

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424

PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM 2019 APPLICATIONS PRESENTATION AND RANKINGS

JOINT MEETING: ENVIRONMENTAL CONSERVATION BOARD AGRICULTURAL ADVISORY COMMITTEE

THURSDAY, NOVEMBER 14, 2019, 5:00 P.M.

MINUTES—FILED WITH TOWN CLERK

Environmental Conservation Board Board Members Present: Justin Damann
Edith Davey
Kimberly Foreman
Joyce Marthaller, *Chairperson*

Agricultural Advisory Committee Members Present: Gary Davis
Bob DiCarlo
Ray Henry
Gary Jones
Tim Riley
Fernando Soberon
Mark Stryker, *Chairperson*

Town Representatives: Doug Finch, *Town Manager*
Sarah Reynolds, *Planning and Finance*

Also Attending: Sam Casella, Applicant
Terry Fennelly, Canandaigua Town Board Member
Dennis Money, Applicant
Kim Stryker
Cory Westbrook, Applicant

1. CALL TO ORDER

Mr. Finch and Ms. Reynolds convened the Joint Meeting of the Environmental Conservation Board and the Agricultural Advisory Committee at 5:00 p.m. for the purpose of re-

viewing and ranking the Purchase of Development Rights (PDR) applications received by the Town during this application cycle.

2. INTRODUCTION

A Purchase of Development Rights (PDR) is a transaction between a farm owner and the easement holder (in this case, the Town of Canandaigua or a Preservation Partner) involving the sale (or donation) of development rights on land involved that results in a perpetual conservation easement on the farmland. It means that the land can never be developed and will always remain as farmland. PDRs are available to farmers through a grant program from the New York State Department of Agriculture and Markets (Ag and Markets).

The Ag and Markets Farmland Implementation Grants Program assists counties, municipalities, soil and water conservation districts and not-for-profit organizations (i.e., “land trusts”) in implementing farmland protection plans, including those created through the Farmland Protection Planning Grants Program.

Since the inception of the program, the Farmland Implementation Grants Program has disbursed over \$180 million protecting more than 76,300 acres of viable agricultural land on 299 farms in New York State.

3. 2019–2020 PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROCESS AND TIMELINE

April 15, 2019

PDR information letter mailed to agricultural landowners; press release issued to news media (*see* postings on Agricultural Advisory Committee pages on Town website).

May 1, 2019–July 31, 2019

Application window open; solicitations via letter to agricultural landowners, press release, website and social media.

August 1, 2019–October 31, 2019

Internal review of applications by the Town PDR Team consisting of the Town Manager, the Finger Lakes Land Trust, the Town Agricultural Advisory Committee and the Town Environmental Conservation Board.

November 14, 2019

Review and ranking of applications by the Town Agricultural Advisory Committee and the Town Environmental Conservation Board.

December 16, 2019

Ranking Team recommends top application(s) for approval by Town Board.

Late Winter 2019–Spring 2020

Joint preparation of 2020 Farmland Protection Implementation Grant application; Town and applicant(s) complete and fine tune the proposal package(s).

Spring 2020–Summer 2020

Town submits Farmland Protection Implementation Grant application to New York State Department of Agriculture and Markets

Summer/Fall 2020

Farmland Protection Implementation Grant applications due.

Fall/Winter 2020

Awards announced.

2022 (approximately two-year process from award announcement date)

Project closing.

4. INTERNAL REVIEW PROCESS FOR EACH APPLICATION RECEIVED

- Parcel(s) mapped
- Parcels assessed for location in protection areas:
 - a. Padelford Brook Greenway
 - b. Strategic Farmland Protection Area
 - c. Strategic Forest Protection Area (new this round)
- Document Ag Plan and Open Space Plan scores for each parcel
- Soil types and percentages calculated for each parcel
- Review farm narratives

5. AG PLAN SCORE EXPLANATIONS

- *Soil composition*: Points awarded to each acre based on soil types. Applications with more acres with quality soils will achieve a higher rating. For multi-parcel applications, points are combined.
- *Natural resources*: Points awarded to each parcel based on proximity to: Canandaigua Lake, a stream, or a NYS DEC wetland; plus the parcel's location in/ outside of Canandaigua Lake Watershed. For multi-parcel applications, points are averaged.

- *Development pressure:* Points awarded to entire parcel based on proximity to: a sewer district, water district, or State/County highway; plus any known/suspected developer interest in said parcel. For multi-parcel applications, points are averaged.
- *Proximity to protected land:* Points awarded to entire parcel based on proximity to land that is already protected by a PDR. For multi-parcel applications, points are averaged.
- *Location inside or outside of protection areas:* Applications are given a Yes or No score for location inside or outside of any Town protection areas.

6. OPEN SPACE PLAN SCORE EXPLANATIONS

- *Ecological community:* Points awarded to each acre based on land cover. Applications with quality forest or wetland cover will achieve a higher rating. For multi-parcel applications, points are combined.
- *Steep slopes:* Points awarded to each acre based on percent slope. Parcels with large acreage of steep slopes will receive a higher rating. For multi-parcel applications, points are combined.
- *Lake visibility:* Points awarded to each acre based on whether the land is visible from Canandaigua Lake. For multi-parcel applications, points are combined.
- *Stream corridor:* Points awarded to entire parcel based on the presence or absence of native trout; points are awarded to each parcel based on distance from a stream and/or Canandaigua Lake. For multi-parcel applications, points are combined.
- *Regulated wetlands:* Points awarded to each acre based on the presence of DEC wetlands or flood zones. For multi-parcel applications, points are combined.

7. 2020 PDR APPLICATION RANKING CRITERIA

Ranking Criteria:

- Farm size
- Prime soil types
- Development pressure
- Availability of public utilities
- Long-term potential for farmland to remain active
- Percentage used for agricultural production
- Proximity to natural resources

- Demonstration of farm management
- Future likelihood of succession in farming
- Proximity to other protected farms
- Completeness of the application
- Site survey (information provided by the applicant)
- Tell the story about the farm/operations
- Use illustrations
- Limit exclusions (deductions); clearly show on site plans
- Show buffers to areas: home sites, areas to be held back for one reason or another

Each application individually ranked based upon the following questions:

1. Are the soil types (overall average) identified as prime soil types?
Up to 10 points for “yes;” as low as 0 points for “no.”
2. Are the soil types identified (overall average) as soils/farmlands of statewide importance?
Up to 10 points for “yes;” as low as 0 points for “no.”
3. Does/do the parcel(s) offer scenic vistas which should be considered for protection?
Up to 10 points for “yes;” as low as 0 points for “no.”
4. Is/are the parcel(s) currently facing development pressure from nearby development projects or proposed projects?
Up to 10 points for “yes;” as low as 0 points for “no.”
5. Does/do the parcel(s) have public sewer/water connections available on site or nearby?
Up to 10 points for “yes;” as low as 0 points for “no.”
6. Is there a farming homestead existing or proposed on the parcel(s)?
Up to 10 points for “yes;” as low as 0 points for “no.”
7. What is the long term potential for the farmland to remain in production?
Up to 10 points based on current and projected farming operations.
8. Is the project free of any proposed exclusions, or does the parcel have natural buffers between the proposed exclusion(s) and the proposed easement area?
Up to 10 points for “yes;” as low as 0 points for “no.”
9. Does/do the parcel(s) have a large amount of road frontage along a County or State road that may increase the potential impact of development pressure?
Up to 10 points for “yes;” as low as 0 points for “no.”

10. Has/have the owner(s) demonstrated the impact of the land to the farming operation?
Up to 10 points for “yes;” as low as 0 points for “no.”
11. Does/do the parcel(s) buffer natural public resources?
Up to 5 points for “yes;” as low as 0 points for “no.”
12. Does/do the parcel(s) have physical characteristics (slopes, soils, drainage) that would permit residential, commercial or industrial development?
Up to 5 points for “yes;” as low as 0 points for “no.”
13. Does/do the parcel(s) have any climate change characteristics such as helping to control storm runoff during large hundred-year downpours?
Up to 5 points.
14. How would you rate the landowner’s commitment to the application process?
Up to 5 points.
15. How would you rate the cost in relation to the acreage protected?
Up to 5 points.
16. How would you rate the level of demonstrated farm management?
Up to 5 points.
17. What is the extent to which the parcel(s) is/are bordered by or proximate to other protected farms (through PDR) or conservation areas (with a conservation easement) which may be expected to enter into such an agreement in the future?
Up to 5 points.
18. What is the likelihood of the parcel(s)’ succession as a farm or be used for farming operations and production if present ownership changes?
Up to 5 points.
19. Is/are the parcel(s) free of visible subdivision of road frontage properties?
Up to 5 points.
20. Is the farm or farm operations/family of historical significance to the Town?
Up to 5 points.

Total ranking score calculated from above

Up to 150 points maximum possible.

Location within Targeted Protection Areas

Is the proposed easement within the Strategic Farmland Protection Area and/or the Padelford Brook Greenway?

Up to 50 points for “yes;” as low as 0 points for “no.”

TOTAL SCORE

Ranking Criteria Score + Protection Area Score = 200 points maximum possible.

8. SCORING

- Ranking team members answer questions on Ranking Sheet based on criteria (above) plus information in the prepared spreadsheets, and all submitted application materials.
- Ranking Sheet scores tallied; lowest score discarded; remaining scores averaged.
- Ranking Sheet scores used to make final decisions; Ag Plan and Open Space scores used as a guide.

9. 2020 PDR APPLICATIONS

- 10 total applications received
- None are in the Padelford Brook Greenway
- 5 are within the Ontario County Ag District
- 3 are within the Strategic Farmland Protection Area
- 4 are within the Strategic Forest Protection Area
- Largest is 182 acres
- Smallest is 15 acres

■ APPLICATION #1—OUTHOUSE

Earl E. Outhouse, 5620 County Road 30

Farm Name: N/A

Name of person/business who actively farms the land (if not landowner):

Mark Stryker

Soil Statistics

Total Acres Check	56.9
Acres Prime	21.75
% Prime	38%
Acres Statewide Importance	15.34
% Statewide Importance	27%
Acres Prime if Drained	17.46
% Prime if Drained	31%
Acres Not Prime	2.35

Project Statistics:

56.9 acres in one parcel	TM #69.00-1-20.100
Water:	Public
Sewer:	Private
Assessed Value (2019):	Land = \$131,000. Total = \$226,000
Zoning District:	AR-2
Ag District:	Yes
Padelford Brook Greenway:	No
Strategic Farmland Protection Area:	Yes
Strategic Forest Protection Area:	No
Farmland Importance:	38% Prime Soils
Ag Plan Score:	894
Open Space Plan Score:	2,531

Project Narrative:

- 57 acres; 42.5 tillable
- Currently farmed by Kim-Mar Farms
- Current yields not provided
- 2016 yields: 50 bushes/acre of soy beans
- Long-term plans: Keep the land in farming; succession plan unknown (not provided)

- Airport expansion puts pressure on the land to be sold; landowners does not want to see this happen

■ APPLICATION #2—WESTBROOK

Cory and Amanda Westbrook, 4102 Onnalinda Drive

Farm Name: Chosen Grove Farm, 3437 State Route 21

Name of person/business who actively farms the land (if not landowner):

Paul Batz, Ox Creek Farm

Soil Statistics

Total Acres Check	38.09
Acres Prime	5.6
% Prime	15%
Acres Statewide Importance	14.59
% Statewide Importance	38%
Acres Prime if Drained	7.51
% Prime if Drained	20%
Acres Not Prime	10.39

Project Statistics:

38 acres on one parcel	TM #97.00-2-67.120
Water:	Public
Sewer:	Private
Assessed Value (2019):	Land = \$125,700. Total = \$131,500
Zoning District:	SCR-1
Ag District:	Yes
Padelford Brook Greenway:	No
Strategic Farmland Protection Area:	No
Strategic Forest Protection Area:	No
Farmland Importance:	15% Prime Soils
Ag Plan Score:	Did not receive one*
Open Space Plan Score:	Did not receive one*

**Parcel was created through subdivision after Ag and Open Space plans were adopted.
No rating data available.*

Project Narrative:

- 38 acres leased to Ox Creek
- Currently used for rotation pasture-based, small livestock farming (lambs, pigs, poultry, bees)
- Land farmed by Chosen Grove and Ox Creek
- 2018 Ox Creek yields: 150 lamb, 500 broilers, 75 turkeys, 75 laying hens, bees

- Ox Creek farms no additional land
- Long-term plans: Keep the land in farming; hope to pass farm to child(ren) when grown
- Proximity to City of Canandaigua results in high pressure for residential development

■ APPLICATION #3—WILKIN

**Sidney C. Wilkin, Deborah M. Springett, Estate of Ann P. Murphy,
5 Mullett Drive, Pittsford, N.Y. 14534**

Farm Name: C & D Farms, 0000 Parrish Street Extension

Name of person/business who actively farms the land (if not landowner):

Charles A. Miller, C & D Farms

Soil Statistics

Total Acres Check	125.6
Acres Prime	46.3
% Prime	37%
Acres Statewide Importance	47.5
% Statewide Importance	38%
Acres Prime if Drained	8.3
% Prime if Drained	7%
Acres Not Prime	23.5

Project Statistics:

126 acres in one parcel (non-contiguous parcel—three sections)

Water:	Public
Sewer:	Private
Assessed Value (2019):	Land = \$314,600. Total = \$314,600
Zoning District:	SCR-1
Ag District:	No
Padelford Brook Greenway:	No
Strategic Farmland Protection Area:	No
Strategic Forest Protection Area:	No
Farmland Importance:	37% Prime Soils
Ag Plan Score:	866
Open Space Plan Score:	4,932

Project Narrative:

- 126 acres; 74 tillable
- Currently used for crop farming
- Land farmed by Charlie Miller (C & D Farms) to support their cattle operation—leases 67 of the 126 acres
- 2018 yields: 120 bushes/acre of corn (average); 8 acres of hay (55 lbs./acre)
- Long-term plans for C & D Farms: Keep farming until retirement and then sell the farm business to another farmer at that time

- Proximity to City of Canandaigua results in high pressure for residential development

■ APPLICATION #4—DAMANN

Robert Damann, Justin Damann, 5850 Rossier Road

Farm Name: **Damann Farms**

Soil Statistics

Total Acres Check	182.05
Acres Prime	21.3
% Prime	11.7%
Acres Statewide Importance	60.98
% Statewide Importance	33.5%
Acres Prime if Drained	14.3
% Prime if Drained	7.9%
Acres Not Prime	85.47

Project Statistics:

182 acres in three parcels:

TM #111.00-1-58.100	49 acres
TM #111.00-1-39.100	6.5 acres
TM #111.00-1-38.111	127 acres

Water: Private (all three parcels)

Sewer: Private (all three parcels)

Assessed Value (2019):

TM #111.00-1-58.100	Land = \$109,200	Total = \$200,000
TM #111.00-1-39.100	Land = \$32,200	Total = \$32,200
TM #111.00-1-38.111	Land = \$252,300	Total = \$258,300

Zoning District:	AR-2
Ag District:	Yes
Padelford Brook Greenway:	No
Strategic Farmland Protection Area:	Yes
Strategic Forest Protection Area:	Yes
Farmland Importance:	12% Prime Soils
Ag Plan Score:	523 (aggregate)
Open Space Plan Score:	11,168 (aggregate)

Project Narrative:

- Three parcels (182 total acres, 92 tillable)
- Currently used for crop farming including hops and vegetables
- Land farmed by the owners (Damann Farms)

- Previously farmed by Pleasure Acres
- Long-term plans: Keep the land in farming; Damann children are interested in expanding the farm
- Development pressure is evident by offers received by the owner for residential development

■ APPLICATION #5—CASELLA

Samuel Casella, 4044 Woolhouse Road

Farm Name: **Casella Farms**

Soil Statistics

Total Acres Check	69
Acres Prime	20
% Prime	29.2%
Acres Statewide Importance	13.6
% Statewide Importance	19.9%
Acres Prime if Drained	29
% Prime if Drained	42.4%
Acres Not Prime	6.4

Project Statistics:

68 acres in three parcels:

TM #111.00-1-31.100	43.2
TM #111.00-1-29.113	14.8
TM #111.00-1-31.411	10.4

Water: Private (all three parcels)

Sewer: Private (all three parcels)

Assessed Value (2019):

TM #111.00-1-31.100	Land = \$111,900	Total = \$115,400
TM #111.00-1-29.113	Land = \$36,400	Total = \$36,400
TM #111.00-1-31.411	Land = \$20,500	Total = \$20,500

Zoning District:	AR-2 (all three)
Ag District:	1 of 3
Padelford Brook Greenway:	No (all three)
Strategic Farmland Protection Area:	Yes (all three)
Strategic Forest Protection Area:	2 of 3
Farmland Importance:	29% Prime Soils
Ag Plan Score:	814 (aggregate)
Open Space Plan Score:	1,846 (aggregate)

Project Narrative:

- Three parcels (68 total acres, 58 tillable)
- Currently used for cattle grazing, hay and soybeans/wheat (utilize no-til and some strip cropping)
- Land farmed by the owner: Casella Farm

- Current yields unknown/not provided
- Long-term plans: Keep the land in farming
- Farm awards: Lake Friendly Farm, demonstration grants from Soil Conservation Service and OCSWCD
- Farm program: Canandaigua Lake Voluntary Whole Farm Plannin

■ APPLICATION #6—BARRY

Paul and Teresa Barry, 4531 Middle Cheshire road

Farm Name: **Barry Farm**

Soil Statistics

Total Acres Check	14.6
Acres Prime	5.5
% Prime	37.7%
Acres Statewide Importance	0
% Statewide Importance	0%
Acres Prime if Drained	9.1
% Prime if Drained	62.3%
Acres Not Prime	0

Project Statistics:

15 acres in one parcel	TM #126.00-1-23.111
Water:	Public
Sewer:	Private
Assessed Value (2019):	Land = \$102,800. Total = \$284,500
Zoning District:	AR-2
Ag District:	No
Padelford Brook Greenway:	No
Strategic Farmland Protection Area:	No
Strategic Forest Protection Area:	No
Farmland Importance:	38% Prime Soils
Ag Plan Score:	582
Open Space Plan Score:	Not rated

Project Narrative:

- 15 acres
- Currently farmed by owner: Barry Farms
- Horse farm with accessory activities (horse boarding, 7 currently; manure/compost sales (250 yards annually)
- Long-term plans: Keep the land in farming; continue current operations indefinitely plus introduce organic fruit orchard
- Succession plan is to pass the land to the owner's children

■ APPLICATION #7—WELCH

Carol Welch, 4548 Middle Cheshire Road

Farm Name: **Pleasure Acres**

Farm owner (if difference from applicant: **Peter Dehold, 5411 Cramer Road**)

Soil Statistics

Total Acres Check	17.56
Acres Prime	12.06
% Prime	69%
Acres Statewide Importance	0
% Statewide Importance	0%
Acres Prime if Drained	5.5
% Prime if Drained	31%
Acres Not Prime	0

Project Statistics:

18 acres in one parcel	TM #140.00-1-21.210
Water:	Public
Sewer:	Private
Assessed Value (2019):	Land = \$98,200. Total = \$98,200
Zoning District:	AR-2
Ag District:	No
Padelford Brook Greenway:	No
Strategic Farmland Protection Area:	No
Strategic Forest Protection Area:	No
Farmland Importance:	69% Prime Soils
Ag Plan Score:	Was not rated*
Open Space Plan Score:	451

**Was not actively farmed when the Ag Plan was written.*

Project Narrative:

- 18 acres, 16 tillable
- Currently leased to Pleasure Acres (was previously leased by Wyffels Farm from 1973–2018; farms livestock and crops)
- Currently used for cash crops (corn, soybeans, hay)
- Yield projections:
 - Corn: 160–170 bushels/ac
 - Soybeans: 52 bushels/ac
 - Hay: 3T/ac

- Pleasure Acres operates on additional land
- Long-term plans: Pleasure Acres plans to continue beef and cash crop operations as long as possible
- No succession planning information provided
- Property owner wishes to preserve the rural character/protect the open space the farmland provides

■ **APPLICATION #8—WHITELEY**

Diane M. Whiteley, 4577 Middle Cheshire road

Farm Name: Wyffels Farm LLC

**Farm owner (if different from applicant): Gary and Joan Wyffels,
4065 Middle Cheshire Road**

APPLICATION WITHDRAWN 11/14/2019

■ APPLICATION #9—BRONSON

Josh Bronson, 4901 Seneca Point Road

Farm Name: Rocky Ridge Maple Farms LLC, 4657 State Route 21

Soil Statistics

Total Acres Check	80.42
Acres Prime	19.8
% Prime	25%
Acres Statewide Importance	17.26
% Statewide Importance	21%
Acres Prime if Drained	38.16
% Prime if Drained	47%
Acres Not Prime	5.2

Project Statistics:

80 acres in one parcel	TM #139.00-1-21.111
Water:	Private
Sewer:	Private
Assessed Value (2019):	Land = \$224,200. Total = \$390,900
Zoning District:	RR-3
Ag District:	Yes
Padelford Brook Greenway:	No
Strategic Farmland Protection Area:	No
Strategic Forest Protection Area:	Yes
Farmland Importance:	25% Prime Soils
Ag Plan Score:	389
Open Space Plan Score:	2,604

Project Narrative:

- 80 acres, 65 tillable
- Owner farms the land: Rocky Ridge Maple Farms
- Currently used for maple production
- Yields unknown for this parcel
- Rocky Ridge operates on additional land as well; 365 acres total
- Long-term plans: Rocky Ridge plan to continue current operations and seek opportunities for expansion
- No succession planning information provided

■ APPLICATION #10—MONEY

Dennis and Sheila Money, 4780 Deuel road

Farm Name: **Winterhawk Farm**

Name of person/business who actively farms the land (if not landowner):

Josh Bronson, owner, Rocky Ridge Maple Syrup

Soil Statistics

Total Acres Check	139
Acres Prime	16.6
% Prime	11.9%
Acres Statewide Importance	49.6
% Statewide Importance	35.6%
Acres Prime if Drained	52
% Prime if Drained	37.3%
Acres Not Prime	21.2

Project Statistics:

139 acres in three parcels:

TM #140.00-1-15.141	74.9
TM #140.00-1-15.310	35.7
TM #140.00-1-17.200	28.8

Water:	Private
Sewer:	Private

Assessed Value (2019):

TM #140.00-1-15.141	Land: \$127,400	Total: \$375,000
TM #140.00-1-15.310	Land: \$50,400	
TM #140.00-1-17.200	Land: \$40,500	

Zoning District:	RR-3
Ag District:	No
Padelford Brook Greenway:	No
Strategic Farmland Protection Area:	No
Strategic Forest Protection Area:	No
Farmland Importance:	12% Prime Soils
Ag Plan Score:	1,224
Open Space Plan Score:	10,037

Project Narrative:

- 139 acres, 14 tillable
- Owner harvests firewood and leases some acreage to Rocky Ridge Maple Farms

- Currently used for maple production by Rocky Ridge (yields not provided)
- Owner previously harvested timber, grapes and Christmas Trees on property
- Rocky Ridge operates on additional land as well; 365 acres total
- Long-term plans: Rocky Ridge plans to continue current operations and seek opportunities for expansion
- Property owner plans to continue to lease to Rocky Ridge; possible future operations include selective timber harvest

10. 2020 RANKINGS**Ranking Criteria Scores:**

Application	Mean	Application	Truncated Mean	Application	Truncated Mean + Averaged Protection Area Scores
Outhouse	104	Outhouse	104	Outhouse	133
Money	94	Money	95	Damann	132
Casella	92	Damann	93	Casella	129
Welch	92	Casella	92	Money	121
Damann	91	Welch	91	Bronson	106
Barry	89	Barry	90	Westbrook	105
Westbrook	88	Westbrook	88	Welch	101
Wilkin	82	Wilkin	82	Barry	99
Bronson	80	Bronson	77	Wilkin	91

Ag and Open Space Plan Rankings:

Application	Total Ag Plan Score	Application	Total Open Space Rating
Money	1,224	Damann	11,168
Outhouse	894	Money	10,037
Wilkin	866	Wilkin	4,932
Casella	814	Bronson	2,604
Barry	582	Outhouse	2,531
Damann	523	Casella	1,846
Bronson	389	Welch	451
Welch	N/A	Barry	N/A
Westbrook	N/A	Westbrook	N/A

Explanation:**Mean:**

Average of all scores.

Truncated Mean:

Average of all scores minus the lowest and highest scores.

Truncated Mean + Protection Area Scores:

Truncated Mean (average of all scores minus lowest and highest) plus the average protection area score (which was the question relative to the application's location in or out of the farmland/forestland protection areas; maximum 50 points).

11. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

John M. Robortella L.S.