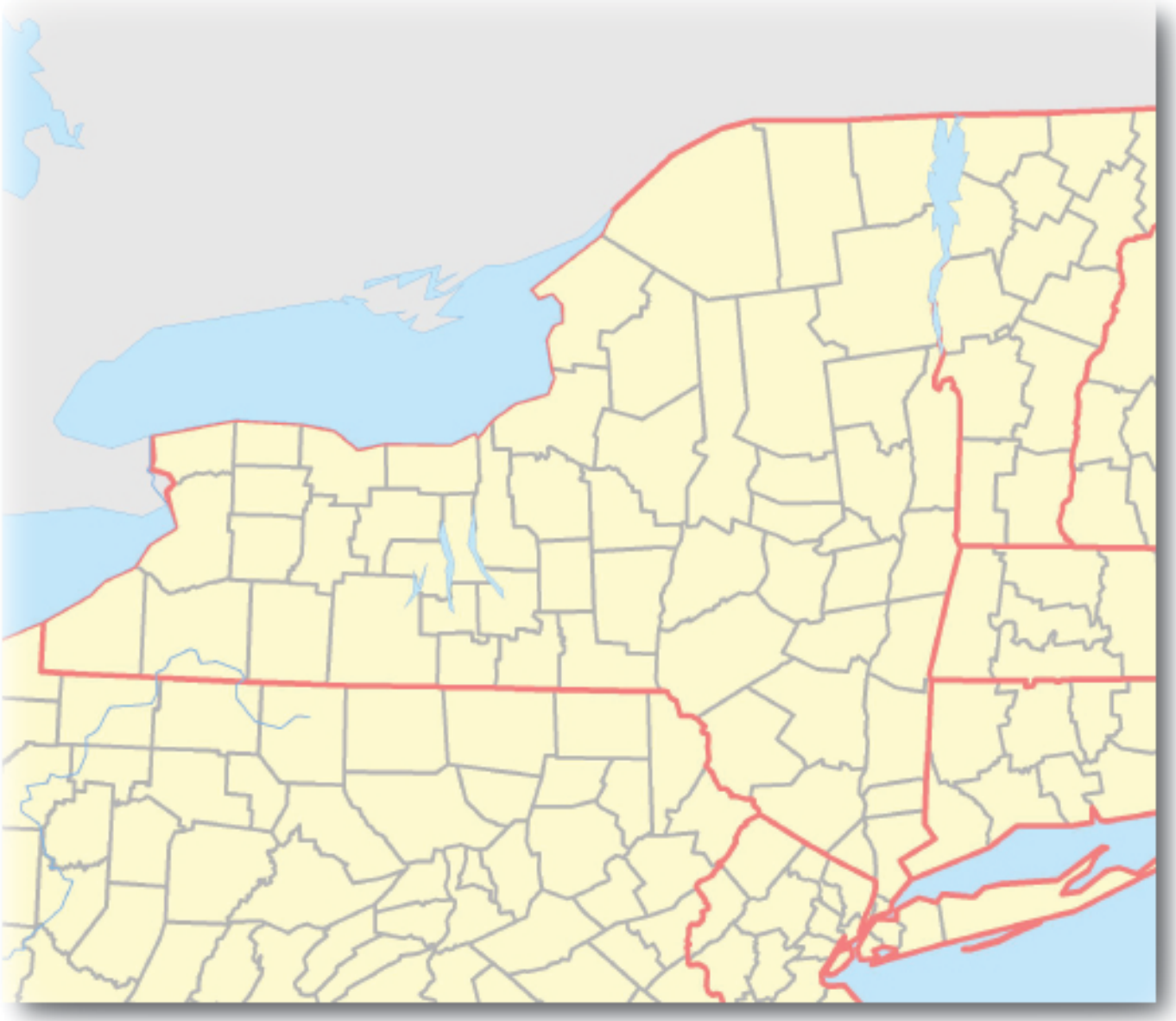
Farm, Folks & Funding

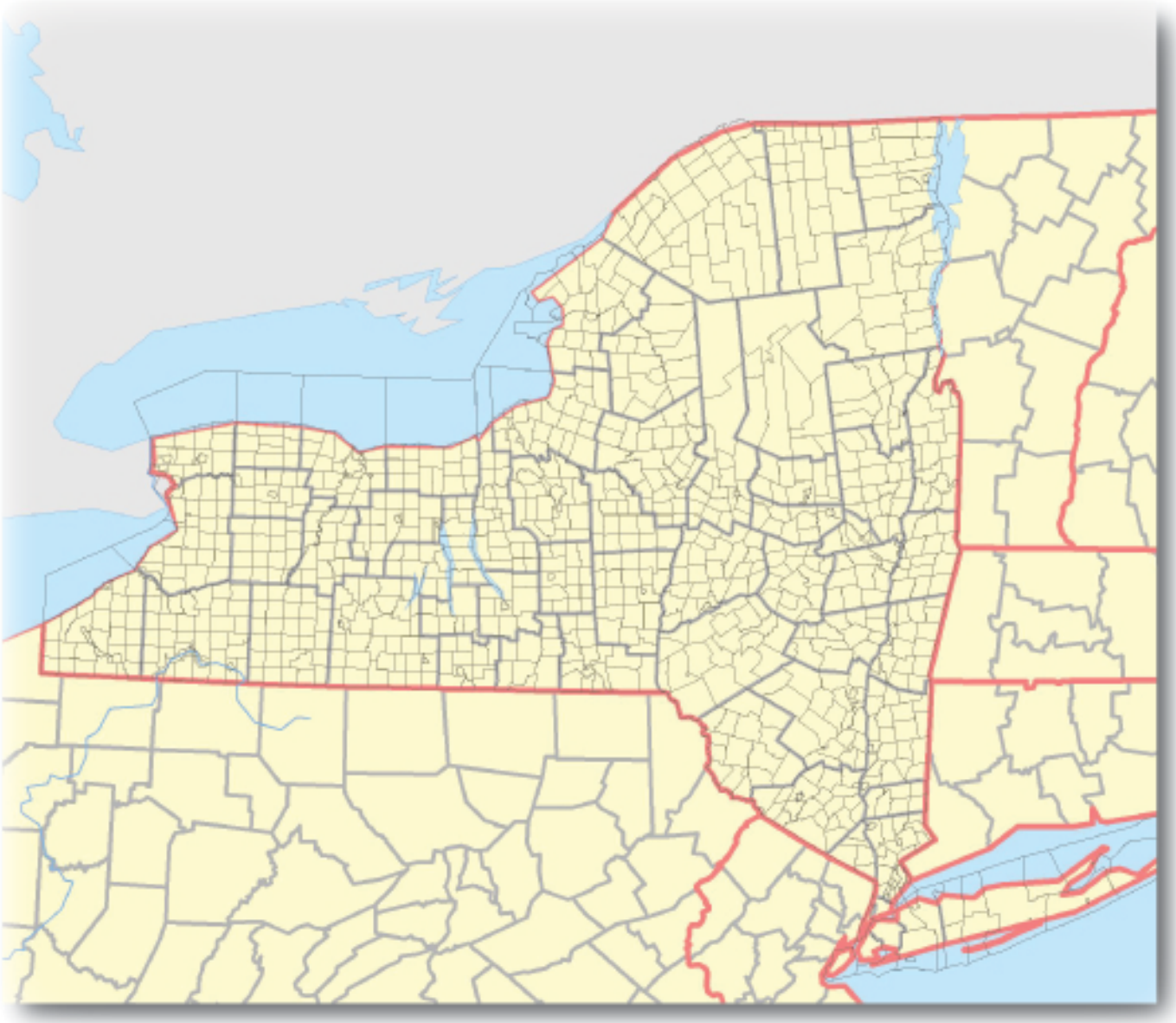
April 13, 2011 | Canandaigua, NY

Geoffrey Milz, AICP

Planning for Agriculture in New York State

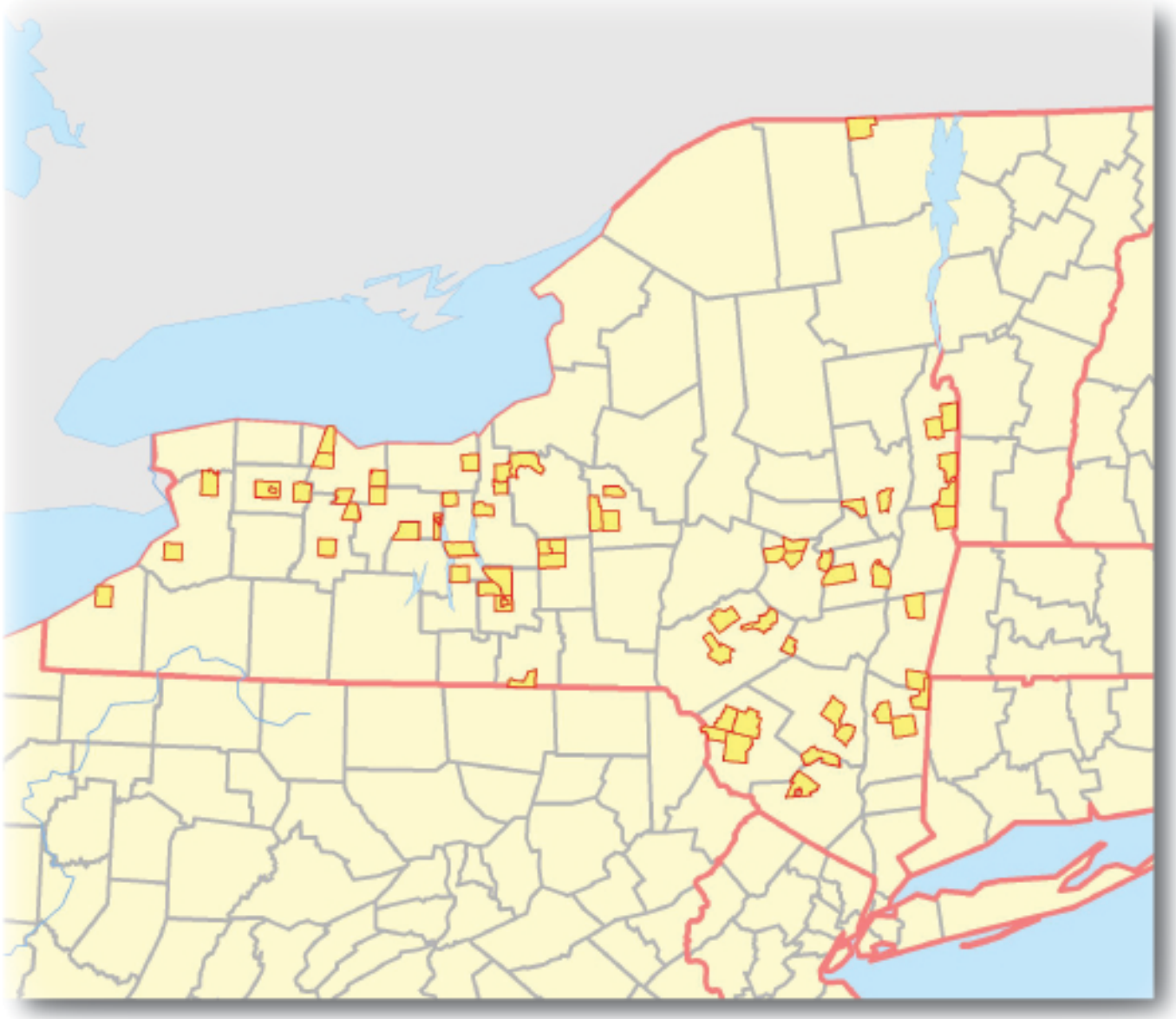


Planning for Agriculture in New York State



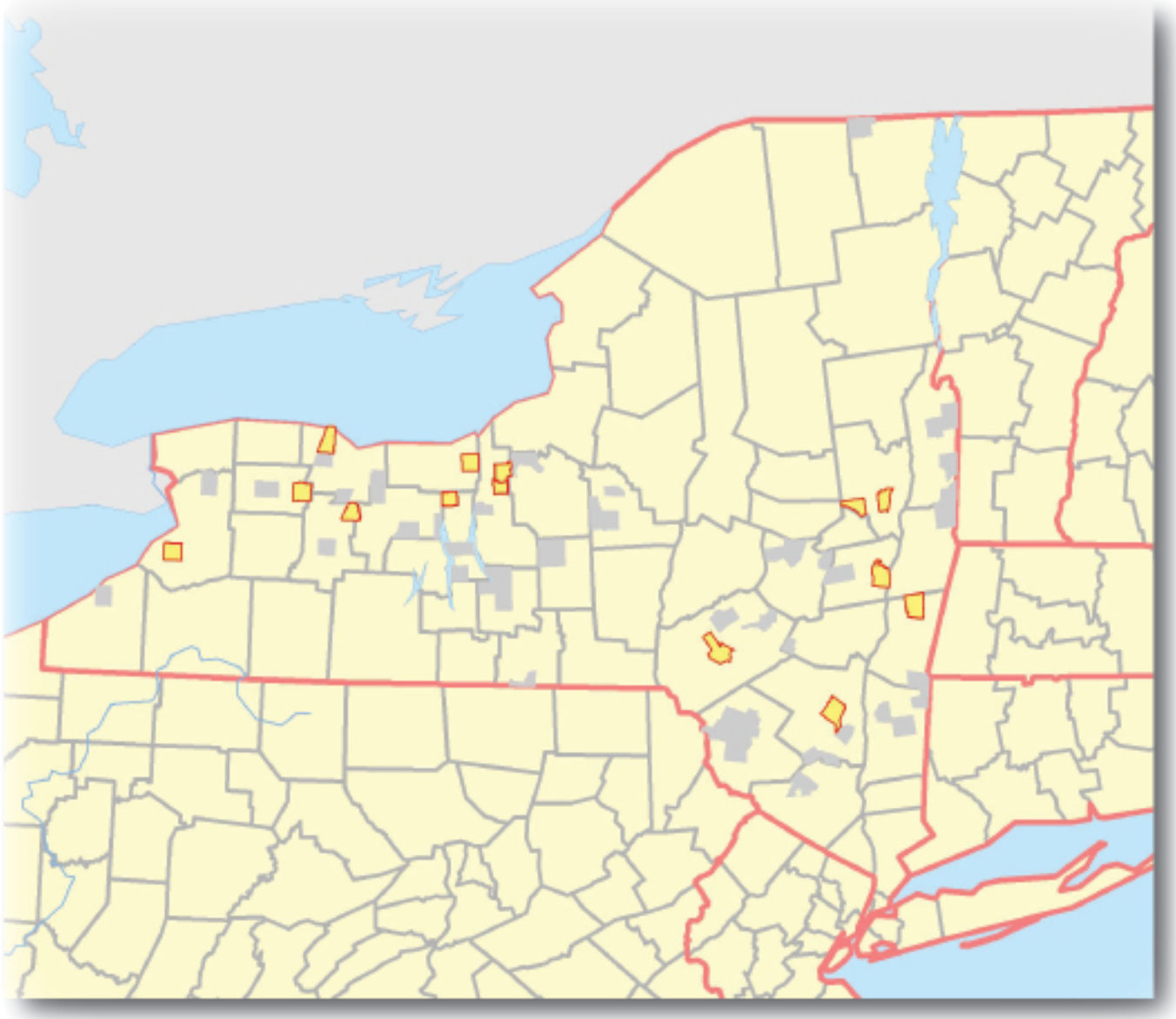
1024 Towns

Planning for Agriculture in New York State



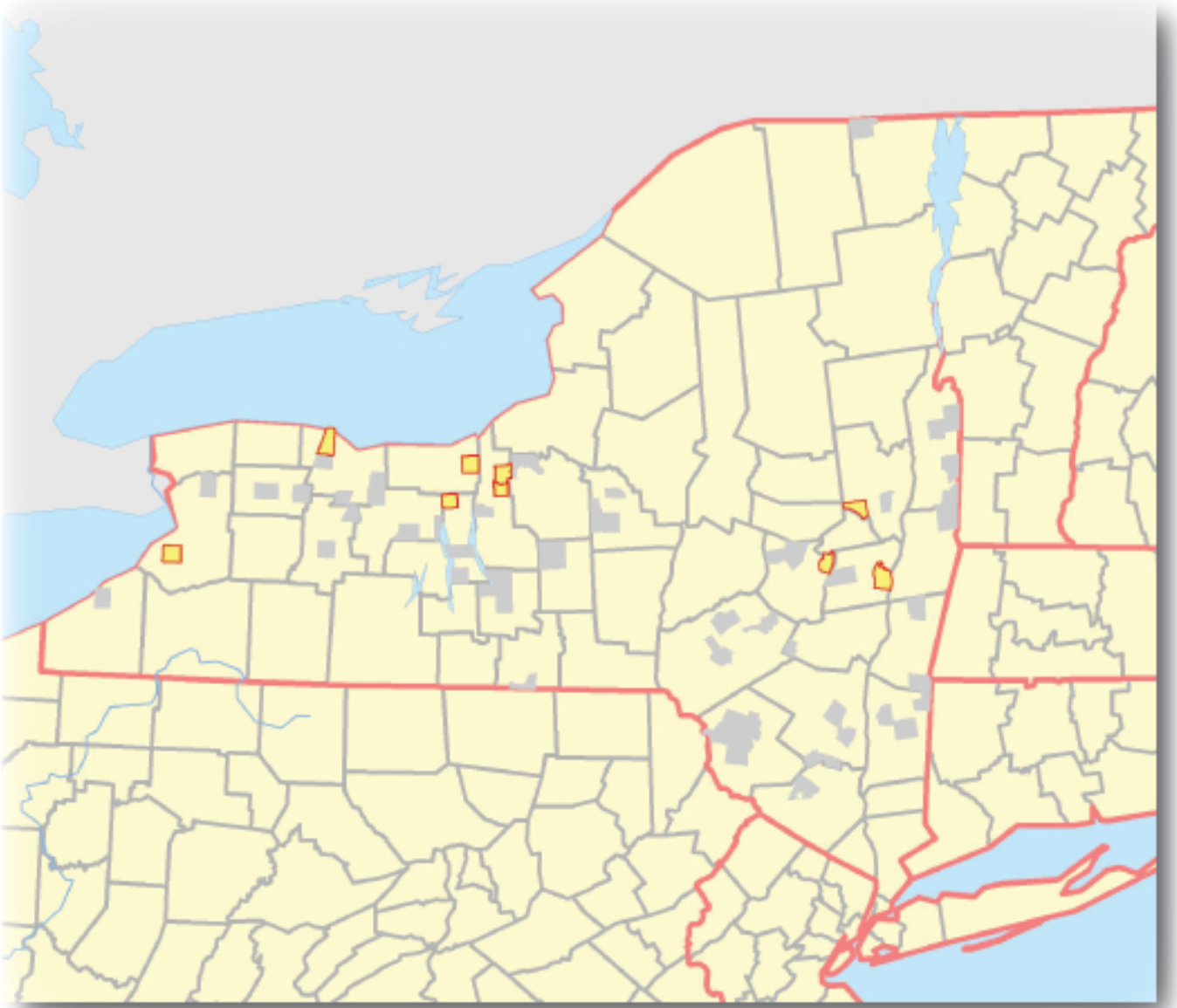
68 Towns:
NYS Farmland Protection Planning Grant Program

Planning for Agriculture in New York State



14 Towns:
Completed Agriculture and Farmland Protection Plans

Planning for Agriculture in New York State



9 Towns:
Completed Agriculture and Farmland Protection Plans AND Plan is Available

Planning for Agriculture in New York State

239 Recommendations

Town of Wright
Establish Agricultural Committee
Take Full Advantage of Existing Programs
Ensure Benefits of Agricultural Assessment
Train Assessors
Ensure Parcels Receive Correct Property Class Codes
Study Feasibility of Adopting Agricultural Assessment Values for Service Districts
Encourage Inclusion of Farmland in Agricultural Districts
Utilize Agricultural District Law to Protect Farms
Require Real Estate Disclosure Notice in Existing Town RTF Law
Consideration of Town RTF Law
Make Roads Safe for Farmers Operating Agricultural Equipment
Comprehensive Plan with Agriculture and Farmland Protection Plan
Attract New Farmers by Directing Farmers to Townships to Help Keep Land in Agriculture
Attract New Farmers by Promoting the Town Online as a Good Place to Farm
Form a Farmers Cooperative
Support Local Agricultural Youth Groups
Work with Local Schools to Teach Students about the Importance of Ag in their Community
Create an Agricultural Scholarship
Develop a brochure for New Residents about Living in an Agricultural Community
Hold Community Farm Day/Festival
Establish an annual Agriculture Awareness Week
Conduct a Local Cost of Community Service Study
Strongly Encourage Town Officials to Receive Training Regarding Land Use Planning and Agriculture
Review Agricultural and Farmland Protection Plan Every Five Years and Update as Needed
Establish/Review Schedule for Comprehensive Plan
Update Definitions in Land Use Laws Relating to Agriculture
Provide Purpose Statement of Town's Support of Agriculture in Regulations
Have Subdivision Regulations Require a Pre-Application Conference Prior to Subdivision Proposals
Require Subdivision Sketch Plans to Indicate Farmland
Consider Phased Subdivision
Develop Subdivision Review Checklist
Consider Conservation Subdivision
Educate Buyers and Sellers of Property on How to Minimize Loss of Farmland
Cultivate Farmer Participation in Local Government
Foster Cooperation Between the Town and Not-for-Profit Land Conservation Organizations and State and County
Farmland Protection Initiatives
Educate Land Owners About Conservation Easements
Promote Hamlet Revitalization
Study the Viability of a Term Easement / Lease of Development Rights Program
Obtain Map of Existing Gas Pipelines
Encourage the Operation of New Farm Businesses based on Working Farms
Foster the Development of Agricultural Infrastructure and Support the Location of Agriculture Related Businesses in Town
Encourage Direct Marketing of Farm Products
Support Farm Tours
Wright: Support Direct Marketing of Locally Raised Pastured and/or Grass Fed Meats and Eggs
Hold Annual Farm Festival
Collaborate with County to Provide Assistance for Farmers who want to Direct Market their Products
Support On-Farm Development of Small-Scale Renewable Energy Technology
Research Hunting Leases

Town of [illegible]
Promote Information Workshops
Promote Donated Conservation Easements
Promote PDR (State Program)
Support High Speed Internet Access
Implement Zoning Recommendations from Comprehensive Plan
Revise the Boundary between the Agriculture and Residential/Agricultural Districts
Clarify Farmland Language in Town Zoning
Evaluate Lot Frontage and Density Requirements
Allow Agricultural Supportive Commercial Uses
Increase Setbacks for Residential Development in the Agricultural Zoning District
Modify and Strengthen Conservation Subdivision Regulations
Require Conservation Design for New Development within the Agricultural Zoning District
Allow for and Promote Cooperative Farm Subdivisions
Ensure Zoning is Flexible with Regard to Agricultural Operations

Town of Butler
Advocate on Behalf of Agricultural Interests Regarding the State Purchase and Management of Land for Wetland and Wildlife Buffers
Work with other agencies to ensure that impacts on farmland and agriculture are considered in decisions to alter drainage patterns
Work with other agencies to encourage NYSDEC to continue to lease/lease lands to area farmers for agricultural production
Identify specific impacts on farmland resulting from the management of drainage facilities on public lands
Avoid and/or mitigate conflicts between farmers and non-farm neighbors
Adopt a RTF Law
Support Agricultural Businesses
Encourage Farm-Related Businesses to locate in the Town
Promote the Sales of Local Farm Products

Facilitate Grants and Loans to Create, Expand or Improve Agriculture-Related Businesses
Establish an Agricultural Ventures Incubator
Publicize the Resources Available at the Cornell Agricultural Experiment Station Food Ventures Center and the Moreville Facility
Retain and/or Attract Processors and Seek New Markets such as Niche Markets
Provide Information about Existing Programs (e.g. IDA loans & micro-enterprise loans)
Encourage Permanent Protection of High Quality Farmland through Conservation Easements
Sponsor Applications to NYS for PDR
Provide Information to Landowners Interested in Donating Easements
Provide Information to Residents about Farm Practices
Publicize Environmental Management Activities of Area Farms
Support Educational Activities (e.g. Farm to School, Agriculture in the Classroom)
Provide Information to Farmers about Programs that Encourage Farmers To Implement BMPs that Minimize Impacts on the Environment
Obtain funding for and construct drainage projects that would benefit agricultural operations in the Town.
Work with Landowners to encourage participation in drainage projects
Encourage Wayne County to continue to maintain existing drainage improvements
Provide information to farmland owners and gas companies about the procedures for properly managing ag soils where gas well drilling occurs
Obtain funding to extend water infrastructure as needed to support agricultural operations
Adopt lateral restrictions to limit residential hookups in the County Ag District
Adopt subdivision regulations empowering the Planning Board to review lot splits
Incorporate guidelines in subdivision regulations to guide new housing/lot development.
Encourage Landowners to Participate in Tax Relief Programs
Identify Owners of land that is zoned for agricultural production but whose owners does not receive ag assessment
Ensure that tax relief information is available at Town Hall
Encourage the Town Assessor to inform farmland owners about tax relief programs
Maintain Partnerships with Governmental and Not-for-Profit Agricultural Support Agencies

Town of Bethlehem
Draft and adopt a resolution in support of the Albany County RTF Law
Establish an Agricultural Advisory Committee
Encourage Town Board to [illegible]
Provide Educational Ma[illegible]
Work with Existing Educational Prog[illegible] Schools to Educa[illegible]
Educate and Provide Support to Agri[illegible] Businesses and [illegible] Processors
Require all Planning Board Membe[illegible]
Educate Landowners About the L[illegible]
Encourage Open Communica[illegible] Farmers/Owners
Explore ways to Provide Ag[illegible] Property Encroachment
Include Agricultural Adv[illegible] Review of Potential Projects to Determine Impact on Ag
Explore opportunities for [illegible] and infrastructure negatively impact farmland
Adopt NYSDAM Definition of Agricultural Tourism and Include the Term as an Agricultural Use in the Zoning Law
Further Review the Zoning Law Schedule of Use Regulations to determine Complementary uses that support Agriculture and Farmland
Increase the Temporary Off-site Signage allowed for Farms
Work with Albany County to update the "Albany County Bounty" Farm Guide
Explore Opportunities for the Bethlehem IDA to Invest in Agricultural Businesses
Research and Consider the Development of a Term Conservation Easement Program
Develop Amenity Incentive Zoning to Assist in Preserving Farm and Agricultural Lands
Support State and Federal PDR Applications as they Arise
Provide Education Regarding Existing PDR Programs

Town of Sidney
[illegible]
Follow Erie County's Recommendations in the Framework for Regional Growth
Encourage future infrastructure development in the Hamlet Residential Zone
Adopt NYSDAM recommended lateral restrictions
Consider a minimum lot size of 2 acres in the Agricultural Zone and a fixed density of one lot for every 4 acres
Explore the Use of buffers between active ag land and residential areas of towns.
Support Erie County with its Update to the County's Ag and Farmland Protection Plan
Strive to have at least one farmer on all local boards.
Develop a Farm Tour for Elected Officials
Establish a $1000 annual college scholarship to be given to a student residing in the Town
Encourage Town Farmers to develop business and marketing plans
Adopt the Eden Agricultural and Farmland Protection Plan as Part of the Town of Eden's 2015 Comp Plan
Work with agencies to develop a menu of financial incentive programs for agriculture
Review the zoning analysis in this plan and amend Eden's zoning codes appropriate
Work with agencies to develop labor policies that provided a legal, reliable workforce for ag businesses
Work with agencies to support relief from regulatory burdens
Work with agencies to fund agricultural infrastructure needs
Work with agencies to increase funding for PDR
Work with agencies to increase Support for Ag Economic Development
Promote the Vlach Farm Museum as Educational Tool
Continue involvement with Southtowns Community Enhancement Coalition and promote their focus on Agritourism
Institute an "Ag Giveaway Day"
Use the Eden Agricultural and Farmland Protection Plan to promote understanding of Ag in the Town

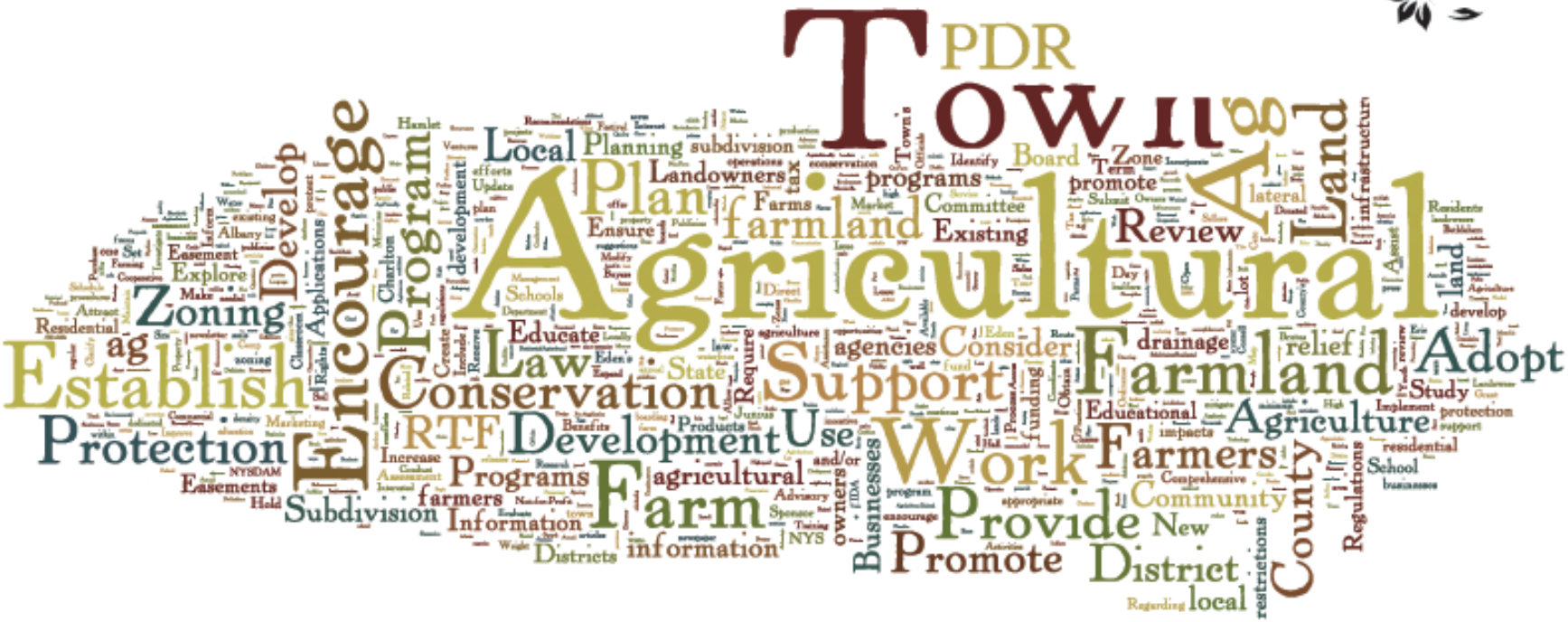
Town of Farmersville
Reestablish and repurpose the Farmland and Open Space Committee to implement this plan
Establish an Ag Protection Overlay District that Encompasses Land in the County Ag District as well as land with prime ag soils
Clarify the distinction between "keeping or boarding of horses" and "animal boarding"
Consider rezoning additional land to Agricultural Conservation Zone
Establish stronger incentive zoning provisions
Establish a TDR program
Publish regular advertisements in the penny saver and/or newspaper
Issue press releases to publicize accomplishments of area farms
Issue a quarterly newsletter to communicate progress on ag and farmland protection to town residents
Organize tours of farm operations
Set up farm displays and education booths at all parade functions
Partner with Parma Rec Department to start courses through their Community Classes
Work with Hilton Central Schools to begin Educational Classes within the School District
Set up a promotional MN Farmer's Market During Major Events
Coordinate with and help promote the Grow Monroe Program
Communicate and Coordinate agricultural promotion and farmland protection efforts with neighboring municipalities
Enact a local RTF law
Appoint a liaison to the Town Board who would meet with farmers, coordinate public education efforts and facilitate farmland protection efforts
Amend Subdivision review to require effective buffers to minimize conflicts between residential development
Work with farmland owners who intend to subdivide a portion of their property to plan for the entire parcel

Encourage the use of density averaging and conservation subdivision
Provide information to farmers and landowners regarding tax relief programs
Maintain copies of brochures and other information in the Town Hall on estate planning/land trusts and other programs
Ensure that the Town assessor has up-to-date information about tax relief programs
Adopt lateral restrictions on waterlines
Limit the size of sewer mains extended from the main trunk to the minimum needed to serve existing business and high density residential districts
Establish a dedicated fund for the purchase of development rights
Establish criteria and procedures and apply for NYS funding of PDR programs
Educate farmland owners about State PDR Programs
Submit applications to State PDR Programs
Assist Soil & Water Conservation Districts to publicize conservation and other programs

Town of Junius
Adopt a Local RTF Law
Establish a Process to Manage Land Subdivisions/Residential Development
Set Standards for Driveway Spacing on Route 318
Assist Landowners with subdivision Layout
Provide Information to Residents about Standard Farming Practices
Install Road Signs at Town/Junius Borders for Site Plan Review Ordinance, Right to Farm Law, and Local Ag Districts
Periodically review the [illegible] Site Plan Review Ordinance with a focus to protect agriculture and farmlands
Incorporate prospective suggestions from Route 96/318 Corridor Study
[illegible]
Develop [illegible] for the [illegible] PDR
[illegible]
Support [illegible] Owners [illegible] tax relief p[illegible]
[illegible]
Identify farming opportunities for expanded or diversified businesses
Provide information to the public about the significance of ag to the community and regional economy
Submit press releases and other newspaper articles pertaining to Junius meetings and events
Work with the Seneca County Soil and Water Conservation District to promote the AEM program
Improve Drainage along Dublin Brook

Town of Brutus
Adopt a local RTF law
Encourage agribusiness to locate in the Town's Commercial and Industrial Zones
Work with Cayuga County Ag & Farmland Protection Board to update the County Ag & Farmland Protection Plan
Encourage farmers to seek positions on all local boards
Establish a Town Agricultural Commission
Adopt the Ag & Farmland Protection Plan as part of the Comp Plan
Consider establishing a regular town newsletter on the internet which includes articles about ag
Use the Ag Plan to promote the benefits of Ag in the Town
Work with the Brutus historical museum to develop a display and promote ag
Work with local schools to encourage the implementation of, or support established, Ag in the Classroom Programs
Establish a local farmland Protection Program to protect farmland using PDR
Evaluate the potential for adopting a term conservation easement law
Consider the creation of an Agricultural Zoning District
Modify the Town's subdivision regs to mitigate conversion of high quality farmland
Annually distribute information about property tax relief to land owners
Encourage adoption of ag assessment values in special taxing jurisdictions
Promote more rigorous consideration of growth inducing and fiscal impacts of infrastructure in the Ag Zone
Adopt lateral restrictions on waterlines

Town of Cato
Establish an Ag Advisory Committee
Establish a RTF Law
Establish a Local Purchase of Development Rights Program
Adopt lateral restrictions
Develop a Town-wide Agricultural Enterprise Loan Program
Develop an Agriculture Appreciation Program and Farm Tour
Hold a Farm to School Day
Get Locally Produced Foods into Local Schools
Conduct a Feasibility Study for a Farmers Market in Cato
Increase Ag Literacy through an Ag in the Classroom Program
Investigate a Lease of Development Rights Program
Make Land Use Regulations more Agriculturally Friendly
Expand High speed Internet Access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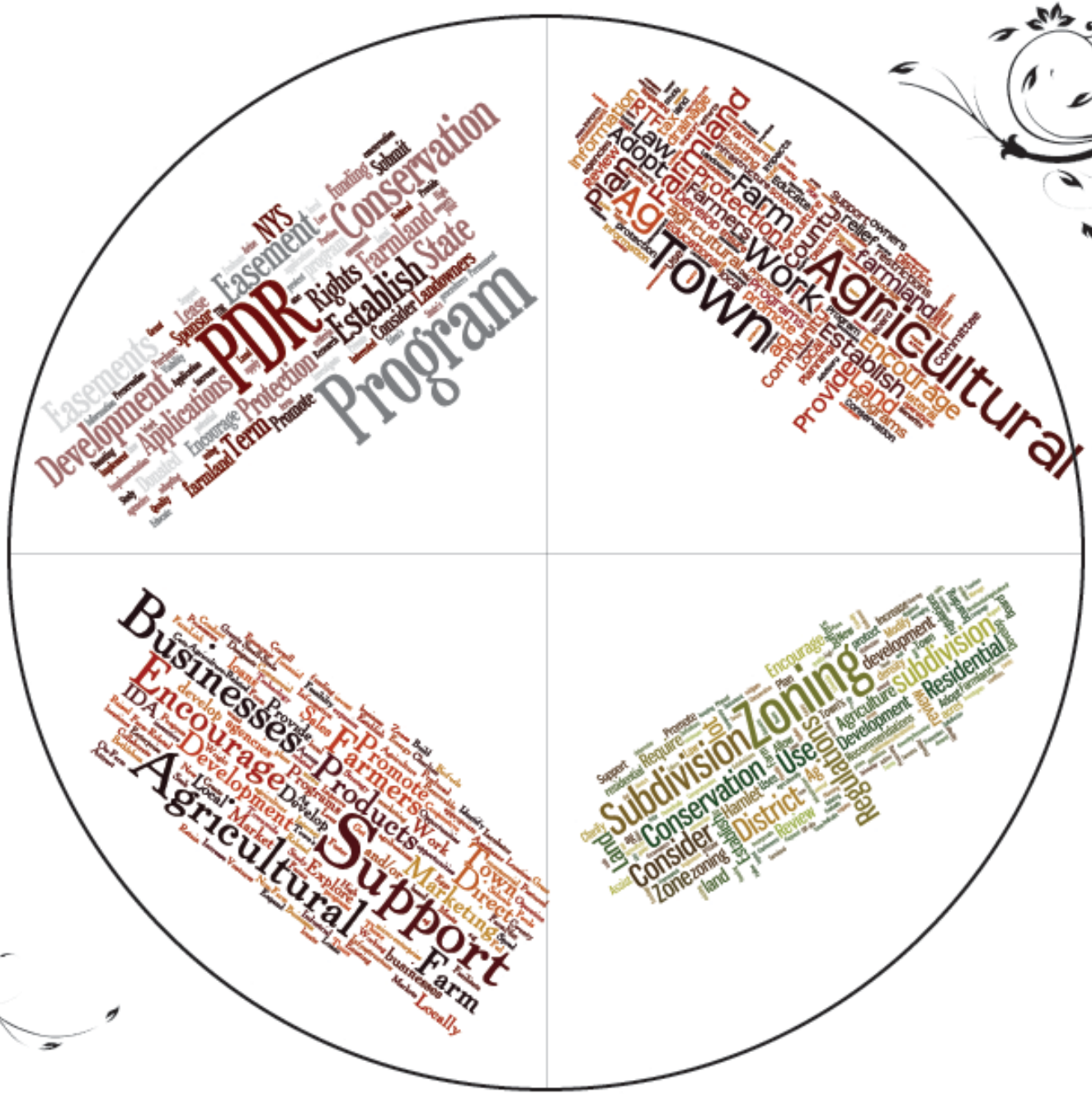
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Farm, Folks & Funding

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Planning for Agriculture in New York State