

MINUTES

PLANNING & RESEARCH COMMITTEE MEETING

Fred Lightfoote, Chairman

Tuesday, May 17, 2016

4:00 PM

Conference Room 205

Municipal Building

<p>Members Present Chair – Supervisor F. Lightfoote Vice Chair – Supervisor R. Green Supervisor D. Marshall Supervisor N. Teed Supervisor D. Vedora</p>	<p>Members Excused Supervisor J. Gallahan</p>	<p><u>Staff and Guests:</u> Tom Harvey, Planning Brian Young, Deputy County Administrator Betsy Landre, Planning Reliefia Kramer, Planning Mike Manikowski, Economic Development Michael Wojcik, Economic Development Tim Davis, OC CCE John Hanchar, OC CCE</p>
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TIME	TOPIC	NOTES & DISCUSSION
<p>4:00 p.m.</p>	<p>Opening of Meeting Approval of Minutes</p>	<p>Chair Lightfoote opened the May 17, 2016 Planning and Research Committee meeting at 4:00 p.m. Supervisor Gallahan was necessarily absent.</p> <p>Chair Lightfoote requested a motion to approve the April 26, 2016 minutes.</p> <p><i>A motion was offered by Supervisor Vedora, and was seconded by Supervisor Green to approve the April 26, 2016 minutes. All in favor, motion carried.</i></p>
<p>4:02</p>	<p>Cornell Cooperative Extension</p>	<p>Chair Lightfoote welcomed Tim Davis and John Hanchar.</p> <p>Mr. Davis introduced John Hanchar to the committee. He is from the Northwest NY Dairy, Livestock and Field Crops team. He is the Farm Business Management Specialist.</p> <p>Mr. Hanchar distributed a report titled “Recent Work in Farm Economics,” a copy of which is on file with the official minutes in the office of the Clerk to the Board of Supervisors. Mr. Hanchar thanked the committee for their support for the work that is done in the program. Mr. Hanchar reviewed his report with the committee. He discussed double cropping which is producing and harvesting two crops in a twelve month period in the same unit of land. This is an alternative to having more land. He said that he and the two Agronomists that are on his team were part of a statewide effort to that looked at production, economics, etc.</p>

		<p>Mr. Hanchar told the committee that they have two advisory committees, one for the field crops area and one for dairy. He said that there are ten producers on each committee, one from each county. These committees meet once or twice a year and decide what the top priorities are for the team. The committees say that double cropping is a high priority. Mr. Hanchar told the committee how it is a very beneficial practice to do double cropping of winter cereals such as wheat, rye, and triticale. He said that farmers try to do a risk management assessment and set aside a reserve. Producers should look at in terms of managing risks.</p> <p>The next topic that Mr. Hanchar discussed was the Entry Point Precision Farming. This is also identified by the advisory committee as a high priority. Precision farming involves increasing accuracy of rates, timing, location, and method of input to create greater efficiencies leading to improved economic and environmental results. He gave examples of precision farming technology such as Auto guidance systems where satellite sends messages to receivers and the farmer doesn't have to steer equipment over the land reducing overlap and waste of seed, fertilizer, and pesticide applications. Mr. Hanchar that producers have told him that stress and fatigue are also reduced by having this type of system.</p> <p>The last topic that Mr. Hanchar discussed was Malting Barley Production. There is statewide interest in the production of Malting Barley. He said that there are some producers locally that are interested. This is a work in progress and there is uncertainty and hesitancy because of the risks involved. Mr. Hanchar said that producers who do malting barley production usually do not continue after a year or two because of risks. The crop has to meet exacting standards to be used for malt, and it is a different variety of barley that is grown for malting. There have not been a lot of improvements in the seed stock over the years, because so little is produced. As a result, if a farmer invests in growing malt barley and the crop is contaminated with weeds, the yield per acre is so much lower than regular grain barley that the farmer will have large financial losses.</p> <p>Chair Lightfoote thanked Mr. Davis and Mr. Hanchar.</p>
4:22	Planning	<p>Ms. Landre discussed and recommended approval of a resolution – Award of Bid B16059, Honeoye Lake Aquatic Vegetation Harvesting Program.</p> <p><i>A motion was offered by Supervisor Green, and was seconded by Supervisor Marshall to approve the above mentioned resolution. All in favor, motion carried.</i></p> <p>Mr. Harvey discussed and recommended approval of a resolution – Appointment of Albert C. Crofton to the Ontario County Planning Board.</p> <p><i>A motion was offered by Supervisor Green, and was seconded by Supervisor Teed to approve the above mentioned resolution. All in favor, motion carried.</i></p> <p>Chair Lightfoote welcomed Kevin Olvany, CLWC.</p> <p>Mr. Olvany discussed the Canandaigua Lake Watershed Council's activities with the committee. He said the council does a lot of research around the lake. They do stream and lake sampling and they partner with Bruce Gilman from FLCC. Mr. Olvany said that Dr. Gilman is a tremendous resource, not only for Canandaigua Lake,</p>

but also Honeoye and Seneca Lakes. Mr. Olvany said that they have gathered a lot of information over the years regarding the health of the lake. They have sampled over fifty five storm events and seventeen streams that drain into the lake. This research provided valuable information regarding where they need to focus their efforts in terms of watershed work to protect lake water quality. Mr. Olvany said that over the past three years, the county has provided some assistance to the monitoring program, and he thanked the committee for the assistance. He said that CLWC's funding comes from the fourteen watershed municipalities and they also get state grants. Mr. Olvany told the committee that Betsy Landre has been very helpful in getting funding through FL-LOWPA. FL-LOWPA has really helped by allowing them to implement more projects at the same time and spend more money on project based approaches. He said that this year's program will continue with the lake sampling. April-November they sample different locations throughout the lake. The funding was very helpful last year when the lake had a blue green algae bloom. He said that they will be doing more of the blue green algae bloom research to learn what is feeding it from a nutrient aspect. They will be doing more storm event sampling and also doing stress stream analysis on Deep Run and Fallbrook streams to see where the higher nutrient levels are coming in. Those streams were chosen because they agriculturally dominated.

Mr. Olvany informed the committee that the Nature Conservancy is going to be buying about 80 acres of flood plain area in the Parish Flats area near Parish Cross Road. Canandaigua Lake Watershed Alliance is partnering with the Town of Naples, Nature Conservancy, CLWC, and NYS DEC on a project to restore the function of the flood plain at the south end of the lake. Parish Cross Road acts as a barrier through the middle of the flood plain, holding water back to the south and flow is restricted mostly to the one channel under the road. The intent of the project is to spread out the flood water across the entire flood plain on a more regular basis. There are two reasons why they want to do this:

- 1) Water quality benefits
- 2) Help with upstream and downstream flooding issue perspective (Parish Cross Road tends to flood more often than it should).

Mr. Olvany said the Town of Naples and Town Highway Superintendent are heavily engaged in this process also. They are looking at it as a regional type of approach to try and protect this area. A similar project along the inlet to Honeoye Lake is being considered, to restore the natural function of the flood plain. A number of years ago they took a similar approach in the Sucker Brook sub watershed where they got state grant dollars to actually build wetland areas to remove nutrients, bacteria pathogens, and also protect the downstream flooding as well.

Ms. Landre discussed and recommended approval of a resolution – Authorizing a Contract With Canandaigua Lake Watershed Council for Canandaigua Lake and Stream Monitoring.

A motion was offered by Supervisor Vedora, and was seconded by Supervisor Marshall to approve the above mentioned resolution. All in favor, motion carried.

A brief discussion took place regarding solar leases. Mr. Green told the committee to be very careful. Companies are out there offering property owners contracts for the use of their land for solar farms. He has done a little research and property owners should consult an attorney to make sure they are protected for removal of the

equipment at the end of the lease period, maintenance, property tax consequences, etc.

Mr. Harvey wanted the Committee to be aware of their efforts in trying to address a long standing issue of abandoned properties that have environmental issues, and gain their support for continued efforts in doing so. The Manchester Rail Corridor Project involves two parcels in the former Manchester railyard that have environmental contamination issues; one being the Round House property and the other an adjacent property containing what was known as the Oil House. No one has paid property taxes on these properties since at least 1990-1991. The County will not sell them at tax sale because they are on DEC's list of spill sites and are known Brownfield sites (the Oil House parcel has a DEC lien against it, as DEC spent money removing some contaminated soil to stop off site migration of contaminants through storm sewers into the Canandaigua Outlet). If the properties were sold at auction, the county has to take title and then transfer the title to the successful bidder. Once the County is in the chain of title, regardless of how long, the County is subject to any DEC order to clean up the property. For this reason, the property is in a kind of limbo. Properties in this kind of limbo are referred to a 'ghost properties,' and we have several of them around the county. In an attempt to find a strategy to deal with these ghost properties, the department is spending some staff time and working with the County Attorney's Office, DEC, and the State Attorney General's Office. We are hoping that the efforts on these Manchester parcels will establish a template we can follow in addressing other ghost properties across the county.

In the case of the Manchester railyard parcels the evolving strategy goes something like this: We have identified a couple of private entities interested in redeveloping the properties. A reuse or redevelopment plan needs to be developed, and then an appropriate remediation plan can and must be drafted for consideration by DEC. All this has to take place before the county takes title to the property, to avoid county liability. DEC Region 8 staff was very supportive in conversations with the State Attorney General's Office. Everyone agreed that if there is sufficient financial backing for the redevelopment plan, DEC would approve the environmental cleanup (the remediation plan), and the State Attorney General's Office would indemnify the county and the future owner from the \$35,000 lien and any cleanup costs not identified in the remediation plan (this indemnification would not extend to the other previous owners, so the state would still be free to pursue collection of its existing lien against any previous owners they can track down). Once the indemnification is in place, the county would take title and transfer the title to the new private owner. In this scenario, the cost of the remediation would be eligible for brownfield remediation tax credits. The trick here is to find a private partner willing to develop a realistic redevelopment plan for the property with sufficient financial backing to implement the project, and find a few thousand dollars to finalize a remediation plan to be submitted to DEC concerning property that the county does not own. In order for a private partner to be willing to invest, they need some assurance that once the plan and indemnification from the state is in place, that the county can guarantee they will transfer title to them—so a local law is probably going to be needed to supersede the statute requiring the county to sell to the highest bidder. Mr. Harvey warned the committee that these types of projects don't go either smoothly or happen quickly, so if we are going to continue the effort we have to realize we may be making a multi-year commitment of resources. On the other hand, without the County stepping in, Mr. Harvey believes that these ghost properties will remain sitting idle for decades if not centuries to come. On the positive side, through this effort we will be developing in-house multi-department

		<p>expertise in handling ghost properties.</p> <p>The committee discussed the strategy and unanimously supported the department continue their efforts on these projects. Mr. Green commended staff in trying to come up with a solution to a problem that everyone else deemed unsolvable.</p>
5:00	Adjournment	<p>There being no further business for discussion, Chair Lightfoote requested a motion to adjourn.</p> <p><i>Motion to adjourn made by Chair Lightfoote, seconded by Supervisor Teed at 5:00 p.m. Motion carried.</i></p>

Respectfully Submitted,

Reliefia Kramer