

Town of Geneseo 2016 Farmland Protection Plan



APPENDIX



TERMS & DEFINITIONS

The following definitions are provided in order to clarify the intent of various words and terms used in this plan. The following definitions are reprinted from NYS Agricultural and Markets Law, NYS Town Law and NYS Environmental Conservation Law. Words and terms are listed in alphabetical order.

- (1) **"Agricultural assessment value"** means the value per acre assigned to land for assessment purposes determined pursuant to the capitalized value of production procedure prescribed by NYS Ag and Market Law.
- (2) **"Agricultural data statement"** means an identification of farm operations within an agricultural district located within five hundred feet of the boundary of property upon which an action requiring municipal review and approval by the planning board, zoning board of appeals, town board, or village board of trustees pursuant to article sixteen of the town law or article seven of the village law is proposed, as provided by NYS Ag and Market Law.
- (3) **"Agricultural and farmland protection"** means the preservation, conservation, management or improvement of lands which are part of viable farming operations, for the purpose of encouraging such lands to remain in agricultural production.
- (4) **"Agricultural and farmland protection plan"** means the county and municipal agricultural and farmland protection plan as provided for by NYS Ag and Market Law.
- (5) **"Agricultural and farmland protection program"** means the state agricultural and farmland protection program created pursuant to the provisions of NYS Ag and Market Law.
- (6) **"Agricultural product"** shall mean any agricultural or aquacultural product of the soil or water, including but not limited to fruits, vegetables, eggs, dairy products, meat and meat products, poultry and poultry products, fish and fish products, grain and grain products, honey, nuts, preserves, maple sap products, apple cider, and fruit juice.
- (7) **"Agricultural tourism or Agritourism"** means activities conducted by a farmer on-farm for the enjoyment or education of the public, which primarily promote the sale, marketing, production, harvesting or use of the products of the farm and enhance the public's understanding and awareness of farming and farm life.
- (8) **"Conservation easement"** means an easement, covenant, restriction or other interest in real property, created under and subject to the provisions of this title which limits or restricts development, management or use of such real property for the purpose of preserving or maintaining the scenic, open, historic, archaeological, architectural, or natural condition, character, significance or amenities of the real property in a manner consistent with the public policy and purpose set forth in NYS Environmental Conservation Law.
- (9) **"Crops, livestock and livestock products"** shall include but not be limited to the

following:

- a) Field crops, including corn, wheat, oats, rye, barley, hay, potatoes and dry beans.
 - b) Fruits, including apples, peaches, grapes, cherries and berries.
 - c) Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.
 - d) Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.
 - e) Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, ratites, such as ostriches, emus, rheas and kiwis, farmed deer, farmed buffalo, fur bearing animals, wool bearing animals, such as alpacas and llamas, milk, eggs and furs.
 - f) Maple sap.
 - g) Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.
 - h) Aquaculture products, including fish, fish products, water plants and shellfish.
 - i) Woody biomass, which means short rotation woody crops raised for bioenergy, and shall not include farm woodland.
 - j) Apiary products, including honey, beeswax, royal jelly, bee pollen, propolis, package bees, nucs and queens. For the purposes of this paragraph, "nucs" shall mean small honey bee colonies created from larger colonies including the nuc box, which is a smaller version of a beehive, designed to hold up to five frames from an existing colony.
- (10) **"Development rights"** shall mean the rights permitted to a lot, parcel, or area of land under a zoning ordinance or local law respecting permissible use, area, density, bulk or height of improvements executed thereon. Development rights may be calculated and allocated in accordance with such factors as area, floor area, floor area ratios, density, height limitations, or any other criteria that will effectively quantify a value for the development right in a reasonable and uniform manner that will carry out the objectives of this section.
- (11) **"Direct marketing"** means the sale of farm and food products directly from producers to consumers and food buyers.
- (12) **"Farm animal"** means any ungulate, poultry, species of cattle, sheep, swine, goats, llamas, horses or fur-bearing animals, as defined in NYS Environmental Conservation Law, which are raised for commercial or subsistence purposes. Fur-bearing animal shall not include dogs or cats.

- (13) **"Farm and food product"** shall mean any agricultural, horticultural, forest, or other product of the soil or water, including but not limited to, fruits, vegetables, eggs, dairy products, meat and meat products, poultry and poultry products, fish and fish products, grain and grain products, honey, nuts, preserves, maple sap products, apple cider, fruit juice, wine, ornamental or vegetable plants, nursery products, flowers, firewood and Christmas trees.
- (14) **"Farmers' market"** shall mean any building, structure or place, the property of a municipal corporation or under lease to or in possession of a public or private agency, individual or business used or intended to be used by two or more producers for the direct sale of a diversity of farm and food products, as defined by NYS Ag and Markets Law, from producers to consumers and food buyers. Such market may also include facilities for the packing, shipping, first-instance processing or storage of farm and food products, and shall include all equipment used or intended to be used in connection with such facilities. Such market may also include other businesses which reasonably serve the public or make the market more convenient, efficient, profitable or successful, including, but not limited to, food service, baking, and non-food retailing.
- (15) **"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, including a "commercial horse boarding operation", "timber processing" and "compost, mulch or other biomass crops" as defined by NYS Ag and Market Law. For purposes of this section, such farm operation shall also include the production, management and harvesting of "farm woodland", as defined as defined by NYS Ag and Market Law. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.
- (16) **"Farm woodland"** means land used for the production for sale of woodland products, including but not limited to logs, lumber, posts and firewood. Farm woodland shall not include land used to produce Christmas trees or land used for the processing or retail merchandising of woodland products.
- (17) **"Producer"** shall mean any person or persons who grow, produce, or cause to be grown or produced any farm or food products in New York State.
- (18) **"Receiving district or area"** shall mean one or more designated districts or areas of land to which development rights generated from one or more sending districts may be transferred and in which increased development is permitted to occur by reason of such transfer.
- (19) **"Sending district or area"** shall mean one or more designated districts or areas of land in which development rights are designated for use in one or more receiving districts.
- (20) **"Transfer of development rights"** shall mean the process by which development rights are transferred from one lot, parcel, or area of land in any sending district to another lot, parcel, or area of land in one or more receiving districts.

- (21) **"Value added"** shall mean the increase in the fair market value of an agricultural product resulting from the processing of such product.

Town of Geneseo Farmland Protection Plan Brainstorming Results

The following is a summary of the Strengths, Weaknesses, Opportunities, and Threats (SWOT) brainstorming session conducted at the April 15th, 2014, Geneseo Farmland Protection Plan Steering Committee Kick-off Meeting:

STRENGTHS

- Access to markets ★★ ★★
 - Two elevators within 10 miles (Lakeville & Avon)
- Amount of Class A soils ★★
- Horse friendly community – Community history and interest in equine
- Generally good weather – supports a broad range of agricultural uses and crops
- Good access to major highways
- Strong support from the County – Agricultural protection and planning
- Livingston/Wyoming/Genesee County area is largest agricultural region in the state
- Livingston County is #1 in corn, #3 in soybeans
- Farm friendly, except when dealing with animal waste
- History of farming and agriculture in the region
- Agricultural uses has long-term conservation benefits

WEAKNESSES

- Conesus Lake – Conflict between dairy farm located uphill from the residential homes along lake (runoff, fertilizers, water quality, etc.) Potential for Genesee Watershed resident/farmer conflict as well ★★ ★
- Deer – population control, “more deer than rabbits” ★★
 - Some properties don’t allow hunting, creates “safe haven”
 - Difficult to cull beyond hunting season, especially June
- Fewer farmers engaging with the community and serving as decision makers (lack of representation on boards, etc.) ★★
- Moving equipment on roads – Secondary road widths are too narrow, forces use of 20A
- Traffic/motorists get impatient with slow moving vehicles (Route 20A to 390 and Lakeville)
- Difficult to find highly skilled labor, but is getting better

OPPORTUNITIES

- Young farm industries interested in the lifestyle, not necessarily the economics of farming (Yogurt, hops, breweries, wineries, etc. are in vogue right now) ★★
- Gas drilling done appropriately ★★
- Farmer provides land for Village residents to have small crop – “community garden” ★
- Better public awareness/public education – Wegmans, Farm Bureau ★
 - FFA Program at BOCES
 - Education on economic impact of farming and the perceived “image” of a farmer
 - Chamber does Farmer/Neighbor dinner
- Love of high-quality food is on the rise
- Community supported agriculture could be successful here due to demographics
- Geneseo Food & Farm Market – Thursday nights, June through October in the Village

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- Opportunity for farmers to advertise (participation, sponsorships, etc.)
- Micro-farming of some produce for smaller, local yields – “patch” of carrots rather than entire field

THREATS

- Increasing price/cost of land as Geneseo develops (price/taxes, etc.) ★★★
- Nuisance issues with new residents in rural areas ★★
- Subdividing prime farming lots for a single-family home in such a way that renders land useless for farming ★★
- Potential conflict between residents and farmers within the Genesee watershed ★
- Lack of succession options for retirement (family farms, etc.) ★
- Traffic conflicts when farm equipment is on the road – risk, liability, potential for accidents and lawsuits ★
- Gas drilling done incorrectly – environmental concerns, water table issues ★
- Demographic shift away from agricultural base and concerns
- Lack of education about the use of pesticides and fertilizers
- Misunderstanding of industrialized/modern farming practices and technologies
- Lack of awareness of agricultural history/heritage and benefits to the community
- Blurring of public use/private use of farmland – liability issues, potential lawsuits
- EPA regulations – compliance, education, etc.

Notes:

- ★ Conveys the importance of the issue by indicating the number of votes given to a particular item by those in attendance at the Community Forum.

Town of Geneseo Agricultural & Farmland Protection Plan 2014 Farmer Interviews

NOTE: (Farmer responses are indicated in italics)

Date: 08/08/14

Name: Dan Kingston, Kingston Farms

Primary Address: 5109 Groveland Road

Telephone Number: 585-245-2244

Profile:

- a) How long has the farm been in operation? *He and his brother Bob are the 5th generation to operate the farm.*
- b) How old are you/how many years do you see yourself farming? *For the foreseeable future.*
- c) Is there a formal or informal succession plan in place? *Yes. His two sons and his two nephews will take over the farm.*
- d) How many people do you employ in Geneseo (full-time/seasonal)? *The six family members and some limited college kids to help milking.*
- e) What is your primary water source? *Public water since the 1970's.*
- f) How many acres do you currently farm in Geneseo? Elsewhere? *1,300+ acres in Geneseo.*
- g) How many of those acres do you currently own? *650*
- h) How many of those acres do you currently rent ? *650*

Question #1: Crop Production

- a) What types of crops do you grow? *480 acres of corn. 380 acres of hay. All the crops are used for their cows.*
- b) What are the primary markets for your milk? *Upstate/Niagara Cooperative buys all their milk. Profit margins are very narrow for milk.*

Question #2: Livestock Production

- a) What types of livestock do you raise? *Dairy cows.*
- b) How many of each type do you have? *325. Fifty of which are dry cows.*

Question #3: Community Related Issues & Concerns

- a) Are neighbor complaints a problem? *No. We have great neighbors. Will plow and mulch personal gardens for neighbors since we have the equipment.*
- b) If there are complaints, what are the most frequent issues? *None.*
- c) What are the primary routes you use to get your farm equipment to your farm parcels? Are they adequate? *Not much need to move equipment around but have taken equipment down Main Street in the past. No problems with moving equipment around the Town.*
- d) Is the public allowed on your property for recreational uses (snowmobiling, hiking, etc)? *No.*

- e) Would you consider accommodating a community garden on your property? *Years ago, several professors wanted to start a community garden. Dan and Bob allowed it but it was overgrown with weeds by July.*

Question #4: Programs & Regulations

- a) What governmental programs are most helpful/beneficial to you? *Ag District Program. USDA No-Till Planting Grants. Applied for a grant to construct a manure storage facility. (Currently they draw manure everyday now. The slurry pit will allow them to store manure.)*
- b) Do you have any acreage protected by a conservation easement or other legal mechanism? *No. If you are a viable farm operation why would you need a purchase of development rights?*
- c) What should the County's or Town's role be in helping farmers? *Stay out of our way.*

Question #5: Other

- a) What are the most significant constraints or issues in Geneseo that are negatively impacting your ability to maximize your profitability? *None.*
- b) What are the most significant benefits or advantages in Geneseo that are positively impacting your ability to maximize your profitability? *Farm-friendly community.*
- c) Other concerns that you may have? *None.*

Date: 08/08/14

Name: George Kuyon, Deer Run Winery

Primary Address: 4639 Westwood Drive

Telephone Number: 585-330-0689

Profile:

- a) How long has the farm been in operation? *Grapes were planted in 2001. Winery opened in 2003. George is a Kodak retiree.*
- b) How old are you/how many years do you see yourself farming? *George is 72 years old and does not anticipate doing this for many more years.*
- c) Is there a formal or informal succession plan in place? *Yes, George's son will take over.*
- d) What is your primary water source? *Public water. The original two wells were too salty. Public water was a great benefit but was a hassle to get.*
- e) How many acres do you currently farm in Geneseo? *5 acres.*
- f) How many of those acres do you currently own in Geneseo? *5 acres.*

Question #1: Crop Production

- a) What types of crops do you grow? *Grapes. 60% of the grapes used to make their wine are bought from other wineries in New York. A majority of bottling is completed on-site with the services of a travelling bottling line based near Seneca Lake.*
- b) Acreages for each? *Currently has 5 acres of grapes. May plant more in the future but very labor intensive to maintain.*
- c) Typical annual yield? *1,800± cases of wine produced per year. 80% of wine is sold wholesale, 20% is sold retail. The percentage of wholesale may increase in the future. Would like to double the production over the next three years. Will need more storage space soon, will likely complete a building expansion or a new storage building.*

Question #2: Visitors

- a) What type of events & attendance do you currently have? *Approximately 150 visitors per week in the summer. Concerts every Thursday. 300 people on August 7th. Raised \$1,300 for the Red Cross from the 4th of July fundraiser. May try to develop a three of four season destination. May try to pursue grant funding for programming and/or a amphitheater. Hope Town is cooperative in future expansion plans.*

Question #3: Community Related Issues & Concerns

- a) Are neighbor complaints a problem? *They have had some complaints about the cannon used to scare crows away from the grapes. The cannon fires about every 5 to ten minutes.*
- b) What are the primary routes you use to get your product to market? *Main roads using van, pick-up trucks, or cars. No problems with transportation.*

Question #4: Programs & Regulations

- a) What governmental programs are most helpful/beneficial to you? *Ag District.*
- b) What should the County's or Town's role be in helping farmers? *Would prefer if it were not necessary to get a tent permit.*

Question #5: Other

- a) What are the most significant benefits or advantages in Geneseo that are positively impacting your ability to maximize your profitability? *Location on Main Road. Close to Livonia. On travel route to City. Seasonal Lake residents / traffic.*
- b) Other concerns that you may have? *Taxes are the biggest detriment to doing business in New York.*

Date: 09/03/14

Name: Brad Macauley (President, LC Farm Bureau), Merrimack Farms

Primary Address: 3920 East Groveland Road

Telephone Number: 585-704-1506

Profile:

- a) How long has the farm been in operation? *Since 1946.*
- b) How old are you/how many years do you see yourself farming? *33 years old, entire lifetime.*
- c) Is there a formal or informal succession plan in place? *Currently his grandfather, father, and Brad have part ownership. He is the only known successor of the four children at this time. If his own children want to farm, he expects them to take over after him.*
- d) How many people do you employ in Geneseo (full-time/seasonal)? *About 13 employees, 3 part-time. Farm also utilizes interns.*
- e) What is your primary water source? *Paid to run a private line from the Town water line that was put in for the Salt Mine, partially on their land as well as within an easement on neighbor's land.*
- f) How many acres do you currently farm in Geneseo? Elsewhere? *3,000 acres of crops.*
- g) How many of those acres do you currently own in Geneseo? Elsewhere? *Approximately two-thirds.*
- h) How many of those acres do you currently rent in Geneseo? Elsewhere? *Approximately one-third.*

Question #1: Crop Production

- a) What types of crops do you grow? *Field corn, sweet corn, soybeans, wheat, peas, beets, alfalfa, sorghum, and oats. Also in the business of seed sales – raw seeds and seed treatment.*
- b) Acreages for each? *Soybeans – 1,500; Field corn – 800 to 900; Wheat – 350.*
- c) What are your most profitable crops or products? *Soybeans, corn, and beets/peas. Beets and peas are currently high dollar crops.*
- d) What are the primary markets for your crops? *Utilize Farm Fresh or Seneca for processing beets and peas. Avon, Lakeville, and Churchville are the primary locations of elevators (brokers) that farmers utilize. Mostly sell seeds local to farmers in Livingston County, but also Genesee and Wyoming Counties.*

Question #2: Livestock Production

- a) What types of livestock do you raise? *Dairy*
- b) How many of each type do you have? *350 to 400 including dry cows, typical yield is about 22,000 pounds of milk per cow, per year.*
- c) What are the primary markets for your livestock? *Dairy Farmers of America (DFA)*
- d) What do you expect your markets to be in the future?

Question #3: Community Related Issues & Concerns

- a) Are neighbor complaints a problem? *Yes and no. Bigger issue is when farming occurs closer to the Village (Haley Ave).*
- b) If there are complaints, what are the most frequent issues? *When burning hedgerows will get complaints from neighbors due to lack of education. DEC will come out and explain what is going*

on. Also get some complaints when spreading manure. Tend to utilize winter as a way to minimize impact to neighbors (Brad recently heard that winter spreading would not be permitted any longer, which would cause problems).

- c) What are the primary routes you use to get your farm equipment to your farm parcels? Are they adequate? *Haven't had specific issues with roadways. Mailbox setbacks were an issue, but have begun using narrower equipment that can fold in. Also will utilize the Sheriff's Department for an escort for any trips that occur at night and long distances during the day. They usually only require one hour notice.*
- d) Is the public allowed on your property for recreational uses (snowmobiling, hiking, etc)? *All of the property is open to snowmobiling in the winter, as long as they fill out their liability waiver first. Also have about 60 acres open to hunting.*
- e) Would you consider accommodating a community garden on your property? *Would participate in a community garden project. Have seen good examples in Perry, NY where they charge a fee to get people more invested in the care of the lot, as well as provide educational opportunities. Currently does not farm small, corners of land where equipment can't reach, so that would be a good use of the space.*

Question #4: Programs & Regulations

- a) What governmental programs are most helpful/beneficial to you? *The County Agricultural District is huge; wish there was more public education on what it is and its benefits to the community as a whole. Additionally, Soil and Water, the FSA and NRCS. If they didn't exist that would be okay, but since they do if you don't take advantage of them it can be difficult to compete. They are a revenue source; provide grants for conservation practices and start-ups. Helps us be environmentally friendly in an economically feasible way. Have considered solar fields.*
- b) Do you have any acreage protected by a conservation easement or other legal mechanism? *Yes, 1,700 to 1,800 acres in conservation easements. Have been for about 5 years; were the third farm in the Town to do so. 1-Mulligans, 2-Coynes, 3-Macauley.*
- c) What should the County's or Town's role be in helping farmers? *Educating the community about the mutual benefits due to the existence of agricultural practices. The Town could utilize Board Meetings as a forum to inform the community on the importance of agriculture in the community and what it entails.*

Question #5: Other

- a) What are the most significant constraints or issues in Geneseo that are negatively impacting your ability to maximize your profitability? *Biggest issue is the taxes, but also public encroachment. This is especially true near the Village.*
- b) What are the most significant benefits or advantages in Geneseo that are positively impacting your ability to maximize your profitability? *Great land, a lot of Class A soils, and for the most part the Town does stay out of the way. This region has a lot of history in agriculture and animal husbandry, especially the horse community.*
- c) Other concerns that you may have? *The Town does a good job of working with the farm for drainage ditches and water removal as well as other concerns. Haven't had very many issues in getting Town cooperation or collaboration.*

Livingston County Farm Bureau Info:

- *Farm Fest – Educational opportunity for the community, tour farms, etc.*
- *EPA is trying to change the language in the Clean Water Act to remove the word “navigable” from the definition of protected waters. Currently “navigable” means anywhere you could float a canoe, but this change would mean that even the drainage ditches would become protected and you would have to get permits for water removal (something that the Town and farm do on a regular basis).*
- *Locally there is a concern over “wedding” barns – currently being used as public assembly structures, rented out for weddings and other events. However because of the occupancy issues and the fact that it is open to the public, building code may require sprinkler systems, which would be an economic burden to owners. Two local barns currently have received cease and desist letters from local zoning boards due to complaints by neighbors (noise, etc.)*

Date: 10/7/14

Name: John Maxwell (Chair – Town of Geneseo ZBA), Maxwell Farms

Primary Address: 3977 Lakeville-Groveland Road

Telephone Number: (585) 447-8430

Profile:

- a) How long has the farm been in operation? *I've been doing it for 40 years. Was previously a farm that raised heifers and my father worked part-time on the farm.*
- b) How old are you/how many years do you see yourself farming? *61 years old, for my whole life.*
- c) Is there a formal or informal succession plan in place? *Son will probably take over, but it is hard to keep small farms going. "We are surviving right now"*
- d) How many people do you employ in Geneseo (full-time/seasonal)? *Only him, one brother, and his son currently.*
- e) What is your primary water source? *On well water, is adequate for our size. Have public water down by the Lake.*
- f) How many acres do you currently farm in Geneseo? Elsewhere? *300 acres all in Geneseo (36 on edge of Geneseo and Groveland).*
- g) How many of those acres do you currently own in Geneseo? Elsewhere? *215 acres*
- h) How many of those acres do you currently rent in Geneseo? Elsewhere? *85 acres*
- i) *John also provided a crop/seeding map.*

Question #1: Crop Production

- a) What types of crops do you grow? *Soybeans, wheat, corn*
- b) Acreages for each? *Soybeans – 85 acres, wheat – 52 acres, corn – 136 acres*
- c) Typical annual yield? *Soybeans – 45 to 50 bushel, wheat – 60 bushel, corn – 130 to 140 bushel*
- d) What are the primary markets for your crops? *Sell wheat and soybeans to Purdue in Lakeville and Howlett in Avon. Use straw from wheat on farm as well.*
- e) Do you expect your answers to be true in the future? *Plan for the weather, usually 50/50 wheat and soybean*

Question #2: Livestock Production

- a) What types of livestock do you raise? *Milking cows and heifers*
- b) How many of each type do you have? *100 milking, 100 heifers (from birth to bred)*
- c) How many acres are directly devoted to them? *13 acres, mostly exercise fields*
- d) What are the primary markets for your livestock? *Upstate Niagara Co-op*

Question #3: Community Related Issues & Concerns

- a) Are neighbor complaints a problem? *Located uphill from lake (land across Grayshores, etc.) so have to "think before you act." There has been rub with lake residents.*
- b) If there are complaints, what are the most frequent issues? *In 2008 there was excessive rain that caused an issue – run-off down to W Lake Road. Put in a catch basin since.*
- c) What are the primary routes you use to get your farm equipment to your farm parcels? Are they adequate? *Rent land by Route 390 and 20A, utilize inner passageways between crops to avoid*

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utilizing 20A. Lakeville-Groveland Road has a lot of traffic and is narrow. Have had issues with mailboxes.

- d) Is the public allowed on your property for recreational uses (snowmobiling, hiking, etc)? *No*
- e) If not, would you consider providing access? If yes, for what types of activities? *No*
- f) Would you consider accommodating a community garden on your property? *No*

Question #4: Programs & Regulations

- a) What governmental programs are most helpful/beneficial to you? *Ag District, Soil and Water – cost share programs.*
- b) Do you have any acreage protected by a conservation easement or other legal mechanism? *No*
- c) What should the County's or Town's role be in helping farmers? *"Gotta realize that the land is valuable to us. We won't use more chemical or fertilizer than we need to because of the cost." Have utilized a Nutrient Management Plan as backup insurance because of conflict with the lake residents and environmental groups.*

Question #5: Other

- a) What are the most significant constraints or issues in Geneseo that are negatively impacting your ability to maximize your profitability? *The cost of land is a huge issue. One acre goes for about \$4,500 now; price per acre around 2000 was \$1,300.*
- b) What are the most significant benefits or advantages in Geneseo that are positively impacting your ability to maximize your profitability? *The land is excellent. Good topsoil (8 to 10 inches) and good subsoil, but it needs drainage.*
- c) Other concerns that you may have? *Put in a lot of drainage. There are clay issues, especially by Route 39.*

Date: 10/7/14

Name: Robert Kelly, Horse Farm

Primary Address: 5121 Lima Road

Telephone Number: (585) 243-2818

Profile:

- a) How long has the farm been in operation? *Since 1953 – originally was his in-law’s farm (previously in Avon). Him and his wife took over in 1983.*
- b) How old are you/how many years do you see yourself farming? *Do it as long as they can.*
- c) Is there a formal or informal succession plan in place? *No next generation, would love to have someone take over. Don’t have any kids.*
- d) How many people do you employ in Geneseo (full-time/seasonal)? *Mostly just him and his wife. Occasionally will hire part-time kids.*
- e) What is your primary water source? *Public water, but run well water to barn. Haven’t had any issues with well water.*
- f) How many acres do you currently farm in Geneseo? Elsewhere? *46 acres, used to be 160, but approximately 80 or 90 were given to wife’s brothers. Currently being rented for farming.*

Question #1: Crop Production

- a) What types of crops do you grow? *Some soybean crops in rented land area that another guy farms.*

Question #2: Equine Operation

- a) What types of horses do you raise? *Mostly thoroughbreds and some quarter horses.*
- b) How many of each type do you have? *17 to 20.*
- c) Type of operation? *Currently offer lessons and show the horses. Some boarding of horses. Allow trail riding on property and fox hunters/racers (must have helmet).*
- d) Supplies? *Buy our hay.*

Question #3: Community Related Issues & Concerns

- a) Are neighbor complaints a problem? *No neighbor issues.*
- b) What are the primary routes you use to get your farm equipment to your farm parcels? Are they adequate? *Run a couple of tractors to spread manure. The traffic has increased, and there is no posted speed limit (55 MPH) so people often go much faster.*
- c) Is the public allowed on your property for recreational uses (snowmobiling, hiking, etc)? *People informally use the land for snowmobiling. Will mow some areas, but local use only. Require helmets for riding horses on property.*
- d) If not, would you consider providing access? If yes, for what types of activities? *It is a conflict with the horses, really. Wouldn’t allow it formally.*

Question #4: Programs & Regulations

- a) What governmental programs are most helpful/beneficial to you? *Ag District has been nice with the exemption/farmer benefits. Also get protections from farm related complaints.*

- b) Do you have any acreage protected by a conservation easement or other legal mechanism? *The acreage owned by the brothers is part of conservation easement.*

Question #5: Other

- a) What are the most significant constraints or issues in Geneseo that are negatively impacting your ability to maximize your profitability? *Taxes just increased with the new assessment.*
- b) What are the most significant benefits or advantages in Geneseo that are positively impacting your ability to maximize your profitability? *Geneseo is horse country, and has been for a long time. The Wadsworths are horse people. The Hunt Races are also beneficial. Neighbors have been here for years, so it's a good area for horses.*
- c) Other concerns that you may have? *Cars are a huge conflict on the roads; speed is really big problem with horses. Providing a wider shoulder would be really beneficial to riders and bicyclists. Also double lanes/restriping on Lima Road would help.*

Date: 10/9/14

Name: Kim & Jerry Sanford, Leg Up Stables KJW Farms

Primary Address: 4545 Long Point Road

Telephone Number: (585) 739-5925

Profile:

- a) How long has the farm been in operation? *Started with 10 horses out of home farm. Been with the SUNY Geneseo Equestrian Team for 20 years, and existed prior to that. Rented existing facility for 12 years and just recently purchased it. Just recently put up new indoor facility.*
- b) How old are you/how many years do you see yourself farming? *Will do it as long as they can, because they love what they do. In ten years will remodel more barns and incorporate more into their current practices.*
- c) Is there a formal or informal succession plan in place? *Have a barn manager who could take over if she has an interest. Retirement plan by renting facility out, but will stay in the picture. Wouldn't sell.*
- d) What is your primary water source? *Currently on public water. The line was installed as a private line and is now a public water main. It is a substandard line, should be repaired. Was told that at one point there was money set aside to do so. Have had 10 breaks in the water line over the years.*
- e) How many acres do you currently farm in Geneseo? Elsewhere? *300 acres – farmed themselves, 150 acres of neighbors (co-op) – they take manure in exchange for straw.*

Question #1: Crop Production - Not applicable.

Question #2: Equine Operation

- a) What types of horses do you raise? *One paint stallion (breed him), thoroughbreds, ponies, warm bloods, draughts, quarter horses*
- b) How many of each type do you have? *85 horses total, approximately 50/50 raised/donated.*
- c) Type of operation? *Coaches the Geneseo Equestrian Team and Club Teams (Hosts intercollegiate competitions), offers lessons, show horses, racing, breeding, rehabilitation, board horses (have 24 horses for the Hunt staying at their facility).*
- d) Supplies? *Produce our own hay.*

Question #3: Community Related Issues & Concerns

- a) Are neighbor complaints a problem? *Had complaints when they were running out of home farm, not new facility.*
- b) If there are complaints, what are the most frequent issues? *Smells, cows getting out. (used to have 10 beef cows).*
- c) What are the primary routes you use to get your farm equipment to your farm parcels? Are they adequate? *Not applicable.*
- d) Is the public allowed on your property for recreational uses (snowmobiling, hiking, etc)? *Allowed to use property for 4H events, fox hunt, pony club, etc., but won't allow for snowmobiling.*
- e) If not, would you consider providing access? If yes, for what types of activities? *Not without an Inherent Risk Law in NYS. The cost of insurance to their operation is limiting without it. College requires them to carry \$3 to 5 million umbrella policy.*

Question #4: Programs & Regulations

- a) What governmental programs are most helpful/beneficial to you? *Benefit from the Ag District. On board of Farm Bureau as equine representative. Don't really have the time to research beneficial programs, and also like to do things their own way.*
- b) What should the County's or Town's role be in helping farmers? *Provide protection to the existing agricultural industries from new neighbors moving in who want the "rural character," but don't understand what comes with it. Want them to protect what's here. The Town can still grow, but not at the loss of the character.*

Question #5: Other

- a) What are the most significant constraints or issues in Geneseo that are negatively impacting your ability to maximize your profitability?
 - a. *Concerned over the expansion of the Town, especially commercial growth by Avon Road. When the townhouses by Wal-Mart went in, the detention plans were incorrect or inadequate and caused their property to overflow. Their pond covered their access driveway. Worried about water erosion on the farm.*
 - b. *Motor vehicular traffic can be a problem; they are impatient.*
 - c. *Need to educate the public on the importance of agriculture and where their food comes from.*
- b) What are the most significant benefits or advantages in Geneseo that are positively impacting your ability to maximize your profitability?
 - a. *Strong equine industry in Geneseo*
 - b. *The equine industry supports a lot of local businesses as well – tractor supply, mechanics, etc.*
- c) Other concerns that you may have?
 - a. *Deer overpopulation – they can spread disease/ticks to horses. Hunters aren't taking enough, and when they do they only take certain ones.*
 - b. *Traffic concerns - Agree with idea of increasing shoulders, slowing traffic for horses is big! Don't want the dirt roads to be paved (traffic calming). That's why Volunteer Road is curved.*
 - c. *"Happy that we bought the land because we can keep it as what it is and prevent more commercial development or subdivisions."*
 - d. *Chesapeake Bay Watershed Issue – DEC definition of "waters" under protection has changed, no longer "navigable." A conflict with drainage ditches or standing water from flooding, etc.*
 - e. *Potential for sprinkler requirement in wedding barns – would be too costly, too restrictive to the industry.*

Date: 10/9/14

Name: Phyllis Meyer, Dairy Knoll Farms

Primary Address: 4693 Rosebrugh Road

Telephone Number: (585) 243-2123

Profile:

- a) How long has the farm been in operation? *Started with a heifer and bean farm with Dean's parents – Dean and Phyllis took over in 1968 when they got married.*
- b) How old are you/how many years do you see yourself farming? *Family owned/operated. Expanded in 2002 at home site and have added two barns since then. Probably won't grow any more at the home facility in Geneseo.*
- c) Is there a formal or informal succession plan in place? *Formal plan was finalized in 2011 – Dean/Phyllis and their 3 children are all equal partners at this point. Dean/Phyllis are real estate owners, all are operating.*
- d) How many people do you employ in Geneseo (full-time/seasonal)? *22 people total – a lot are extended family members. Have tried to hire high school kids, but they don't last.*
- e) What is your primary water source? *Well water, supposed to have public water (they are taking it to the prison), but they are waiting on the State. Use pond water for cows.*
- f) How many acres do you currently farm in Geneseo? Elsewhere? *3,300 acres between Geneseo and Groveland. Own some and rent some.*

Question #1: Crop Production

- a) What types of crops do you grow? *Corn (for cows mostly, sell some), soybeans, wheat, peas, kidney beans, alfalfa (for cows). Generally will rotate crops based on what will work with weather.*
- b) What are the primary markets for your crops? *Sell wheat to Purdue, peas to Farm Fresh Fruit (Seneca Foods)*

Question #2: Livestock Production

- a) What types of livestock do you raise? *Milking, calves, breeding – milk three times a day*
- b) How many of each type do you have? *1,300 milking cows, at least 2,000 total*
- c) How many acres are directly devoted to them? *Keep calves, breeding, and milking cows at home site, but house others elsewhere.*
- d) What are the primary markets for your livestock? *Upstate Farms – member since they started, milk/cottage cheese/bison products.*
- e) What do you expect your markets to be in the future? *Milk has done very well in recent years, but have also had some really tough years in the past.*

Question #3: Community Related Issues & Concerns

- a) Are neighbor complaints a problem? *For land they rent by the Lake. Barber Hill property that they just bought.*
- b) If there are complaints, what are the most frequent issues? *Spreading of manure. Conflict in the past with lake residents that said they were spreading when they really weren't. They typically*

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work with other neighbors to be sure that they aren't spreading when they have parties, etc. They have a CAFO Plan in place that directs when they can spread/how much/where/chemical use, etc.

- c) *What are the primary routes you use to get your farm equipment to your farm parcels? Are they adequate? Rent land next to the golf course, Route 20A is the worst. Too much traffic. Sheriffs and troopers have helped in the past. The roads are tough to navigate in general. The equipment is getting bigger with the operation, have taken out mailboxes and construction barrels because there is a limited shoulder, etc.*
- d) *Is the public allowed on your property for recreational uses (snowmobiling, hiking, etc)? Allow some snowmobiles by local calls (informal). Will allow hunting in one area of their farm. Used to do tours of the facility, but they are much less frequent now.*
- e) *If not, would you consider providing access? If yes, for what types of activities? No snowmobiling, insurance and liability issues.*
- f) *Would you consider accommodating a community garden on your property? If there was a demand/population around them to support it, need to be careful though with letting people do things on your property. Do get calls from locals to come get some small batches of peas, corn stalks, beans, etc.*

Question #4: Programs & Regulations

- a) *What governmental programs are most helpful/beneficial to you? The Ag. District is good. Farm Service Agency (commodity loans, crop rotation/reports, will help with mapping, not as much money as there was before), Soil and Water (grants), NRCS – Federal side of Soil and Water (if you abide by their set guidelines, you can get money).*
- b) *What should the County's or Town's role be in helping farmers?*
 - a. *Taxes are too high – New assessor is good but assessments on farms are tricky and could be done better. Built a facility for more than \$1 million, and it was tax-free for 10 years, then it was taxed at the rate of the year it was built after the 10 years expired, which is too high.*
 - b. *Need to get community to have a better understanding of agriculture (mostly the new people moving into the area). Bring agriculture to the Geneseo classrooms (BOCES is doing some agriculture programs now).*
 - c. *Son has worked with the Highway Dept. – they will help you.*

Question #5: Other

- a) *What are the most significant constraints or issues in Geneseo that are negatively impacting your ability to maximize your profitability?*
 - a. *Traffic conflicts - Geneseo should provide better flow for traffic, people get irate when stuck behind farm vehicles.*
 - b. *County has come in and put pipes in that affects drainage in their fields. They put in a detention basin and the County put the pipe so it runs into it.*
- b) *Other comments that you may have?*
 - a. *When you buy land for agricultural uses, most of the time it comes with structures or houses on it that affect property value/use, but you don't necessarily want it.*
 - b. *Deer and coyotes are an issue. Have fields that are just hay because of deer. Know of a few farms that have had cows injured due to coyotes, etc.*
 - c. *Like the right-to-farm community models.*

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- d. *Like Groveland – good farm community; wouldn't change a thing. Have been involved in Groveland community, grew up here. Dean was on the Town Board, Phyllis was a part of School Board and the Chamber.*
- e. *Look at Wyoming County's educational component and how they promote agriculture in the community.*

Town of Geneseo Agricultural & Farmland Protection Plan Genesee Valley Conservancy (GVC) Interview

Date: 12/4/14

Name: Dave Bojanowski

Number: (585) 243-2190

About GVC:

- Been in operation for 25 years
- Started with the grassland area to the northwest of Town, which is a DEC regulated bird nesting area
- Responded to threats from WalMart development, a lot was driven by the horse heritage of the community and the Hunt Races
- Approximately 18 members on the Board, half are members of the equine community

Easements:

- Three types of easements
 - Farmland – must remain viable for agriculture
 - Open Space – Agricultural use isn't primary
 - Habitat – Identifies natural resources, e.g. rare or endangered species
- There may be opportunities for more Open Space Easements
- State will only work in Agricultural/Farmland Easements
- State funding applications use ranking criteria:
 - "Does Town have a Farmland Protection Plan?"
 - "Is the farm identified in the Plan?"
 - "What is the property adjacent to?"
 - Prime soils
 - Sizes of properties
- Livingston County has 60% prime soils – the largest share of any county in the state

GVC in the Town of Geneseo:

- Approximately 5,000 acres in conservation easements
- Merrimack Farms (Brad McCaulley)
- Harold Stewart – Non-purchase of development right land
- Organic farming not popular in this area

What Should the Town Do?

- Continue to foster community support and education – the rural culture exists
- Continue integration of equine, agriculture, and open space programs with the college
- Participate in annual educational efforts of Town Officials – ex. Bus tour provided by GVC
- Maintain balance of development
 - Identify corridor development areas, places where conservancy isn't the biggest priority and there are no negative impacts – will help address critics

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- Would prefer the use of an Open Space Easement along the Conesus Lake Watershed – agricultural uses are permitted, but not preferred
- Micro-farms are a better way to connect to the non-agricultural community
- Continue to support the Geneseo Farmers' Market (seasonal – Thursdays from 3 to 6:30PM)

Lateral Restriction - Conditions on Future Service

The Town Of Geneseo, NY imposes the following conditions, on the management of water (or sewer) lines along Lima, Elm, North, and Pole Bridge Roads within an agricultural district, maps of which are attached to this resolution showing the boundaries of the agricultural district in relation to the parcels indicated:

- (1) The only land and/or structures which will be allowed to connect to the proposed waterline (or sewer) within an agricultural district will be existing structures at the time of construction, future agricultural structures, and land and structures that have already been approved for development by the local governing body prior to the date of filing of the Notice of Intent by the municipality.

Land and structures that have been approved for development refer to those properties/structures that have been brought before a local governing body where approval (e.g., subdivision, site plan, special permit) is needed to move forward with project plans and the governing body has approved the action. If no local approval is required for the subdivision of land and/or the construction of structures, the municipality accepts the limitation under Public Health Law §1115 that defines a “subdivision,” in part, as “any tract of land which is divided into five or more parcels.” Water and/or sewer service will not be provided to more than a total of four residences, buildings and/or structures on any tract of land which has been divided into parcels after the date of filing of the NOI by the municipality, where no local approval is required and the land is located within a county adopted, State certified agricultural district.

- (2) If a significant hardship can be shown by an existing resident, the lateral restriction to the resident’s property may be removed by the municipality upon approval by the Department. It is the responsibility of the resident landowner to demonstrate that a hardship exists relative to his or her existing water supply (or septic system) and clearly demonstrate the need for public water (or sewer service). The municipality shall develop a hardship application to be filed with the municipality, approved by the County Department of Health, and agreed to by the Department of Agriculture and Markets.
- (3) If it can be demonstrated to the Department’s satisfaction that the landowner requested the county to remove his or her land from an agricultural district at the time of district review and the county legislative body refused to do so, lateral restrictions may be removed by the municipality if the Department determines that the removal of the restriction for the subject parcel(s) would not have an unreasonably adverse effect on the agricultural district.
- (4) If land is removed from a county adopted, State certified agricultural district and the district has been reviewed by the county legislative body and certified by the Commissioner for modification, lateral restrictions imposed by the municipality are no longer in effect for the parcels of land that have been removed from the agricultural district.