



The State University  
of New York

**Office of the Chancellor**

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**MEMORANDUM**

**June 2, 2026**

**TO: Members of the Board of Trustees**

**FROM: Dr. John B. King Jr., Chancellor**

**SUBJECT: Acquisition of Real Property, In-Kind Donation – Finger Lakes  
Community College**

**Action Requested**

The proposed resolution approves, based upon the results of the 2026/27 Enacted State Budget, both the site and value of a donation of real property for Finger Lakes Community College to be used as part of the local share for capital project costs.

**Resolution**

I recommend that the Board of Trustees adopt the following resolution:

**Whereas** NYS Education Law §6306(4) provides that the board of trustees of a community college may acquire real property suitable for carrying out the programs and purposes of the college, including by gift; and

**Whereas** the regulations of the State University of New York, set forth in 8 NYCRR §603.1(a), provide that property furnished by the sponsor can serve as part of their share of capital cost; and

**Whereas** the regulations of the State University of New York, set forth in 8 NYCRR §603.5(a), provide that real property may be acquired for community college facilities by gift after

the State University of New York Board of Trustees has approved the selection of the site; and

**Whereas** the County of Ontario, as the Finger Lakes Community College (“College”) Sponsor, the has adopted a resolution stating its intent to receive the gift of real property consisting of approximately 2.519 acres located 1.2 miles from the main campus of the College in Canandaigua, New York (the “Site”); and

**Whereas** the College Board of Trustees has passed a resolution reflecting its intent to accept title to the Site for a new culinary center, with the title to this Site being vested and held by the Sponsor; and

**Whereas** the College has obtained two appraisals of the properties, both completed within the past year; now, therefore, be it

**Resolved** that the Site be, and hereby is, approved; and, be it further

**Resolved** that the value of the Site for purposes of section §6304(1)(c) is determined to be \$1,760,000; and, be it further

**Resolved** that the Chancellor, or designee, be, and hereby is, authorized to transmit the determination as to the value of such real property to the NYS Director of the Budget for appropriate action.

## **Background**

A new Culinary Arts Center of Excellence (CACE) will be located within a 19,287 square foot building to be constructed on the Site to allow an expansion of Finger Lakes Community College’s Culinary Programs. Currently the College utilizes space at the NYS Wine and Culinary Center Inc. (d/b/a NY Kitchen) (“NYK”) for student kitchen instruction. However, that property is being sold.

CACE will include a demonstration kitchen theater, two hands-on kitchens for students equipped with commercial-grade kitchen equipment and multiple ovens for pastry instruction. The building will also include a prep kitchen for student instruction and staff use pre-class, and for preparing materials for off-site instruction/use. The building will have walk-in coolers and dry storage areas, a

shared conference room, and a gallery/lobby/event space area to be used by the College for its community engagement dining events.

In addition, the building will provide 4 offices for the College, one office for Cornell Cooperative Extension of Ontario County (“CCE”), and five offices for NYK. NYK will have a small reception area and retail space for New York sourced food and beverage products and will include offerings from the College’s Culinary program.

The College will own and operate the facility. The College will develop rental or use agreements with NYK and CCE for utilities & maintenance.

Entity	Dedicated (Sq.Ft)	Shared Spaces/Mechanicals	Totals	Percentage
CCE	126.93	-	<b>126.93</b>	0.66%
College	1,851.51	13,376.19	<b>15,227.70</b>	78.96%
NYK	3,931.92	-	<b>3,931.92</b>	20.39%
<b>Totals</b>	<b>5,910.36</b>	<b>13,376.19</b>	<b>19,286.55</b>	<b>100.00%</b>

The donated property will be owned by Sponsor, put in trust for College’s use and purposes. Key physical elements of the Site include:

- The location is 1.2 miles from main campus, in the City of Canandaigua
- The facility will be on Lakeshore Drive across the street from the City’s lakefront Kershaw Park. This location is closer than the existing NYK facility (1.65 mi)
- Adjacent property to the west has been proposed to be donated separately to the City as parkland, so part of the CACE property will have a complementary park-like setting

The Canandaigua Area Local Development Corporation (“CALDC”) will donate land and money equivalent to the total amount of the local share to construct the CACE. The Sands Family Foundation has committed any additional money the CALDC requires to meet its donation pledge (the CALDC is the title owner of the property to be donated to the Sponsor for the CACE). Construction is planned for 2026 with a tentative opening date in 2028. The current budget is approximately \$22.3 million. The 26/27 NYS Enacted State Budget provides \$11.1 million to match this eligible funding.