

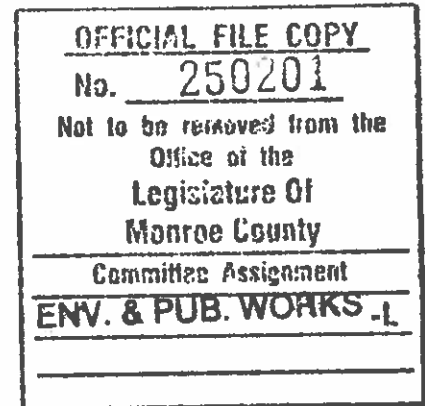


Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

June 6, 2025



To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Classification of Action, Designation of Lead Agency and Determination of Significance, Pursuant to State Environmental Quality Review Act (SEQRA) for Eight-Year Review of Monroe County Agricultural District No. 5 and District No. 6 and Consolidation of Monroe County District No. 6 into District No. 5, Forming Monroe County Agricultural District No. 5.

Honorable Legislators:

I recommend that Your Honorable Body designate Monroe County as Lead Agency and determine whether the modification of Monroe County Agricultural Districts No. 5 and No. 6 and the consolidation of District No. 6 into District No. 5, forming Monroe County Agricultural District No. 5, may have a significant adverse impact on the environment pursuant to SEQRA.

Western Agricultural District No. 5

- a) Add 17 parcels (approximately 537 acres) to the Western Agricultural District No. 5:
- 816 Ballantyne Rd, Town of Chili, consisting of approximately 62.53 acres, tax account number 159.03-1-9.11, owned by Joseph D. & John A. Hellaby
 - 2684 Redman Rd, Town of Clarkson, consisting of approximately 26.70 acres, tax account number 028.03-1-20.2, owned by JDP Lands, LLC
 - 2214 Lake Rd, Town of Clarkson, consisting of approximately 5.46 acres, tax account number 029.03-1-32.11, owned by Chad Webster and Antonia Palumbo-Webster
 - Ridge Road, Town of Clarkson, consisting of approximately 11.20 acres, tax account number 053.04-1-1.9, owned by Thomas A & Robert E. Conrow
 - Ridge Road, Town of Clarkson, consisting of approximately 10.68 acres, tax account number 053.04-1-1.8, owned by Thomas A & Robert E. Conrow
 - Ridge Road, Town of Clarkson, consisting of approximately 10.27 acres, tax account number 053.04-1-1.5, owned by Thomas A & Robert E. Conrow
 - 2842 Redman Rd, Town of Clarkson, consisting of approximately 59.00 acres, tax account number 028.03-1-23, owned by Edward & Shelia Burch

- 318 Frisbee Hill Rd, Town of Greece, consisting of approximately 1.00 acres, tax account number 033.01-2-29, owned by Cory & Allisa Gurnett
- 269-289 Parma Center Road, Town of Parma, consisting of approximately 85.22 acres, tax account number 043.03-2-10.115, owned by John B. Martin & Sons LLC
- 4900 Ridge Rd, Town of Parma, consisting of approximately 70.00 acres, tax account number 072.01-2-23.1, owned by Norbut Farm 2 LLC
- 892 Burritt Rd, Town of Parma, consisting of approximately 14.95 acres, tax account number 031.03-2-62.1, owned by Amanda and Robert Roth
- Sweden Walker Rd, Town of Sweden, consisting of approximately 49.51 acres, tax account number 084.04-1-6.21, owned by Randall S. & Margery A. Robb
- 825 West Ave, Town of Sweden, consisting of approximately 39.20 acres, tax account number 068.01-2-4.1, owned by David Barlow
- 1884 Chili-Scottsville Rd, Town of Wheatland, consisting of approximately 30.98 acres, tax account number 186.04-1-3.121, owned by Michelle K. Ingham
- 1886 Chili-Scottsville Rd, Town of Wheatland, consisting of approximately 30.98 acres, tax account number 186.04-1-3.122, owned by Jeffrey & Michelle Ingham
- River Rd, Town of Wheatland, consisting of approximately 6.40 acres, tax account number 200.03-1-21.121, owned by Tim & Joeclyn Czapranski
- River Rd, Town of Wheatland, consisting of approximately 22.89 acres, tax account number 200.03-1-21.107, owned by Tim & Joeclyn Czapranski

Eastern Agricultural District No. 6

a) Add 8 parcels (approximately 288 acres) to the Eastern Agricultural District No. 6:

- 411-511 Telephone Rd, Town of Henrietta, consisting of approximately 14.29 acres, tax account number 188.04-1-36.1, owned by Todd and William Ladd
- Reeves Rd, Town of Henrietta, consisting of approximately 8.77 acres, tax account number 190.02-1-24.24, owned by Walter and Mary Ellen Liss
- Mile Square Rd, Town of Mendon, consisting of approximately 65.10 acres, tax account number 216.02-1-14.1, owned by Tolegate Builders, LLC
- 1954 Dublin Rd, Town of Penfield, consisting of approximately 57.50 acres, tax account number 125.03-1-41.1, owned by Matthew D. Capuano
- Rush Scottsville Rd, Town of Rush, consisting of approximately 53.70 acres, tax account number 201.04-1-31.1, owned by Marie Krenzer
- Rush Scottsville Rd, Town of Rush, consisting of approximately 22.30 acres, tax account number 201.04-1-32, owned by Marie Krenzer
- 1148 Honeoye Falls Five Points Rd, Town of Rush, consisting of approximately 20.00 acres, tax account number 220.04-1-11, owned by David J Kyle

- Rush Scottsville Rd, Town of Rush, consisting of approximately 46.00 acres, tax account number 201.03-1-12.1, owned by Darylann Cherry
- b) Remove 3 parcels (approximately 135 acres) from the Eastern Agricultural District No. 6:
 - Bridleridge Farms, Town of Pittsford, consisting of approximately 83.96 acres, tax account number 191.01-1-18.11, owned by Bridleridge Farms LLC
 - North Main Street, Village of Pittsford, consisting of approximately 45.60 acres, tax account number 151.19-1-15.1, owned by Powers Farm LLC
 - Rush Henrietta TL Rd, Town of Rush, consisting of approximately 5.73 acres, tax account number 201.03-1-1.11, owned by Daniel & Margaret Cornwell

The Monroe County Agricultural and Farmland Protection Board recommends the consolidation of Eastern District No. 6 into Western District No. 5, to be known as Monroe County Agricultural District No. 5.

The specific legislative actions required are:

1. Determine that the modifications to and consolidation of the Districts is an Unlisted Action.
2. Designate Monroe County as Lead Agency for a coordinated review of the modifications and consolidation of the Districts.
3. Make a determination of significance for the modifications and consolidation to the Districts pursuant to 6 NYCRR § 617.7.
4. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of SEQRA, including without limitation, the execution of documents and the filing, distribution and publication of the documents required under SEQRA, and any other actions to implement the intent of this resolution.

The modifications to the Districts, including consolidation, have been preliminarily classified as an Unlisted action pursuant to 6 NYCRR § 617.4. The State Environmental Quality Review Act regulations found at 6 NYCRR Part 617 requires that no agency shall carry out or approve an Action until it has complied with the requirements of SEQRA.

This action will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,



Adam J. Bello
Monroe County Executive



**Agriculture
and Markets**

**STATE ENVIRONMENTAL QUALITY REVIEW
SHORT ENVIRONMENTAL ASSESSMENT FORM
FOR AGRICULTURAL DISTRICTS**

UNLISTED ACTIONS ONLY

Please indicate lead agency status by checking the appropriate box below:

☒ The proposed action is within the scope of a cooperative agreement between the undersigned County Legislative Body ("CLB") and the Department of Agriculture and Markets ("Department"), the only other agency required to undertake an action in this case. Therefore, the undersigned CLB will serve as lead agency for the proposed action to ensure compliance with the requirements of the State Environmental Quality Review Act, and is undertaking a coordinated review of the proposed action with the Department pursuant to 6 NYCRR §617.6(b)(3).

☐ The proposed action is not within the scope of a cooperative agreement between an applicable CLB and the Department. The agency that will serve as Lead Agency is the undersigned CLB, and is undertaking a coordinated review of the proposed action with the Department pursuant to 6 NYCRR §617.6(b)(3).

Part 1 – Project and Sponsor Information

1. The proposed action is located in the County of Monroe and the Town(s) of Chili, Clarkson, Gates, Greece, Sweden, Parma, and Wheatland (Western); and Pittsford, Rush, Henrietta, Penfield, and Mendon (Eastern).

2. The agency responsible for preparing this Short Environmental Assessment Form and determining environmental significance is the CLB of Monroe County.

3. The name, address, and e-mail address for the Clerk of the above named CLB is:
David Grant

407 County Office Bldg, 39 West Main Street, Rochester, NY 14614

DGrant@monroecounty.gov

4. Does the proposed action only involve the modification, consolidation or termination of a county-adopted, State-certified agricultural district by the CLB pursuant to Agriculture and Markets Law (AML) §§303-a, 303-b or 303-c? ☒ Yes ☐ No

If Yes, attach a narrative description (including a location map) of the intent of the proposed action and the environmental resources that may be affected in the County. If No, this form should not be used to evaluate the potential environmental impacts of the proposed action.

5. Is this an action proposed to modify an existing agricultural district? ☒ Yes ☐ No

If Yes, total number of acres comprising the agricultural district as it exists prior to modification: 143,469 acres.

Short Environmental Assessment Form
New York State Department of Agriculture and Markets

6. If this proposed action involves a modification, will such modification result in a change in the size of the agricultural district? ☒ Yes ☐ No

- If yes, how many acres are involved in the change? 689.34 acres
- Does this represent ☒ an increase or ☐ a decrease?

7. Check all present land uses that occur on, adjoining, and near the proposed action?

☒ Residential ☐ Industrial ☒ Commercial ☒ Agriculture ☒ Park/Forest/Open Space ☐ Other

If Other, please describe: _____

8. Information on Coastal Resources. Is the action located within, or have a significant effect on:

- A Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No
- A Coastal Erosion Hazard Area? ☐ Yes ☒ No
- A community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No

If Yes, please identify the affected community or communities: _____

9. Information on Local Agricultural and Farmland Protection Plans

- Is the action compatible with the County's Agricultural & Farmland Protection Plan? ☒ Yes ☐ No

If Yes, date of Plan approval: April 28, 1999

If Yes, please cite the applicable language: _____

The County and the municipalities in which the districts are located continue to promote the districts by supporting continuation of the districts each time they come up for renewal. Therefore, consider focusing efforts on the districts to reinforce and enhance this existing protection mechanism and reinforce and enhance the support the districts have received and continue to receive from the State, County, and municipalities.

10. Comments from Municipalities within the County

- Did the CLB receive any comments from municipalities about the addition or removal of land from the agricultural district? ☒ Yes ☐ No

If Yes, please briefly summarize the comments: The Town of Gates requested the removal of one parcel. The landowner

wishes that this parcel stay in the Agricultural District. The Monroe County Agricultural and Farmland Protection Board

did not recommend the removal of this parcel given that the land consists of predominantly viable agricultural land,

is actively farmed by the property owner, and supports the local agricultural industry.

11. Attach any additional information as may be needed to clarify the proposed action.

I AFFIRM AND CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Name of Person
Authorized to Sign: Steven M. Olufsen

Date: 05/06/2025

Signature: Steven M. Olufsen Title: Senior Planner

Short Environmental Assessment Form
New York State Department of Agriculture and Markets

Part 2: Impact Assessment

Part 2 is to be completed by the County Legislative Body ("CLB") as Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted to the CLB for the proposed modification, consolidation or termination of a county-adopted, State-certified agricultural district or otherwise available to the reviewer.

In providing responses to each of the questions, the reviewer should keep in mind that the action proposed is the modification, consolidation or termination of an agricultural district(s). The action is not the land use or activity which will, or may, take place in the district(s). For example, it is not appropriate to consider the effects of management actions that may be taken by individual operators in conducting farming. Agricultural farm management practices, including construction, maintenance and repair of farm buildings, and land use changes consistent with generally accepted principles of farming are listed as Type II actions in 6 NYCRR §617.5(c)(3), and these actions have been determined not to have a significant impact on the environment.

	None to small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Short Environmental Assessment Form
New York State Department of Agriculture and Markets

Part 3: Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short term, long-term and cumulative impacts.

This action consists of the modification and consolidation of the Eastern District No. 6 into the Western District No. 5, to be known as Monroe County Agricultural District No. 5. Doing so will increase the efficiency of the 8-year review process for County Staff, Land Owners, and the Towns and Villages of Monroe County while also reducing the confusion that occurs from multiple district reviews within Monroe County. As part of the eight-year review, twenty-five parcels have been submitted for addition and three parcels have been submitted for removal from the existing Agricultural Districts No. 5 and No. 6. These parcels are distributed throughout the County in the municipalities of Chili, Clarkson, Gates, Greece, Sweden, Parma, and Wheatland (Western Dist. No. 5); and Pittsford, Rush, Henrietta, Penfield, and Mendon (Eastern Dist No. 6).

This action includes the modification of Districts No. 5 and No. 6 by adding and removing parcels. Additionally, the action involves the consolidation of Monroe County Agricultural District No. 6 into District No. 5, resulting in a unified district to be known as Monroe County Agricultural District No. 5. The parcels affected are currently used for agricultural purposes and reflect the existing and historic agricultural character of their respective areas. This character is expected to remain unchanged. The action is not anticipated to result in increased traffic, population density, or demand on existing water or wastewater infrastructure.

This action will not result in significant adverse impacts to on-site or nearby national or state register of historic places, or state eligible sites, or archaeological sites; wetlands or other regulated water-bodies; 100 year flood plain (s), or remediation sites.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Monroe County

Name of Lead Agency

Date

Adam J. Bello

County Executive

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Susan M. O'Brien

Signature of Preparer (if different from Responsible Officer)