TOWN OF CANANDAIGUA

AGRICULTURAL ENHANCEMENT PLAN

DRAFT: November 10, 2016

Town of CANANDAIGUA

LABELLA Associates

ACKNOWLEDGEMENTS

Agriculture Team

Doug Finch, Director of Development
Oksana Fuller, former TB member
Gary Davis, former ZBA member
Bob Hilliard, ZBA member
Tim Riley, Citizen Representative
Ray Henry, Town Historian

Special thank you to the following individuals who participated with the Ag Team through information, participation in meetings and the Agriculture Forum.

Agriculture Team

Bill Purdy, Purdy Farms
Seth Pritchard, Catalpa Acres
Mark and Kim Stryker, Kim-Mar Farms
Bob DiCarlo, FaBa Farm
Dr. Fernando Soberon
Maria Rudzinksi
Travis Wooley

Agriculture Forum

Philip Bianchi, Headwater Food Hub
Sharon Nagle, Firefly Farm
John Brahm – Arbor Hill Winery
Leslie Bennett, Artisan Meats
Amy Cimino, Wegmans Organic Farm
Casey Kunes, Hemdale Farms
Chef Andrew Chambers, NY Wine & Culinary Center

Town Board

Pamela Helming, Town Supervisor
Greg Westbrook
Keith Cutri
Terry Fennelly
Kevin Reynolds

Citizens Implementation Committee

Pamela Helming, Town Supervisor
Doug Finch, Director of Development
Tom Schwartz, PB Chairman
Ray Henry, Town Historian
Kelly LaVoie, ZBA member
Pat Venezia, ECB member
Oksana Fuller, former TB member
Joyce Marthaller, former PB member
Gary Davis, former ZBA member

Cover photos and credits (clockwise from top left): Tim Stryker plowing, Kim Stryker; Miller Farm, Oksana Fuller; Cattle on Cramer Road, Oksana Fuller

Funding was provided by a grant from the NYS Department of Agriculture & Markets.

EXECUTIVE SUMMARY

The Town of Canandaigua has long embraced its agriculture heritage, and in 2014 took steps to fully realize the town's commitment to the preservation and protection of agriculture through the creation of the Town of Canandaigua's first Agricultural Enhancement Plan. This Plan completes the Town's highest priority action step of the 2011 Comprehensive Plan.

Input from farmers, landowners and community members included:

- Mail and online survey of farmers/ landowners
- Public informational meetings and educational forum
- In-person stakeholder and farmer interviews.

Recognizing the importance of agriculture in the community, the Town applied for and received a grant from the New York State Department of Agriculture and Markets to prepare an Agricultural Protection Plan. This Agricultural & Farmland Protection Plan identifies priority farmland for long-term protection, analyzes economic and other challenges to farming, and presents strategies for the Town to encourage and facilitate the long term viability of farming operations.

KEY FINDINGS

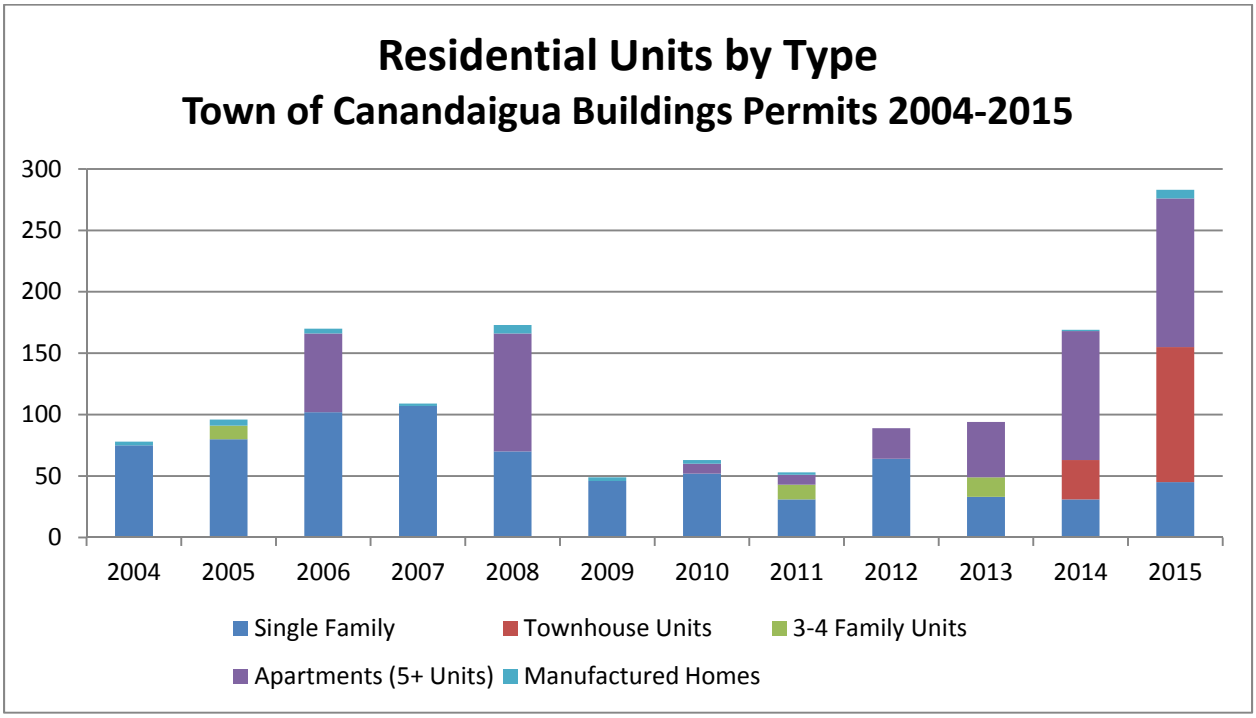
A variety of data and information was evaluated regarding the agricultural land base, agricultural industry and land use patterns in the Town. Some of the key findings that provide a basis for the plan recommendations include:

- The Town is blessed with good soils. 75% of the of the Town is made up of high quality soils suitable for farming;
- 14,679 acres – 41% of the total land area -- is being actively farmed;
- Farm operations in the Town are diverse. They include very large commercial farms as well as small part time farms. Farm types include dairy, cash crops, grapes, vegetables, equine, livestock and nursery.
- 4,065 acres – 28% of the total – is leased or rented to farmers. Larger farms especially rely heavily on rented land;
- Agriculture is a major regional industry. In 2012, farms in Ontario County generated $180 million in sales.
- Markets for farm products are global as well as local.
- Agriculture-related businesses include distribution, transportation, processing and services to farmers. Canandaigua businesses that are part of the food and agriculture regional economic cluster include Pactiv (packaging) and Artisan Meats.
- Farms buffer natural resources by absorbing runoff and keeping land undeveloped. However, runoff of nutrients and chemicals has the potential to impact water quality.
- Past Purchase of Development Rights (PDR) programs have resulted in the protection of 813 acres in the town through permanent conservation easements.

- Numerous agencies and organizations have the resources and expertise to partner with the Town to support agriculture and protect farmland. These include:
    - Ontario County Economic Development and Industrial Development Agency (economic development)
    - Cornell Cooperative Extension of Ontario County (technical assistance to farmers; feasibility analyses)
    - Finger Lakes Land Trust (conservation easements, landowner education)
    - Ontario County Soil & Water Conservation District (funding and technical assistance to promote best management practices on farms)
    - Canandaigua Lake Watershed Council and Watershed Manager (public education and technical assistance for water quality protection)

DEVELOPMENT PRESSURES ON AGRICUTURAL LAND

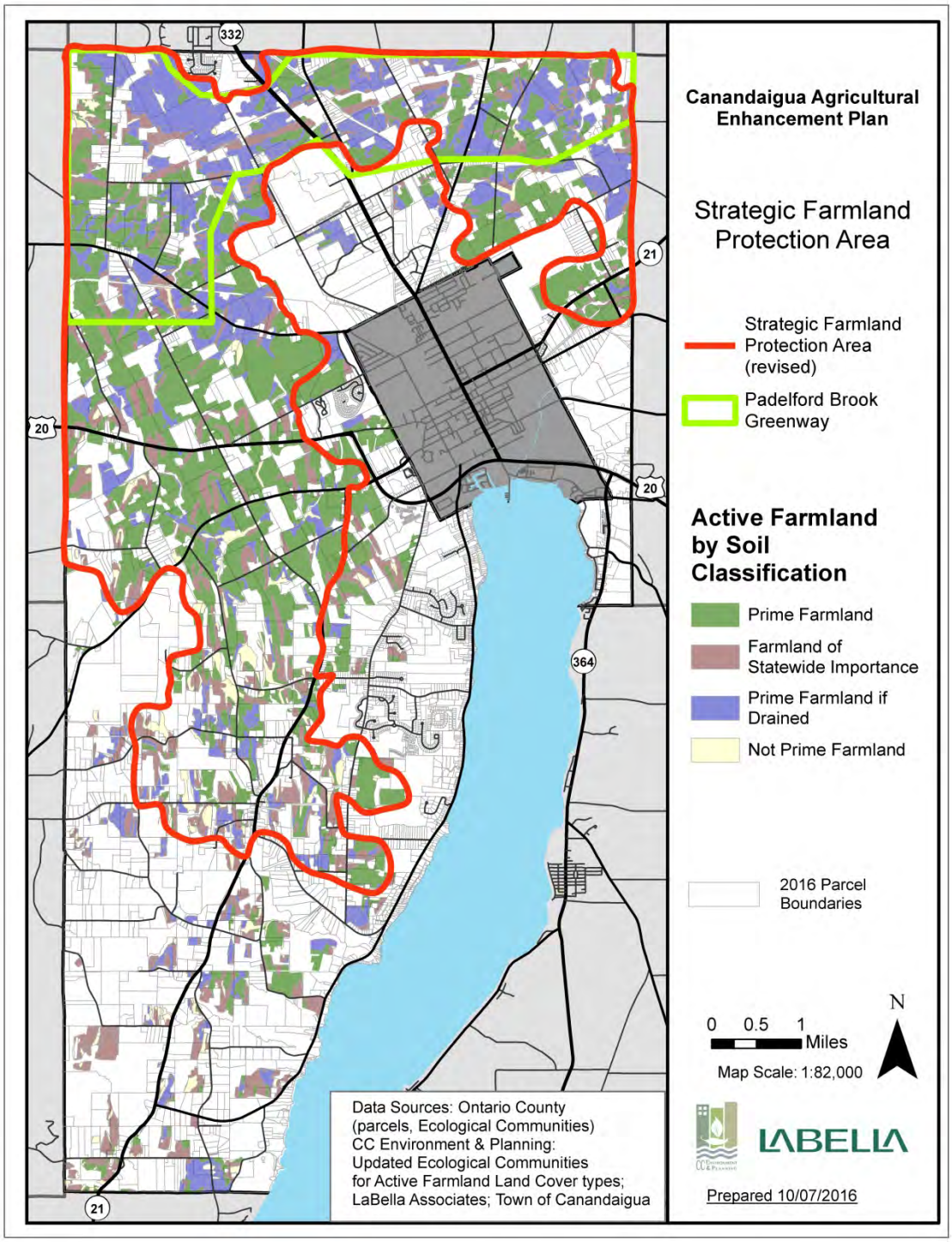
Development in the Town of Canandaigua is concentrated in areas surrounding the City of Canandaigua, along the Route 332 corridor north of the City and along the shore of Canandaigua Lake. During the past 20 years, residential subdivisions have been developed in the northern area of the Town near Farmington Town Line Road and in the area east of NYS Route 21 South. Development has increased significantly during the past several years, as shown in the following chart.



Most of the projected future development is most likely to occur in areas that are already served by public sewer. However, residential subdivisions and scattered house lots in agricultural areas have the potential to impact farm operations and/or convert farmland to other uses.

RECOMMENDED FARMLAND PROTECTION AREA

In order to focus agricultural land preservation efforts, the Town has delineated a portion of the Town as strategic farmland protection areas as depicted in the figure below. Criteria include: areas of contiguous farmland; location outside areas with sewers; and areas zoned for higher intensity uses.



RECOMMENDATIONS TO SUPPORT AGRICULTURE AND FARMLAND PROTECTION

The plan provides the following Goals, Strategies and Actions:

GOAL A: Improve the economic viability of farms in the Town of Canandaigua.

Strategy 1: Recruit agricultural processing, distribution and supply-chain businesses to appropriately-zoned land in the town.

a) Evaluate the feasibility of and recruit processing and/or distribution facilities to suitable industrially-zoned land within the Town of Canandaigua.
   - Partner with Ontario County and New York State economic development agencies to attract regionally significant industries.
   - Leverage rail access and infrastructure to attract bio-diesel refining or other large-scale processing plant.

b) Support agriculture-related industrial development by extending utilities and maintaining suitable zoning.

Strategy 2: Expand markets for and increase sales of local farm products.

a) Support additional purchases of local farm products by schools and institutions.

'b) Maintain a registry of locally-produced farm products and encourage local purchases by businesses, residents and developers in the Town (e.g., straw for erosion control.)

Strategy 3: Support on-farm value-added processing.

a) Extend infrastructure (water, high-speed internet) to farm operations to support expansions or value-added processing.

b) Maintain zoning regulations that allow home-based businesses.

Strategy 4: Promote agri-tourism.

a) Prepare and distribute a "local farm products" guide for the Town, including farm stands, direct sales and farmers markets. Make this information available on the Town's website.

b) Organize farm tours, festivals or other community events that attract customers to farms with direct-to-consumer sales.

GOAL B: Retain high quality farmland for agricultural production.

Strategy 1: Increase the amount of high quality agricultural land protected by permanent conservation easements.

a) Continue to solicit, rank and submit grant applications to the NYS Farmland Protection Implementation Grant (Purchase of Development Rights) Program.

b) Encourage local land trusts to work with landowners interested in donating conservation easements, potentially as part of succession or estate planning.

c) Encourage permanent protection of farmland as part of conservation subdivisions.

d) Through "Transfer of Development Rights" and/or Incentive Zoning, facilitate private conservation easements on high quality farmland in exchange for higher density or other incentives in growth areas in the Town.

e) Contribute Town funds toward the purchase of conservation easements, such as through the Conservation Reserve Fund and/or a Transfer of Development Rights (TDR) bank.

Strategy 2: Encourage owners of leased or rented farmland to continue to make their land available for agricultural production.

a) Provide owners of leased or rented farmland with information about property tax incentives available to them.
- Encourage landowners to consider giving farmers right of first refusal if they seek to sell the land.
- Provide information about conservation easements to keep land open and available for agricultural use

Goal C: Manage land use and development to avoid or reduce impacts on farmland.

Strategy 1: Maintain zoning regulations and district boundaries that encourage more intensive development outside of priority agricultural areas.

a) Institute a Transfer of Development Rights program to preserve agricultural land in designated conservation areas and encourage more intensive development in areas with infrastructure and access to services.

b) Maintain zoning regulations and district boundaries that retain lower densities in agricultural areas and limit incompatible land uses such as solar farms.

Strategy 2: Manage infrastructure to reduce impacts on farmland and agriculture.

a) Avoid extending public sewers into areas with high quality farmland. Consider potential impacts on agricultural operations when finalizing the Town's Sewer Master Plan.

b) Continue to adopt lateral restrictions to water and sewer lines for new non-agricultural development within Agricultural Districts

c) When carrying out road maintenance, maintain communications with farmers and farmland owners and modify project design or timing as needed when road improvement and drainage projects abut productive farmland or may impact farm operations

Strategy 3: Revise and maintain local laws and land use regulations that support agricultural operations.

a) Clarify provisions in zoning regulations that exempt farm operations within certified Agricultural Districts from certain zoning provisions that regulate farm practices (see Zoning Audit).

b) Retain Home Business provisions to accommodate complementary business uses on farms.

c) Revise subdivision and site plan review regulations to specifically require considering impacts of proposed development neighboring farm operations.

d) Continue to administer the Town's Right to Farm law that requires notices on site plans and subdivision

plats that, "This property may be near a farm, as defined in the New York State Agriculture and Markets Law, § 301, Subsection 11. Sound farming practices may generate dust, odor, smoke, noise, and vibration."

e) Consider impacts on agriculture as well as natural resources in the review of local laws and zoning revisions.

Goal D: Reduce the impact of agricultural runoff on water quality.

Strategy **Increase the number of farms that use best management practices to minimize runoff of sediment, manure and chemicals into streams and Canandaigua Lake.**

a) Allocate Town funds to cost sharing programs to assist farmers and owners of farmland within the Canandaigua Lake Watershed to install best management practices.

b) Provide information to landowners about programs that offer technical assistance and cost sharing for best management practices (e.g., SWCD's AEM program, USDA's conservation programs.) Conduct one-on-one outreach to farmers and landowners within the Canandaigua Lake Watershed.

c) Support efforts by the Canandaigua Lake Watershed Inspector to enforce Watershed Rules & Regulations relating to animal waste.

d) Adopt a policy to require natural resource conservation and best management practices when conservation easements are acquired to farmland (through conservation subdivisions, PDR, TDR or other means.)

e) Encourage landowners who rent land to farmers to require best management practices to be installed as condition of leases.

Goal E: Increase public awareness and appreciation of local farms and their contributions to the regional economy.

Strategy: **Celebrate local agriculture.**

a) Organize farm tours, festivals or other community events that celebrate the Town's agricultural heritage

b) Maintain information at the Town Hall about farming practices, the NYS Agricultural District Law and the local farm economy.

c) Place signs along roads at Town gateways that acknowledge the Town's agricultural heritage and character.

Table of Contents

Introduction 1

History 1

Process and Organization 3

Farmer, Stakeholder and Public Input 3

Farmer/ Landowner Survey 3

In-Person Farmer Input 4

Public Forums 4

Stakeholder Interviews 4

Plan Organization 5

Current Conditions 7

Agricultural Resources 7

Agricultural Land 7

Soils 7

Active farmland 10

Farm Parcels 12

Ownership (rented/ owned) 12

Preserved land 14

Land Values 14

Assessment/ Tax Revenue 14

Agricultural Economy/ Regional Food System 16

Agricultural Production 16

Processing 18

Direct Markets 18

Retail Markets 19

Wholesale/ Distribution/ Aggregation 19

Supplies and Services 20

Existing Plans and Programs 20

Natural Resources 22

Canandaigua Lake Watershed 22

Wetlands 22
Flood Zones 22
Development Pressure 23
Land Use and Development Trends 23
Population and Housing Trends 27
Proposed and Anticipated Development 28
Canandaigua Sewer Master Plan – Build-out Analysis 28
Projected Development 29
Zoning 29
Issues, Opportunities and Resources 32
Agricultural Economy / Farm Viability 32
Large-scale processing 34
Meat Processing 35
Diversify crops to meet expanding markets 35
Organic Produce 35
Hops and Malting Barley 35
Straw 36
Direct-to-consumer sales and Agri-Tourism 36
Direct Sales to Restaurants 37
Institutional purchases of local farm products 37
On-Farm Value-Added Processing 38
Infrastructure and Utilities 39
Farmland Retention 39
Permanent Conservation Easements 39
Succession Plans 41
Land Development and Regulation 42
guide development away from agricultural areas 42
Environmental Protection 43
Best Management Practices 43
Public Awareness and Appreciation of Agriculture 45
Farmland protection Priorities and Parcel Rating 46

parcel rating 48
Agricultural Soils Rating 48
Natural Resources Rating 50
Development Pressure Rating 52
Protected Land Rating 54
Other criteria for Farmland Protection 55
Implementation Strategy 56

LIST OF TABLES

Table 1: Agricultural Soil Suitability 7
Table 2: Agricultural Land Cover by Type 10
Table 3: Agricultural Parcels by Property Classification 12
Table 4: Land Preserved with Purchase of Development Rights (PDR) 14
Table 5: Market Value of Agricultural Products Sold – Ontario County 16
Table 6: Representative Farms by Type 17
Table 7: Strengths, Weaknesses, Opportunities and Threats (SWOT) 33

LIST OF CHARTS

Chart 1: Agricultural Soils Classification - Townwide 8
Chart 2 : Structures by Year Built 23
Chart 3: Residential Building Permits 2004-2015 26
Chart 4: Characteristics of Residential Parcels 27
Chart 5: Active Farmland by Zoning District 30

LIST OF MAPS

Map 1: Agricultural Soil Suitability 9
Map 2: Active Farmland by Type 11
Map 3: Leased Farmland 13
Map 4: Preserved Land 15
Map 5: Year Built 24
Map 6: Zoning Districts, Agricultural Districts and Active Farmland 31
Map 7: Agricultural Soils Parcel Rating 49
Map 8: Natural Resources Parcel Rating 51
Map 9: Development Pressure Parcel Rating 53
Map 10: Development Pressure Parcel Rating 55

LIST OF PHOTOS

Photo 1: FaBa Farm, Cooley Road. Photo credit: LaBella 2
Photo 2: Photo credit: LaBella 5
Photo 3: Vanessa Waters Horse paddock, corner of Johnson and Middle Cheshire Roads. Photo credit: Ed Varno 6
Photo 4: Miller Farm, Woolhouse Road. Photo credit: Tim Riley 8
Photo 5: Hicks Vineyard Season 2008 grape harvest. Photo Credit: _____ 17
Photo 6: Wegmans Organic Farm, West Lake Road. Photo credit: Wegmans 21
Photo 7: Farm field adjoining residential Development. Photo credit: LaBella 25
Photo 8: Hay wagon – Route 21 south of Parish St. Ext. Photo credit: Nadia Narvieux 30
Photo 9: Canandaigua farm. Photo credit: LaBella 45
Photo 10: Blue House Farm, Woolhouse Road. Photo credit: Tim Riley 50
Photo 11: Hay barn owned by David Suater, West Avenue Ext. Photo credit: Ray Henry, Town Historian 52
Photo 12: Hickox Farm, 3143 Hickox Road. Photo credit: Ray Henry, Town Historian 54
Photo 13: Garden beans and sunflowers. Photo credit: Oksana Fuller 56

LIST OF APPENDICES

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

INTRODUCTION

HISTORY

The Town of Canandaigua has long embraced its agricultural heritage, and in 2014 took action steps to fully realize the town's commitment to the preservation and protection of agriculture through the identification of the need for Town of Canandaigua's first Agricultural Enhancement (Farmland Protection Plan) Program and the creation of the Padelford Brook Greenway.

In 2011, the Town of Canandaigua conducted a Comprehensive Plan update including approximately twenty goals. Goal # 1 was identified "establish a regulatory and economic framework that supports the protection and continued development of agriculture." One of the finds of the 2011 update showed a loss of approximately 7.1% (2,605 acres – based on 2011 figures) of the agricultural lands between 2003 and 2009. Since that time the Town of Canandaigua has continued to grow putting additional development pressure on many of the farms in the Town of Canandaigua for development purposes.

In April 2014, under the direction of a new Town Supervisor, the Town Board of the Town of Canandaigua created a group of interested residents and staff to form what is referred to as the Citizen's Implementation Committee (CIC) in order to work toward the full implementation of the town's comprehensive plan.

The mission statement of the CIC is:

> *By focusing on each individual goal of the 2011 Comprehensive Plan Update, we will examine every action step and, if necessary, amend the description to allow for quantifiable objectives in order to track progress and ultimately achieve the goals identified, while keeping in mind the original plan for the future development of the Town of Canandaigua.*

To begin implementation, the CIC held a strategic planning session to review each goal and action step, ranking each action step into short term, intermediate, and long term action items. From the strategic planning session, the CIC recommended to the Town Board those top five action items to accomplish in the 2015/2016 calendar years.

In March 2015, the Town Board passed a resolution accepting the CIC's top five action steps for 2015/2016:

1. Develop and implement a Town of Canandaigua Farmland (Agriculture) Enhancement Program;
2. Determine if the Natural Resource Inventory, which replaced the Limited Development Overall, is successful in preservation of significant environmental features; revise, if necessary;
3. Research Conservation Programs for tax abatements or incentives available to landowners;
4. Develop a Town of Canandaigua Sewer Master Plan;
5. Review and consider code updates to the Mixed Use Overlay districts to maximize opportunities for commercial development.

Finding goal number one, "Establish a regulatory and economic framework that supports the protection and continued development of agriculture" and the subsequent action item "develop and implement a Town of Canandaigua Agricultural Enhancement Protection Plan" became the top priority.

The CIC then put out a call for volunteers interested in serving on one of the five project teams, each focused on one of the top five action steps. Approximately forty-five interested residents answered this call. Throughout 2015 and 2016, each project team met and worked on their assigned projects resulting in substantial progress including the creation of the Agriculture Team and this document.

PHOTO 1: FABA FARM, COOLEY ROAD. PHOTO CREDIT: TOWN OF CANANDAIGUA

PROCESS AND ORGANIZATION

After the identified need for an Agriculture Enhancement Plan, the Town of Canandaigua applied for and was granted a Farmland Protection Planning grant for the creation of an Agriculture Enhancement Plan. The Ag Team then worked diligently to identify the items they believed needed to be included in an RFP and subsequent plan, reviewed responses to the RFP, and then selected a consultant to help achieve the outcome.

In December 2015, the Town contracted with LaBella Associates to carry out the inventory and analysis, conduct farmer and stakeholder interviews, engage the public, analyze the issues, and work with Town representatives to define the vision, goals and recommendations, and prepare the final document. CC Environment and Planning assisted LaBella with GIS analysis and mapping.

FARMER, STAKEHOLDER AND PUBLIC INPUT

The information, analysis and recommendations in this Plan reflect input from farmers, agencies and residents, as well as Town staff and members of Town boards and committees.

FARMER/ LANDOWNER SURVEY

In March 2016, the Town mailed a questionnaire to farmers and owners of parcels at least 15 acres in size. The survey was also available online through the Town website and an e-mail link.

In March 2016, the Town mailed a questionnaire to farmers and owners of parcels at least 15 acres in size. The survey was also available on-line through the Town website and an e-mail link.

Respondents to the survey included 11 full-time farmers (more than 50% of household income from farming), 11 part-time farmers, 33 landowners who rent land to farmers, and 38 other Town residents. The results provided information about challenges facing farmers and farmland owners and their opinions regarding potential land protection, agricultural economic development and zoning actions being considered in the Plan. (See the Survey Report in Appendix A.)

IN-PERSON FARMER INPUT

As members of the Town's Ag Team, several farmers were directly involved in the planning process and participated in meetings. Farmers who attended Ag Team meetings represent large producers of dairy, grain, and beef and smaller scale production of sheep and lambs. In addition, LaBella Associates conducted in-person interviews with representatives of large dairy and grain operations.

PUBLIC FORUMS

The first public informational meeting was held on March 23, 2016 in the Town Offices. Notice of the meeting was included with the Farmer and Landowner Survey mailing and was posted on the Town website. Agency representatives were invited via e-mail to attend.

At this meeting, the consultants presented an overview of the planning process and described the agricultural resources in the Town. Participants identified Strengths, Weaknesses, Opportunities and Threats relating to agriculture and farmland in the Town.

On July 27, 2016, the Town sponsored an Agricultural Economic Development Forum at the Ontario County Fairgrounds. A 11-member panel of experts identified opportunities and challenges facing the agricultural industry in the Town. Perspectives represented on the panel included large grain farming, organic farming, distribution of local produce, using local farm products in restaurants, beverage and agri-tourism.

STAKEHOLDER INTERVIEWS

LaBella Associates conducted interviews with representatives of the following agencies and organizations that are involved with agriculture and farmland in the Town:

- Ontario County Planning Department
- Ontario County Soil & Water Conservation District (SWCD)
- USDA Natural Resources Conservation Service (NRCS)
- Canandaigua Lake Watershed Manager
- Ontario County Economic Development
- Cornell Cooperative Extension of Ontario County.

PLAN ORGANIZATION

This Plan documents agricultural resources, analyzes issues, identifies priority areas for farmland protection and identifies goals, strategies and actions to support the continued viability of agriculture. The summary of Current Conditions includes maps and descriptions of the Town's farmland and economic conditions. The Issues, Opportunities and Resources section analyzes the challenges and opportunities raised by farmers, stakeholders and other participants in the planning process and the resources available to help address the issues and take advantage of the opportunities. The Farmland Priority and Parcel Rating delineates areas of the Town with high priority for long-term protection and presents a parcel rating system to guide Town decision-makers in identifying and evaluating suitable parcels for long-term protection.

Finally, the Goals, Strategies and Actions present specific steps that the Town will take to enhance the agricultural economy and retain well-managed farmland in the Town.

The Appendices include summaries of the farmer and public input (farmer/ landowner survey results, stakeholder interviews and public meetings) and reference information about plans and programs that complement the actions recommended in the Town's Agricultural Enhancement Plan.

PHOTO 2: PHOTO CREDIT: LABELLA

PHOTO 3: VANESSA WATERS HORSE PADDOCK, CORNER OF JOHNSON AND MIDDLE CHESHIRE ROADS.
PHOTO CREDIT: ED VARNO

CURRENT CONDITIONS

The current conditions described in this section include land resources (soils, land in farms, ownership), economic conditions (types of farms, markets and support businesses), natural resources and development pressure.

AGRICULTURAL RESOURCES

Agricultural resources include the soils and their suitability for agricultural production as well as the land currently used for agricultural production.

AGRICULTURAL LAND

SOILS

High quality agricultural soils include those soil types designated by the USDA Natural Resource Conservation Service (NRCS) as "prime," "prime farmland if drained" and "farmland of statewide importance."[1] Townwide, high quality agricultural soils occupy a total of 30,214 acres in the Town and comprise 75% of the Town's total land area.

TABLE 1: AGRICULTURAL SOIL SUITABILITY

Agricultural Soil Suitability	Acres	% of Total
Prime farmland	13,008.1	32.5%
Farmland of statewide importance	8,846.0	22.1%
Prime farmland if drained	8,359.4	20.9%
Other soils	9,804.4	24.5%
	40,017.9	100.0%

SOURCE: USDA Soil Survey

[1] As defined by the U.S. Farmland Protection Policy Act, prime farmland is farmland that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops, and is also available for these uses. Farmlands of statewide importance, identified by the NRCS State Conservationist, include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Soils that are prime if drained require artificial drainage to support yields comparable to prime soils.

CHART 1: AGRICULTURAL SOILS CLASSIFICATION - TOWNWIDE

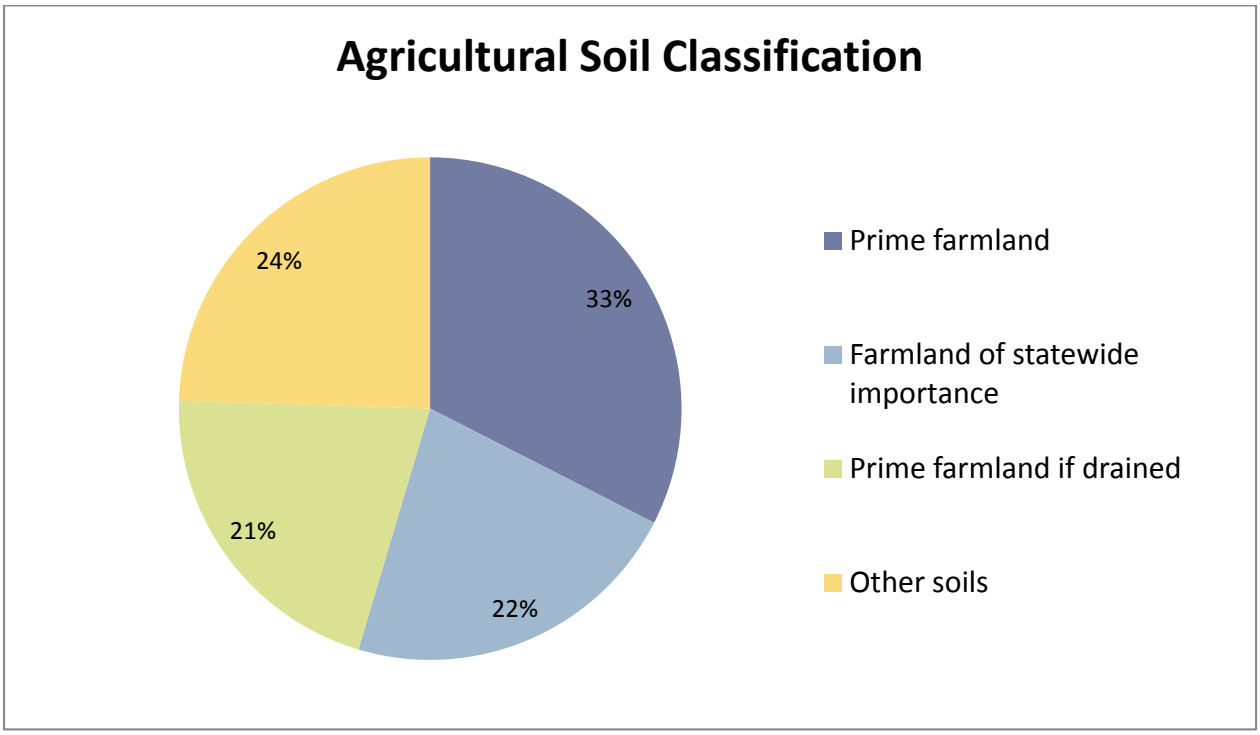
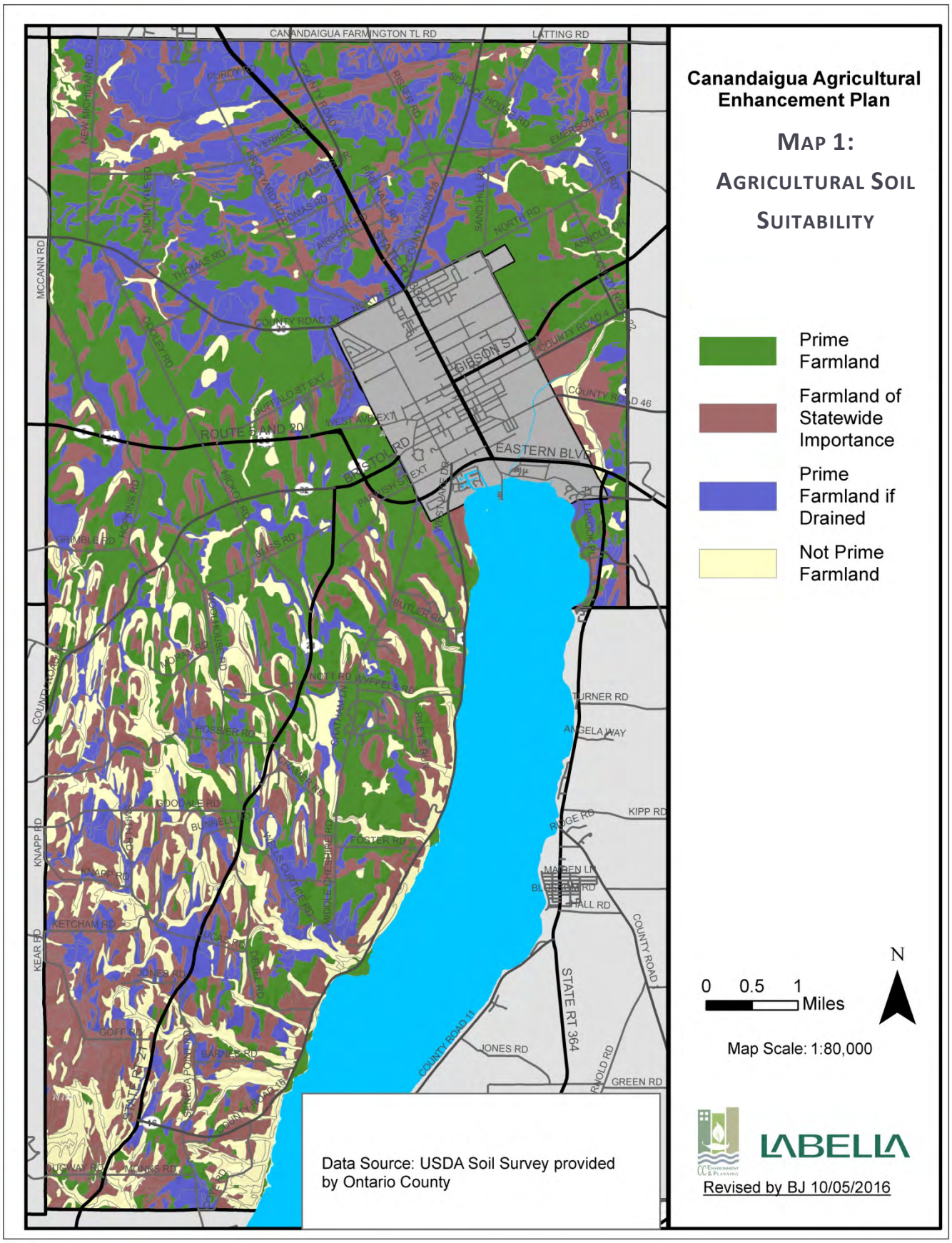


PHOTO 4: MILLER FARM, WOOLHOUSE ROAD. PHOTO CREDIT: TIM RILEY


Canandaigua Agricultural Enhancement Plan
MAP 1:
AGRICULTURAL SOIL SUITABILITY
Prime Farmland
Farmland of Statewide Importance
Prime Farmland if Drained
Not Prime Farmland
0 0.5 1 Miles
N
Map Scale: 1:80,000
Data Source: USDA Soil Survey provided by Ontario County
LABELLA
Revised by BJ 10/05/2016
CANANDAIGUA FARMINGTON TL RD
LATTING RD
MCCANN RD
KNAPP RD
KEAR RD
GIBSON ST
EASTERN BLVD
COUNTY ROAD 46
TURNER RD
ANGELA WAY
KIPP RD
STATE RT 364
COUNTY ROAD 41
JONES RD
GREEN RD
COUNTY ROAD

ACTIVE FARMLAND

Approximately 14,670 acres in the Town of Canandaigua (41% of the Town's total land area) is actively farmed. An additional 4,550 acres is old field or successional shrubland that may be suitable for farming. [2]

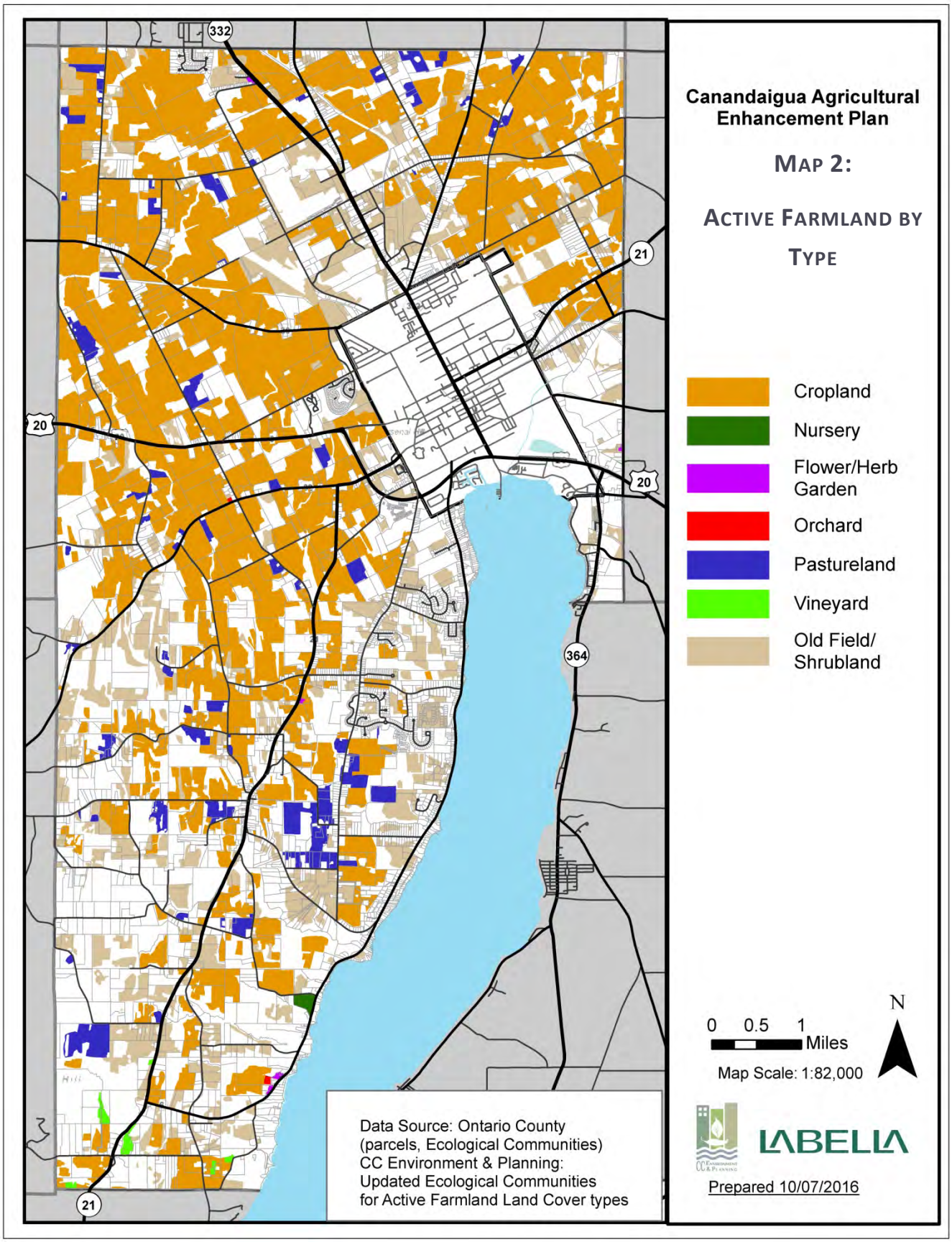
TABLE 2: AGRICULTURAL LAND COVER BY TYPE

Ecological Community - Agriculture	Acres	# of Total
Cropland	13,572.2	92.5%
Pastureland	997.9	6.8%
Flower/Herb Garden	17.8	0.1%
Nursery	24.8	0.2%
Orchard	6.0	0.0%
Vineyard	51.3	0.3%
	14,670.0	100.0%

Ecological Community - Other Open Land	
Successional Old Field	3,233.8
Successional Old Field/Successional Shrubland	806.7
Successional Shrubland	509.4
	4,550.0

SOURCE: Land cover classifications mapped in 2003 by Ontario County and updated 2015 by CC Environment & Planning/ LaBella Associates

[2] Source: Land cover classifications based on "Ecological Communities of New York State," prepared for the New York Natural Heritage Program, NYS Department of Environmental Conservation. Initial land cover mapping from aerial photos completed in 2003 by 2003 Land Cover mapping project coordinated by the Canandaigua Lake Watershed Manager and the Ontario County Planning Department. Mapping updated by CC Environment & Planning and LaBella Associates in 2016 based on 2015 aerial photos and input from Town of Canandaigua.


Canandaigua Agricultural Enhancement Plan
MAP 2:
ACTIVE FARMLAND BY TYPE
Cropland
Nursery
Flower/Herb Garden
Orchard
Pastureland
Vineyard
Old Field/ Shrubland
0 0.5 1 Miles
Map Scale: 1:82,000
N
LABELLA
Prepared 10/07/2016
Data Source: Ontario County (parcels, Ecological Communities) CC Environment & Planning: Updated Ecological Communities for Active Farmland Land Cover types
332
21
20
20
364
21

FARM PARCELS

Farmland in the Town is located on approximately 492 individual parcels. Table 3 summarizes the classifications of these parcels that are assigned by the Town Assessor for property tax assessment purposes.

TABLE 3: AGRICULTURAL PARCELS BY PROPERTY CLASSIFICATION

Property Classification	# Parcels	Total Acres
Vacant farmland (no buildings)	115	6,721.2
Field Crops	26	2,450.9
Rural Res & Ag	35	3,167.3
Dairy	4	598.9
Cattle	3	260.2
Horse Farm	14	643.8
Livestock	2	93.1
Other Stock	1	167.4
Vineyard	2	53.5
Nursery	3	11.7
Greenhouse	1	6.8
Other (Vacant, Residential)	286	6,319.4
Total:	492	20,494.1

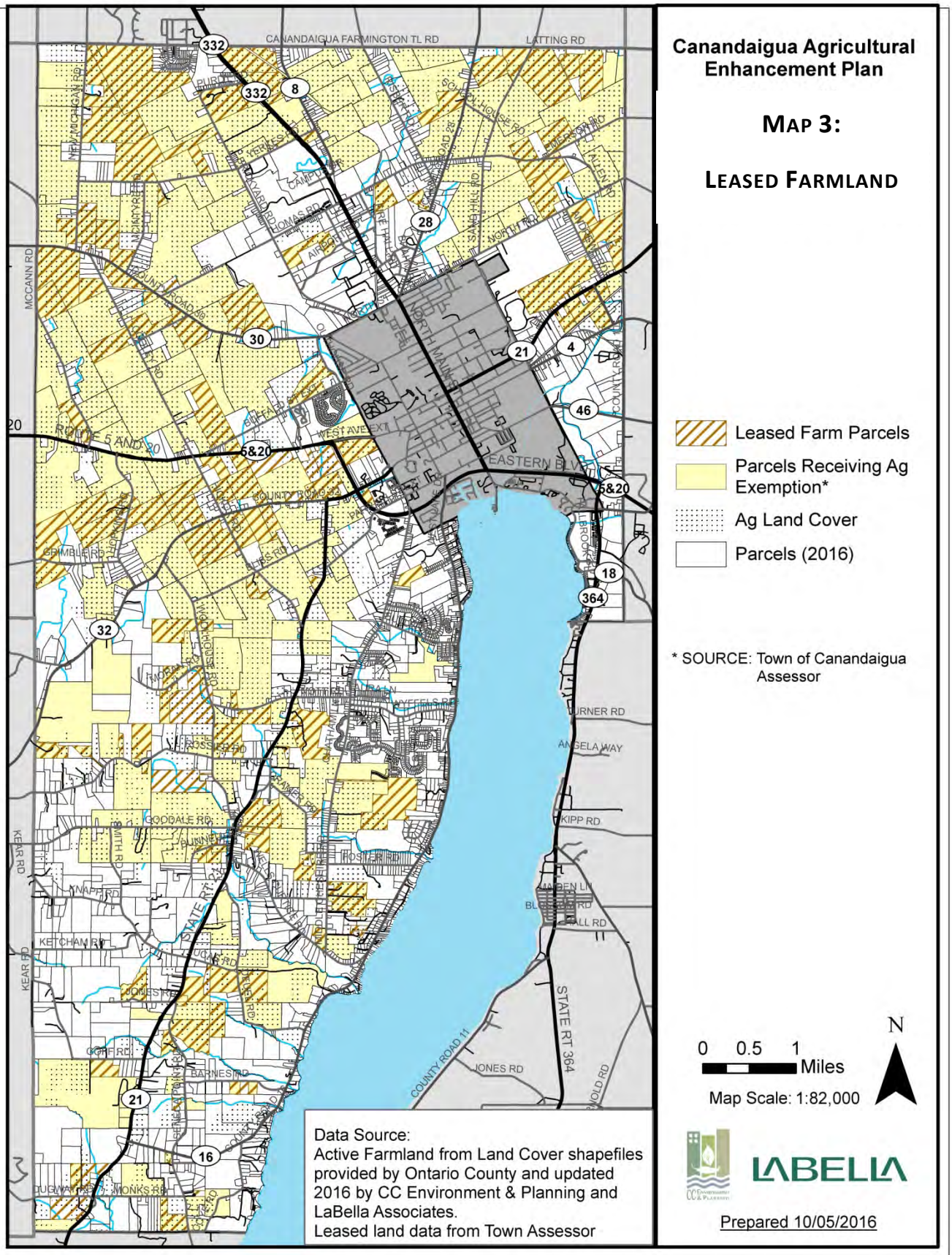
SOURCE: 2014 Real Property Tax data provided by Ontario County Planning Department

OWNERSHIP (RENTED/ OWNED)

The 492 farm parcels in the Town are owned by 356 individual owners. Nearly one-half of the land in farm parcels is owned by 20 landowners who each own at least 200 acres.

Approximately 4,065 acres or27.7% of the 14,670 of active farmland in the Town is not owned by farmers but is rented or leased from other landowners for agricultural production.

CURRENT CONDITIONS



PRESERVED LAND

The following farms in the Town have permanent conservation easements that prohibit future non-farm development. The development rights to these farms were acquired through New York State's Purchase of Development Rights (PDR) program with assistance from the Town of Canandaigua and the Finger Lakes Land Trust.

TABLE 4: LAND PRESERVED WITH PURCHASE OF DEVELOPMENT RIGHTS (PDR)

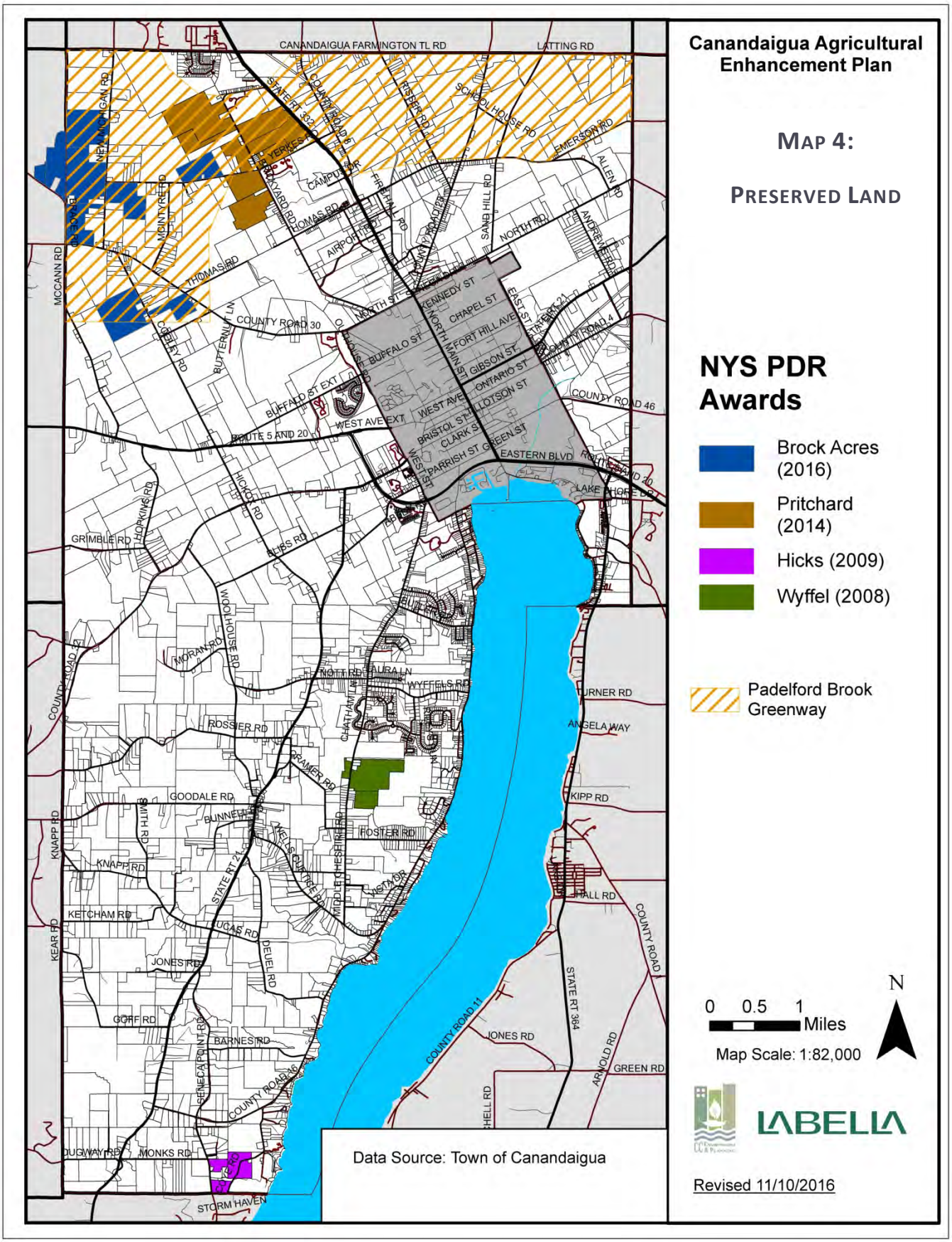
Owner/ Name	Location	Type	Acres
Brock Acres	Northwest corner of Town	Cash crops	726
Pritchard Farm	North central portion of Town	Cash crops	596
Wyffels Farm	Middle Cheshire Road	Cash crops	135
Hicks Farm	Coye Road	Vineyard	82
			813

LAND VALUES
ASSESSMENT/ TAX REVENUE

A total of 265 parcels receive a property tax exemption for agricultural use, as authorized by NYS Agricultural Districts Law. The assessed value of farmland eligible for the assessment is assigned by New York State according to Soil Group, based on the soil type and expected productivity of the land for agricultural production. Landowners must apply annually for the agricultural use exemption. To be eligible for the exemption, the land must be farmed by an operator who earns a minimum of $10,000 per year from agricultural production. Landowners who rent to a qualifying farmer can also apply for the exemption.

Of the 12,673 acres in the parcels receiving the exemption, 11,869 acres are tillable land that is eligible for the reduced assessment. After applying the exemption, these parcels contributed a total of $34,623 in property taxes in 2015.[3]

[3] SOURCE: Town of Canandaigua Assessor, 2016.


Canandaigua Agricultural Enhancement Plan
MAP 4:
PRESERVED LAND
NYS PDR Awards
Brock Acres (2016)
Pritchard (2014)
Hicks (2009)
Wyffel (2008)
Padelford Brook Greenway
0 0.5 1 Miles
Map Scale: 1:82,000
N
LABELLA
Revised 11/10/2016
Data Source: Town of Canandaigua
CANANDAIGUA FARMINGTON TL RD
LATTING RD
SCHOOL HOUSE RD
EMERSON RD
ALLEN RD
NEW MICHIGAN RD
MOUNTY RD
MCCANN RD
THOMAS RD
COUNTY ROAD 30
BUTTERNUT LN
COUNTY RD
BUFFALO ST
BUFFALO ST EXT
WEST AVE EXT
ROUTE 5 AND 20
KENNEDY ST
CHAPEL ST
FORT HILL AVE
GIBSON ST
ONTARIO ST
LOTSON ST
BRISTOL ST
CLARK ST
PARRISH ST
GREEN ST
EASTERN BLVD
COUNTY ROAD 46
LAKE THORE
GRIMBLE RD
BLISS RD
HICKOCK RD
WOOLHOUSE RD
MORAN RD
WYFFELS RD
TURNER RD
ANGELA WAY
ROSSIER RD
KIPP RD
GOODALE RD
BUNNELL RD
KNAPP RD
KETCHAM RD
LUCAS RD
JONES RD
GORF RD
BARNES RD
COUNTY ROAD 16
COUNTY ROAD 11
STATE RT 364
GREEN RD
ARNOLD RD
MONKS RD
STORM HAVEN
KEAR RD
KNAPP RD

AGRICULTURAL ECONOMY/ REGIONAL FOOD SYSTEM

AGRICULTURAL PRODUCTION

Agriculture is a major industry in Ontario County and the region. According to the most recent Census of Agriculture (2012), farms in Ontario County generated $180.326 million in sales of farm products. A total of $77.235 million (43%) was from crops and $103.091 million (57%) was from dairy.

TABLE 5: MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD – ONTARIO COUNTY

Type of Product	$ million annual sales
Milk from cows	85.893
Grains, oilseeds, dry beans, and dry peas	51.232
Cattle and calves	14.335
Vegetables, melons, potatoes, and sweet potatoes	11.257
Other crops and hay	7.398
Nursery, greenhouse, floriculture, and sod	3.675
Fruits and berries	3.608
Poultry and eggs	0.227
Horses, ponies, mules, burros and donkeys	0.506
Sheep, goats, wool, mohair and milk	0.784
Cut Christmas trees and short rotation woody crops	0.065
Other animals and their products (incl. hogs and aquaculture)	1.346
Total:	180.326

Source: 2012 Census of Agriculture

Farms in Canandaigua produce a wide range of agricultural products. These include milk from cows, cash crops (soybeans, hay, oats and wheat), fruit and vegetables, livestock farms, horses, grapes, fruit, and nursery plants. Organic produce and other niche products are a growing market. The following is a partial list of the farms in the Town.

Table 6: Representative Farms by Type

Farm Type	Representative Farms (not a complete list)
Dairy farm	Miller, Knopf, B. Purdy
Cash Crops	Catapla Acres, Brock Acres, Kim-Mar
Cattle	Kim-Mar, Dehond, Wyfells,
Other livestock	Sheep (Blue House Farm), alpacas (Snowbell Farm), K & P Associates, Emery (goats)
Grapes/ Vineyard	K. Purdy, Hicks
Horse farms	Riding stables, breeding, small farms – several locations
Organic produce	Wegmans Organic Farm
Vegetables, specialty crops	
Nursery	Spring Valley Greenhouse Flowers by Stella – Retail flower sales Smart Landscape Design, greenhouse Peter Paul's Nursery Mayflowers

SOURCE: LaBella Associates from several published sources

PHOTO 5: HICKS VINEYARD SEASON 2008 GRAPE HARVEST. PHOTO CREDIT: _____

PROCESSING

Artisan Meats, formerly Hartmann's Old World Sausage, is based at 2640 Brickyard Road in the Town of Canandaigua. The company manufactures sausages and other meats sold at the Wegmans deli department under the Josef Brunner label. The company is exploring opportunities to work with local meat producers to source its products. The company was founded by Eugen and Brigitte Hartmann in 1963 and purchased by Josef Brunner in 2004.

Most of the agricultural products grown or raised at farms in the Town of Canandaigua are transported outside of the Town for processing.

- Soybeans are processed at the ethanol plants in Medina (Orleans County) and Oswego.
- Grapes are sold to Constellation (Constellation Brands, which produces Manischewitz wine, operates a wine production facility in the City of Canandaigua); Hazlitt (Hazlitt's Red Cat Cellars in Naples, NY), and the National Grape Cooperative (a farmers' cooperative which owns the Welch's brand)
- Cattle and other livestock raised for meat are processed at a USDA slaughterhouse. The closest USDA-certified meat processing plants are in Pennsylvania.

DIRECT MARKETS

Sales of farm products directly to the public include local farmers markets, Community Supported Agriculture (CSA) and on-farm markets and roadside stands.

FARMERS MARKETS

The Canandaigua Farmers Market operates every Saturday morning from June through October and every other Saturday from November through May. Vendors must be from the Finger Lakes region and items are primarily limited to locally grown produce, meats, prepared foods.

- The Canandaigua VA Medical Center Farmer's Market operates Tuesday afternoons, June 16-October 13
- The Cheshire Union Farmer's Market operates one afternoon a week in the hamlet of Cheshire, from late June through October

FARM MARKETS AND ROADSIDE STANDS

As listed in the 2016 Ontario County Local Food Guide published by Cornell Cooperative Extension of Ontario County, the following Canandaigua farms sell products directly to consumers:

- Meant to be Meadows Farm, Dan and Lisa Gould, 6086 Monks Road. Eggs, seasonal produce, canned goods, wreaths, arts and crafts. May to October, by appointment.
- Barron's Pratt Barn & Vineyard, 4990 Route 21 South. 16 varieties of NYS table grapes as well as jam, pies and other grape products. Open weekends September to October, by appointment.
- Love Grown Farm, 3840 Route 21 South. Fruit, eggs, vegetables, honey. July – November
- Ox Creek, 5275 Parish St. Ext. Pasture raised chicken, duck, turkey, rabbit, lamb, pork (cuts or halves); meat CSA and eggs, honey, hops. April –December.
- Rosecrest Farm, Lloyd and Mindy Kinnear, 2865 Cooley Road. Chicken, rabbit, goat, lamb, pork and beef; eggs. Year-round, by appointment.

COMMUNITY SUPPORTED AGRICULTURE (CSA)

Community Supported Agriculture (CSA) is an economic model in which customers buy shares in agricultural production in exchange for a portion of the products. Some CSAs require participants to work a certain number of hours at the farm. Products distributed through CSAs include produce, meats and flowers.

RETAIL MARKETS

Wegmans purchases locally-grown produce directly from local farmers or from wholesale businesses or distributors. Locally grown produce featured at Wegmans includes strawberries, leaf lettuce, cucumbers, corn, peppers, tomatoes, summer squash, beans, cauliflower, blueberries, peaches, and winter squash. A Wegmans supermarket is located in the City of Canandaigua.

WHOLESALE/ DISTRIBUTION/ AGGREGATION

Farmers may sell their products directly to wholesale businesses at the Finger Lakes Produce Auction in Penn Yan or the Seneca Produce Auction in Romulus.

Wholesale food businesses purchase food from producers or other sources and distribute food products to retail stores and institutions. Genecco Produce, Inc., located at 1850 Rochester Road (Route 332) in the Town of Canandaigua, buys

produce directly from growers and shippers and delivers to customers, including restaurants, institutions and retail outlets. Several other wholesale food businesses are located in Rochester and surrounding areas.

The "Food Hub" model focuses on connecting local farmers with local purchasers by managing aggregation and distribution of farm products, and in some cases packaging, branding and processing. Food hubs active in the region include:

- Finger Lakes Fresh Food Hub, Groton (Tompkins County). This facility contracts with multiple small and mid-sized farms, adding value through packaging, branding and processing such as quick-freezing.
- Headwater Food Hub, Ontario (Wayne County). This wholesale sales operation connects organic farmers with purchasers by managing the supply chain logistics, aggregation, distribution and sales of local products. (http://headwaterfoodhub.com/)

SUPPLIES AND SERVICES

Agricultural production requires a range of services, including technical, financial, legal, and construction. Many of these services are obtained from local businesses, such as law firms, banks, hardware stores, that are not necessarily specializing in agriculture. Others, such as implement dealers and seed or fertilizer sales, are completely dependent on sales to farmers.

Within the Town of Canandaigua, Pactiv, an international manufacturer of food packaging products, operates a plant on Brickyard Road and Route 332.

EXISTING PLANS AND PROGRAMS

Ontario County administers a loan program through NY Empire State Development's Grow the Agriculture Industry Now (GAIN) fund. In 2016, New York State allocated $340,000 for Ontario County to lend to qualified enterprises. Applicants can borrow up to $200,000 at 1% interest for projects that create jobs at agricultural and related businesses, including food processing, agricultural production and farm diversification.

Ontario County's Economic Development Department supports the Tech Farm on Pre-Emption Road in Geneva, which has incubator/ accelerator space for agricultural and food-related businesses. Cheribundi, which produces tart cherry juices at the Tech Farm, has 15 employees in two locations, and distributes its products to 3,000 stores nationwide, including Wegmans. (Source: Finger Lakes Times, May 17, 2016)

Upstate Revitalization Initiative

The Agriculture & Food Production industry cluster is one of three priority pillars that support the region's goals to grow jobs, increase regional wealth, drive private investment and reduce poverty. The agricultural and food processing sector represents 4.1% of the region's output, compared to 2.5% in the rest of upstate NY and 2.2% nationwide. This component includes:

- Food production
- Agriculture / Ag-tech
- Wineries & craft beverage
- Agri-tourism
- Controlled environment agriculture
- Healthy, natural foods
- Sustainable farming

"Investments in Agriculture and Food Production build on a wealth of natural resources, and place the Finger Lakes region at the forefront of nationwide trends favoring healthy, natural food."

Potential investment of approximately $1.3 billion from large companies, including LiDestri Foods and Wegmans Food Markets' Organic Farm in Canandaigua, and many small businesses in the region, is expected to result in 2,000 direct jobs. The Plan highlights strategies to leverage such investment to support in agricultural production as well as research and development, processing, distribution and retailing.

PHOTO 6: WEGMANS ORGANIC FARM, WEST LAKE ROAD. PHOTO CREDIT: WEGMANS

NATURAL RESOURCES

Agriculture, when properly managed, serves as a buffer to protect natural resources. However, agricultural practices and erosion can affect the quality of surface water and groundwater.

CANANDAIGUA LAKE WATERSHED

Canandaigua Lake is the primary natural resource for the Town and a central feature in the region. Recreational uses, including boating, fishing and swimming, generate significant revenue for the Town and region. Canandaigua Lake is also the source of drinking water to 70,000 area residents, including those Town residents serviced by municipal water provided by the City of Canandaigua.

Approximately 51% of the Town's land area is within the watershed of Canandaigua Lake. The main threats to Canandaigua Lake's water quality is non-point source pollution, as stormwater runoff from farms and developed areas within the watershed carry contaminants into the lake. Programs and activities to protect water quality include agricultural best management practices and stormwater and erosion control requirements for new development.

WETLANDS

Wetlands comprise approximately 1,000 acres (3.3%) of the Town's land area. Due to their importance as wildlife habitat and in managing stormwater, development and agricultural activities in wetlands and their buffers are limited by State and federal regulation.

FLOOD ZONES

Approximately 1,700 acres in the Town are susceptible to flooding, as designated in Federal flood hazard maps. Agriculture is an acceptable use in these areas as the farmland can store floodwaters temporarily and limit downstream flooding and erosion.

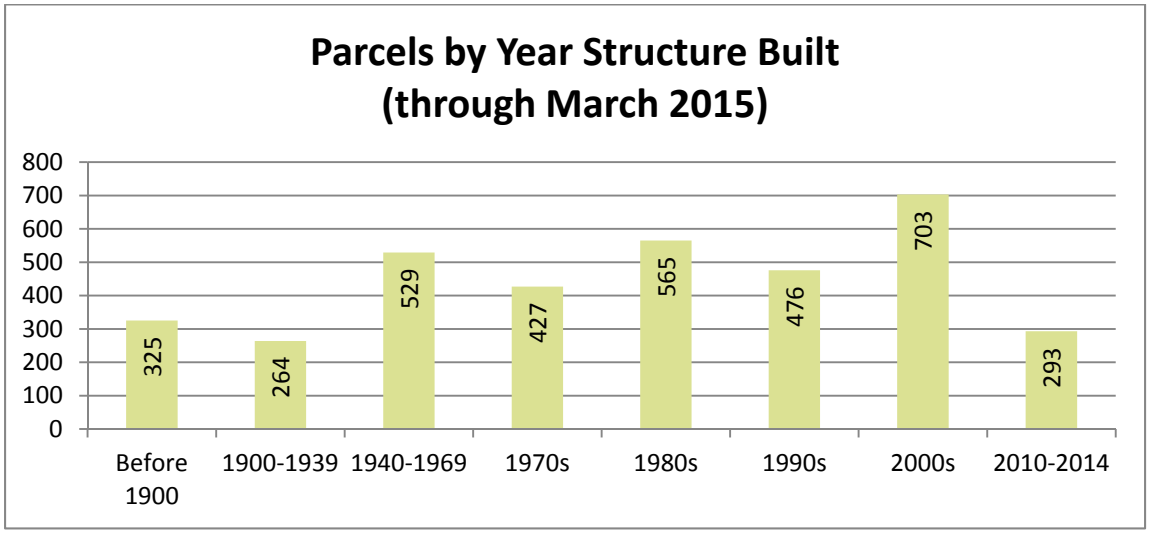
DEVELOPMENT PRESSURE

This section describes the level of conversion pressure on farmland in the Town and the potential consequences of conversion on agriculture in the region. It includes an overview of population and housing trends, sewer and water infrastructure, and zoning regulations that influence development potential in the agricultural areas of the Town.

LAND USE AND DEVELOPMENT TRENDS

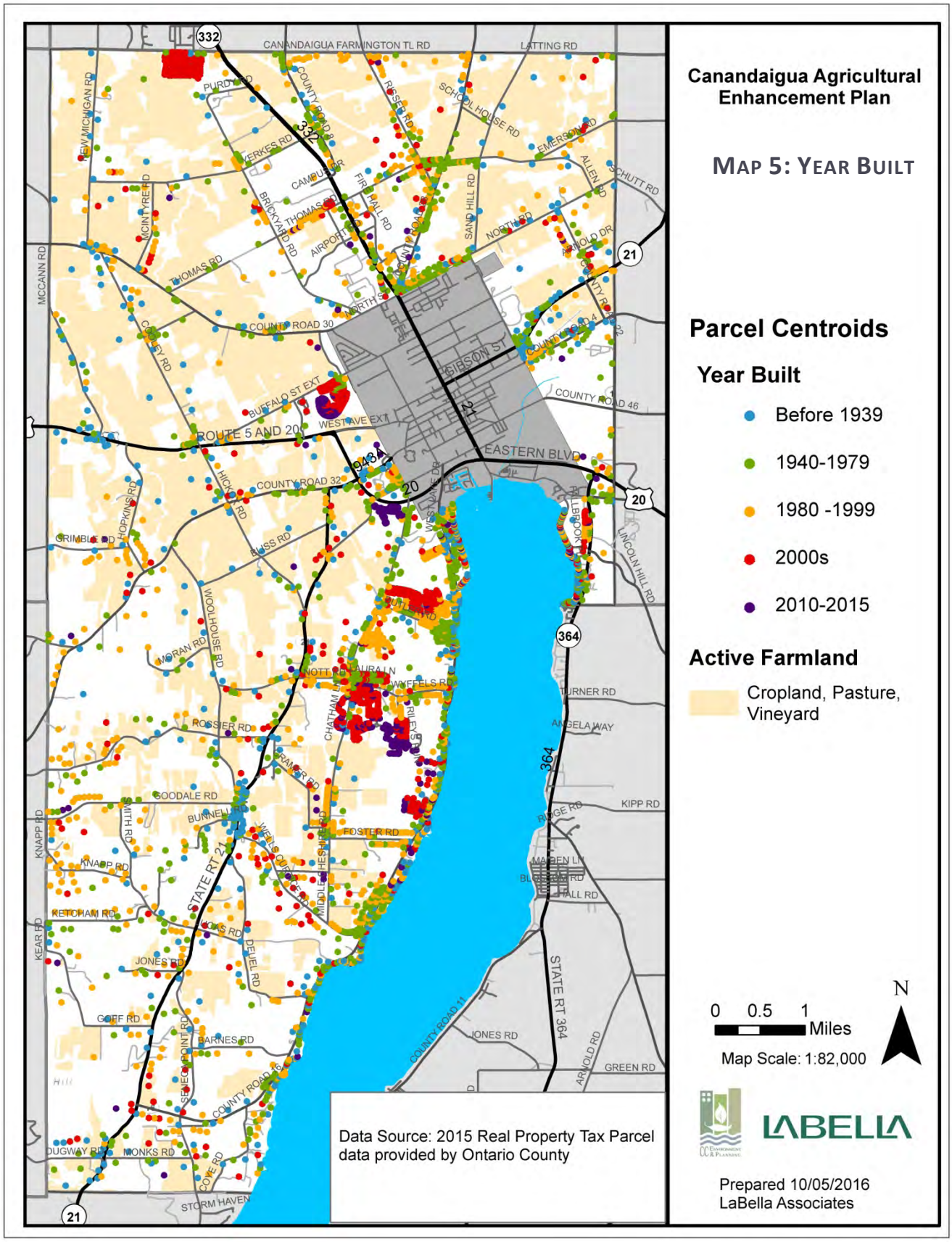
Development in the Town of Canandaigua is concentrated in areas surrounding the City of Canandaigua, along the Route 332 corridor north of the City and along the shores of Canandaigua Lake. During the past 20 years, residential subdivisions have been developed in the northern area of the Town near Farmington Town Line Road and in the area east of NYS Route 21 South.

CHART 2 : STRUCTURES BY YEAR BUILT[4]



More than one-quarter (27.8%) of the structures in the Town were constructed since the year 2000[5]. Since 2000, an average of 57 new buildings per year have been constructed in the Town.

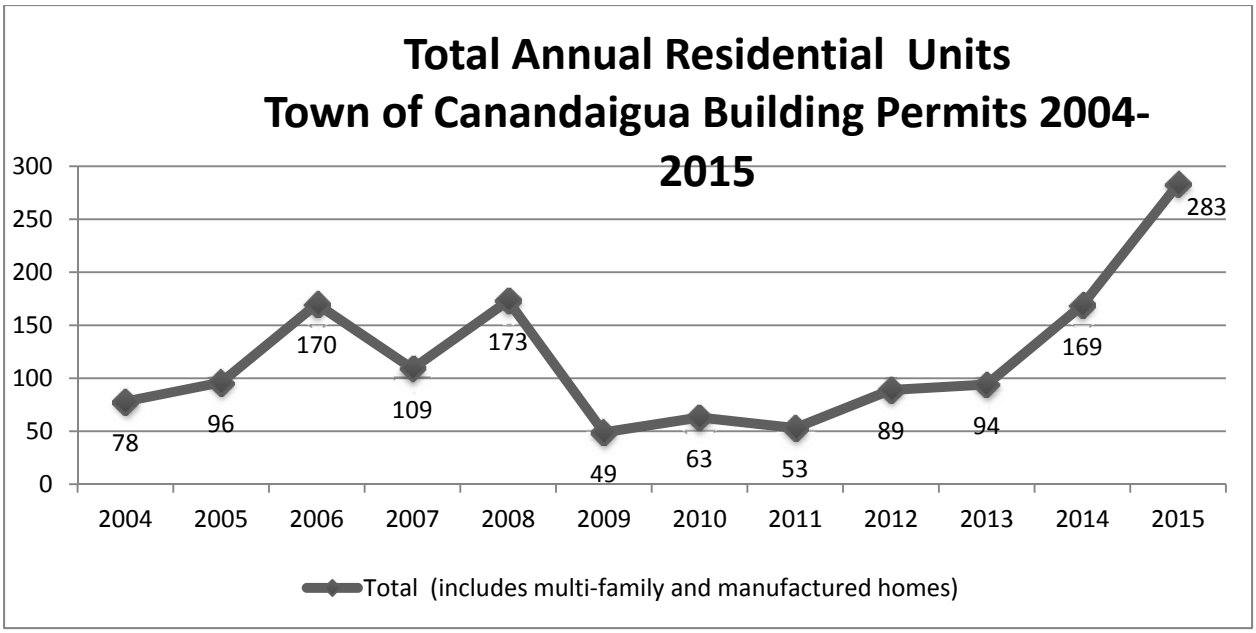
[4] NOTE: Data from Real Property Tax records, "YearBuilt" field indicate number of parcels. Data do not include parcel records updated after March 2015.
[5] SOURCE: Real Property Tax records, "YearBuilt" field. Data provided by Ontario County.


Canandaigua Agricultural Enhancement Plan
MAP 5: YEAR BUILT
Parcel Centroids
Year Built
Before 1939
1940-1979
1980 -1999
2000s
2010-2015
Active Farmland
Cropland, Pasture, Vineyard
0 0.5 1 Miles
Map Scale: 1:82,000
N
LABELLA
Prepared 10/05/2016
LaBella Associates
Data Source: 2015 Real Property Tax Parcel data provided by Ontario County
CANANDAIGUA FARMINGTON TL RD
LATTING RD
SCHOOL HOUSE RD
EMERSON RD
ALLEN RD
SCHUTT RD
NEW MICHIGAN RD
PURDY RD
COUNTY ROAD 8
ROSSER RD
PERKES RD
CAMPBELL DR
FIRE HALL RD
BRICKYARD RD
THOMAS RD
AIRPORT RD
SAND HILL RD
NORTH RD
ARNOLD DR
MCINTYRE RD
MCCANN RD
NORTH ST
COUNTY ROAD 30
COUNTY ROAD 4
COUNTY ROAD 32
COUNTY ROAD 46
GIBSON ST
BUFFALO ST EXT
WEST AVE EXT
ROUTE 5 AND 20
EASTERN BLVD
COUNTY ROAD 32
HICKS RD
HOPKINS RD
GRIMBLE RD
BUSS RD
WOOLHOUSE RD
MORAN RD
NOTT RD
LAURA LN
WYFFELS RD
TURNER RD
ANGELA WAY
ROSSER RD
RAMER RD
CHATHAM LN
GOODALE RD
BUNNELL RD
FOSTER RD
KIPP RD
RIDGE RD
KNAPP RD
KNAPP RD
STATE RT 21
RETCHAM RD
DEUEL RD
JONES RD
KEAR RD
GOFF RD
BARNES RD
COUNTY ROAD 11
JONES RD
STATE RT 364
ARNOLD RD
GREEN RD
COUNTY ROAD 16
DUGWAY RD
MONKS RD
COVE RD
STORM HAVEN
332
21
20
364
9A

Between 2004 and 2015, the Town issued building permits for an average of 118.8 residential units per year, including an average of 61.3 for single-family dwellings.[6] In 2015, the Town issued building permits for 283 residential units, including 45 single-family dwellings, 110 townhouse units, 121 apartment units and seven manufactured homes.

PHOTO 7: FARM FIELD ADJOINING RESIDENTIAL DEVELOPMENT. PHOTO CREDIT: LABELLA

[6] SOURCE: Genesee Finger Lakes Regional Planning Council, Land Use Monitoring Reports.



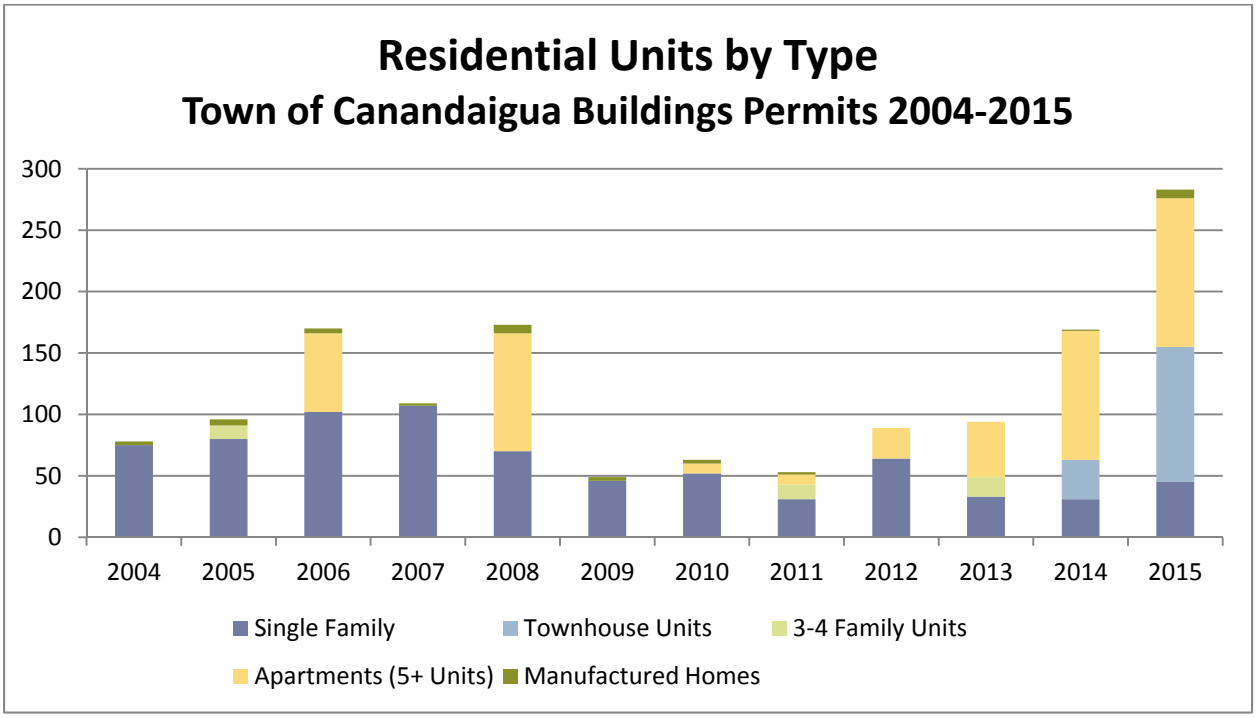


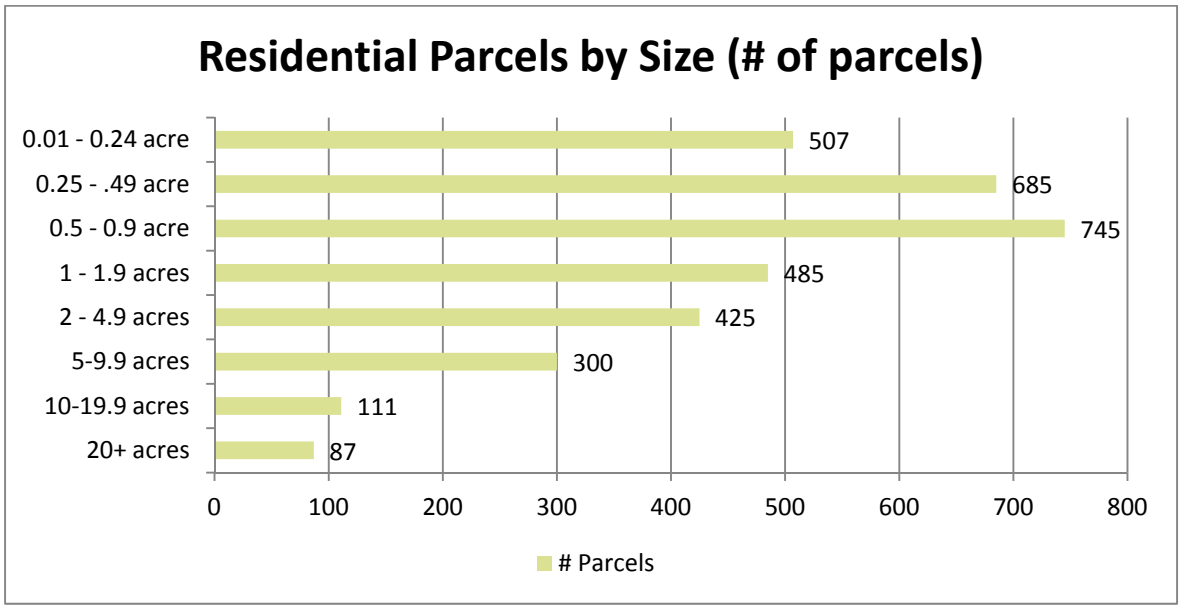
CHART 3: RESIDENTIAL BUILDING PERMITS 2004-2015

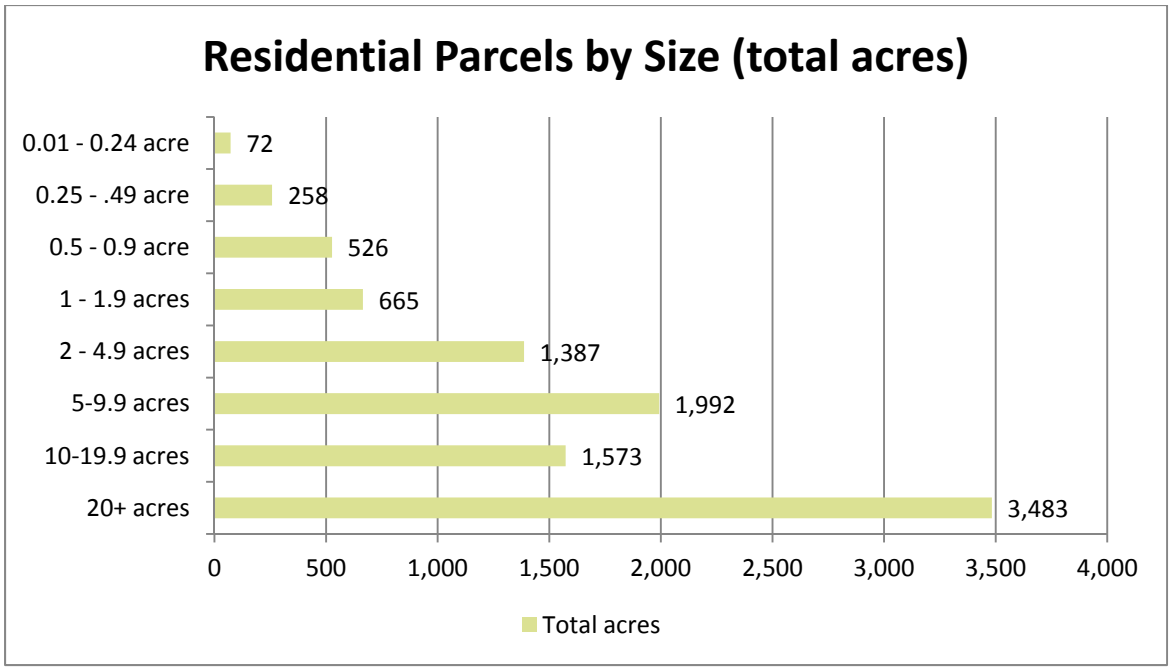
POPULATION AND HOUSING TRENDS

The population of the Town in 2014 was estimated at 10,285. The population increased by 30% between 2000 and 2010 and another 2.6% between 2010 and 2014. A total of 4,799 housing units, including 437 seasonal or vacant units, are located in the Town.

Lot sizes for single-family residential development ranges from less than ¼ acre to more than 80 acres. A total of 3,345 residential parcels (excluding multi-family buildings, mobile home parks and parcels with Assessor's Classifications that include agricultural use) occupy 9,956 total acres with an average lot size of 2.976. Parcels with lot size of less than one acre comprise 57.9% of all residential parcels but occupy just 8.6% of their land area. Parcels with five or more acres comprise 14.9% of the total yet occupy 70.8% of the land area.

CHART 4: CHARACTERISTICS OF RESIDENTIAL PARCELS





PROPOSED AND ANTICIPATED DEVELOPMENT

During 2015, the Town issued 606 building permits which will result in 283 additional housing units. These include 45 single-family dwellings, 110 townhouses, 121 apartments and seven manufactured homes. In addition, several development projects are currently proposed or under review by the Town of Canandaigua. These include several proposals for multi-family residential development.

CANANDAIGUA SEWER MASTER PLAN – BUILD-OUT ANALYSIS

The Canandaigua Sewer Master Plan in 2016 projected that the population of the Town would increase by 18.5% by 2050[7] (3.0% per 10-year period), resulting in an increase in population from 10,020 in 2010 to 11,875 in 2050. This represents an increase of 18.5% over the 40-year period. Assuming an average of 2.65 persons per dwelling, a total of 700 new dwelling units would be needed.

[7] SOURCE: Sewer Master Plan for the Town of Canandaigua, MRB Group, February 2016

The Build-out Analysis prepared for the Sewer Master Plan projected the total number of units that could be developed within areas of significant development pressure. The study determined that existing vacant and potentially developable parcels in the SCR-1, AR-2, R1-30, RB1, CC and I zoning districts could accommodate a total of 3,662 units.

PROJECTED DEVELOPMENT

Based on past trends, the Town can expect demand for approximately 100 new dwelling units per year, of which 70 are expected to be single family dwellings. This assumes that the high number of new apartments, townhouses and other high density development will not continue at the current pace.

Even if current demand for multi-family and compact housing types continues, these developments will be located within existing sewer service areas and will likely have minimal impact on Canandaigua farms. A large proportion of the future residential development is expected to occur in areas that are already served by public sewers or in areas currently planned for sewer extension in accordance with the Town's Sewer Master Plan. Of more concern from the standpoint of farmland protection is the development of single-family subdivisions and large lot "estate" type plots in agricultural areas.

ZONING

Most of the housing in the Town is located in Residential zoning districts, with newer subdivisions in the Incentive Zoning and Planned Development districts. Commercial, industrial and multi-family development is located primarily in the Commercial, Industrial and Mixed Use zoning districts.

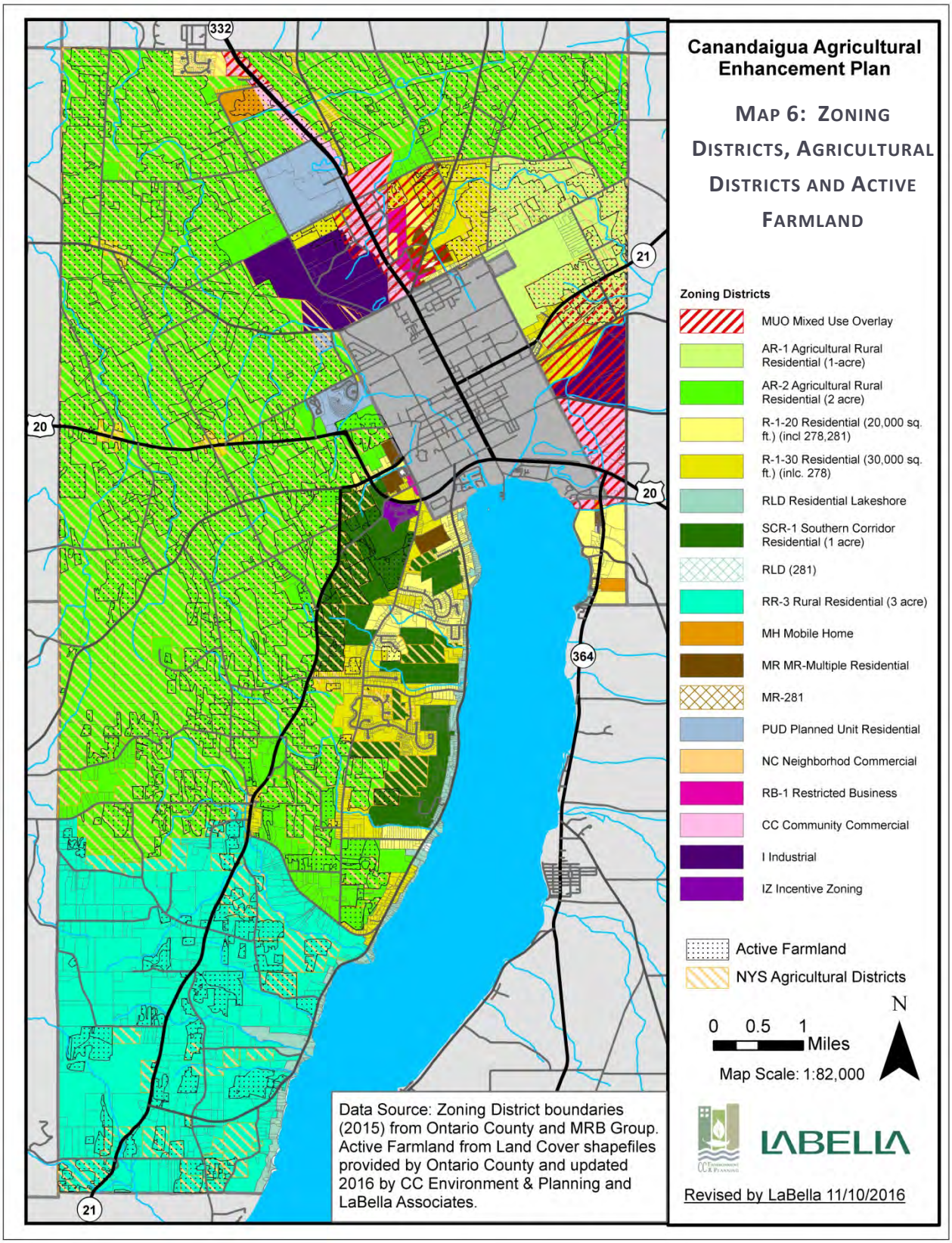
Most (77%) of the active agricultural land in the Town is located in the AR-2 Agricultural Rural Residential zoning district, with another 8% located in the RR-3 Rural Residential district and 6% in the AR-1 Agricultural Residential district. (See Table)

CHART 5: ACTIVE FARMLAND BY ZONING DISTRICT

Zoning District (2016)	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%

SOURCE: Town of Canandaigua. Acreage calculated using GIS by LaBella.

PHOTO 8: HAY WAGON – ROUTE 21 SOUTH OF PARISH ST. EXT. PHOTO CREDIT: NADIA NARVIEUX


Canandaigua Agricultural Enhancement Plan
MAP 6: ZONING DISTRICTS, AGRICULTURAL DISTRICTS AND ACTIVE FARMLAND
Zoning Districts
MUO Mixed Use Overlay
AR-1 Agricultural Rural Residential (1-acre)
AR-2 Agricultural Rural Residential (2 acre)
R-1-20 Residential (20,000 sq. ft.) (incl 278,281)
R-1-30 Residential (30,000 sq. ft.) (inlc. 278)
RLD Residential Lakeshore
SCR-1 Southern Corridor Residential (1 acre)
RLD (281)
RR-3 Rural Residential (3 acre)
MH Mobile Home
MR MR-Multiple Residential
MR-281
PUD Planned Unit Residential
NC Neighborhod Commercial
RB-1 Restricted Business
CC Community Commercial
I Industrial
IZ Incentive Zoning
Active Farmland
NYS Agricultural Districts
N
0 0.5 1 Miles
Map Scale: 1:82,000
LABELLA
Revised by LaBella 11/10/2016
Data Source: Zoning District boundaries (2015) from Ontario County and MRB Group. Active Farmland from Land Cover shapefiles provided by Ontario County and updated 2016 by CC Environment & Planning and LaBella Associates.
332
21
20
20
364
21

Issues, Opportunities and Resources

Farmers and other stakeholders who participated in the planning process identified opportunities and challenges relating to farming in the Town. This section presents an analysis of key issues and opportunities along with the relevant tools and resources available to farmers, Town officials, agency partners and community members.

Many of the issues and opportunities were identified at the first public informational meeting during the analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT). A summary is included in the table on the following page.

Opportunities and challenges identified by farmers and other stakeholders relate to:

- economic development and improving the viability of farming
- retaining farmland for continued agricultural production
- managing land use and development to minimize impacts on farming
- minimizing runoff from agricultural lands into streams and Canandaigua Lake
- increasing public understanding and appreciation of agriculture

Agricultural Economy / Farm Viability

Farms in Canandaigua produce a wide variety of crops and livestock. They range in size from a few acres to more than 1000 acres. While the large dairy and grain producers have a huge impact on the regional economy, smaller producers provide income to many families in the Town and complement the region's tourism economy. This Plan presents strategies to support both types of farms.

In order to be viable, farms of all sizes, like any business, aim to maximize revenues and minimize costs. The large dairy and grain farms in the Town of Canandaigua have a huge impact on the regional economy. In order to be financially viable, these operations need to produce at large scale and keep costs as low as possible. Small farms, by definition, have limited capacity to produce products for sale. Relatively small changes to costs or revenues can have a significant impact on their economic viability.

This section identifies issues relating to markets and farm operating expenses that can impact the long-term viability of farming in the Town.

TABLE 7: STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strength - An asset or policy that can be leveraged to help achieve our goals **Opportunity** - A situation or an element that can be seized or capitalized on to support our goals	**Weakness** - A liability, hindering us in achieving our goals, that can be corrected or mitigated **Threat** - An element or force that must be countered because it threatens achievement of our goals
Strengths • Good infrastructure • Nearby supplies, services, • Soil • Climate • Business support • Close to markets/ Livestock market • Close to thruway • Farm history • Proximity to grocery store • Easy to work w/Town government • Farm community • 4H/Cornell Coop Ext • Low taxes	**Weaknesses** • Lack of public understanding • Taxes (smaller parcels) • No high speed internet/infrastructure/ public water (some areas) • Not enough land (unencumbered) • Lack of respect – farm equipment on roads • Lack of support – financial, etc. struggling farmers • No USDA meat processor • No FFA • Not enough support – County Fair • Fewer Farmers/Young people High School – lack of awareness/ appreciation/ understanding– Ag & Farming

Opportunities
• Local easement programs
• Growth for Agri-tourism
• Niche markets – Hops
• Freight Rail
• Vertical integration
• Dairy processing
• Woodlot – Maple tree tapping
• Farm markets/ Wegmans
• Collaboration w/ wineries
• STC Center – Systems Technology
• County Fair showcase
• Partners to help farmland owners w/impact from storm events
• Buy local
  o Finger Lake Bounty
  o Local Restaurants
  o Wine & Culinary Center
• Institutional Purchasing
• Branding and Advertising
• Partner w/ Ag Tech Farm
• Specialized meat processing
• Education in local schools – partner with local farms/ Businesses/ Stakeholders
• Science in Farming
• Need to accommodate small operations – e.g., keeping animals or buildings on small lots
	Threats
	• Minimum wage/competition for labor
	• NYS/EPA regulations – changing regulations/ enforcement
	• Climate – more intense storms; runoff from farms/soil loss
	• Lack of coordination among state agencies – timing problems w/funding
	• Urban Sprawl
	• Global Commodity markets/Federal trade policies
	• Activist (extremists)
	• Taxes

Identified by participants in the Public Forum on March 16, 2016

LARGE-SCALE PROCESSING

Nearly all of the milk, corn, soybeans and other products from large farms are shipped long distances for processing or for sale in regional or global markets. A large-scale processing facility closer to their farms would reduce costs for transportation and increase profitability. Processing facilities that may be used by farmers in the region include soybean processing into biodiesel, dairy processing, or ethanol production.

Certain areas in the Town of Canandaigua have available land that is zoned industrial and adequately served by utilities to support a regional processing plant. Other areas with available land would require extension of sewer service to support large scale processing. Land along the existing rail infrastructure can support large-scale transport of agricultural products as inputs and/or processed goods as outputs.

Such a facility would complement the existing cluster of agriculture-oriented businesses already located in Canandaigua, including Artisan Meats, Pactiv, Constellation Brands and Wegmans. Agriculture and agri-business comprise a key regional economic cluster recognized in the Finger Lakes Regional Economic Development Council's Strategic Plan.

Determining the feasibility of a regional processing or distribution facility in Canandaigua would require a detailed study of regional demand, competing facilities. Potential partners and sources of financial or technical assistance include:

- NYS Empire State Development
- Ontario County Cornell Cooperative Extension
- Ontario County Industrial Development Agency.

MEAT PROCESSING

For large and small farms who produce livestock for meat, the nearest processing facilities are in Pennsylvania. The lack of local facilities limits the ability of small producers to market their products to customers who want to know what farm the meat came from. Although some small livestock farmers slaughter animals on their farm, this option is not suitable for all farmers who raise animals for meat.

The challenges to siting a meat processing facility include:

- Competition from large corporations
- Need to establish financial viability
- Potential public resistance.

DIVERSIFY CROPS TO MEET EXPANDING MARKETS

Crop diversification can expand markets and offer resilience to farms. For example, local farms are taking advantage of increasing consumer demand for organic produce, expanding markets for locally produced inputs for the craft beer industry, and straw for use in erosion control.

ORGANIC PRODUCE

The market for organic produce is increasing rapidly. Farms in Canandaigua that benefit from this trend include Wegmans Organic Farm and several small producers.

HOPS AND MALTING BARLEY

Markets for hops and malting barley have increased due to the NYS Farm Brewing Law, which offers licenses to breweries that commit to using hops and other ingredients grown in New York State. Both hops and malting barley are grown on Canandaigua farms.

In a recent analysis of the supply chain for farm breweries, Cornell researchers noted that the market for malting barley is much larger than that for hops. Some challenges include the need for secondary markets for malting barley that doesn't meet strict quality standards. Potential markets include animal feed and distilling. Farmers are encouraged to devote additional land to malting barley in order to meet the growing need. (see: http://newyorkcraftbeer.com/wp-content/uploads/2014/05/New-York-State-Brewery-Supply-Chain-Analysis.pdf)

The study also noted that consumers may be willing to pay a slight premium for beer made with NYS-grown products. A specialty logo for these products is needed to build the market.

Beer, Wine, Cider and Spirits

Enacted in 2012, NYS Farm Brewery Law offers a special license to breweries that use hops and other ingredients grown in New York State. In order to receive a Farm Brewery license, 20% of hops and 20% of other ingredients used in the beer must be grown in the State. These percentages rise to 60% in 2019 and 90% in 2024. The farm brewery license allows brewers to serve beer and cider by the glass and sell products at retail stores and farmers markets. Similar laws govern production of wine, cider and spirits.

The law is intended to stimulate agricultural production and economic development. Beer producers seek to partner with farmers in NYS to produce sufficient hops, malting barley and other ingredients to meet the license requirements.

STRAW

Due to the NYS Department of Environmental Conservation's requirement that developers spread straw during construction sites for erosion control, there is a local market for straw. Farmers are not generally aware of this potential market and Town officials may not know which farms are able to provide this product.

DIRECT-TO-CONSUMER SALES AND AGRI-TOURISM

Farms that sell directly to consumers are able to charge retail prices and eliminate the cost of distribution. Direct sales methods include on-farm produce stands, farmers markets, Community Supported Agriculture (CSA) and sales of meats or other products at the farm by appointment.

In addition to increasing revenues for farmers, direct sales complement the regional tourism and recreation economy. Canandaigua Lake draws seasonal residents and visitors who enjoy the scenic views made possible by farmers keeping land open.

Similarly, sales directly from farms to restaurants and institutions can increase the price farmers receive for their goods. As consumers increase demand for local produce, restaurants have sought to increase their purchases from local farms.

Agri-Tourism Guide and Technical Assistance

Cornell Cooperative Extension of Ontario County (CCE) publishes an annual guide to farm markets, farm stands and direct sales. It promotes agri-tourism through its "Agri-Venture" website . (http://fingerlakesagriculture.com/) .

In addition, CCE staff and resources through Cornell and affiliated organizations are available to assist farmers with business planning and marketing.

DIRECT SALES TO RESTAURANTS

In response to consumer demand, many local restaurants seek local farm products to feature in their menus. Several have developed partnerships with local farms to provide suitable products.

Challenges associated with direct sales to restaurants include the need of restaurants for consistent quantity and quality. Many local restaurants work directly with farmers to coordinate and schedule deliveries.

Some restaurants adjust menus daily to utilize the products that are available. With meat, some restaurants are educating their customers to accept alternatives to the most popular cuts of meat.

INSTITUTIONAL PURCHASES OF LOCAL FARM PRODUCTS

Schools, colleges and other institutions are a potential market for local produce and other agricultural products.

Challenges to increasing such purchases include:

- Inadequate space, staffing and equipment in school/ institutional kitchens to prepare fresh produce for use in cooking
- Farms may not be able to provide consistent quantity and quality of products. While institutions can plan around seasonally available produce, supply must be reliable.

Farm-to-School Program

New York State's Farm-to-School program encourages school districts and other educational institutions to purchase local farm products and to increase understanding of agriculture among school children. Information is available for food service directors, farmers, processors, teachers, parents and community members. (See http://www.agriculture.ny.gov/F2S/resources.html)

ON-FARM VALUE-ADDED PROCESSING

On-farm processing can add value to farm products and help some small farms to increase revenue. Examples include processing milk into cheese or apples into cider. The Finger Lakes region's wineries have turned this unique micro-climate for growing grapes into a multi-million dollar food and tourism industry. Farms in Canandaigua can take advantage of the tourism generated by wineries to attract visitors to their farm stand or market.

In addition to those of farming in general, challenges to on-farm processing include:

- government regulations regarding food safety, packaging
- financing
- difficulties in scaling up from small scale to large
- potential resistance from neighbors.

Where farmers reside on the farm property, the Town's zoning regulations that allow home-based businesses with a special use permit can be applied to accommodate secondary businesses or on-farm processing.

INFRASTRUCTURE AND UTILITIES

Some farms in Canandaigua do not have access to high speed internet or public water. The lack of these utilities can increase production costs and affect efficiency.

FARMLAND RETENTION

As noted in the Current Conditions section, a large portion of Canandaigua's land area is suitable for and used productively for farming. In addition, the Town has helped protect hundreds of acres of farmland from development with permanent conservation easements. However, the availability of sufficient high quality farmland is a significant concern of farmers in Canandaigua.

In addition, many farms rely on rented land, which is owned by numerous landowners who may not see farming as the most desirable future use. As several farmers reported in the survey (see Appendix A), the continued availability of rented land is critical to maintaining viable farm operations in the Town.

PERMANENT CONSERVATION EASEMENTS

When land is protected through permanent conservation easements, it cannot be developed for non-agricultural purposes. Because the development rights are removed, the purchase price of protected land is more affordable to beginning as well as established farms. When farmers are compensated for the value of the development rights to their land, they often invest in additional land or equipment to support the continued economic viability of the farm operation.

The Town of Canandaigua has assisted three farms to sell development rights through NYS Dept. of Agriculture & Markets' Purchase of Development Rights program. As a result of educational programs and outreach by the Town and the Finger Lakes Land Trust, many farmland owners in the Town are familiar with how conservation easements work and the purchase of development rights program.

Landowners may also donate conservation easements to the Town or to a private land trust. Pursuant to NYS General Municipal Law Section 247, the Town may accept donations of land or easements for the purpose of protecting open space. In addition, the Finger Lakes Land Trust owns and manages

conservation easements to land in the Town of Canandaigua and surrounding areas for both agricultural and natural resource conservation purposes.

Challenges relating to permanent conservation easements include:

- High cost. To retain enough land to support a viable agricultural industry, thousands of acres of land would need to be protected.
- Cumbersome process. The NYS PDR program can take three years or more to prepare and submit an application, complete required surveys and appraisals, and finalize an easement. Many landowners are not willing or able to devote the time required to complete this process.
- Reduces equity. Landowners who place conservation easements on their property have less equity that they can leverage to borrow money needed to support their farm operation.
- Benefits small portion of farmland. Because of the cost and complexity of acquiring easements, and because permanent conservation is not a suitable approach for many landowners, PDR and conservation easements can protect a small proportion of the land needed to support a viable regional farm economy.

A conservation easement program should be targeted to those parcels that offer strategic benefits. Consistent with the criteria of the NYS PDR program, publicly funded easements should target parcels with unique attributes (such as land near the lakeshore that are ideal for growing grapes but, because of high demand for development is too expensive to be acquired for farming), those that are facing development pressure but not surrounded by development, and areas that buffer significant natural resources.

Technical Assistance for Private Easements

The Finger Lakes Land Trust (FLT) works with landowners and governments to preserve active agricultural land in the Finger Lakes region. FLT manages conservation easements in the Town of Canandaigua and surrounding areas and works with landowners to obtain funds from NYS for purchase of development rights. Its staff can meet with landowners to explain how conservation easements work, their impacts on taxes and other legal ramifications.

Municipal Funding of Land/ Easement Purchases

To fund purchases of land or easements for open space, farmland and natural resource protection, municipalities can create a Capital Reserve Fund. The Town of Canandaigua's Open Spaces Capital Reserve Fund, created on December 28, 2000, was used to purchase the Outhouse Property (74 acres) and development rights to Hicks and Wyffels farms.

Bonding or direct appropriations can be used to replenish the CRF. Other sources of funding include Transfer of Development Rights or Incentive Zoning.

NYS laws limit the ability of municipalities to assess fees to developers. For example, the Parks & Recreation fee required for new residential subdivisions may not be used to fund farmland protection, as they must be dedicated for recreational land and services.

SUCCESSION PLANS

As many farmers in Canandaigua and nationwide reach retirement age, farmland may be sold for development if the landowners do not have other plans for succession and an area farmer is not able to purchase the land.

Resources available to farmers to help with succession and estate planning include the Cornell Small Farms Program (http://smallfarms.cornell.edu/2016/07/05/successful-farm-succession/) and private attorneys. To encourage farmland owners to obtain information about estate and succession planning, the Town's Ag Team is hosting a meeting on November 30, 2016 featuring a specialist in these matters.

LAND DEVELOPMENT AND REGULATION

Zoning regulations generally guide more intensive development away from the most productive agricultural areas.

Demand for land for housing and commercial development increases the cost of land to a point where it is not affordable to farmers. Residential development in agricultural areas leads to fragmentation of farmland and increases the potential for conflicts with neighbors.

GUIDE DEVELOPMENT AWAY FROM AGRICULTURAL AREAS

As documented in the Zoning Audit (see Appendix B), the Town's zoning district boundaries and regulations support farming in the rural portions of the Town and accommodate more intensive development in designated areas where sewer, water and other services are available.

However, demand for residential development in agricultural areas has the potential to convert farmland to non-agricultural uses. Even scattered residential development in agricultural areas can fragment existing farmland and lead to neighbor conflicts that may make it more difficult to farm.

Transfer of Development Rights and Incentive Zoning are two potential tools that can shift development rights from areas targeted for farmland protection to areas more suitable for development. The TDR approach designates "sending areas" where development rights will be extinguished from the land in exchange for compensating landowners, and "receiving areas" where development credits can be applied to increase the intensity of development or allow different types of development.

As the Town has designated the Padelford Brook Greenway area as a priority for the protection of farmland as well as natural resource protection, this area is a logical priority to become a "sending area" where development rights will be acquired and conservation easements placed on the land. As the Town's Mixed Use Overlay districts allow more intensive development than zoning would otherwise permit, these areas are suitable for "receiving areas."

Incentive Zoning works in a similar fashion, but on a case-by-case basis. A developer interested in a higher density or different type of development may purchase development rights from a suitable farm parcel in exchange for the higher density.

ENVIRONMENTAL PROTECTION

Runoff from agricultural land contributes nutrients and chemicals to streams and Canandaigua Lake. While the Town supports agriculture as key component of the regional economy and recognizes its contributions to open space and community character, protection of water quality, especially in Canandaigua Lake, is critical.

BEST MANAGEMENT PRACTICES

Farms that use best management practices reduce the risk of nutrients, sediment and chemicals running off the land into streams and Canandaigua Lake. Programs to assist farmers in planning and implementing these practices, including cost-sharing, are administered by the Ontario County Soil & Water Conservation District (SWCD) and the USDA Natural Resources Conservation Service (NRCS).

For farms within the Canandaigua Lake Watershed, Watershed Rules and Regulations specify mechanisms for managing manure and storing chemicals.

Challenges to increasing the number of farms that utilize best management practices include:

- Some farms are unwilling to utilize government programs
- Cost of implementing measures and need to take some land out of production.
- Due to limited staffing, SWCD and NRCS programs have waiting lists for participation.

Canandaigua Lake Watershed Inspection Program

The purpose of the Canandaigua Lake Watershed Inspection program is to maintain Canandaigua Lake as a drinking water source. Five municipal water purveyors make up the Canandaigua Lake Watershed Commission which is authorized by the NYS Department of Health Law to enforce watershed rules and regulations. The Ontario County Soil & Water Conservation District administers the inspection program on behalf of the Watershed Commission.

Agricultural Environmental Management (AEM)

The Agricultural Environmental Management program works with farmers to maintain farming as a profitable and environmentally sound enterprise. Cost shares are available through state funded grants. Participation is voluntary and begins with completing the Tier I Survey. Once the initial phase is completed, Tier II involves an in-depth survey and site visit. Implementation and evaluation of Best Management Practices (BMPs) occurs during Tiers III and IV.

Examples of BMPs implemented on participating Ontario County farms include:

- Stormwater diversion from barnyards
- Livestock water source development
- Fuel storage and spill containment
- Pesticide storage and mixing areas
- Silage leachate management
- Milkhouse waste management
- Buffer strips and vegetative filter strips
- Manure management systems

Participating farmers maintain control over the improvements and benefit from expert assistance of SWCD staff. Qualified participants receive a “Lake-Friendly Farmer” sign to post at their farm.

PUBLIC AWARENESS AND APPRECIATION OF AGRICULTURE

Although much of the Town's land is farmed, a very small number of Town residents are farmers. Despite the increasing number of residents who purchase food from local farm stands or farmers' markets, most residents are not familiar with farming. Many residents only interact with farmers when farm practices impact their daily lives, such as when slow farm equipment affects travel on roads or spreading manure causes odor.

The Town's Right to Farm Law states the Town's policy in support of agriculture in the Town.

New York State programs to increase public awareness of agriculture include the Ag in the Classroom program and programs such as Pride of New York to promote marketing of New York farm products.

Some techniques available to municipalities to raise awareness of and celebrate agriculture include:

- Farm tours – school groups and public
- Brochures and/or website to identify farm stands and direct sales to consumers
- Brochures at Town Hall to provide information about the NYS Agricultural District Law, Town Right-to-Farm Law, and other informational resources.

PHOTO 9: CANANDAIGUA FARM. PHOTO CREDIT: LABELLA

FARMLAND PROTECTION PRIORITIES AND PARCEL RATING

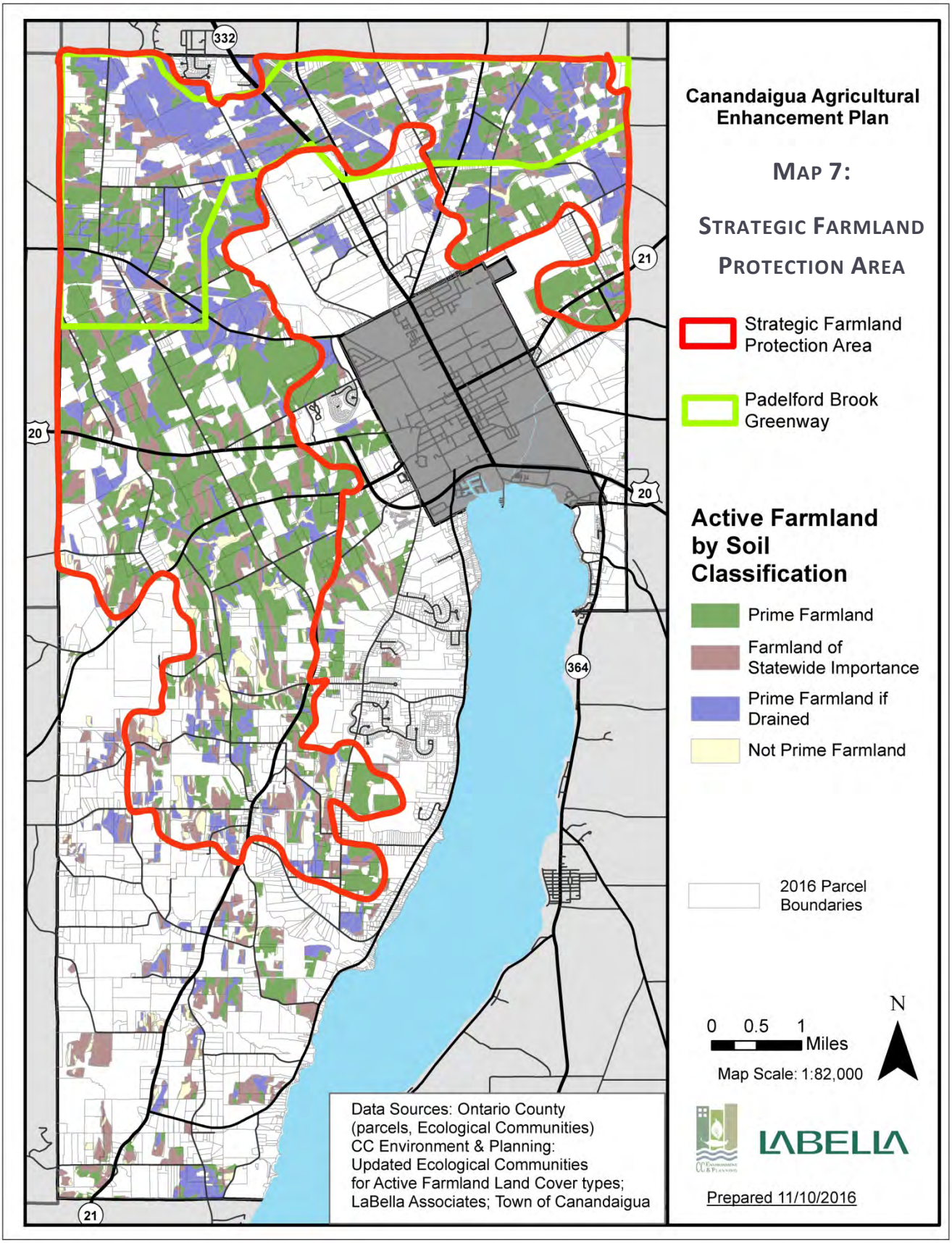
The Town has identified those lands that have high quality agricultural soils and that are currently used for agricultural production as suitable for protection. The areas of active farmland were delineated based on land cover analysis and aerial photographs and represent crop fields, pasture and other open land that may be suitable for agricultural production. (See Map 2: Active Farmland.) High quality agricultural soils include soils classified by the USDA Natural Resources Conservation Service Soil Survey as "prime farmland," "prime farmland if drained," and "soils of Statewide Importance." (See Map 1: Agricultural Soil Suitability.) The intersection of these two features – areas that consist of prime or important agricultural soils as well as active farmland – represent the Town's agricultural land resources.

In order to focus agricultural land preservation efforts, the Town has delineated a portion of the Town as the highest priority for agricultural land protection as depicted in Map 7: Strategic Farmland Protection Area. The retention of farmland in these areas would help to ensure that a "critical mass" of high quality farmland remains available to support agricultural production in the Town. Land protection efforts such as transfer of development rights and purchase of development rights should be targeted to these areas.

Criteria for selecting the area included:

- not currently served by public sewers
- zoned for less intensive development. Town zoning district boundaries represent current development policies.
- encompass contiguous areas of active farmland and other open land.

To provide guidance to the Planning Board and other Town officials, the map of Strategic Farmland Protection Areas depicts both the agricultural soil classification of all actively farmed land in the Town and the priority farmland protection areas where conservation efforts will be focused. This map should be used by Town boards, staff and consultants as a reference when reviewing development proposals and in implementing conservation strategies.


Canandaigua Agricultural Enhancement Plan
MAP 7:
STRATEGIC FARMLAND PROTECTION AREA
Strategic Farmland Protection Area
Padelford Brook Greenway
Active Farmland by Soil Classification
Prime Farmland
Farmland of Statewide Importance
Prime Farmland if Drained
Not Prime Farmland
2016 Parcel Boundaries
0 0.5 1 Miles
Map Scale: 1:82,000
N
LABELLA
Prepared 11/10/2016
Data Sources: Ontario County (parcels, Ecological Communities) CC Environment & Planning: Updated Ecological Communities for Active Farmland Land Cover types; LaBella Associates; Town of Canandaigua
332
21
20
20
364
21

PARCEL RATING

A rating system was applied to each parcel that includes at least five acres of actively farmed land. Consistent with the criteria for evaluating parcels for purchase of development rights, the rating system has four components: agricultural soil classification; natural resource buffer; proximity to protected land; and development pressure.

The ratings are intended to serve as a starting point for determining the suitability of individual parcels for long-term protection. Due to inherent limitations of a numerical rating system, additional analysis will be required on a case-by-case basis.

For example, the Agricultural Soils Rating is based strictly on the number of acres and quality of actively farmed land on individual parcels. Large parcels with many acres of actively farmed land receive the highest agricultural soils ratings. As small parcels used to raise high value crops such as vegetables would not receive a high rating using this system, the agricultural value of these smaller parcels will need to be assessed on a case-by-case basis.

In addition, the rating systems do not group parcels that are part of a single farm operation. However, if multiple parcels are proposed for protection, the data for each individual parcel may be added together to determine the total rating for a group of parcels.

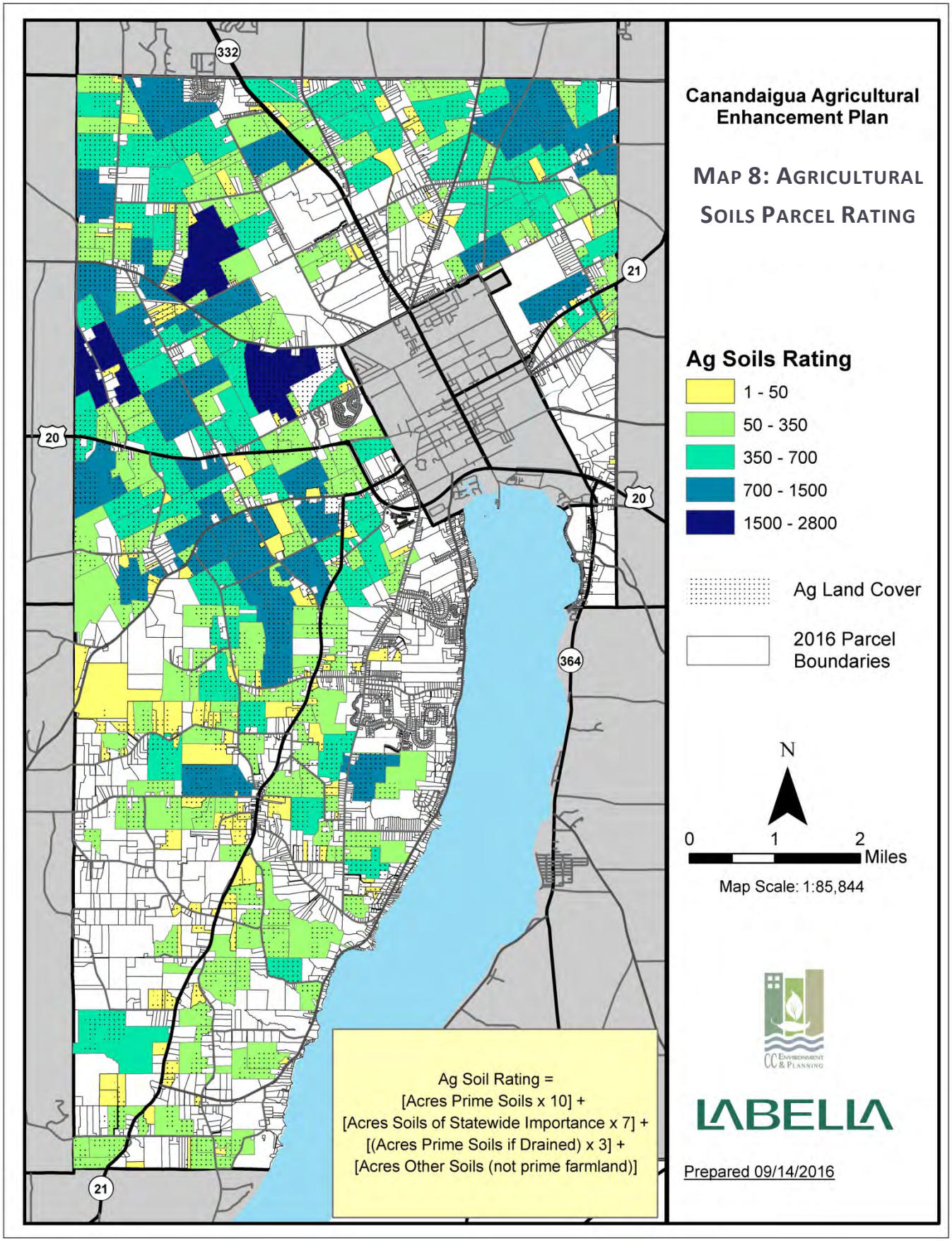
AGRICULTURAL SOILS RATING

The following weighting factors were applied to the total number of acres of each soil category within the parcel:

AGRICULTURAL SOILS WEIGHTING FACTOR

Agricultural Soils Classification of Actively Farmed Land (applied to acres in each category)	***Rating Factor***
Prime Soils:	10
Soils of Statewide Importance:	7
Prime if Drained:	3
Other soils:	1

FARMLAND PROTECTION PRIORITIES AND PARCEL RATING



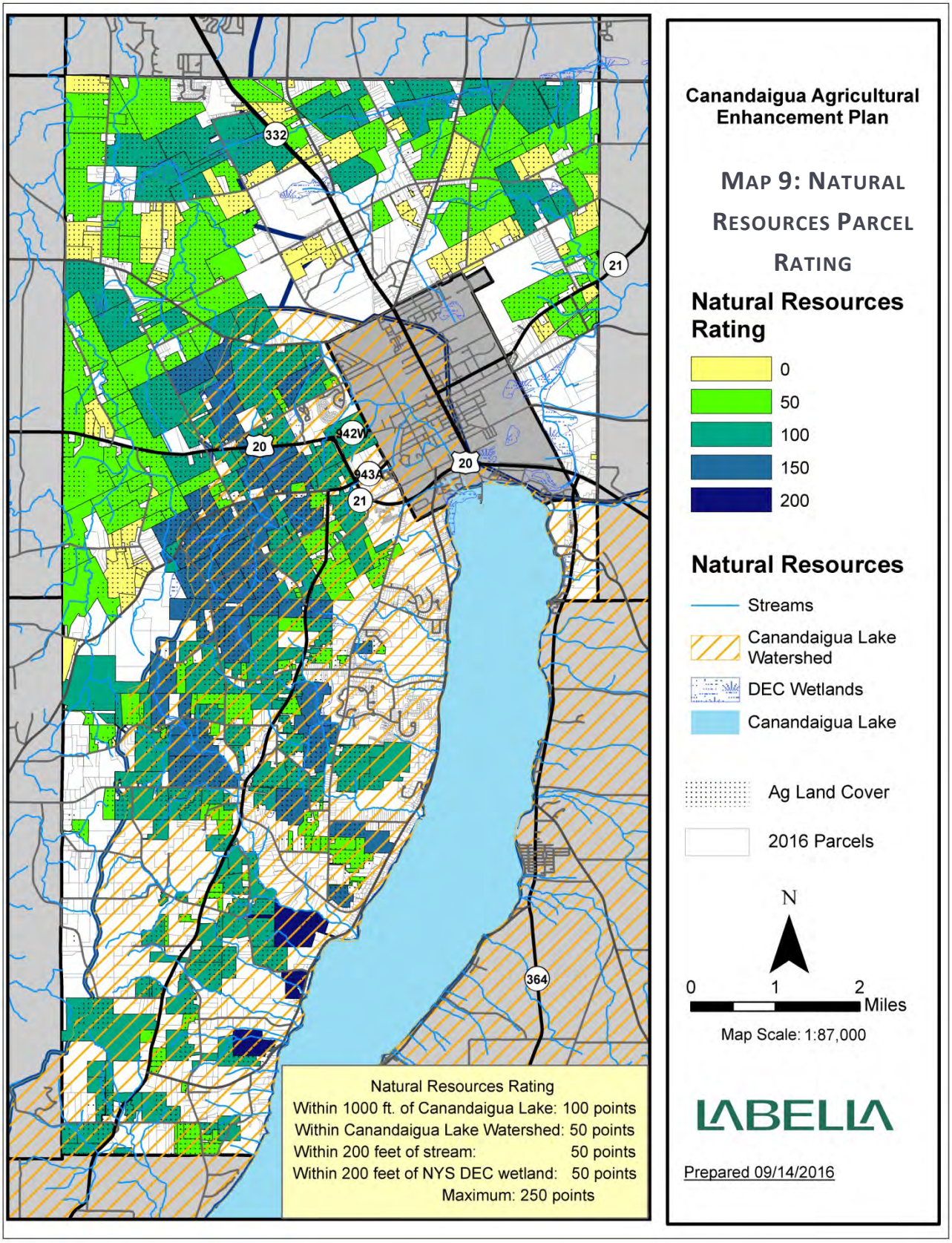
NATURAL RESOURCES RATING

When properly managed, farmland can protect or enhance nearby streams and other natural resources. For example, cropland and pasture absorb rainwater and generate less stormwater runoff than developed land. It can serve as a buffer to forests and wildlife habitat and provide protection to stream corridors. The contribution of the farm toward the protection of natural resources should be considered in the evaluation of individual farm parcels for long-term protection.

NATURAL RESOURCE BUFFER RATING FACTORS

Natural Resource Factor (applied to entire parcel)	***Rating Factor***
Within 1000 feet of Canandaigua Lake	100
Within Canandaigua Lake Watershed	50
Within 200 feet of stream	50
Within 200 feet of NYS DEC wetland	50

PHOTO 10: BLUE HOUSE FARM, WOOLHOUSE ROAD. PHOTO CREDIT: TIM RILEY


Canandaigua Agricultural Enhancement Plan
MAP 9: NATURAL RESOURCES PARCEL RATING
Natural Resources Rating
0
50
100
150
200
Natural Resources
Streams
Canandaigua Lake Watershed
DEC Wetlands
Canandaigua Lake
Ag Land Cover
2016 Parcels
N
0
1
2
Miles
Map Scale: 1:87,000
LABELLA
Prepared 09/14/2016
332
21
20
942W
943A
364
Natural Resources Rating
Within 1000 ft. of Canandaigua Lake: 100 points
Within Canandaigua Lake Watershed: 50 points
Within 200 feet of stream: 50 points
Within 200 feet of NYS DEC wetland: 50 points
Maximum: 250 points

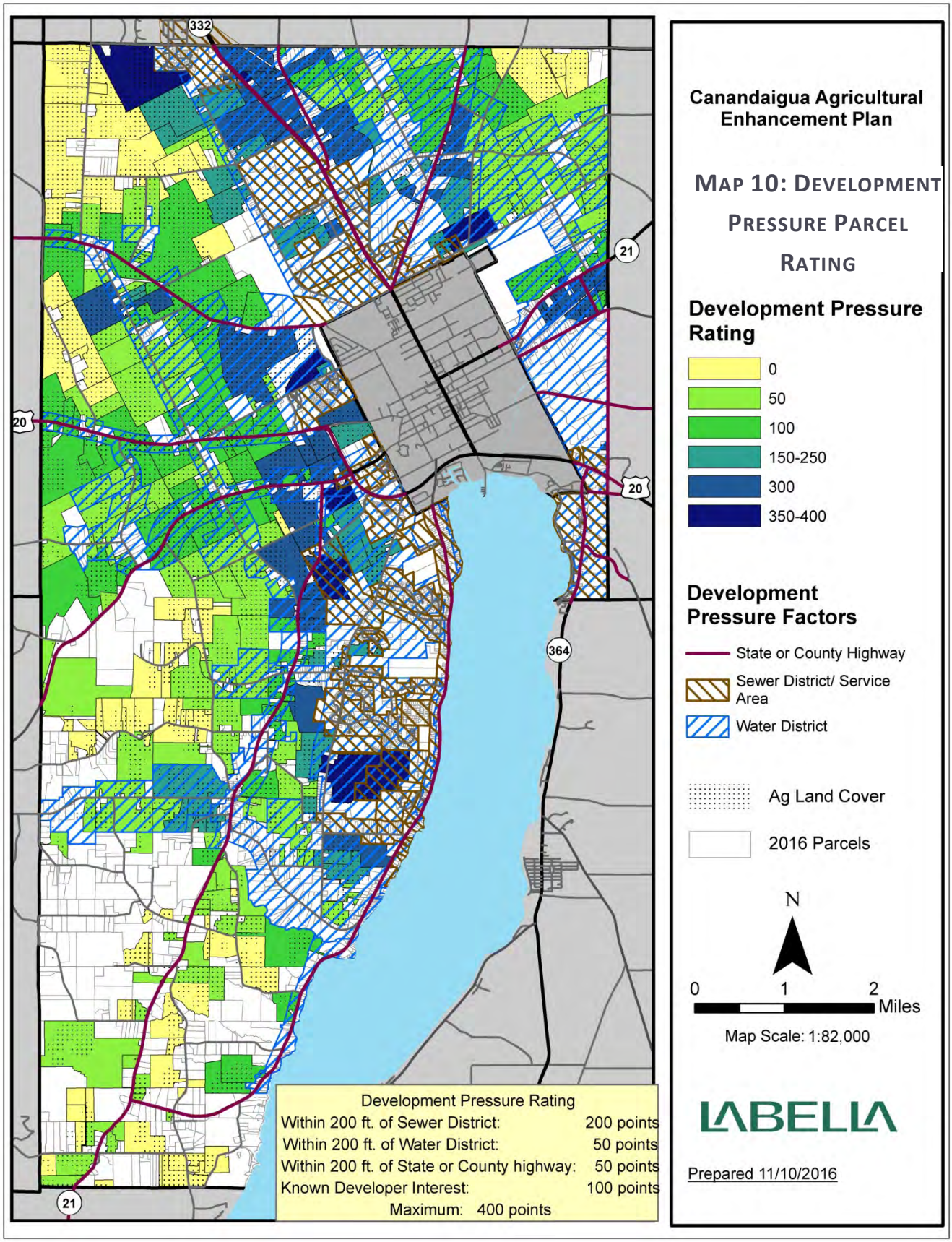
DEVELOPMENT PRESSURE RATING

Farms that are susceptible to conversion to other uses may be a higher priority for conservation than other farms. Pressure for conversion may take the form of scattered residential development, residential subdivisions or other development and may be stimulated by infrastructure extensions or nearby development. The extent of development pressure should be a consideration in the evaluation of farm parcels for long-term protection. The following rating factors provide a rough guide to assessing the development pressure of specific parcels.

DEVELOPMENT PRESSURE RATING FACTORS

Development Pressure Factor (applied to entire parcel)	***Rating Factor***
Site of known/ suspected developer interest	100
Within 200 feet of Sewer District	100
Within 200 feet of Water District	50
Within 200 feet of State or County Highway	50

PHOTO 11: HAY BARN OWNED BY DAVID SUATER, WEST AVENUE EXT. PHOTO CREDIT: RAY HENRY, TOWN HISTORIAN


Canandaigua Agricultural Enhancement Plan
MAP 10: DEVELOPMENT PRESSURE PARCEL RATING
Development Pressure Rating
0
50
100
150-250
300
350-400
Development Pressure Factors
State or County Highway
Sewer District/ Service Area
Water District
Ag Land Cover
2016 Parcels
N
0
1
2
Miles
Map Scale: 1:82,000
LABELLA
Prepared 11/10/2016
Development Pressure Rating
Within 200 ft. of Sewer District: 200 points
Within 200 ft. of Water District: 50 points
Within 200 ft. of State or County highway: 50 points
Known Developer Interest: 100 points
Maximum: 400 points
332
21
20
20
364
21

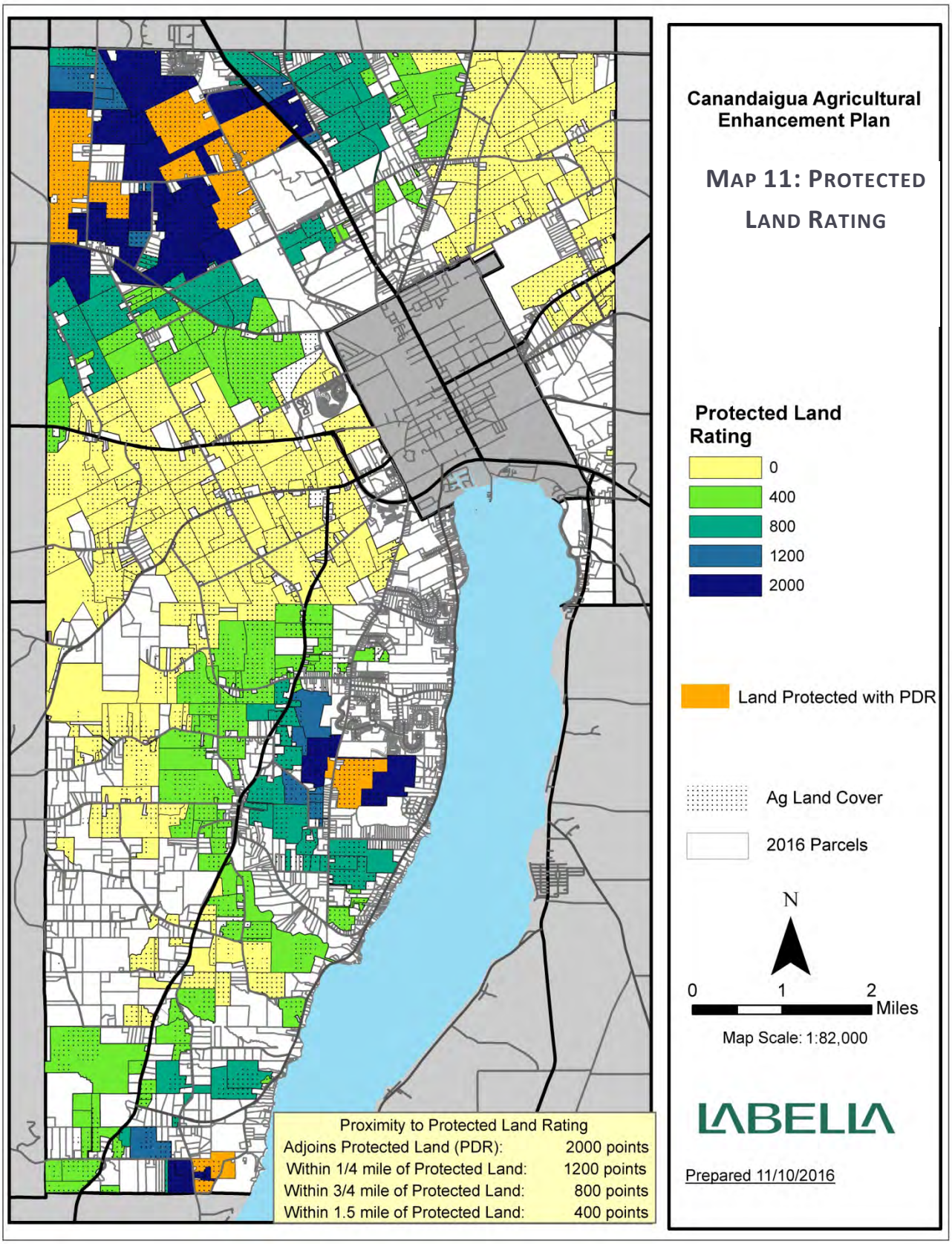
PROTECTED LAND RATING

Farm parcels adjoining or near other protected land are a higher priority for protection, as they would add to a critical mass of protected land suitable for farming. The following factors are intended to identify these parcels.

PROXIMITY TO PROTECTED LAND RATING FACTORS

Preserved Land Proximity Factor (applied to entire parcel)	***Rating Factor***
Adjoins protected land (PDR)	200
Within ¼ mile of protected land	120
Within 3/4 mile of protected land	80
Within 1.5 mile of protected land	40

PHOTO 12: HICKOX FARM, 3143 HICKOX ROAD. PHOTO CREDIT: RAY HENRY, TOWN HISTORIAN


Canandaigua Agricultural Enhancement Plan
MAP 11: PROTECTED LAND RATING
Protected Land Rating
0
400
800
1200
2000
Land Protected with PDR
Ag Land Cover
2016 Parcels
N
0
1
2
Miles
Map Scale: 1:82,000
LABELLA
Prepared 11/10/2016
Proximity to Protected Land Rating
Adjoins Protected Land (PDR): 2000 points
Within 1/4 mile of Protected Land: 1200 points
Within 3/4 mile of Protected Land: 800 points
Within 1.5 mile of Protected Land: 400 points

IMPLEMENTATION STRATEGY

The following tables present the Goals and Strategies for retaining farmland and enhancing the agricultural economy of the Town. The Recommended Actions specify the steps needed to implement the Strategies. For each action, the table indicates the relative priority - short-term (1-2 years), long-term (3-10 years) or ongoing - as well as the entities with primary responsibility and those that may partner with the Town.

PHOTO 13: GARDEN BEANS AND SUNFLOWERS. PHOTO CREDIT: OKSANA FULLER

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
GOAL A: Improve the economic viability of farms in the Town of Canandaigua.					
Strategy 1: Recruit agricultural processing, distribution and supply-chain businesses to appropriately-zoned land in the town.					
a) Evaluate the feasibility of and recruit processing and/or distribution facilities to suitable industrially-zoned land within the Town of Canandaigua. • Partner with Ontario County and New York State economic development agencies to attract regionally significant industries. • Leverage rail access and infrastructure to attract bio-diesel refining or other large-scale processing plant.	X			➢ Director of Development ➢ Town Board	▪ Ontario County Office of Economic Development, Industrial Development Agency (IDA), Economic Development Corporation (EDC) ▪ NYS Empire State Development
b) Support agriculture-related industrial development by extending utilities and maintaining suitable zoning.			X	➢ Town Board (zoning)	▪ Ontario County (Sewer District)
Strategy 2: Expand markets for and increase sales of local farm products.					
a) Support additional purchases of local farm products by schools and institutions.	X		X	➢ Agricultural Advisory Committee	▪ Canandaigua Central School District ▪ Finger Lakes Community College ▪ Ontario County
b) Maintain a registry of locally-produced farm products and encourage local purchases by businesses, residents and developers in the Town (e.g., straw for erosion control.)	X		X	➢ Agricultural Advisory Committee	▪ Farmers ▪ Cornell Cooperative Extension of Ontario County

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
Strategy 3: Support on-farm value-added processing.					
a) Extend infrastructure (water, high-speed internet) to farm operations to support expansions or value-added processing.		X		➢ Sewer District	▪ Private internet providers ▪ Ontario County ▪ Agricultural Advisory Committee
b) Maintain zoning regulations that allow home-based businesses.			X	➢ Town Board	▪ Agricultural Advisory Committee ▪ Planning Board
Strategy 4: Promote agri-tourism.					
a) Prepare and distribute a "local farm products" guide for the Town, including farm stands, direct sales and farmers markets. Make this information available on the Town's website.	X		X	➢ Agricultural Advisory Committee	▪ Farmers ▪ Cornell Cooperative Extension of Ontario County
b) Organize farm tours, festivals or other community events that attract customers to farms with direct-to-consumer sales.	X		X	➢ Agricultural Advisory Committee	▪ Farmers ▪ Cornell Cooperative Extension of Ontario County

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
GOAL B: Retain high quality farmland for agricultural production.					
Strategy 1: Increase the amount of high quality agricultural land protected by permanent conservation easements.					
a) Continue to solicit, rank and submit grant applications to the NYS Farmland Protection Implementation Grant (Purchase of Development Rights) Program.			X	➢ Environmental Conservation Board ➢ Town Board	▪ Finger Lakes Land Trust ▪ Farmers/ Farmland Owners ▪ NYS Dept. of Agriculture & Markets
b) Encourage local land trusts to work with landowners interested in donating conservation easements, potentially as part of succession or estate planning.	X		X	➢ Agricultural Advisory Board	▪ Town Board ▪ Finger Lakes Land Trust ▪ Estate planning advisors (private businesses)
c) Encourage permanent protection of farmland as part of conservation subdivisions.	X		X	➢ Planning Board ➢ Environmental Conservation Board	▪ Town Board ▪ Landowners, Developers
d) Through "Transfer of Development Rights" and/or Incentive Zoning, facilitate private conservation easements on high quality farmland in exchange for higher density or other incentives in growth areas in the Town.	X			➢ Town Board ➢ Planning Board ➢ Environmental Conservation Board	▪ Landowners, Developers
e) Contribute Town funds toward the purchase of conservation easements, such as through the Conservation Reserve Fund and/or a Transfer of Development Rights (TDR) bank.	X			➢ Town Board	▪ Planning Board ▪ Landowners, Developers

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
Strategy 2: Encourage owners of leased or rented farmland to continue to make their land available for agricultural production.					
a) Provide owners of leased or rented farmland with information about property tax incentives available to them. • Encourage landowners to consider giving farmers right of first refusal if they seek to sell the land. • Provide information about conservation easements to keep land open and available for agricultural use.	X		X	➢ Agricultural Advisory Committee ➢ Town Assessor	▪ Finger Lakes Land Trust
Goal C: Manage land use and development to avoid or reduce impacts on farmland.					
Strategy 1: Maintain zoning regulations and district boundaries that encourage more intensive development outside of priority agricultural areas.					
a) Institute a Transfer of Development Rights program to preserve agricultural land in designated conservation areas and encourage more intensive development in areas with infrastructure and access to services.	X			➢ Town Board	▪ Planning Board ▪ Farmers ▪ Agricultural Advisory Committee
b) Maintain zoning regulations and district boundaries that retain lower densities in agricultural areas and limit incompatible land uses such as solar farms.			X	➢ Town Board	▪ Planning Board

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
Strategy 2: Manage infrastructure to reduce impacts on farmland and agriculture.					
a) Avoid extending public sewers into areas with high quality farmland. Consider potential impacts on agricultural operations when finalizing the Town's Sewer Master Plan.			X	➢ Town Board	▪ CIC - Sewer Master Plan Team ▪ Agricultural Advisory Board
b) Continue to adopt lateral restrictions to water and sewer lines for new non-agricultural development within Agricultural Districts.			X	➢ Town Board	▪ Agricultural Advisory Committee ▪ NYS Department of Agriculture & Markets
c) When carrying out road maintenance, maintain communications with farmers and farmland owners and modify project design or timing as needed when road improvement and drainage projects abut productive farmland or may impact farm operations.			X	➢ Town Highway Department	▪ Agricultural Advisory Committee
Strategy 3: Revise and maintain local laws and land use regulations that support agricultural operations.					
a) Clarify provisions in zoning regulations that exempt farm operations within certified Agricultural Districts from certain zoning provisions that regulate farm practices (see Zoning Audit).	X			➢ Town Board	▪ Agricultural Advisory Committee ▪ Farmers
b) Retain Home Business provisions to accommodate complementary business uses on farms.			X	➢ Town Board	▪ Agricultural Advisory Committee ▪ Farmers
c) Revise subdivision and site plan review regulations to specifically require considering impacts of proposed development neighboring farm operations.	X			➢ Town Board ➢ Planning Board	▪ Agricultural Advisory Committee ▪ Farmers ▪ Town Board

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
d) Continue to administer the Town's Right to Farm law that requires notices on site plans and subdivision plats that, "This property may be near a farm, as defined in the New York State Agriculture and Markets Law, § 301, Subsection 11. Sound farming practices may generate dust, odor, smoke, noise, and vibration."			X	➢ Planning Board ➢ Director of Development	▪ Agricultural Advisory Committee
e) Consider impacts on agriculture as well as natural resources in the review of local laws and zoning revisions.			X	➢ Planning Board	▪ Agricultural Advisory Committee
Goal D: Reduce the impact of agricultural runoff on water quality.					
Strategy Increase the number of farms that use best management practices to minimize runoff of sediment, manure and chemicals into streams and Canandaigua Lake.					
a) Allocate Town funds to cost sharing programs to assist farmers and owners of farmland within the Canandaigua Lake Watershed to install best management practices.			X	➢ Town Board	▪ Agriculture Advisory Committee ▪ Soil & Water Conservation District (SWCD) ▪ Canandaigua Lake Watershed Manager
b) Provide information to landowners about programs that offer technical assistance and cost sharing for best management practices (e.g., SWCD's AEM program, USDA's conservation programs.) Conduct one-on-one outreach to farmers and landowners within the Canandaigua Lake Watershed.			X	➢ Agricultural Advisory Committee	▪ Finger Lakes Land Trust ▪ Soil & Water Conservation District (SWCD) ▪ Canandaigua Lake Watershed Manager

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
c) Support efforts by the Canandaigua Lake Watershed Inspector to enforce Watershed Rules & Regulations relating to animal waste.			X	➢ Canandaigua Lake Watershed Inspector ➢ Agriculture Advisory Committee	▪ Soil & Water Conservation District (SWCD) ➢ Town Board
d) Adopt a policy to require natural resource conservation and best management practices when conservation easements are acquired to farmland (through conservation subdivisions, PDR, TDR or other means.)			X	➢ Town Board ➢ Planning Board	▪ Finger Lakes Land Trust
e) Encourage landowners who rent land to farmers to require best management practices to be installed as condition of leases.	X			➢ Agriculture Advisory Committee	▪ Town Assessor ▪ Soil & Water Conservation District (SWCD)
Goal E: Increase public awareness and appreciation of local farms and their contributions to the regional economy.					
Strategy: Celebrate local agriculture.					
a) Organize farm tours, festivals or other community events that celebrate the Town's agricultural heritage.	X		X	➢ Agricultural Advisory Committee	▪ Farmers ▪ Cornell Cooperative Extension
b) Maintain information at the Town Hall about farming practices, the NYS Agricultural District Law and the local farm economy.				➢ Town Clerk	▪ Agricultural Advisory Committee
c) Place signs along roads at Town gateways that acknowledge the Town's agricultural heritage and character.				➢ Agricultural Advisory Committee	▪ Town Board ▪ Town Highway Department ▪ Ontario County Highway Department ▪ NYS Department of Transportation

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
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.[1]

11 **Full-time farmers (more than 50% of household income from farming).**

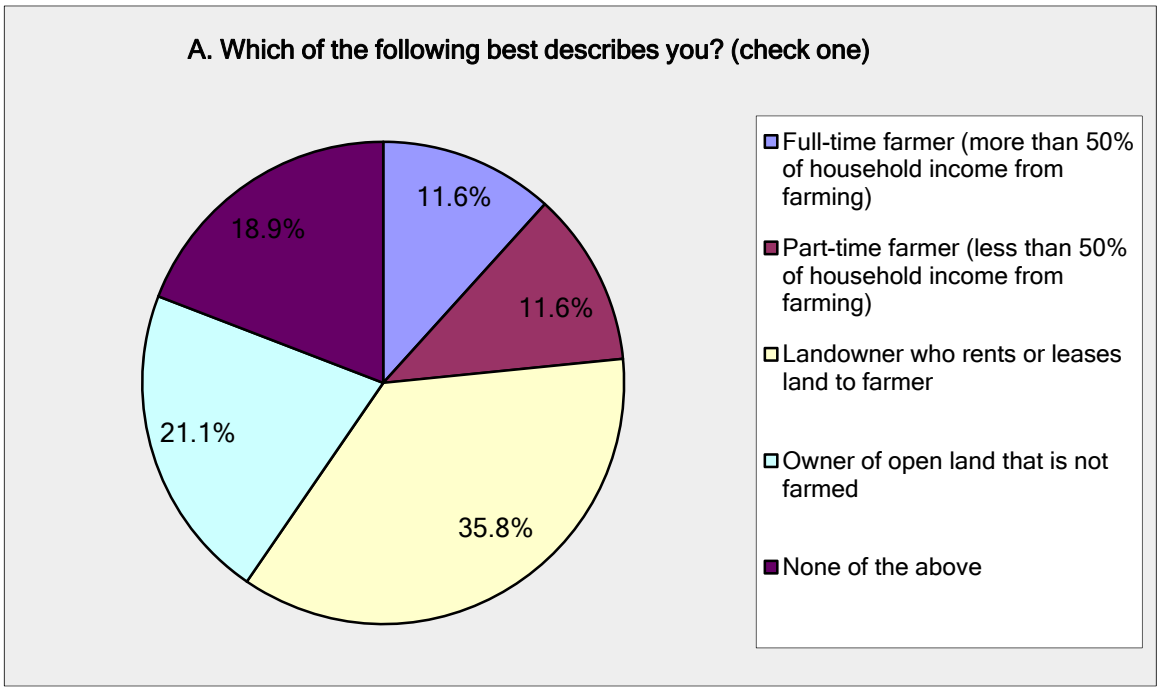
11 **Part-time farmers (less than 50% of household income from farming)**.

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)"**

[1] 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

Canandaigua[2]. 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	• Yes • Yes • Yes - Children want to continue, all here or are getting degrees in agronomics, environmental, plant pathology. • Yes - Farm has been expanding for next generation. Have 3 sons as partners. • Yes, because our farm has rich organic soil and if we aren't farming someone will rent our land to operate organic • Yes, hope so

[2] 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.

	• yes, maybe as a part time income • Yes, the world needs food and the town is being proactive in protecting farmlands • yes, why not • Yes, with proper management practices and demand for grass fed free range livestock
No	• No • No high school tax and over control from DEC • No $15 min wage • No not the way markets are today not without help from USDA and Towns that are willing to participate in PDR's • No, the taxes are too high! The town is not recognizing my forestry plan. I am a certified farmer. • No, we are both 82, our farmland ownership has been transferred to our 3 sons, none of whom have any interest in farming
Maybe	• One man show, I can only do so much. No good labor • too many rules and regs and interference from Federal and State Govts • 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.

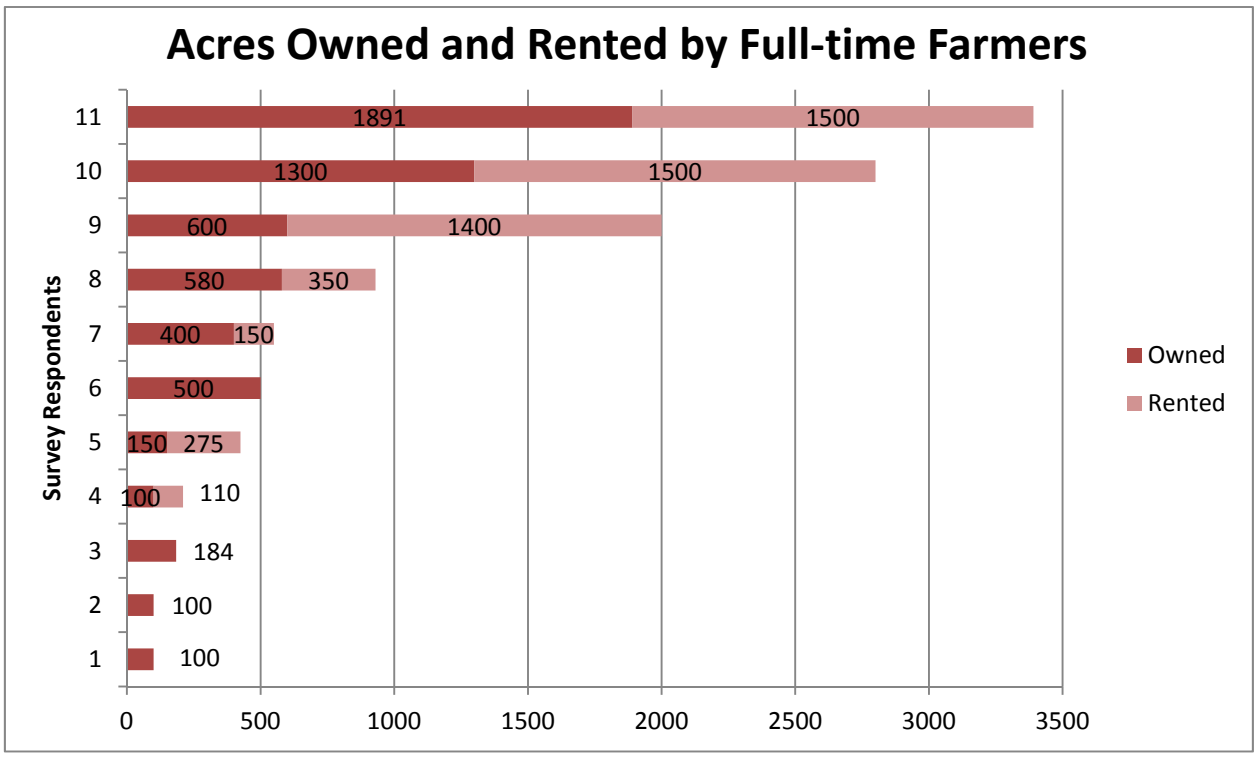
How is farmland in Canandaigua used?

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

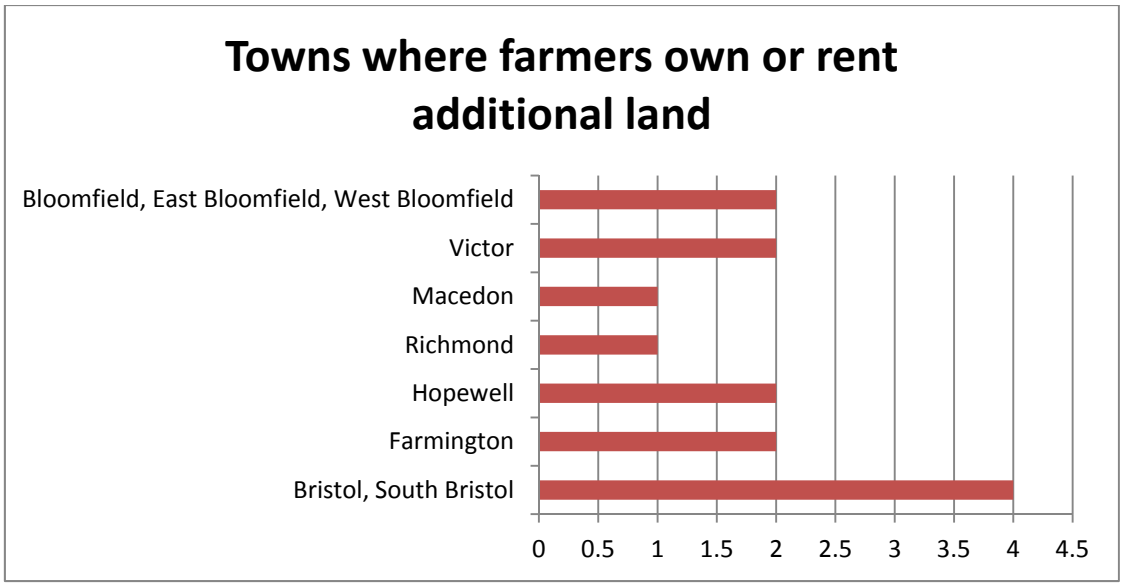
Size of farm operation

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:



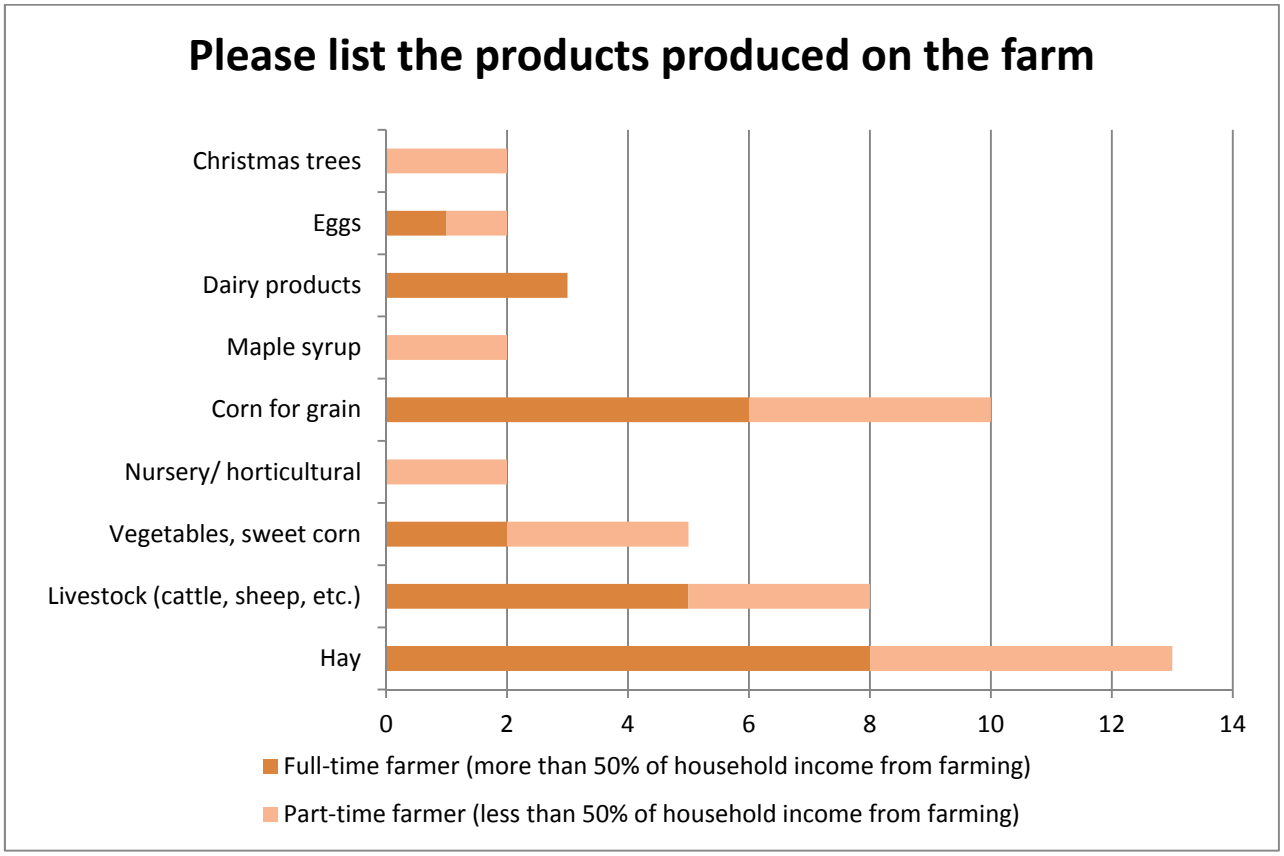
Farm Products

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.

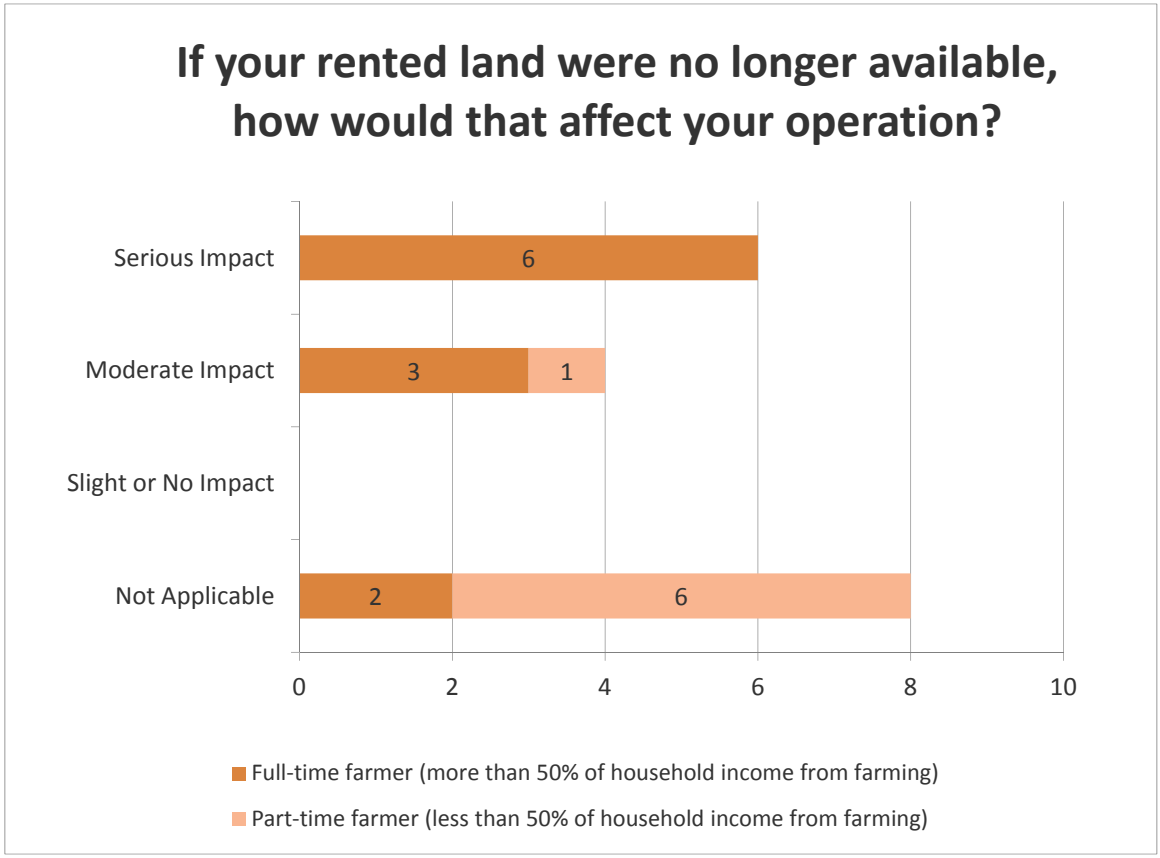
Best Management Practices to Protect Water Quality

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.

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

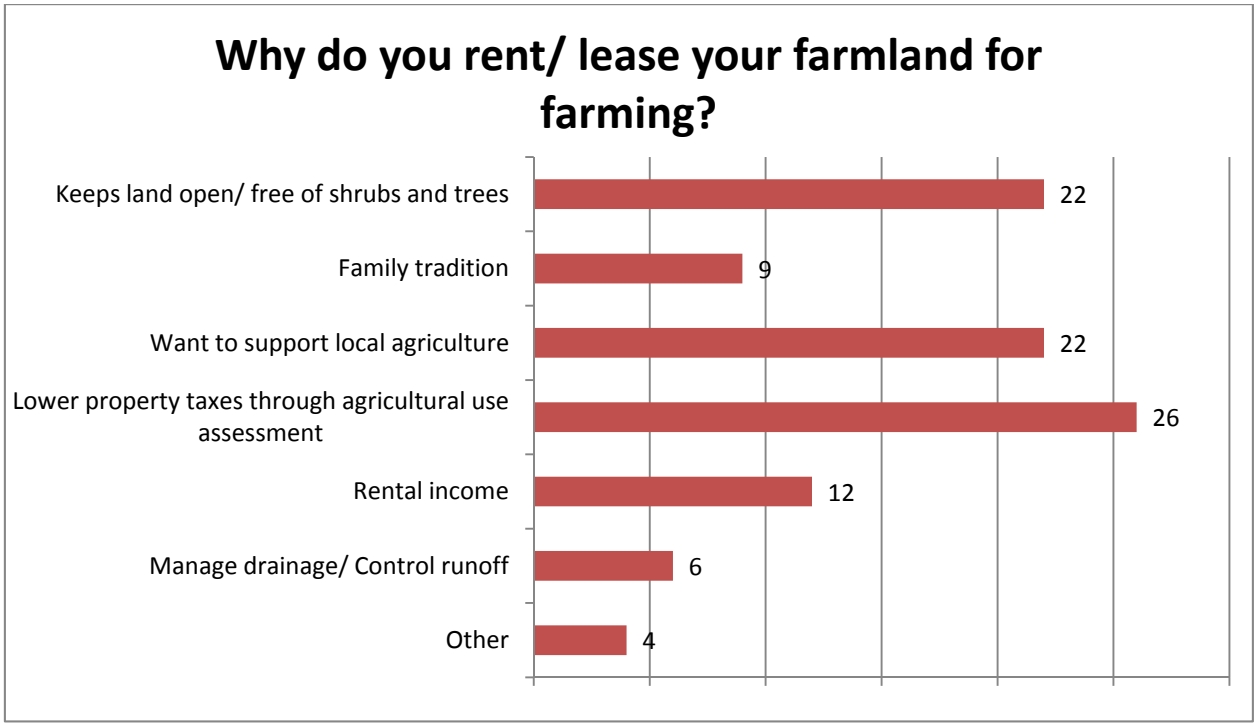
- Charles Miller (2)
- Jeff Knopf (2)
- Gary Wyffels
- Brad & Bill Purdy (2)
- Pete DeHond
- Seth Pritchard (2)

Farmland Owner Survey

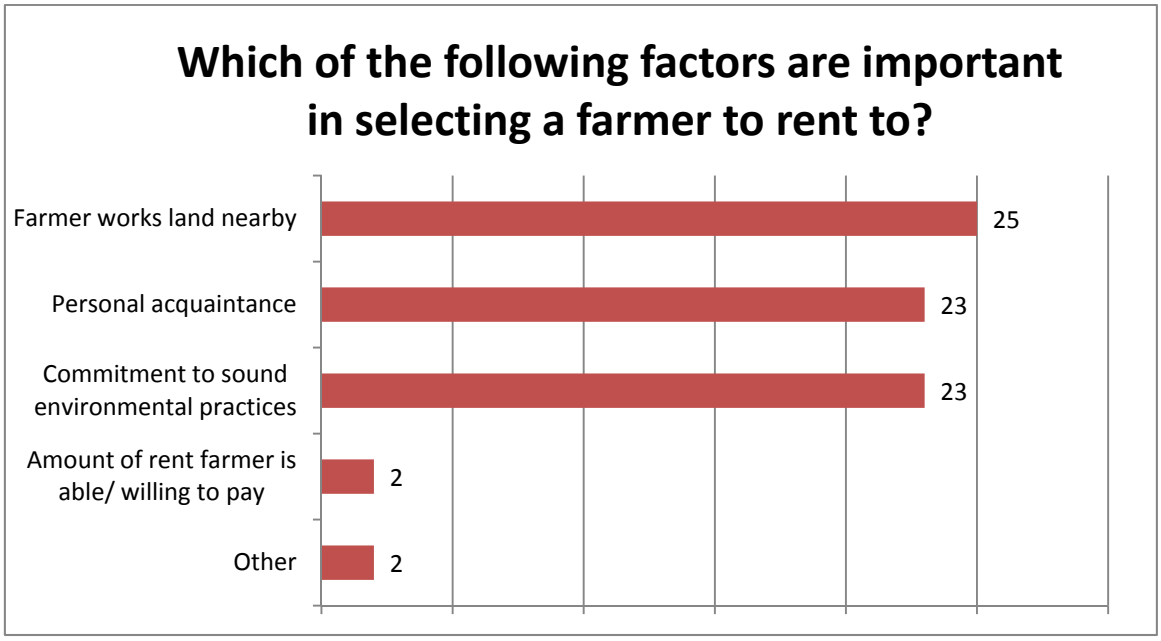
- Rick Burt
- Mark Stryker
- Brock Acres
- Albert and Bud Day
- Derick Moe
- Fesner
- Rogers Farms LLC
- Kent Johnson

The survey asked non-farmling 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 behing 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."

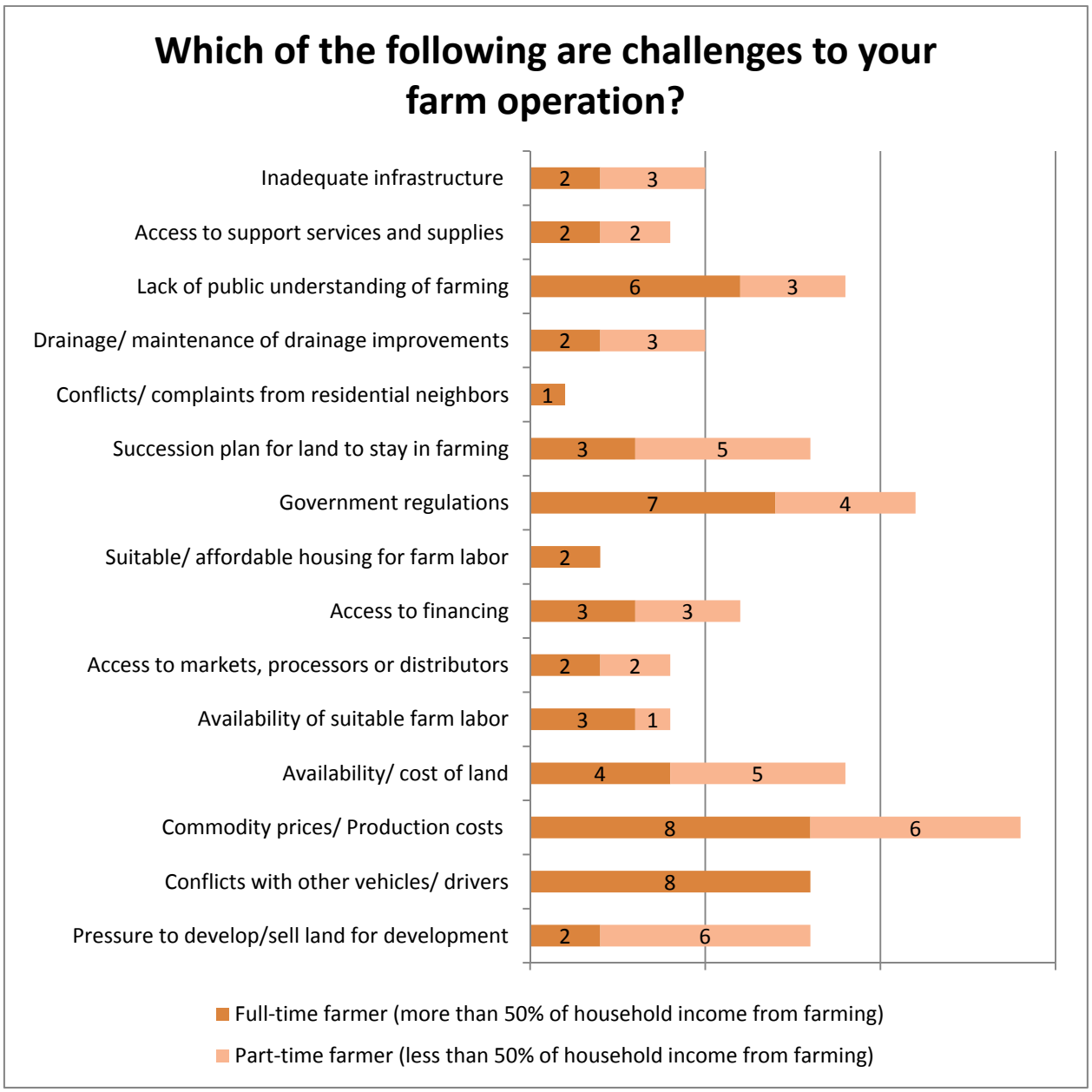


Among the 34 respondents who rent or lease their land to farmers, 20 have a written agreement and eight do not. (Six did not respond.) Twelve respondents place restrictions on farming practices on the land they rent to farmers, and nine do not.

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:

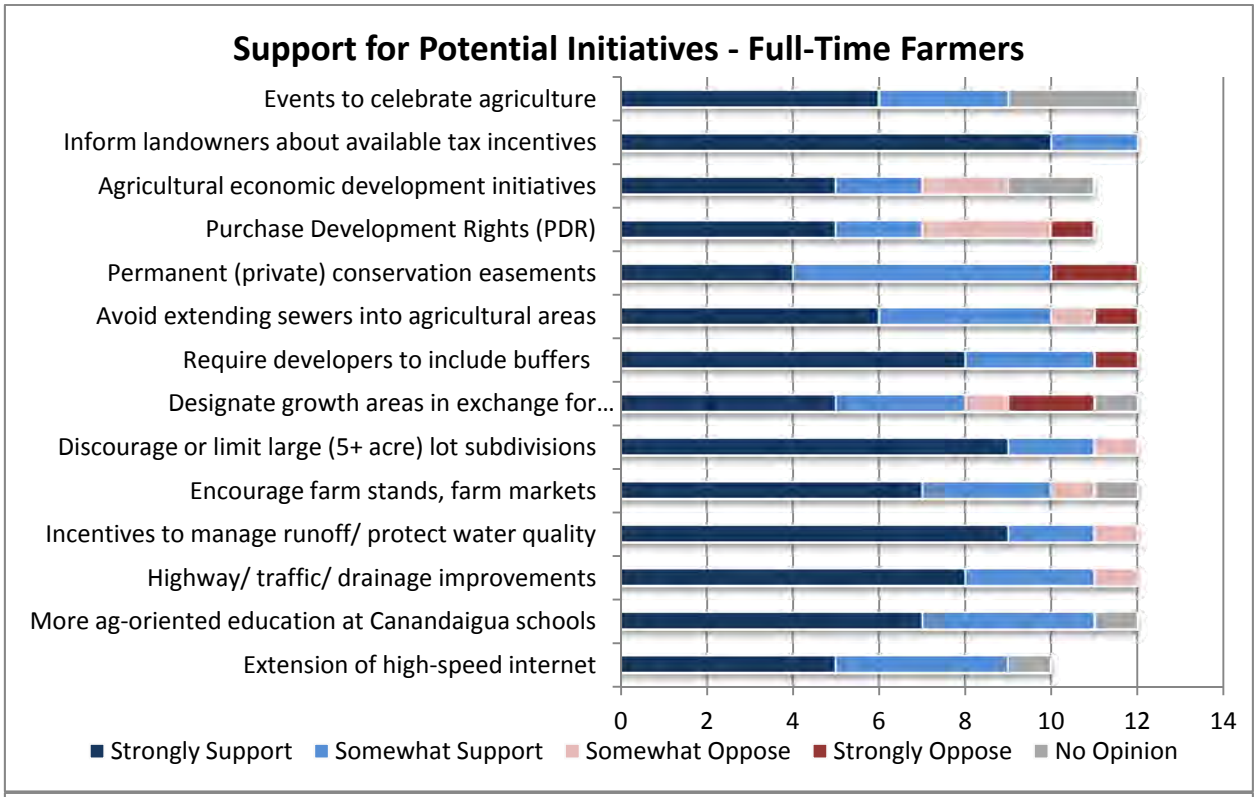
- Commodity prices/ Production costs
- Government regulations
- Availability/ Cost of land
- Government regulations
- Lack of public understanding
- Conflicts with other vehicles/ drivers when moving equipment on roads

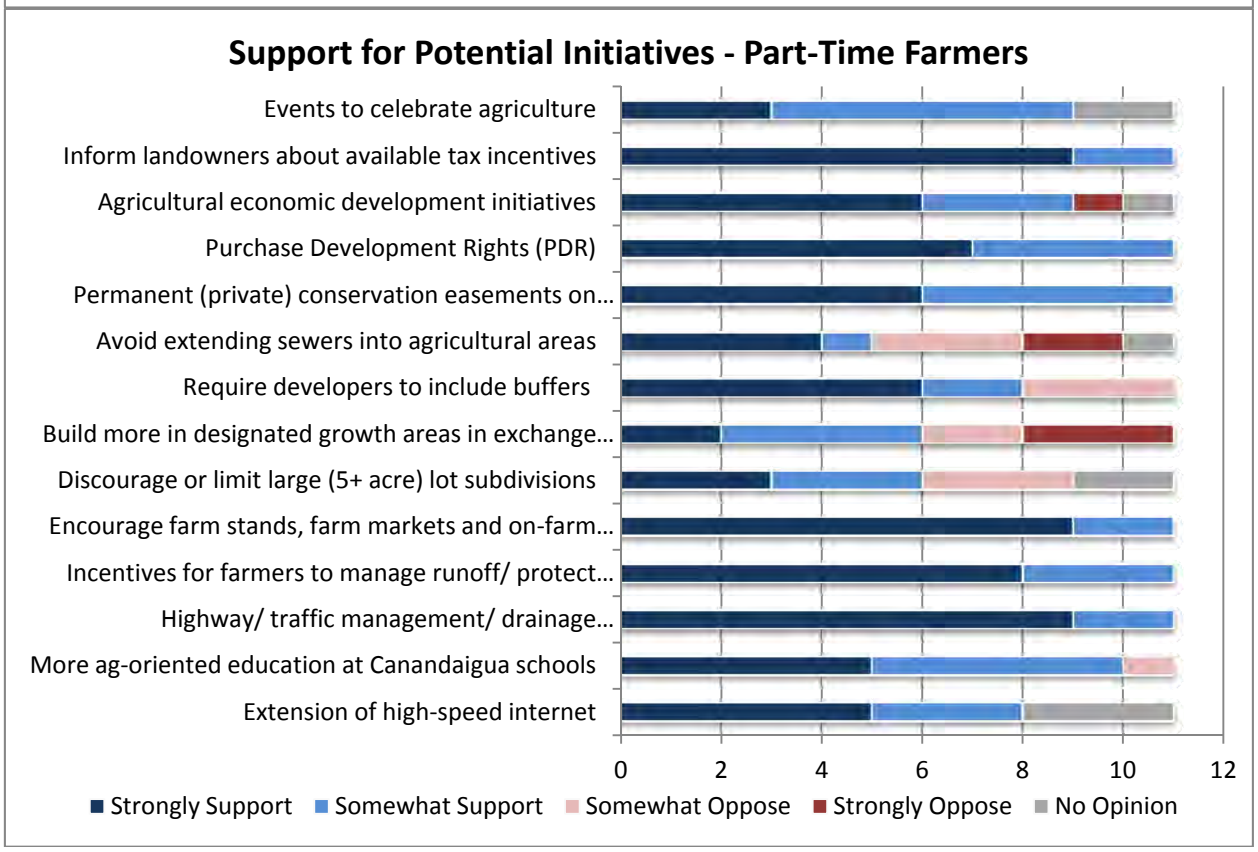


Support for potential initiatives

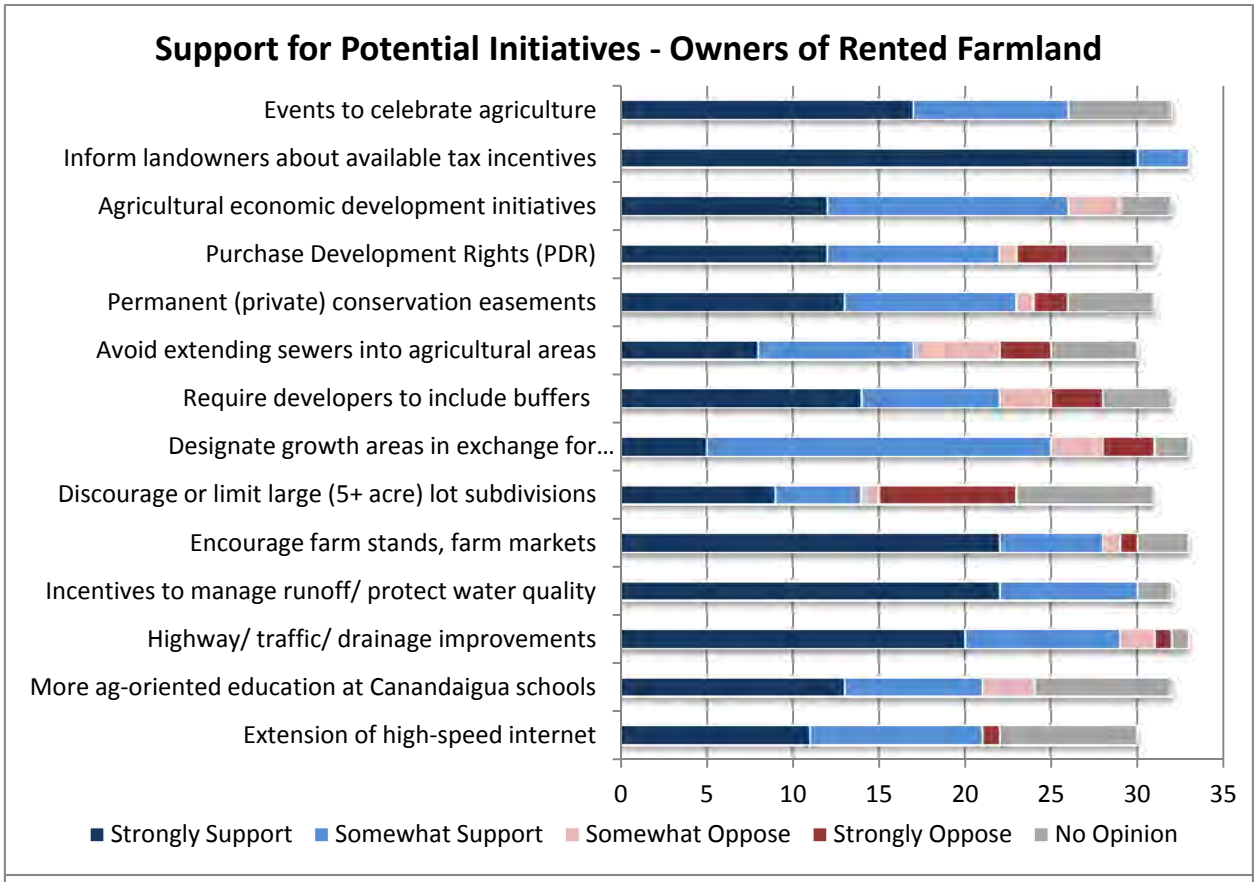
A majority of respondents support the potential actions identified in the survey. However, the extent of support varied. The chart below summarizes the extent of support expressed by each category of respondents by assigning the following weighting factors: Strongly Oppose = 1; Somewhat Oppose = 3; Somewhat 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.

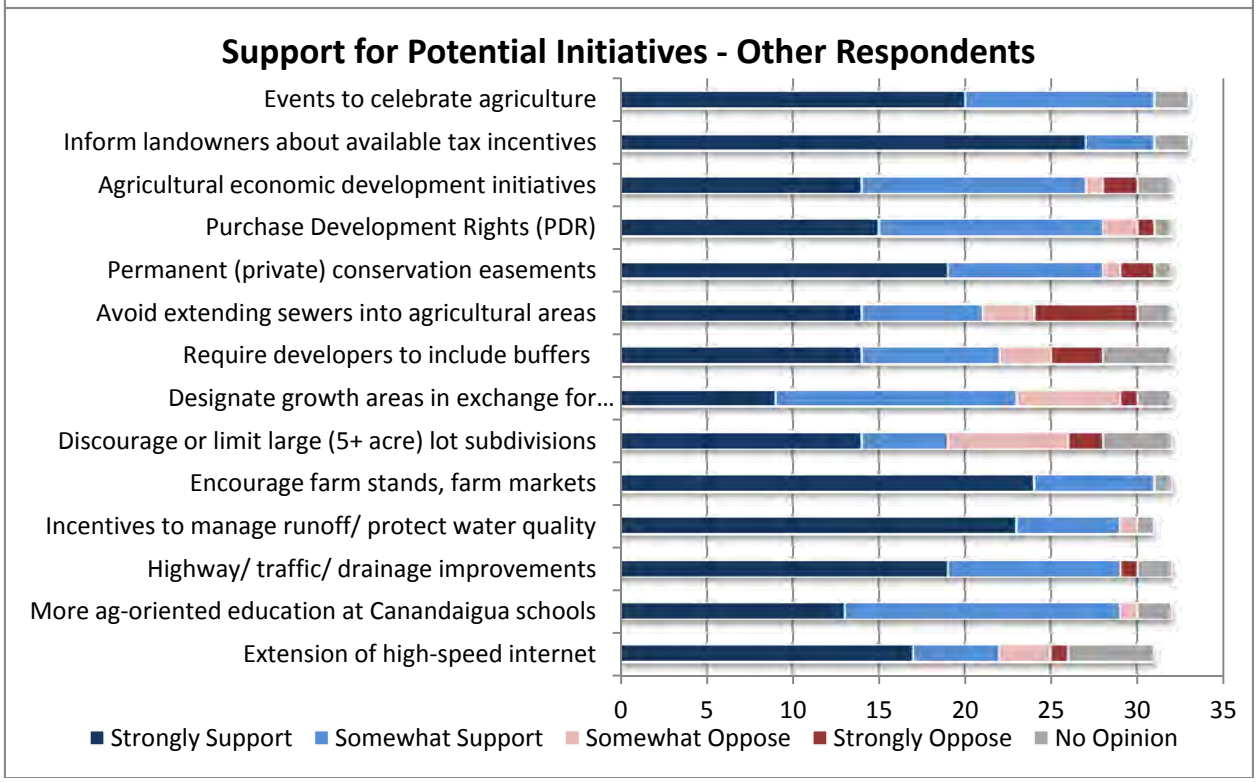
Farmland Owner Survey





Farmland Owner Survey





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

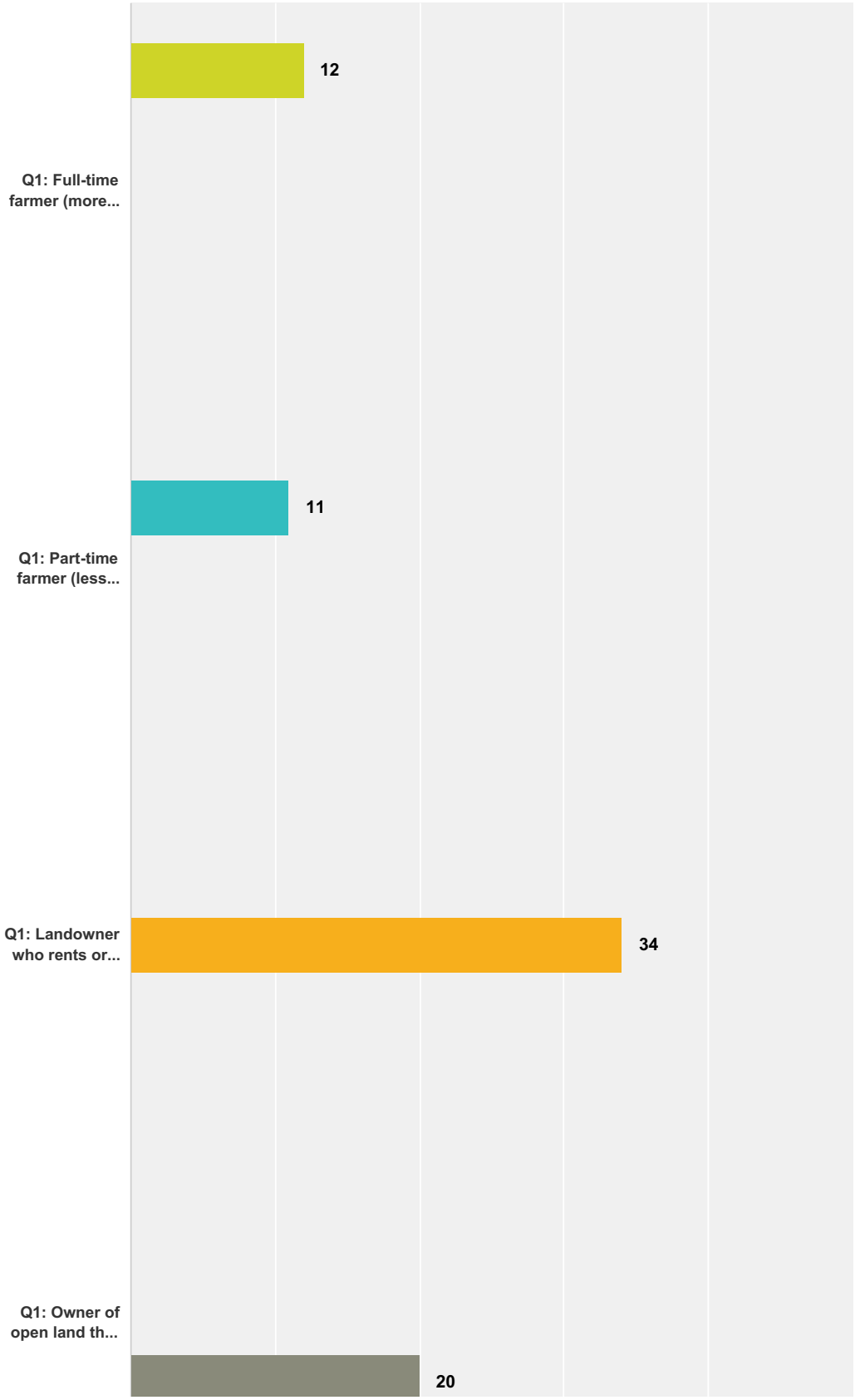
A minority of respondents expressed strong or moderate opposition to several of the potential actions that involve land use and development policies:

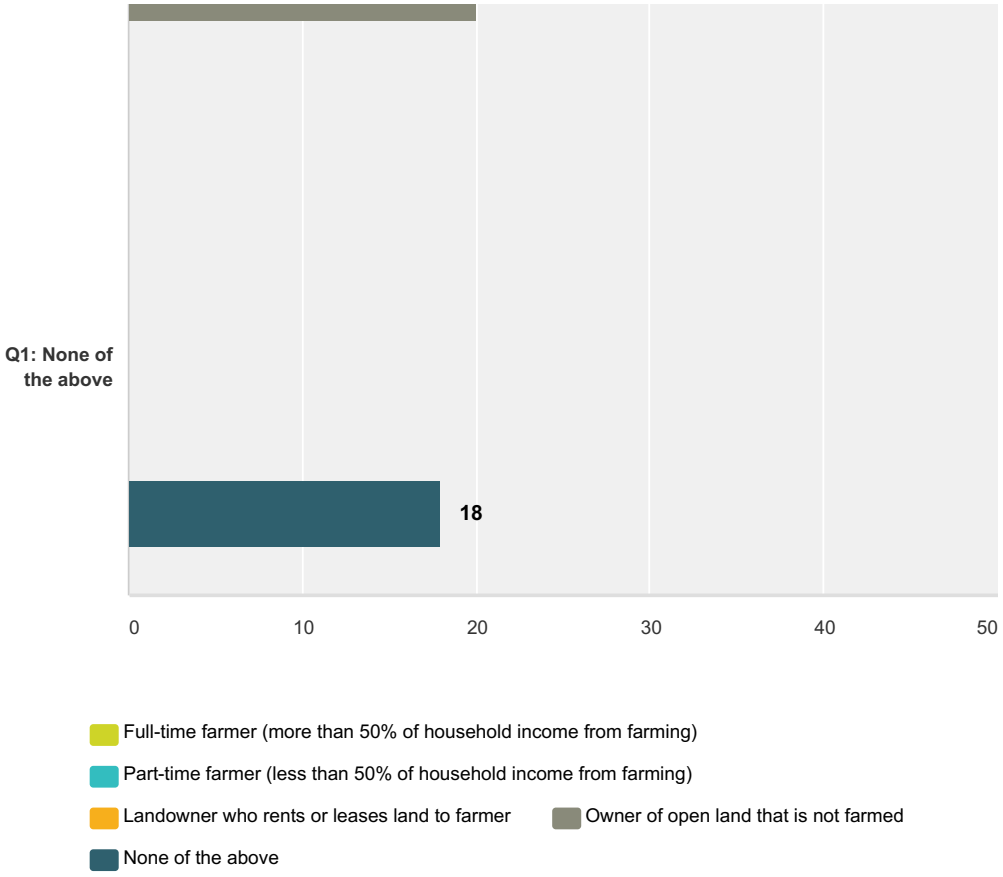
- Avoid extending sewers into agricultural areas
- Require developers to include buffers between new residential development and farmland
- Allow developers to build more (dwelling units/ commercial space) in designated growth areas in exchange for preserving farmland elsewhere (e.g., Padelford Brook 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





	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
Total Respondents	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

	There are no responses.	
#	**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**
	There are no responses.	
#	**Q1: Owner of open land that is not farmed**	**Date**
	There are no responses.	
#	**Q1: None of the above**	**Date**
1	Woodlands - 50 acres	4/4/2016 1:10 PM
2	wildlife habitat	4/1/2016 12:15 PM
3	Breed thorughbred 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
Total Respondents	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.	

#	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
Total Respondents	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**

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

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
#	**[In Canandaigua] Q1: None of the above**	**Date**
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
#	**[Elsewhere] Q1: Full-time farmer (more than 50% of household income from farming)**	**Date**
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
#	**[Elsewhere] Q1: Part-time farmer (less than 50% of household income from farming)**	**Date**
1	39	4/4/2016 10:58 AM
2	40	3/23/2016 11:20 AM
#	**[Elsewhere] Q1: Landowner who rents or leases land to farmer**	**Date**
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

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
Total Respondents	70	70

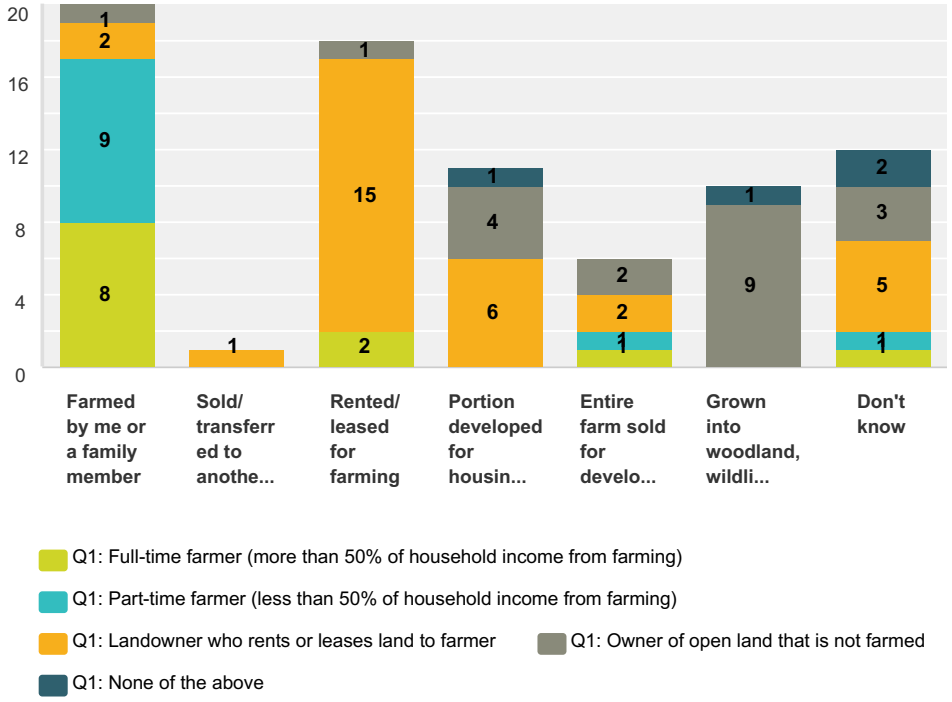
#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	75	4/1/2016 3:47 PM
2	8 generations	4/1/2016 12:22 PM
3	123	3/24/2016 2:17 PM
4	62	3/24/2016 10:05 AM
5	25 +	3/22/2016 5:29 PM
6	over 150	3/22/2016 3:19 PM
7	150	3/22/2016 1:16 PM
8	153	3/22/2016 12:59 PM
9	85	3/22/2016 11:15 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**

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

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
Total Respondents	12	11	31	20	4	78
Other (please specify)	**2**	**0**	**5**	**6**	**2**	15

#	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

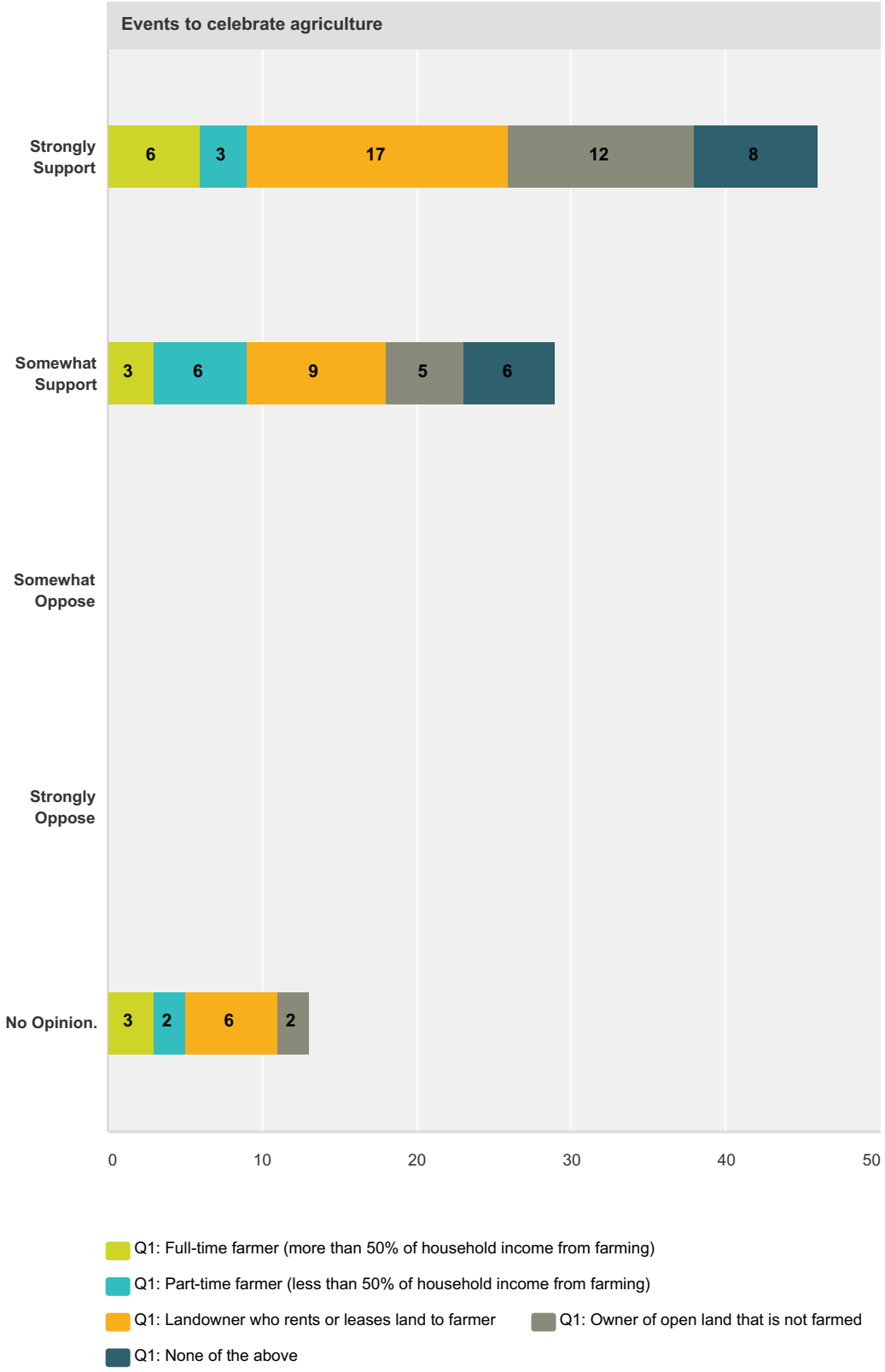
	Please comment:	Total
Q1: Full-time farmer (more than 50% of household income from farming)	**0.00%** 0	**0.00%** 0
Q1: Part-time farmer (less than 50% of household income from farming)	**100.00%** 2	**16.67%** 2
Q1: Landowner who rents or leases land to farmer	**100.00%** 5	**41.67%** 5
Q1: Owner of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

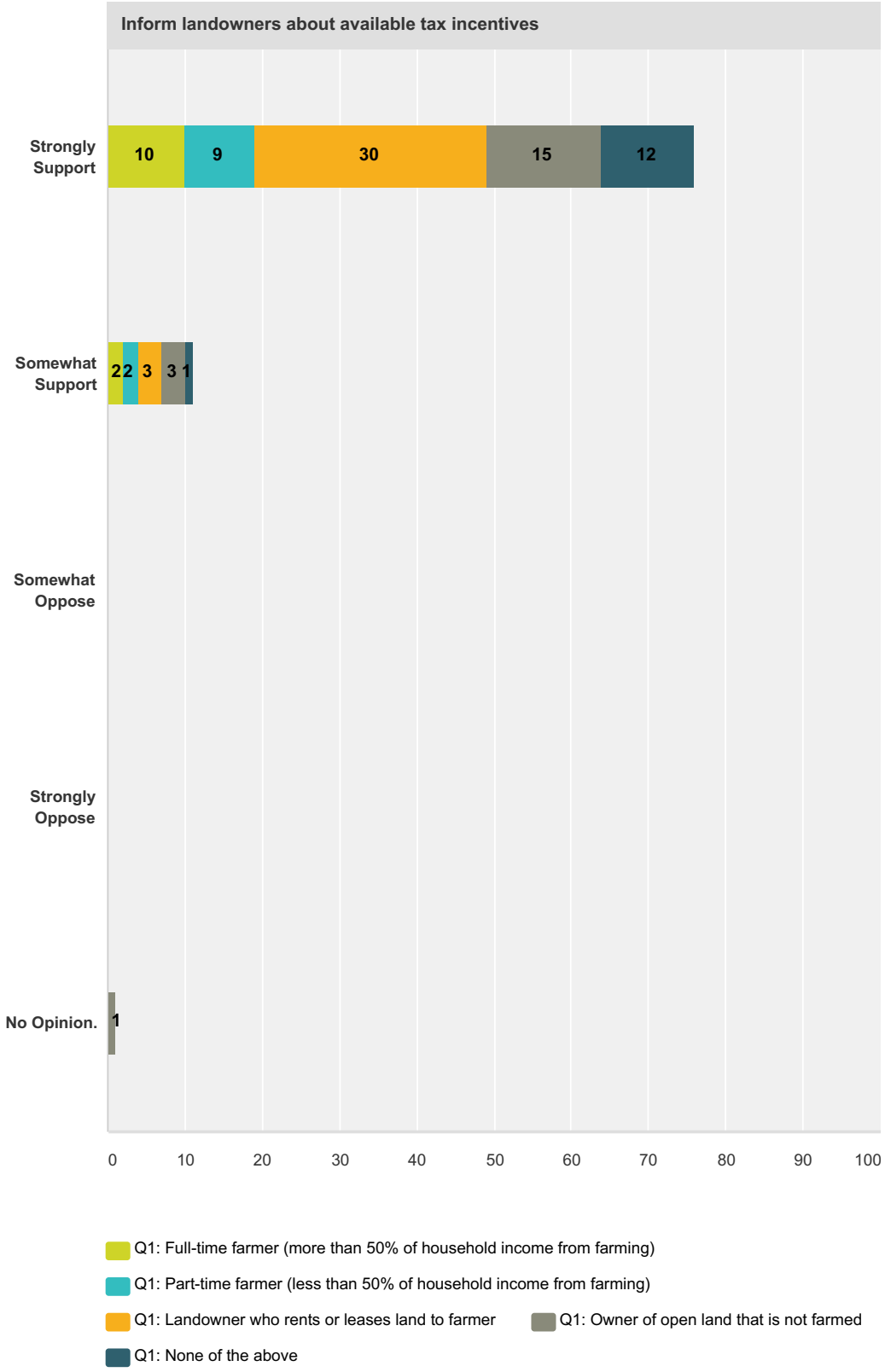
#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
	There are no responses.	
#	**Q1: Part-time farmer (less than 50% of household income from farming)**	**Date**
1	Why does D only allow one answer? some developed some woodland some farmed	3/28/2016 12:51 PM
2	A viable beef and 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

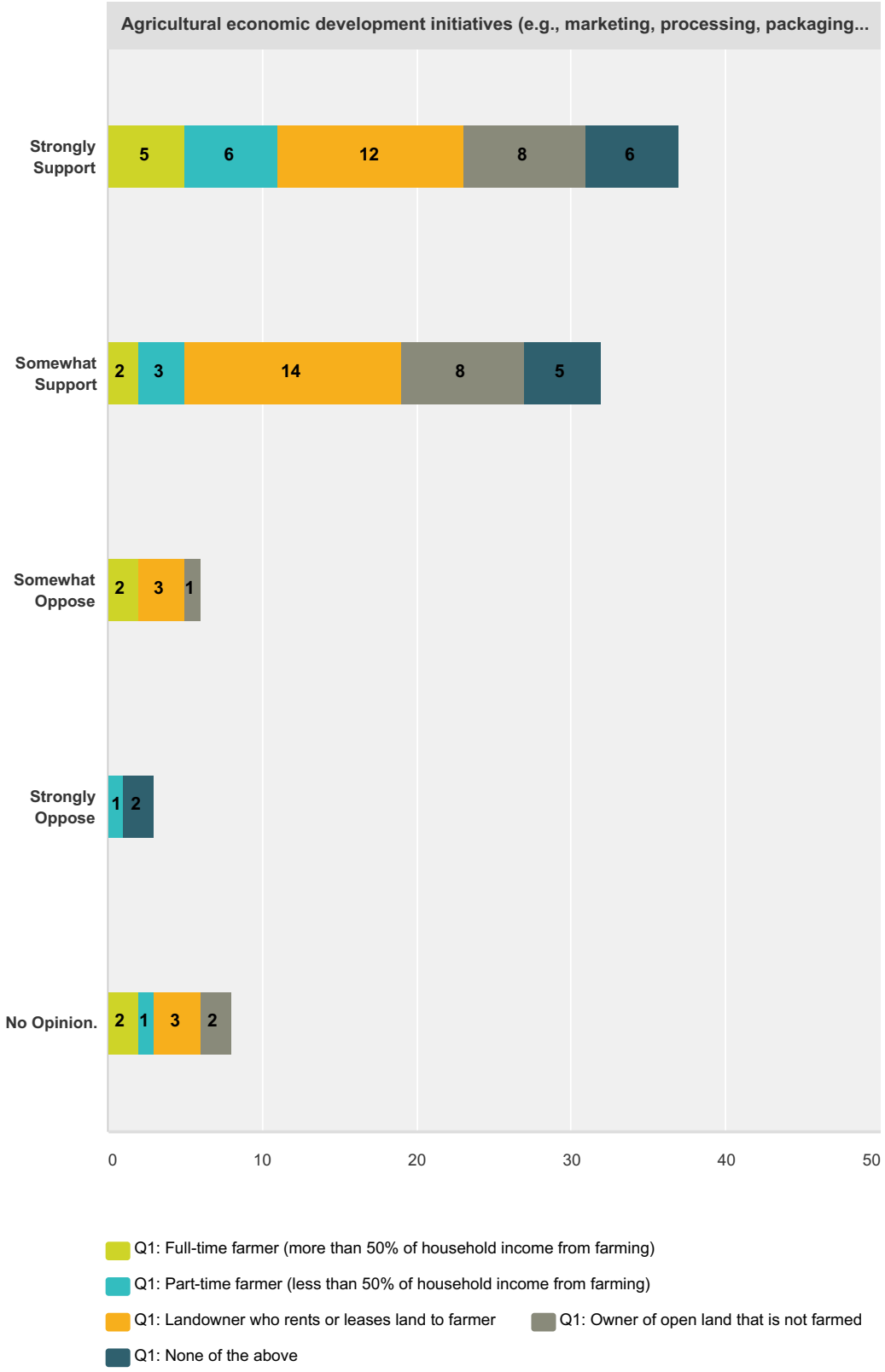
#	Q1: None of the above	Date
1	We live on Ketchum road in the town of Canandaigua and the majority of the land on our road is woodland and wildlife habitat and we would not be qualified to comment on the farmland survey	4/1/2016 12:15 PM

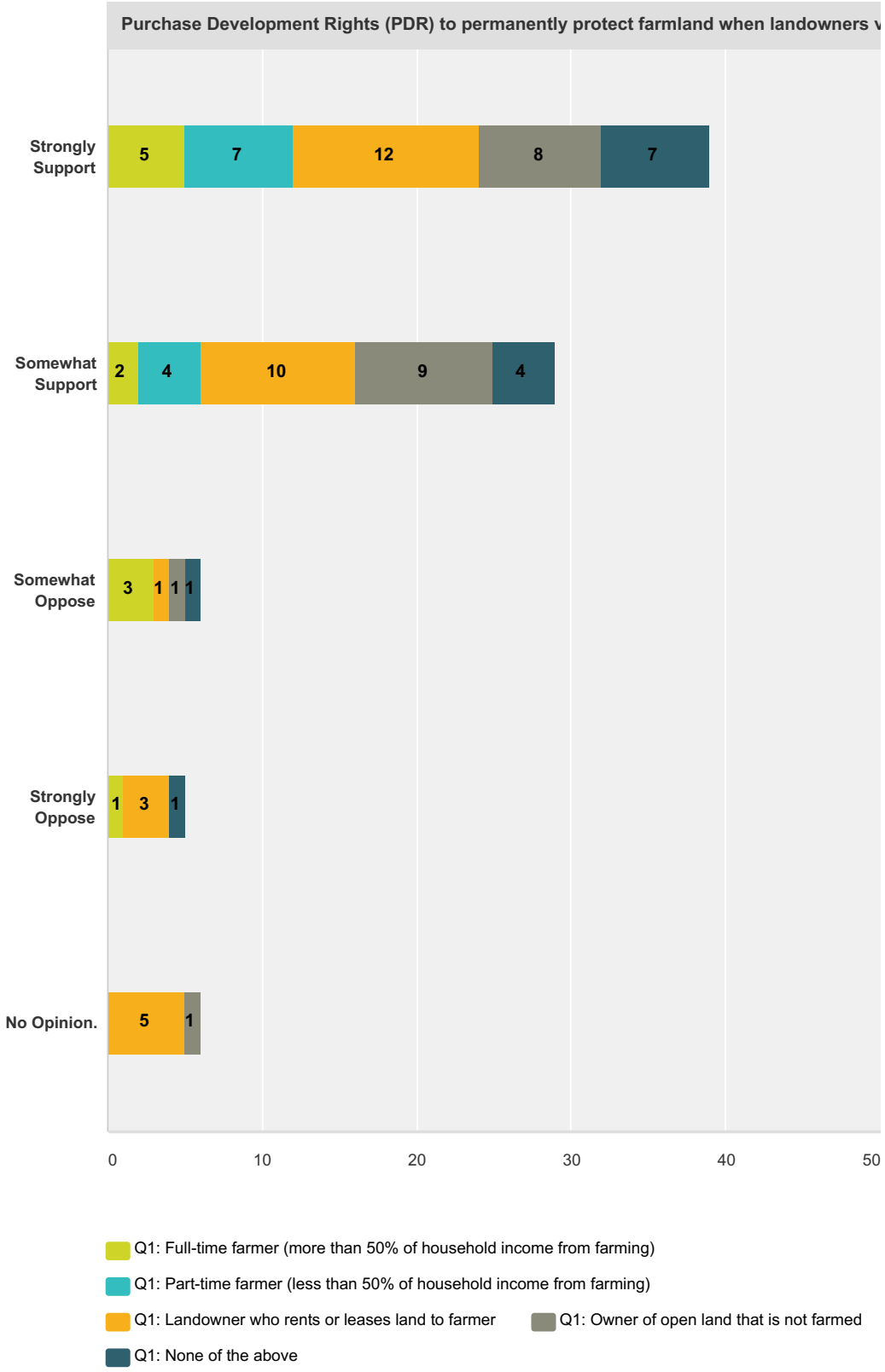
Q7 E. Please indicate whether or not you support the following approaches to enhance agriculture and retain farmland:

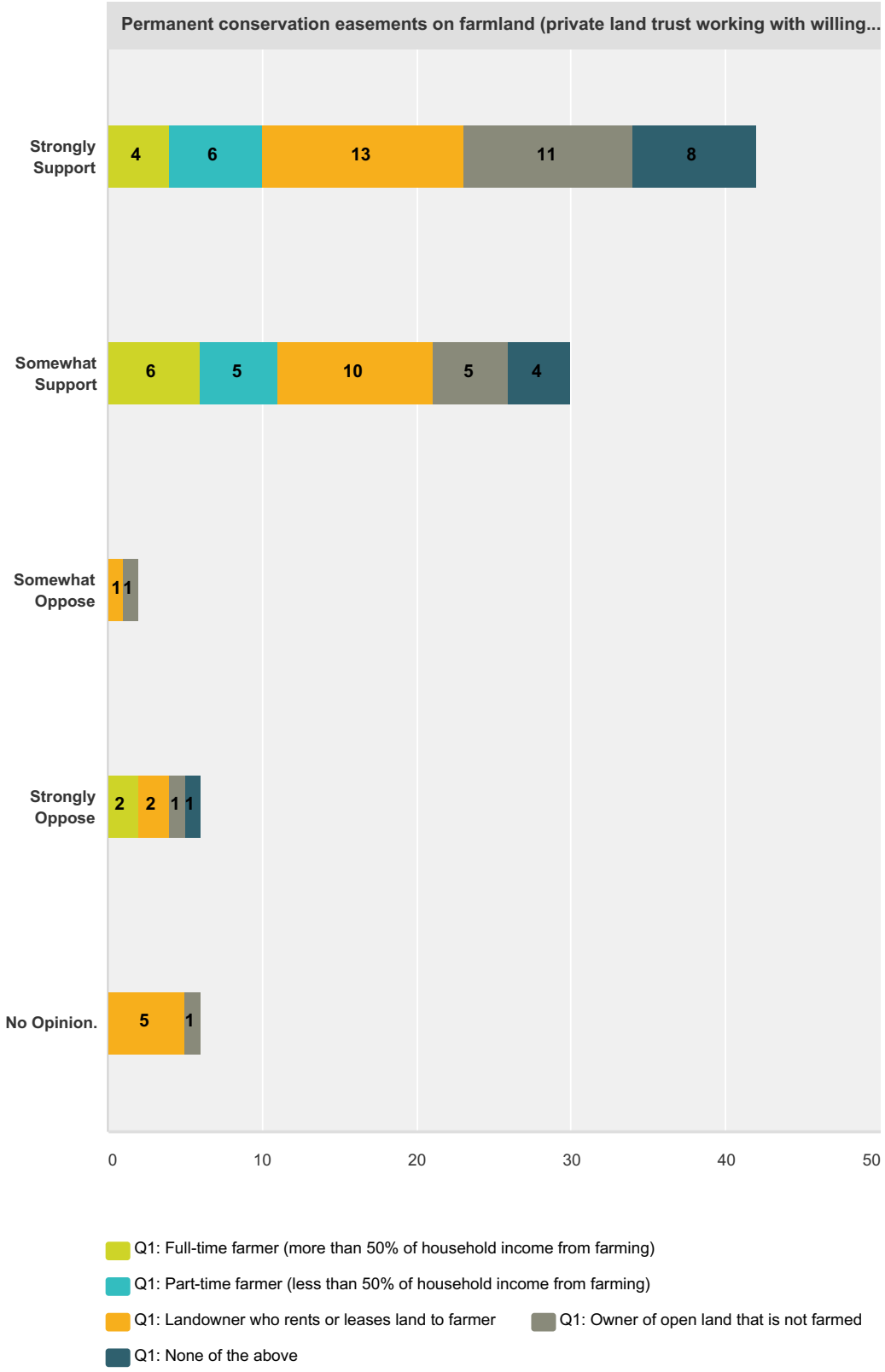
Answered: 89 Skipped: 6

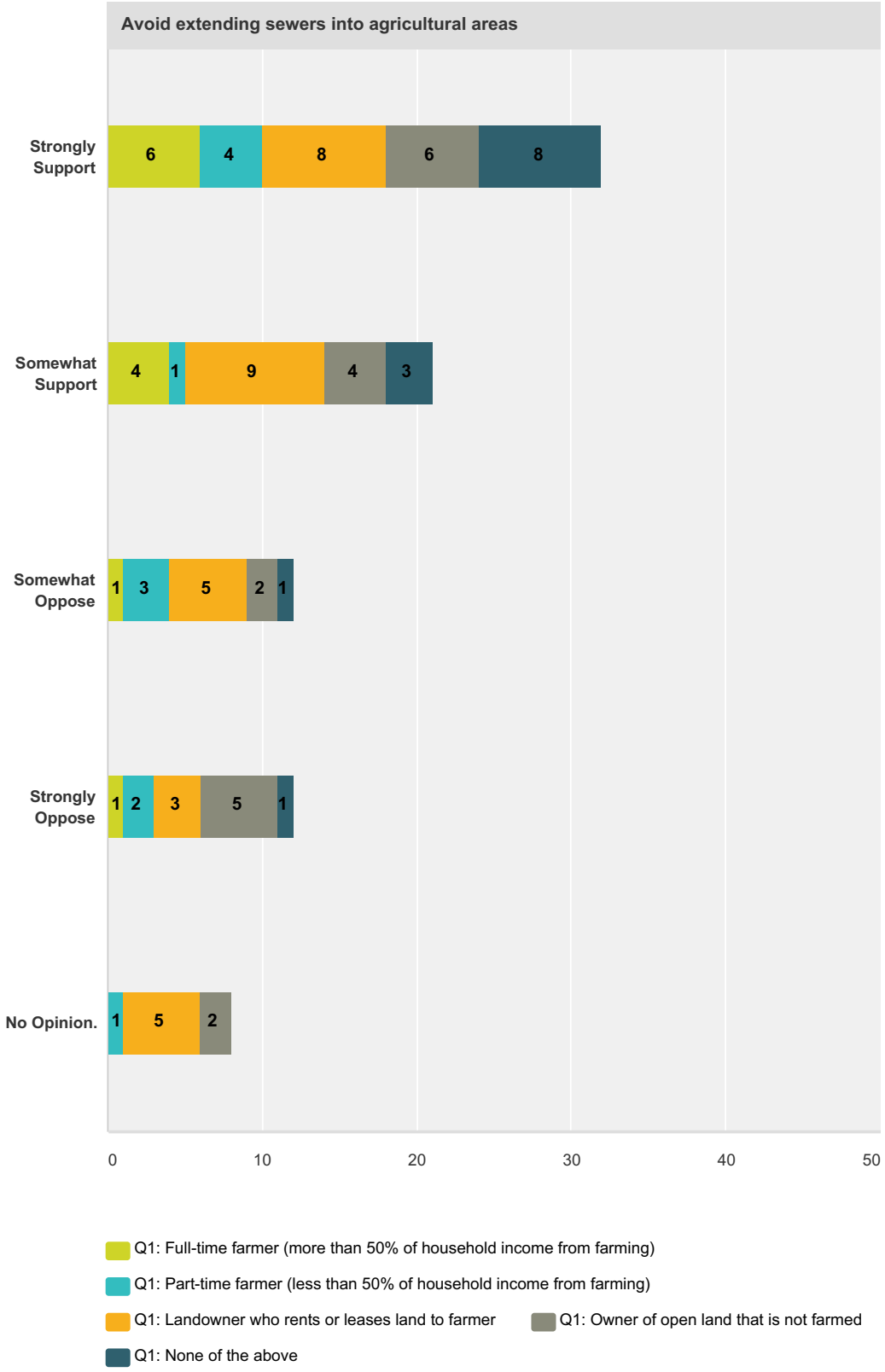

Events to celebrate agriculture
Strongly Support
6
3
17
12
8
Somewhat Support
3
6
9
5
6
Somewhat Oppose
Strongly Oppose
No Opinion.
3
2
6
2
0
10
20
30
40
50
Q1: Full-time farmer (more than 50% of household income from farming)
Q1: Part-time farmer (less than 50% of household income from farming)
Q1: Landowner who rents or leases land to farmer
Q1: Owner of open land that is not farmed
Q1: None of the above

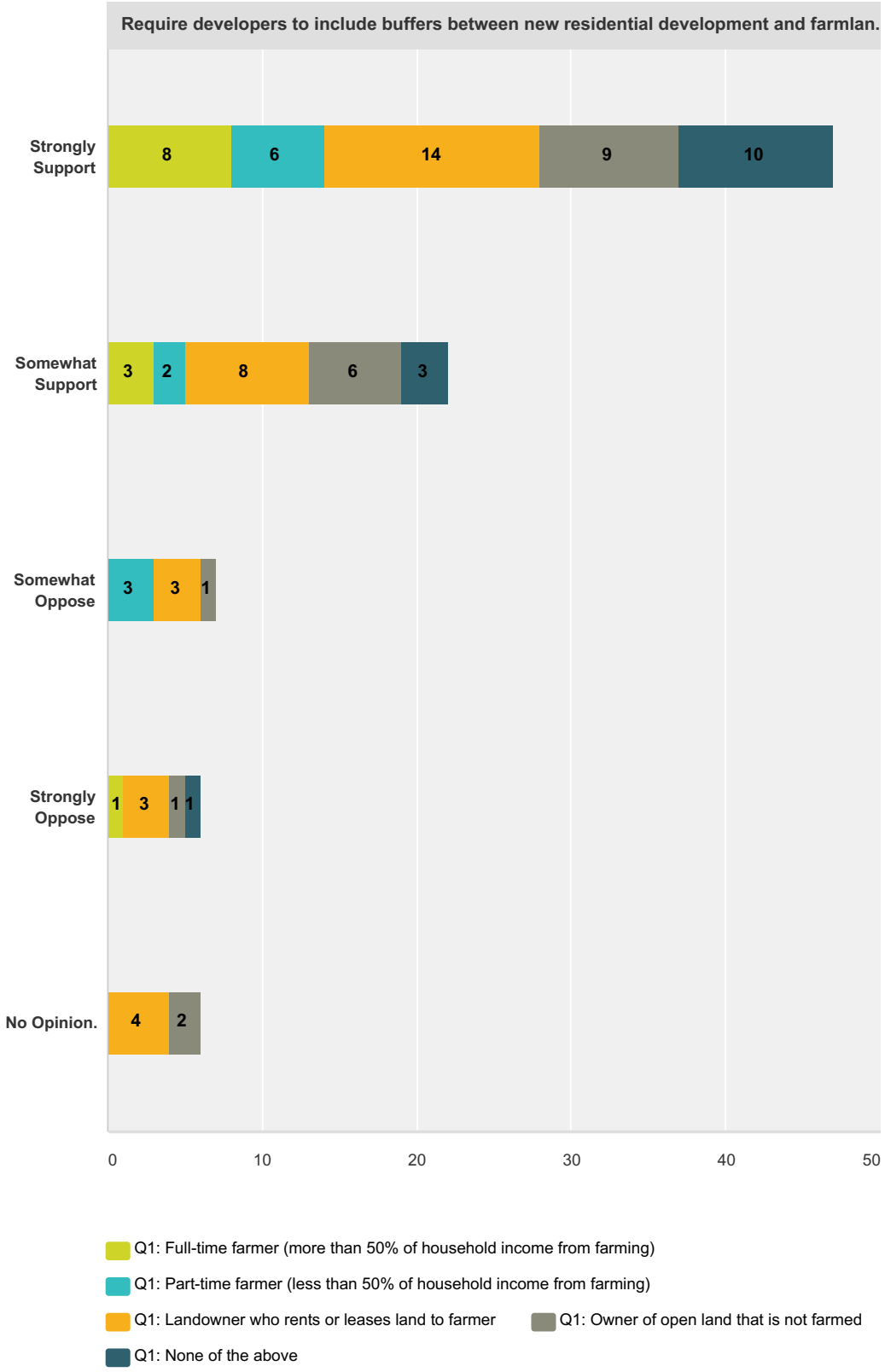

Inform landowners about available tax incentives
Strongly Support
10
9
30
15
12
Somewhat Support
2
2
3
3
1
Somewhat Oppose
Strongly Oppose
No Opinion.
1
0
10
20
30
40
50
60
70
80
90
100
Q1: Full-time farmer (more than 50% of household income from farming)
Q1: Part-time farmer (less than 50% of household 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

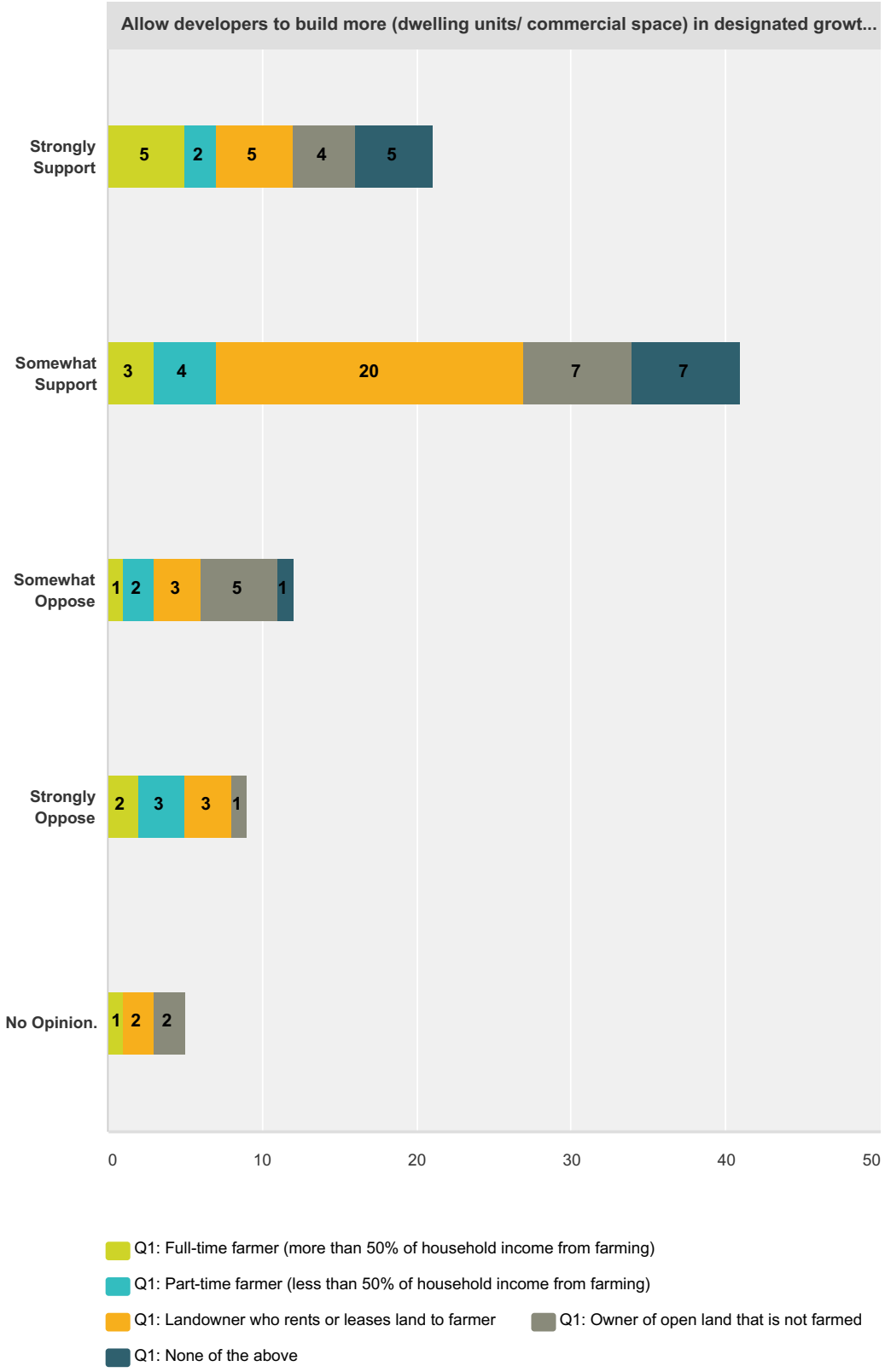

Agricultural economic development initiatives (e.g., marketing, processing, packaging...
Strongly Support
5
6
12
8
6
Somewhat Support
2
3
14
8
5
Somewhat Oppose
2
3
1
Strongly Oppose
1
2
No Opinion.
2
1
3
2
0
10
20
30
40
50
Q1: Full-time farmer (more than 50% of household income from farming)
Q1: Part-time 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

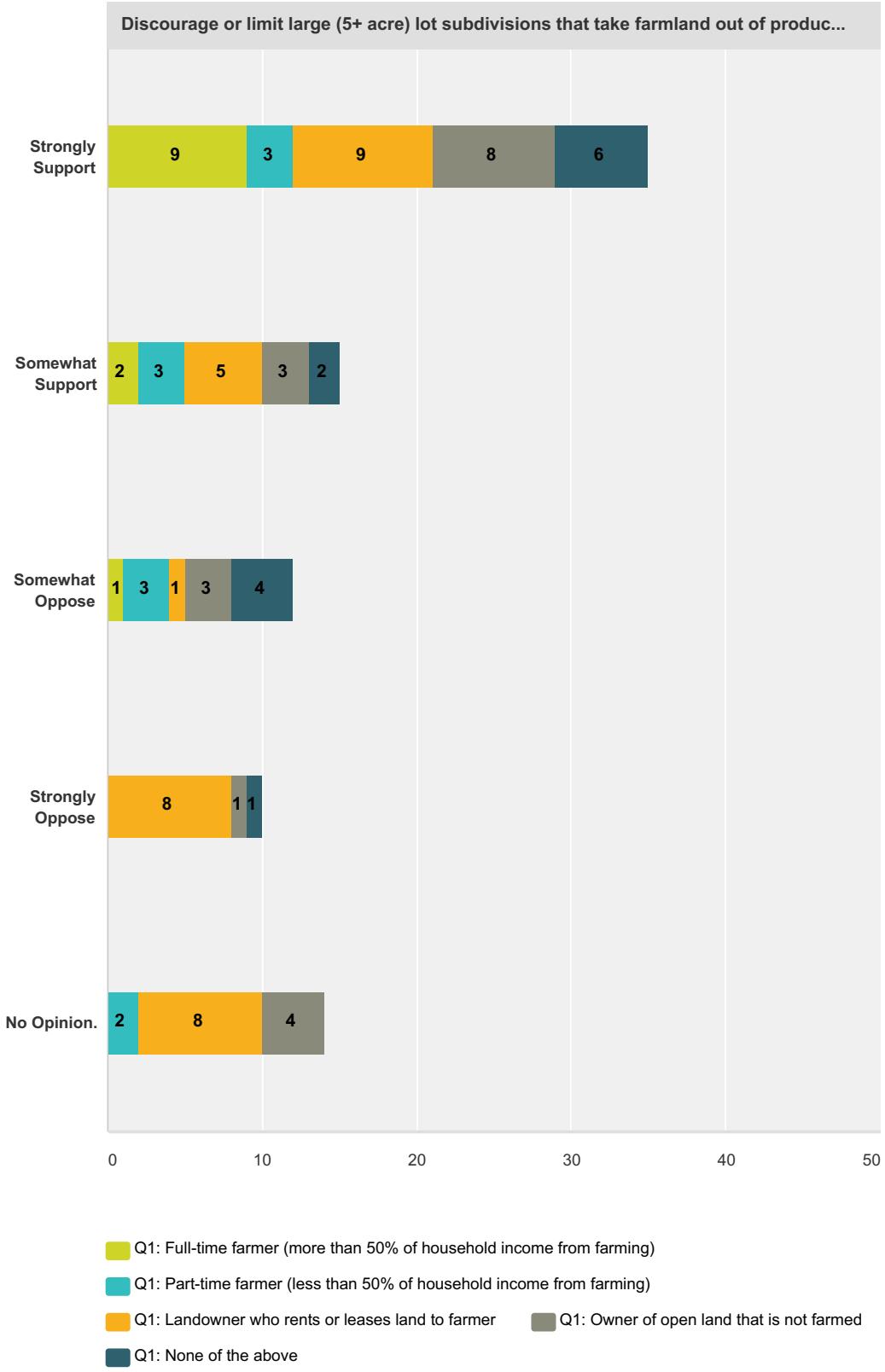

Purchase Development Rights (PDR) to permanently protect farmland when landowners v
Strongly Support
5
7
12
8
7
Somewhat Support
2
4
10
9
4
Somewhat Oppose
3
1
1
1
Strongly Oppose
1
3
1
No Opinion.
5
1
0
10
20
30
40
50
Q1: Full-time farmer (more than 50% of household income from farming)
Q1: Part-time 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

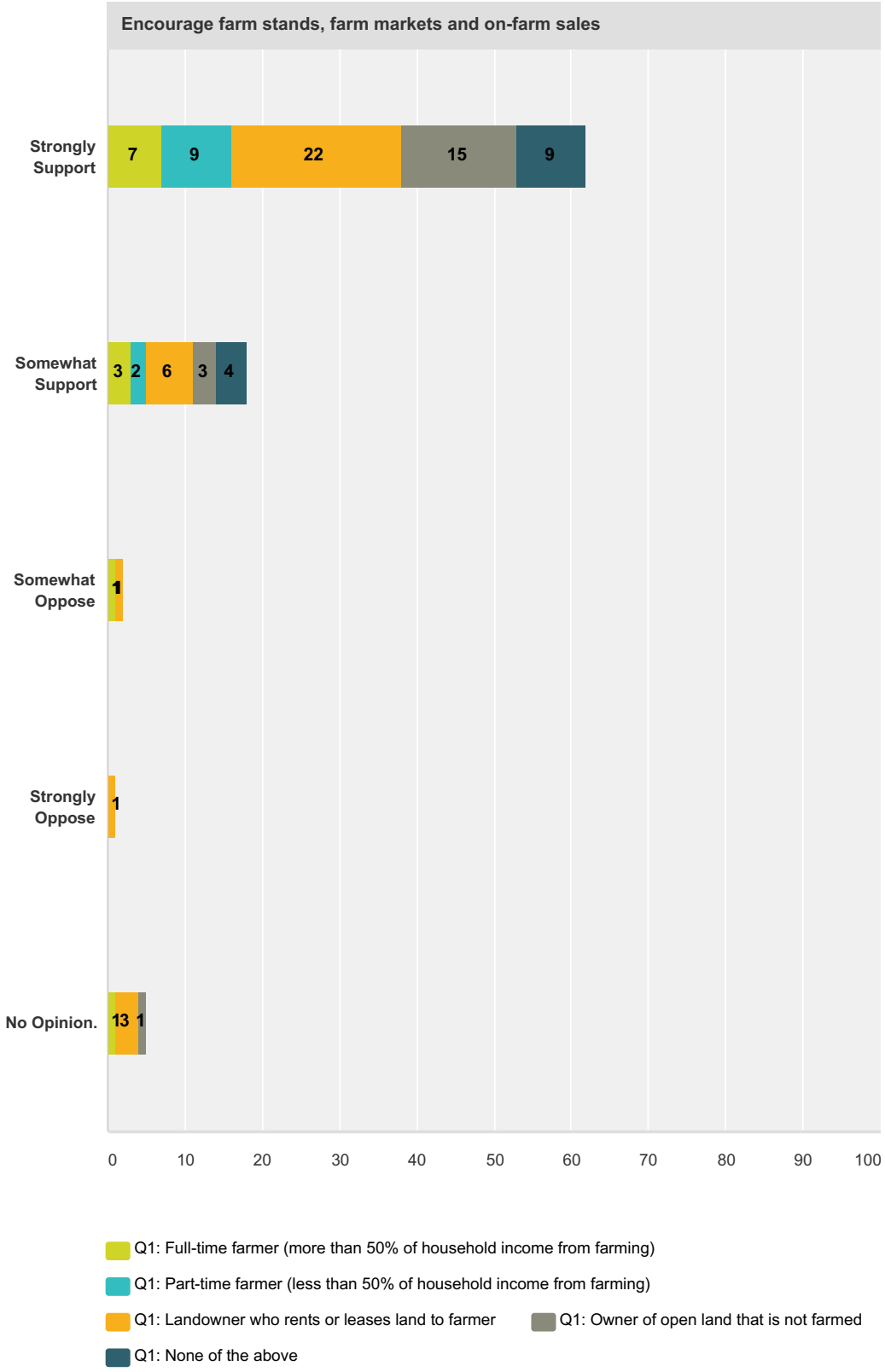

Permanent conservation easements on farmland (private land trust working with willing...
Strongly Support
4
6
13
11
8
Somewhat Support
6
5
10
5
4
Somewhat Oppose
1
1
Strongly Oppose
2
2
1
1
No Opinion.
5
1
0
10
20
30
40
50
Q1: Full-time farmer (more than 50% of household income from farming)
Q1: Part-time 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

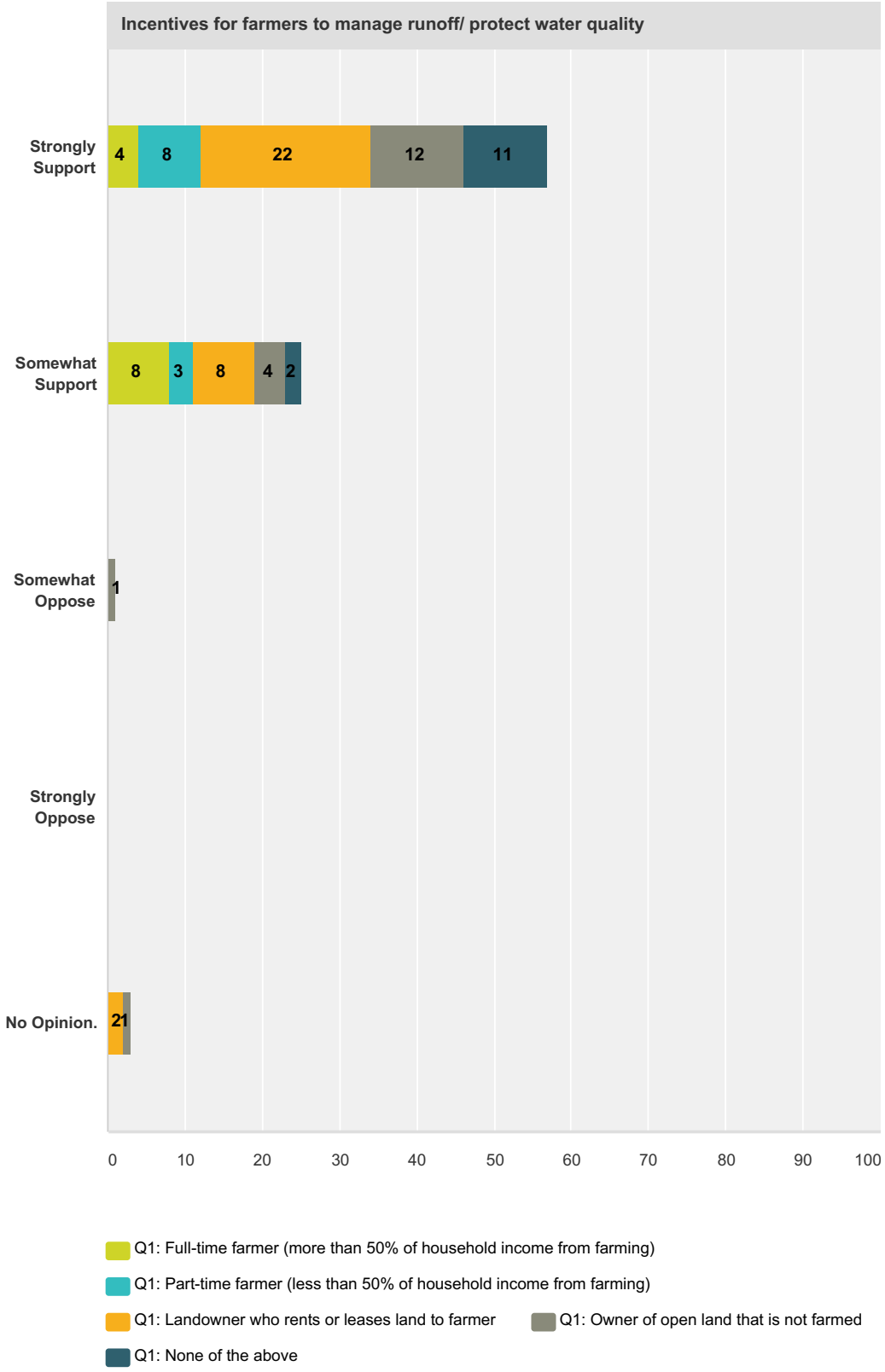

Avoid extending sewers into agricultural areas
Strongly Support
6
4
8
6
8
Somewhat Support
4
1
9
4
3
Somewhat Oppose
1
3
5
2
1
Strongly Oppose
1
2
3
5
1
No Opinion.
1
5
2
0
10
20
30
40
50
Q1: Full-time farmer (more than 50% of household income from farming)
Q1: Part-time farmer (less than 50% of household 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

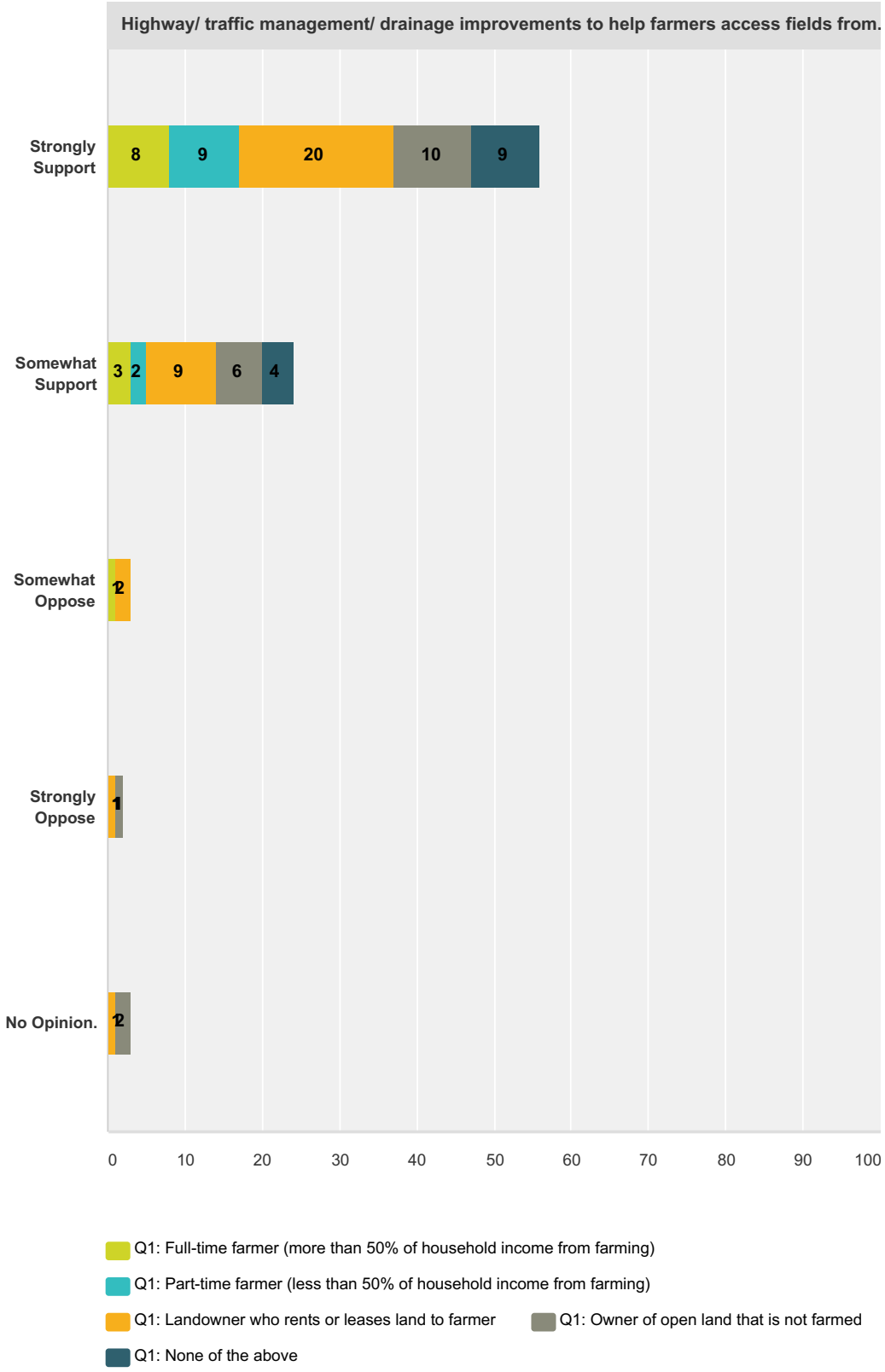

Require developers to include buffers between new residential development and farmlan.
Strongly Support
8
6
14
9
10
Somewhat Support
3
2
8
6
3
Somewhat Oppose
3
3
1
Strongly Oppose
1
3
1
1
No Opinion.
4
2
0
10
20
30
40
50
Q1: Full-time farmer (more than 50% of household income from farming)
Q1: Part-time 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

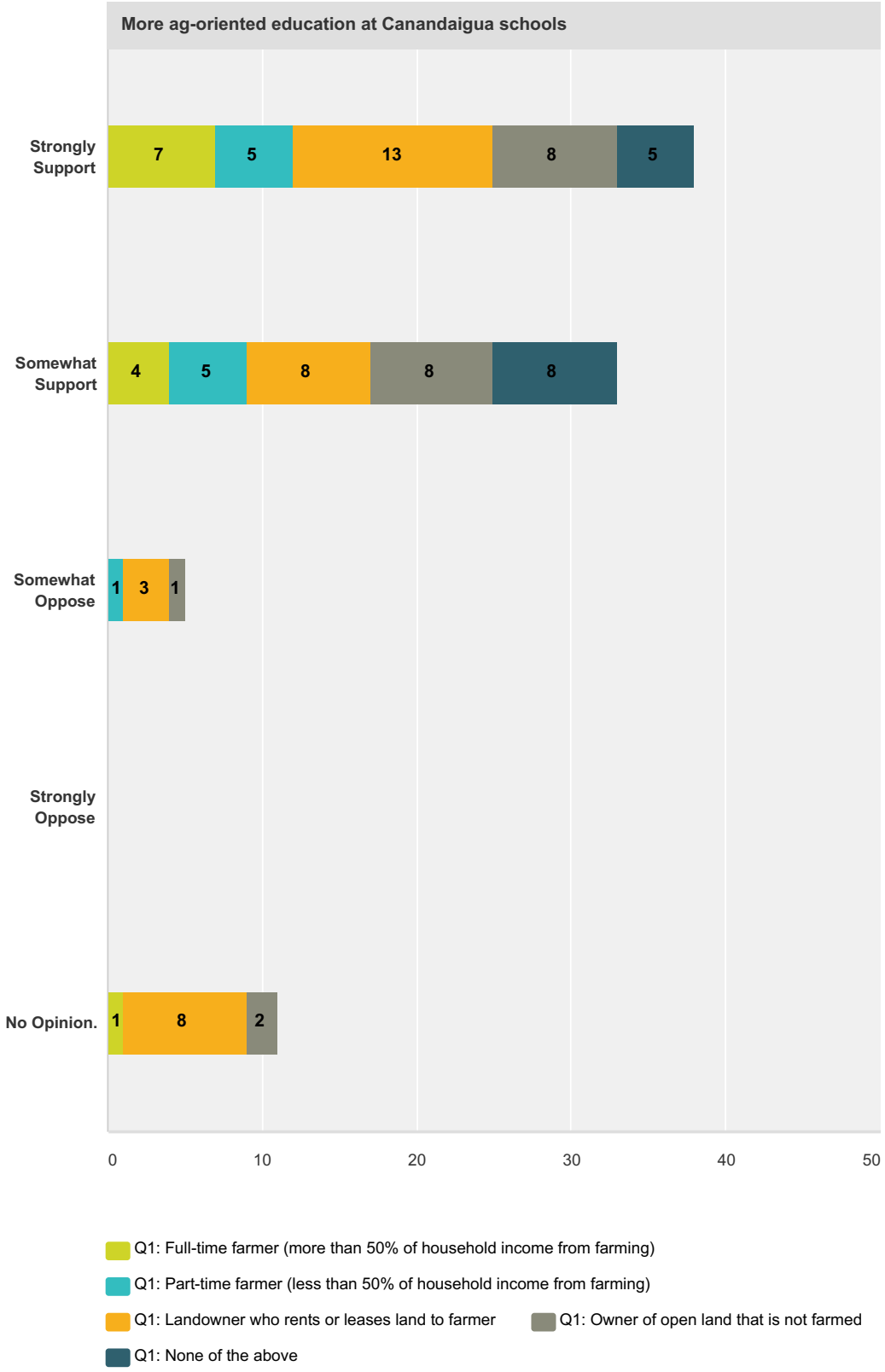

Allow developers to build more (dwelling units/ commercial space) in designated growt...
Strongly Support
5
2
5
4
5
Somewhat Support
3
4
20
7
7
Somewhat Oppose
1
2
3
5
1
Strongly Oppose
2
3
3
1
No Opinion.
1
2
2
0
10
20
30
40
50
Q1: Full-time farmer (more than 50% of household income from farming)
Q1: 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

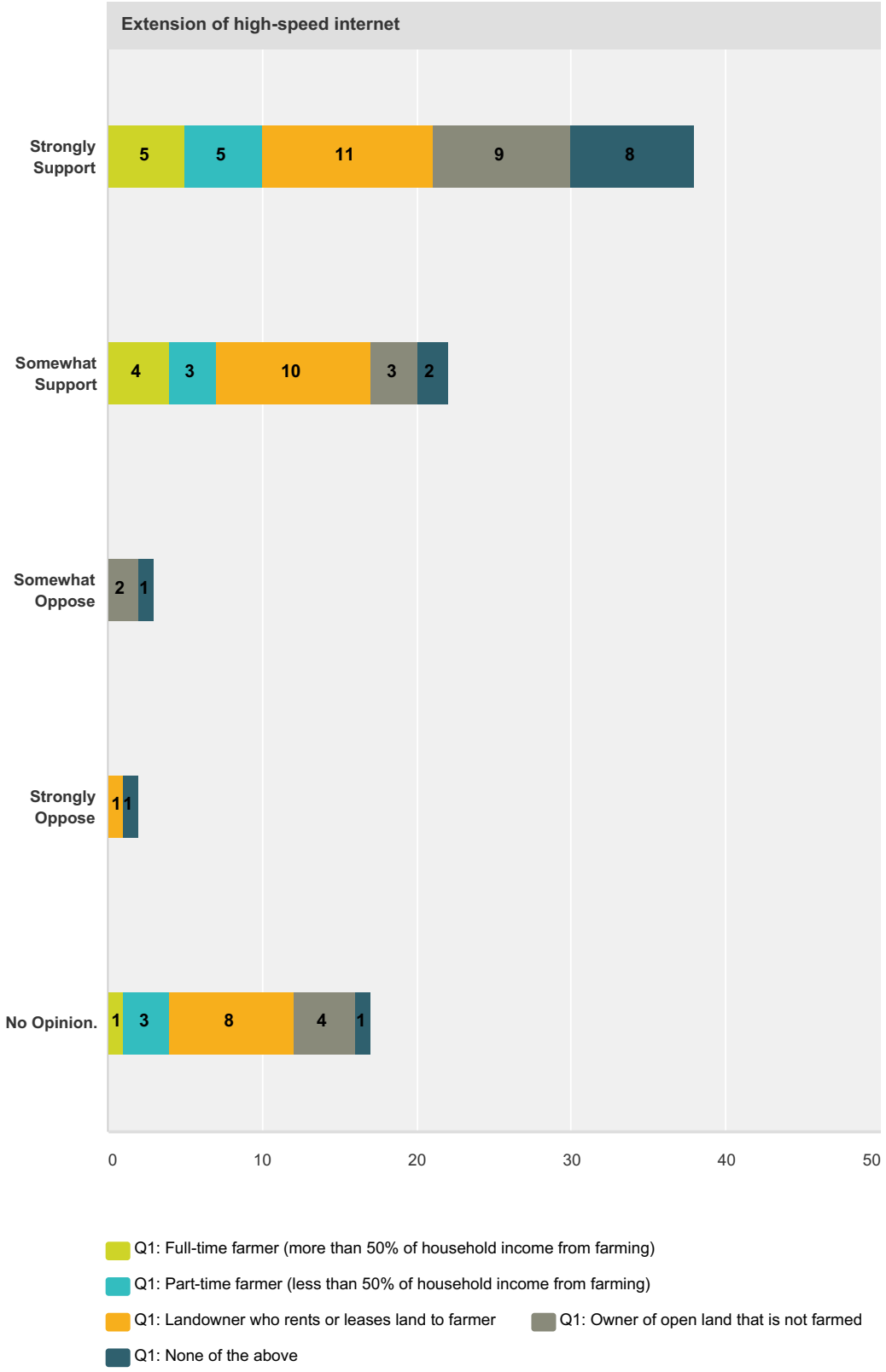

Discourage or limit large (5+ acre) lot subdivisions that take farmland out of produc...
Strongly Support
9
3
9
8
6
Somewhat Support
2
3
5
3
2
Somewhat Oppose
1
3
1
3
4
Strongly Oppose
8
1
1
No Opinion.
2
8
4
0
10
20
30
40
50
Q1: Full-time farmer (more than 50% of household income from farming)
Q1: Part-time 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


Encourage farm stands, farm markets and on-farm sales
Strongly Support
7
9
22
15
9
Somewhat Support
3
2
6
3
4
Somewhat Oppose
1
Strongly Oppose
1
No Opinion.
13
1
0
10
20
30
40
50
60
70
80
90
100
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


Incentives for farmers to manage runoff/ protect water quality
Strongly Support
4
8
22
12
11
Somewhat Support
8
3
8
4
2
Somewhat Oppose
1
Strongly Oppose
No Opinion.
21
0
10
20
30
40
50
60
70
80
90
100
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


Highway/ traffic management/ drainage improvements to help farmers access fields from.
Strongly Support
8
9
20
10
9
Somewhat Support
3
2
9
6
4
Somewhat Oppose
1
2
Strongly Oppose
1
No Opinion.
1
2
0
10
20
30
40
50
60
70
80
90
100
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


More ag-oriented education at Canandaigua schools
Strongly Support
7
5
13
8
5
Somewhat Support
4
5
8
8
8
Somewhat Oppose
1
3
1
Strongly Oppose
No Opinion.
1
8
2
0
10
20
30
40
50
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



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

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

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)

	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

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

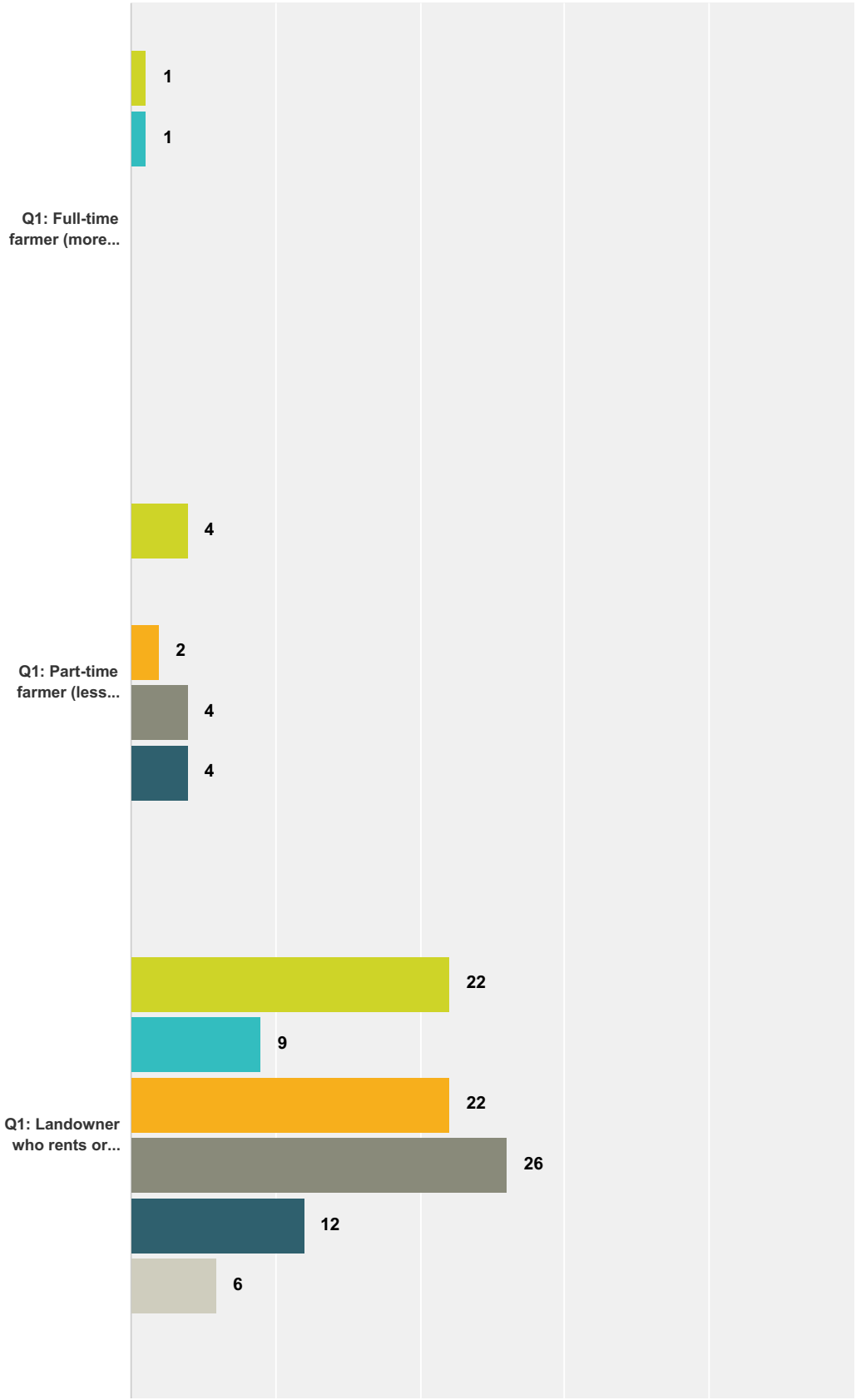
	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Strongly Support	**13.16%** 5	**13.16%** 5	**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

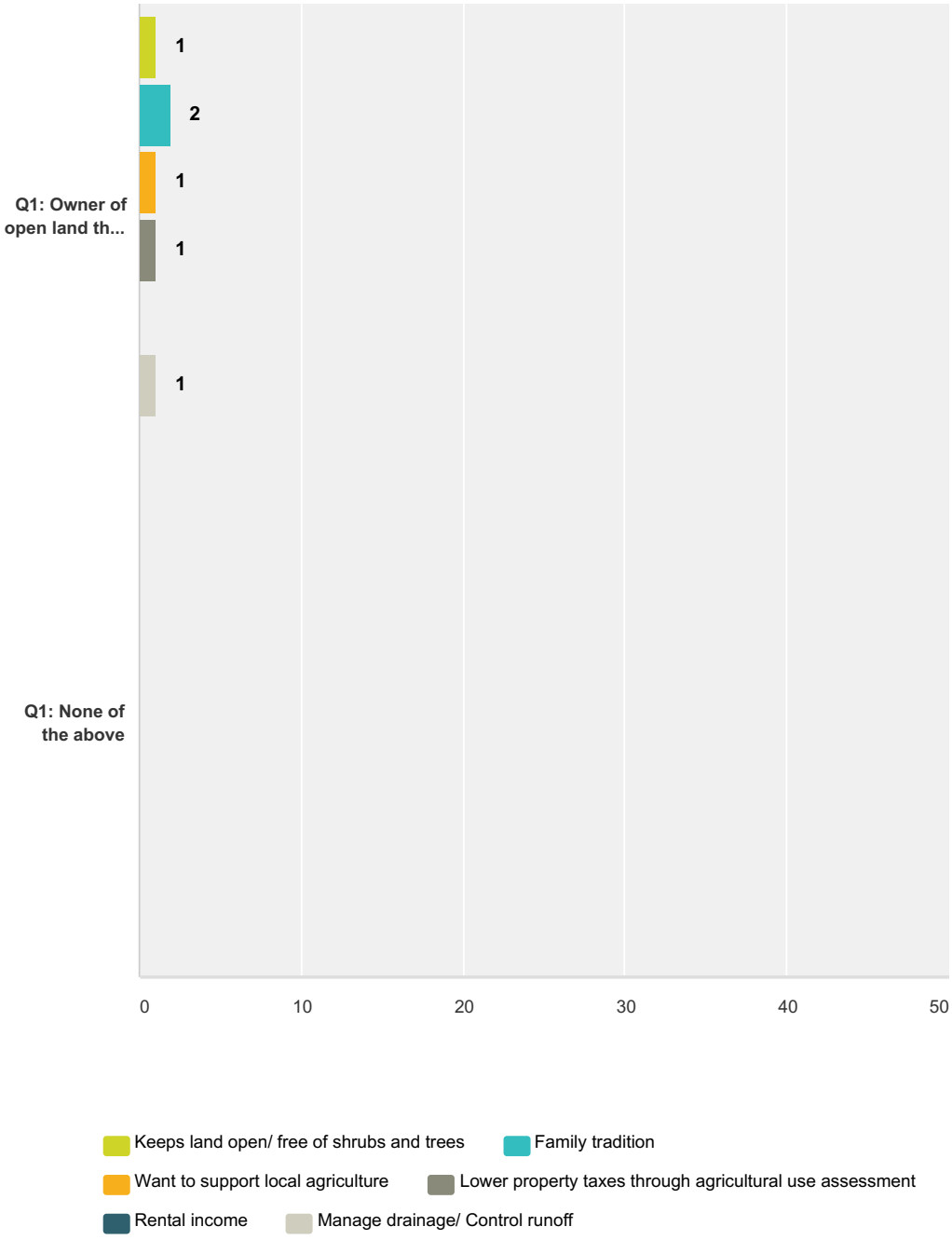
	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Other	**0**	**1**	**5**	**2**	**1**	9

#	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





	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

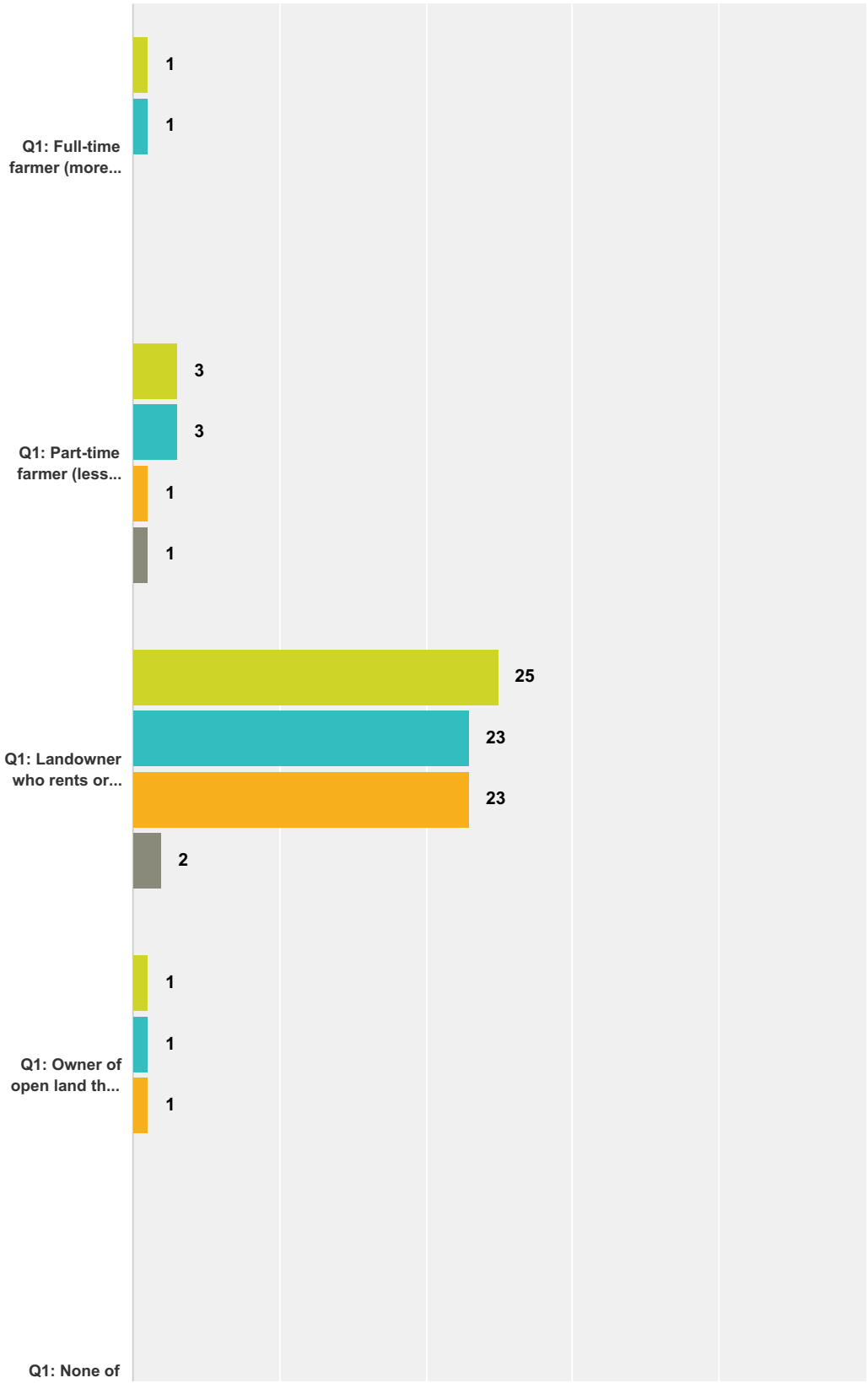
Q1: None of the above	**0.00%** 0	**0.00%** 0	**0.00%** 0	**0.00%** 0	**0.00%** 0	**0.00%** 0	**0.00%** 0
Total Respondents	28	12	25	31	16	7	41

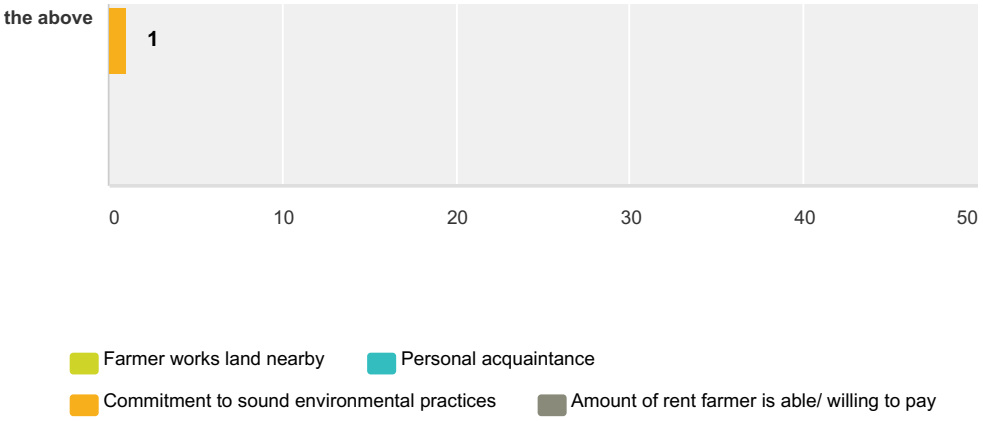
	Other (please specify)	**Total**
Q1: Full-time farmer (more than 50% of household income from farming)	1	1
Q1: Part-time farmer (less than 50% of household income from farming)	0	0
Q1: Landowner who rents or leases land to farmer	4	4
Q1: Owner of open land that is not farmed	1	1
Q1: None of the above	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





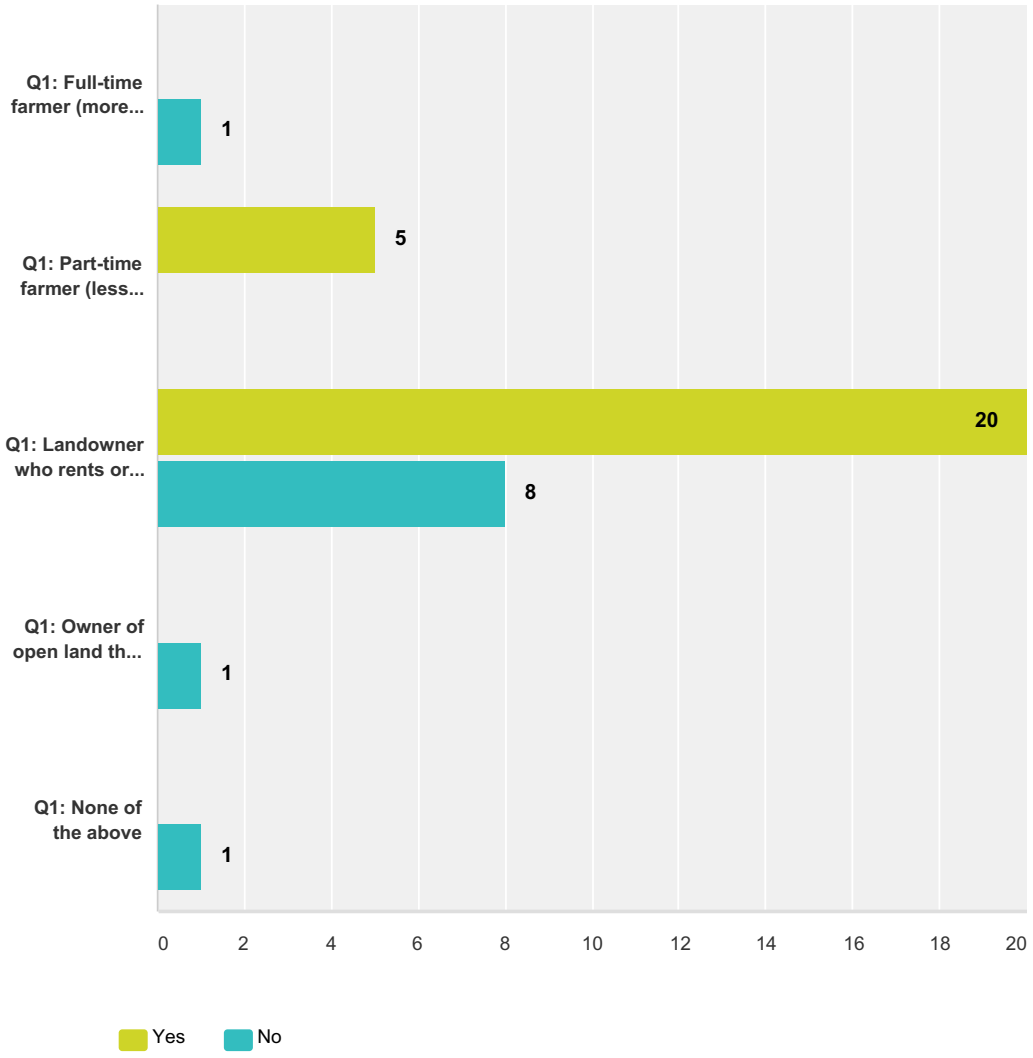
	Farmer works land nearby	Personal acquaintance	Commitment to sound environmental practices	Amount of rent farmer is able/ willing to pay	Total
Q1: Full-time farmer (more than 50% of household income from farming)	**100.00%** 1	**100.00%** 1	**0.00%** 0	**0.00%** 0	**4.88%** 2
Q1: Part-time farmer (less 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
Total Respondents	30	28	26	3	41

	Other	Total
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	Resoponsible	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?

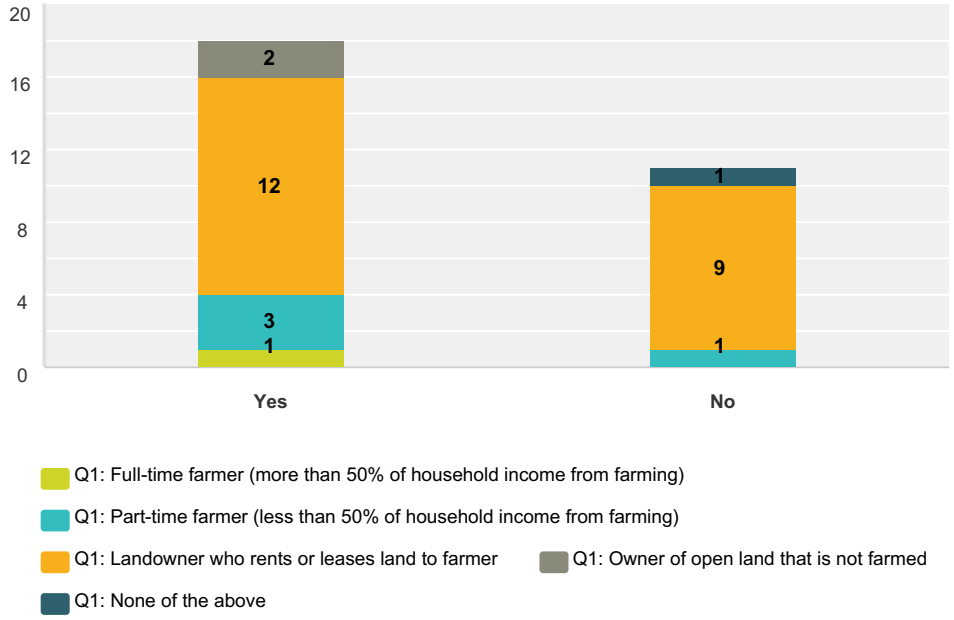
Answered: 36 Skipped: 59



	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
Total Respondents	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
Total Respondents	1	4	21	2	1	29

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

Answered: 30 Skipped: 65

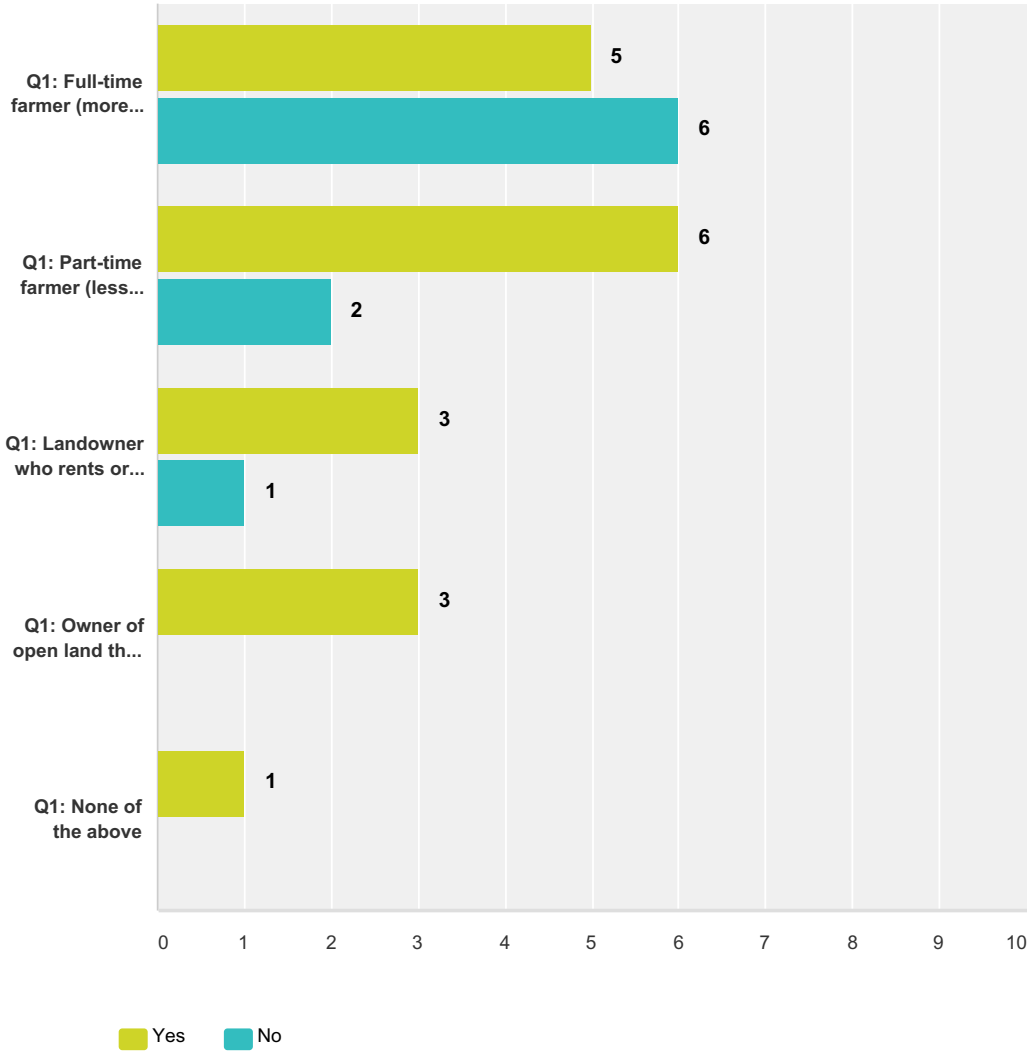
	1) How many acres do you own?	2) How many additional acres do you rent for farming?	Total
Q1: Full-time farmer (more than 50% of household income from farming)	**100.00%** 12	**83.33%** 10	**73.33%** 22
Q1: Part-time farmer (less than 50% of household income from farming)	**100.00%** 10	**70.00%** 7	**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
Total Respondents	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**

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
Total Respondents	18	9	27

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

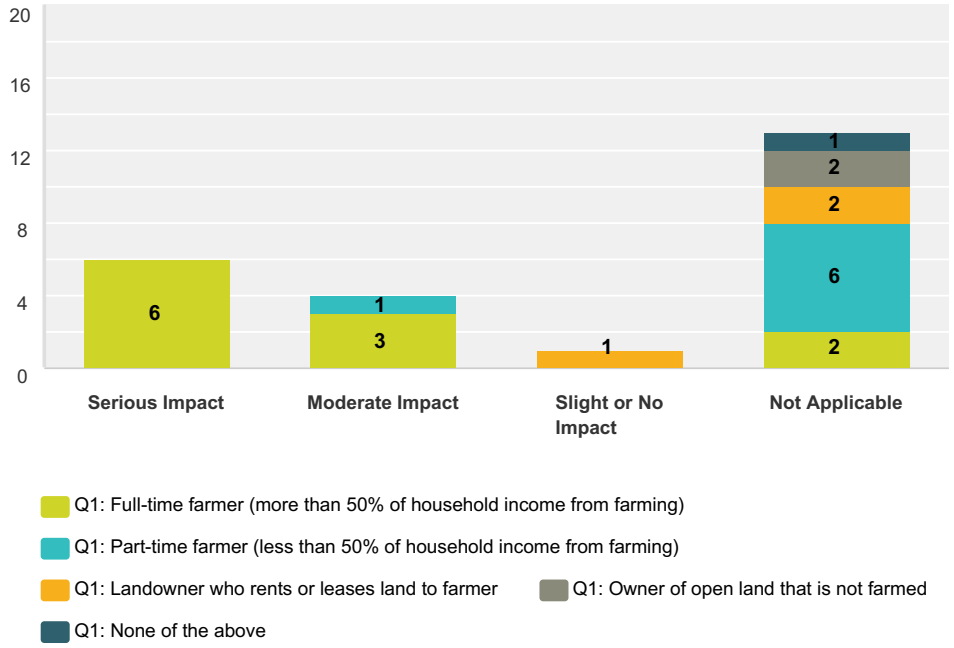
Answered: 8 Skipped: 87

	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
Total Respondents	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?

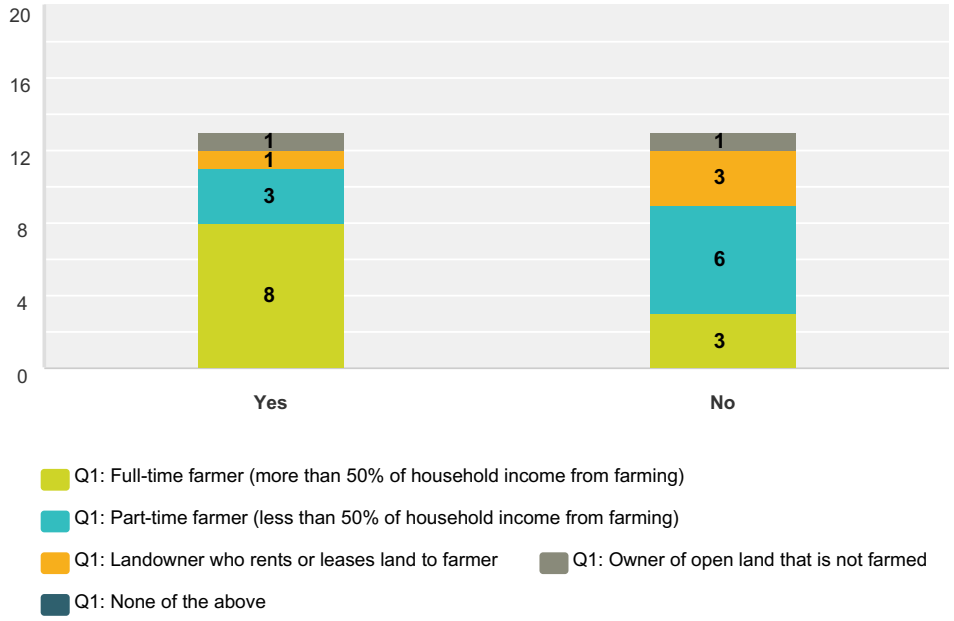
Answered: 24 Skipped: 71



	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
Total Respondents	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?

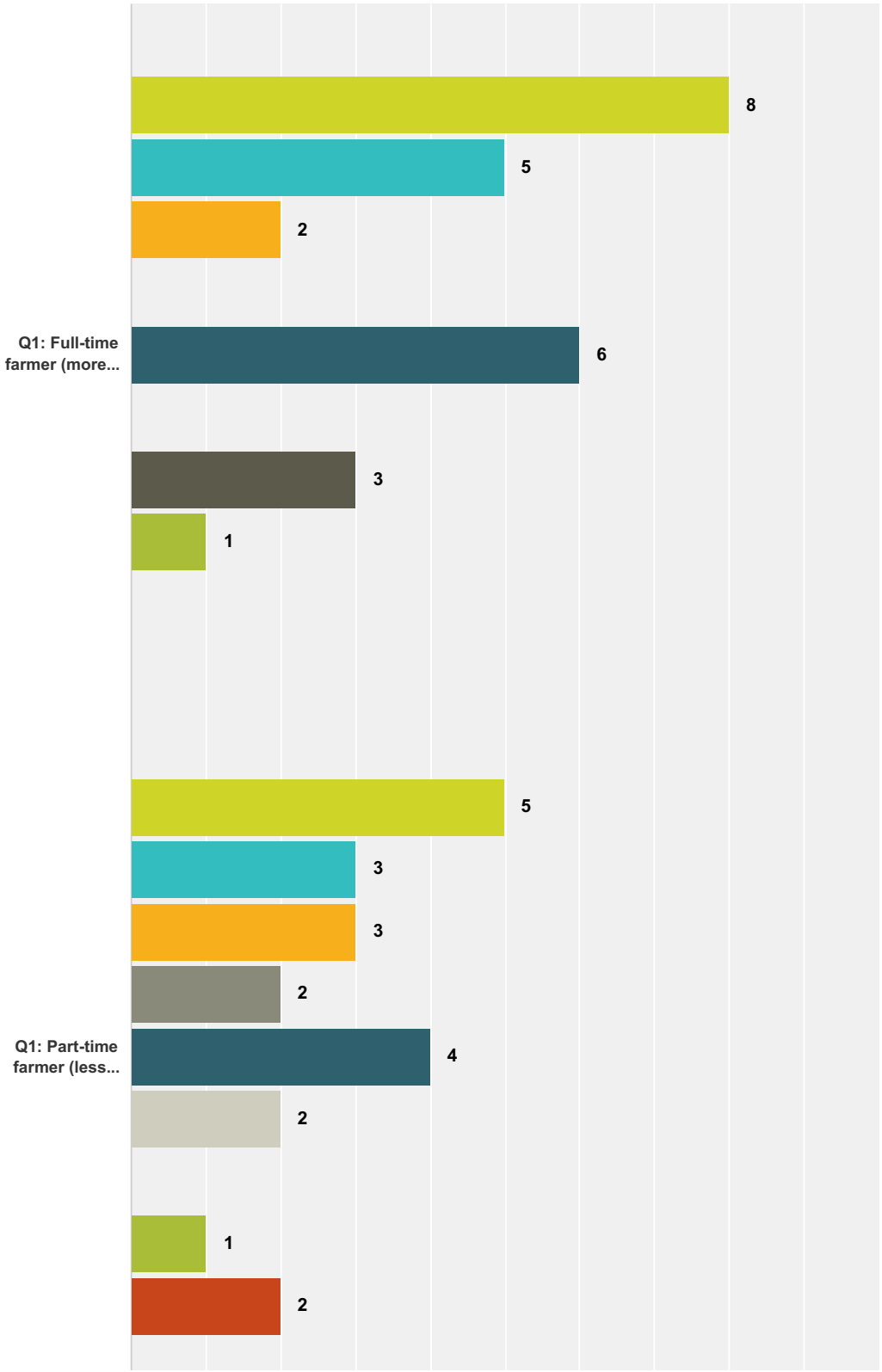
Answered: 26 Skipped: 69

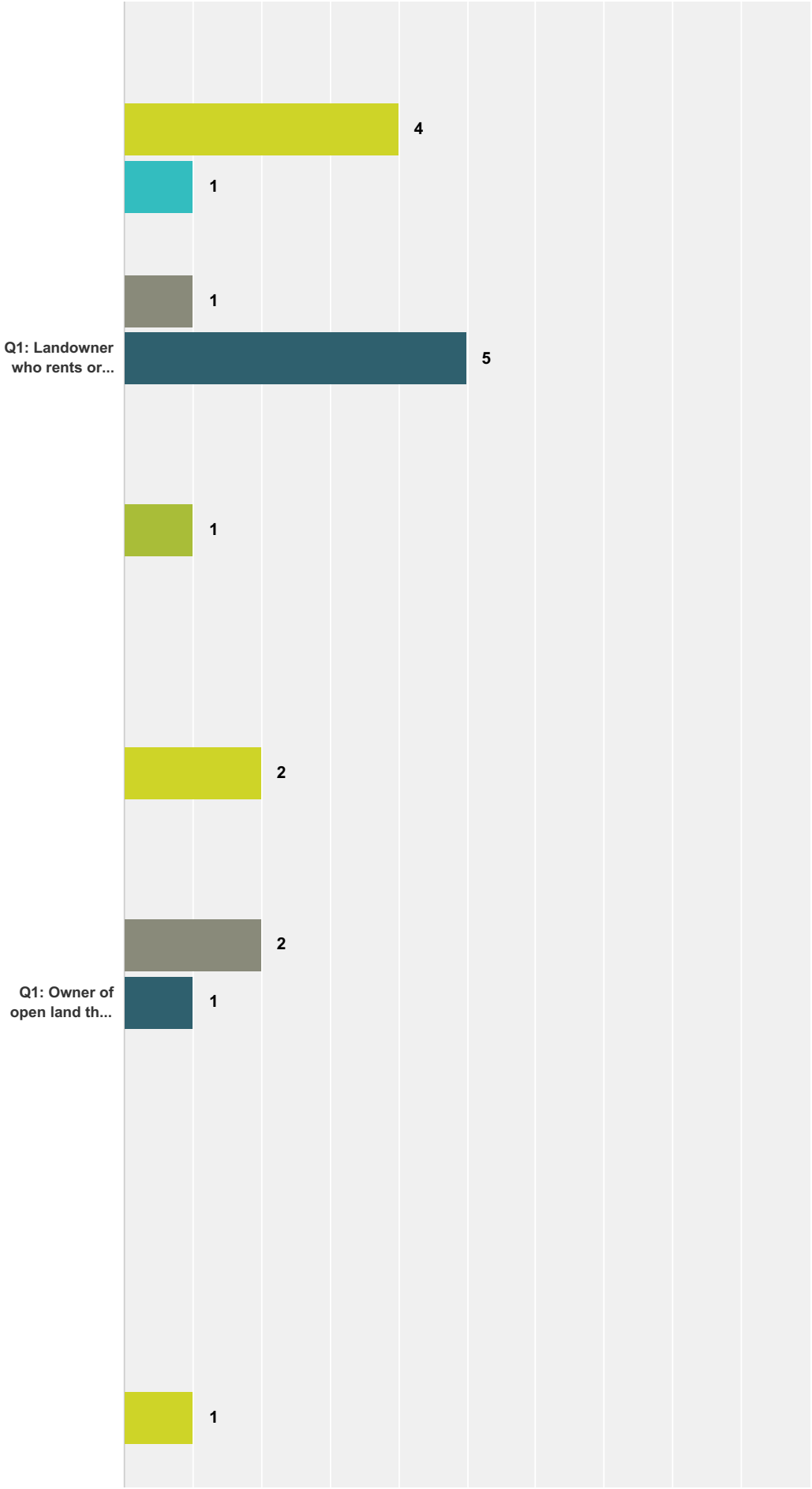


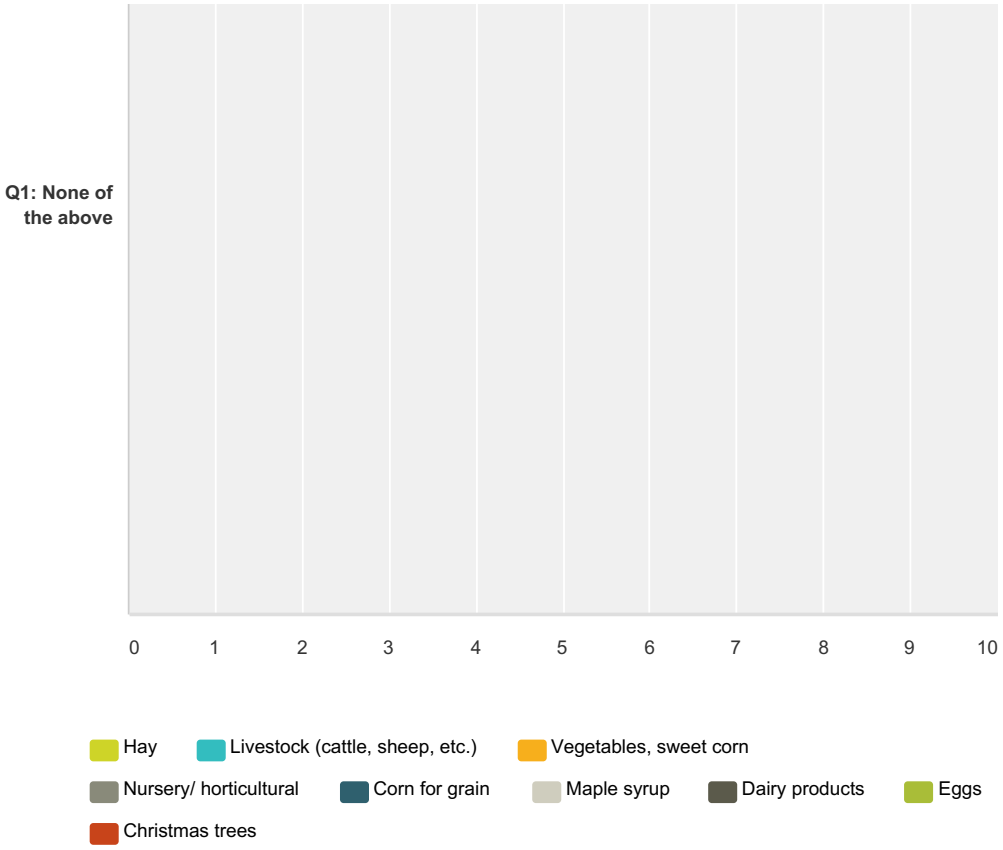
	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Yes	**61.54%** 8	**23.08%** 3	**7.69%** 1	**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
Total Respondents	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




4
1
1
Q1: Landowner who rents or...
5
1
2
2
Q1: Owner of open land th...
1
1



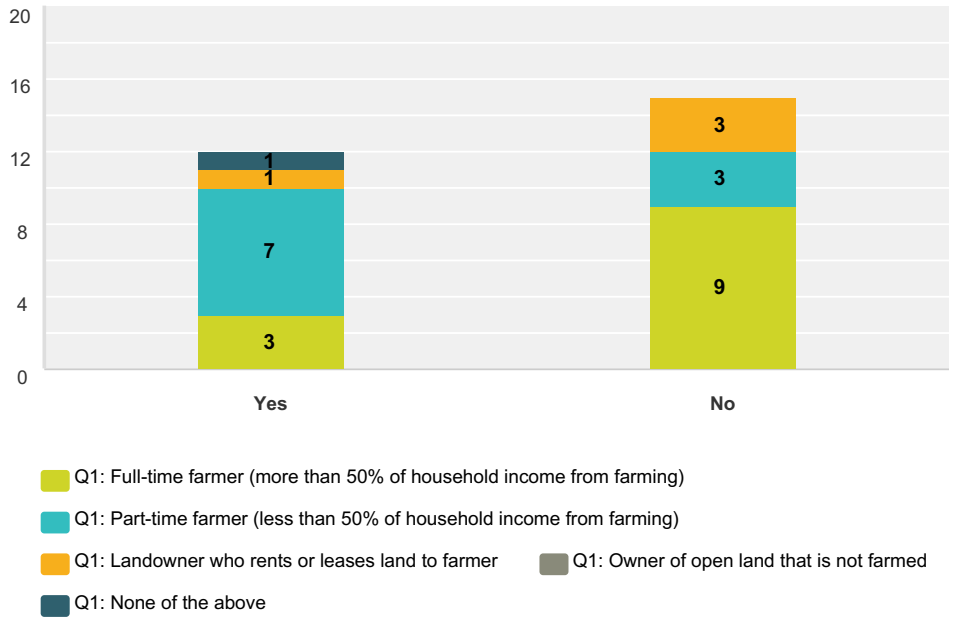
	Hay	Livestock (cattle, sheep, etc.)	Vegetables, sweet corn	Nursery/ horticultural	Corn for grain	Maple syrup	Dairy products	Eggs	Christmas trees	Total
Q1: Full-time farmer (more than 50% of household income from farming)	**72.73%** 8	**45.45%** 5	**18.18%** 2	**0.00%** 0	**54.55%** 6	**0.00%** 0	**27.27%** 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
Total Respondents	20	9	5	5	16	2	3	3	2	30

	Other	Total
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

#	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?

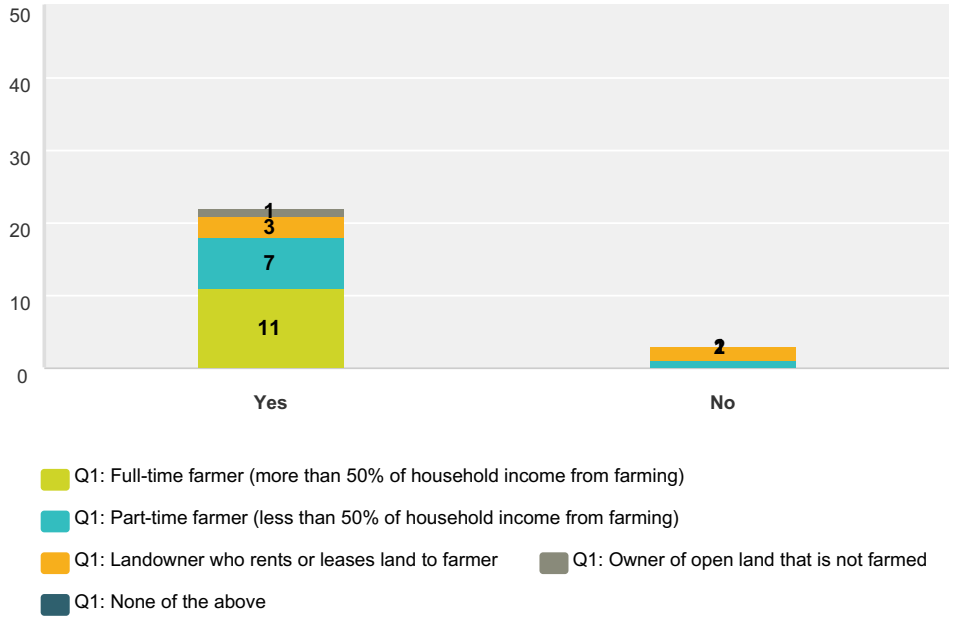
Answered: 27 Skipped: 68



	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
Total Respondents	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?

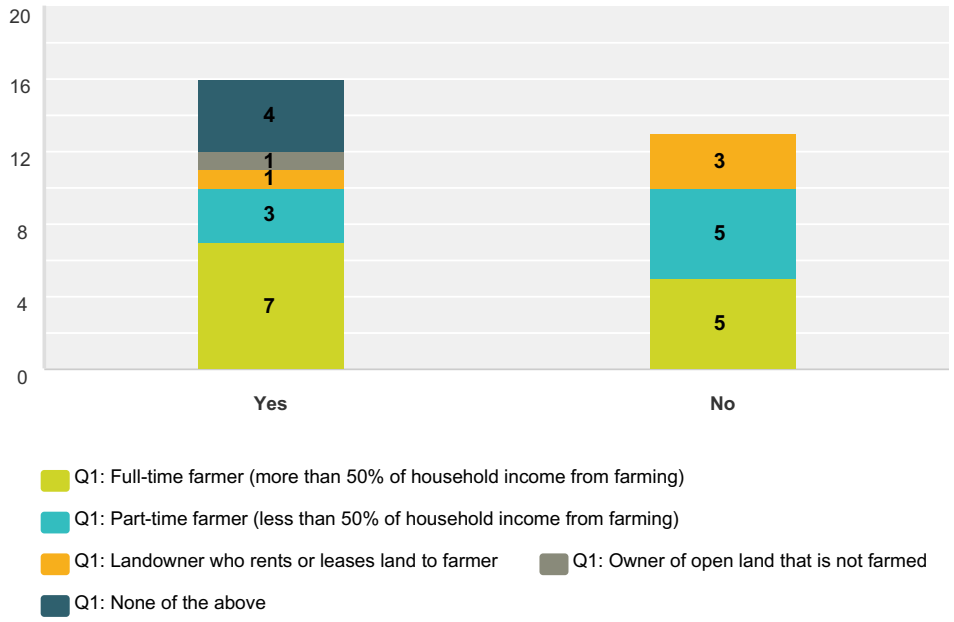
Answered: 25 Skipped: 70



	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	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
Total Respondents	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
Total Respondents	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

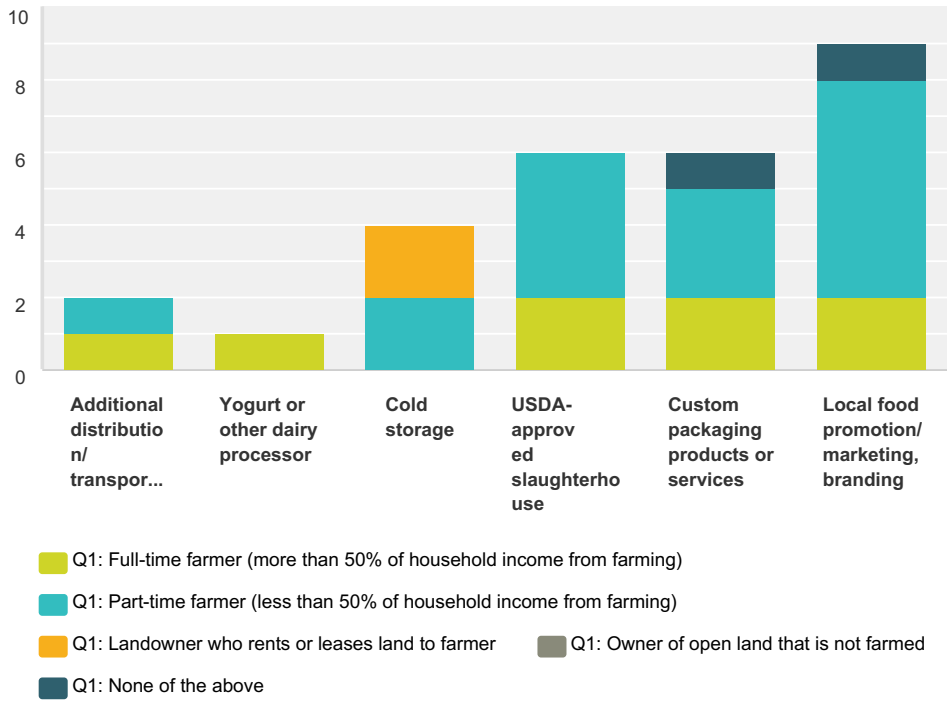
	G. Do you think that farming will continue to be financially viable for you and your family 10 years from now?	Total
Q1: Full-time farmer (more than 50% of household income from farming)	**100.00%** 11	**50.00%** 11
Q1: Part-time farmer (less than 50% of household income from farming)	**100.00%** 8	**36.36%** 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
Total Respondents	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**

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
#	**Q1: Owner of open land that is not farmed**	**Date**
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
#	**Q1: None of the above**	**Date**
	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



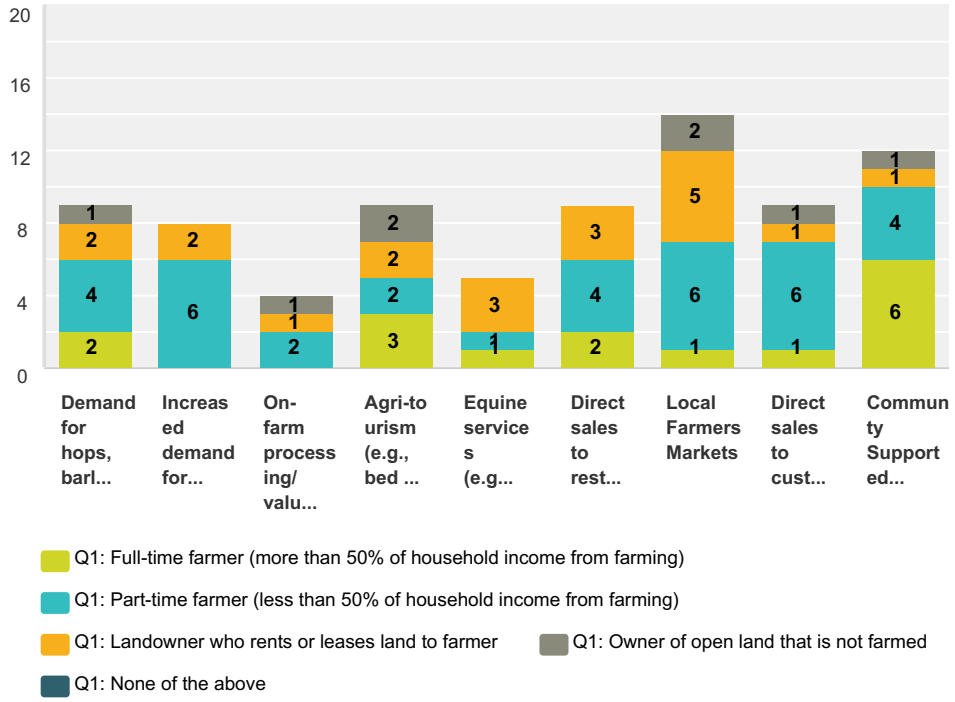
	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Additional distribution/ transportation businesses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

Total Respondents	5	6	2	0	1	14
Other (please specify)	**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



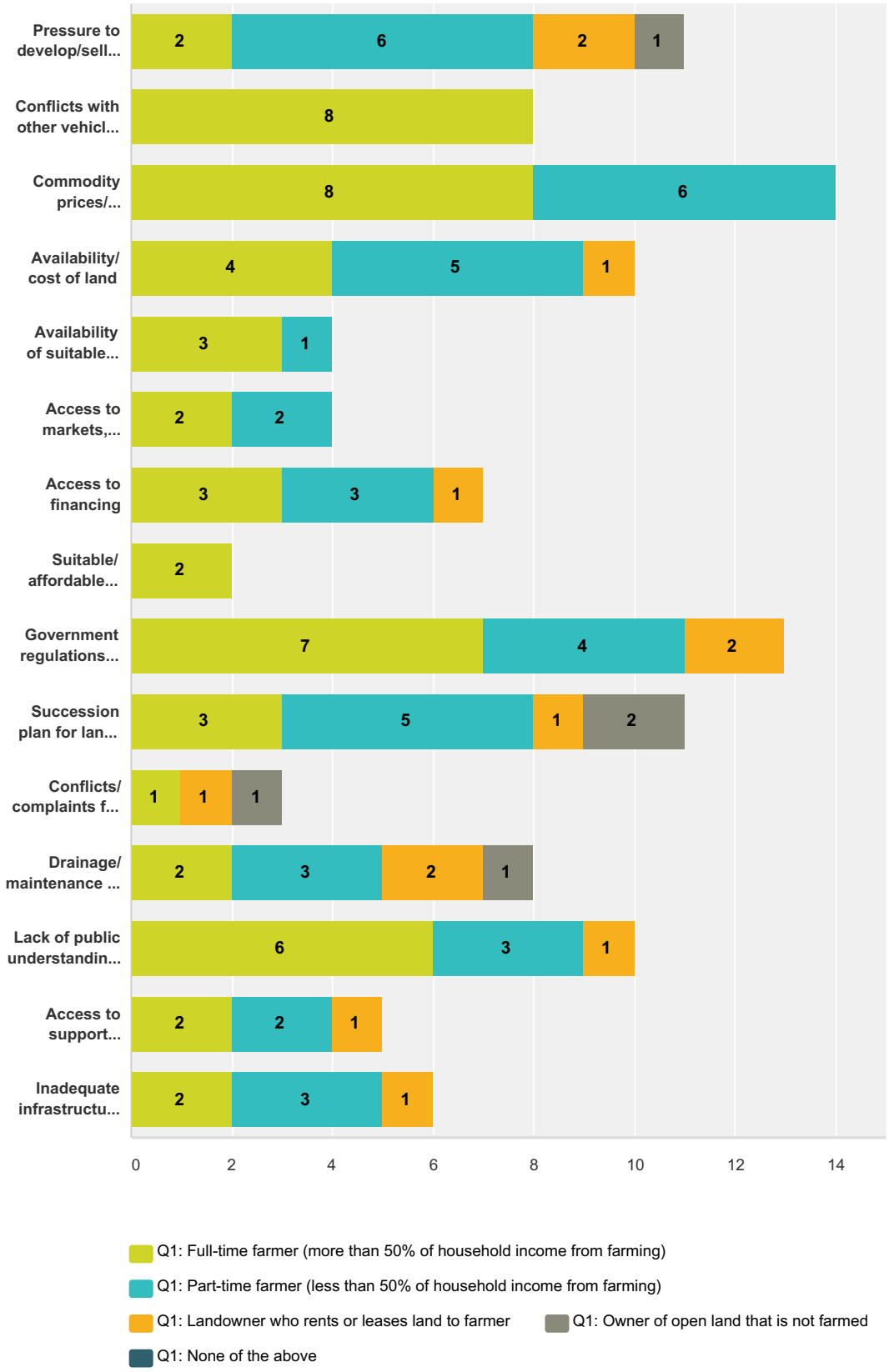
	Q1: Full-time farmer (more than 50% of household income from farming)	Q1: Part-time farmer (less than 50% of household income from farming)	Q1: Landowner who rents or leases land to farmer	Q1: Owner of open land that is not farmed	Q1: None of the above	Total
Demand for hops, barley or other specialty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

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
Total Respondents	7	10	5	3	0	25
Other (please specify)	**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



	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

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
Total Respondents	9	11	5	2	0	27
Other	**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 foreced to seel bacause the aport 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

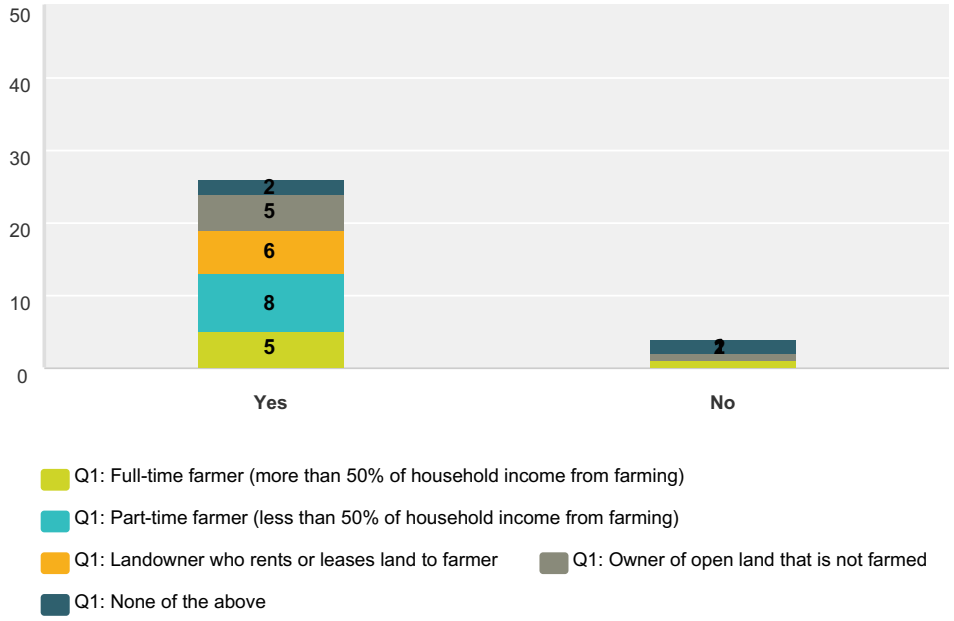
	Name and Phone Number and/or e-mail (Optional):	Total
Q1: Full-time farmer (more than 50% of household income from farming)	**100.00%** 7	**17.95%** 7
Q1: Part-time farmer (less than 50% of household income from farming)	**100.00%** 7	**17.95%** 7
Q1: Landowner who rents or leases land to farmer	**100.00%** 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
Total Respondents	39	39

#	Q1: Full-time farmer (more than 50% of household income from farming)	Date
1	Jim Hicks 585-880-9618 NTSHIX@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	JGilfus4@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. VanIsecoltem	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@canandaiguachesher.com	3/24/2016 10:01 AM

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
#	**Q1: Owner of open land that is not farmed**	**Date**
1	David A Cerretto rrbeep@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
#	**Q1: None of the above**	**Date**
1	Charles and Elizabeth Bement	4/1/2016 12:17 PM
2	lffemc@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	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
Total Respondents	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
Total Respondents	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**

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

APPENDIX B – ZONING AUDIT

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

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[1].

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.

---

[1] 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." [2] 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.[3]

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.

[2] "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."

[3] 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-l 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 <u>not</u> permitted as accessory uses <u>unless</u> 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-l 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 issues 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-l 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-l 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-l 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-l, 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-l 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, nuns, 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-l 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

APPENDIX D –PARCEL LIST AND RATINGS

Parcel Rating Factors and Scores by Parcel

				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected Land Rating
				Acres by Soil Classification of Active Farmland in Parcel						500 points if parcel meets criteria						Points for parcels that meet criteria				
Print_Key	Acres	PROP_ADDR	PROP_CLASS	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**
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**

Parcel Rating Factors and Scores by Parcel

				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected Land Rating
				Acres by Soil Classification of Active Farmland in Parcel						500 points if parcel meets criteria						Points for parcels that meet criteria				
Print_Key	Acres	PROP_ADDR	PROP_CLASS	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
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	4.4	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**
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**

Parcel Rating Factors and Scores by Parcel

				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected Land Rating
				Acres by Soil Classification of Active Farmland in Parcel						500 points if parcel meets criteria						Points for parcels that meet criteria				
Print_Key	Acres	PROP_ADDR	PROP_CLASS	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
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**
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**	**400**
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**	**0**
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**	**0**
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**	**0**
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**	**0**
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**

Parcel Rating Factors and Scores by Parcel

				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected Land Rating
				Acres by Soil Classification of Active Farmland in Parcel						500 points if parcel meets criteria						Points for parcels that meet criteria				
Print_Key	Acres	PROP_ADDR	PROP_CLASS	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
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**	**800**
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**	**400**
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**	**800**
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**	**800**
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**	**800**
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**	**0**
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**	**0**
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 RISSER 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 RISSER 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	RISSER 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	RISSER 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 RISSER 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 RISSER 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**
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 RD	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**

Parcel Rating Factors and Scores by Parcel

				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected Land Rating
				Acres by Soil Classification of Active Farmland in Parcel						500 points if parcel meets criteria						Points for parcels that meet criteria				
Print_Key	Acres	PROP_ADDR	PROP_CLASS	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
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**	**800**
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**	**800**
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**	**800**
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**	**800**
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**	**400**
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**	**400**
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**	**0**
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**	**400**
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**	**400**
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**	**400**
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**	**400**
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**	**400**
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**	**400**
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**	**400**
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**	**800**
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**	**800**
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**	**800**
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**	**400**
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**	**400**
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**	**400**
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**	**400**
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**	**0**
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**

Parcel Rating Factors and Scores by Parcel

				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected Land Rating
				Acres by Soil Classification of Active Farmland in Parcel						500 points if parcel meets criteria						Points for parcels that meet criteria				
Print_Key	Acres	PROP_ADDR	PROP_CLASS	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
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**	**0**
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**	**0**
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**
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**	**0**
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**

Parcel Rating Factors and Scores by Parcel

				Agricultural Soils Rating						Natural Resources Rating						Development Pressure Rating				Protected Land Rating
				Acres by Soil Classification of Active Farmland in Parcel						500 points if parcel meets criteria						Points for parcels that meet criteria				
Print_Key	Acres	PROP_ADDR	PROP_CLASS	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
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**
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**