survey



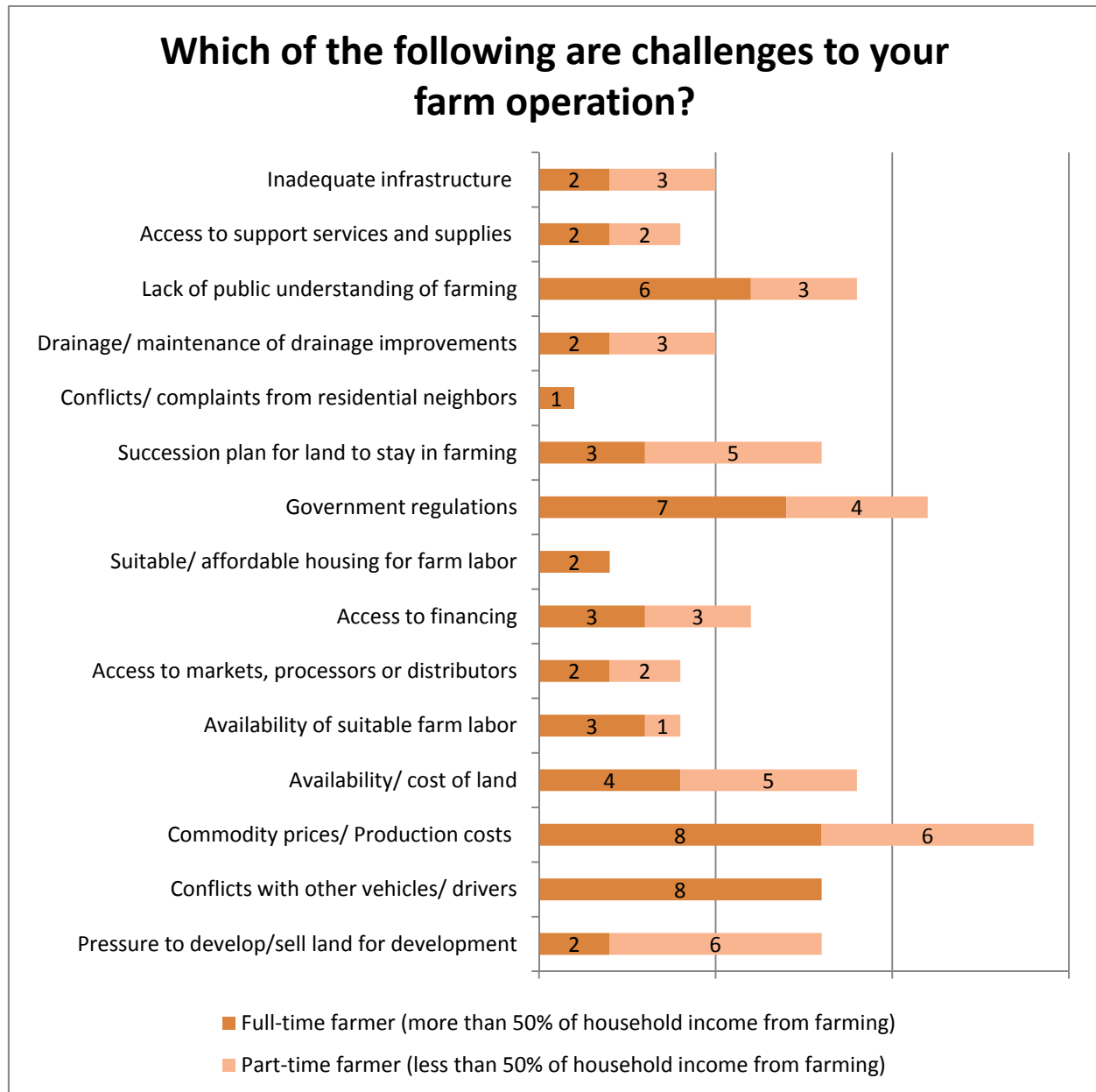
Among the 34 respondents who rent or lease their land to farmers, 20 have a written agreement and eight do not. (Six did not respond.) Twelve respondents place restrictions on farming practices on the land they rent to farmers, and nine do not.

## Challenges to farm operations

Farmers face a variety of challenges in maintaining their farm operations. Among full- and part-time farmers, the issues mentioned most often were:

- Commodity prices/ Production costs
- Government regulations
- Availability/ Cost of land
- Government regulations
- Lack of public understanding
- Conflicts with other vehicles/ drivers when moving equipment on roads

## Farmland Owner Survey

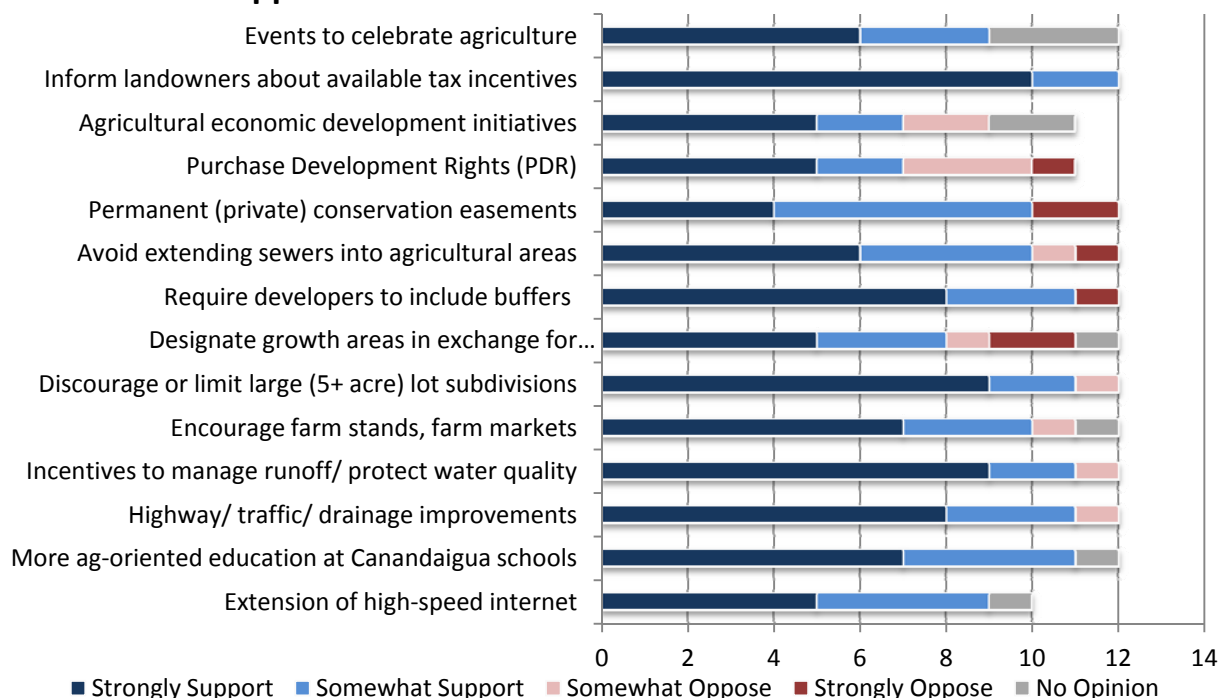


## Support for potential initiatives

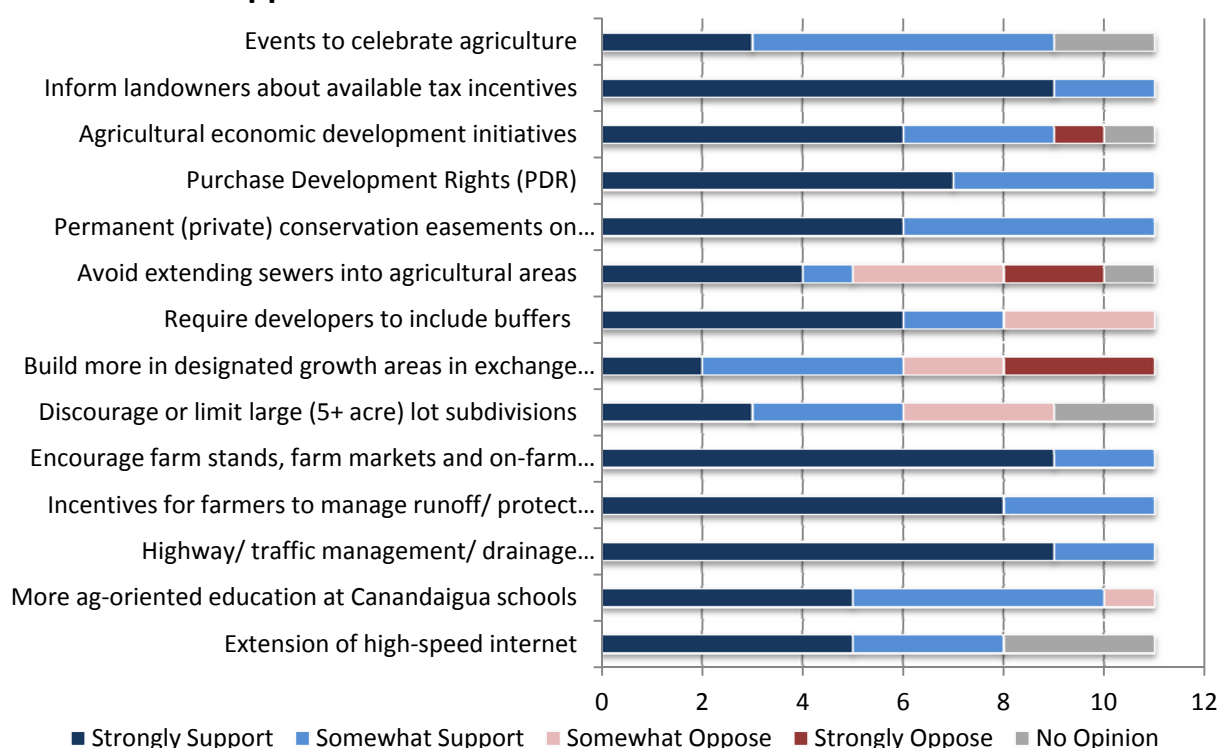
A majority of respondents support the potential actions identified in the survey. However, the extent of support varied. The chart below summarizes the extent of support expressed by each category of respondents by assigning the following weighting factors: Strongly Oppose = 1; Somewhat Oppose = 3; Somewhat Support = 5; Strongly Support = 7. The average was determined by the sum of all responses divided by the number of respondents who expressed an opinion on the issue.

## Farmland Owner Survey

### Support for Potential Initiatives - Full-Time Farmers

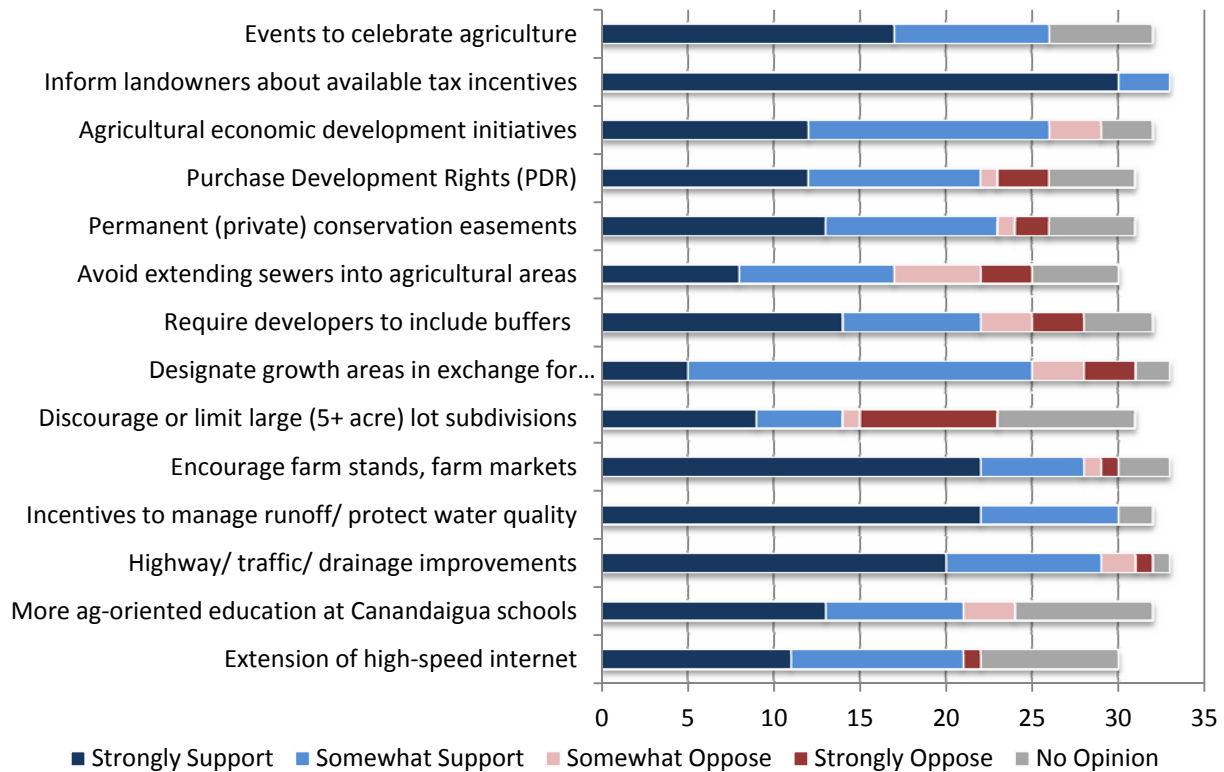


### Support for Potential Initiatives - Part-Time Farmers

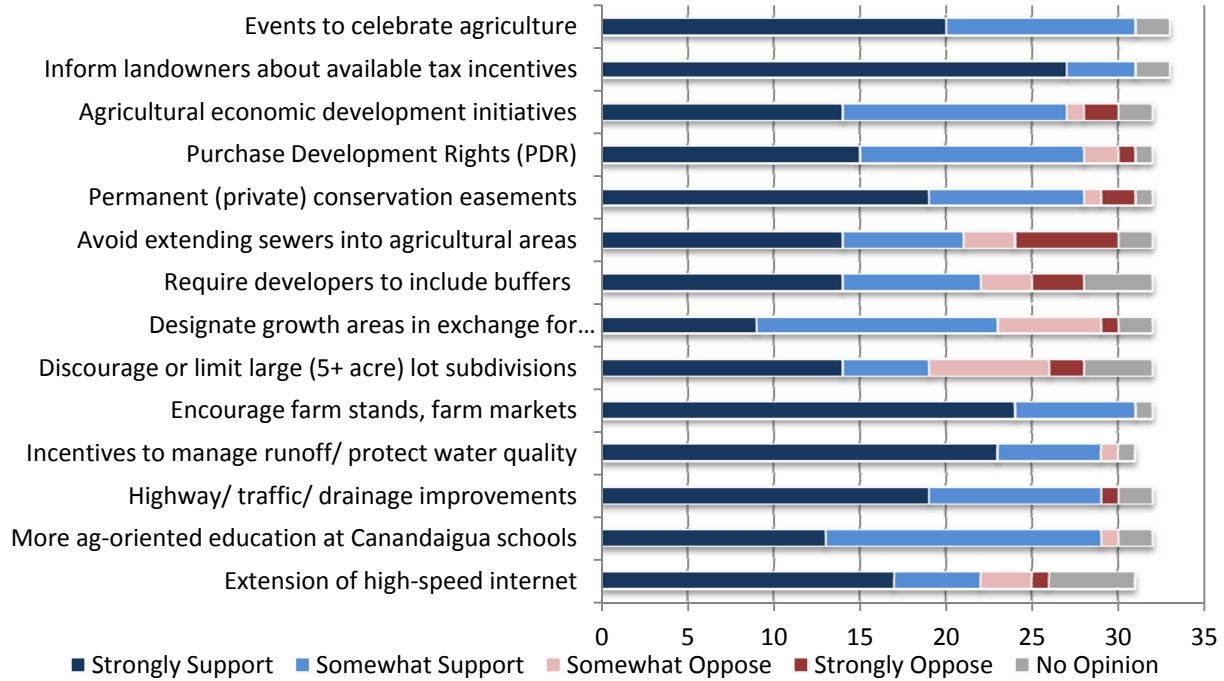


## Farmland Owner Survey

### Support for Potential Initiatives - Owners of Rented Farmland



### Support for Potential Initiatives - Other Respondents





## Farmland Owner Survey

Two actions received unanimous support from all four groups of respondents:

- Events to celebrate agriculture
- Inform landowners about available tax incentives.

Potential initiatives with close-to unanimous support among all groups are:

- Encourage farm stands, farm markets and on-farm sales
- Incentives for farmers to manage runoff/ protect water quality
- Highway/ traffic management/ drainage improvements to help farmers access fields from public roads
- More ag-oriented education at Canandaigua schools.

The following potential actions are supported by most respondents, although a small number of respondents from each group expressed strong or moderate opposition:

- Agricultural economic development initiatives (e.g., marketing, processing, packaging, distribution, services)
- Purchase Development Rights (PDR) to permanently protect farmland when landowners voluntarily participate
- Permanent conservation easements on farmland (private land trust working with willing landowners)
- Extension of high-speed internet

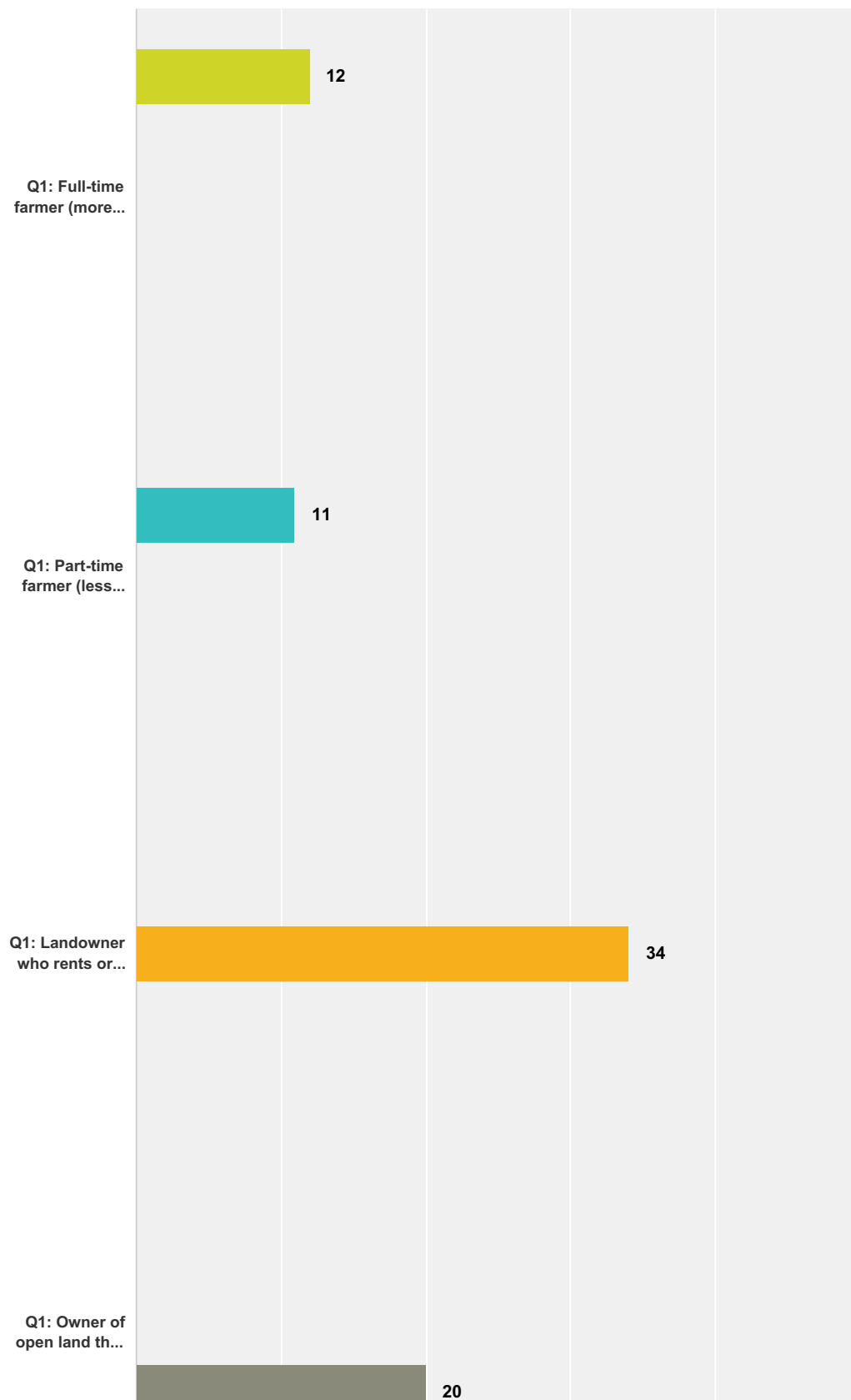
A minority of respondents expressed strong or moderate opposition to several of the potential actions that involve land use and development policies:

- Avoid extending sewers into agricultural areas
- Require developers to include buffers between new residential development and farmland
- Allow developers to build more (dwelling units/ commercial space) in designated growth areas in exchange for preserving farmland elsewhere (e.g., Padelford Brook Greenway)
- Discourage or limit large (5+ acre) lot subdivisions that take farmland out of production.

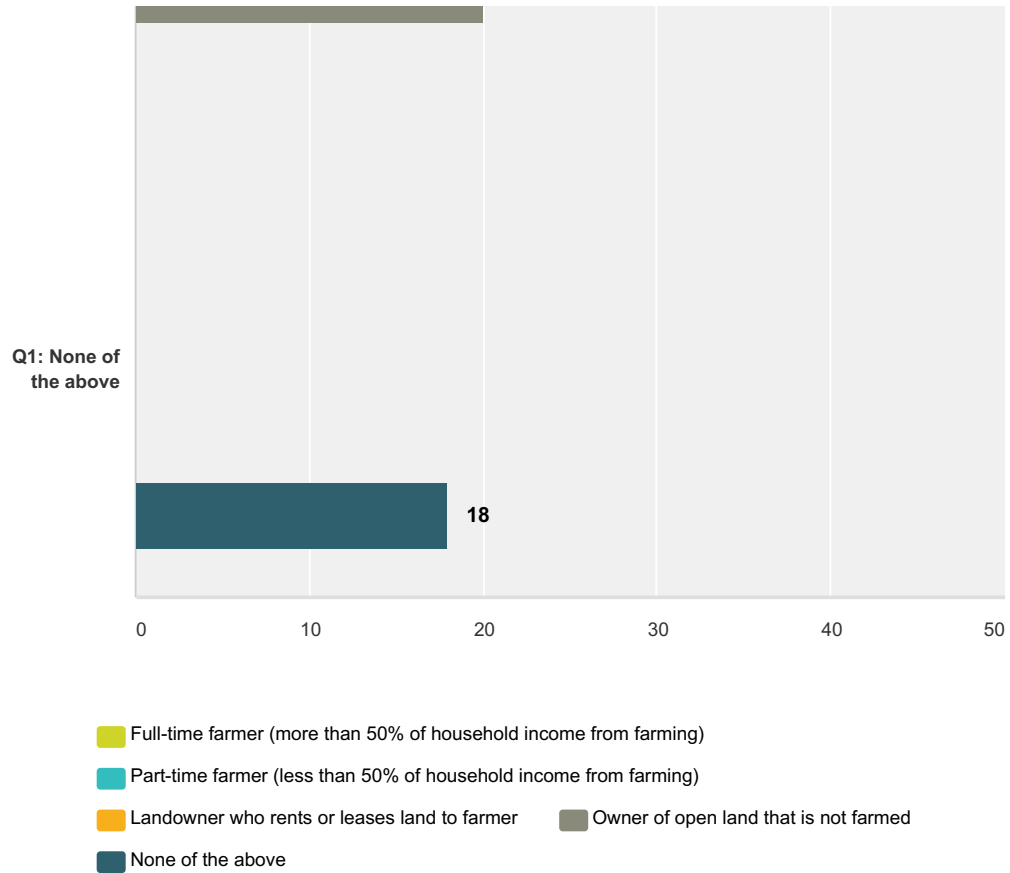
Reservations about these potential initiatives among farmers, farmland owners and/or Town residents will need to be addressed as they are considered and carried out in the future.

**Q1 A. Which of the following best describes you? (check one)**

Answered: 95 Skipped: 0



# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016



	Full-time farmer (more than 50% of household income from farming)	Part-time farmer (less than 50% of household income from farming)	Landowner who rents or leases land to farmer	Owner of open land that is not farmed	None of the above	Total
Q1: Full-time farmer (more than 50% of household income from farming)	100.0% 12	0.0% 0	0.0% 0	0.0% 0	0.0% 0	12.6% 12
Q1: Part-time farmer (less than 50% of household income from farming)	0.0% 0	100.0% 11	0.0% 0	0.0% 0	0.0% 0	11.6% 11
Q1: Landowner who rents or leases land to farmer	0.0% 0	0.0% 0	100.0% 34	0.0% 0	0.0% 0	35.8% 34
Q1: Owner of open land that is not farmed	0.0% 0	0.0% 0	0.0% 0	100.0% 20	0.0% 0	21.1% 20
Q1: None of the above	0.0% 0	0.0% 0	0.0% 0	0.0% 0	100.0% 18	18.9% 18
<b>Total Respondents</b>	12	11	34	20	18	95
					Other (please specify)	Total
Q1: Full-time farmer (more than 50% of household income from farming)					0	0
Q1: Part-time farmer (less than 50% of household income from farming)					0	0
Q1: Landowner who rents or leases land to farmer					0	0
Q1: Owner of open land that is not farmed					0	0
Q1: None of the above					10	10

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
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# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

	There are no responses.	
#	<b>Q1: Part-time farmer (less than 50% of household income from farming)</b>	<b>Date</b>
	There are no responses.	
#	<b>Q1: Landowner who rents or leases land to farmer</b>	<b>Date</b>
	There are no responses.	
#	<b>Q1: Owner of open land that is not farmed</b>	<b>Date</b>
	There are no responses.	
#	<b>Q1: None of the above</b>	<b>Date</b>
1	Woodlands - 50 acres	4/4/2016 1:10 PM
2	wildlife habitat	4/1/2016 12:15 PM
3	Breed thoroughbred race horses	3/23/2016 10:36 AM
4	Town Resident	3/22/2016 12:10 PM
5	Retired Civil Engineer	3/18/2016 9:05 AM
6	Live adjacent to farmland	3/17/2016 6:04 PM
7	Live adjacent to farmland	3/17/2016 6:03 PM
8	Concerned resident.	3/17/2016 5:37 PM
9	Concerned resident.	3/17/2016 5:36 PM
10	Land with hills and forest within a gorge area.	3/15/2016 8:27 AM

## Q2 Name of farmer who works your land (optional)

Answered: 20 Skipped: 75

	Name of farmer who works your land (optional)	Total
Q1: Full-time farmer (more than 50% of household income from farming)	0.00% 0	0.00% 0
Q1: Part-time farmer (less than 50% of household income from farming)	100.00% 2	10.00% 2
Q1: Landowner who rents or leases land to farmer	100.00% 18	90.00% 18
Q1: Owner of open land that is not farmed	0.00% 0	0.00% 0
Q1: None of the above	0.00% 0	0.00% 0
<b>Total Respondents</b>	20	20

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
	There are no responses.	
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	Pleasure Acres	3/22/2016 3:13 PM
2	Charles Miller	3/17/2016 4:48 PM
#	Q1: Landowner who rents or leases land to farmer	Date
1	Charles Miller	4/5/2016 1:00 PM
2	Jeff Knopf	4/5/2016 12:29 PM
3	Mr. Gary Wayffels	4/4/2016 11:07 AM
4	bRAD & bILL pURDY	4/4/2016 10:03 AM
5	Pete DeHond	4/1/2016 4:01 PM
6	Seth Pritehard	4/1/2016 3:43 PM
7	rick Burt	4/1/2016 12:07 PM
8	Seth Pritchard	3/24/2016 9:58 AM
9	Mark Stryher	3/23/2016 11:12 AM
10	Brock Acres	3/23/2016 10:44 AM
11	Albert and Bud Day	3/22/2016 5:02 PM
12	Charles Miller	3/22/2016 3:48 PM
13	Derck Moe	3/22/2016 3:09 PM
14	Fesner	3/22/2016 1:27 PM
15	Rogers Farms LLC	3/22/2016 1:09 PM
16	Bill Purday	3/22/2016 10:05 AM
17	Mark Stryker	3/19/2016 9:33 AM
18	Kent Johnson	3/17/2016 7:52 PM
#	Q1: Owner of open land that is not farmed	Date
	There are no responses.	

## Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

#	Q1: None of the above	Date
	There are no responses.	

### Q3 B. How many acres of farmland do you own? (Number of acres)

Answered: 83 Skipped: 12

	In Canandaigua	Elsewhere	Total
Q1: Full-time farmer (more than 50% of household income from farming)	100.00% 12	66.67% 8	24.10% 20
Q1: Part-time farmer (less than 50% of household income from farming)	100.00% 11	18.18% 2	15.66% 13
Q1: Landowner who rents or leases land to farmer	100.00% 33	27.27% 9	50.60% 42
Q1: Owner of open land that is not farmed	100.00% 19	31.58% 6	30.12% 25
Q1: None of the above	100.00% 8	37.50% 3	13.25% 11
<b>Total Respondents</b>	83	28	83

#	[In Canandaigua] Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	34	4/1/2016 3:47 PM
2	100	4/1/2016 12:22 PM
3	400	3/24/2016 2:17 PM
4	60	3/24/2016 10:05 AM
5	455	3/22/2016 5:29 PM
6	13	3/22/2016 3:47 PM
7	150	3/22/2016 3:19 PM
8	100	3/22/2016 1:16 PM
9	1304.70	3/22/2016 12:59 PM
10	580	3/22/2016 11:15 AM
11	580	3/22/2016 11:05 AM
12	97	3/22/2016 10:12 AM
#	[In Canandaigua] Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	50	5/3/2016 10:59 AM
2	57	4/4/2016 10:58 AM
3	~30	3/28/2016 12:51 PM
4	100	3/24/2016 10:47 AM
5	30	3/23/2016 11:45 AM
6	85	3/23/2016 11:29 AM
7	185	3/23/2016 11:20 AM
8	2	3/22/2016 6:23 PM
9	87	3/22/2016 3:13 PM
10	81	3/17/2016 4:48 PM
11	48	3/17/2016 4:35 PM
#	[In Canandaigua] Q1: Landowner who rents or leases land to farmer	Date

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

1	Town ~10	4/18/2016 3:41 PM
2	14	4/5/2016 1:00 PM
3	50	4/5/2016 12:29 PM
4	110	4/4/2016 11:28 AM
5	110	4/4/2016 11:26 AM
6	82	4/4/2016 11:19 AM
7	39.5	4/4/2016 11:07 AM
8	65	4/4/2016 10:03 AM
9	44	4/1/2016 4:01 PM
10	40	4/1/2016 3:59 PM
11	68	4/1/2016 3:43 PM
12	40	4/1/2016 3:40 PM
13	29	4/1/2016 3:16 PM
14	30	4/1/2016 2:14 PM
15	144	4/1/2016 1:08 PM
16	26	4/1/2016 12:07 PM
17	60+	3/24/2016 10:56 AM
18	100	3/24/2016 9:58 AM
19	70	3/23/2016 11:24 AM
20	56	3/23/2016 11:12 AM
21	109	3/23/2016 10:44 AM
22	120	3/23/2016 10:33 AM
23	170	3/23/2016 10:31 AM
24	5	3/22/2016 5:02 PM
25	14	3/22/2016 3:48 PM
26	35	3/22/2016 3:47 PM
27	72	3/22/2016 3:09 PM
28	300+	3/22/2016 1:27 PM
29	40+	3/22/2016 1:09 PM
30	62	3/22/2016 10:05 AM
31	77	3/19/2016 9:33 AM
32	22	3/18/2016 7:54 AM
33	15	3/17/2016 7:52 PM
#	[In Canandaigua] Q1: Owner of open land that is not farmed	Date
1	30	4/7/2016 2:24 PM
2	80	4/4/2016 12:23 PM
3	21	4/3/2016 11:06 AM
4	24	4/1/2016 12:49 PM
5	40	3/24/2016 2:16 PM
6	186	3/24/2016 11:34 AM



# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

7	40	3/24/2016 11:24 AM
8	21.5	3/24/2016 10:21 AM
9	28	3/23/2016 10:39 AM
10	60- only 5 farmable, rest wooded	3/23/2016 10:27 AM
11	29.7	3/22/2016 3:53 PM
12	0	3/22/2016 3:45 PM
13	48	3/22/2016 3:06 PM
14	80	3/22/2016 1:25 PM
15	20	3/22/2016 1:11 PM
16	43	3/22/2016 1:00 PM
17	50	3/22/2016 10:31 AM
18	110	3/22/2016 10:09 AM
19	49	3/22/2016 9:55 AM
<b>#</b>	<b>[In Canandaigua] Q1: None of the above</b>	<b>Date</b>
1	23	4/1/2016 12:15 PM
2	19	3/23/2016 10:36 AM
3	None	3/22/2016 12:10 PM
4	0	3/19/2016 9:39 PM
5	0	3/18/2016 8:15 PM
6	0	3/18/2016 9:05 AM
7	0	3/17/2016 6:19 PM
8	About 30 acres	3/15/2016 8:27 AM
<b>#</b>	<b>[Elsewhere] Q1: Full-time farmer (more than 50% of household income from farming)</b>	<b>Date</b>
1	150	4/1/2016 3:47 PM
2	over 500	3/24/2016 10:05 AM
3	145	3/22/2016 5:29 PM
4	225	3/22/2016 3:47 PM
5	586.1	3/22/2016 12:59 PM
6	0	3/22/2016 11:15 AM
7	0	3/22/2016 11:05 AM
8	1200	3/22/2016 10:12 AM
<b>#</b>	<b>[Elsewhere] Q1: Part-time farmer (less than 50% of household income from farming)</b>	<b>Date</b>
1	39	4/4/2016 10:58 AM
2	40	3/23/2016 11:20 AM
<b>#</b>	<b>[Elsewhere] Q1: Landowner who rents or leases land to farmer</b>	<b>Date</b>
1	58	4/1/2016 4:01 PM
2	15	4/1/2016 3:59 PM
3	55	4/1/2016 3:16 PM
4	8	4/1/2016 2:14 PM
5	120+	3/24/2016 10:56 AM
6	20	3/24/2016 9:58 AM

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

7	42	3/23/2016 10:31 AM
8	25	3/22/2016 10:05 AM
9	0	3/18/2016 7:54 AM
#	[Elsewhere] Q1: Owner of open land that is not farmed	Date
1	3	4/3/2016 11:06 AM
2	1500	3/24/2016 11:34 AM
3	0	3/24/2016 10:21 AM
4	8	3/23/2016 10:27 AM
5	0	3/22/2016 3:45 PM
6	75	3/22/2016 1:00 PM
#	[Elsewhere] Q1: None of the above	Date
1	0	3/19/2016 9:39 PM
2	0	3/18/2016 8:15 PM
3	0	3/18/2016 9:05 AM

## Q4 C. How many years have you or your family owned farmland in Canandaigua?

Answered: 70 Skipped: 25

	C. How many years have you or your family owned farmland in Canandaigua?	Total
Q1: Full-time farmer (more than 50% of household income from farming)	100.00% 11	15.71% 11
Q1: Part-time farmer (less than 50% of household income from farming)	100.00% 11	15.71% 11
Q1: Landowner who rents or leases land to farmer	100.00% 23	32.86% 23
Q1: Owner of open land that is not farmed	100.00% 18	25.71% 18
Q1: None of the above	100.00% 7	10.00% 7
<b>Total Respondents</b>	70	70

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	75	4/1/2016 3:47 PM
2	8 generations	4/1/2016 12:22 PM
3	123	3/24/2016 2:17 PM
4	62	3/24/2016 10:05 AM
5	25 +	3/22/2016 5:29 PM
6	over 150	3/22/2016 3:19 PM
7	150	3/22/2016 1:16 PM
8	153	3/22/2016 12:59 PM
9	85	3/22/2016 11:15 AM
10	85	3/22/2016 11:05 AM
11	8	3/22/2016 10:12 AM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	60	5/3/2016 10:59 AM
2	5	4/4/2016 10:58 AM
3	~30	3/28/2016 12:51 PM
4	6	3/24/2016 10:47 AM
5	18	3/23/2016 11:45 AM
6	150	3/23/2016 11:29 AM
7	12	3/23/2016 11:20 AM
8	3 generations	3/22/2016 6:23 PM
9	5	3/22/2016 3:13 PM
10	12	3/17/2016 4:48 PM
11	80+	3/17/2016 4:35 PM
#	Q1: Landowner who rents or leases land to farmer	Date

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

1	38	4/18/2016 3:41 PM
2	37	4/5/2016 12:29 PM
3	3	4/4/2016 11:28 AM
4	3	4/4/2016 11:26 AM
5	150	4/1/2016 3:43 PM
6	20	4/1/2016 3:40 PM
7	Since 18802	4/1/2016 1:08 PM
8	5	4/1/2016 12:07 PM
9	25-30	3/24/2016 10:56 AM
10	16	3/23/2016 11:24 AM
11	100+	3/23/2016 11:12 AM
12	100+	3/23/2016 10:44 AM
13	over 100	3/23/2016 10:33 AM
14	48	3/23/2016 10:31 AM
15	31	3/22/2016 5:02 PM
16	15	3/22/2016 3:47 PM
17	1	3/22/2016 3:09 PM
18	20+	3/22/2016 1:27 PM
19	16	3/22/2016 1:09 PM
20	25	3/22/2016 10:05 AM
21	45	3/19/2016 9:33 AM
22	4	3/18/2016 7:54 AM
23	7	3/17/2016 7:52 PM
#	Q1: Owner of open land that is not farmed	Date
1	10	4/7/2016 2:24 PM
2	40+	4/4/2016 12:23 PM
3	8 years	4/3/2016 11:06 AM
4	5	4/1/2016 12:49 PM
5	20	3/24/2016 2:16 PM
6	30	3/24/2016 11:34 AM
7	25	3/24/2016 11:24 AM
8	28	3/24/2016 10:21 AM
9	32	3/23/2016 10:39 AM
10	18	3/22/2016 3:53 PM
11	0	3/22/2016 3:45 PM
12	70	3/22/2016 3:06 PM
13	12	3/22/2016 1:25 PM
14	5	3/22/2016 1:11 PM
15	36	3/22/2016 1:00 PM
16	over 100	3/22/2016 10:31 AM
17	30	3/22/2016 10:09 AM

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

18	33	3/22/2016 9:55 AM
#	Q1: None of the above	Date
1	25	4/1/2016 12:15 PM
2	20	3/23/2016 10:36 AM
3	0	3/19/2016 9:39 PM
4	0	3/18/2016 8:15 PM
5	0	3/18/2016 9:05 AM
6	previous owners of 25 acres of open land	3/17/2016 6:19 PM
7	2 years	3/15/2016 8:27 AM

### Q5 D. How do you see your farmland in 10 years? (check one)

Answered: 78 Skipped: 17



	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Farmed by me or a family member	40.00% 8	45.00% 9	10.00% 2	5.00% 1	0.00% 0	25.64% 20
Sold/ transferred to another farmer	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	1.28% 1
Rented/ leased for farming	11.11% 2	0.00% 0	83.33% 15	5.56% 1	0.00% 0	23.08% 18
Portion developed for housing or other non-farm use	0.00% 0	0.00% 0	54.55% 6	36.36% 4	9.09% 1	14.10% 11
Entire farm sold for development	16.67% 1	16.67% 1	33.33% 2	33.33% 2	0.00% 0	7.69% 6
Grown into woodland, wildlife habitat	0.00% 0	0.00% 0	0.00% 0	90.00% 9	10.00% 1	12.82% 10
Don't know	8.33% 1	8.33% 1	41.67% 5	25.00% 3	16.67% 2	15.38% 12
<b>Total Respondents</b>	12	11	31	20	4	78
<b>Other (please specify)</b>	2	0	5	6	2	15

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	As part of our succession plan we include non family partners	3/22/2016 11:15 AM
2	as part of our succession plan we include non family partners	3/22/2016 11:05 AM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
	There are no responses.	
#	Q1: Landowner who rents or leases land to farmer	Date
1	Perhaps we will still lease if we are stillhere	4/18/2016 3:41 PM
2	Vineyard	4/4/2016 11:07 AM
3	Health	4/1/2016 3:40 PM
4	if not at all	3/22/2016 3:48 PM
5	78 years old	3/22/2016 1:09 PM
#	Q1: Owner of open land that is not farmed	Date
1	Planting	4/1/2016 12:49 PM
2	Sold for another family estate. Get out of NYS when we retire	3/24/2016 10:21 AM
3	Horse farms	3/22/2016 3:45 PM
4	Existing conservation easement	3/22/2016 1:25 PM
5	Camping with grandkids	3/22/2016 10:31 AM
6	Would like to stay rural agricultural	3/22/2016 10:09 AM
#	Q1: None of the above	Date
1	or if we continue to own property	4/1/2016 12:15 PM
2	N/A	3/18/2016 9:05 AM

## Q6 Please comment:

Answered: 12 Skipped: 83

	Please comment:	Total
Q1: Full-time farmer (more than 50% of household income from farming)	0.00% 0	0.00% 0
Q1: Part-time farmer (less than 50% of household income from farming)	100.00% 2	16.67% 2
Q1: Landowner who rents or leases land to farmer	100.00% 5	41.67% 5
Q1: Owner of open land that is not farmed	100.00% 4	33.33% 4
Q1: None of the above	100.00% 1	8.33% 1
<b>Total Respondents</b>	12	12

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
	There are no responses.	
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	Why does D only allow one answer? some developed some woodland some farmed	3/28/2016 12:51 PM
2	A viable beef and hay enterprise Continued pursuant of purchased development rights to preserve agriculture The loosing battle of rising assessment and taxes due to lake Property expansions and pressing development by investors	3/22/2016 3:13 PM
#	Q1: Landowner who rents or leases land to farmer	Date
1	We own a small fraction of farmland (56 acres) but would rather see land go to preserving land (agricultural use only) forever	3/23/2016 11:12 AM
2	Agriculture and comparison business shuld be encouraged - that; however, does not and should not result in limiting the ability of owners to pursue other development options. If continued ag use, or future ag use, is desired by an owner encourage it - but do not restructure ag owners by eliminating options for non-ag users.	3/23/2016 10:44 AM
3	Very important to preserve top farmland in area and maintain rural character of community. Days probably will leave their farm and have no one to take it over. Want to see their land continued to be farmed.	3/22/2016 5:02 PM
4	I would like to see my land farmed but in ten years I may have to sell the house. I am considering before selling to turn the land over to the Land Trust so that it will remain wild. I hope the neighboring land owners will continue having their land farmed. my property at the present time has adjacent land farmed or wild. Therefore my property has many animals and has a nice view without houses. Encourage the farmers and give them incentives. The challenges to agriculture are the housing developments. the wind and beer industries can be opportunities to increase agriulture	3/22/2016 3:48 PM
5	rogers Farms LLC use state of art, computer Farming-all college educated Landowner will keep status quo unless age and circumstances force change.	3/22/2016 1:09 PM
#	Q1: Owner of open land that is not farmed	Date
1	We see our land subdivided and sold for building lots in the next 10 years because the taxes are too costly. There should also be tax breaks for those owners who do not farm but want to keep the land undeveloped	3/24/2016 2:16 PM
2	Speciality organic produce for local sale Another area for nursery and tree stock - grape vineyard region. Provide land tax incentives to encourage such farming; advertise and encourage local farming and potential tourist appeal; provide advice to novice farmers. The all powerful influence of big money, developers; restrict housing developments via stringent zoning and tax reduction for growers; stand up to the developers by legal and political means	3/24/2016 11:24 AM
3	1. Hope it is still maintained as a wildlife habitat 2. 100% sustainable for heating firewood from the wood with dead, or fallen trees to heat the house. 3. Tax incentives always help, but stopping the over burdened state and federal mandates. Yeh the minimum wage to \$15/hour will kill the farmers. 4. Keep government out of the way of farmers so they can afford to do their job and make a living.	3/24/2016 10:21 AM
4	Tried to sell about 10 years ago	3/22/2016 1:00 PM



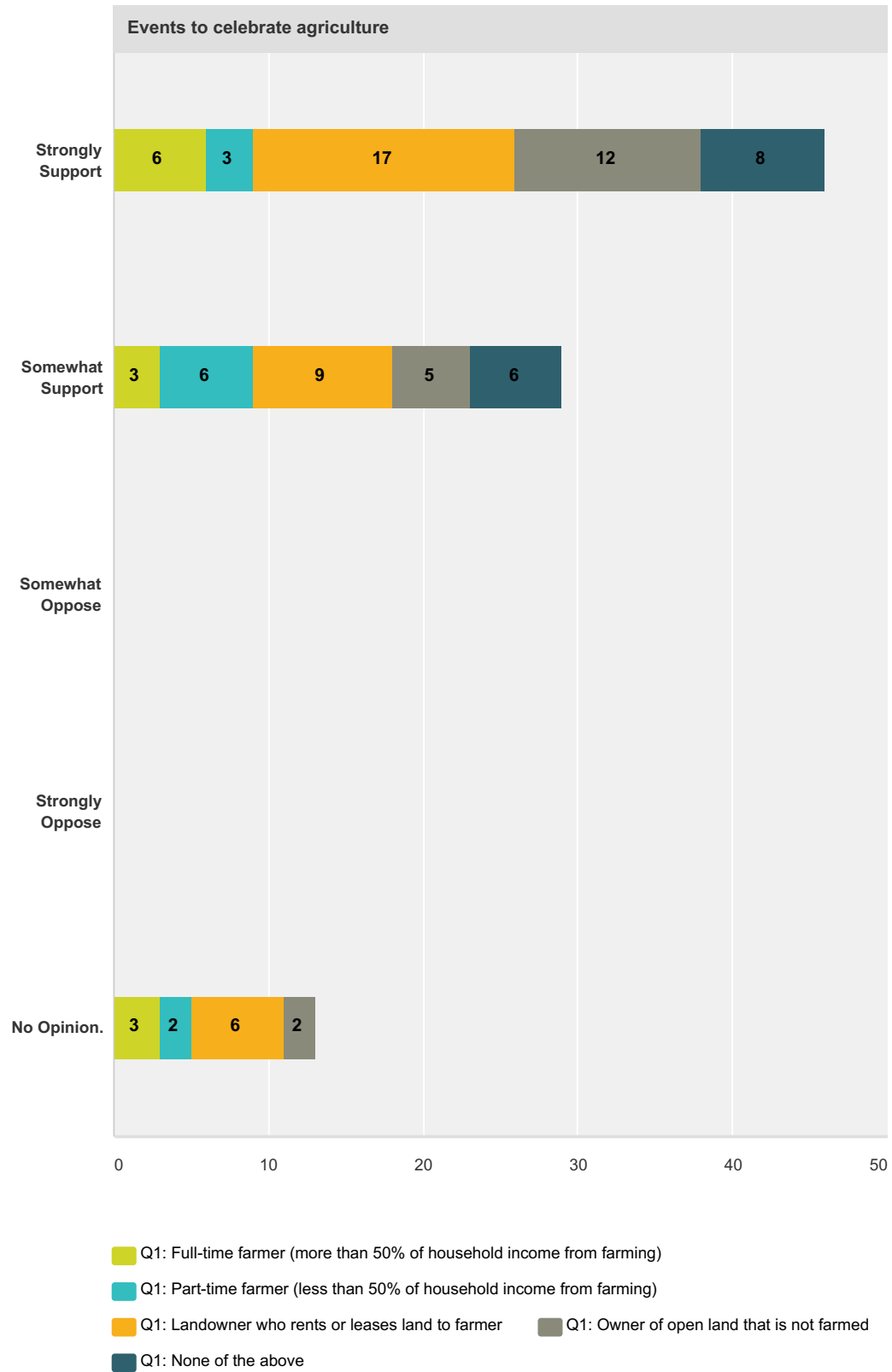
## Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

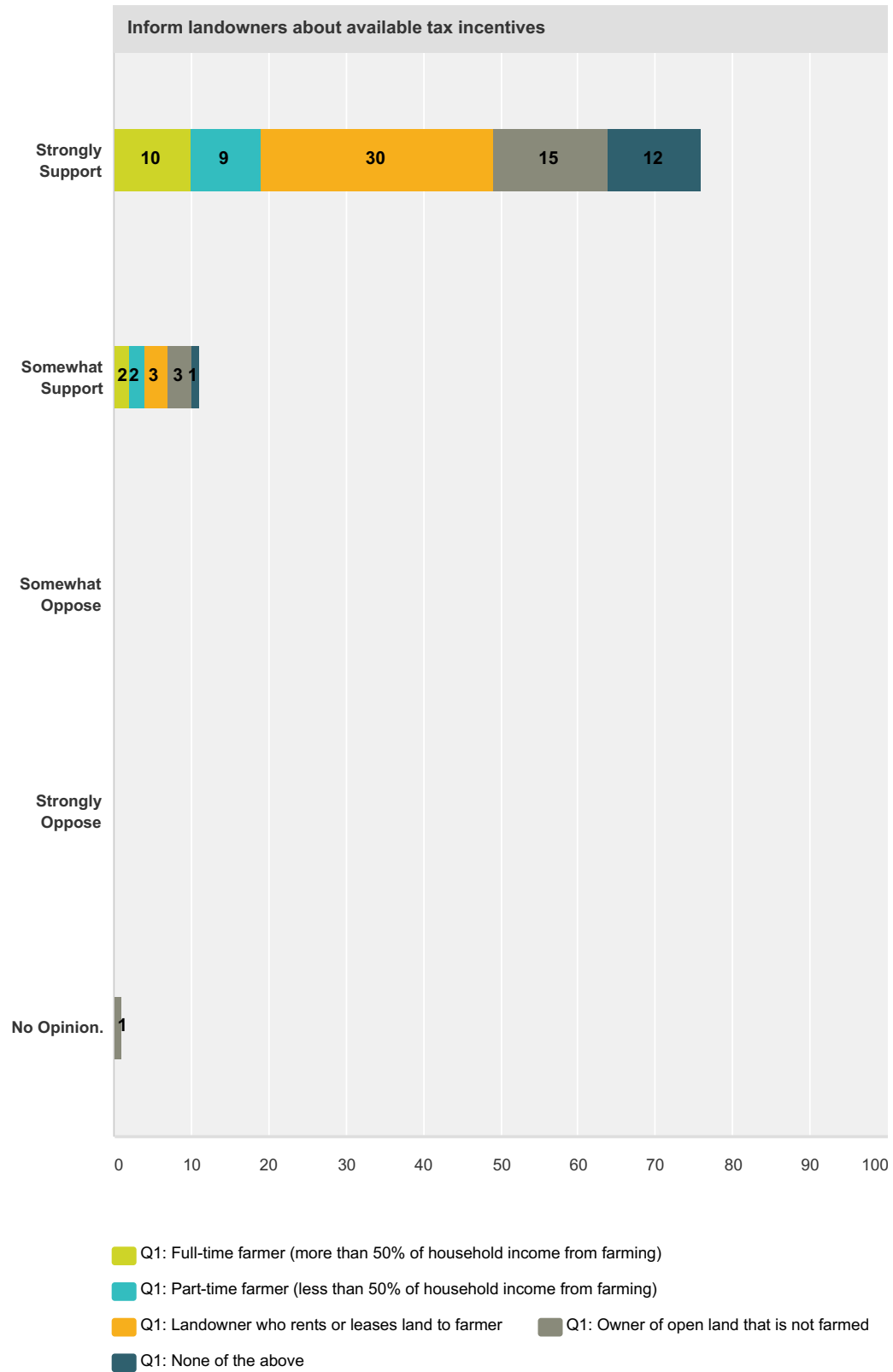
#	Q1: None of the above	Date
1	We live on Ketchum road in the town of Canandaigua and the majority of the land on our road is woodland and wildlife habitat and we would not be qualified to comment on the farmland survey	4/1/2016 12:15 PM

**Q7 E. Please indicate whether or not you support the following approaches to enhance agriculture and retain farmland:**

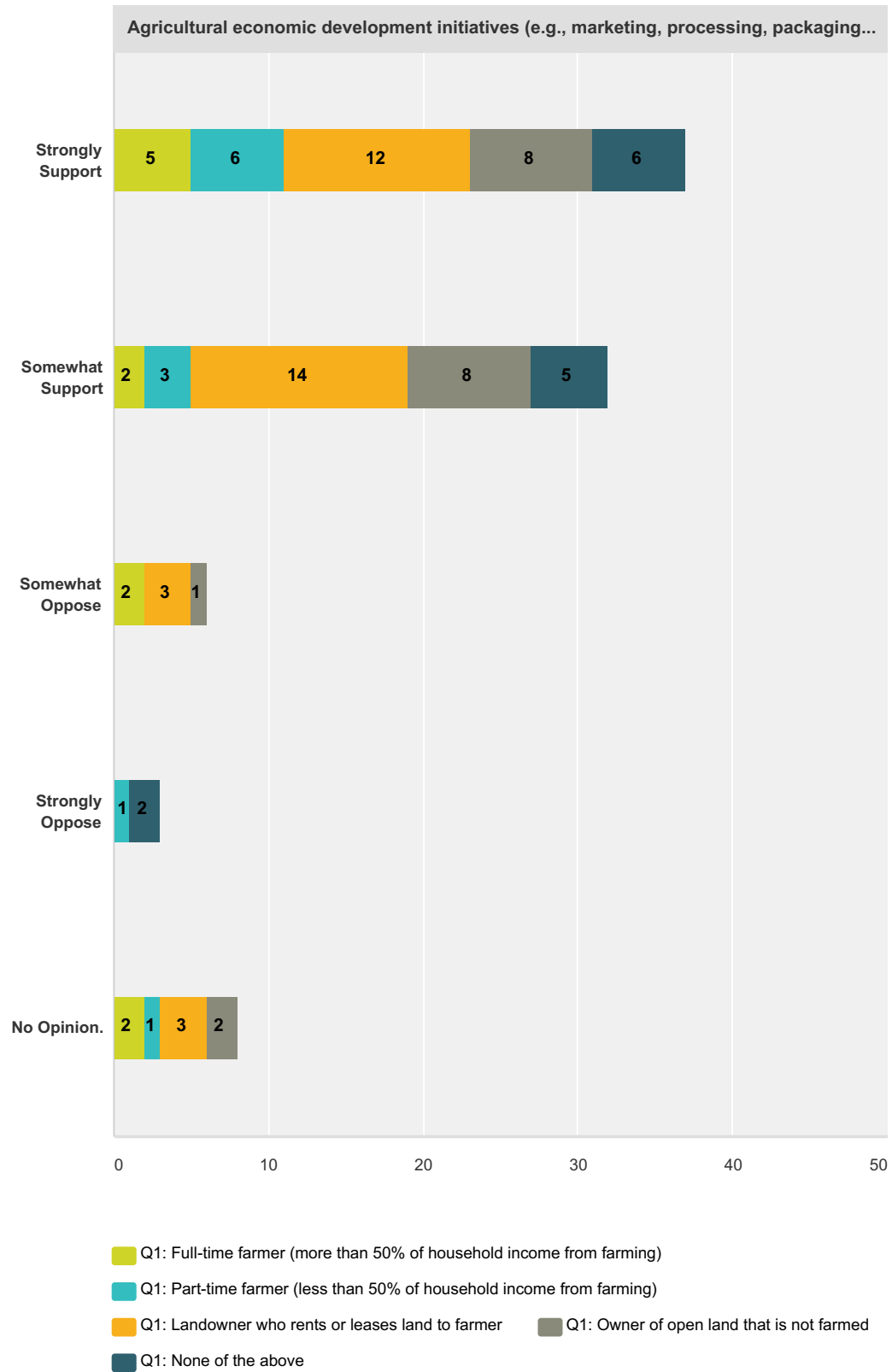
Answered: 89 Skipped: 6

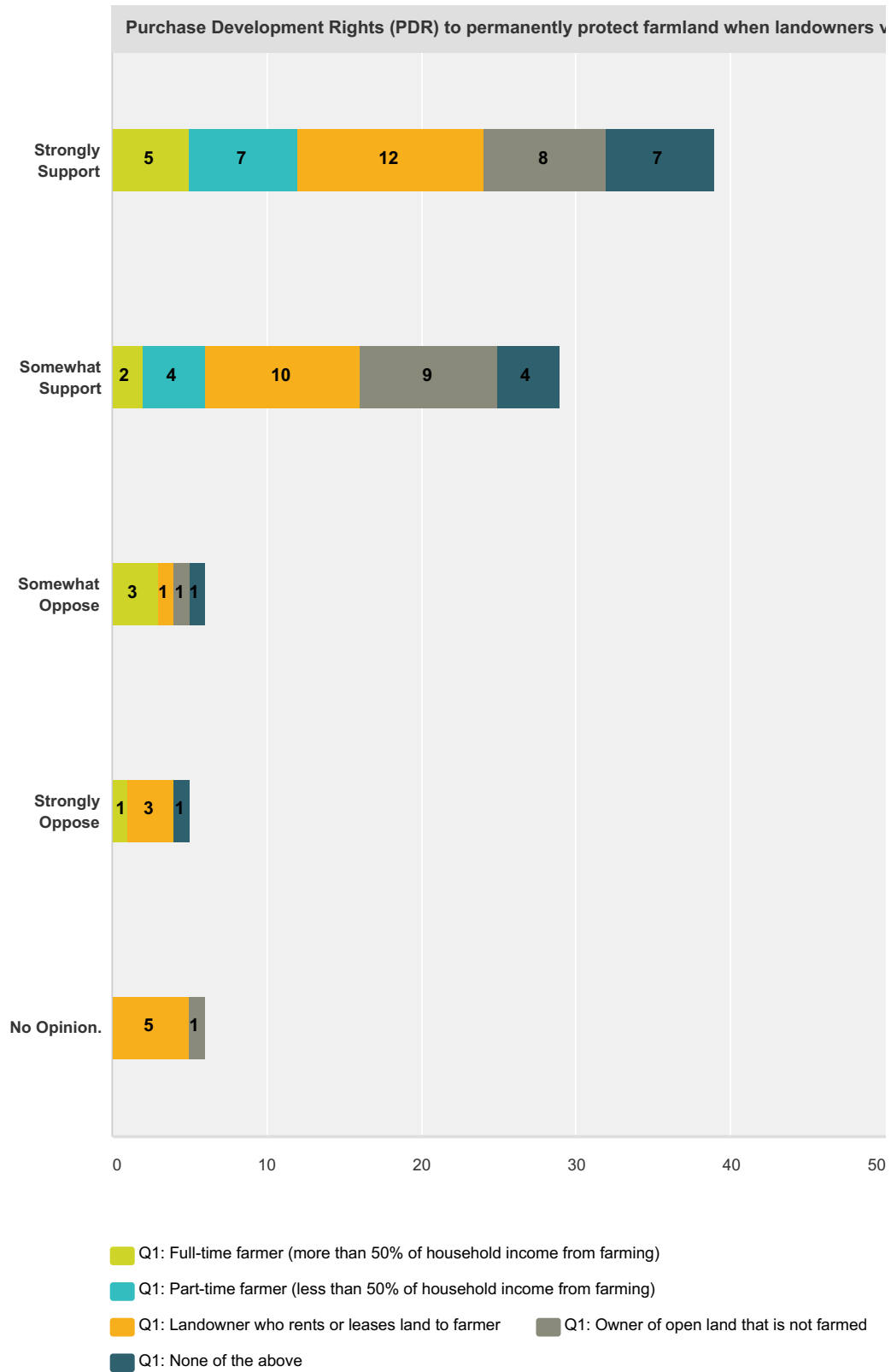
# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

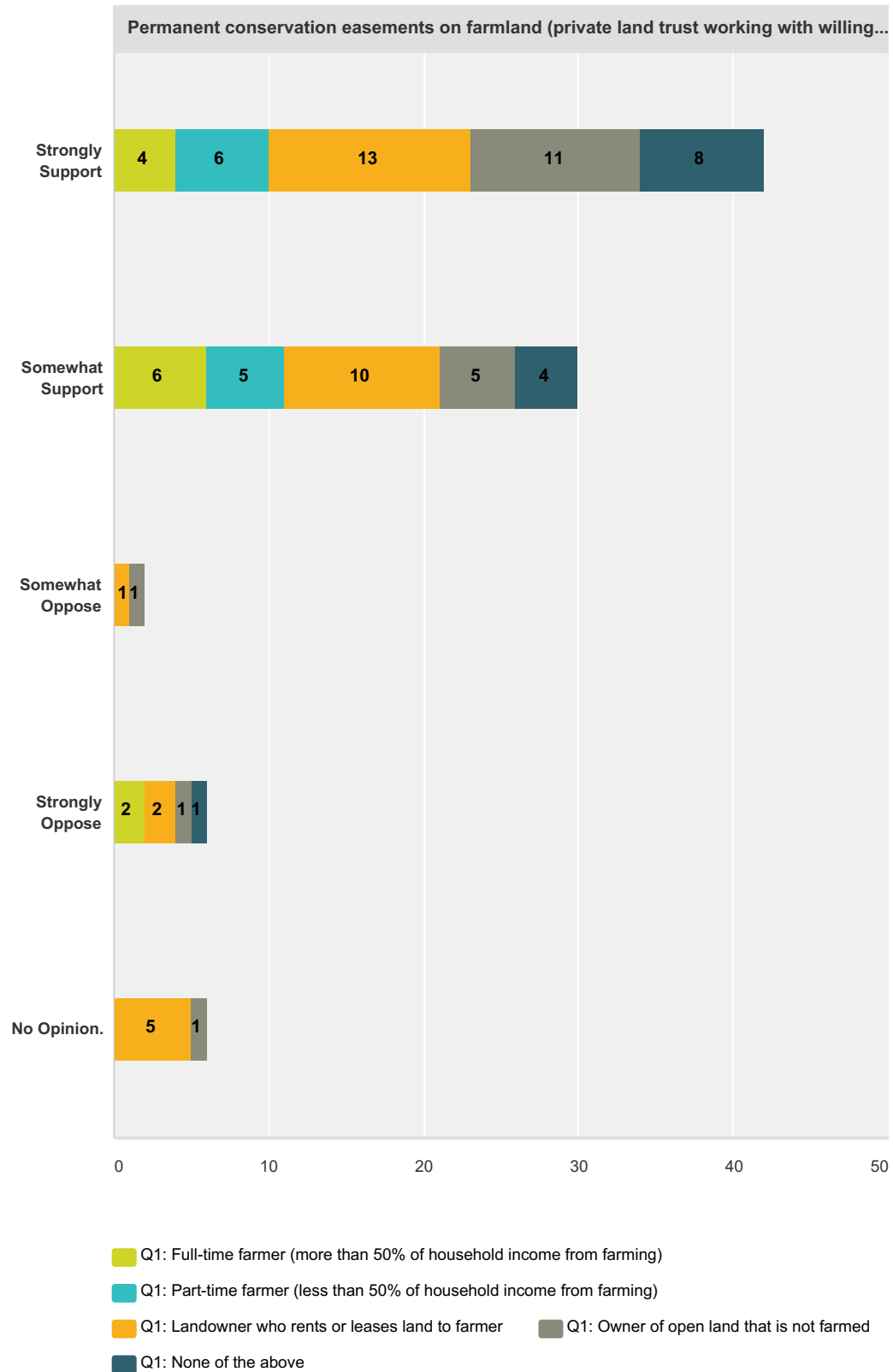


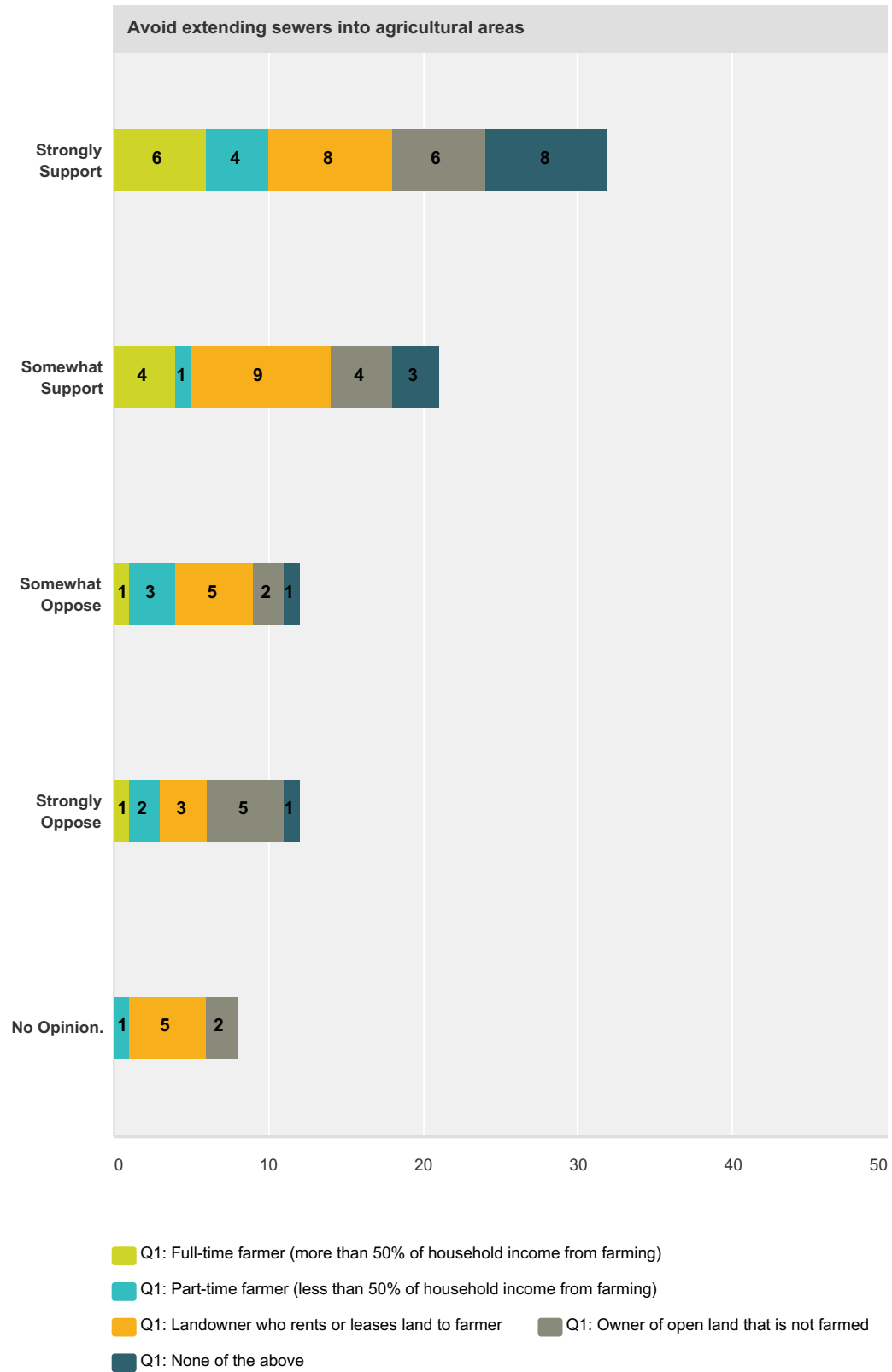


# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

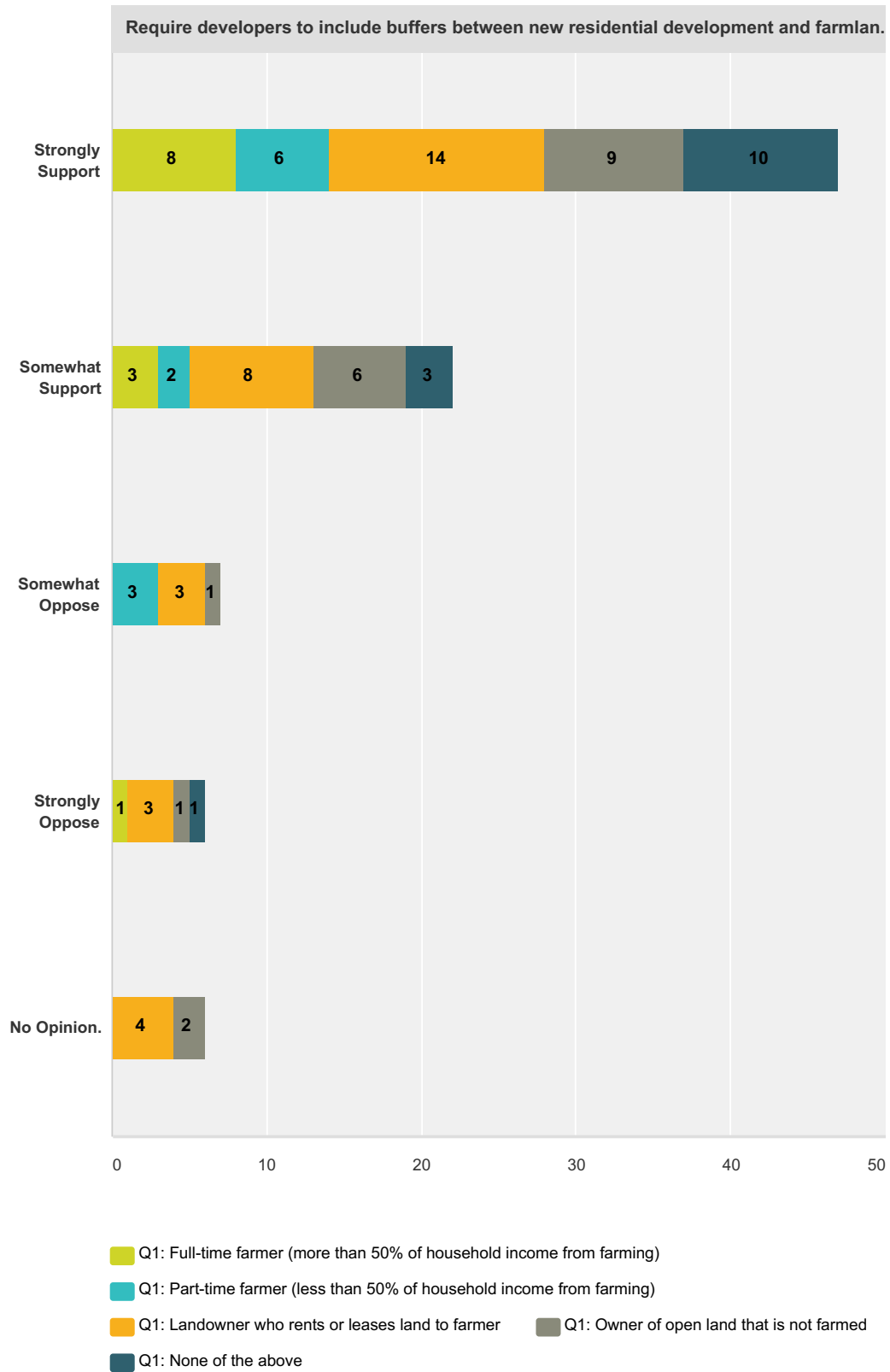


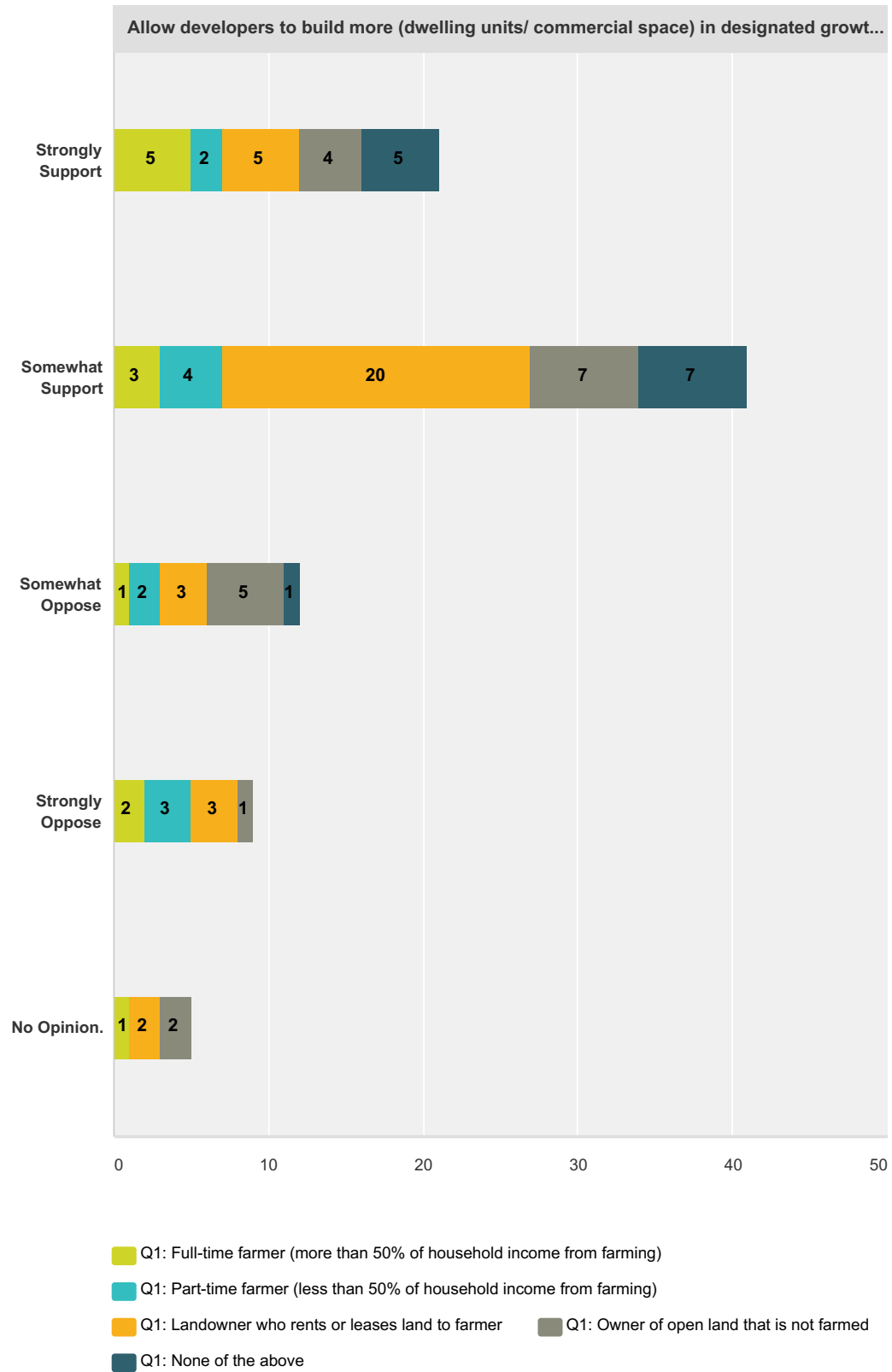


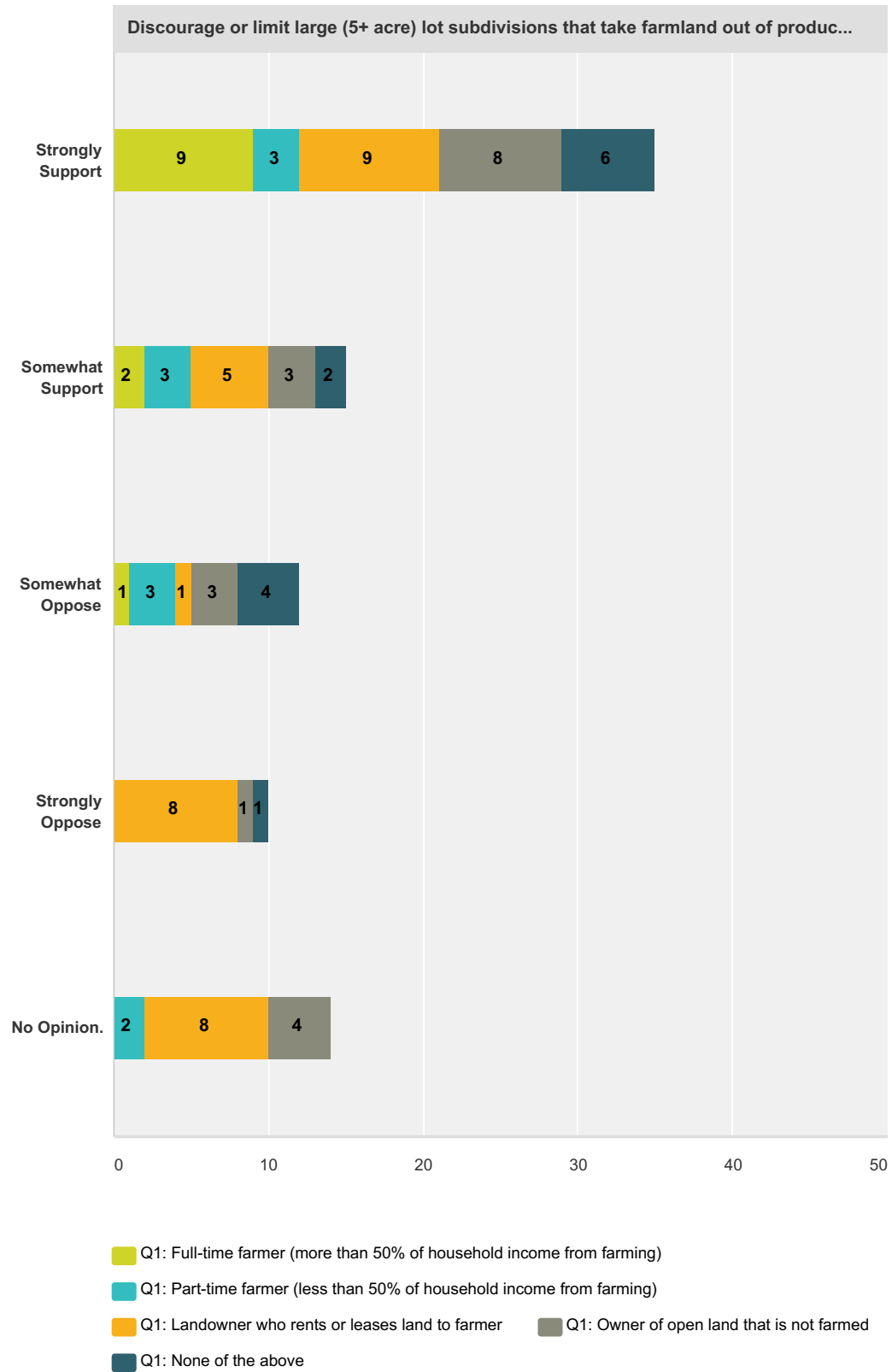




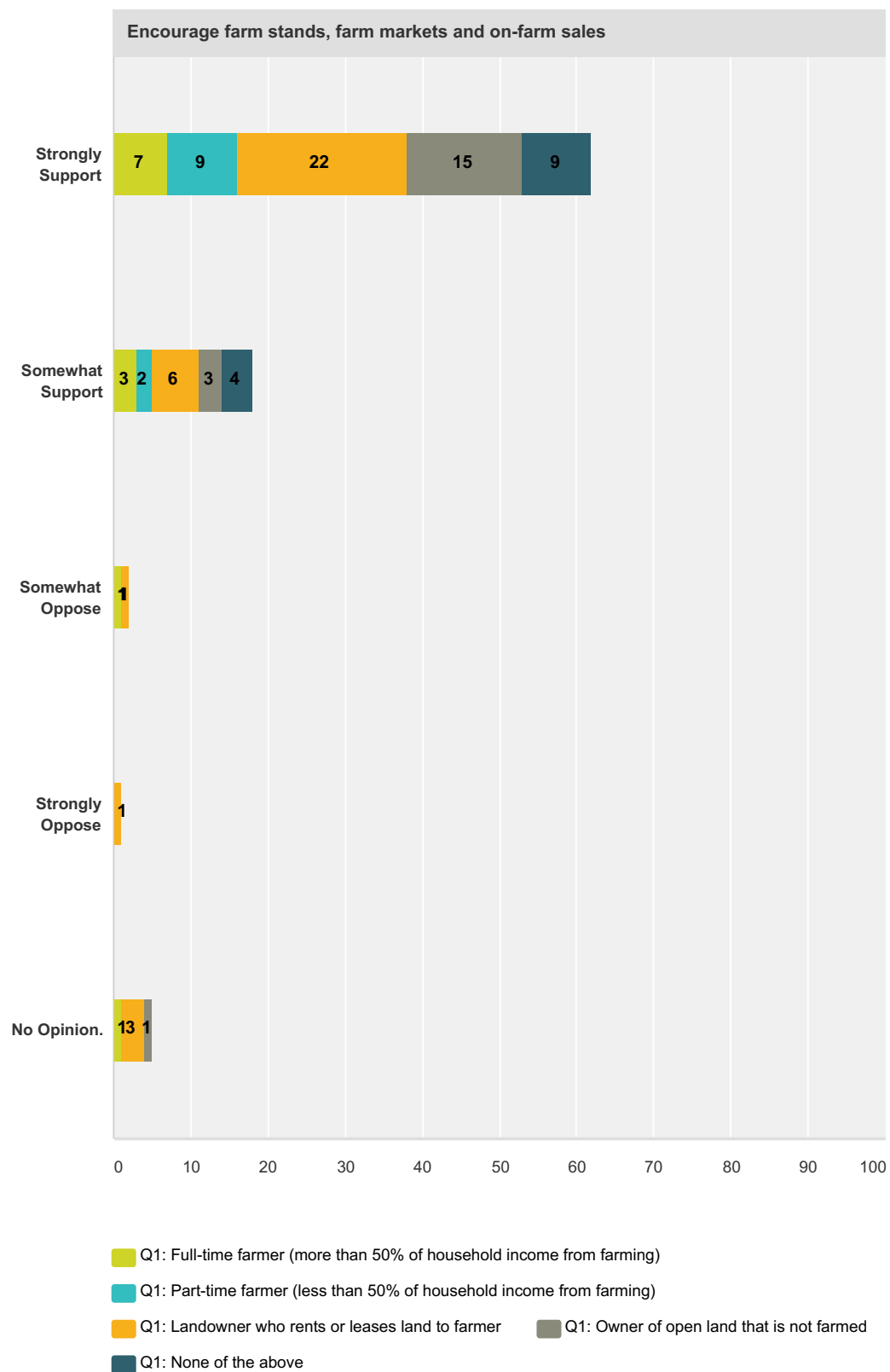


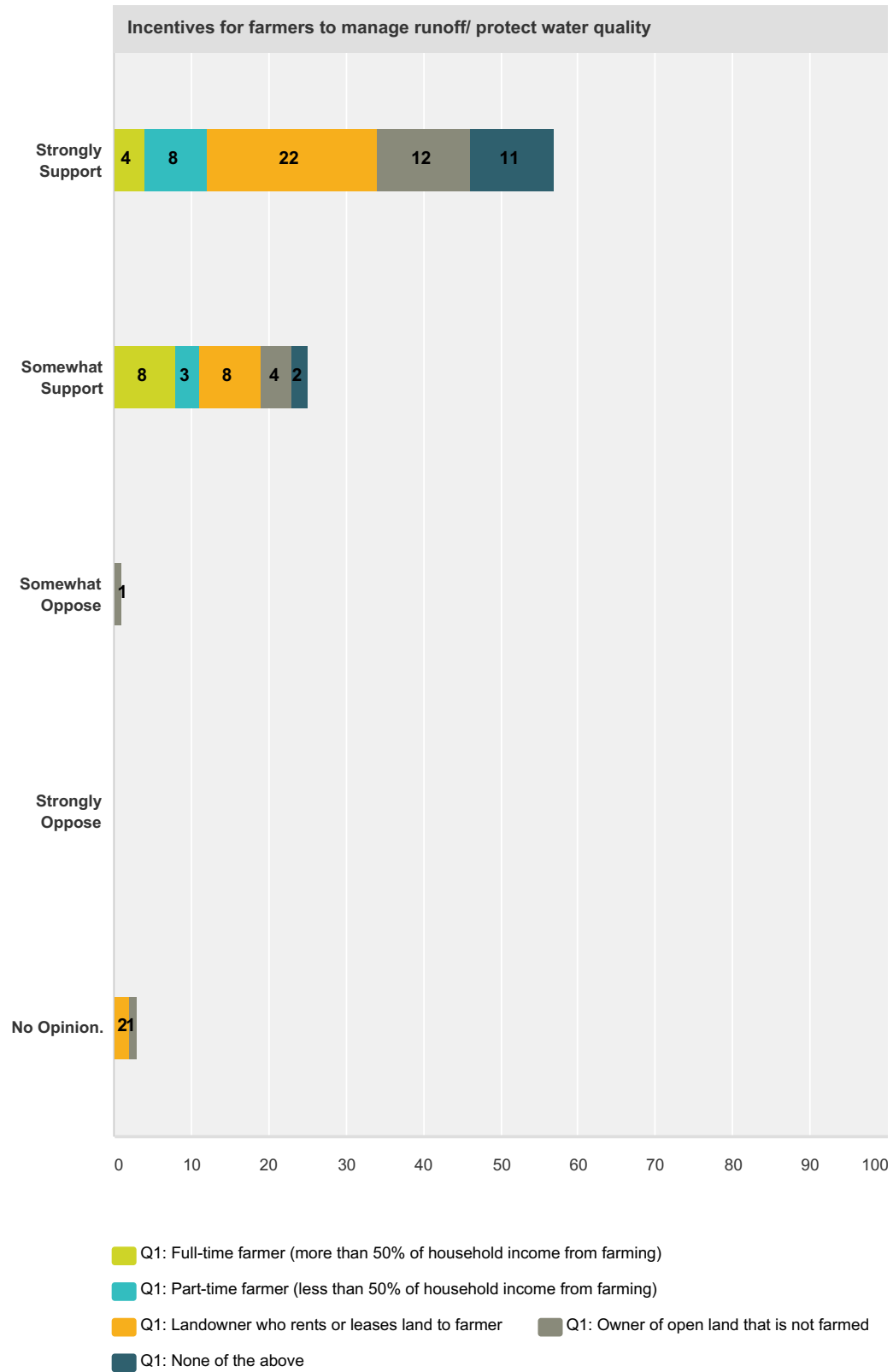


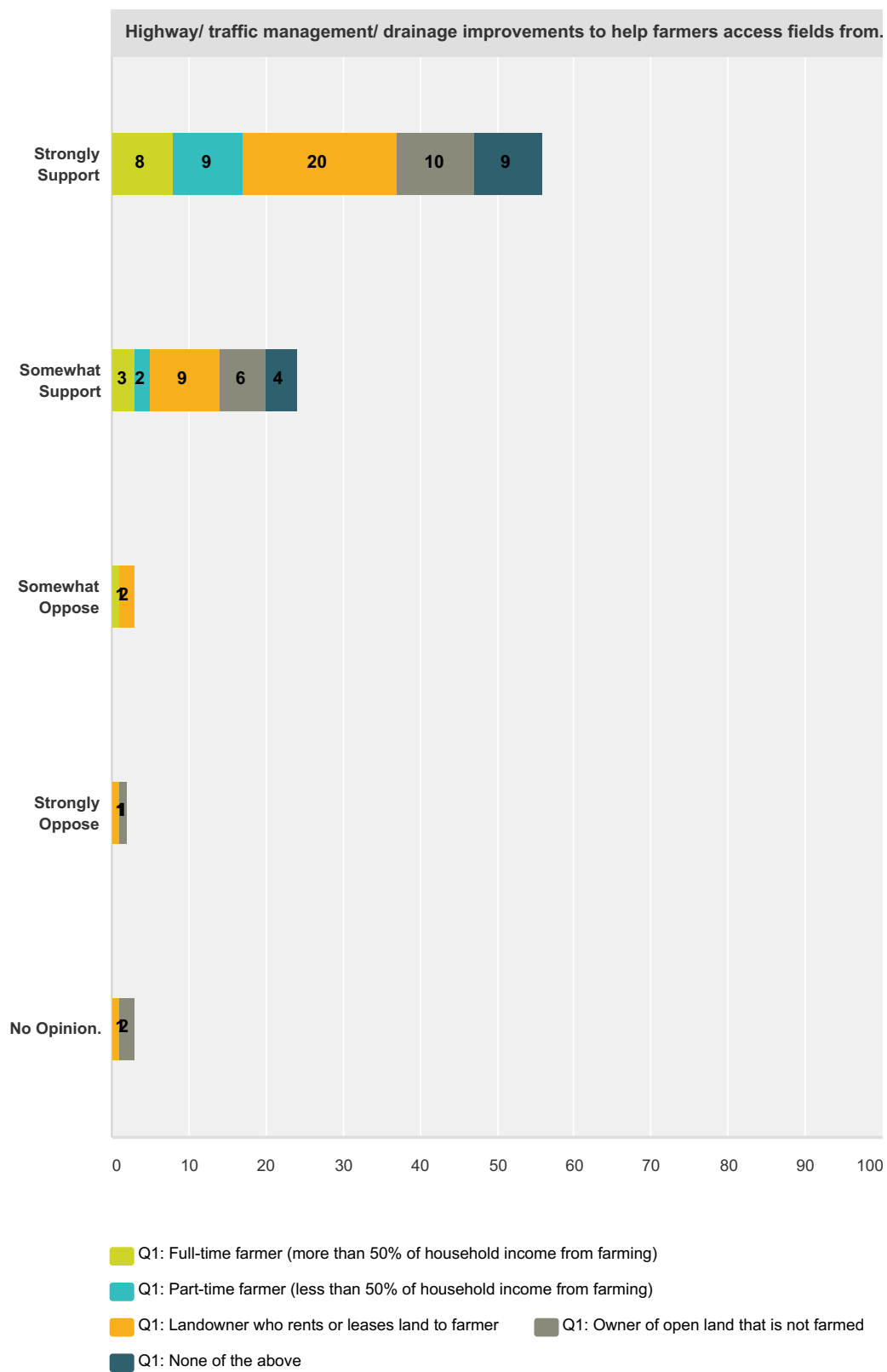


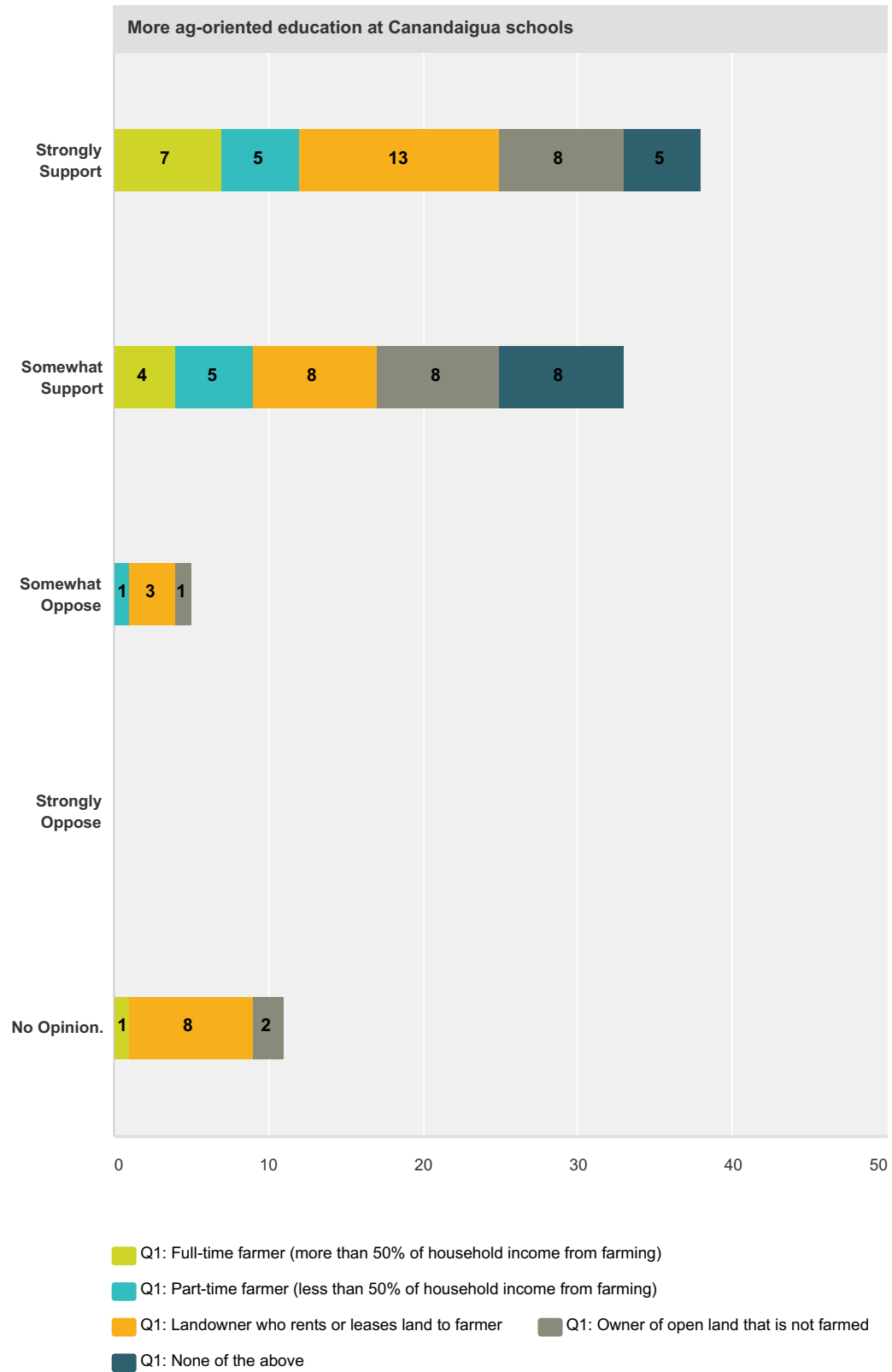


# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

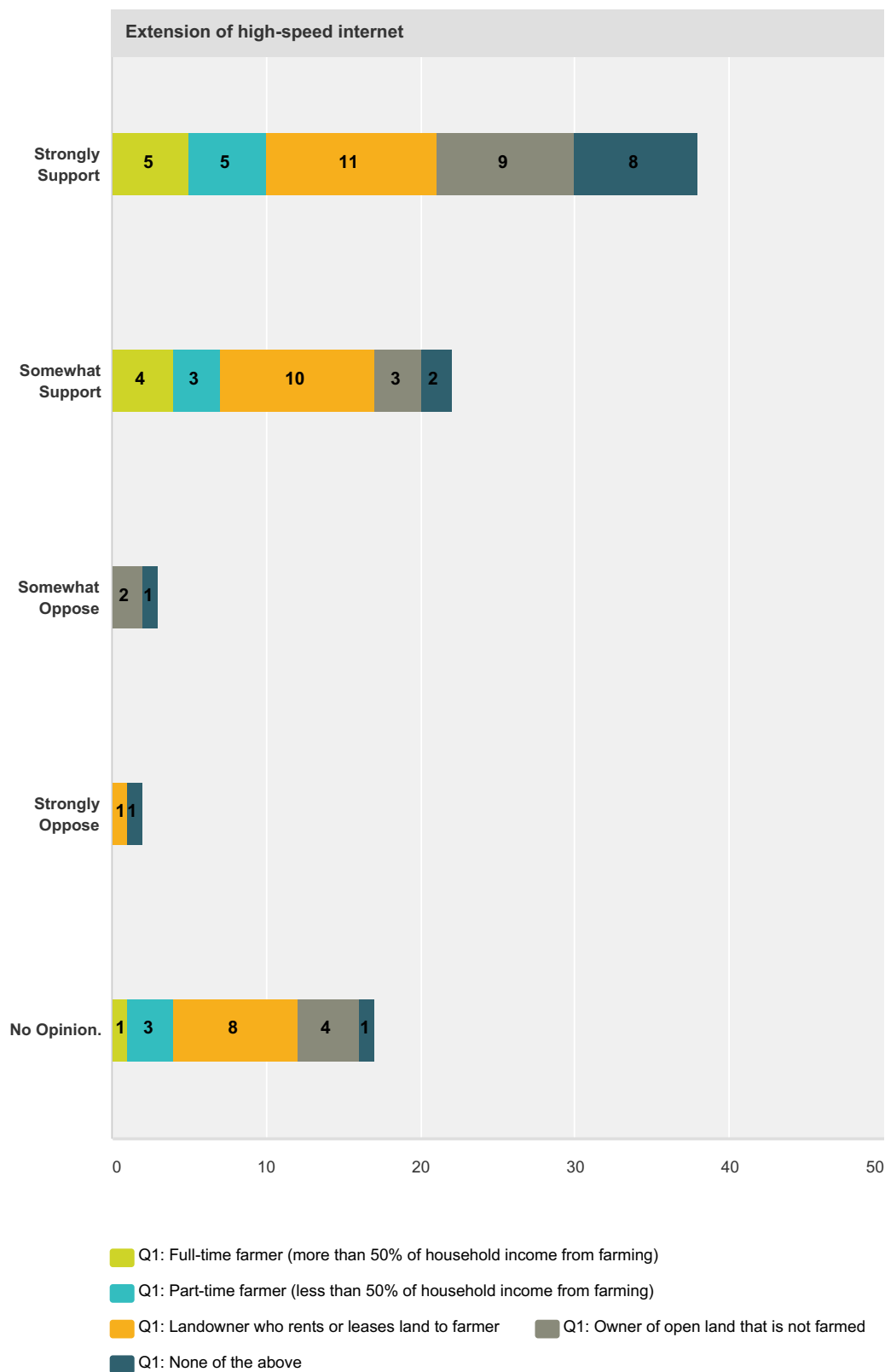








# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016



Events to celebrate agriculture						
	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total



# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

Strongly Support	13.04% 6	6.52% 3	36.96% 17	26.09% 12	17.39% 8	51.69% 46
Somewhat Support	10.34% 3	20.69% 6	31.03% 9	17.24% 5	20.69% 6	32.58% 29
Somewhat Oppose	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Strongly Oppose	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
No Opinion.	23.08% 3	15.38% 2	46.15% 6	15.38% 2	0.00% 0	14.61% 13

## Inform landowners about available tax incentives

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	13.16% 10	11.84% 9	39.47% 30	19.74% 15	15.79% 12	85.39% 76
Somewhat Support	18.18% 2	18.18% 2	27.27% 3	27.27% 3	9.09% 1	12.36% 11
Somewhat Oppose	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Strongly Oppose	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
No Opinion.	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	1.12% 1

## Agricultural economic development initiatives (e.g., marketing, processing, packaging, distribution, services)

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	13.51% 5	16.22% 6	32.43% 12	21.62% 8	16.22% 6	41.57% 37
Somewhat Support	6.25% 2	9.38% 3	43.75% 14	25.00% 8	15.63% 5	35.96% 32
Somewhat Oppose	33.33% 2	0.00% 0	50.00% 3	16.67% 1	0.00% 0	6.74% 6
Strongly Oppose	0.00% 0	33.33% 1	0.00% 0	0.00% 0	66.67% 2	3.37% 3
No Opinion.	25.00% 2	12.50% 1	37.50% 3	25.00% 2	0.00% 0	8.99% 8

## Purchase Development Rights (PDR) to permanently protect farmland when landowners voluntarily participate

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	12.82% 5	17.95% 7	30.77% 12	20.51% 8	17.95% 7	43.82% 39
Somewhat Support	6.90% 2	13.79% 4	34.48% 10	31.03% 9	13.79% 4	32.58% 29
Somewhat Oppose	50.00% 3	0.00% 0	16.67% 1	16.67% 1	16.67% 1	6.74% 6

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

Strongly Oppose	20.00% 1	0.00% 0	60.00% 3	0.00% 0	20.00% 1	5.62% 5
No Opinion.	0.00% 0	0.00% 0	83.33% 5	16.67% 1	0.00% 0	6.74% 6

## Permanent conservation easements on farmland (private land trust working with willing landowners)

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	9.52% 4	14.29% 6	30.95% 13	26.19% 11	19.05% 8	47.19% 42
Somewhat Support	20.00% 6	16.67% 5	33.33% 10	16.67% 5	13.33% 4	33.71% 30
Somewhat Oppose	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	2.25% 2
Strongly Oppose	33.33% 2	0.00% 0	33.33% 2	16.67% 1	16.67% 1	6.74% 6
No Opinion.	0.00% 0	0.00% 0	83.33% 5	16.67% 1	0.00% 0	6.74% 6

## Avoid extending sewers into agricultural areas

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	18.75% 6	12.50% 4	25.00% 8	18.75% 6	25.00% 8	35.96% 32
Somewhat Support	19.05% 4	4.76% 1	42.86% 9	19.05% 4	14.29% 3	23.60% 21
Somewhat Oppose	8.33% 1	25.00% 3	41.67% 5	16.67% 2	8.33% 1	13.48% 12
Strongly Oppose	8.33% 1	16.67% 2	25.00% 3	41.67% 5	8.33% 1	13.48% 12
No Opinion.	0.00% 0	12.50% 1	62.50% 5	25.00% 2	0.00% 0	8.99% 8

## Require developers to include buffers between new residential development and farmland

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	17.02% 8	12.77% 6	29.79% 14	19.15% 9	21.28% 10	52.81% 47
Somewhat Support	13.64% 3	9.09% 2	36.36% 8	27.27% 6	13.64% 3	24.72% 22
Somewhat Oppose	0.00% 0	42.86% 3	42.86% 3	14.29% 1	0.00% 0	7.87% 7
Strongly Oppose	16.67% 1	0.00% 0	50.00% 3	16.67% 1	16.67% 1	6.74% 6
No Opinion.	0.00% 0	0.00% 0	66.67% 4	33.33% 2	0.00% 0	6.74% 6

## Allow developers to build more (dwelling units/ commercial space) in designated growth areas in exchange for preserving farmland elsewhere (e.g., Padelford Brook Greenway)

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	23.81% 5	9.52% 2	23.81% 5	19.05% 4	23.81% 5	23.60% 21
Somewhat Support	7.32% 3	9.76% 4	48.78% 20	17.07% 7	17.07% 7	46.07% 41
Somewhat Oppose	8.33% 1	16.67% 2	25.00% 3	41.67% 5	8.33% 1	13.48% 12
Strongly Oppose	22.22% 2	33.33% 3	33.33% 3	11.11% 1	0.00% 0	10.11% 9
No Opinion.	20.00% 1	0.00% 0	40.00% 2	40.00% 2	0.00% 0	5.62% 5
Discourage or limit large (5+ acre) lot subdivisions that take farmland out of production						
	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	25.71% 9	8.57% 3	25.71% 9	22.86% 8	17.14% 6	39.33% 35
Somewhat Support	13.33% 2	20.00% 3	33.33% 5	20.00% 3	13.33% 2	16.85% 15
Somewhat Oppose	8.33% 1	25.00% 3	8.33% 1	25.00% 3	33.33% 4	13.48% 12
Strongly Oppose	0.00% 0	0.00% 0	80.00% 8	10.00% 1	10.00% 1	11.24% 10
No Opinion.	0.00% 0	14.29% 2	57.14% 8	28.57% 4	0.00% 0	15.73% 14
Encourage farm stands, farm markets and on-farm sales						
	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	11.29% 7	14.52% 9	35.48% 22	24.19% 15	14.52% 9	69.66% 62
Somewhat Support	16.67% 3	11.11% 2	33.33% 6	16.67% 3	22.22% 4	20.22% 18
Somewhat Oppose	50.00% 1	0.00% 0	50.00% 1	0.00% 0	0.00% 0	2.25% 2
Strongly Oppose	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	1.12% 1
No Opinion.	20.00% 1	0.00% 0	60.00% 3	20.00% 1	0.00% 0	5.62% 5
Incentives for farmers to manage runoff/ protect water quality						
	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	7.02% 4	14.04% 8	38.60% 22	21.05% 12	19.30% 11	64.04% 57
Somewhat Support	32.00% 8	12.00% 3	32.00% 8	16.00% 4	8.00% 2	28.09% 25

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

Somewhat Oppose	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	1.12% 1
Strongly Oppose	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
No Opinion.	0.00% 0	0.00% 0	66.67% 2	33.33% 1	0.00% 0	3.37% 3

## Highway/ traffic management/ drainage improvements to help farmers access fields from public roads

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	14.29% 8	16.07% 9	35.71% 20	17.86% 10	16.07% 9	62.92% 56
Somewhat Support	12.50% 3	8.33% 2	37.50% 9	25.00% 6	16.67% 4	26.97% 24
Somewhat Oppose	33.33% 1	0.00% 0	66.67% 2	0.00% 0	0.00% 0	3.37% 3
Strongly Oppose	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	2.25% 2
No Opinion.	0.00% 0	0.00% 0	33.33% 1	66.67% 2	0.00% 0	3.37% 3

## More ag-oriented education at Canandaigua schools

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	18.42% 7	13.16% 5	34.21% 13	21.05% 8	13.16% 5	42.70% 38
Somewhat Support	12.12% 4	15.15% 5	24.24% 8	24.24% 8	24.24% 8	37.08% 33
Somewhat Oppose	0.00% 0	20.00% 1	60.00% 3	20.00% 1	0.00% 0	5.62% 5
Strongly Oppose	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
No Opinion.	9.09% 1	0.00% 0	72.73% 8	18.18% 2	0.00% 0	12.36% 11

## Extension of high-speed internet

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	13.16% 5	13.16% 5	28.95% 11	23.68% 9	21.05% 8	42.70% 38
Somewhat Support	18.18% 4	13.64% 3	45.45% 10	13.64% 3	9.09% 2	24.72% 22
Somewhat Oppose	0.00% 0	0.00% 0	0.00% 0	66.67% 2	33.33% 1	3.37% 3
Strongly Oppose	0.00% 0	0.00% 0	50.00% 1	0.00% 0	50.00% 1	2.25% 2
No Opinion.	5.88% 1	17.65% 3	47.06% 8	23.53% 4	5.88% 1	19.10% 17

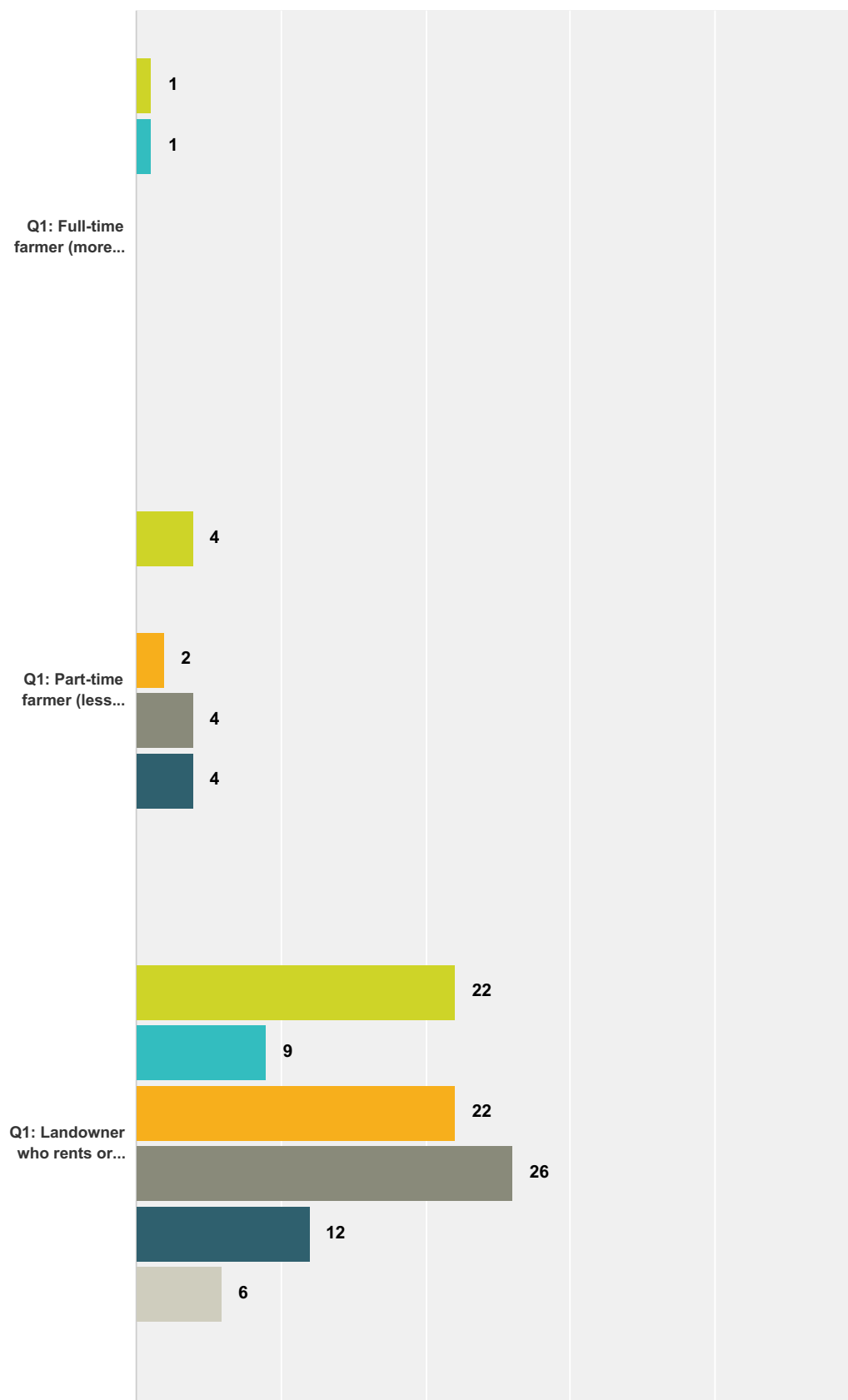
# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Other	0	1	5	2	1	9

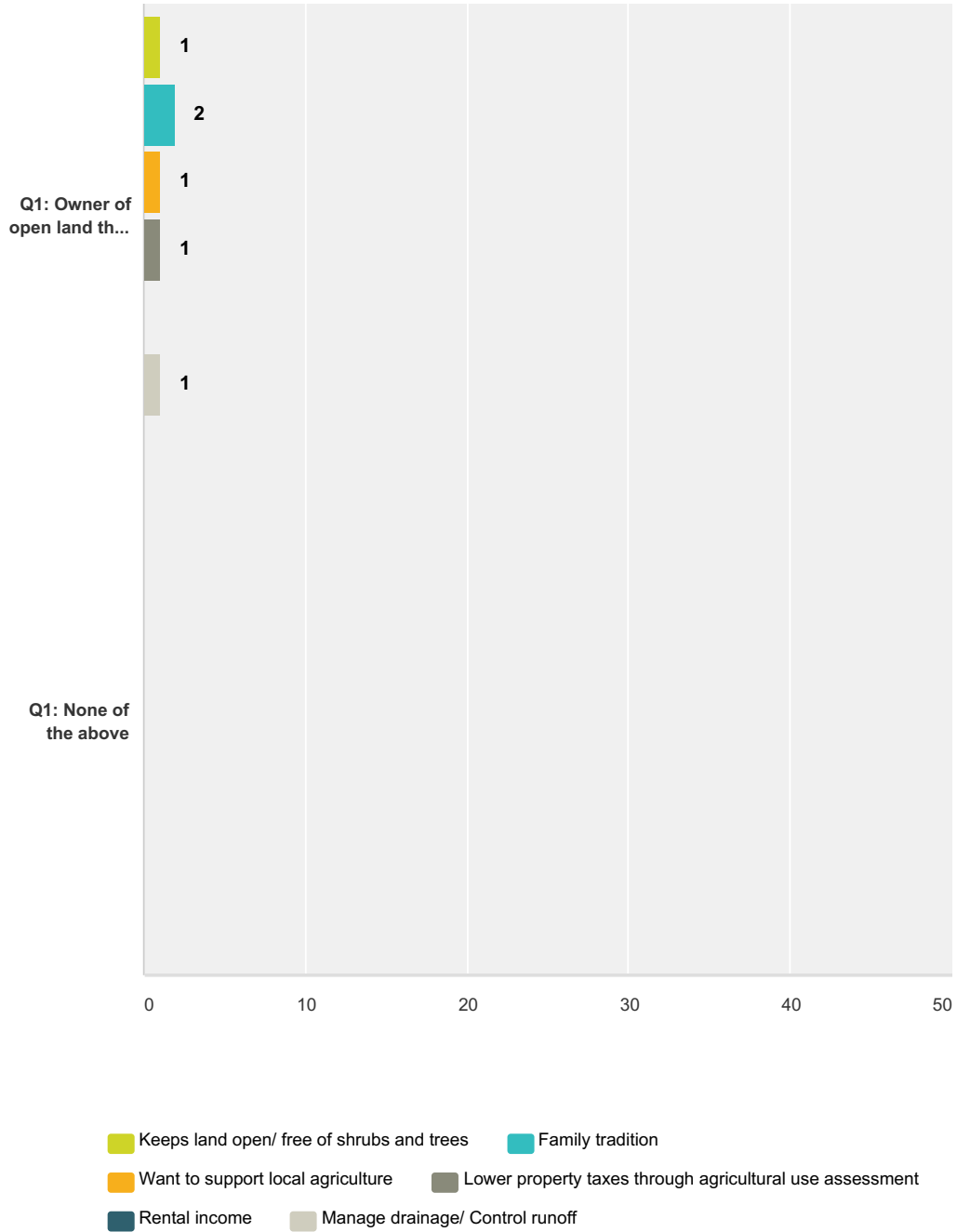
#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
	There are no responses.	
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	Public Water, natural gas and internet services	3/17/2016 4:51 PM
#	Q1: Landowner who rents or leases land to farmer	Date
1	Encourage ag-oriented clubs for kids hunting gardening 4-14 etc, apprenticeships in agriculture or horticulture	4/18/2016 3:44 PM
2	Control high speed traffic	4/5/2016 1:02 PM
3	More tax incentivess to lower property tax	4/1/2016 4:03 PM
4	More FFA and 4-H involvement in the agricultural heritage of Ontario County	4/1/2016 1:23 PM
5	control high speed traffice	3/22/2016 3:48 PM
#	Q1: Owner of open land that is not farmed	Date
1	Ag advisory council to give individual farms in all phases of farming. (I am anawering this section only because I have rented on a limited basis in the past. Info may be helpful)	3/24/2016 11:26 AM
2	competition for twc needed	3/22/2016 3:46 PM
#	Q1: None of the above	Date
1	Limit/Restrict/Freeze building along Lake	3/22/2016 12:13 PM

## Q8 A. Why do you rent/ lease your farmland for farming? (check all that apply)

Answered: 41 Skipped: 54



# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016



	Keeps land open/ free of shrubs and trees	Family tradition	Want to support local agriculture	Lower property taxes through agricultural use assessment	Rental income	Manage drainage/ Control runoff	Total
Q1: Full-time farmer (more than 50% of household income from farming)	100.00% 1	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4.88% 2
Q1: Part-time farmer (less than 50% of household income from farming)	80.00% 4	0.00% 0	40.00% 2	80.00% 4	80.00% 4	0.00% 0	34.15% 14
Q1: Landowner who rents or leases land to farmer	68.75% 22	28.13% 9	68.75% 22	81.25% 26	37.50% 12	18.75% 6	236.59% 97
Q1: Owner of open land that is not farmed	33.33% 1	66.67% 2	33.33% 1	33.33% 1	0.00% 0	33.33% 1	14.63% 6

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

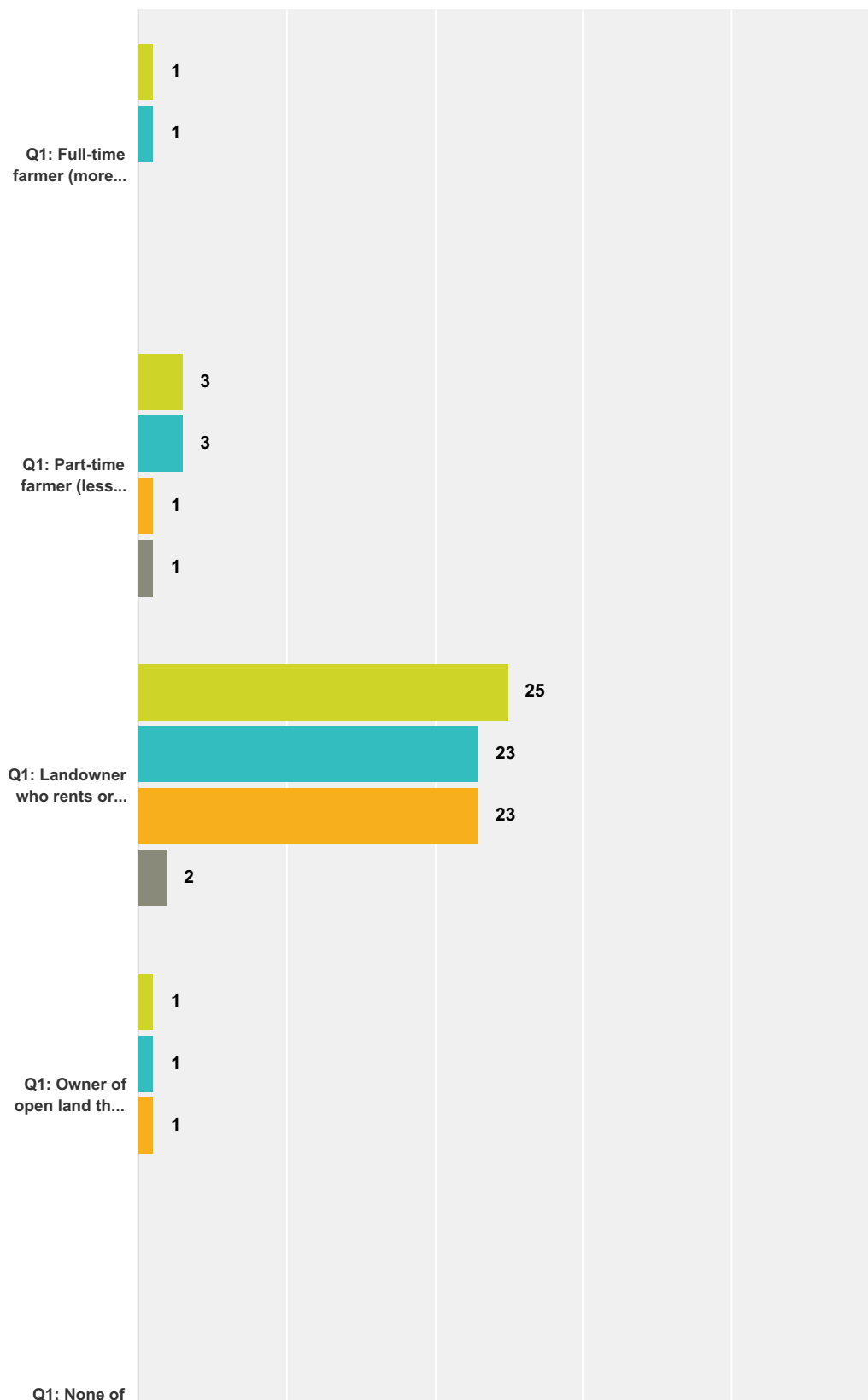
Q1: None of the above	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
<b>Total Respondents</b>	28	12	25	31	16	7	41
					<b>Other (please specify)</b>		<b>Total</b>
Q1: Full-time farmer (more than 50% of household income from farming)					1		1
Q1: Part-time farmer (less than 50% of household income from farming)					0		0
Q1: Landowner who rents or leases land to farmer					4		4
Q1: Owner of open land that is not farmed					1		1
Q1: None of the above					1		1

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	FREE USAGE	4/1/2016 12:27 PM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
	There are no responses.	
#	Q1: Landowner who rents or leases land to farmer	Date
1	Was being farmed when we bought it	4/4/2016 11:29 AM
2	to keep farmlands from being sold to developers	3/23/2016 11:14 AM
3	pay realestate taxes	3/23/2016 10:46 AM
4	Green & best use of land	3/22/2016 3:10 PM
#	Q1: Owner of open land that is not farmed	Date
1	N/A	3/22/2016 1:00 PM
#	Q1: None of the above	Date
1	N/A	3/18/2016 9:07 AM

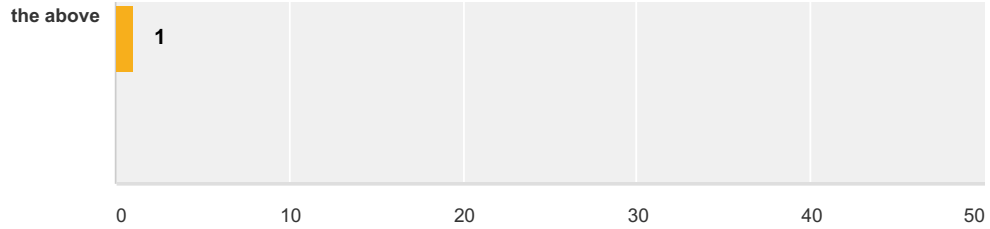


**Q9 B. Which of the following factors are important in selecting a farmer to rent to?  
(check all that apply)**

Answered: 41 Skipped: 54



# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016



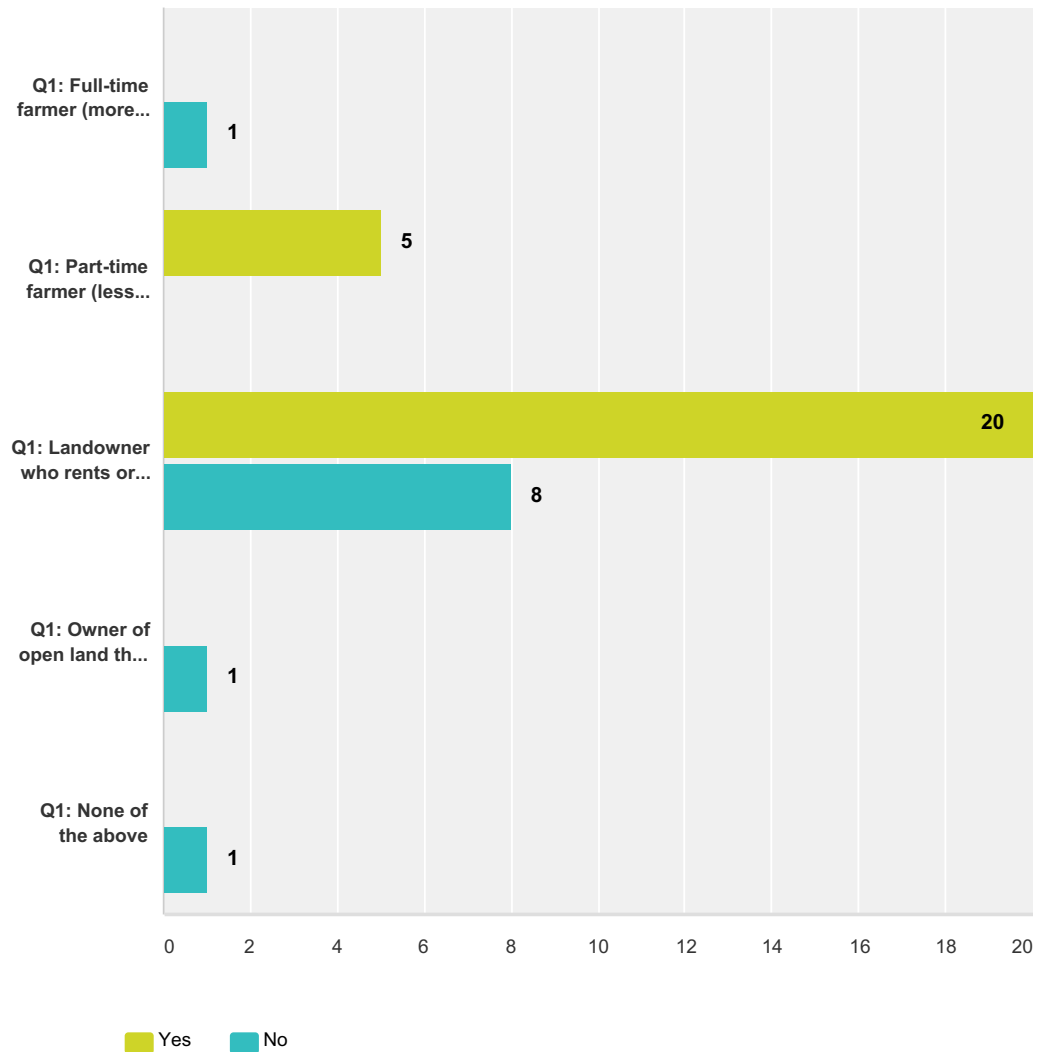
■ Farmer works land nearby
 ■ Personal acquaintance
 ■ Commitment to sound environmental practices
 ■ Amount of rent farmer is able/ willing to pay

	Farmer works land nearby	Personal acquaintance	Commitment to sound environmental practices	Amount of rent farmer is able/ willing to pay	Total
Q1: Full-time farmer (more than 50% of household income from farming)	100.00% 1	100.00% 1	0.00% 0	0.00% 0	4.88% 2
Q1: Part-time farmer (less than 50% of household income from farming)	60.00% 3	60.00% 3	20.00% 1	20.00% 1	19.51% 8
Q1: Landowner who rents or leases land to farmer	78.13% 25	71.88% 23	71.88% 23	6.25% 2	178.05% 73
Q1: Owner of open land that is not farmed	50.00% 1	50.00% 1	50.00% 1	0.00% 0	7.32% 3
Q1: None of the above	0.00% 0	0.00% 0	100.00% 1	0.00% 0	2.44% 1
<b>Total Respondents</b>	30	28	26	3	41
				<b>Other</b>	<b>Total</b>
Q1: Full-time farmer (more than 50% of household income from farming)				1	1
Q1: Part-time farmer (less than 50% of household income from farming)				0	0
Q1: Landowner who rents or leases land to farmer				2	2
Q1: Owner of open land that is not farmed				2	2
Q1: None of the above				1	1

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	FREE USAGE	4/1/2016 12:27 PM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
	There are no responses.	
#	Q1: Landowner who rents or leases land to farmer	Date
1	Commitment to sound agricultural practices	4/1/2016 3:44 PM
2	Responsible	4/1/2016 3:41 PM
#	Q1: Owner of open land that is not farmed	Date
1	Farmer who can work our type of land (hilly)	4/3/2016 11:11 AM
2	N/A	3/22/2016 1:00 PM
#	Q1: None of the above	Date
1	N/A	3/18/2016 9:07 AM

### Q10 C. Do you have a written lease agreement with the farmer who works your land?

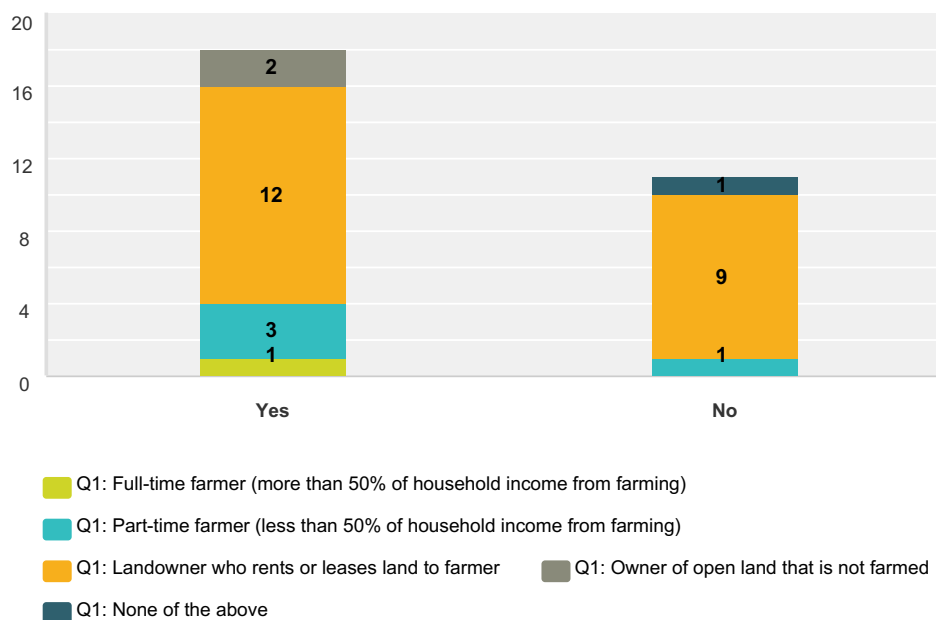
Answered: 36 Skipped: 59



	Yes	No	Total
Q1: Full-time farmer (more than 50% of household income from farming)	0.00% 0	100.00% 1	2.78% 1
Q1: Part-time farmer (less than 50% of household income from farming)	100.00% 5	0.00% 0	13.89% 5
Q1: Landowner who rents or leases land to farmer	71.43% 20	28.57% 8	77.78% 28
Q1: Owner of open land that is not farmed	0.00% 0	100.00% 1	2.78% 1
Q1: None of the above	0.00% 0	100.00% 1	2.78% 1
<b>Total Respondents</b>	25	11	36

# Q11 D. Do you place any restrictions on farming practices on your land?

Answered: 29 Skipped: 66



	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Yes	5.56% 1	16.67% 3	66.67% 12	11.11% 2	0.00% 0	62.07% 18
No	0.00% 0	9.09% 1	81.82% 9	0.00% 0	9.09% 1	37.93% 11
<b>Total Respondents</b>	1	4	21	2	1	29

## Q12 A. Please describe the land you use for farming:

Answered: 30 Skipped: 65

	1) How many acres do you own?	2) How many additional acres do you rent for farming?	Total
Q1: Full-time farmer (more than 50% of household income from farming)	100.00% 12	83.33% 10	73.33% 22
Q1: Part-time farmer (less than 50% of household income from farming)	100.00% 10	70.00% 7	56.67% 17
Q1: Landowner who rents or leases land to farmer	80.00% 4	100.00% 5	30.00% 9
Q1: Owner of open land that is not farmed	100.00% 2	0.00% 0	6.67% 2
Q1: None of the above	100.00% 1	100.00% 1	6.67% 2
<b>Total Respondents</b>	29	23	30

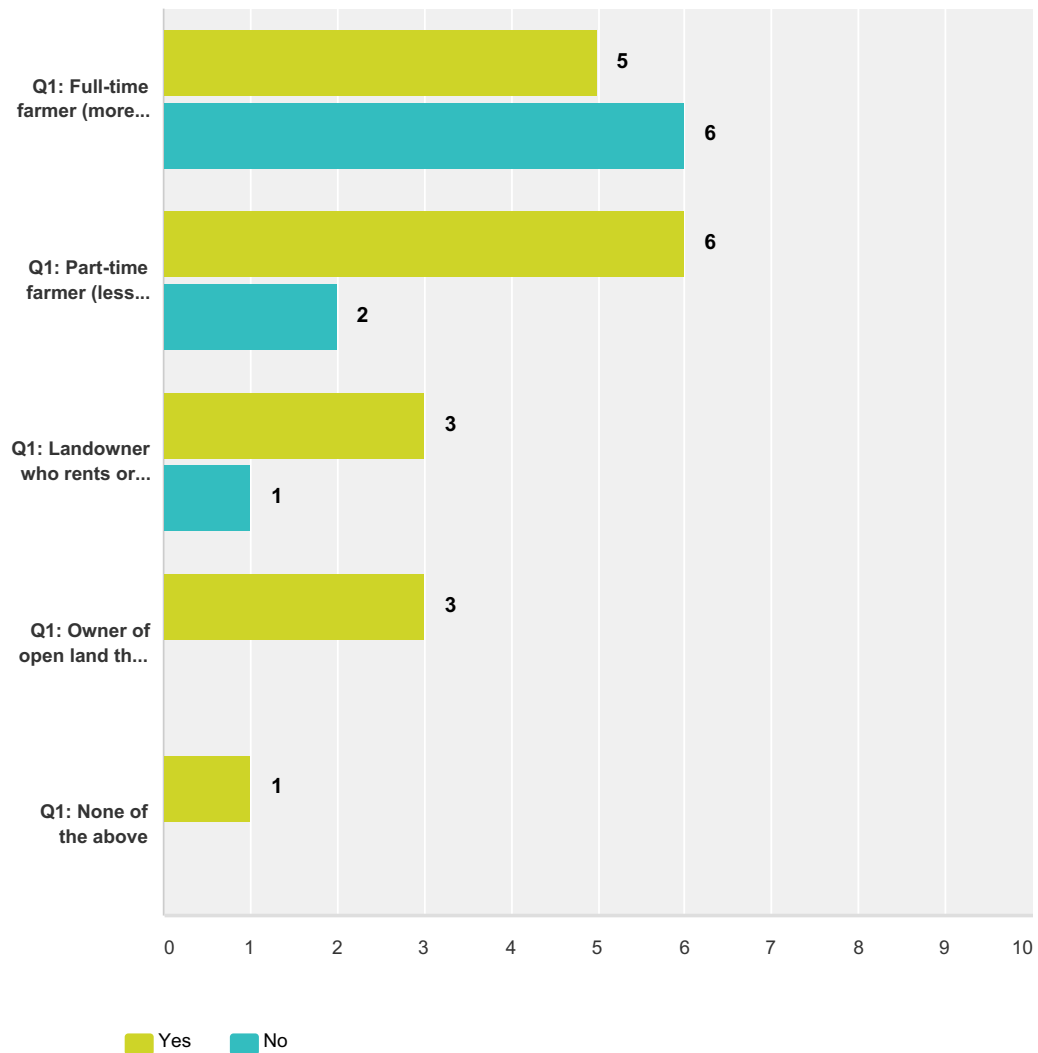
#	[1) How many acres do you own?] Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	184	4/1/2016 3:53 PM
2	100	4/1/2016 12:28 PM
3	400	3/24/2016 2:21 PM
4	over 500	3/24/2016 10:07 AM
5	600	3/22/2016 5:33 PM
6	100	3/22/2016 3:47 PM
7	150	3/22/2016 3:20 PM
8	100	3/22/2016 1:20 PM
9	1890.80	3/22/2016 12:59 PM
10	580	3/22/2016 11:16 AM
11	580	3/22/2016 11:08 AM
12	1300	3/22/2016 10:14 AM
#	[1) How many acres do you own?] Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	50	5/3/2016 11:01 AM
2	107	4/4/2016 11:03 AM
3	~30	3/28/2016 12:54 PM
4	34	3/23/2016 11:49 AM
5	200	3/23/2016 11:33 AM
6	220	3/23/2016 11:22 AM
7	4	3/22/2016 6:27 PM
8	87	3/22/2016 3:15 PM
9	81	3/17/2016 4:53 PM
10	48	3/17/2016 4:39 PM
#	[1) How many acres do you own?] Q1: Landowner who rents or leases land to farmer	Date

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

1	44	4/1/2016 4:04 PM
2	56	3/23/2016 11:16 AM
3	30+	3/22/2016 1:09 PM
4	105	3/17/2016 7:59 PM
#	[1) How many acres do you own?] Q1: Owner of open land that is not farmed	Date
1	21	4/3/2016 11:11 AM
2	40	3/24/2016 11:27 AM
#	[1) How many acres do you own?] Q1: None of the above	Date
1	19	3/23/2016 10:36 AM
#	[2) How many additional acres do you rent for farming?] Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	0	4/1/2016 3:53 PM
2	0	4/1/2016 12:28 PM
3	150	3/24/2016 2:21 PM
4	1400	3/22/2016 5:33 PM
5	110	3/22/2016 3:47 PM
6	275	3/22/2016 3:20 PM
7	1500	3/22/2016 12:59 PM
8	350	3/22/2016 11:16 AM
9	350	3/22/2016 11:08 AM
10	1500	3/22/2016 10:14 AM
#	[2) How many additional acres do you rent for farming?] Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	0	5/3/2016 11:01 AM
2	0	4/4/2016 11:03 AM
3	0	3/23/2016 11:33 AM
4	0	3/23/2016 11:22 AM
5	0	3/22/2016 6:27 PM
6	0	3/17/2016 4:53 PM
7	0	3/17/2016 4:39 PM
#	[2) How many additional acres do you rent for farming?] Q1: Landowner who rents or leases land to farmer	Date
1	58	4/1/2016 4:04 PM
2	0	3/23/2016 11:16 AM
3	0	3/22/2016 5:07 PM
4	0	3/22/2016 1:09 PM
5	15	3/17/2016 7:59 PM
#	[2) How many additional acres do you rent for farming?] Q1: Owner of open land that is not farmed	Date
	There are no responses.	
#	[2) How many additional acres do you rent for farming?] Q1: None of the above	Date
1	0	3/23/2016 10:36 AM

### Q13 A.3) Is all of the farmland you work in the Town of Canandaigua?

Answered: 27 Skipped: 68



	Yes	No	Total
Q1: Full-time farmer (more than 50% of household income from farming)	45.45% 5	54.55% 6	40.74% 11
Q1: Part-time farmer (less than 50% of household income from farming)	75.00% 6	25.00% 2	29.63% 8
Q1: Landowner who rents or leases land to farmer	75.00% 3	25.00% 1	14.81% 4
Q1: Owner of open land that is not farmed	100.00% 3	0.00% 0	11.11% 3
Q1: None of the above	100.00% 1	0.00% 0	3.70% 1
<b>Total Respondents</b>	18	9	27

## Q14 If No, in what other Towns do you also own or rent farmland?

Answered: 8 Skipped: 87

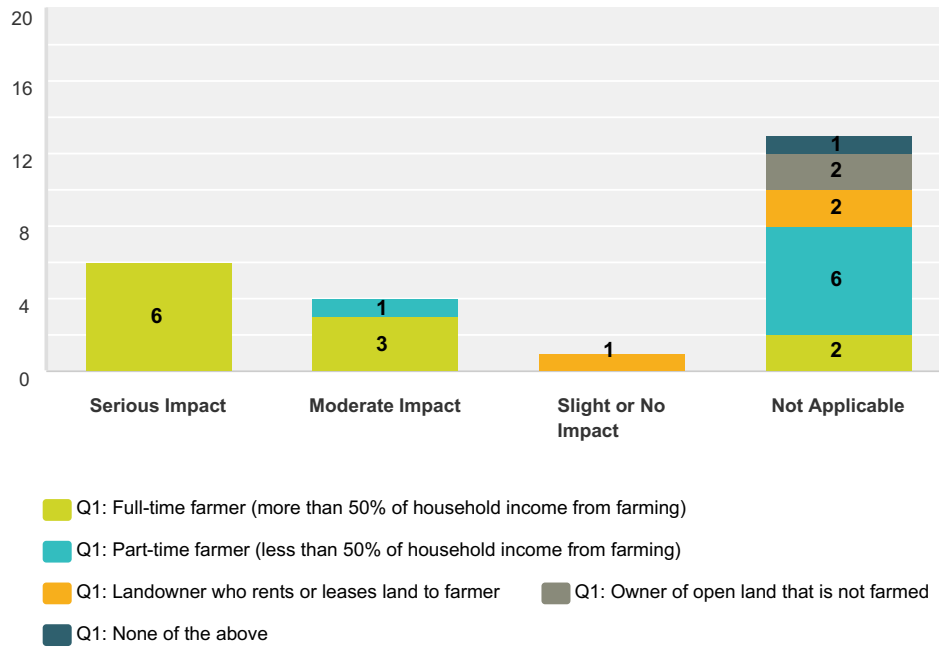
	If No, in what other Towns do you also own or rent farmland?	Total
Q1: Full-time farmer (more than 50% of household income from farming)	100.00% 6	75.00% 6
Q1: Part-time farmer (less than 50% of household income from farming)	100.00% 2	25.00% 2
Q1: Landowner who rents or leases land to farmer	0.00% 0	0.00% 0
Q1: Owner of open land that is not farmed	0.00% 0	0.00% 0
Q1: None of the above	0.00% 0	0.00% 0
<b>Total Respondents</b>	8	8

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	South Bristol/Bristol	4/1/2016 3:53 PM
2	Farmington	3/24/2016 10:07 AM
3	Hopewell,Bristol,Richmond,Macedon,Victor,Shortsville, Farmington,	3/22/2016 5:33 PM
4	Hopewell	3/22/2016 3:47 PM
5	Bloomfield, Victor	3/22/2016 12:59 PM
6	East-West Bloomfield-Richmond	3/22/2016 10:14 AM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	South Bristol	3/23/2016 11:49 AM
2	Bristol	3/23/2016 11:22 AM
#	Q1: Landowner who rents or leases land to farmer	Date
	There are no responses.	
#	Q1: Owner of open land that is not farmed	Date
	There are no responses.	
#	Q1: None of the above	Date
	There are no responses.	



### Q15 A.4) If your rented land were no longer available, how would that affect your operation?

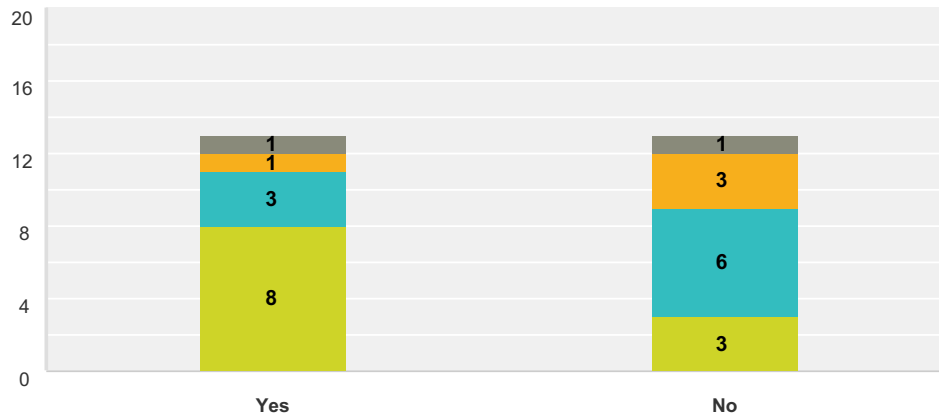
Answered: 24 Skipped: 71



	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Serious Impact	100.00% 6	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 6
Moderate Impact	75.00% 3	25.00% 1	0.00% 0	0.00% 0	0.00% 0	16.67% 4
Slight or No Impact	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	4.17% 1
Not Applicable	15.38% 2	46.15% 6	15.38% 2	15.38% 2	7.69% 1	54.17% 13
<b>Total Respondents</b>	11	7	3	2	1	24

## Q16 B. Do you have a formal plan to ensure that your land will continue to be farmed by future generations?

Answered: 26 Skipped: 69

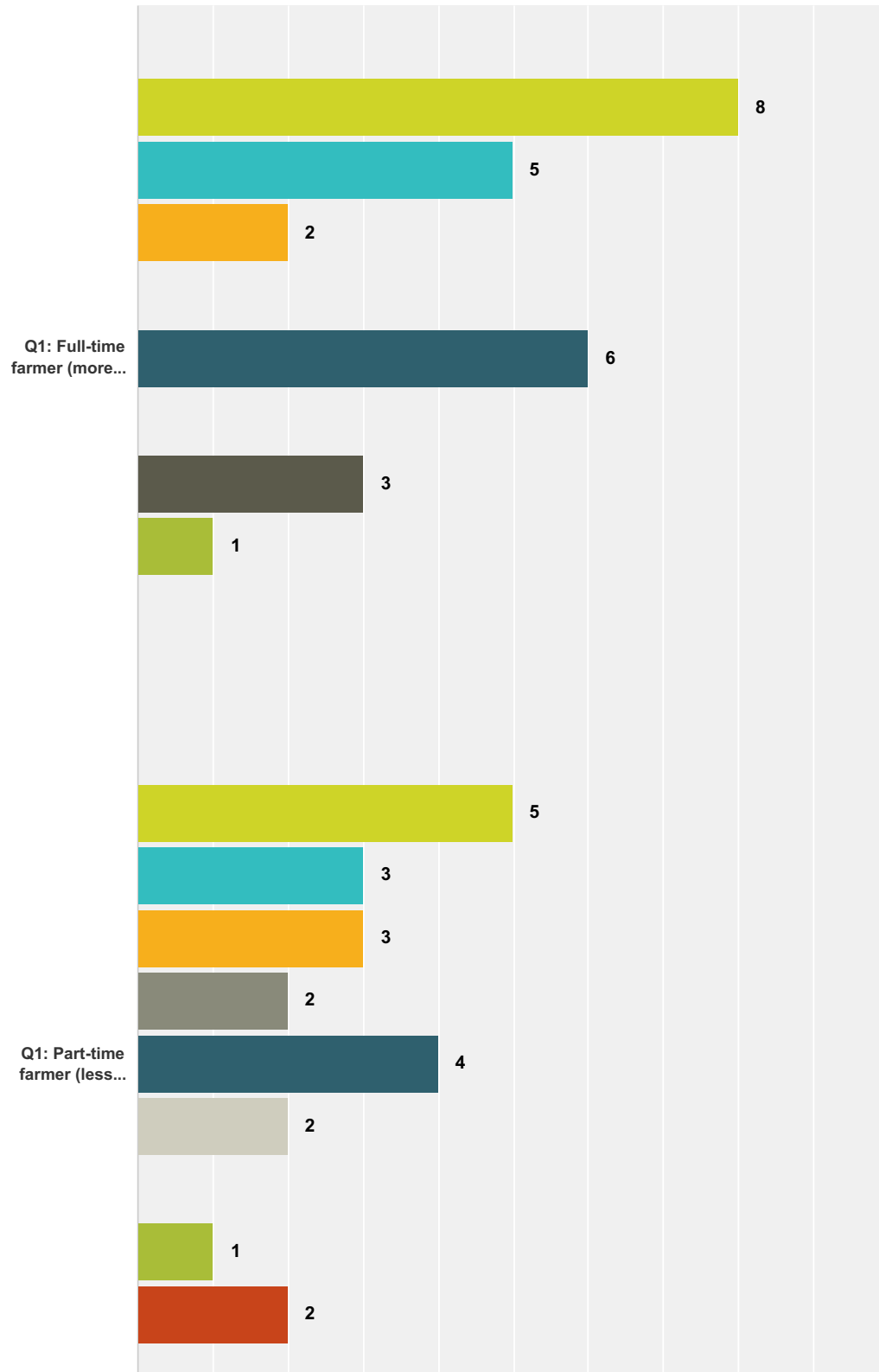


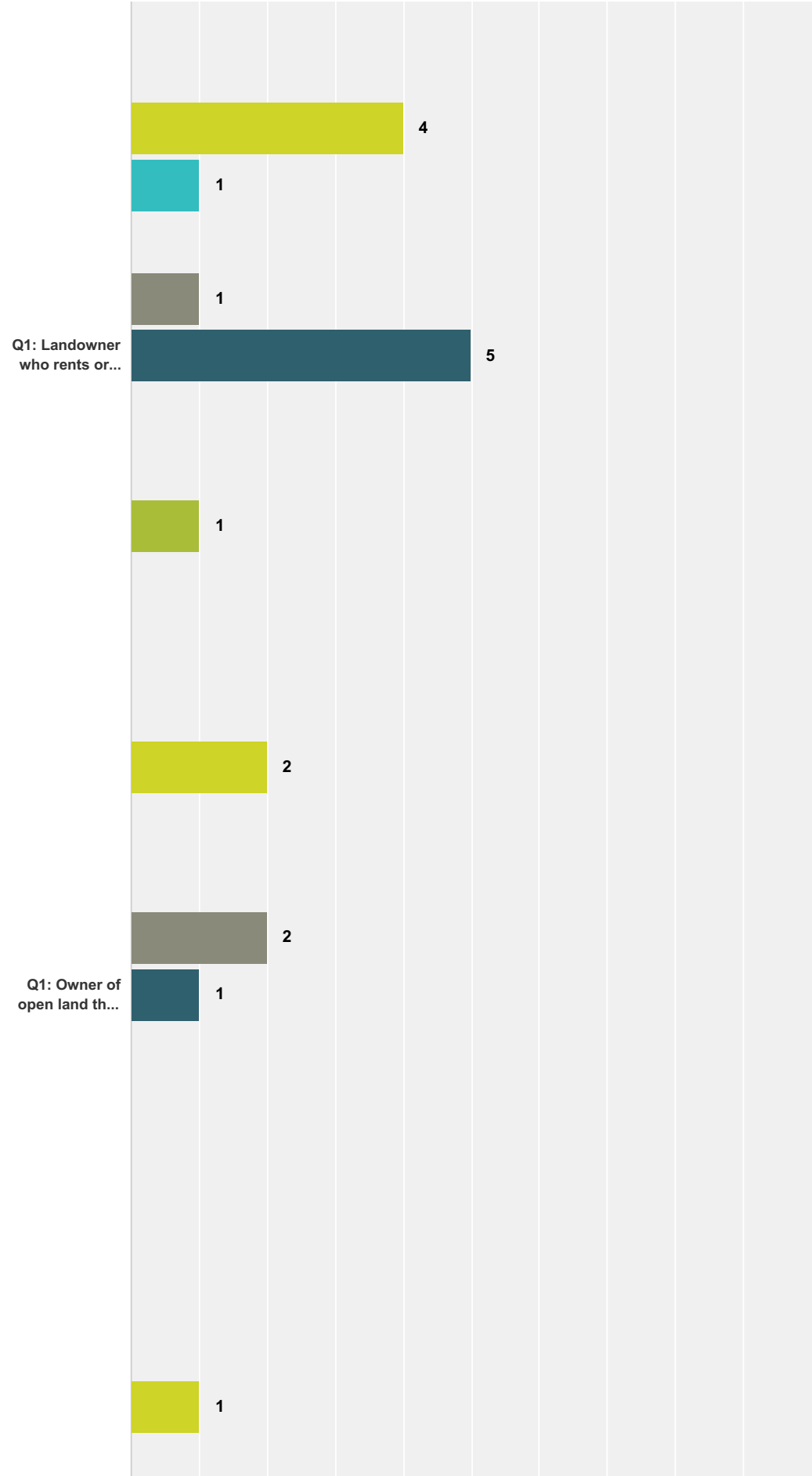
■ Q1: Full-time farmer (more than 50% of household income from farming)  
■ Q1: Part-time farmer (less than 50% of household income from farming)  
■ Q1: Landowner who rents or leases land to farmer ■ Q1: Owner of open land that is not farmed  
■ Q1: None of the above

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Yes	61.54% 8	23.08% 3	7.69% 1	7.69% 1	0.00% 0	50.00% 13
No	23.08% 3	46.15% 6	23.08% 3	7.69% 1	0.00% 0	50.00% 13
<b>Total Respondents</b>	11	9	4	2	0	26

**Q17 C. Please list the products produced on the farm (hay, livestock, vegetables, horticulture, corn, soybeans, hay, dairy, etc.) (check all that apply)**

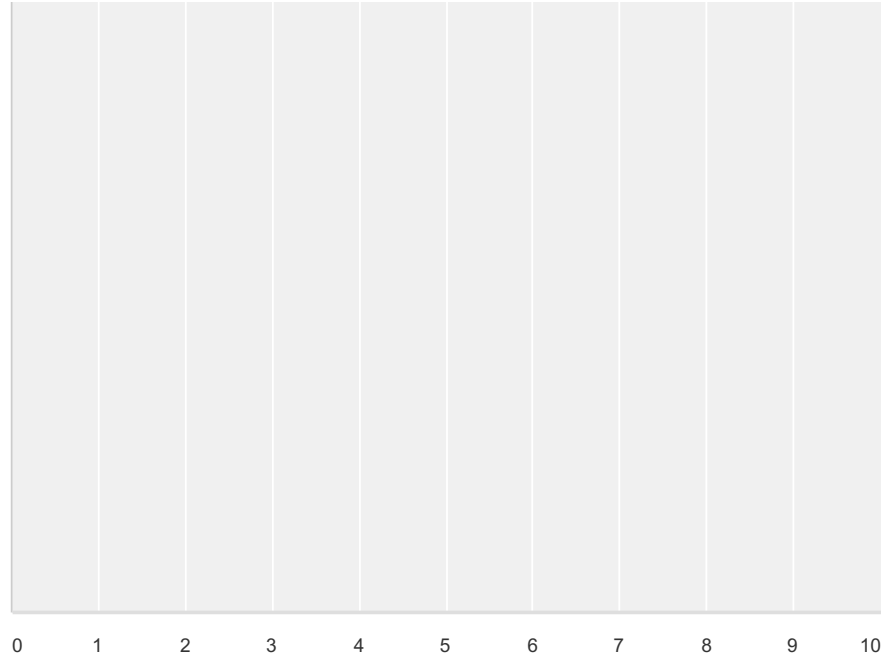
Answered: 30 Skipped: 65





# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

Q1: None of the above



■ Hay   
 ■ Livestock (cattle, sheep, etc.)   
 ■ Vegetables, sweet corn  
■ Nursery/ horticultural   
 ■ Corn for grain   
 ■ Maple syrup   
 ■ Dairy products   
■ Eggs  
■ Christmas trees

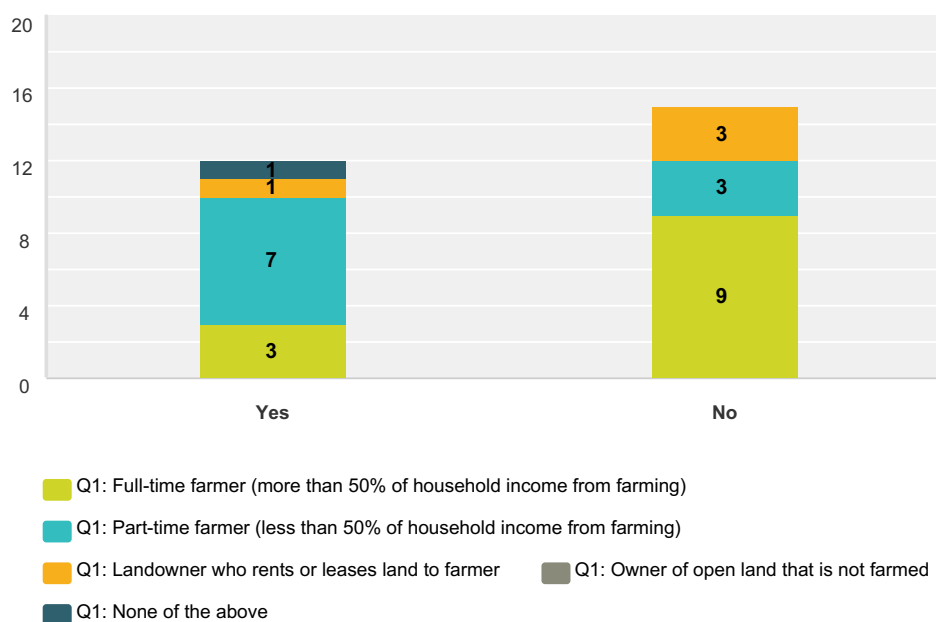
	Hay	Livestock (cattle, sheep, etc.)	Vegetables, sweet corn	Nursery/ horticultural	Corn for grain	Maple syrup	Dairy products	Eggs	Christmas trees	Total
Q1: Full-time farmer (more than 50% of household income from farming)	72.73% 8	45.45% 5	18.18% 2	0.00% 0	54.55% 6	0.00% 0	27.27% 3	9.09% 1	0.00% 0	83.33% 25
Q1: Part-time farmer (less than 50% of household income from farming)	55.56% 5	33.33% 3	33.33% 3	22.22% 2	44.44% 4	22.22% 2	0.00% 0	11.11% 1	22.22% 2	73.33% 22
Q1: Landowner who rents or leases land to farmer	66.67% 4	16.67% 1	0.00% 0	16.67% 1	83.33% 5	0.00% 0	0.00% 0	16.67% 1	0.00% 0	40.00% 12
Q1: Owner of open land that is not farmed	66.67% 2	0.00% 0	0.00% 0	66.67% 2	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	16.67% 5
Q1: None of the above	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3.33% 1
<b>Total Respondents</b>	20	9	5	5	16	2	3	3	2	30
									<b>Other</b>	<b>Total</b>
Q1: Full-time farmer (more than 50% of household income from farming)									7	7
Q1: Part-time farmer (less than 50% of household income from farming)									5	5
Q1: Landowner who rents or leases land to farmer									1	1
Q1: Owner of open land that is not farmed									0	0
Q1: None of the above									1	1

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	Grapes	4/1/2016 3:54 PM
2	Grapes	4/1/2016 12:28 PM
3	Soybeans	3/24/2016 2:21 PM
4	soybeans,wheat,oats,rye,bale straw for bedding and erosion control	3/22/2016 5:37 PM
5	wheat	3/22/2016 3:47 PM
6	Wheat soybeans	3/22/2016 12:59 PM
7	ns-wheat	3/22/2016 10:20 AM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	Soybeans	4/4/2016 11:04 AM
2	Honey	3/23/2016 11:50 AM
3	hops	3/23/2016 11:34 AM
4	Certified forest, hardwood	3/23/2016 11:23 AM
5	Hops	3/17/2016 4:40 PM
#	Q1: Landowner who rents or leases land to farmer	Date
1	all crops	3/23/2016 11:17 AM
#	Q1: Owner of open land that is not farmed	Date
	There are no responses.	
#	Q1: None of the above	Date
1	Race horses	3/23/2016 10:37 AM

### Q18 D. Are some or all of your products organically grown?

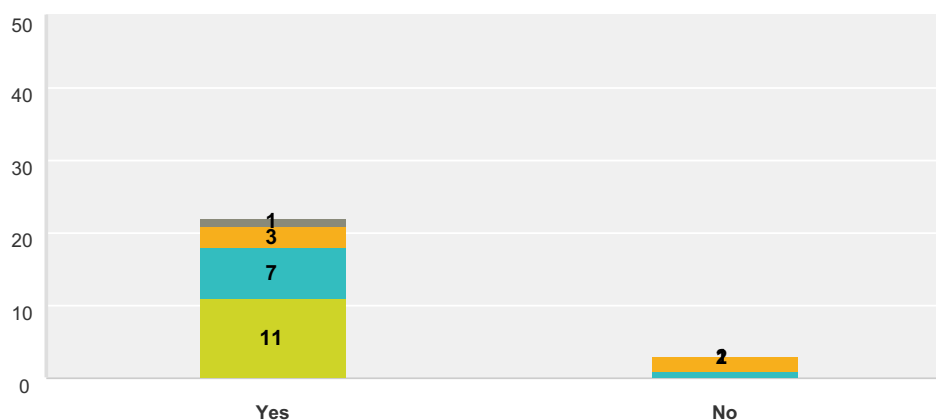
Answered: 27 Skipped: 68



	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Yes	25.00% 3	58.33% 7	8.33% 1	0.00% 0	8.33% 1	44.44% 12
No	60.00% 9	20.00% 3	20.00% 3	0.00% 0	0.00% 0	55.56% 15
<b>Total Respondents</b>	12	10	4	0	1	27

### Q19 E. Have you installed or use best management practices on your farm to protect water quality and the environment?

Answered: 25 Skipped: 70



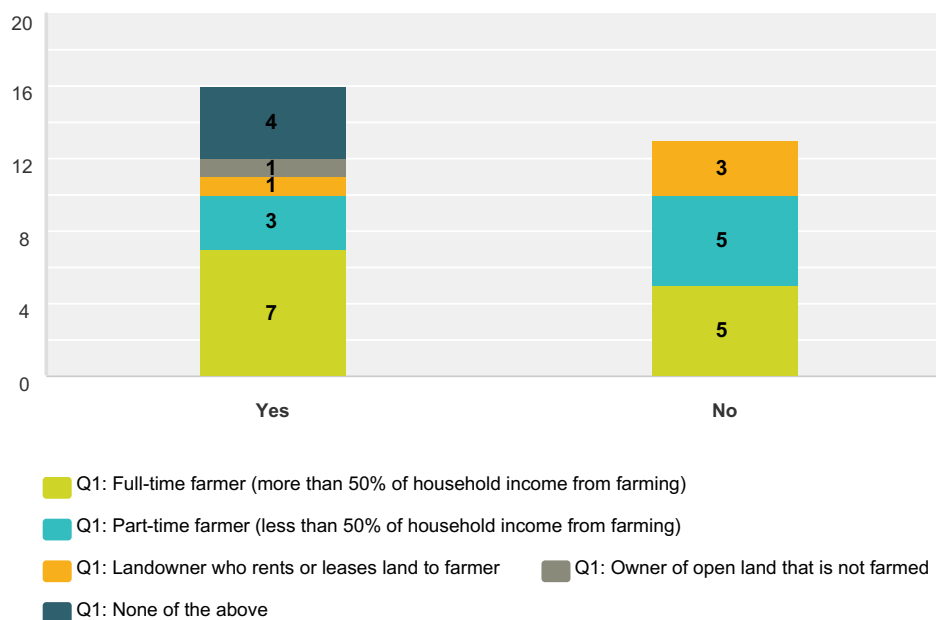
■ Q1: Full-time farmer (more than 50% of household income from farming)  
■ Q1: Part-time farmer (less than 50% of household income from farming)  
■ Q1: Landowner who rents or leases land to farmer ■ Q1: Owner of open land that is not farmed  
■ Q1: None of the above

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Yes	50.00% 11	31.82% 7	13.64% 3	4.55% 1	0.00% 0	88.00% 22
No	0.00% 0	33.33% 1	66.67% 2	0.00% 0	0.00% 0	12.00% 3
<b>Total Respondents</b>	11	8	5	1	0	25



## Q20 F. If the Town had a Farm Day with tours, would you participate?

Answered: 29 Skipped: 66



	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Yes	43.75% 7	18.75% 3	6.25% 1	6.25% 1	25.00% 4	55.17% 16
No	38.46% 5	38.46% 5	23.08% 3	0.00% 0	0.00% 0	44.83% 13
<b>Total Respondents</b>	12	8	4	1	4	29

## Q21 G. Do you think that farming will continue to be financially viable for you and your family 10 years from now?

Answered: 22 Skipped: 73

	G. Do you think that farming will continue to be financially viable for you and your family 10 years from now?	Total
Q1: Full-time farmer (more than 50% of household income from farming)	100.00% 11	50.00% 11
Q1: Part-time farmer (less than 50% of household income from farming)	100.00% 8	36.36% 8
Q1: Landowner who rents or leases land to farmer	100.00% 2	9.09% 2
Q1: Owner of open land that is not farmed	100.00% 1	4.55% 1
Q1: None of the above	0.00% 0	0.00% 0
<b>Total Respondents</b>	22	22

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	too many rules and regs and interference from Federal and State Govs	4/1/2016 3:54 PM
2	One man show, I can only do so much. No good labor	4/1/2016 12:28 PM
3	Yes, hope so	3/24/2016 10:08 AM
4	No not the way markets are today not with out help from USDA and Towns that are willing to participate in PDR's	3/22/2016 5:37 PM
5	No, we are both 82, our farmland ownership has been transferred tour 3 sons, none of whom have any interest in farming	3/22/2016 3:47 PM
6	Yes, because our farm has rich organic soil and if we aren't farming someone will rent our land to operate organic	3/22/2016 3:21 PM
7	No \$15 min wage	3/22/2016 1:21 PM
8	Yes, the world needs food and the town is being proactive in protecting farmlands	3/22/2016 12:59 PM
9	Yes	3/22/2016 11:17 AM
10	ve been willing tochange and adapt to the economic realities of commercial agriculture. Strategic planning, investment, human resource development, industry benchmarking - all practices that we devote time and energy to. We are not lifestyle farmers. We ran a business that needs profits and growth over time to remain viable.	3/22/2016 11:14 AM
11	Yes - Farm has been expanding for next generation. Have 3 sons as partners.	3/22/2016 10:20 AM

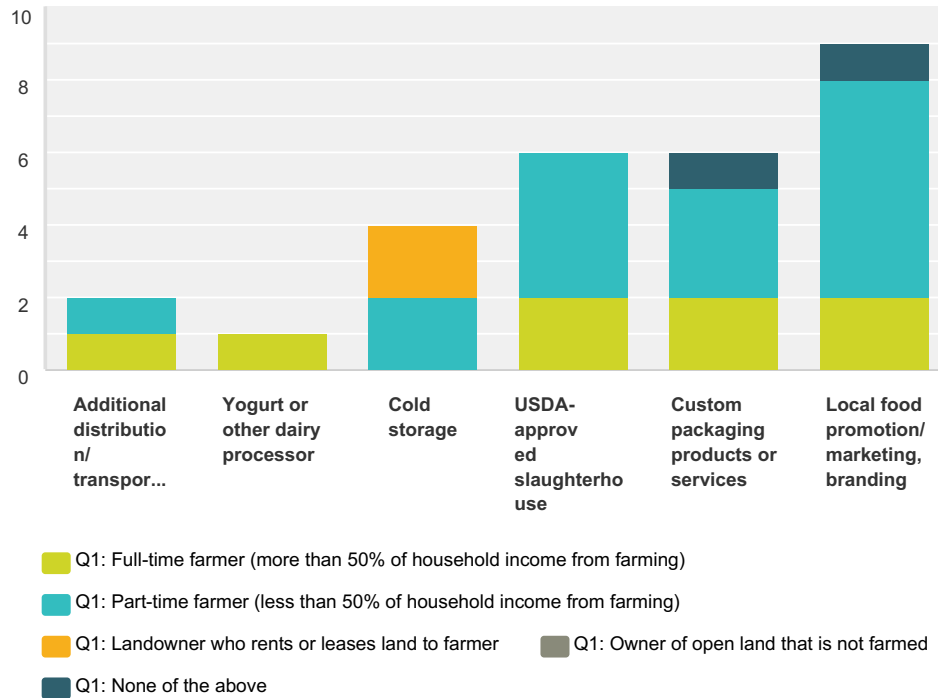
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	No high school tax and over control from DEC	5/3/2016 11:02 AM
2	yes, why not	4/4/2016 11:04 AM
3	No	3/23/2016 11:50 AM
4	Yes - Children want to continue, all here or are getting degrees in agronomics, environmental, plant pathology.	3/23/2016 11:34 AM
5	No, the taxes are too high! The town is not recognizing my forestry plan. I am a certified farmer.	3/23/2016 11:23 AM
6	yes, maybe as a part time income	3/22/2016 6:28 PM
7	Yes, with proper management practices and demand for grass fed free range livestock	3/17/2016 4:54 PM
8	Yes	3/17/2016 4:40 PM
#	Q1: Landowner who rents or leases land to farmer	Date

## Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

1	Taxes	4/1/2016 4:04 PM
2	Yes, I probably won't be here in 10 years, but would like family to continue farming here.	3/23/2016 11:17 AM
#	<b>Q1: Owner of open land that is not farmed</b>	<b>Date</b>
1	Yes, family heritage will ensure organic plantings and care which has higher and higher value to the populace.	3/24/2016 11:28 AM
#	<b>Q1: None of the above</b>	<b>Date</b>
	There are no responses.	

**Q22 H. (1) Which of the following Processors or Services would be most likely to improve your farm financially if located in the Town or nearby? (check all that apply)**

Answered: 14 Skipped: 81



	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Additional distribution/transportation businesses	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	14.29% 2
Yogurt or other dairy processor	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	7.14% 1
Cold storage	0.00% 0	50.00% 2	50.00% 2	0.00% 0	0.00% 0	28.57% 4
USDA-approved slaughterhouse	33.33% 2	66.67% 4	0.00% 0	0.00% 0	0.00% 0	42.86% 6
Custom packaging products or services	33.33% 2	50.00% 3	0.00% 0	0.00% 0	16.67% 1	42.86% 6
Local food promotion/marketing, branding	22.22% 2	66.67% 6	0.00% 0	0.00% 0	11.11% 1	64.29% 9

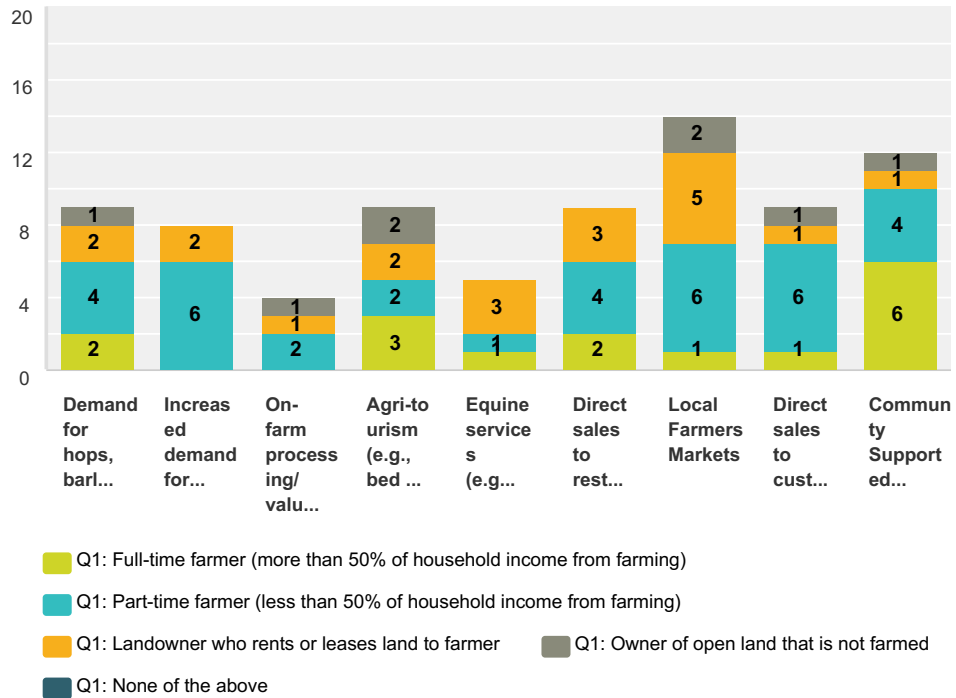
# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

<b>Total Respondents</b>	5	6	2	0	1	14
<b>Other (please specify)</b>	1	1	0	0	0	2

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	Can create an environment for these things but never successfully engineers them. Private markets know best	3/22/2016 11:21 AM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	Promotion of local products through the culinary center	3/17/2016 4:58 PM
#	Q1: Landowner who rents or leases land to farmer	Date
	There are no responses.	
#	Q1: Owner of open land that is not farmed	Date
	There are no responses.	
#	Q1: None of the above	Date
	There are no responses.	

**Q23 H.(2) Which of the following Markets would be most likely to improve your farm financially if located in the Town or nearby? (check all that apply)**

Answered: 25 Skipped: 70



	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Demand for hops, barley or other specialty or niche crops	22.22% 2	44.44% 4	22.22% 2	11.11% 1	0.00% 0	36.00% 9
Increased demand for organic products	0.00% 0	75.00% 6	25.00% 2	0.00% 0	0.00% 0	32.00% 8
On-farm processing/value-added manufacturing	0.00% 0	50.00% 2	25.00% 1	25.00% 1	0.00% 0	16.00% 4
Agri-tourism (e.g., bed & breakfast, corn maze, U-Pick)	33.33% 3	22.22% 2	22.22% 2	22.22% 2	0.00% 0	36.00% 9
Equine services (e.g., horse boarding, riding lessons)	20.00% 1	20.00% 1	60.00% 3	0.00% 0	0.00% 0	20.00% 5
Direct sales to restaurants, institutions or large retailers	22.22% 2	44.44% 4	33.33% 3	0.00% 0	0.00% 0	36.00% 9

## Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

Local Farmers Markets	7.14% 1	42.86% 6	35.71% 5	14.29% 2	0.00% 0	56.00% 14
Direct sales to customers at the farm	11.11% 1	66.67% 6	11.11% 1	11.11% 1	0.00% 0	36.00% 9
Community Supported Agriculture	50.00% 6	33.33% 4	8.33% 1	8.33% 1	0.00% 0	48.00% 12
<b>Total Respondents</b>	7	10	5	3	0	25
<b>Other (please specify)</b>	1	0	2	0	0	3

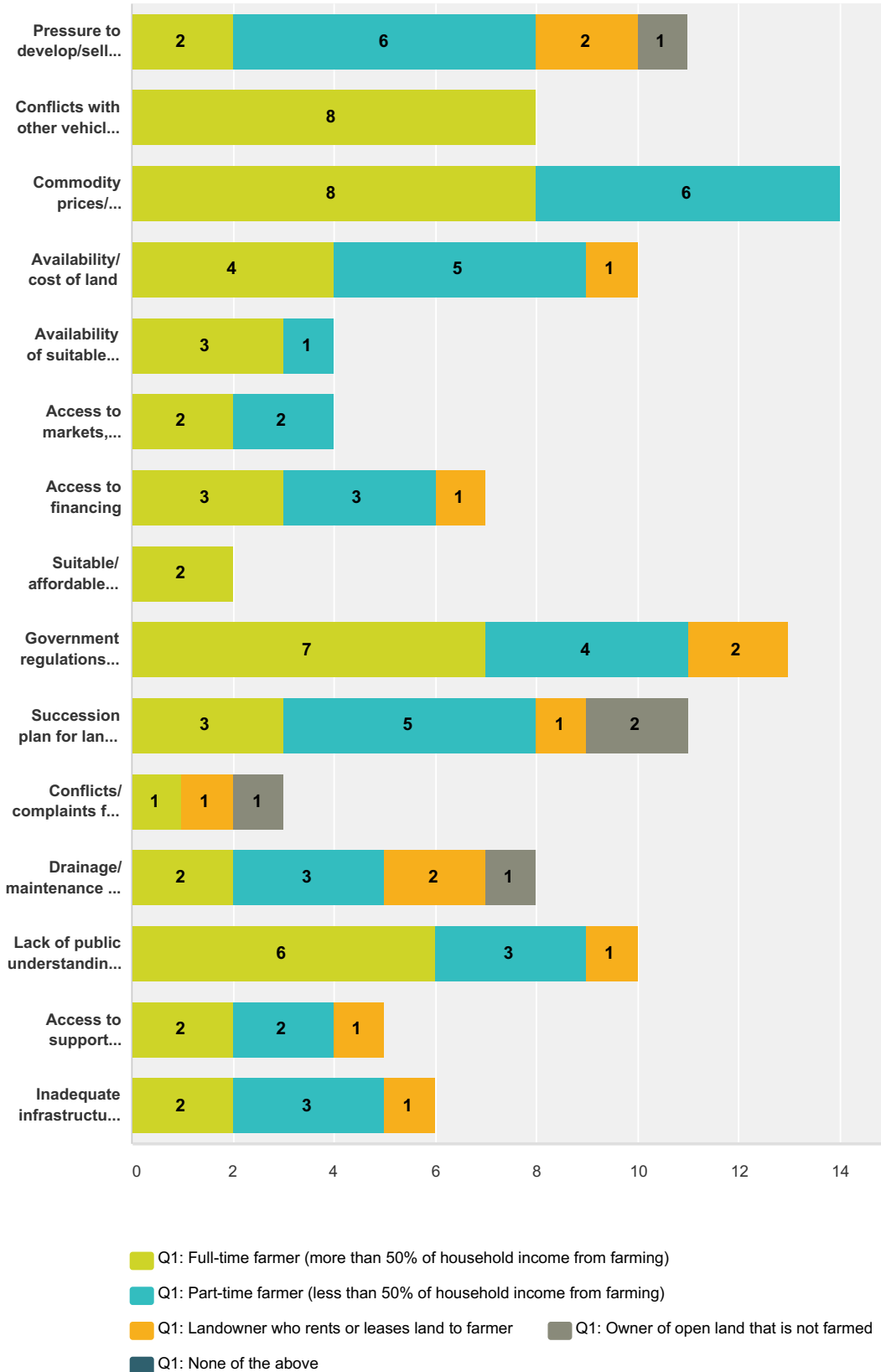
#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	Public understanding a education about the imortance of agriculture. Branding that CDGA is a farm friendly town	3/22/2016 11:21 AM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
	There are no responses.	
#	Q1: Landowner who rents or leases land to farmer	Date
1	expand to dog boarding	4/1/2016 4:06 PM
2	I would continue to rent it for crops	3/23/2016 11:19 AM
#	Q1: Owner of open land that is not farmed	Date
	There are no responses.	
#	Q1: None of the above	Date
	There are no responses.	

**Q24 I. Which of the following are challenges to your farm operation? (check all that apply):**

Answered: 27 Skipped: 68



# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016



	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total

## Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

Pressure to develop/sell land for development	18.18% 2	54.55% 6	18.18% 2	9.09% 1	0.00% 0	40.74% 11
Conflicts with other vehicles/ drivers when moving farm equipment on roadways	100.00% 8	0.00% 0	0.00% 0	0.00% 0	0.00% 0	29.63% 8
Commodity prices/ Production costs (equipment, fuel, labor)	57.14% 8	42.86% 6	0.00% 0	0.00% 0	0.00% 0	51.85% 14
Availability/ cost of land	40.00% 4	50.00% 5	10.00% 1	0.00% 0	0.00% 0	37.04% 10
Availability of suitable farm labor	75.00% 3	25.00% 1	0.00% 0	0.00% 0	0.00% 0	14.81% 4
Access to markets, processors or distributors	50.00% 2	50.00% 2	0.00% 0	0.00% 0	0.00% 0	14.81% 4
Access to financing	42.86% 3	42.86% 3	14.29% 1	0.00% 0	0.00% 0	25.93% 7
Suitable/ affordable housing for farm labor	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	7.41% 2
Government regulations (environmental, labor, etc.)	53.85% 7	30.77% 4	15.38% 2	0.00% 0	0.00% 0	48.15% 13
Succession plan for land to stay in farming	27.27% 3	45.45% 5	9.09% 1	18.18% 2	0.00% 0	40.74% 11
Conflicts/ complaints from residential neighbors	33.33% 1	0.00% 0	33.33% 1	33.33% 1	0.00% 0	11.11% 3
Drainage/ maintenance of drainage improvements	25.00% 2	37.50% 3	25.00% 2	12.50% 1	0.00% 0	29.63% 8
Lack of public understanding of farming	60.00% 6	30.00% 3	10.00% 1	0.00% 0	0.00% 0	37.04% 10
Access to support services and supplies (financing, legal, equipment, feed, etc.)	40.00% 2	40.00% 2	20.00% 1	0.00% 0	0.00% 0	18.52% 5
Inadequate infrastructure (public water, high speed internet, etc.)	33.33% 2	50.00% 3	16.67% 1	0.00% 0	0.00% 0	22.22% 6
<b>Total Respondents</b>	9	11	5	2	0	27
<b>Other</b>	1	1	1	0	0	3

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	aging out - no successors	4/1/2016 3:55 PM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	High taxes	3/23/2016 11:53 AM
#	Q1: Landowner who rents or leases land to farmer	Date
1	We don't want to be forced to sell because the apt may need more expansion land	3/23/2016 11:19 AM
#	Q1: Owner of open land that is not farmed	Date
	There are no responses.	
#	Q1: None of the above	Date
	There are no responses.	

## Q25 Name and Phone Number and/or e-mail (Optional):

Answered: 39   Skipped: 56

	Name and Phone Number and/or e-mail (Optional):	Total
Q1: Full-time farmer (more than 50% of household income from farming)	100.00% 7	17.95% 7
Q1: Part-time farmer (less than 50% of household income from farming)	100.00% 7	17.95% 7
Q1: Landowner who rents or leases land to farmer	100.00% 13	33.33% 13
Q1: Owner of open land that is not farmed	100.00% 10	25.64% 10
Q1: None of the above	100.00% 2	5.13% 2
<b>Total Respondents</b>	39	39

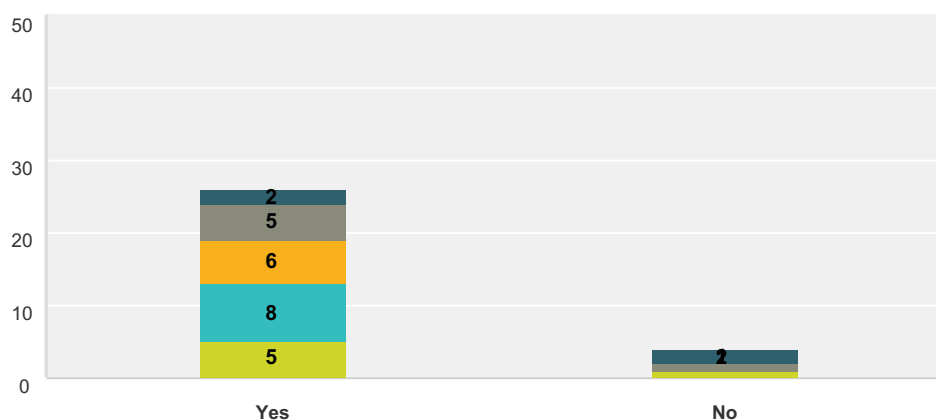
#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	Jim Hicks 585-880-9618 NTSIX@ROCHESTER.RR.COM	4/1/2016 12:41 PM
2	Gerlock Farms R.E & Charles Gerlock 585-781-4636	3/24/2016 10:10 AM
3	Mark, Kim, Samantha and Tim Stryker 2135 County Road #8 Canandaigua, New York 14424 585-394-6272	3/22/2016 5:42 PM
4	wildonn@frontiernet.net	3/22/2016 3:47 PM
5	Brock Acres 585-394-3879 brockacresfarm@aol.com	3/22/2016 12:59 PM
6	John P. Knope fabafarms@gmail.com	3/22/2016 11:21 AM
7	Andy Rogers AngusFarmsLLC@frontiernet.net	3/22/2016 10:24 AM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	James H Bell 585-394-8969	5/3/2016 11:02 AM
2	JGulfus4@yahoo.com	4/4/2016 11:05 AM
3	G Coestbroon 585-754-7772	3/24/2016 10:51 AM
4	Jim Maloney 585-748-0875	3/23/2016 11:24 AM
5	Ron Yerkes ryerkes123@gmail.com	3/22/2016 6:32 PM
6	Travis Woolley twooley1@hotmail.com	3/22/2016 3:17 PM
7	Timothy Riley (585)313-6593	3/17/2016 4:58 PM
#	Q1: Landowner who rents or leases land to farmer	Date
1	Amy Morisey alm72@cornell.edu	4/5/2016 12:58 PM
2	Diane M. Whiteley 4577 Middle Cheshire road Canandaigua. MU 14424 619-709-7669 dianemwhiteley@gmail.com	4/4/2016 11:08 AM
3	MARK SUZUMOTO MKSUZUMOTO@VSSLAWYERS.COM	4/4/2016 10:15 AM
4	Peter and Grace Hurlbutt	4/1/2016 3:45 PM
5	Brian McCarthy 394-6959	4/1/2016 3:42 PM
6	Marge C. Vanlsecoltem	4/1/2016 3:19 PM
7	Mr. & Mrs. Harry K Schwarzweller and Elizabeth Schwarzweller 7027 Woolston Rd Bloomfield, NY 14469.	4/1/2016 2:04 PM
8	Torry A. Dekovski 585-576-8558	3/24/2016 11:08 AM
9	Scot Kesel skesel@canandaiguachesh.com	3/24/2016 10:01 AM

# Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

10	Barbara Allen drafree@frontiernet.net	3/23/2016 11:27 AM
11	Ruth & Earl Outhouse 585-394-2558	3/23/2016 11:19 AM
12	Jim & Jane Salviski jim@jtsmanagement.com 585-755-5559	3/22/2016 3:11 PM
13	Dominic Boccanell 585-507-0808	3/22/2016 10:08 AM
#	<b>Q1: Owner of open land that is not farmed</b>	<b>Date</b>
1	David A Cerretto rbeep@rochester.rr.com	4/1/2016 1:00 PM
2	D. F. Marion 585-943-2726	3/24/2016 11:29 AM
3	John S. Fricano fricano@frontiernet.net 585-394-3474 5818 Smith Road	3/24/2016 10:25 AM
4	Eva R. Hoard	3/22/2016 3:08 PM
5	Marion Schwartz 585-396-3008 marion.schwartz@frontiernet.net	3/22/2016 1:26 PM
6	Greg Harding seed.greg@gmail.com	3/22/2016 1:13 PM
7	Patsy Krech pkrech@rochester.rr.com	3/22/2016 1:01 PM
8	Marianne Annisz Kiewicz 585-458-1504	3/22/2016 10:33 AM
9	Rick Constantino 394-7512	3/22/2016 10:11 AM
10	Keith Hutchings kmh1937@msn.com	3/22/2016 10:03 AM
#	<b>Q1: None of the above</b>	<b>Date</b>
1	Charles and Elizabeth Bement	4/1/2016 12:17 PM
2	Iffemc@rit.edu	3/15/2016 8:31 AM

## Q26 Would you like to be notified of Town initiatives and events relating to agriculture?

Answered: 30 Skipped: 65



■ Q1: Full-time farmer (more than 50% of household income from farming)  
■ Q1: Part-time farmer (less than 50% of household income from farming)  
■ Q1: Landowner who rents or leases land to farmer ■ Q1: Owner of open land that is not farmed  
■ Q1: None of the above

	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Yes	19.23% 5	30.77% 8	23.08% 6	19.23% 5	7.69% 2	86.67% 26
No	25.00% 1	0.00% 0	0.00% 0	25.00% 1	50.00% 2	13.33% 4
<b>Total Respondents</b>	6	8	6	6	4	30

## Q27 Additional comments:

Answered: 10 Skipped: 85

	Additional comments:	Total
Q1: Full-time farmer (more than 50% of household income from farming)	100.00% 2	20.00% 2
Q1: Part-time farmer (less than 50% of household income from farming)	100.00% 1	10.00% 1
Q1: Landowner who rents or leases land to farmer	100.00% 4	40.00% 4
Q1: Owner of open land that is not farmed	100.00% 2	20.00% 2
Q1: None of the above	100.00% 1	10.00% 1
<b>Total Respondents</b>	10	10

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	Help	3/22/2016 5:42 PM
2	We see our farmland to be farmed into the future with 3 young families to support.. Our farm is based in East Bloomfield. We own a small parcel in Canandaigua. The taxes seem to be less in Canandaigua! Not in favor of selling development rights would seem that it promotes managing from the grave! Cannot stop progress it will come!	3/22/2016 10:24 AM
#	Q1: Part-time farmer (less than 50% of household income from farming)	Date
1	As a small farmer, I would benefit from having access to rent farm equipment for tillage and planting of pasture.	3/17/2016 4:58 PM
#	Q1: Landowner who rents or leases land to farmer	Date
1	In 10 years I would like to see my land farmed but in then years I may have to sell the house. I am considering before selling to turn the land over to the Land Trust so that it will remain wild. I hope the neighboring land owners will continue having their land farmed. My property at the present time has adjacent land farmed or wild. therefore y property has many animals and has a nice view without houses. encourage the farmers and give them incentives. The challenges to agriculture are the housing developments. The wind and beer industries can be opportunities to increase agriculture.	4/5/2016 1:20 PM
2	I think school tax should be based on the residence value only and not on the agricultural land value. Land doesn't send kids to school.	4/5/2016 12:31 PM
3	Mowing of field only - no discussion of planting crops have taken place. I have recently moved to Canandaigua, NY and am no longer a resident of California. Please correct my address to read as follows: Diane M. Whiteley 4577 Middle Cheshire Road Canandaigua, NY 14424 dianemwhiteley@gmail.com Thank you! Diane	4/4/2016 11:08 AM
4	School-house property on new Michigan Road/Yerkes Road= 23 acres is not/will not be formed - portion may be rented out for hay, etc. Main Homestead form - about 100 acres is and will be farmed out, rental remainder of land 16 acres - probably wooded, not farm acres. We've been considering making it as conservation area. We do need a better deal on the cultivated land - with present renter or new renter. perhaps the entire farm should be in a conservation area. Though if it can be arranged we'd like it to remain in agriculture. Biggest challenges to agriculture - erecting a better dialog between farmers and farmland owners. MOST IMPORTANTLY- Ontario County needs to focus more effort on more vibrant dialogue within the agricultural sector - and more open communication between farmers and farmland owners -To develop a sense of pride and oneness relative to this region's agriculture heritage	4/1/2016 2:04 PM
#	Q1: Owner of open land that is not farmed	Date
1	Since I do not use my land for anything other than allowing friends to hunt and occasional weed harvesting, I get REALLY annoyed that the Town continues to raise my taxes, based on nearby housing developments if I have my way my land will be forever wild	4/4/2016 12:56 PM
2	In ten years we see our farmland still viable and protected through the PAR and other initiatives. Presently a big challenge for farming is traffic both quantity and speed on the roads.	3/22/2016 10:03 AM
#	Q1: None of the above	Date

## Town of Canandaigua Agricultural Enhancement Plan-Farmer and Farmland Owner Survey-2016

1	I would contact the Shaw family who are grape farmers on Route 21 for this survey.	3/17/2016 6:22 PM
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## APPENDIX B – ZONING AUDIT



# Audit of Agricultural Provisions in Zoning and Subdivision Regulations – Town of Canandaigua

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This audit of the Town of Canandaigua’s zoning and subdivision regulations identifies those provisions in the Town’s regulations that may impact agricultural uses and assesses how well the regulations help to support agriculture and protect farming. The audit focuses on provisions that may unreasonably constrain agricultural practices that are protected through the NYS Agricultural District Law and suggests additional revisions to support continued viability of agriculture in the Town.

Zoning is one of the key tools used by municipalities to manage land use within their jurisdictions. The Town’s zoning regulations, codified in Chapter 220. Zoning of the Town Code, establish and delineate 24 different zoning districts. For each district, the regulations specify the types of land uses that are permitted as “principal” and “accessory” uses, as well as those uses that require a “special use permit” issued by the Planning Board if certain criteria are met. Zoning district regulations also specify minimum requirements for building setbacks, lot sizes and other standards.

Land subdivision regulations specify procedures and requirements for dividing land into separate lots. The creation of new lots from a “parent” parcel significantly impacts the pattern of development in a community. The Town of Canandaigua’s subdivision regulations, codified in Chapter 174 Subdivision of Land, apply to any division of land into two or more lots.

## Impact of NYS Agricultural Districts Law

Certain provisions of NYS Agriculture & Markets Law Article 25AA (NYS Agricultural Districts Law), limit the ability of local governments to regulate agricultural land uses and the operations of farms located within NYS-certified Agricultural Districts that meet certain thresholds established in the law<sup>1</sup>.

The purpose of these provisions is to protect farm operations within NYS Agricultural Districts from unreasonable restrictions or regulations. Some examples of unreasonable restrictive regulations include prohibitions against using noisy harvesting equipment at night, spraying pesticides or raising livestock.

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<sup>1</sup> Section 305-a. states:

- a. Local governments, when exercising their powers to enact and administer comprehensive plans and local laws, ordinances, rules or regulations, shall exercise these powers in such manner as may realize the policy and goals set forth in this article, and shall not unreasonably restrict or regulate farm operations within agricultural districts in contravention of the purposes of this article unless it can be shown that the public health or safety is threatened.
- b. The commissioner, upon his or her own initiative or upon the receipt of a complaint from a person within an agricultural district, may bring an action to enforce the provisions of this subdivision.

Regulations that add expense or inconvenience to farmers, such as requiring special use permits or site plan review for farm practices, may also be found to be unreasonable. The NYS Commissioner of Agriculture is authorized to determine whether a local law or regulation “unreasonably restricts” farm operations within agricultural districts.

The law authorizes the NYS Commissioner of Agriculture to prevent the enforcement of any provision of a local law that is found to unreasonably restrict farming practices in specific cases.

In addition to crop and livestock farming, NYS Agricultural Districts Law recognizes commercial horse boarding operations and on-farm timber harvesting as “farm operations” that may be protected under the Law. However, a woodlot that is not part of a farm that raises crops or livestock is not considered to be “farm operation” eligible for protection under NYS Agricultural Districts Law.

NYS Agricultural Districts Law does not prevent all local regulation of farming practices. For example, Towns can regulate activities that threaten public health or safety. Local regulations may also limit agricultural practices for farms located outside of a NYS-certified Agricultural District.

In addition, Towns may regulate agricultural practices on land located within an Agricultural District that are not part of a “farm operation” operated as a “commercial enterprise.”<sup>2</sup> To determining whether a regulated activity is part of a farm operation that is operated as a commercial enterprise, NYS Agriculture and Markets may consider whether the activity is primarily intended to support sales of crops or livestock products. For example, a campground that also grows pumpkins may sell pumpkins to attract people to its campground and concerts. If the income from campsite rentals is much greater than that from pumpkin sales, a town’s regulation of the campground would be found to be reasonable. Another example is a corn maze and snack bar at a farm. If the recreational activities help to draw people to the farm to buy produce, it would be considered to be supportive of the operation’s primary business of raising crops and could not be prohibited by local zoning.<sup>3</sup>

While the Department of Agriculture & Markets does not have the authority to invalidate local laws, it can limit the ability of municipalities to enforce provisions in their local laws that are deemed to be unreasonable in specific cases.

As shown in Map \_\_\_, most (87.8%), but not all, of the active farmland in the Town is located within designated NYS Agricultural Districts. Most of the 1,783 acres of active farmland that is not currently within a certified NYS Agricultural District is located in the southern part of the Town.

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<sup>2</sup> “Farm operation” means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise.”

<sup>3</sup> The NYS Department of Agriculture & Markets has published several guidance documents to assist municipalities in determining whether their local regulations “unreasonably restrict” standard farming practices in Agricultural Districts. Topics include farm markets, horse boarding, manure storage and others.

## Analysis of Zoning and Subdivision Regulations

The following findings and recommendations are intended to remove provisions that unreasonably restrict farm practices and to encourage additional provisions to make the Town’s regulations more supportive of agriculture.

### Zoning Classifications of existing farmland

Nearly all (92%) of the active agricultural land in the Town of Canandaigua is located in zoning districts where agriculture is specifically allowed as a principal use: AR-2 Agricultural Rural Residential (77%), AR-1 Agricultural Residential district (6%) and RR-3 Rural Residential (8%). (See Table \_\_ and Map \_\_)

Permitted principal uses in the AR-2, AR-1 and RR-3 districts include:

- agriculture use(s) and agricultural structures
- commercial greenhouse(s)
- the keeping, breeding, and raising of cattle (including dairies), sheep, goats and horses
- the keeping, breeding and raising of furbearing animals, swine and fowl.

Permitted accessory uses in the AR-2, AR-1 and RR-3 districts include “Agricultural structures associated with an agricultural use.” (Sec. 220-14, B.(2))

#### Active Farmland by Zoning District

Base Zoning Districts (2015)	Active Farmland	
	# acres	% of total
AR-1 - Agricultural Rural Residential - 1 Acre Lot	899.8	6.1%
AR-2 - Agricultural Rural Residential - 2 Acre Lot	11,332.3	77.4%
CC - Community Commercial	111.2	0.8%
I - Industrial	73.9	0.5%
MH - Mobile Home	43.4	0.3%
R-1-20 - Residential - 20,000 Sq. Ft. Lot	17.3	0.1%
R-1-20 - Residential - 20,000 Sq. Ft. Lot/278	5.3	0.0%
R-1-30 - Residential - 30,000 Sq. Ft. Lot	409.5	2.8%
R-1-30 - Residential - 30,000 Sq. Ft. Lot/278	5.8	0.0%
RR-3 - Rural Residential - 3 Acre Lot	1,236.7	8.4%
SCR-1 - Southern Corridor Residential - 1 Acre Lot	509.2	3.5%
	14,644.4	100.0%

Mixed Use Overlay Zoning Districts (2015)	Active Farmland
	# acres
MUO-1 (north of City, east of Rt. 332)	83.5

MUO-2 (north of Purdy Rd., both sides of Rt. 332)	33.4
MUO-3 (east of City, south of Rt. 21 and north of CR 4)	153.8
	270.7

A total of 74 acres of farmland (1% of the total) is currently zoned I-Industrial. In the I Industrial District, the list of permitted uses includes: “Agricultural or farming activities, excluding livestock; agricultural uses, excluding livestock; and agricultural processing facilities limited to the processing of crops and/or dairy products.”

An additional 6.5% of the active farmland in the Town is located in the SCR-1 R-1-20, and R-1-30 zoning districts, where, “Continuation and expansion of existing agricultural uses and structures,” are permitted principal uses.

Only 1.1% of the Town’s farmland is located in zoning districts where agricultural uses are not specifically permitted (MH Mobile Home, RLD Lakeshore, MR Multiple Residential, PUD Planned Unit Development, CC Community Commercial.) Existing agricultural uses in these districts can continue as a “non-conforming use” pursuant to the Town’s zoning. In addition, farm operations operated as a commercial enterprise and located within NYS Agricultural Districts have additional protections through the NYS Agricultural Districts law as noted above.

A total of 271 acres of farmland (1.8% of the total) is located within the Town’s Mixed Use Overlay (MUO) Districts. The zoning classifications of the underlying zoning districts include AR-1, R-1-30, and CC.

The MUO districts are the Town’s designated “growth nodes,” and intended to accommodate a mix of residential and business uses. These areas are most suited for development rather than open space or agriculture, consistent with development and conservation policies in the Town’s Comprehensive Plan.

## **Zoning regulations from which farms in certified NYS/ Ontario County Ag Districts are exempt**

The Town’s zoning specifically exempt agricultural uses within certified Agricultural Districts from some of the regulations.

### **Keeping Livestock**

The Town’s zoning includes requirements for keeping livestock, but specifically exempts farms located in NYS Agricultural Districts from these requirements. In the AR-2, AR-1 and RR-3 districts, Permitted Principal Uses (Sec. 220-14, B.) include:

*(5) The keeping, breeding, and raising of cattle (including dairies), sheep, goats and horses, subject to the following restrictions:*

*(a) Minimum lot sizes shall be five acres of land.*

*(b) There shall be a minimum distance of not less than 100 feet between any structure housing animals and any property line or street line of the subject property.*

*(c) There shall be no piling of manure within 200 feet of a lot line. There shall be no piling of manure as otherwise prohibited in the Town Code.*

*(6) The keeping, breeding and raising of furbearing animals, swine and fowl subject to the following additional restrictions:*

*(a) Minimum lot sizes shall be five acres of land.*

*(b) Confining shelters shall not be closer than 200 feet from any property line or street line.*

*(c) Wet litter disposal operations shall be permitted only under the following conditions:*

*[1] All buildings containing fur-bearing animals, swine, fowl or litter shall not be any closer than 200 feet from any street or lot lines and no closer than 200 feet from the nearest residence building on an adjacent lot.*

*[2] Sludge or other products produced by the operation must be stored in a tank or suitable container until removed.*

However, Paragraph (7) states:

*(7) The provisions of Subsection C(5) and (6) above shall not apply to any generally accepted agricultural operation or practice occurring within an established Ontario County Agricultural District.*

In the I-Industrial zoning district, permitted agricultural uses exclude the keeping of livestock. (Sec. 220-25. B). The zoning district regulations do not specifically exempt farm operations in certified Agricultural Districts from this prohibition. However, the I Industrial District contains very little farmland or land within NYS Agricultural Districts.

### **Keeping of Horses**

A special use permit is required to keep horses in the RR-3 and R-1 30 zoning district. Conditions include:

- Five acre minimum lot size
- 35-foot buffer around property lines and streams
- Animal housing must be setback 100 feet from adjacent property line and 50 feet from the rear setback of any residential structure.

In addition, there is a five acre minimum lot size for “keeping of horses,” which requires a special use permit in the R-1-30 and SCR-1 districts. However, the schedule includes a note that states: “These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.”

This exception may allow additional practices than would be protected by NYS Agricultural Districts Law, which states that local zoning regulations, “shall not unreasonably restrict or regulate farm operations within

agricultural districts in contravention of the purposes of this article unless it can be shown that the public health or safety is threatened.” NYS Agricultural District Law defines “farm operation” as: “the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise.” The difference between farm operations protected by NYS Agricultural Districts Law and the Town’s exemption is that NYS Law requires farm operations to be operated “as a commercial enterprise” while the Town exempts “any generally accepted agricultural operation or practice.”

### **Manure storage**

Several zoning provisions address manure storage. However, these provisions are not applicable to agricultural practices within NYS Agricultural Districts. For example:

#### **Sec 220-9. Regulations applicable to all districts**

- G. No manure, odor or dust-producing substances shall be permitted to be stored within 200 feet of any lot line, unless such substance is part of accepted agricultural operations or practices and the land involved lies within an agricultural district established pursuant to New York State Agriculture and Markets Law.*

### **Building setbacks**

The zoning schedule specifies the following setback requirements for permitted agricultural uses in the SCR-1 R-1-20 and R-1-30 Districts:

Note 1: There shall be a minimum distance of not less than 100 feet between any new or expanded structure and any property line or street line of the subject property.

Note 2: There shall be a minimum distance of not less than 200 feet between any new or expanded structure containing furbearing animals, swine, fowl or litter and any property line or street line of the subject property.

However, Note 3 states that: These restrictions do not apply to any generally accepted agricultural or farming activities occurring within an established Ontario County Agricultural District.

### **Special Use Permits**

The following agricultural and related uses require a special use permit from the Planning Board:

- Stables or riding academies (Sec. 220-46)
- Keeping of horses in R-1-30 and SCR-1 Districts (220-56)
- Produce markets, farm and craft markets and antique shops (Sec 220-49)
- Farm labor housing within established Ontario County Agricultural Districts located within RR-3, AR-I and AR-2 Districts



However, the section that describes the Planning Board’s authority to grant special use permits (Article VI. Regulations Governing Special Use Permit Uses, Sec. 220-34. Authority, paragraph D) states: “The provisions in this article shall not apply to any generally accepted agricultural operation or practice within an established Ontario County Agricultural District.”

### **Farm stands and produce markets**

The Town’s zoning includes regulations for both permanent produce markets and temporary farm stands. Permanent structures, “for the sale of agricultural and nursery products grown principally by the operator,” are permitted accessory uses in the AR-1, AR-2 and RR-3 zoning districts, subject to the following restrictions:

- (a) Such structures shall not exceed 2,000 square feet of floor area or 75% of the gross floor area of the principal structure, whichever is less.
- (b) Not more than 1/2 of the total floor area shall be for the display and sale of products grown off the premises.
- (c) Such structures shall conform to the minimum setback requirements for the principal buildings in this district as specified in the schedule.
- (d) Sufficient land area shall be provided to accommodate off-street parking for not less than three vehicles on site. In no event shall a structure be allowed to continue when parking along a public highway becomes a traffic safety concern in the opinion of either the Town Highway and Water Superintendent or local law enforcement officials.

In the R-1-30 and SCR-1 zoning districts, permanent farm stands are specifically not permitted as accessory uses unless they are within a NYS Agricultural District.

In the AR-1, AR-2, RR-3 and SCR-1 zoning districts, temporary farm stands (“structures of a nonpermanent nature (movable and temporary)” are permitted as an accessory use “for the sale of seasonal agricultural products grown principally by the operator,” subject to the following conditions:

- (a) The stand shall be set back not less than 30 feet from the edge of the pavement of the highway.
- (b) Ground display area for produce shall not exceed twice the size of the stand.
- (c) Sufficient land area shall be provided to accommodate off-street parking for not less than three vehicles on site. In no event shall a stand operation be allowed to continue when parking along a public street becomes a traffic safety concern in the opinion of either the Town Highway and Water Superintendent or local law enforcement officials.

### **Analysis**

These restrictions on permanent and temporary farm stands and produce markets are reasonable as applied to farm operations located within NYS Agricultural Districts. Additional guidance is provided by New York State Department of Agriculture & Markets.

### **Recommendations**

- None

### **Stables or riding academies**

The Town of Canandaigua requires a special use permit for “Stables or riding academies.” “Stable is defined as, “A building in which any horses are kept for remuneration, hire or sale.” Special use permit conditions include a minimum of 10 acres, a limit of 25 horses for the first 10 acres and one additional half-acre for each additional horse, and setbacks from property lines of 100 feet for stables and 200 feet for storage of manure.

### **Analysis**

Some stables or horse boarding operations may be “farm operations” as defined in NYS Agricultural Districts Law and subject to limitations on local regulations. The threshold in the statute is

an agricultural enterprise, consisting of at least seven acres and boarding at least ten horses, regardless of ownership, that receives ten thousand dollars or more in gross receipts annually from fees generated either through the boarding of horses or through the production for sale of crops, livestock, and livestock products, or through both such boarding and such production.

Riding, training and horse shows that are directly related to the boarding and raising of horses are considered part of the farm operation.

Some of the requirements of the special use permit, and potentially the requirement to obtain a special use permit, may be deemed unreasonable by NYS Agriculture & Markets for riding stables defined as “farm operations” in the NYS Agricultural Districts Law.

### **Recommendations**

- Add a statement that, “The Planning Board may waive certain special permit conditions for those stables that are farm operations as defined in NYS Agricultural District Law and located within a certified Ontario County Agricultural District.”

### **Farm labor housing**

The Town’s zoning requires a Special Use Permit for “Farm labor housing within established Ontario County Agricultural Districts located within RR-3, AR-1 and AR-2 Districts (§ 220-58.) The special permit allows placement of manufactured homes and other housing for the use of farm employees.

### **Analysis**

The requirements for a special use permit for farm labor housing are reasonable, according to the guidelines published by the NYS Department of Agriculture & Markets.

However, there is an inconsistency between these provisions and the statement in Sec. 220-34 on the authority to issue special use permits that states: “The provisions in this article shall not apply to any generally accepted agricultural operation or practice within an

established Ontario County Agricultural District.” it is not clear whether the special permit criteria or this statement would be binding on the Town.

### ***Recommendation***

- Remove the statement from Sec. 220-3. Incorporate a similar statement into the special permit sections that address keeping of horses, farm stands and produce markets, and riding stables.

## **Regulations relating to health and safety**

The Town’s zoning regulations may restrict some agricultural uses in order to protect public health and/or safety. For example, Sec. 220-9 prohibits, “any obstruction to vision, including agricultural crops... in the triangular area formed by the intersecting street lines and a line joining each 50 feet distant from said intersection measured along the edge of the pavement.” This regulation of farm practices is justified by safety concerns for motorists.

### ***Analysis***

Such regulations are not considered “unreasonable” by NYS Agricultural District Law.

### ***Recommendations***

- None

## **Administrative Procedures**

As many agricultural structures do not require a building permit pursuant to the Codes of New York State, The Town requires a “site development permit” from the Town Development Office for “Construction of new agricultural structures with a building footprint greater than 50 square feet.” (Sec. 220-9, Z (1))

Agricultural uses are exempt from site plan review, “unless site plan is otherwise required as a condition of a separate Town approval.” (Article VII: Site Plan Regulations, Sec. 220-64)

### ***Analysis***

Such regulations are not considered “unreasonable” by NYS Agricultural District Law.

### ***Recommendations***

- None

## **Zoning provisions to protect agriculture from impacts of neighboring development**

### **Site Plan Review**

The Town's Site Plan Review process and criteria can be applied to minimize the impacts of non-farm development on neighboring farm parcels.

Site Plan Review by the Planning Board is required for all new development other than single- and two-family dwellings and agricultural uses. This review helps to ensure that new development does not impact natural features, traffic, and neighboring properties.

The Town's site plan review criteria include a requirement that the applicant indicate whether the site is within an established Ontario County /NYS Agricultural District. (Sec. 220-69. C.(1) (m)) and include an Agricultural Data Statement (Sec. 220-69. C.(1)(l)) In addition, existing conditions noted on a preliminary site plan must include Agricultural infrastructure including surface and subsurface drainage systems, and access lanes for farm equipment. (Sec. 220-69. C.(2)(j))

One of the criteria for the Planning Board's findings is that, "Resulting development will not have an undue negative impact on neighboring properties.) (§ 220-71. G.)

### **Analysis**

The requirement that the Planning Board consider impacts on agricultural infrastructure will help ensure that such infrastructure is not damaged during a development that is subject to Site Plan Review.

When considering potential impacts on neighboring property, the Town Planning Board should consider the potential impacts on neighboring farmland as well as residential and business properties. For example, a buffer of trees may be appropriate for a project that adjoins a residential subdivision, but would lead to unwelcome shade and root intrusion if it adjoins a farm.

### **Recommendations**

- Add to Sec. 220-71. G the phrase, "including farmland and agricultural operations."

## **Provisions that may be used to promote conservation of farmland**

The Town can apply its incentive zoning and cluster subdivision approaches to limit future development of strategic farmlands.

### **Incentive zoning**

Incentive Zoning (see Sec. 220-31 of the Zoning) authorizes the Town to grant to developers certain "incentives," such as higher density, increased height or reduced setbacks, or changes in use, in exchange for community benefits or "amenities." Acceptable community benefits include, "Agricultural conservation, open space, scenic, ecological, historic or other permanent conservation easements," and,

“Donation of land in fee simple for either conservation or community benefit purposes.” One of the objectives of Canandaigua’s incentive zoning law is, “To protect active farmland operations.”

To apply incentive zoning to a particular project, the owner or developer must describe the requested incentive as well as the amenity offered. The Planning Board reviews the proposal and advises the Town Board regarding the impact of the proposed incentive on the design and layout of the site. The Town Board must determine whether, “the proposed amenity provides sufficient public benefit to provide the requested incentive.” The amenity may be a cash payment to the Town, If the Town Board finds that, “a community benefit is not suitable on site or cannot be reasonably provided.” The cash must be placed in a trust fund for use exclusively for amenities specified in lieu of cash.

### ***Analysis***

Incentive Zoning has considerable promise as a tool to fund the permanent protection of farmland. The Town’s regulations currently state that farmland protection is one of the objectives of Incentive Zoning and lists permanent conservation easements as an acceptable amenity.

However, the regulations would benefit from additional guidance to determine the acceptable balance of incentive to amenity. That is, how many acres of permanently protected farmland should be required from the developer in exchange for allowing additional dwelling units, building height or other incentive?

A detailed study would help to determine the appropriate formula. Such a study would involve an examination of land values, the real estate market and development pressure in those areas of the Town that would be “receiving areas” for the additional development permitted through incentive zoning.

The Town’s Incentive Zoning provisions can be used to implement “transfer of development rights,” which preserves land in “sending areas” in order to accommodate additional dwelling units or more intensive business development in “receiving areas.”

### ***Recommendations***

- Delineate “sending” and “receiving” areas within the Incentive Zoning regulations. Designate land within the Padelford Brook Greenway and other strategic farmlands identified in the Agricultural Enhancement Plan as the “sending areas” and land within the Town’s Mixed Use Overlay zoning districts as “receiving areas.”
- Develop a formula to determine the number of acres of preserved land – or an amount of cash that could purchase development rights to an equivalent number of acres – that would justify allowing additional dwelling units or commercial space in areas designated for Incentive Zoning. The formula may be based on either
  - a balance between market value in sending area and estimated market value in receiving area—comparison between price per square foot of lot, price per square foot of unit, number of units, FAR, etc. or
  - a fee based on a set value (e.g., a certain price per unit or square footage) or a percentage of market value

Incorporate the formula into Incentive Zoning regulations

- Create a Development Rights “Bank” or Utilize the Town’s Conservation Reserve Fund that would hold development rights acquired from land in “sending areas” that can be applied to future development within “receiving areas.”

### Conservation Subdivisions

Conservation subdivisions, also known as clustered subdivisions, incorporate open space or land conservation into the design of a subdivision of land into parcels. A conservation subdivision has the same number of house lots or dwelling units as a conventional subdivision on the same site. Lot sizes and setbacks are reduced to allow part of the site to remain open. As a simplistic example, a 50-acre site in a zoning district that requires one acre minimum lot sizes would be allowed approximately 50 housing units. If lot sizes are reduced to one-half acre each, 25 acres could be set aside as permanent open space. A more realistic example is illustrated in the following pages. The actual number of lots that may be permitted on a site is affected by topography, the size and configuration of the lot, and the presence of wetlands or other natural constraints. In Canandaigua, the number of housing units permitted in a conservation subdivision (the “base density”) is determined by analyzing the development potential of developable land on the site. If a site is served by public water and sewer, the number of units permitted, as determined by the “base density” calculation, may be increased by 15%.

The Town Code addressing authorizes the Planning Board to “require clustering of lots and development to protect environmentally sensitive areas or open space.” (Subdivision of Land, Sec. 174-7. H) To obtain Planning Board approval for a conservation subdivision, a developer must follow a multi-step process that includes:

- Submitting a sketch plan that delineates “constrained land”
- calculation of the maximum number of dwelling units
- a conservation analysis to determine the best locations on the site for both building lots and conservation.

Open space set aside as part of a conservation subdivision must be protected with a permanent conservation easement.

The Town has used cluster or conservation subdivisions to preserve open space as part of the design of several residential subdivisions. These include the Stablegate subdivision at the northern border of the Town, Wyffel Road subdivision, Ridge Run, Timberline and a subdivision along CR 28.

### Analysis

The conservation subdivision process can result in permanent protection of farmland, natural resources and open space. It’s effectiveness for farmland protection depends on the configuration of the site. Challenges occur when the farmland to be preserved adjoins residences without sufficient buffer or physical separation.

***Recommendations***

Retain Conservation Subdivision as an option. The Planning board should consider potential impacts on farmland from nearby residences when reviewing the siting of preserved land and buffers between farmland and residences.

**APPENDIX: Excerpts from Town of Canandaigua Zoning (Chapter 220):  
Provisions that may impact agriculture**

**Sec 220-9. Regulations applicable to all districts**

- D. At the intersection of two or more streets, no hedge, fence or wall (other than a single post or tree) which is higher than three feet above curb level, nor any obstruction to vision, including agricultural crops, shall be permitted in the triangular area formed by the intersecting street lines and a line joining each 50 feet distant from said intersection measured along the edge of the pavement.*
- G. No manure, odor or dust-producing substances shall be permitted to be stored within 200 feet of any lot line, unless such substance is part of accepted agricultural operations or practices and the land involved lies within an agricultural district established pursuant to New York State Agriculture and Markets Law.*
- K (6) Fences for kennels and for the purpose of enclosing farmland, horses and cattle shall not exceed eight feet in height.*
- M. Except for customary farm operations, no lot shall be used for the commercial storage or disposal of solid or liquid waste without the prior approval of the Town Board. Duly approved on-site wastewater treatment systems shall be excepted from this provision.*
- Z. (1) When no building permit or other Town approval pursuant to this chapter is required, a site development permit from the Town Development Office shall be obtained for the following: (a) Construction of new agricultural structures with a building footprint greater than 50 square feet.*

**Sec. 220-14 AR-1 Agricultural Residential District**

*B. Permitted Principal Uses*

- (4) Commercial greenhouse(s) or warehouse(s) on lots of five or more acres.*

*C. Permitted accessory uses, buildings and structures*

- (4) Permanent accessory building or accessory structure for the sale of agricultural and nursery products grown principally by the operator, subject to the following restrictions:*

- (a) Such structures shall not exceed 2,000 square feet of floor area or 75% of the gross floor area of the principal structure, whichever is less.*

- (b) Not more than 1/2 of the total floor area shall be for the display and sale of products grown off the premises.*

- (c) Such structures shall conform to the minimum setback requirements for the principal buildings in this district as specified in the schedule.*

- (d) Sufficient land area shall be provided to accommodate off-street parking for not less than three vehicles on site. In no event shall a structure be allowed to continue when parking along a public highway becomes a traffic safety concern in the*



*opinion of either the Town Highway and Water Superintendent or local law enforcement officials.*

*(5) Accessory buildings or accessory structures of a nonpermanent nature (movable and temporary) may be utilized for the sale of seasonal agricultural products grown principally by the operator, under the following conditions:*

*(a) The stand shall be set back not less than 30 feet from the edge of the pavement of the highway.*

*(b) Ground display area for produce shall not exceed twice the size of the stand.*

*(c) Sufficient land area shall be provided to accommodate off-street parking for not less than three vehicles on site. In no event shall a stand operation be allowed to continue when parking along a public street becomes a traffic safety concern in the opinion of either the Town Highway and Water Superintendent or local law enforcement officials.*

*(6) Minor home occupations*

*E. Special permitted uses*

*(5) Stables or riding academies where animals are boarded, rented or leased.*

*(8) Windmills or wind generators.*

*(10) Major home occupations,*

**Sec. 220-17 R-1-30**

*C. Permitted accessory uses, buildings and structures*

*The same accessory uses, buildings and structures as are allowed in the AR-I District, subject to the requirements specified in Town Code § 220-9 and elsewhere in this chapter, except that permanent farm stands not on parcels within a New York State Agricultural District shall not be allowed.*

*F. Special permitted uses*

*(9) Keeping of horses.*

*(10) Major home occupations,*

**Sec 220-18. SCR-1 Southern Corridor Residential District**

*A. Purpose. The purpose of the SCR-I Southern Corridor Residential District is to maintain an open rural character, to protect viable agricultural soils and areas, and to conserve natural resources and lake views. The Town seeks to promote orderly, conservation-oriented residential development in this district. Development in this district should create compact and walkable residential neighborhoods while simultaneously producing meaningful open space preservation. Much of this district has public water and/or public sewers.*

*C. Permitted accessory uses, buildings and structures.*

*(1) The same accessory uses, buildings and structures as are allowed in the AR-I District, subject to the requirements specified in Town Code § 220-9 and elsewhere in this chapter, except that permanent farm stands not on parcels within a New York State Agricultural District shall not be allowed.*

*D. Permitted accessory uses and structures.*

*(3) Agricultural structures associated with an agricultural use.*

*(5) Accessory buildings or structures (movable and temporary) may be utilized for the sale of seasonal agricultural products grown principally by the operator on the premises, under the following conditions.*

*(a) The stand shall be set back not less than 30 feet from the edge of the pavement of the highway.*

*(b) Ground display area for produce shall not exceed twice the size of the stand.*

*(c) Sufficient land area shall be provided to accommodate off-street parking for not less than three vehicles on site. In no event shall a stand operation be allowed to continue when parking along a public street becomes a traffic safety concern in the opinion of either the Town Highway and Water Superintendent, or local law enforcement officials.*

*F. Special permitted uses*

*(8) Keeping of horses.*

**Sec. 220-25 LI Limited Industrial District**

*B. Permitted principal uses. [these are also permitted in the I Industrial District]*

*(10) Agricultural or farming activities, excluding livestock: agricultural uses, excluding livestock; and agricultural processing facilities limited to the processing of crops and/or dairy products.*

**Article VI. Regulations Governing Special Permit Uses**

**Sec. 220-34. Authority**

*D. The provisions in this article shall not apply to any generally accepted agricultural operation or practice within an established Ontario County Agricultural District.*

**Sec. 220-46. Stables or riding academies**

*The Town Planning Board may approve a special use permit for the use of land and buildings for stables for the commercial boarding of horses or riding academies in the AR-I, AR-2 and RR-3 Residential Districts, provided that, in addition to compliance with*

*the general requirements in § 220-35 of this article, the following standards and provisions are maintained:*

- A. No site preparation or construction shall commence until final site plan approval, as required by Town Code*

**§ 220-64, Authority; approval required, has been granted by the Planning Board.**

- B. The permitted use may include any of the following:*

- (1) Storage of horse vans for conveying or vanning of horses as may be accessory to the principal use.*
- (2) Sale or rental of horses for use by public by the hour, day, month or year.*
- (3) Rides on horses by the public.*
- (4) Rental of horse vans.*
- (5) Riding lessons to the public.*

- C. The land devoted to this use shall not be less than 10 contiguous acres.*

- D. One principal single-family dwelling may be located on the land devoted to this use, provided that it complies with the requirements for this chapter. The land area on which the principal Single-family dwelling is located (minimum lot size of AR-I District) shall not be considered as part of the land devoted to this use, as set forth in Subsection C above.*

- E. The number of horses that may be boarded and/or trained at such property shall not exceed 25 horses for the first 10 acres of land devoted to this use, plus one horse for each additional half acre of land available for such purpose.*

- F. The stable shall be located not less than 100 feet from any boundary line. The storage of manure shall be located on land not less than 200 feet from any boundary line. The Planning Board may require manure storage areas to be screened and/or buffered from adjacent areas.*

- G. Riding rings shall meet the following requirements:*

- (1) Any riding ring shall be at least 50 feet from any boundary line.*

- H. Accessory buildings, such as barns (not housing horses), sheds and the like, may be located on the land devoted to this use, provided that they are set back from the street line and from each side boundary as set forth in Schedule 1[1] and they are not used for the storage of manure.*

- I. Structures on the land devoted to this use (not including the principal dwelling) shall not in the aggregate cover more than 5% of the area of the land devoted to this use.*

- J. No structure shall exceed 35 feet in height.*

- K. Suitable and adequate off-street parking shall be provided in accordance with the requirements established by the Town Planning Board.*

- L. Exterior lighting shall be permitted only to the extent necessary to prevent injury to the public and shall be so installed and arranged as to reflect light away from the adjoining streets and prevent any nuisance to adjoining property.*
- M. Exterior loudspeakers shall be installed or used on the premises so as to minimize potential nuisances to adjacent properties.*

**§ 220-49. Produce markets, farm and craft markets and antique shops.**

*The Town Planning Board may approve a special use permit for produce markets, farm and craft markets and antique shops, provided that the general conditions of § 220-35 are met and that the following standards are met with respect to sales in outdoor areas or the display of goods for sale other than within a building:*

- A The specific area designated for the outside display of goods for sale must be delineated on a site plan approved by the Planning Board, and no goods may be displayed for sale outside the designated area.*
- B. The specific area designated for the outside display of goods for sale may not be located any nearer to any property line than would be a building for the display of goods for sale, and all site lighting associated with the outside display shall be directed away from adjacent property.*
- C. Goods for sale may only be displayed within the designated area for a period not exceeding 48 hours within any calendar week and shall not be stored in a vehicle parked on the site when goods are not on display.*
- D. The Planning Board shall impose such additional conditions as it finds necessary to ensure an appropriate balance of outdoor and indoor display of goods for sale.*

**§ 220-56. Keeping of horses in R-1-30 and SCR-1 Districts.**

*The Town Planning Board may approve a special use permit for keeping of horses in the R-1-30 and SCR-1 Districts, provided that, in addition to compliance with the general requirements in § 220-35 of this article, the following standards are maintained:*

- A There shall be located on the subject premises one principal single-family dwelling which shall be the full-time residence of the owner or tenant of the property.*
- B. The minimum lot size shall be five acres.*
- C. No more than one horse shall be permitted per acre of fenced paddock area. In no instance shall more than two horses be permitted. Dependent foals shall not be counted in arriving at the total permitted number of horses.*
- D. Manure or any other material or substance which causes or creates any noxious or offensive odors or dust or which causes or may cause the presence of or attract any vermin, rodents, or other animals shall be stored at least 200 feet from any property line. The applicant must demonstrate adequate means for disposal of manure and waste feed. The burning of manure or feed products is prohibited.*

- E. A thirty-five-foot grassed buffer must be maintained at all times around property lines and any streams or tributaries. Said buffer strip may not be used for grazing or manure disposal.*
- F. No structure used for the housing, harboring or stabling of horses may be placed closer than 100 feet to any adjacent property line. All other accessory structures shall be subject to the applicable zoning setbacks, provided they are not used for the storage of manure. No structure used for the housing, harboring or stabling of horses may be placed closer than 50 feet to the rear setback of any residential structure on the subject or immediately adjacent properties.*
- G. The Planning Board may also require adequate setbacks, screening and/or fencing for any buildings or structures located on the premises or for any corrals, runs, tracks or other open areas used by horses so that there is minimal impact on adjacent property owners. All such buildings, structures, corrals, runs, tracks, or other areas shall be maintained in a neat and clean manner.*
- H. No structure associated with this use shall exceed 35 feet in height.*
- I. Exterior lighting shall be permitted only to the extent necessary to prevent injury and shall be so installed and arranged as to reflect light away from the adjoining streets and prevent any nuisance to adjacent properties.*

**§ 220-58. Farm labor housing within established Ontario County Agricultural Districts located within RR-3, AR-1 and AR-2 Districts.**

- A Intent. The intent of this section is to allow for the placement of farm labor housing on active farms located within an established Ontario County Agricultural District, within the RR-3, AR-1 and AR-2 Districts, for the express purpose of providing low-cost housing alternatives for bona fide full-time farm labor employees of an agricultural operation.*
- B. Limitations. No portion of this section shall be construed as to permit the placement of manufactured housing on lands not included in an established Ontario County Agricultural District, or on lands which are not established as an active commercial agricultural operation, defined as a full-time farm with gross annual agricultural income sales in excess of \$50,000, or to provide housing for individuals not in the direct employ of the commercial agricultural operation on which the manufactured housing is proposed to be placed. No permit issued in conformance with the conditions and requirements contained herein shall be valid for a period of greater than the effective period for which the land continues to be located within an Ontario County certified agricultural district. Upon the renewal of an Agricultural District by the County and certification by the Commissioner of the State Department of Agriculture and Markets, an application for renewal of a special use permit for farm labor housing shall be required.*
- C. Conditions.*

*(1) Placement of farm labor housing by special use permit shall be restricted to farm lands located within an established Ontario County Agricultural District which are located within the RR-3, AR-1 or AR-2 District.*

*(2) Placement of a farm labor dwelling unit shall be by special use permit restricted to full-time employees, who are not an owner or partner of the farm operation, and their families.*

*(3) Placement of farm labor housing shall be permitted only on lands directly associated with full-time commercial agricultural operations with \$50,000 in gross sales annually.*

*(4) Placement of a farm labor dwelling unit may be permitted within an accessory structure located in the rear yard portion of the lot. Said dwelling unit may be either located within an existing farm building or a manufactured dwelling unit used exclusively for farm labor employees.*

*(5) In addition to the conditions set forth in § 220-35 of this chapter, the following information will be required to be submitted with the application for special use permit:*

*(a) Financial statements, either CPA certified or in the form of previous year New York State income tax returns, providing evidence of an active commercial agricultural operation as defined above.*

*(b) Copies of employment information for at least one of the proposed resident(s) of the manufactured housing, including proof of employment in the form of proof of payment of social security and workers' compensation contributions by the commercial agricultural operation and copy (copies) of filed 1-9 employment eligibility verification forms. For the purposes of this section, an "employee" is defined as an individual working a minimum of 40 hours per week for a minimum of 26 weeks of each calendar year. In cases where manufactured housing is to be placed on a site prior to the hiring of an employee, then the applicant shall have no more than 30 days to provide the documentation provided for in this section from the day the manufactured housing is placed on the site.*

*(6) Setbacks for the proposed farm labor manufactured housing dwelling unit shall be consistent with those of the respective zoning district, except for the front setback. Front setbacks shall be no less than 60 feet or equivalent to the front setback of the principal structure on the site, whichever is greater. Additionally, no farm labor manufactured housing dwelling unit shall be more than 200 feet from the primary residential structure of the agricultural operation. Where no primary residential structure exists appurtenant to the agricultural operation, then the farm labor manufactured housing dwelling unit shall be no more than 200 feet from the largest structure, as measured by its area of footprint, associated with said agricultural operation. In no event shall a farm labor manufactured housing dwelling unit be allowed on a parcel of land that does not have an agricultural building used as part of the established farm operation.*

*(7) The applicant must provide documentation of potable water supply and adequate wastewater disposal and/or treatment systems for the proposed manufactured housing or the farm labor dwelling unit.*

*(8) All farm labor manufactured housing dwelling units shall be adequately anchored and have installed on all sides skirting which shall conceal all frames, piers or other non-foundation supports.*

*(9) Where more than two farm labor dwelling units are proposed on a single parcel of active farmland, the applicant shall prepare a site plan as provided for elsewhere in this chapter.*

*D. Renewal. Any special use permit issued pursuant to this section for a farm labor dwelling unit shall be granted for a maximum period which shall coincide with the effective dates for the land remaining as part of a certified agricultural operation within an established Ontario County Agricultural District as certified by the State Commissioner of Agriculture and Markets. Upon renewal and certification of said Agricultural District, each special use permit shall be subject to review and renewal for a period of time not to exceed the effective dates of the continued Agricultural District.*

*E. Removal.*

*(1) Upon an approved farm labor dwelling unit being vacated for a period of two years or more, said dwelling unit shall be required to be completely removed from the subject property.*

*(2) Should a parcel of land not continue to be a part of an Ontario County Agricultural District, then the special use permit shall automatically expire. The Town shall provide written notice to the property owner of the effective date of the expiration of said special use permit. Then the previously approved farm labor dwelling unit shall be required to be removed within 30 days of said permit expiration.*

## **Article VII. Site Plan Regulations**

### **§ 220-64. Authority; approval required.**

*B. The following actions are exempt from the requirement for site plan review pursuant to this article, unless site plan is otherwise required as a condition of a separate Town approval:*

*(3) Agricultural uses and agricultural structures.*

### **§ 220-69. Preliminary site plan checklist**

*(1) General content*

*(m) For lots located within or adjacent to established Ontario County Agricultural District lands, the site plans shall have a general note identifies and thereby acknowledges the provisions of the Town's Right-to-Farm Law.*

*(2) Existing conditions.*

*(j) Agricultural infrastructure including surface and subsurface drainage systems, and access lanes for farm equipment.*

**§ 220-71. Planning Board findings.**

*G. Resulting development will not have an undue negative impact on neighboring properties.*

**Article VIII. Supplementary Regulations**

**§ 220-76. Landscaping and buffering.**

*A. Purpose and intent. It is the purpose and intent of this section to:*

*(2) Establish provisions which will help buffer incompatible uses from each other and provide transition zones between different types of uses.*



## APPENDIX C – TRANSFER OF DEVELOPMENT RIGHTS REPORT





DRAFT

# **Transfer of Development Rights Demonstration Project**

## **Canandaigua, NY**

February 7, 2017

**Sponsored by:**  
NYSERDA, NYSDOT

**Prepared by:**  
BFJ Planning

# Canandaigua TDR

## Outline

- Objectives
- Zoning Approach
  - Map of Sending and Receiving Areas
  - Density Comparison
- Transfer Process
  - Process
  - Administration
  - Transfer Formula Calculation
- Q & A

# Canandaigua TDR

## Objectives

- Manage development pressure by preserving agricultural land and environmental areas while promoting smart growth.
- Review the Town's existing Incentive Zoning provisions and explore alternatives with a greater nexus between fees, community benefits, and incentives.
- Explore potential to use TDR as a way to allow uses and density currently not allowed in the Mixed Use Overlay District.
- Develop more specific language with regard to incentive development in the MUO-1 and MUO-3.
- Opportunity to promote mixed-use, walkable development in the MUO-1 along the Route 332 corridor and in the MUO-3 on the eastern border of the Town. Further opportunity to promote townhouse-style development along the Route 364 corridor.

# Canandaigua TDR

## Potential Benefits of the TDR Program

- Sending Area:
  - Provide market-based method for property owners to realize value of property without converting agricultural uses to residential.
  - Permanent conservation easement on agricultural and environmental areas.
- Receiving Area:
  - Provide development incentives in exchange for purchase of TDR credits.
  - Development incentives may include density increase, additional uses that are currently not allowed in the MUO-1 and MUO-3, reduction of setbacks where needed, reduction of parking requirements where appropriate.

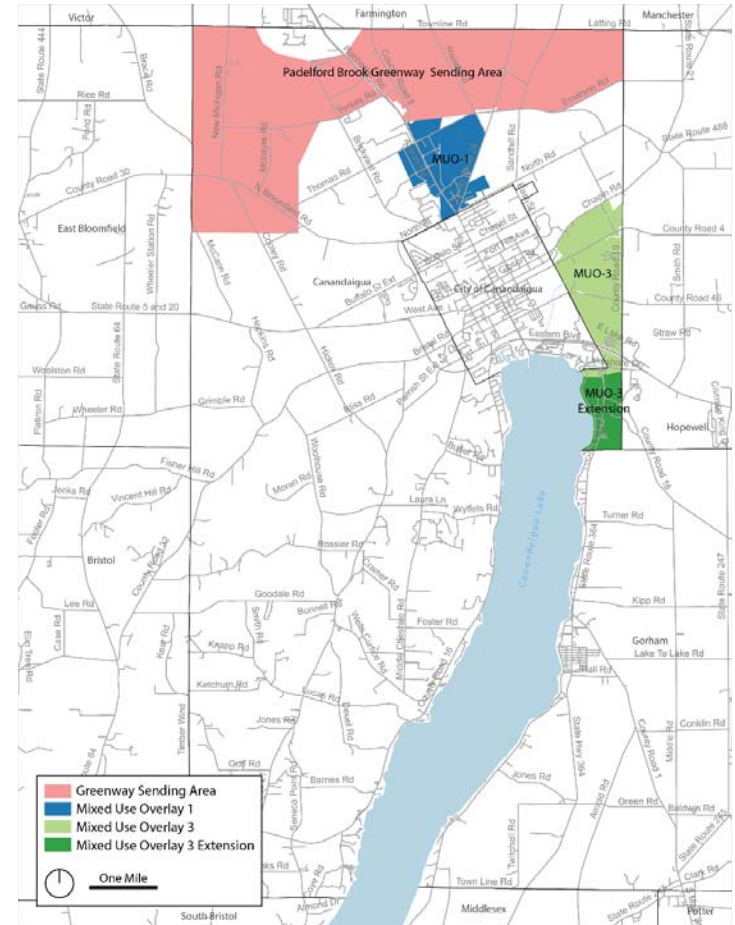
# Zoning Approach

## Sending Area

- Padelford Brook Greenway Area

## Receiving Areas

- Mixed Use Overlay 1
- Mixed Use Overlay 3
- Mixed Use Overlay 3 Extension



# Sending Area Zoning Approach

Sending Area Existing Land Use		
Land Use	Acres	Percent of Total
Vacant Farmland	2204	38%
Rural Residential and Agriculture	1301	23%
1 Family Residential	524	9%
Field crops	389	7%
Rural residential	244	4%
Dairy farm	211	4%

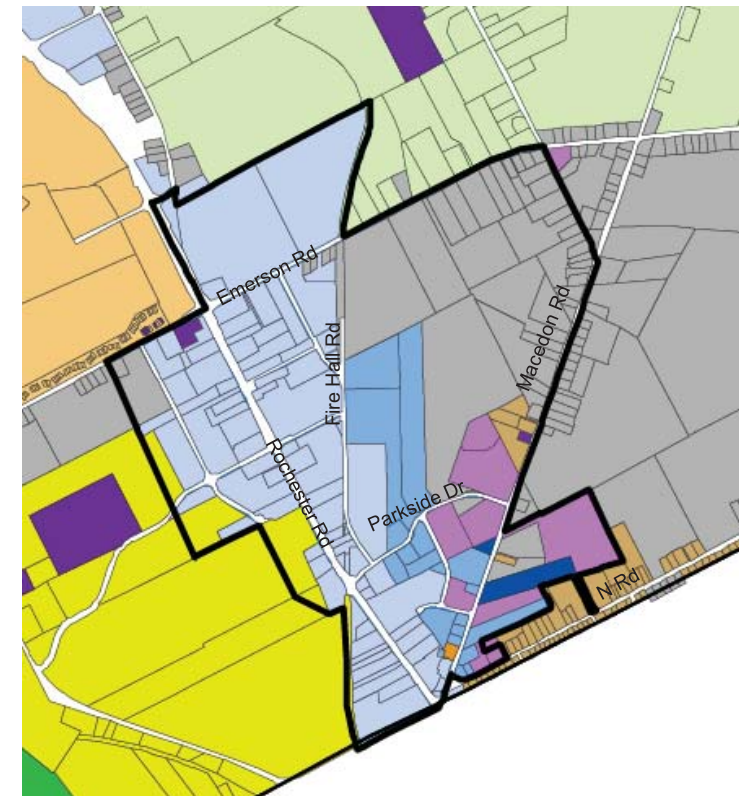


# Receiving Area Zoning Approach

## Mixed Use Overlay 1

Zone	Existing Acreage <sup>1</sup>	Existing Underlying Density <sup>2</sup>	Proposed MUO Density	Proposed TDR Density
CC	305	0.5	8	16
I	29	0	8	16
MR	27	8	8	16
R-1-20	10	2	8	16
R-1-30	240	1.5	8	16
RB 1	79	0	8	16

1. Eligible Acres
2. Approximate densities



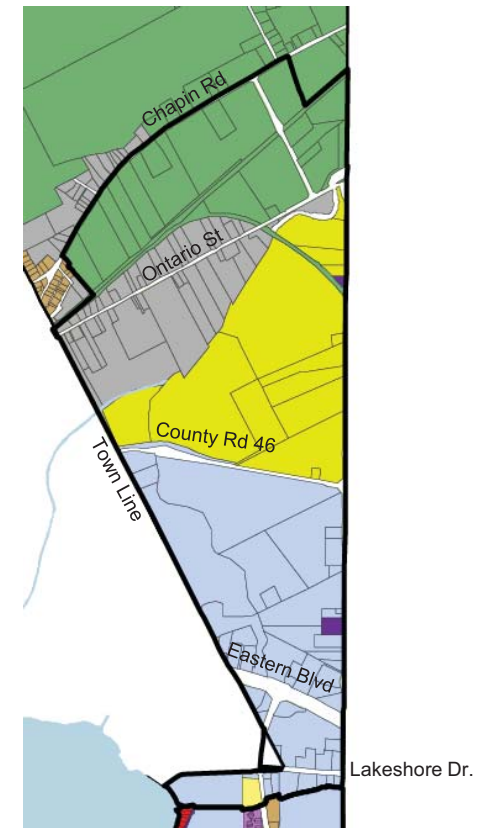
- CC - Community Commercial
  R-1-30 - Residential - 30,000 Sq. Ft. Lot
- I - Industrial
  R-1-20 - Residential - 20,000 Sq. Ft. Lot
- MR - Multiple Residential
  RB-1 - Restricted Business

# Receiving Area Zoning Approach

## Mixed Use Overlay 3

Zone	Existing Acreage <sup>1</sup>	Existing Underlying Density <sup>2</sup>	Proposed MUO/TDR Density
AR-1	211	2	12
CC	300	0.5	12
I	204	N/A	12
MH	4	6	12
R-1-30	162	1.5	12

1. Eligible Acres
2. Approximate densities



CC - Community Commercial
  R-1-30 - Residential - 30,000 Sq. Ft. Lot
  I - Industrial
  AR-1 - Agricultural Rural Residential - 1 Acre Lot

# Receiving Area Zoning Approach

## Mixed Use Overlay 3 Extension

Zone	Existing Acreage <sup>1</sup>	Existing Underlying Density <sup>2</sup>	Proposed MUO/TDR Density
CC	49	0.5	12
MR	612	8	12
MH	27	6	12
R-1-20	174	2	12

1. Eligible Acres
2. Approximate densities



- CC - Community Commercial
- I - Industrial
- R-1-20 - Residential - 20,000 Sq. Ft. Lot
- MR - Multiple Residential

# Receiving Area Zoning Approach

## Building Types Matrix



# Transfer Process

## Involved Parties

### Town Board

- Adopt legislation, lead agency on GEIS.

### Planning Board:

- Make determination on sending and receiving site applications based on Director of Development and Zoning Officer guidance.

### Town Attorney

- Record conservation easements.

### Director of Development

- Verify sending and receiving site applications for the Planning Board.

### Town Supervisor

- Director of TDR Bank.

### Town Staff

- Assist in operations of the TDR Bank.

### Sending and Receiving Site Owners

- Prepare TDR Credit Application for submission to the Planning Board

# Transfer Process

## **TDR Bank Administration**

- Town Supervisor to serve as Director as the chief fiscal officer of the Town.
- Responsibilities of administering the TDR Bank include:
  - Authorizing and monitoring expenditures.
  - Recording dates, amounts, and locations of TDR purchases and sales.
  - Providing periodic summary reports of TDR Bank activity.
- Town may also establish an executive board to monitor and oversee activity of the TDR Bank.

# Transfer Process

## TDR Funding and Expenditures

- TDR Bank would purchase development rights from qualified Sending Area sites and sell development rights to qualified Receiving Area sites.
- TDR funds may also be used to facilitate development rights transfers (i.e., website, marketing, title reports and appraisals, etc.).
- Sources of funding may include:
  - Sale of TDR credits to Receiving Site owners.
  - Application fees collected by Receiving and Sending Site owners.
  - NYS Dept of Ag and Markets grants and matching funds.
  - Finger Lakes Land Trust
  - Grant funding sources.
  - Donations of TDR credits from Sending Site owners.



# Transfer Process

## Transfer Formula

Transfer formula determines how potential development in the Sending Area is converted into bonus development in the Receiving Area.

- Dwelling units in Sending Area can be converted into TDR credits to be used in the Receiving Area.
- Sending Area land that is encumbered by wetlands, steep slopes, etc. receives a fractional value.
  - Full value would overestimate development potential and provide potential windfall to some property owners.
  - *Partial value provides some reasonable financial return for Sending Site owners to encourage participation in the TDR program without unintended windfall.*
  - No value would provide an accurate estimate of development potential, but discourages sale of TDR credits.



# Determining the Transfer Ratio

Average Floor Areas	
Dwelling Units	Median Square Feet
Single Family (SF)	2,492
Multifamily (MF)	1,006
Ratio SF to MF	2.48
Source: HUD/US Census, New Units in Northeast US, 2015	

Trip Generation Rates		
Dwelling Units	AM+PM Peak Trips	Ratio SF to MF
Single Family	1.79	N/A
Apartment	1.22	1.47
Low Rise Apartment	1.04	1.72
Townhouse/Condo	0.96	1.86
Source: ITE Trip Generation Manual, 9 <sup>th</sup> Edition; Average Weekday Trips per Dwelling Unit		

## Preliminary Recommendation—2:1 credit ratio

- A single TDR Credit purchased in the Sending Area would translate into two credits sold by the TDR Bank in the receiving area.
- Every one credit purchased by a developer in the receiving area permits one extra multifamily dwelling unit in the development (up to the TDR maximum dwelling units per acre).

# Potential Transfer Ratios

## Sample TDR Credit Calculation

Receiving Area Calculation		Sending Area Calculation					
Receiving Area Action	Canandaigua TDR Bank Balance	Without Ag & Markets Subsidy		With Ag and Markets Subsidy			Payment to Sending Site Owner
		TDR Bank Payment	Effective Transfer Ratio	TDR Bank Payment	Ag and Markets Subsidy <sup>2</sup>	Effective Transfer Ratio	
Developer buys 8 Multifamily credits at \$10,000 per credit <sup>1</sup>	\$80,0000	\$20,000/unit (4 SF total)	2:1	\$5,000/unit (16 SF total)	\$15,000/unit	1:2	\$20,000/unit
		\$40,000/unit (2 SF total)	4:1	\$10,000/unit (8 SF total)	\$30,000/unit	1:1	\$40,000/unit

1. Assumes sale of a \$200,000 home yields a 10% profit. Cost of TDR Credit is estimated at half of the profit.
2. Current Agriculture and Markets subsidy covers 75% of the cost of the conservation easement in the Sending Area. If 1 SF Unit costs \$20,000, the subsidy would pay \$15,000, and the TDR Bank would pay \$5,000.

# Potential Transfer Ratios

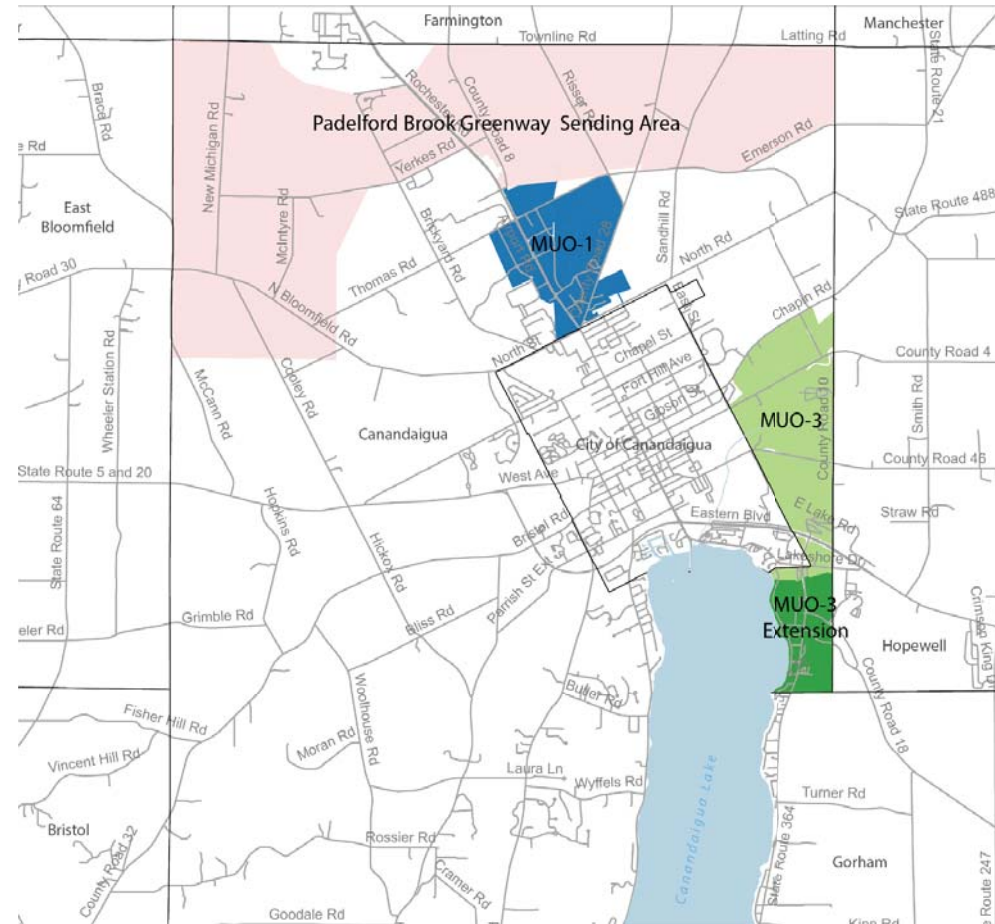
Sending Area: Potential Maximum Single Family Unit Purchase Capacity				
	Acres	Dwelling Units per Zoning <sup>2</sup>	Credits/DU <sup>3</sup>	Credits
Unconstrained Acres	4,157	0.5, 1, 1.5	1	2,123
Constrained Acres <sup>1</sup>	848	0.5, 1, 1.5	0.25	107
Total	5,006			2,230

## Potential to remove 2,230 future units in the Sending Area

1. Constrained acre calculations were made by calculating the area of each parcel that is constrained by natural features (steep slopes, flood zone, streams, wetlands, and associated buffers). Not all land uses would be eligible to sell their development rights for TDR. Land uses that were excluded include most non-agricultural residential, commercial, and public facility uses.
2. Underlying zoning varies, however vast majority of the area is zoned 1 d.u. per 2 acres.
3. Underlying zoning permits 0.5 d.u. per acre, constrained acres are given 0.25 credits per d.u.

# Potential Transfer Ratios

- Receiving Area



# Potential Transfer Ratios

Receiving Area: Potential Maximum TDR Bank Sale Capacity						
	Total Acres	Developable Acres <sup>1</sup>	Units Under Existing Zoning	Units under Proposed MUO Density	Units Under Proposed TDR Density	TDR – Existing Zoning
Mixed Use Overlay - 1	760	624	730	4,990	9,979	9,249

## Important Note

Although the above calculations show a potential increase of over 9,000 units in the MUO-1 with TDR, the actual number of units is limited by how many credits are available for purchase in the Sending Area.

These calculations are based on applying the TDR density to all units in the Receiving Area, but once the TDR credits in the Sending Area are exhausted, there would be no more TDR bonuses available for use in the Receiving Area.

1. Developable acres are unconstrained areas with a land use that is likely to be developed. Not all land uses were assumed to be developable. These non-developable uses include community facilities, public utilities, and parks.
2. Approximate densities.
3. Increase shows difference in TDR density and MUO-1 and Underlying density

# Potential Transfer Ratios

Receiving Area: Potential Maximum TDR Bank Sale Capacity					
	Total Acres	Developable Acres <sup>1</sup>	Units Under Existing Zoning	Units Under Proposed MUO/TDR Density	TDR – Existing Zoning
Mixed Use Overlay - 3	1,013	577	413	6,926	6,513

## Important Note

Although the above calculations show a potential increase of over 6,513 units in the MUO-3 with TDR, the actual number of units is limited by how many credits are available for purchase in the Sending Area.

These calculations are based on applying the TDR density to all units in the Receiving Area, but once the TDR credits in the Sending Area are exhausted, there would be no more TDR bonuses available for use in the Receiving Area.

1. Developable acres are unconstrained areas with a land use that is likely to be developed. Not all land uses were assumed to be developable. These non-developable uses include community facilities, public utilities, and parks.
2. Approximate densities.
3. Increase shows difference in TDR density and MUO-1 and Underlying density

# Potential Transfer Ratios

Receiving Area: Potential Maximum TDR Bank Sale Capacity					
	Total Acres	Developable Acres <sup>1</sup>	Units Under Existing Zoning	Units Under Proposed MUO/TDR Density	TDR – Existing Zoning
Mixed Use Overlay – 3 Ext.	300	262	506	2,402	1,896

## Important Note

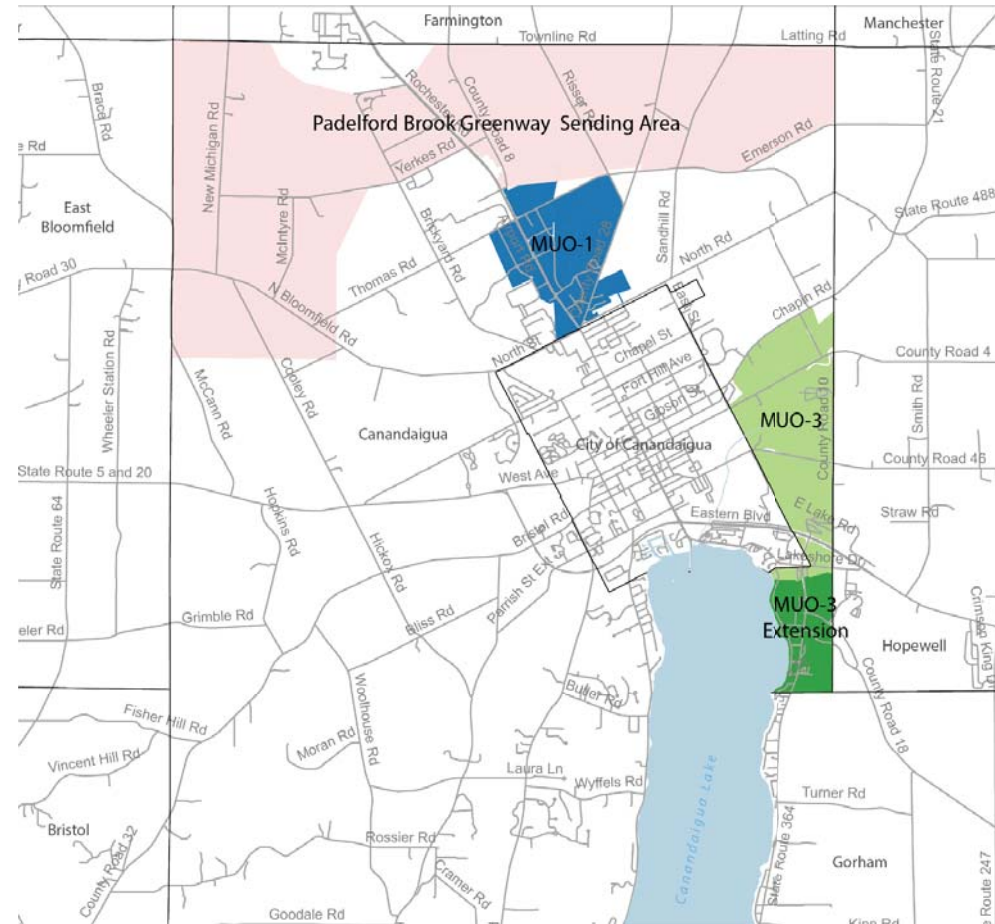
Although the above calculations show a potential increase of over 2,010 units in the MUO-1 with TDR, the actual number of units is limited by how many credits are available for purchase in the Sending Area.

These calculations are based on applying the TDR density to all units in the Receiving Area, but once the TDR credits in the Sending Area are exhausted, there would be no more TDR bonuses available for use in the Receiving Area.

1. Developable acres are unconstrained areas with a land use that is likely to be developed. Not all land uses were assumed to be developable. These non-developable uses include community facilities, public utilities, and parks.
2. Approximate densities.
3. Increase shows difference in TDR density and MUO-1 and Underlying density

# Potential Transfer Ratios

- Total hypothetical increase of units in the Receiving Area using TDR:
  - 17,568 Multifamily Units
- *However, Receiving Area development is limited by the number of available credits in the Sending Area:*
  - 2,230 Single Family Credits
  - 2:1 Credit Ratio
  - 4,460 Multifamily Units
- Additional Receiving Area credits could be added if the Sending Area is expanded in the future.





# Additional Benefits

## Questions for Discussion:

- Are the proposed densities in the Receiving Area appropriate?
- Is the potential increase in units in the Receiving Area (based on Sending Area units and the Transfer Formula) appropriate?
- What are additional benefits that can be achieved in the Receiving Area?



APPENDIX D –PARCEL LIST AND RATINGS



# Parcel Rating Factors and Scores by Parcel

Print_KeyAcresPROP_ADDRPROP_CLASS				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected
				Acres by Soil Classification of Active Farmland						500 points if parcel meets criteria						Points for parcels that meet criteria				Land
				Prime Soils	Soils of Statewide Importance	Prime if Drained	Other Soils	Total	Agricultural Soils Rating	Within Canandaigua Lake Watershed	Within 1000' of Canandaigua Lake	Within 200' of Stream	Within 200' of NYS Wetland	Natural Resources Rating (sum)	Natural Resources Rating/100	within 200' of Water District	within 200' of Sewer District	frontage along State or County highway	Development Pressure Rating	400- 2000 points based on proximity
111.00-1-13.111	115.6	3745 WOOLHOUSE RD	Field crops	18.1	6.0	4.1	31.0	59.1	260.4	500	0	500	500	1500	150	50	0	0	50	400
111.00-1-13.210	13.8	3800 WOOLHOUSE RD	Rural res	1.1	0.0	0.0	4.8	5.9	16.0	500	0	500	0	1000	100	50	0	0	50	400
111.00-1-13.300	7.6	WOOLHOUSE RD	Vac farmland	7.0	0.0	0.0	0.1	7.1	70.3	500	0	500	0	1000	100	0	0	0	0	0
111.00-1-14.110	159.6	5554 NOTT RD	Rural res&ag	46.8	38.8	10.1	20.9	116.6	751.9	500	0	500	0	1000	100	50	0	0	50	400
111.00-1-14.120	8.3	NOTT RD	Res vac land	2.0	3.3	0.0	2.4	7.8	42.4	500	0	0	0	500	50	50	0	0	50	400
111.00-1-14.130	41.1	5515 NOTT RD	Rural res	18.5	9.3	0.2	8.7	36.6	249.8	500	0	500	0	1000	100	50	0	0	50	400
111.00-1-14.500	1.9	NOTT RD	Rural vac<10	0.2	0.4	0.0	1.2	1.9	6.0	500	0	500	0	1000	100	50	0	0	50	400
111.00-1-17.111	30.2	5640 NOTT RD	Vac farmland	5.5	10.3	1.1	4.2	21.0	124.0	500	0	500	0	1000	100	50	0	0	50	400
111.00-1-18.211	68.3	5580 ROSSIER RD	Rural res	31.8	1.4	20.8	2.0	56.0	391.0	500	0	0	0	500	50	50	0	0	50	400
111.00-1-29.113	14.8	WOOLHOUSE RD	Vac farmland	9.1	0.8	2.5	2.2	14.5	105.3	500	0	500	0	1000	100	50	0	0	50	400
111.00-1-31.100	43.2	4047 WOOLHOUSE RD	Vac farmland	8.3	2.7	23.3	0.3	34.5	169.2	500	0	500	0	1000	100	50	0	0	50	400
111.00-1-31.411	10.4	ROSSIER RD	Vac farmland	0.0	2.8	2.0	0.0	4.8	22.7	500	0	0	0	500	50	0	0	0	0	400
111.00-1-37.000	53.9	5701 ROSSIER RD	Rural res	12.7	2.2	4.7	3.8	23.4	158.2	500	0	500	500	1500	150	0	0	0	0	400
111.00-1-38.111	126.7	ROSSIER RD	Vac farmland	11.7	32.9	11.2	4.9	60.7	353.2	500	0	500	0	1000	100	50	0	0	50	0
111.00-1-39.000	4.8	5801 ROSSIER RD	Res vac land	0.6	4.2	0.0	0.0	4.8	31.4	500	0	0	0	500	50	0	0	0	0	0
111.00-1-41.110	9.7	ROSSIER RD	Rural vac<10	0.0	3.6	4.1	0.1	7.7	33.9	0	0	500	0	500	50	0	0	0	0	0
111.00-1-41.210	35.3	6126 ROSSIER RD	Rural res	0.0	4.5	8.4	0.2	13.1	52.3	0	0	500	0	500	50	0	0	0	0	0
111.00-1-41.310	2.1	6122 ROSSIER RD	Vac w/imprv	0.0	1.8	0.1	0.0	1.9	10.9	0	0	0	0	0	0	0	0	0	0	0
111.00-1-41.320	2.3	6124 ROSSIER RD	Rural vac<10	0.0	2.2	0.1	0.0	2.3	13.4	0	0	500	0	500	50	0	0	0	0	0
111.00-1-44.111	12.1	6285 CO RD 32	Vac farmland	0.0	6.8	0.0	0.4	7.2	41.1	0	0	500	0	500	50	0	0	0	0	0
111.00-1-44.120	11.7	ROSSIER RD	Vac farmland	0.0	2.9	3.8	0.0	6.7	28.8	500	0	500	0	1000	100	0	0	0	0	0
111.00-1-46.110	266.2	6270-6272 CO RD 32	Multiple res	1.1	0.0	0.5	4.0	5.6	16.2	500	0	500	0	1000	100	0	0	100	50	0
111.00-1-47.100	34.3	6249 FISHER HILL RD	Rural vac>10	1.6	0.3	0.0	0.6	2.6	18.6	0	0	0	0	0	0	0	0	100	50	0
111.00-1-49.000	95.4	5850 MORAN RD	Mfg housing	14.4	0.0	0.0	0.6	15.0	144.5	500	0	500	500	1500	150	0	0	0	0	0
111.00-1-53.000	26.2	3940 WOOLHOUSE RD	Horse farm	3.3	9.6	1.7	0.7	15.2	96.1	500	0	0	0	500	50	50	0	0	50	400
111.00-1-54.110	27.6	5650 ROSSIER RD	Rural res&ag	13.6	1.6	9.5	0.0	24.7	173.7	500	0	500	0	1000	100	0	0	0	0	400
111.00-1-54.120	2.5	WOOLHOUSE RD	Field crops	2.2	0.0	0.1	0.0	2.4	22.8	500	0	0	0	500	50	0	0	0	0	400
111.00-1-54.200	8.0	5690 ROSSIER RD	1 Family Res	2.2	0.0	3.2	0.0	5.4	31.7	500	0	500	0	1000	100	0	0	0	0	400
111.00-1-55.000	6.6	5700 ROSSIER RD	Mfg housing	1.8	2.1	1.9	0.0	5.8	36.0	500	0	500	0	1000	100	0	0	0	0	0
111.00-1-56.111	25.3	5764 ROSSIER RD	Horse farm	0.0	1.2	10.7	0.2	12.1	39.6	500	0	500	500	1500	150	0	0	0	0	0
111.00-1-56.112	9.3	5750 ROSSIER RD	1 Family Res	0.2	0.2	6.0	0.0	6.4	21.0	500	0	0	0	500	50	0	0	0	0	0
111.00-1-58.100	48.8	5824 ROSSIER RD	Rural res&ag	0.0	1.6	0.0	12.4	14.0	22.2	500	0	500	500	1500	150	0	0	0	0	0
111.00-1-59.112	8.1	ROSSIER RD	Abandoned ag	0.0	4.6	0.0	2.0	6.6	29.6	500	0	0	0	500	50	0	0	0	0	0
111.00-1-59.210	25.7	5890 ROSSIER RD	Rural res	0.1	1.6	0.0	5.6	7.2	15.8	500	0	0	500	1000	100	0	0	0	0	0
111.00-1-60.200	26.6	5750 MORAN RD	Vac farmland	13.6	2.9	1.4	2.1	20.1	160.1	500	0	500	0	1000	100	0	0	0	0	0
111.00-1-64.110	112.6	MORAN RD	Vac farmland	12.4	31.2	8.2	33.5	85.3	369.2	500	0	500	0	1000	100	50	0	0	50	400
111.00-1-64.200	30.1	MORAN RD	Vac farmland	5.7	7.7	0.0	6.0	19.4	109.1	500	0	0	0	500	50	0	0	0	0	0
111.00-1-75.100	74.0	3695 WOOLHOUSE RD	Vac farmland	40.3	16.1	0.7	1.3	58.5	503.2	500	0	500	500	1500	150	0	0	0	0	0
111.00-1-75.200	3.0	5740 MORAN RD	Res vac land	0.1	1.9	0.0	0.0	2.0	12.2	500	0	500	0	1000	100	0	0	0	0	0
111.00-1-76.100	51.5	5900 ROSSIER RD	Vac farmland	0.0	18.0	0.0	2.4	20.4	110.6	500	0	0	0	500	50	0	0	0	0	0
111.00-1-76.200	19.1	5960 ROSSIER RD	1 Family Res	0.0	6.4	2.3	0.4	9.1	45.9	500	0	500	0	1000	100	0	0	0	0	0
111.00-1-77.100	87.1	WOOLHOUSE RD	Vac farmland	0.0	1.3	9.5	0.0	10.9	36.5	500	0	500	500	1500	150	50	0	0	50	400
111.00-1-78.000	1.7	ROSSIER RD	Res vac land	0.0	1.4	0.0	0.2	1.6	8.7	500	0	0	0	500	50	0	0	0	0	0
112.00-1-1.100	81.4	3590 HICKOX RD S	Game presrve	17.5	5.3	4.1	2.0	28.9	220.9	500	0	500	500	1500	150	50	200	100	300	400
112.00-1-33.122	37.3	CRAMER RD	Vac farmland	9.5	8.9	3.3	1.4	23.0	159.6	500	0	500	0	1000	100	50	0	0	50	800
112.00-1-35.330	5.0	3915 ST RT 21 S	Nursery	2.8	0.0	2.2	0.0	5.0	34.8	500	0	500	0	1000	100	50	0	100	100	800
112.00-1-37.110	34.9	3930 ST RT 21 S	Res vac land	1.4	1.2	0.0	0.4	3.0	21.8	500	0	500	0	1000	100	50	0	100	100	800
112.00-1-37.120	9.9	3940 ST RT 21 S	Rural res	0.7	3.3	0.0	0.3	4.3	27.4	500	0	500	0	1000	100	50	0	100	100	800
112.00-1-4.100	31.9	3680 ST RT 21 S	Vac farmland	8.1	0.0	4.3	5.1	17.5	99.3	500	0	0	0	500	50	50	0	100	100	400
112.00-1-4.200	30.9	ST RT 21 S	Vac farmland	15.4	1.7	12.6	0.0	29.7	201.9	500	0	0	500	1000	100	50	200	100	300	400
112.00-1-46.231	19.6	3737 ST RT 21 S	1 Family Res	13.7	0.0	0.2	0.0	14.0	138.0	500	0	0	500	1000	100	50	0	100	100	400
112.00-1-67.100	24.7	4043 CRAMER RD	Rural res	2.3	0.2	0.0	1.2	3.7	25.4	500	0	500	500	1500	150	50	0	0	50	1200
112.00-1-68.120	21.1	ST RT 21 S	Vac farmland	13.1	2.3	0.0	3.5	18.8	148.3	500	0	0	0	500	50	50	0	100	100	800
112.00-1-68.130	16.6	ST RT 21 S	Vac farmland	10.1	5.9	0.0	0.0	16.0	136.6	500	0	500	0	1000	100	50	0	100	100	800
112.00-1-68.200	104.9	3919 ST RT 21 S	Vac farmland	13.7	0.0	1.6	0.7	16.1	142.7	500	0	500	500	1500	150	50	200	100	300	1200

# Parcel Rating Factors and Scores by Parcel

Print_KeyAcresPROP_ADDRPROP_CLASS				Agricultural Soils Rating					Natural Resources Rating						Development Pressure Rating				Protected Land	
				Acres by Soil Classification of Active Farmland						500 points if parcel meets criteria						Points for parcels that meet criteria				
				Prime Soils	Soils of Statewide Importance	Prime if Drained	Other Soils	Total	Agricultural Soils Rating	Within Canandaigua Lake Watershed	Within 1000' of Canandaigua Lake	Within 200' of Stream	Within 200' of NYS Wetland	Natural Resources Rating (sum)	Natural Resources Rating/100	within 200' of Water District	within 200' of Sewer District	frontage along State or County highway		Development Pressure Rating
112.00-1-68.300	24.5	ST RT 21 S	Field crops	9.1	9.3	1.8	0.7	20.9	153.1	500	0	500	0	1000	100	50	0	100	100	800
112.00-1-70.100	103.7	3990 MIDDLE CHESHIRE RD	Other stock	17.7	17.3	17.6	20.1	72.7	353.8	500	0	500	500	1500	150	50	200	0	250	2000
112.01-1-11.100	5.0	ST RT 21 S	Rural vac>10	3.9	0.1	0.0	0.1	4.1	39.7	500	0	500	0	1000	100	50	0	100	100	400
112.01-1-11.200	22.8	NOTT RD	Rural vac>10	17.6	0.3	0.0	2.7	20.6	180.5	500	0	0	0	500	50	50	0	0	250	400
112.01-1-28.100	2.1	ST RT 21 S	Res vac land	1.8	0.0	0.3	0.0	2.1	18.5	500	0	500	0	1000	100	50	0	100	100	400
112.01-1-28.200	4.2	ST RT 21 S	Field crops	2.0	0.0	0.4	0.1	2.5	21.3	500	0	500	0	1000	100	50	0	100	100	400
112.01-1-6.100	29.1	3770 ST RT 21 S	Res w/Comuse	8.7	0.0	2.3	0.0	11.0	94.0	500	0	500	0	1000	100	50	0	100	100	400
112.01-1-6.200	1.1	NOTT RD	Res vac land	0.0	1.1	0.0	0.0	1.1	6.8	500	0	0	0	500	50	50	0	0	50	400
112.01-1-6.400	8.2	NOTT RD	Vac w/imprv	4.8	0.8	0.0	1.7	7.2	54.2	500	0	0	0	500	50	50	0	0	50	400
112.01-1-6.500	1.8	5444 NOTT RD	Res vac land	1.2	0.4	0.0	0.0	1.6	14.5	500	0	0	0	500	50	50	0	100	100	400
112.01-1-8.100	6.1	3761 ST RT 21 S	Rural res	1.3	0.0	0.0	0.0	1.3	13.0	500	0	500	0	1000	100	50	0	100	100	400
112.02-1-88.120	5.9	3784 MIDDLE CHESHIRE RD	1 Family Res	2.5	3.0	0.0	0.2	5.7	43.4	500	0	0	0	500	50	50	200	0	250	400
112.02-4-29.300	6.0	3718 TIMBERLINE DR	1 Family Res	0.8	4.0	0.0	0.0	5.1	33.9	500	0	0	0	500	50	50	200	0	250	400
112.02-4-29.620	19.4	3735 MIDDLE CHESHIRE RD	Rural vac>10	2.2	3.1	0.5	0.0	5.8	42.0	500	0	500	500	1500	150	50	200	0	250	400
125.00-1-10.000	178.6	5810 GOODALE RD	Multiple res	48.9	25.7	12.7	26.2	113.5	707.4	500	0	500	500	1500	150	50	0	0	250	400
125.00-1-11.000	1.5	5614 GOODALE RD	Vac farmland	0.7	0.8	0.0	0.0	1.5	12.1	500	0	500	0	1000	100	50	0	0	250	400
125.00-1-12.111	68.7	ST RT 21 S	Vac farmland	1.0	30.3	5.1	5.1	41.5	212.1	500	0	0	500	1000	100	50	0	100	100	800
125.00-1-14.000	9.9	4243 ST RT 21 S	Field crops	0.0	1.2	5.0	0.5	6.7	22.6	500	0	0	500	1000	100	50	0	0	50	800
125.00-1-17.100	31.5	4237 ST RT 21 S	Rural vac>10	0.0	6.3	2.9	0.0	9.2	46.5	500	0	0	500	1000	100	50	0	0	50	800
125.00-1-30.120	4.7	4536 DEUEL RD	Rural vac<10	0.0	2.1	0.0	0.7	2.8	13.3	500	0	0	0	500	50	0	0	0	0	400
125.00-1-31.111	33.7	4430 DEUEL RD	Field crops	0.0	3.7	0.0	0.3	4.0	22.5	500	0	500	0	1000	100	0	0	100	50	400
125.00-1-31.112	11.9	4501 ST RT 21 S	Rural res	0.0	2.3	0.0	0.1	2.4	13.9	500	0	500	0	1000	100	0	0	100	50	0
125.00-1-31.210	44.8	4545 ST RT 21 S	Rural res	3.1	23.0	2.5	2.3	30.9	179.0	500	0	500	0	1000	100	0	0	100	50	400
125.00-1-42.111	31.9	GOODALE RD	Vac farmland	0.0	0.0	16.4	2.7	19.1	52.0	0	0	500	0	500	50	50	0	0	50	0
125.00-1-43.100	99.5	5929 GOODALE RD	Horse farm	4.4	13.8	0.7	7.3	26.3	136.7	500	0	500	0	1000	100	50	0	0	50	0
125.00-1-44.100	37.0	5775 GOODALE RD	Field crops	0.1	8.5	0.0	3.3	11.9	55.3	500	0	500	0	1000	100	50	0	0	50	0
125.00-1-44.200	20.1	GOODALE RD	Res vac land	0.1	2.7	5.4	6.4	14.6	40.1	500	0	500	0	1000	100	50	0	0	50	0
125.00-1-44.300	36.6	GOODALE RD	Rural vac>10	0.0	10.4	1.1	15.8	27.3	81.6	500	0	500	0	1000	100	50	0	0	250	400
125.00-1-45.100	9.6	5684 BUNNELL RD	1 Family Res	0.0	0.5	3.0	1.7	5.1	13.6	500	0	0	0	500	50	50	0	0	250	400
125.00-1-45.200	31.2	5705 GOODALE RD	Livestock	2.6	4.7	14.0	2.2	23.4	98.0	500	0	500	0	1000	100	50	0	0	250	400
125.00-1-47.000	7.3	5625 BUNNELL RD	1 Family Res	1.6	3.6	0.0	0.4	5.6	38.0	500	0	500	0	1000	100	50	0	0	250	400
125.00-1-49.100	14.0	5674-5675 BUNNELL RD	Res Multiple	0.0	3.5	3.9	1.0	8.4	33.6	500	0	0	0	500	50	50	0	0	250	400
125.00-1-51.100	13.5	BUNNELL RD	Rural vac>10	0.0	2.0	7.1	1.8	10.8	34.9	500	0	0	0	500	50	50	0	0	250	400
125.00-1-57.000	36.7	4444 ST RT 21 S	Abandoned ag	0.0	12.1	0.0	4.6	16.7	77.3	500	0	500	0	1000	100	50	0	100	100	400
125.00-1-64.112	30.9	5910 SMITH RD	Rural res	0.0	2.7	7.2	0.2	10.1	38.1	500	0	500	0	1000	100	50	0	0	50	0
125.00-1-73.110	25.4	6260 KNAPP RD	Rural res	0.0	6.0	4.7	1.7	12.5	51.9	0	0	500	0	500	50	50	0	0	50	0
125.00-1-76.100	98.2	6080 GOODALE RD	2 Family Res	3.8	23.8	28.6	5.2	61.4	271.5	500	0	500	0	1000	100	50	0	0	50	0
125.00-1-77.100	59.7	DEUEL RD	Vac w/imprv	6.8	0.0	0.0	1.9	8.7	69.9	500	0	500	0	1000	100	50	0	0	50	400
125.12-1-53.100	5.7	BUNNELL RD	Rural vac<10	3.0	2.4	0.0	0.0	5.4	44.5	500	0	500	0	1000	100	50	0	0	250	400
125.16-1-22.000	19.6	4370 ST RT 21 S	Vac farmland	0.0	5.0	5.5	0.2	10.6	46.4	500	0	0	0	500	50	50	0	0	50	400
126.00-1-15.100	101.7	5151 FOSTER RD	Religious	24.0	10.8	7.7	0.0	42.5	327.6	500	1000	0	0	1500	150	50	200	100	300	800
126.00-1-16.200	28.8	4455 MIDDLE CHESHIRE RD	Rural res	6.4	10.3	2.3	1.0	20.0	133.9	500	0	0	0	500	50	50	0	0	250	800
126.00-1-22.121	63.4	4459 MIDDLE CHESHIRE RD	Rural res	52.2	4.1	2.8	0.0	59.1	554.9	500	0	0	0	500	50	50	0	0	250	800
126.00-1-28.120	10.5	MIDDLE CHESHIRE RD	Vac farmland	1.3	8.4	0.2	0.0	9.9	63.6	500	0	0	0	500	50	50	0	0	250	800
126.00-1-3.000	47.2	5420 CRAMER RD	Field crops	6.0	17.5	8.3	7.6	39.4	197.5	500	0	500	0	1000	100	50	0	0	50	1200
126.00-1-42.111	94.5	5350 CRAMER RD	Vac w/imprv	23.7	17.6	10.4	6.5	58.2	380.3	500	0	500	500	1500	150	50	0	0	50	800
126.00-1-44.111	8.3	MIDDLE CHESHIRE RD	Res vac land	2.7	1.8	1.3	0.1	6.0	42.0	500	0	0	0	500	50	50	0	0	50	400
126.00-1-44.300	5.0	4487 MIDDLE CHESHIRE RD	Res vac land	1.6	0.0	0.0	0.0	1.6	15.6	500	0	0	0	500	50	50	0	0	50	400
126.00-1-5.110	143.7	4025 MIDDLE CHESHIRE RD	Rural vac>10	33.7	1.7	0.0	0.0	35.5	347.7	500	0	500	0	1000	100	50	200	0	350	2000
126.00-1-53.110	145.1	4060 MIDDLE CHESHIRE RD	Field crops	81.8	16.6	0.0	3.2	101.7	921.2	500	0	500	0	1000	100	50	200	0	350	2000
126.00-1-54.110	12.6	5380 JOHNSON RD	Rural res	5.1	3.8	0.2	0.2	9.3	74.3	500	0	0	0	500	50	50	0	0	50	800
126.00-1-54.120	9.7	JOHNSON RD	Res vac land	1.0	0.0	8.7	0.0	9.7	35.7	500	0	0	0	500	50	50	0	0	50	800
126.00-1-56.200	30.6	CRAMER RD	Vac w/imprv	12.7	5.6	6.2	0.0	24.5	179.4	500	0	0	0	500	50	50	0	0	50	800
126.00-1-60.210	8.5	JOHNSON RD	Rural vac<10	0.0	0.2	5.9	0.0	6.0	18.6	500	0	0	0	500	50	50	0	0	50	800
126.10-1-87.000	6.0	CRAMER RD	Rural vac>10	1.4	1.1	0.0	1.0	3.5	22.0	500	0	500	0	1000	100	50	0	0	50	1200

# Parcel Rating Factors and Scores by Parcel

Print_Key	Acres	PROP_ADDR	PROP_CLASS	Agricultural Soils Rating					Natural Resources Rating					Development Pressure Rating				Protected		
				Acres by Soil Classification of Active Farmland						500 points if parcel meets criteria						Points for parcels that meet criteria				Land
				Prime Soils	Soils of Statewide Importance	Prime if Drained	Other Soils	Total	Agricul-tural Soils Rating	Within Canandaigua Lake Watershed	Within of Canandaigua Lake	Within 200' of Stream	Within 200' of NYS Wetland	Natural Resources Rating (sum)	Natural Resources Rating/100	within 200' of Water District	within 200' of Sewer District	frontage along State or County highway	Develop-ment Pressure Rating	400- 2000 points based on proximity
126.10-1-89.100	9.6	5395 CRAMER RD	1 Family Res	0.4	5.5	0.0	2.0	7.9	38.9	500	0	500	0	1000	100	50	0	0	50	1200
126.10-1-90.000	19.3	5365 CRAMER RD	1 Family Res	3.5	12.6	0.0	1.8	17.9	112.5	500	0	500	0	1000	100	50	200	0	250	1200
126.10-1-93.000	2.3	5349 CRAMER RD	Vac w/imprv	1.9	0.4	0.0	0.0	2.3	21.3	500	0	0	0	500	50	50	200	0	250	1200
139.00-1-11.000	9.2	5770 SMITH RD	1 Fam Res w/Apt	0.0	0.0	5.4	0.2	5.6	16.3	500	0	500	0	1000	100	0	0	0	0	0
139.00-1-12.121	3.0	5750 SMITH RD	Vac w/imprv	0.0	0.0	3.0	0.0	3.0	9.0	500	0	0	0	500	50	0	0	100	50	0
139.00-1-12.200	5.3	5650 LUCAS RD	Horse farm	2.2	0.0	0.0	0.0	2.2	22.1	500	0	0	0	500	50	0	0	0	0	0
139.00-1-13.111	8.4	4589 ST RT 21 S	Vac w/imprv	1.4	2.3	2.9	0.0	6.6	36.2	500	0	0	0	500	50	0	0	100	50	0
139.00-1-13.112	10.0	4585 ST RT 21 S	1 Family Res	2.0	3.2	3.2	0.0	8.4	48.6	500	0	0	0	500	50	0	0	100	50	0
139.00-1-14.110	61.8	4632 DEUEL RD	Livestock	18.0	19.5	1.2	15.1	53.8	316.1	500	0	500	0	1000	100	50	0	0	50	400
139.00-1-16.110	114.0	4671 DEUEL RD	Rural res&ag	22.3	15.4	5.9	2.0	45.7	335.4	500	0	500	0	1000	100	0	0	0	0	0
139.00-1-17.100	12.7	5655 LUCAS RD	1 Family Res	0.0	2.1	8.1	0.1	10.3	37.1	500	0	500	0	1000	100	0	0	0	0	0
139.00-1-21.111	80.4	4657 ST RT 21 S	Vac farmland	16.2	7.6	10.3	0.5	34.5	238.6	500	0	500	0	1000	100	0	0	100	50	0
139.00-1-26.100	75.9	4765 SENECA POINT RD	Res Multiple	9.6	26.8	2.7	1.9	41.1	267.3	500	0	500	0	1000	100	0	0	0	0	400
139.00-1-31.110	24.5	6000 GOFF RD	Rural res	0.0	5.3	4.1	4.6	14.0	48.8	500	0	500	0	1000	100	0	0	0	0	0
139.00-1-31.300	4.6	5970 GOFF RD	Res vac land	0.0	1.5	0.0	2.2	3.7	11.3	500	0	500	0	1000	100	0	0	0	0	0
139.00-1-31.410	14.5	5960 GOFF RD	Rural res	0.0	2.1	0.0	6.7	8.8	19.1	500	0	500	0	1000	100	0	0	100	50	0
139.00-1-58.200	10.2	4656 ST RT 21 S	2 Family Res	0.0	1.7	5.2	0.0	6.9	25.6	500	0	0	0	500	50	0	0	100	50	0
139.00-1-60.111	66.9	4741 SENECA POINT RD	Field crops	17.1	11.9	9.4	2.6	40.9	272.8	500	0	500	0	1000	100	0	0	100	50	0
139.00-1-64.110	42.9	JONES RD	Field crops	0.0	14.5	16.1	0.1	30.8	135.6	500	0	500	0	1000	100	0	0	0	0	0
139.00-1-64.121	10.4	5910 JONES RD	1 Family Res	0.0	5.3	0.3	1.4	7.0	34.2	500	0	0	0	500	50	0	0	0	0	0
139.00-1-70.000	18.4	4870 SENECA POINT RD	Rural res	0.8	3.0	0.6	4.5	8.9	32.5	500	0	500	0	1000	100	0	0	0	0	400
139.00-1-8.220	7.5	SMITH RD	Res vac land	0.0	1.2	2.8	0.0	4.0	15.6	500	0	500	0	1000	100	0	0	0	0	0
140.00-1-10.000	165.3	4750 CO RD 16	Vac farmland	23.3	2.8	18.6	0.8	45.5	306.5	500	1000	500	0	2000	200	50	0	100	100	400
140.00-1-15.210	65.6	4755 DEUEL RD	Vac farmland	44.1	13.5	0.0	0.0	57.6	522.3	500	0	500	0	1000	100	0	0	0	0	0
140.00-1-16.100	48.4	4840 CO RD 16	Vac w/imprv	2.2	20.4	0.0	0.5	23.1	145.1	500	1000	500	0	2000	200	50	0	100	100	400
140.00-1-19.000	3.4	MIDDLE CHESHIRE RD	Res vac land	1.0	1.6	0.0	0.0	2.6	19.4	500	0	0	0	500	50	50	0	0	50	400
140.00-1-3.131	37.8	MIDDLE CHESHIRE RD	Res vac land	1.1	3.3	29.2	0.0	33.6	118.6	500	1000	0	0	1500	150	50	0	0	50	400
153.00-1-1.000	340.9	6099 GOFF RD	Rural res&ag	0.0	93.7	0.0	10.1	103.9	572.6	500	0	500	0	1000	100	0	0	100	50	400
153.00-1-12.121	15.3	SENECA POINT RD	Rural vac>10	0.0	12.1	0.0	2.7	14.8	75.1	500	0	0	0	500	50	0	0	0	0	400
153.00-1-16.121	83.8	5108 SENECA POINT RD	Rural res	0.6	13.1	0.0	11.7	25.4	96.2	500	0	500	0	1000	100	0	0	0	0	800
153.00-1-40.113	17.0	SENECA POINT RD	Res vac land	2.1	0.2	14.5	0.0	16.9	65.9	500	0	0	0	500	50	0	0	0	0	2000
153.00-1-40.120	6.1	5323 SENECA POINT RD	Vineyard	0.3	0.0	4.9	0.0	5.2	17.8	500	0	0	0	500	50	0	0	0	0	2000
153.00-1-43.320	7.9	5859 MONKS RD	Rural vac<10	1.0	1.8	1.1	0.0	3.8	23.8	500	0	0	0	500	50	0	0	0	0	800
153.00-1-53.000	35.4	5394 ST RT 21 S	Rural res&ag	3.9	7.9	0.0	8.3	20.1	94.4	500	0	500	0	1000	100	0	0	100	50	400
153.00-1-56.110	61.6	6135 DUGWAY RD	Rural res&ag	16.7	22.0	0.0	2.9	41.6	301.7	500	0	500	0	1000	100	0	0	100	50	400
153.00-1-57.100	28.3	6275 DUGWAY RD	Rural res	0.0	8.4	0.0	2.0	10.3	52.3	500	0	500	0	1000	100	0	0	0	0	400
153.00-1-6.100	55.0	4924 SENECA POINT RD	Seasonal res	0.0	9.1	6.5	5.2	20.8	79.4	500	0	500	0	1000	100	0	0	0	0	400
153.00-1-63.200	22.0	6170 DUGWAY RD	Rural res	0.0	9.4	0.0	1.8	11.3	58.5	500	0	500	0	1000	100	0	0	0	0	400
153.00-1-63.300	26.2	DUGWAY RD	Rural vac>10	0.0	2.7	0.0	1.2	3.9	17.3	500	0	500	0	1000	100	0	0	0	0	400
153.00-1-63.400	26.9	DUGWAY RD	Rural vac>10	0.0	2.8	0.0	0.8	3.5	17.4	500	0	500	0	1000	100	0	0	0	0	400
153.00-1-63.500	23.1	DUGWAY RD	Rural vac>10	0.0	7.7	0.0	1.7	9.5	48.1	500	0	500	0	1000	100	0	0	0	0	400
153.00-1-67.111	16.0	4990 ST RT 21 S	Rural res	0.0	0.2	0.7	1.0	1.9	4.3	500	0	0	0	500	50	0	0	100	50	400
153.00-1-68.300	6.0	5105 ST RT 21 S	Res vac land	0.0	1.2	3.7	1.1	6.0	19.4	500	0	0	0	500	50	0	0	100	50	400
153.00-1-68.400	6.9	5990 CO RD 16 S	Res vac land	0.0	1.6	4.4	0.8	6.8	23.7	500	0	0	0	500	50	0	0	100	50	400
153.00-1-72.310	85.0	5966-6000 MONKS RD	Res Multiple	9.3	26.5	4.4	1.7	41.9	266.9	500	0	500	0	1000	100	0	0	0	0	1200
153.00-1-74.121	15.9	MONKS RD	Rural vac>10	4.6	7.1	0.0	2.0	13.7	90.5	500	0	500	0	1000	100	0	0	100	50	400
153.00-1-74.220	15.0	5205 ST RT 21 S	Rural res	0.6	0.6	0.3	1.5	2.9	11.3	500	0	500	0	1000	100	0	0	100	50	800
153.00-1-75.210	28.7	5236 ST RT 21 S	Rural res	0.7	12.0	0.0	1.2	13.9	80.4	500	0	500	0	1000	100	0	0	100	50	400
153.00-1-82.000	4.8	5823 CO RD 16	Rural vac<10	0.0	4.8	0.0	0.0	4.8	28.8	500	0	0	0	500	50	0	0	100	50	800
153.00-1-83.000	9.6	ST RT 21 S	Rural vac<10	1.1	0.9	0.0	0.1	2.2	16.9	500	0	500	0	1000	100	0	0	0	0	400
153.00-1-86.100	7.9	5392 COYE RD	Rural res	3.2	2.8	0.8	0.0	6.7	50.5	500	0	0	0	500	50	0	0	0	0	2000
153.00-1-86.200	14.8	5305 SENECA POINT RD	Vac w/imprv	4.6	1.5	6.3	0.8	13.2	75.2	500	0	500	0	1000	100	0	0	0	0	2000
153.00-1-87.200	17.5	5081 ST RT 21 S	1 Family Res	0.0	2.1	5.8	4.6	12.5	34.5	500	0	0	0	500	50	0	0	100	50	400
153.00-1-89.100	43.5	SENECA POINT RD	Vac farmland	5.6	2.2	35.5	0.0	43.3	175.9	500	0	0	0	500	50	0	0	0	0	2000
153.00-1-89.210	22.6	5312 SENECA POINT RD	1 Family Res	2.3	0.1	17.1	0.0	19.5	74.7	500	0	0	0	500	50	0	0	0	0	2000

# Parcel Rating Factors and Scores by Parcel

Print_Key	Acres	PROP_ADDR	PROP_CLASS	Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating					Protected
				Acres by Soil Classification of Active Farmland					Agricul- tural Soils Rating	500 points if parcel meets criteria					Natural Resources Rating/100	Points for parcels that meet criteria				Land	
				Prime Soils	Soils of Statewide Importance	Prime if Drained	Other Soils	Total		Within Canandaigua Lake Watershed	Within 1000' of Canandaigua Lake	Within 200' of Stream	Within 200' of NYS Wetland	Natural Resources Rating (sum)		within 200' of Water District	within 200' of Sewer District	frontage along State or County highway	Develop- ment Pressure Rating		400- 2000 points based on proximity
154.00-1-12.000	64.3	5090 CO RD 16	Vac farmland	8.2	18.3	3.9	0.2	30.6	204.0	500	0	500	0	1000	100	50	0	100	100	800	
154.00-1-7.100	78.0	CO RD 16	Vac farmland	1.1	25.7	13.8	3.7	44.3	210.5	500	1000	500	0	2000	200	50	0	100	100	800	
154.04-1-1.000	47.4	5390 COYE RD	Vineyard	2.9	4.5	0.0	6.0	13.4	61.9	500	0	500	0	1000	100	0	0	0	0	2000	
154.09-1-23.000	4.0	5060 CO RD 16	Nursery	0.0	2.6	0.0	0.5	3.1	16.2	500	1000	0	0	1500	150	50	0	100	100	400	
55.00-1-1.100	62.0	NEW MICHIGAN RD	Vac farmland	16.9	0.0	31.6	0.3	48.8	264.3	0	0	0	0	0	0	0	0	0	0	800	
55.00-1-1.200	5.1	1814 NEW MICHIGAN RD	Horse farm	0.0	0.0	1.9	0.0	1.9	5.6	0	0	0	0	0	0	0	0	0	0	800	
55.00-1-18.100	19.7	1948 ST RT 332	Rural res	0.2	0.0	17.0	0.0	17.3	53.5	0	0	500	500	1000	100	50	0	100	300	2000	
55.00-1-19.000	83.2	5555 PURDY RD	Mfg hsing pk	6.6	0.0	36.4	0.2	43.1	175.0	0	0	500	500	1000	100	50	0	0	250	2000	
55.00-1-21.000	166.7	1940 BRICKYARD RD	Vac farmland	0.1	3.7	142.7	2.7	149.2	453.9	0	0	500	500	1000	100	50	0	0	250	1200	
55.00-1-23.110	34.5	2050 BRICKYARD RD	Vac w/imprv	0.0	2.9	17.6	0.5	21.0	70.8	0	0	500	500	1000	100	50	0	0	50	2000	
55.00-1-23.120	42.5	BRICKYARD RD	Vac farmland	0.0	3.4	28.1	1.3	32.8	105.8	0	0	500	500	1000	100	50	0	0	250	1200	
55.00-1-24.111	42.7	YERKES RD	Vac farmland	0.0	8.8	29.0	0.0	37.8	140.0	0	0	0	500	500	50	50	0	0	50	1200	
55.00-1-25.000	61.3	5675 YERKES RD	Vac farmland	7.8	8.9	29.7	0.0	46.4	220.4	0	0	0	0	0	0	50	200	0	250	1200	
55.00-1-27.100	46.5	YERKES RD	Rural vac>10	4.2	10.9	15.7	0.4	31.2	154.9	0	0	500	0	500	50	0	0	0	0	2000	
55.00-1-27.211	66.1	YERKES RD	Vac farmland	12.4	15.1	19.2	0.0	46.7	272.2	0	0	500	500	1000	100	0	0	0	0	2000	
55.00-1-27.212	24.4	YERKES RD	Vac farmland	0.0	2.1	12.3	0.0	14.4	49.3	0	0	0	0	0	0	0	0	0	0	2000	
55.00-1-3.100	15.6	1959 NEW MICHIGAN RD	Rural res	0.7	0.5	0.1	0.4	1.7	10.6	0	0	500	0	500	50	0	0	0	0	1200	
55.00-1-3.200	69.0	1965 NEW MICHIGAN RD	Horse farm	0.3	3.0	47.1	1.0	51.4	163.3	0	0	500	0	500	50	0	0	0	0	1200	
55.00-1-31.100	130.4	6000 YERKES RD	Rural res&ag	15.5	32.2	23.9	0.9	72.5	420.9	0	0	500	500	1000	100	0	0	0	0	2000	
55.00-1-32.100	146.1	NEW MICHIGAN RD	Vac farmland	15.0	48.6	42.6	2.5	108.7	571.7	0	0	500	500	1000	100	0	0	0	0	2000	
55.00-1-37.100	144.1	BRACE RD	Vac farmland	87.2	37.9	7.7	0.0	132.8	1122.8	0	0	500	0	500	50	0	0	0	0	1200	
55.00-1-4.200	272.6	6031 CDGA-FARM TL RD	Rural res&ag	5.8	13.2	204.6	0.0	223.6	750.8	0	0	500	0	500	50	50	0	0	350	2000	
55.00-1-40.100	117.9	2060 NEW MICHIGAN RD	Vac farmland	37.5	45.4	3.6	19.0	105.5	676.6	0	0	500	0	500	50	0	0	0	0	1200	
55.00-1-44.110	59.7	1950 NEW MICHIGAN RD	Rural res	18.1	8.3	0.0	10.6	37.0	241.8	0	0	500	0	500	50	0	0	0	0	2000	
55.00-1-44.210	89.3	1900 NEW MICHIGAN RD	Vac farmland	29.3	11.2	10.6	1.1	52.1	392.5	0	0	500	0	500	50	0	0	0	0	1200	
55.02-1-7.100	6.8	1880 ST RT 332	Greenhouse	0.0	1.0	1.6	0.0	2.6	10.6	0	0	0	0	0	0	50	0	100	300	800	
56.00-1-1.100	89.4	1835 ST RT 332	Res vac land	26.3	12.0	36.9	0.0	75.2	445.5	0	0	500	0	500	50	50	0	100	300	800	
56.00-1-13.121	45.5	CO RD 8	Vac farmland	23.3	1.3	20.8	0.0	45.3	302.8	0	0	0	0	0	0	50	0	100	300	1200	
56.00-1-13.210	7.5	1947 ST RT 332	Vacant comm	0.0	0.0	1.1	0.0	1.1	3.2	0	0	0	0	0	0	50	0	100	300	1200	
56.00-1-14.211	15.3	1965 ST RT 332	Vacant comm	4.1	3.7	6.4	0.0	14.2	82.5	0	0	500	0	500	50	50	0	100	300	2000	
56.00-1-20.100	10.2	2115 ST RT 332	Vac farmland	6.1	2.8	1.3	0.0	10.2	81.7	0	0	0	0	0	0	50	200	100	300	1200	
56.00-1-32.100	8.3	2090 ST RT 332	Vacant comm	3.7	0.0	2.5	0.0	6.2	44.6	0	0	0	0	0	0	50	200	100	300	2000	
56.00-1-35.111	40.1	YERKES RD	Vac farmland	4.3	1.4	27.9	0.0	33.6	135.4	0	0	0	0	0	0	50	200	0	250	800	
56.00-1-42.110	159.4	2000 ST RT 332	Rural res&ag	36.7	33.5	63.3	2.3	135.7	759.7	0	0	500	500	1000	100	50	200	100	300	800	
56.00-1-47.111	15.1	2075 ST RT 332	Vacant comm	6.2	1.3	6.7	0.0	14.1	89.4	0	0	0	0	0	0	50	200	100	300	2000	
56.00-1-47.112	46.4	ST RT 332	Vacant comm	3.0	5.0	0.4	0.0	8.3	60.6	0	0	500	0	500	50	50	0	100	300	2000	
56.00-1-48.000	7.1	ST RT 332	Vac farmland	0.1	0.0	7.0	0.0	7.1	22.0	0	0	0	0	0	0	50	0	100	400	1200	
56.00-2-2.113	5.0	5485 CDGA-FARM TL RD	Res vac land	0.0	1.0	4.0	0.0	5.0	18.0	0	0	0	0	0	0	50	0	100	100	800	
56.00-2-20.000	36.3	5255 EMERSON RD	Rural vac>10	12.9	7.0	9.1	0.7	29.8	199.5	0	0	500	0	500	50	50	200	0	250	400	
56.00-2-3.100	134.5	CO RD 8	Vac farmland	41.2	17.7	49.7	0.0	108.5	666.8	0	0	500	500	1000	100	50	0	100	100	800	
56.00-2-32.113	89.1	CO RD 8	Vac farmland	50.4	2.3	26.3	0.0	79.0	596.7	0	0	500	500	1000	100	50	200	100	300	800	
56.00-2-32.114	34.1	5260 EMERSON RD	Rural res	0.1	0.0	1.6	0.0	1.6	5.4	0	0	500	0	500	50	50	200	0	250	800	
56.00-2-33.312	76.5	CO RD 8	Field crops	2.7	3.1	64.0	0.0	69.8	237.4	0	0	0	0	0	0	50	0	100	300	800	
56.00-2-46.000	77.1	CO RD 8	Vac farmland	19.2	24.2	14.7	0.0	58.1	381.3	0	0	500	500	1000	100	50	0	0	50	800	
56.00-2-51.111	61.1	CO RD 8	Vac farmland	35.4	7.2	7.7	0.0	50.3	420.3	0	0	500	0	500	50	50	0	100	300	800	
56.02-1-10.111	15.3	1848 RISSE RD	1 Family Res	0.0	1.3	11.2	0.0	12.4	41.1	0	0	0	500	500	50	50	0	0	50	400	
56.02-1-2.110	40.0	4975 CDGA-FARM TL RD	2 Family Res	0.1	11.8	14.5	0.0	26.4	115.1	0	0	500	500	1000	100	50	0	0	50	400	
56.02-1-2.200	141.0	1906 CO RD 28	Vac farmland	31.3	26.5	24.5	0.0	82.2	545.0	0	0	500	500	1000	100	50	0	100	100	400	
56.02-1-3.000	60.6	4883 CDGA-FARM TL RD	Rural res&ag	10.4	6.1	31.3	0.0	47.8	234.4	0	0	500	500	1000	100	50	0	0	50	0	
56.02-1-7.100	59.9	1936 CO RD 28	Horse farm	23.6	0.5	5.0	0.0	29.0	253.4	0	0	500	0	500	50	50	0	100	100	400	
56.02-1-8.112	12.9	2019 RISSE RD	1 Family Res	0.0	0.5	7.3	0.0	7.8	24.8	0	0	0	0	0	0	50	0	0	50	400	
56.02-1-8.115	7.3	RISSE RD	Res vac land	0.4	0.0	3.9	0.0	4.4	16.0	0	0	0	0	0	0	50	0	0	50	400	
56.02-1-8.117	11.3	RISSE RD	Res vac land	1.6	4.8	0.2	0.0	6.5	44.7	0	0	500	500	1000	100	50	0	0	50	400	
56.02-1-9.111	71.4	2012 RISSE RD	Field crops	32.7	12.8	17.9	0.0	63.4	457.8	0	0	0	500	500	50	50	0	0	50	800	
56.04-1-24.000	14.8	2045 RISSE RD	1 Family Res	3.2	1.5	3.6	0.0	8.2	51.0	0	0	500	0	500	50	50	0	0	50	400	



# Parcel Rating Factors and Scores by Parcel

Print_Key	Acres	PROP_ADDR	PROP_CLASS	Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected	
				Acres by Soil Classification of Active Farmland						500 points if parcel meets criteria						Points for parcels that meet criteria					Land
				Prime Soils	Soils of Statewide Importance	Prime if Drained	Other Soils	Total	Agricul- tural Soils Rating	Within 1000'		Within 200' of Stream	Within 200' of NYS Wetland	Natural Resources Rating (sum)	Natural Resources Rating/100	within 200' of Water District	within 200' of Sewer District	frontage along State or County highway	Develop- ment Pressure Rating	400- 2000 points based on proximity	
										Canandaigua Lake Watershed	of Canandaigua Lake										
56.04-1-32.000	93.8	2000 CO RD 28	Vac farmland	38.6	3.6	47.5	0.0	89.7	550.1	0	0	500	0	500	50	50	0	100	100	400	
56.04-1-43.110	32.3	SAND HILL RD	Cattle farm	10.9	5.6	11.8	0.0	28.4	178.4	0	0	0	0	0	0	50	0	0	50	0	
56.04-1-44.000	72.6	CO RD 28	Vac farmland	20.5	0.7	51.2	0.0	72.3	362.2	0	0	0	0	0	0	50	0	100	300	0	
56.04-2-16.111	8.2	EMERSON RD	Res vac land	5.3	1.8	0.0	0.0	7.1	63.4	0	0	0	0	0	0	50	0	0	250	0	
56.04-2-32.000	52.3	2180 SAND HILL RD	Vac farmland	35.3	5.8	5.4	1.2	47.7	405.5	0	0	500	0	500	50	50	0	100	300	0	
56.04-2-9.110	1.7	EMERSON RD	Res vac land	1.3	0.1	0.0	0.0	1.4	13.7	0	0	0	0	0	0	50	0	0	250	400	
57.00-1-10.111	240.1	4450 EMERSON RD	Rural res&ag	47.3	48.0	75.0	0.5	170.8	986.4	0	0	500	0	500	50	50	0	0	50	0	
57.00-1-14.000	64.7	4600 EMERSON RD	Rural res	36.6	7.9	13.8	0.5	58.7	454.7	0	0	0	0	0	0	50	0	0	50	0	
57.00-1-17.110	20.6	2180 CDGA-HOPEWELL TL F	Rural res&ag	0.8	0.0	17.4	0.0	18.2	60.0	0	0	0	0	0	0	50	0	0	50	0	
57.00-1-17.200	64.1	4450 NORTH RD	Vac farmland	0.0	0.0	63.2	0.0	63.2	189.7	0	0	0	500	500	50	50	0	0	50	0	
57.00-1-18.000	38.5	NORTH RD	Field crops	1.7	2.1	30.1	0.0	33.9	119.6	0	0	500	500	1000	100	50	0	0	50	0	
57.00-1-20.210	51.5	4405 NORTH RD	Vac farmland	3.4	8.5	38.2	0.4	50.5	200.2	0	0	0	0	0	0	50	0	0	50	0	
57.00-1-20.220	3.2	4405 NORTH RD	Rural res&ag	0.0	0.4	1.0	0.0	1.4	5.3	0	0	0	0	0	0	50	0	0	50	0	
57.00-1-21.111	12.6	4525 NORTH RD	Rural res	0.0	0.4	2.9	0.0	3.3	11.3	0	0	500	0	500	50	50	0	0	50	0	
57.00-1-21.200	31.8	4580 NORTH RD	Rural res	9.4	0.0	0.8	0.1	10.3	96.9	0	0	500	500	1000	100	50	0	0	50	0	
57.00-1-24.111	7.1	NORTH RD	Field crops	5.4	0.5	0.0	0.0	6.0	57.4	0	0	0	0	0	0	50	0	0	50	0	
57.00-1-24.130	16.3	4678 NORTH RD	1 Family Res	8.0	0.0	0.0	0.0	8.0	80.4	0	0	0	0	0	0	50	0	0	50	0	
57.00-1-24.140	1.2	4690 NORTH RD	Res vac land	1.2	0.0	0.0	0.0	1.2	11.6	0	0	0	0	0	0	50	0	0	50	0	
57.00-1-24.151	64.1	4620 NORTH RD	1 Family Res	45.2	1.4	0.0	1.6	48.2	462.0	0	0	500	500	1000	100	50	0	0	50	0	
57.00-1-25.000	98.8	4715 EMERSON RD	Rural res&ag	31.1	19.1	17.0	0.0	67.2	476.7	0	0	500	500	1000	100	50	0	0	50	0	
57.00-1-29.000	19.1	4670 EMERSON RD	Rural res	3.0	0.9	0.0	0.0	4.0	36.1	0	0	0	0	0	0	50	0	0	50	0	
57.00-1-3.110	20.8	1825 CO RD 28	Rural res&ag	9.8	2.4	0.0	0.0	12.2	112.6	0	0	500	500	1000	100	50	0	100	100	0	
57.00-1-3.120	58.0	CO RD 28	Vac farmland	29.4	9.3	1.3	0.2	40.2	353.6	0	0	500	500	1000	100	50	0	100	100	0	
57.00-1-30.200	104.8	2311 SAND HILL RD	Field crops	56.1	14.9	11.5	10.2	92.7	695.0	0	0	500	0	500	50	50	0	0	50	0	
57.00-1-4.000	186.8	1850 SAND HILL RD	Rural res&ag	52.9	20.6	74.5	3.1	151.1	879.6	0	0	500	500	1000	100	0	0	0	0	0	
57.00-1-5.110	76.4	4485 LATTING RD	1 Family Res	31.7	12.7	12.9	0.4	57.8	432.2	0	0	500	500	1000	100	0	0	0	0	0	
57.00-1-5.211	19.8	4601 LATTING RD	Rural res	2.5	3.4	4.3	0.0	10.2	58.6	0	0	500	500	1000	100	0	0	0	0	0	
57.00-1-5.212	31.2	LATTING RD	Vac farmland	0.1	2.3	26.6	0.1	29.1	94.8	0	0	500	500	1000	100	0	0	0	0	0	
57.00-1-64.110	125.6	4855 EMERSON RD	Rural res&ag	40.7	29.1	21.8	7.2	98.8	654.1	0	0	500	0	500	50	50	0	0	50	0	
57.00-1-68.000	211.3	1970-2014 SAND HILL RD	Dairy farm	68.9	24.2	88.0	6.4	187.4	1104.1	0	0	500	0	500	50	50	0	100	100	0	
57.00-1-76.000	87.5	2280 SAND HILL RD	Vac farmland	36.6	5.0	36.9	0.5	78.9	506.5	0	0	500	0	500	50	50	0	0	250	0	
57.00-1-77.120	11.7	2265 CO RD 28	Rural res	0.6	0.3	0.8	0.0	1.7	10.1	0	0	500	0	500	50	50	0	100	300	0	
69.00-1-1.200	84.6	2275 NEW MICHIGAN RD	Rural res&ag	56.6	15.0	8.2	1.2	81.0	681.7	0	0	500	0	500	50	0	0	0	0	1200	
69.00-1-13.100	75.0	5720 THOMAS RD	Air transprt	11.0	0.0	4.7	0.0	15.8	124.6	0	0	500	0	500	50	0	0	0	0	2000	
69.00-1-13.300	1.9	THOMAS RD	Res vac land	1.8	0.0	0.0	0.0	1.8	18.2	0	0	0	0	0	0	0	0	0	0	800	
69.00-1-17.110	78.2	5618 CO RD 30	Vac farmland	9.4	7.9	58.3	0.0	75.6	316.3	500	0	500	0	1000	100	50	0	100	100	800	
69.00-1-20.100	56.9	5620 CO RD 30	Field crops	20.7	11.7	4.5	2.4	39.3	293.5	500	0	500	0	1000	100	50	0	100	100	400	
69.00-1-23.100	53.2	5720-5768 CO RD 30	Dairy farm	2.4	3.7	41.3	0.0	47.4	170.3	500	0	500	0	1000	100	50	0	100	100	800	
69.00-1-23.210	138.3	5780 CO RD 30	Vac farmland	56.6	2.1	47.6	0.0	106.4	722.0	0	0	500	0	500	50	50	0	100	100	800	
69.00-1-25.000	9.8	5895 CO RD 30	Vac farmland	1.5	0.7	6.6	0.9	9.7	39.5	0	0	500	0	500	50	50	0	100	100	400	
69.00-1-29.113	106.4	CO RD 30	Vac farmland	42.4	18.6	39.8	1.7	102.5	656.6	0	0	500	0	500	50	50	0	100	100	400	
69.00-1-30.000	9.8	2625 COOLEY RD	1 Family Res	0.2	3.3	3.4	1.2	8.1	33.4	0	0	500	0	500	50	50	0	0	250	400	
69.00-1-35.114	11.6	2595 COOLEY RD	Vac w/imprv	0.5	4.5	3.9	1.5	10.4	45.2	0	0	500	0	500	50	50	0	0	250	400	
69.00-1-4.110	68.7	2244 MCINTYRE RD	Horse farm	28.1	8.2	13.2	0.0	49.5	370.3	0	0	0	0	0	0	50	0	0	50	2000	
69.00-1-4.120	2.5	YERKES RD	Res vac land	2.4	0.0	0.0	0.0	2.4	24.3	0	0	0	0	0	0	0	0	0	0	1200	
69.00-1-4.130	4.6	YERKES RD	Res vac land	2.1	0.0	2.3	0.0	4.4	28.3	0	0	0	0	0	0	0	0	0	0	1200	
69.00-1-41.100	35.4	2504 COOLEY RD	Rural res&ag	0.0	8.3	12.6	0.0	20.8	87.3	0	0	500	500	1000	100	50	0	0	50	800	
69.00-1-45.000	56.5	2666 COOLEY RD	Rural res&ag	32.3	3.6	14.8	0.0	50.6	388.5	0	0	500	0	500	50	50	0	0	50	400	
69.00-1-46.110	180.2	COOLEY RD	Vac farmland	77.1	36.4	46.5	3.0	163.0	1132.0	0	0	500	500	1000	100	50	0	100	300	800	
69.00-1-51.100	57.6	2601 MCCANN RD	Vac farmland	41.5	0.0	0.0	0.0	41.5	414.7	0	0	500	0	500	50	0	0	0	0	800	
69.00-1-52.100	146.9	6201 CO RD 30	Rural res&ag	83.4	7.7	27.6	0.0	118.7	963.4	0	0	500	500	1000	100	50	0	100	100	2000	
69.00-1-53.100	46.4	NEW MICHIGAN RD	Vac farmland	29.9	0.0	9.6	0.0	39.5	327.9	0	0	0	0	0	0	0	0	0	0	1200	
69.00-1-53.300	31.0	CO RD 30	Rural vac>10	26.8	0.0	4.2	0.0	31.0	280.5	0	0	0	0	0	0	50	0	100	100	1200	
69.00-1-53.521	28.1	NEW MICHIGAN RD	Vac farmland	18.2	1.0	5.4	0.0	24.6	204.5	0	0	0	0	0	0	50	0	100	100	2000	
69.00-1-53.522	5.6	NEW MICHIGAN RD	Res vac land	2.8	0.0	2.1	0.0	4.9	34.6	0	0	0	0	0	0	0	0	0	0	2000	

# Parcel Rating Factors and Scores by Parcel

Print_KeyAcresPROP_ADDRPROP_CLASS				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected
				Acres by Soil Classification of Active Farmland					Agricul-tural Soils Rating	500 points if parcel meets criteria					Natural Resources Rating/100	Points for parcels that meet criteria				400- 2000 points based on proximity
				Prime Soils	Soils of Statewide Importance	Prime if Drained	Other Soils	Total		Within Canandaigua Lake Watershed	Within 1000' of Canandaigua Lake	Within 200' of Stream	Within 200' of NYS Wetland	Natural Resources Rating (sum)		within 200' of Water District	within 200' of Sewer District	frontage along State or County highway	Develop-ment Pressure Rating	
69.00-1-54.410	46.4	NEW MICHIGAN RD	Vac farmland	28.2	3.6	14.5	0.0	46.3	347.1	0	0	500	0	500	50	50	0	0	50	2000
69.00-1-54.420	10.0	2289 NEW MICHIGAN RD	1 Family Res	4.3	1.0	0.2	0.0	5.4	49.0	0	0	500	0	500	50	0	0	0	0	2000
69.00-1-59.122	25.5	2340 MCINTYRE RD	1 Family Res	12.5	8.5	4.5	0.0	25.5	189.5	0	0	0	0	0	0	50	0	0	50	1200
69.00-1-6.100	43.8	5905 YERKES RD	Vac farmland	9.3	0.9	32.6	0.0	42.7	195.8	0	0	0	0	0	0	50	0	0	50	2000
69.00-1-62.000	9.4	2232 AVON RD	Rural res&ag	0.0	0.0	7.7	0.0	7.7	23.2	0	0	0	0	0	0	0	0	0	0	2000
69.00-1-63.000	11.7	2575 COOLEY RD	1 Family Res	0.0	2.7	2.4	1.5	6.6	24.7	0	0	500	0	500	50	50	0	0	50	400
69.00-1-65.100	118.6	CO RD 30	Vac farmland	44.8	14.1	56.7	1.5	117.2	704.5	0	0	500	0	500	50	50	0	100	100	2000
69.00-1-65.200	5.2	2395 MCINTYRE RD	1 Family Res	5.0	0.2	0.0	0.0	5.2	51.3	0	0	0	0	0	0	50	0	0	50	800
69.00-1-65.300	6.3	2397 MCINTYRE RD	1 Family Res	5.8	0.0	0.5	0.0	6.3	59.2	0	0	0	0	0	0	50	0	0	50	800
69.00-1-65.400	5.1	MCINTYRE RD	Res vac land	1.3	0.0	3.7	0.0	5.0	24.2	0	0	0	0	0	0	50	0	0	50	800
69.00-1-7.110	328.5	5800 THOMAS RD	Field crops	124.7	38.8	106.0	1.2	270.7	1798.8	0	0	500	0	500	50	50	0	100	100	2000
69.00-1-8.100	15.3	5860 THOMAS RD	Rural res&ag	12.0	0.5	0.0	0.0	12.5	122.8	0	0	500	0	500	50	50	0	100	100	800
69.00-1-9.110	83.4	2270 BRICKYARD RD	Vac farmland	32.3	8.8	35.8	0.2	77.1	483.2	0	0	500	0	500	50	50	200	0	250	800
70.00-1-2.111	28.9	THOMAS RD	Res vac land	3.3	1.1	4.7	0.0	9.1	53.8	0	0	0	0	0	0	50	200	0	250	800
70.00-1-21.110	13.6	EMERSON RD	Res vac land	9.3	0.0	1.6	0.0	10.8	97.4	0	0	0	0	0	0	50	0	0	250	400
70.00-1-21.121	14.3	2330 CO RD 28	1 Family Res	1.4	0.4	10.8	0.0	12.5	48.2	0	0	0	0	0	0	50	0	100	300	400
70.00-1-63.111	17.2	2362 ST RT 332	Vacant comm	0.5	0.0	3.2	0.0	3.7	14.2	0	0	0	0	0	0	50	200	100	300	400
70.00-1-67.111	55.8	2361 BRICKYARD RD	Vacant indus	3.8	0.0	26.9	0.0	30.8	119.2	0	0	0	0	0	0	50	200	0	250	800
70.06-1-68.100	24.2	THOMAS RD	Res vac land	2.7	0.3	20.2	0.0	23.2	88.9	0	0	0	0	0	0	50	200	0	250	800
71.00-1-1.200	96.6	2401 SAND HILL RD	Vac farmland	89.2	0.2	2.1	0.0	91.4	899.1	0	0	0	0	0	0	50	200	0	350	0
71.00-1-10.112	28.7	2508-2516 ST RT 21	3 Family Res	11.5	0.0	0.0	0.8	12.3	115.8	0	0	500	0	500	50	50	0	100	100	0
71.00-1-2.130	36.7	NORTH RD	Res vac land	8.4	2.3	3.6	0.0	14.3	108.8	0	0	0	0	0	0	50	0	0	50	0
71.00-1-20.110	10.0	ST RT 21	Vac farmland	6.9	2.3	0.0	0.0	9.2	82.9	0	0	500	0	500	50	50	0	100	100	0
71.00-1-20.120	18.1	2525 ST RT 21	Rural res&ag	8.4	4.5	1.0	0.0	13.9	114.3	0	0	0	0	0	0	50	0	100	300	0
71.00-1-21.110	10.0	2645 CO RD 22	Oth Ind Sport	7.0	0.3	0.0	0.0	7.3	72.0	0	0	500	0	500	50	50	0	100	100	0
71.00-1-21.120	23.2	CO RD 4	Vac farmland	22.3	0.7	0.0	0.0	23.1	227.8	0	0	500	0	500	50	50	0	100	300	0
71.00-1-21.130	3.9	2615 CO RD 22	Vacant comm	1.1	2.8	0.0	0.0	3.9	27.9	0	0	500	0	500	50	50	0	100	300	0
71.00-1-21.141	4.8	2625 CO RD 22	Vacant comm	2.9	1.9	0.0	0.0	4.8	40.7	0	0	500	0	500	50	50	0	100	100	0
71.00-1-21.160	12.7	4430 CO RD 4	Vacant indus	7.1	1.6	1.5	0.0	10.2	85.4	0	0	500	0	500	50	50	0	100	300	0
71.00-1-32.000	13.7	4462 CO RD 4	Rural res	10.9	0.0	0.0	0.0	10.9	108.5	0	0	500	0	500	50	50	0	100	300	0
71.00-1-4.211	8.1	NORTH RD	Res vac land	8.1	0.0	0.0	0.0	8.1	81.4	0	0	0	0	0	0	50	200	0	250	0
71.00-1-69.200	1.8	2520 ANDREWS RD	Vac w/imprv	0.8	0.8	0.0	0.0	1.5	12.4	0	0	0	0	0	0	50	0	100	100	0
71.00-1-7.110	67.9	ANDREWS RD	Vac farmland	35.2	0.0	0.0	2.2	37.4	354.7	0	0	500	0	500	50	50	0	0	50	0
71.00-1-7.210	9.9	2403 ANDREWS RD	Rural res	5.0	2.3	0.0	0.0	7.3	64.1	0	0	0	0	0	0	50	0	0	50	0
71.00-1-72.110	152.8	ST RT 21	Field crops	130.4	2.0	0.0	1.0	133.4	1316.6	0	0	500	0	500	50	50	0	100	100	0
71.00-1-72.120	5.0	2546 ST RT 21	Rural res&ag	2.0	0.5	0.0	0.0	2.5	22.8	0	0	500	0	500	50	50	0	100	300	0
71.00-1-74.110	58.1	2532 CO RD 22	Vac w/imprv	39.3	4.5	6.3	0.0	50.1	438.9	0	0	500	0	500	50	50	0	100	300	0
71.00-1-74.310	20.9	2563 ST RT 21	1 Family Res	16.9	1.4	0.0	0.0	18.3	177.1	0	0	0	0	0	0	50	0	100	300	0
71.00-1-75.000	9.7	2575 ST RT 21	1 Family Res	6.6	0.0	0.0	0.0	6.6	65.8	0	0	0	0	0	0	50	0	100	300	0
71.09-2-35.160	29.0	NORTH RD	Vac farmland	24.1	0.0	2.5	0.0	26.6	248.5	0	0	0	0	0	0	50	200	0	250	0
82.00-1-1.111	263.2	MCCANN RD	Field crops	182.3	34.0	6.9	0.0	223.2	2047.7	0	0	500	0	500	50	0	0	0	0	800
82.00-1-15.000	98.6	2807 COOLEY RD	Rural res&ag	67.9	6.6	4.9	2.3	81.7	736.0	500	0	500	500	1500	150	50	0	0	50	400
82.00-1-21.200	60.3	2865 COOLEY RD	Cattle farm	34.1	0.0	0.0	0.0	34.1	340.6	500	0	0	500	1000	100	50	0	0	50	0
82.00-1-24.100	77.2	2990 COOLEY RD	Rural res&ag	43.2	22.0	0.3	0.2	65.7	565.2	500	0	500	0	1000	100	50	0	100	100	0
82.00-1-28.111	122.8	BUFFALO ST EXT	Vac farmland	51.7	17.2	0.0	0.0	68.9	620.2	500	0	500	500	1500	150	50	0	100	100	0
82.00-1-30.113	27.6	ROUTE 5 & 20	Vac farmland	3.2	0.0	0.2	0.0	3.4	32.7	500	0	500	0	1000	100	50	0	100	100	0
82.00-1-30.120	13.2	5707 ROUTE 5 & 20	1 Family Res	9.8	0.0	0.0	0.1	9.9	98.1	500	0	500	0	1000	100	50	0	100	100	0
82.00-1-30.130	16.5	ROUTE 5 & 20	Res vac land	7.8	0.0	0.0	0.0	7.8	78.4	500	0	500	500	1500	150	50	0	100	100	0
82.00-1-31.100	47.1	3140 HICKOX RD	Rural res&ag	29.1	13.6	1.0	0.0	43.7	375.6	500	0	0	0	500	50	50	0	0	50	0
82.00-1-34.210	86.2	ROUTE 5 & 20	Vac farmland	72.6	6.6	1.8	0.0	81.0	771.1	500	0	500	0	1000	100	50	0	100	100	0
82.00-1-4.121	10.5	MCCANN RD	Res vac land	1.7	3.8	0.0	0.0	5.5	39.5	0	0	500	0	500	50	0	0	0	0	400
82.00-1-41.000	82.3	6000 ROUTE 5 & 20	Vac farmland	46.8	19.7	0.3	0.0	66.8	587.2	0	0	500	0	500	50	50	0	100	100	0
82.00-1-42.110	79.6	3151 HOPKINS RD	Rural res&ag	52.6	15.9	1.9	0.0	70.4	626.6	0	0	500	0	500	50	50	0	100	100	0
82.00-1-42.120	5.9	HOPKINS RD	Vac farmland	2.6	0.0	0.0	0.0	2.6	25.6	0	0	0	0	0	0	50	0	0	50	0
82.00-1-42.130	62.9	HOPKINS RD	Field crops	6.1	5.0	15.6	0.0	26.6	137.2	0	0	500	0	500	50	50	0	100	100	0

# Parcel Rating Factors and Scores by Parcel

Print_KeyAcresPROP_ADDRPROP_CLASS				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected Land
				Acres by Soil Classification of Active Farmland					Agricul-tural Soils Rating	500 points if parcel meets criteria					Natural Resources Rating/100	Points for parcels that meet criteria				400- 2000 points based on proximity
				Prime Soils	Soils of Statewide Importance	Prime if Drained	Other Soils	Total		Within Canandaigua Lake Watershed	Within 1000' of Canandaigua Lake	Within 200' of Stream	Within 200' of NYS Wetland	Natural Resources Rating (sum)		within 200' of Water District	within 200' of Sewer District	frontage along State or County highway	Develop-ment Pressure Rating	
82.00-1-47.000	39.8	6133 ROUTE 5 & 20	Vac w/imprv	7.6	0.5	4.2	0.0	12.4	92.1	0	0	500	0	500	50	50	0	100	100	0
82.00-1-5.000	37.3	2911 MCCANN RD	Vac farmland	11.2	13.2	6.9	0.2	31.5	212.3	0	0	500	0	500	50	50	0	0	50	0
82.00-1-53.000	215.9	6225 ROUTE 5 & 20	Vac farmland	51.6	33.0	30.6	3.6	118.7	809.0	0	0	500	0	500	50	50	0	100	100	0
82.00-1-56.000	102.3	6280 ROUTE 5 & 20	Vac farmland	37.4	16.0	21.2	2.5	77.0	535.8	0	0	500	0	500	50	50	0	100	100	400
82.00-1-57.100	9.3	6170 ROUTE 5 & 20	Rural res	4.7	2.4	0.0	0.4	7.5	61.3	0	0	0	0	0	0	50	0	100	100	0
82.00-1-57.200	20.4	6190 ROUTE 5 & 20	Field crops	5.1	9.7	1.1	3.9	19.9	116.5	0	0	0	0	0	0	50	0	100	100	0
82.00-1-7.100	39.1	3000 MCCANN RD	Rural res	13.9	6.9	1.6	1.2	23.5	185.7	0	0	0	0	0	0	50	0	0	50	0
82.00-1-7.200	44.9	MCCANN RD	Vac farmland	11.1	12.3	16.1	1.0	40.5	234.2	0	0	500	0	500	50	0	0	0	0	0
82.00-1-8.000	196.4	2910-2916 COOLEY RD	Dairy farm	117.1	28.2	23.2	0.0	168.5	1410.0	500	0	500	0	1000	100	50	0	0	50	0
82.00-1-9.100	119.6	2755 COOLEY RD	Vac farmland	51.8	0.8	8.6	0.0	61.2	548.3	0	0	500	0	500	50	50	0	0	50	400
82.00-1-9.400	32.3	5893 SHORT RD	Vac farmland	6.7	1.5	22.6	0.0	30.8	144.2	0	0	500	0	500	50	50	0	0	50	400
83.00-1-16.000	14.8	3114 ST RT 21 S	Rural res	10.9	0.0	1.9	0.0	12.9	115.2	500	0	500	0	1000	100	50	200	100	300	0
83.00-1-17.000	26.2	5411 ROUTE 5 & 20	Rural res	17.8	0.4	0.0	0.0	18.2	180.5	500	0	500	0	1000	100	50	200	100	300	0
83.00-1-25.120	59.9	5575 ROUTE 5 & 20	Special farm	17.5	6.1	0.3	0.0	23.8	212.2	500	0	500	500	1500	150	50	0	100	100	0
83.00-1-27.210	5.6	5580 BUFFALO ST EXT	Res vac land	4.1	1.3	0.0	0.1	5.5	49.1	500	0	500	0	1000	100	50	0	0	50	0
83.00-1-29.110	3.9	5530 BUFFALO ST EXT	Res vac land	3.7	0.0	0.0	0.0	3.7	36.7	500	0	0	0	500	50	50	0	0	50	0
83.00-1-29.120	10.1	BUFFALO ST EXT	Radio	10.1	0.0	0.0	0.0	10.1	100.5	500	0	0	0	500	50	50	0	0	50	0
83.00-1-32.112	10.6	5350 BUFFALO ST EXT	Rural res	1.9	3.4	0.0	0.0	5.3	39.4	500	0	0	0	500	50	50	200	0	250	0
83.00-1-32.210	62.7	BUFFALO ST EXT	Field crops	53.0	5.0	2.8	0.0	60.8	568.3	500	0	500	0	1000	100	50	200	0	350	0
83.00-1-33.110	107.0	2800 BUTTERNUT LN	Rural res	31.9	0.5	20.9	16.4	69.7	401.1	500	0	500	500	1500	150	50	0	100	100	400
83.00-1-34.100	54.2	ROUTE 5 & 20	Res vac land	20.2	12.7	1.2	0.0	34.1	281.5	500	0	0	500	1000	100	50	0	100	100	0
83.00-1-34.200	11.0	5576 ROUTE 5 & 20	Rural res	4.8	2.3	0.0	0.0	7.0	61.2	500	0	0	0	500	50	50	0	100	100	0
83.00-1-34.300	23.2	ROUTE 5 & 20	Res vac land	8.4	5.5	0.0	0.0	13.8	116.6	500	0	500	0	1000	100	50	0	100	100	0
83.00-1-35.100	317.9	BUFFALO ST EXT	Field crops	265.6	3.5	36.6	2.1	307.8	2788.9	500	0	500	0	1000	100	50	0	100	300	400
83.00-1-6.110	55.4	5280 WEST AVE EXT	Rural res	21.4	3.7	12.3	3.0	40.3	275.9	500	0	500	0	1000	100	50	200	100	300	0
83.00-1-6.130	55.6	5255 WEST AVE EXT	Rural res	41.3	0.0	0.6	0.0	41.9	414.7	500	0	500	0	1000	100	0	200	100	250	0
83.00-1-6.140	42.5	ROUTE 5 & 20	Vac farmland	26.6	3.5	0.0	0.0	30.1	286.7	500	0	500	0	1000	100	50	200	100	300	0
84.00-1-25.200	2.6	3100 CO RD 10	Nursery	1.1	0.0	0.2	0.0	1.2	11.0	0	0	0	0	0	0	50	0	100	300	0
96.00-1-1.000	131.4	6265 GRIMBLE RD	Rural res&ag	3.2	10.3	11.5	10.3	35.2	137.9	0	0	500	0	500	50	50	0	0	50	0
96.00-1-10.200	2.5	3196 HICKOX RD	Res vac land	1.1	0.6	0.0	0.0	1.7	14.6	500	0	0	0	500	50	50	0	0	50	0
96.00-1-11.100	14.4	5646 CO RD 32	Rural res	10.0	0.0	1.1	0.0	11.0	102.9	500	0	0	0	500	50	50	0	100	100	0
96.00-1-15.111	5.4	5580 CO RD 32	1 Family Res	5.2	0.0	0.0	0.0	5.2	52.5	500	0	500	0	1000	100	50	0	100	100	0
96.00-1-18.110	25.3	3357 HICKOX RD	Vac w/imprv	0.2	2.2	0.0	1.0	3.4	15.6	500	0	500	500	1500	150	50	0	0	50	0
96.00-1-18.121	2.0	3356 HICKOX RD	Res vac land	1.3	0.0	0.0	0.0	1.3	13.1	500	0	500	0	1000	100	50	0	0	50	0
96.00-1-19.110	137.6	5610 BLISS RD	Rural res&ag	74.3	27.4	10.2	0.9	112.8	939.1	500	0	500	500	1500	150	50	0	0	50	0
96.00-1-2.110	94.2	3240 HOPKINS RD	Horse farm	41.7	18.0	2.5	9.8	72.1	542.5	0	0	500	0	500	50	50	0	0	50	0
96.00-1-2.210	25.5	3160 HOPKINS RD	Rural res	2.7	8.7	0.0	5.9	17.3	84.9	0	0	500	0	500	50	50	0	0	50	0
96.00-1-20.110	131.9	5565 BLISS RD	Field crops	80.9	14.7	6.2	6.5	108.4	922.2	500	0	500	500	1500	150	50	0	0	50	0
96.00-1-20.210	23.0	5535 BLISS RD	1 Family Res	9.4	1.2	3.4	5.1	19.1	116.2	500	0	500	500	1500	150	50	0	0	50	0
96.00-1-23.000	80.6	3594 WOOLHOUSE RD	Rural res&ag	18.7	3.0	3.7	14.9	40.4	231.5	500	0	500	500	1500	150	0	0	0	0	0
96.00-1-24.200	84.9	WOOLHOUSE RD	Vac farmland	43.4	4.2	11.8	11.6	71.0	505.9	500	0	500	500	1500	150	50	0	0	50	0
96.00-1-25.000	67.6	3524 WOOLHOUSE RD	Rural res&ag	31.9	19.0	0.0	1.4	52.3	434.3	500	0	500	500	1500	150	50	0	0	50	0
96.00-1-27.112	10.0	5970 CO RD 32	Rural res	2.0	0.6	0.0	0.6	3.1	23.7	0	0	0	0	0	0	50	0	100	100	0
96.00-1-28.100	17.8	CO RD 32	Vac farmland	0.3	13.2	2.4	0.4	16.3	89.3	0	0	0	0	0	0	0	0	100	50	0
96.00-1-29.110	216.5	6150 CO RD 32	Priv forest	4.8	9.8	3.7	2.7	21.1	121.1	0	0	500	0	500	50	50	0	100	100	0
96.00-1-31.111	3.3	GRIMBLE RD	Res vac land	3.1	0.0	0.0	0.0	3.1	31.3	0	0	0	0	0	0	50	0	0	50	0
96.00-1-31.112	10.6	6101 GRIMBLE RD	Rural res	0.9	0.0	0.0	0.8	1.7	9.5	0	0	0	0	0	0	50	0	0	50	0
96.00-1-31.121	10.6	6073 GRIMBLE RD	1 Family Res	8.2	0.0	0.0	0.0	8.2	81.9	0	0	0	0	0	0	50	0	0	50	0
96.00-1-33.111	30.4	GRIMBLE RD	Res vac land	26.2	0.8	2.9	0.0	29.9	275.6	0	0	0	0	0	0	50	0	0	50	0
96.00-1-34.100	22.1	3301 HOPKINS RD	Rural res&ag	14.3	0.0	2.5	0.0	16.8	150.6	0	0	500	0	500	50	50	0	0	50	0
96.00-1-4.110	71.5	HOPKINS RD	Field crops	38.4	4.9	7.8	1.4	52.5	438.6	0	0	500	0	500	50	50	0	0	50	0
96.00-1-4.120	67.4	3261 HOPKINS RD	Rural res&ag	46.3	2.1	1.6	1.0	50.9	480.8	0	0	500	0	500	50	50	0	0	50	0
96.00-1-40.120	3.2	HOPKINS RD	Res vac land	2.8	0.0	0.0	0.0	2.8	28.4	0	0	0	0	0	0	50	0	0	50	0
96.00-1-41.110	167.3	WOOLHOUSE RD	Cattle farm	91.9	22.0	20.5	8.8	143.3	1121.3	500	0	500	500	1500	150	50	0	100	100	0
96.00-1-42.110	102.7	5940 CO RD 32	Vac farmland	55.8	26.4	2.6	9.5	94.4	733.9	0	0	0	0	0	0	50	0	100	100	0

Parcel Rating Factors and Scores by Parcel

Print_KeyAcresPROP_ADDRPROP_CLASS				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected Land
				Acres by Soil Classification of Active Farmland					Agricul-tural Soils Rating	500 points if parcel meets criteria					Natural Resources Rating/100	Points for parcels that meet criteria				
				Prime Soils	Soils of Statewide Importance	Prime if Drained	Other Soils	Total		Within Canandaigua Lake Watershed	Within 1000' of Canandaigua Lake	Within 200' of Stream	Within 200' of NYS Wetland	Natural Resources Rating (sum)		within 200' of Water District	within 200' of Sewer District	frontage along State or County highway	Develop-ment Pressure Rating	
96.00-1-42.120	6.0	5960 CO RD 32	1 Family Res	3.8	1.3	0.0	0.0	5.2	46.2	0	0	0	0	0	0	50	0	100	100	0
96.00-1-44.000	13.7	5810 CO RD 32	Rural res&ag	9.0	0.0	0.0	1.8	10.8	91.8	500	0	500	0	1000	100	50	0	100	100	0
96.00-1-45.000	8.1	HOPKINS RD	Vac farmland	5.9	0.0	1.3	0.0	7.3	63.3	0	0	500	0	500	50	50	0	0	50	0
96.00-1-46.100	108.0	HICKOX RD	Vac farmland	79.6	4.1	6.5	7.9	98.2	848.7	500	0	500	500	1500	150	50	0	100	100	0
96.00-1-47.200	10.0	3170 HICKOX RD	1 Family Res	8.5	0.2	0.8	0.0	9.5	88.5	500	0	0	0	500	50	50	0	0	50	0
96.00-1-5.115	11.6	5895 CO RD 32	Rural res	0.9	0.0	0.0	1.1	2.1	10.6	0	0	500	500	1000	100	50	0	100	100	0
96.00-1-50.100	30.2	HICKOX	Vac farmland	27.1	2.2	0.7	0.0	29.9	285.8	500	0	500	0	1000	100	50	0	0	50	0
96.00-1-51.100	5.0	GRIMBLE RD	Res vac land	0.2	3.4	0.0	1.1	4.7	23.6	0	0	0	0	0	0	50	0	0	50	0
96.00-1-51.200	13.0	6100 GRIMBLE RD	1 Family Res	5.7	3.3	0.0	3.9	13.0	81.2	0	0	0	0	0	0	50	0	0	50	0
96.00-1-7.111	124.7	5725 CO RD 32	Field crops	57.1	24.8	20.6	15.3	117.8	796.8	500	0	500	500	1500	150	50	0	100	100	0
97.00-1-14.110	8.6	CO RD 32	Vac farmland	7.2	0.0	1.0	0.0	8.2	74.7	500	0	500	0	1000	100	50	0	100	100	0
97.00-1-2.100	65.1	CO RD 32	Vac farmland	55.3	2.0	0.0	6.3	63.5	570.7	500	0	500	500	1500	150	50	0	100	100	0
97.00-1-48.111	51.0	ST RT 21 S	Field crops	45.5	0.0	3.9	0.3	49.7	467.2	500	0	0	0	500	50	50	200	100	300	0
97.00-1-48.200	15.3	3325 ST RT 21 S	Rural res&ag	1.8	4.4	1.6	0.0	7.8	49.1	500	0	0	0	500	50	50	0	100	100	0
97.00-1-49.100	122.0	5431 BLISS RD	Horse farm	73.4	10.2	2.9	0.0	86.5	803.8	500	0	0	500	1000	100	50	200	100	300	0
97.00-1-52.110	2.3	HICKOX RD	Vac farmland	2.3	0.0	0.0	0.0	2.3	22.7	500	0	0	0	500	50	50	0	0	50	0
97.00-1-52.120	2.3	HICKOX RD	Vac farmland	2.3	0.0	0.0	0.0	2.3	22.7	500	0	0	0	500	50	50	0	0	50	0
97.00-1-52.200	22.7	HICKOX RD	Vac farmland	1.9	0.0	3.3	0.1	5.3	28.7	500	0	0	500	1000	100	50	0	0	50	0
97.00-1-57.111	29.3	CO RD 32	Vac farmland	22.0	0.1	1.4	0.0	23.4	224.2	500	0	500	0	1000	100	50	0	100	100	0
97.00-1-57.112	36.2	BLISS RD	Vac farmland	27.9	3.4	4.8	0.0	36.1	314.1	500	0	500	0	1000	100	50	0	0	50	0
97.00-1-57.120	43.5	CO RD 32	Vac farmland	2.8	0.0	0.2	0.0	3.1	29.0	500	0	500	500	1500	150	50	0	100	100	0
97.00-1-58.000	13.8	5422 BLISS RD	Rural res	8.7	0.3	1.2	0.6	10.8	93.1	500	0	500	0	1000	100	0	0	0	0	0
97.00-1-60.100	207.6	CO RD 32	Field crops	106.3	23.9	31.3	6.1	167.5	1306.4	500	0	500	500	1500	150	50	0	100	300	0
97.00-1-8.111	11.3	5420 CO RD 32	Rural res	1.7	1.8	0.7	0.0	4.2	29.7	500	0	0	0	500	50	50	0	100	100	0
97.00-2-2.000	126.2	PARRISH ST EXT	Rural vac>10	34.3	28.2	0.0	3.1	65.6	515.5	500	0	500	0	1000	100	50	200	0	250	0
97.00-2-63.113	1.9	3420 ST RT 21 S	Res vac land	1.9	0.0	0.0	0.0	1.9	19.1	500	0	0	0	500	50	50	200	100	300	0
97.00-2-64.000	21.2	3525 ST RT 21 S	Rural res	6.2	8.8	0.1	0.9	16.0	116.3	500	0	0	500	1000	100	50	200	100	300	0
97.00-2-67.100	99.7	ST RT 21	Vac w/imprv	35.9	29.4	6.8	10.9	83.0	566.8	500	0	0	0	500	50	50	200	100	400	0
97.00-2-67.200	21.9	5275 PARRISH ST EXT	Horse farm	20.4	0.6	0.7	0.0	21.8	210.2	500	0	0	0	500	50	50	200	0	250	0
97.00-2-67.300	9.0	3444 ST RT 21	Rural vac<10	8.8	0.2	0.0	0.0	9.0	88.9	500	0	0	0	500	50	50	200	100	300	0
97.02-1-52.100	54.5	ST RT 21 S	Vac farmland	48.6	2.1	1.9	0.0	52.6	504.2	500	0	500	0	1000	100	50	200	100	400	0
97.02-1-52.200	44.1	ST RT 21 S	Vac farmland	33.3	0.0	2.3	0.0	35.5	339.4	500	0	500	0	1000	100	50	200	100	300	0
97.04-1-19.110	44.7	3455 MIDDLE CHESHIRE RD	Rural res	15.6	16.0	0.0	0.8	32.5	253.4	500	0	0	0	500	50	50	200	0	250	0
97.04-1-45.200	10.3	3434 MIDDLE CHESHIRE RD	Rural res	3.3	0.0	0.0	0.0	3.3	32.5	500	0	500	0	1000	100	50	200	0	250	0
97.04-1-47.000	28.3	3456 MIDDLE CHESHIRE RD	1 Family Res	7.2	5.5	0.0	2.3	15.0	107.7	500	0	0	0	500	50	50	200	0	250	0