



Public Informational Meeting Summary

December 14, 2017 - Henrietta Town Hall

6:00 PM – 8:30 PM

Attendees

- **Advisory Committee Members:** Bruce Howlett, Greg Hartt, Steve VanVoorhis, Susan Benedict, Nathan Gabbert
- **Town of Henrietta:** Jack Moore (Supervisor), Peter Minotti (Dep Supervisor), Chris Martin, (Engineer), Steve Shultz (Supervisor-elect)
- **Consultants/Support:** John Behan (Behan Planning and Design) Sheila Hess (CC Environment & Planning)
- **Residents/Interested Citizens:** (sign in sheet provided to town and consultant)

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The purpose of the Henrietta Ag & Farmland Protection Planning Public Informational Meeting was to review a draft of the plan with the public and included a question/answer/discussion period to inform the final draft.

1. Presentation
2. Questions
 - a. Q: Has there been any survey of community to see if interest in transfer of development rights (TDR)? A: No, would be a great part of the recommended feasibility study.
 - b. Q: Have we ever been involved with TDR and how it works? A: Zoning sets the framework. Montgomery County, MD has done a lot with TDR.
 - c. Q: Is TDR similar to incentive zoning? A: Through incentive zoning, developer can purchase additional development rights by paying into open space fund, etc. Whatever is designed has to work for Henrietta – everything is unique to Henrietta’s land, people market and opportunities and constraints. It is an efficient use of funding to set up TDR program. Can result in a lot of protection for lower cost. Trick is to find the development receiving areas that will justify the extra cost of TDR. It is one tool that could be helpful. Plan recommends a feasibility study for TDR.
 - d. Q: Consider development of a Town agricultural district – like an overlay district – town





- specific, not just County Ag. District 6 – was there ever an ag designation and did it go away? A: No town-specific ag district
- e. How long will it take to implement this plan? A: 20 plus years. Adoption in 2018 and much to do after that.
 - f. Thank you for putting the plan together. Nice job, hard work.
 - g. How can the DGEIS be considered a threat in the SWOT analysis? How can a study be a threat? A: A study could be a threat if it is associated with zoning changes that affect agriculture.
 - h. How much does this 80-page document cost homeowners? This plan should not move forward at the tax payer's expense.
 - i. Disagree with prior speaker. Plan is a good one, was well done and of value to the tax payer.
 - j. Need to consider environmental aspect of farming, best management practices (BMPs), those close to residential, etc. – agricultural environmental management (AEM).
 - k. Can we get an example of a purchase of development rights (PDR) transaction – including cost of how much it would be to purchase PDR on an example farm? A: Example reviewed.
 - l. Ask tax payer – how much would you allow your taxes to be raised for programs to protect ag, open space, etc. Need to get community to support program.
 - m. Mention in plan that Henrietta has huge value in real estate compared to Livingston County – state doesn't have enough funding to cover the cost of PDR value in Henrietta. But can't wait for funding from NYS Department of Agriculture and markets. Town would have to pay for it.
 - n. Once you develop a piece of land, it never goes back to green space. Huge percentage of Town values the concept of green. People want nature. Ag. is part of green infrastructure and needs to be protected.
 - o. Pittsford Greenprint program protected 1,200 acres. Pittsford issued bonds (20 year payment plan) for its Greenprint program and has since paid off those bonds and now 1,200 acres of farmland are permanently protected. Cost \$50 per year for average homeowner (20 year period). "I would be willing to pay \$100 to protect that much land."

Next Steps

County Ag Board Meeting/Approval
Public Hearing
Town Board Approval/Adoption
NYS DAM for final approval
Implementation