

Report to the Ontario County Board of Supervisors

**2016 Annual Agricultural District Enrollment Report:
Proposed Inclusion of Viable Land to NYS Agricultural District One in
Ontario County, NY**

May, 2017

REPORT PREPARED BY THE ONTARIO COUNTY PLANNING DEPARTMENT

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2016 Annual Agricultural District Enrollment Report: Proposed Inclusion of Viable Lands to NYS Agricultural Districts in Ontario County, NY

Pursuant to Ontario County Board of Supervisors (BOS) Resolution No. 294-04, the 2016 annual thirty-day enrollment period during which landowners could request that land be added to an Agricultural District was held November 1-30, 2016. Three parcels totaling 111 acres were submitted for consideration.

2016 Proposed Agricultural District Parcel Additions Summary						
Agricultural District #	Municipality	Map No.	Property Address	OWNER	ACRES	Agricultural Use
1	T. Victor	7.02-1-79.000	6717 Song Hill Lane	Barbara & Rocco Sacco	23	Vineyard, farm winery and orchard.
1	T. Victor	7.02-1-85.000	Gillis Rd.	Barbara & Rocco Sacco	8	Vineyard, farm winery and orchard.
1	T. Canandaigua	139.00-1-21.11	4657 SR 21	Joshua Bronson	80	Field crops and maple syrup production.

The following summarizes the inclusion process. Copies of Board of Supervisors Resolutions and public hearing records are included at the end of the report.

1. Ontario County Agricultural Enhancement Board Review

The Ontario County Agricultural Enhancement Board (AEB) met on January 24, 2017 to considered the requests for inclusion according to criteria in NYS Department of Agriculture and Markets (NYSDAM) CIRCULAR 1150 ARTICLE 25AA -- AGRICULTURAL DISTRICTS §303b.:

- a. The parcels proposed for inclusion in the agricultural district consist predominantly of viable agricultural land¹; and
- b. The inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the district.

Based on that review, the Ontario County Agricultural Enhancement Board (AEB) recommended to the Ontario County Board of Supervisors that one parcel met the above criteria and should be included in their respective agricultural district.

2. Public Notice and Hearing

BOS Resolution 246-2017 authorized that a public hearing be conducted on May 11, 2017 to obtain public comments on the proposed inclusions. The municipal clerks of the Towns of Canandaigua and Victor and the landowners were also sent the public notice.

The public hearing was legally noticed and held before the BOS. No public comments were offered.

3. Board of Supervisors Recommendation

At the May 11, 2017 BOS meeting, after considering the information contained in the Environmental Assessment Form, the Board determined that the proposed action to include on parcel as viable agricultural land in the respective agricultural district would not result in any significant adverse environmental impact (See Resolution) and

¹ Article 25AA §301. 7 Definition: "Viable agricultural land" means land highly suitable for a farm operation as defined in this section.

recommended that the NYSDAM add the three parcels to Ontario County Agricultural District 1 (See Resolution).

4. Parcel Information Tables and Maps

AGRICULTURAL DISTRICT 1 Town of Victor	Owner: Rocco and Barbara Sacco		
Parcel Address	Tax Map. No.	Acres	Acreage: Land and Soil Type/Ag. Importance
6717 Song Hill Lane	7.02-1-79.000 (7.02-1-85.000 related parcel)	31	Land Use: Agriculture w/one residence Soil Type: 26 acres classified as prime agricultural soils
General Location	North of intersection of CR 9 and Gillis Rd.		
Description of Land	<p>The land had been part of a commercial horse training and boarding operation. It is now a startup agricultural operation that consists of fruit trees and vineyard. It may also include in the future commercial flower production. The parcel contains two barns – one used for equipment storage and the other for the Song Hill Farm Winery which has a farm winery license.</p> <p>Most of the land is in the Irondequoit Creek watershed.</p> <p>The Sacco residence is located near the western boundary of the property.</p>		
Viability Assessment²	<p>The parcels are made up of predominantly prime agricultural soils and are used for production of crops as defined in NYS Department of Agriculture and Markets Article 25-AA. https://www.agriculture.ny.gov/ap/agservices/25-AA.pdf</p> <p>The parcels border active agricultural land currently in Agricultural District 1.</p>		
Planning & Zoning	Song Hill Winery currently operates under a use variance. The Town of Victor adopted a farmland protection plan in 2016 that included recommendations to update various provisions of the zoning code to be compatible with NYS Department of Agriculture and Markets AML 25 AA for land that is in Agricultural District 1. This process will begin in 2017.		
AEB Recommendation for Inclusion	Yes		

²

ARTICLE 25AA -- AGRICULTURAL DISTRICTS § 303-b. "...refer such request or requests to the county agricultural and farmland protection board, which shall, within thirty days report to the county legislative body its recommendations as to whether the land to be included in the agricultural district consists predominantly of "viable agricultural land" as defined in subdivision seven of section three hundred one of this article and the inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the district;..."

AGRICULTURAL DISTRICT 1 Town of Canandaigua	Owner: Joshua Bronson (Rocky Ridge Maple Farm, LLC)		
Parcel Address	Tax Map. No.	Acres	Acreage: Land and Soil Type/Ag. Importance
4657 SR 21	139.00-1-21.11	80	Land Use: Agriculture (56 acres in hay) Soils: 39 acres classified as prime if drained 28 acres classified as statewide importance
General Location	North of the intersection of Seneca Point Rd. and State Route 21.		
Description of Land	<p>The land is located primarily in the Duell Rd. subwatershed to Canandaigua Lake. Most of the parcel is gently sloped and is in hay production. The balance is either in scrub or wooded and steeply sloped in Duell gully.</p> <p>A startup maple syrup production facility is also located on the parcel. Rocky Ridge Maple Farm LLC is located in northern Pennsylvania and has expanded to Canandaigua. The owners are leasing sugar bushes from private landowners in the area for processing at this location.</p>		
Viability Assessment³	<p>The parcels are made up of predominantly prime agricultural soils and are used for production of crops as defined in NYS Department of Agriculture and Markets Article 25-AA. https://www.agriculture.ny.gov/ap/agsservices/25-AA.pdf</p> <p>Adjoining land is in agricultural production but not in Agricultural District 1. Agricultural land in Agricultural District 1 is about .5 miles away.</p>		
Planning & Zoning	Agriculture is an allowed use in the R-3 Zoning District.		
AEB Recommendation for Inclusion	Yes		