

## Executive Summary

Monroe County is an urbanizing County located on the south shore of Lake Ontario in upstate New York with a population of 717,780 people. It is the most populated County in the nine County Genesee/Finger Lakes region.

Kodak and Xerox, two Fortune 500 companies, have significant holdings and operations in Monroe County, and Kodak's headquarters is located in the City of Rochester, the County seat. Bausch & Lomb, known world wide for high quality optical equipment, is also headquartered in Rochester. Agriculture is also a major business in Monroe County which may be surprising to some in a County that has such a prestigious manufacturing base.

However, agriculture in Monroe County is on the decline; total farm acreage, harvested cropland, number of farms, and persons whose principal occupation is farming have declined. And the decline is due to a number of factors which include: expanding nonfarm development which leads to pressure for farmland conversion; nonfarm neighbor complaints which place pressure on farmers to alter or cease operations, possibly leading to premature retirement of farmland; inability to produce high value products to remain profitable; increased job opportunities available in the nearby urban community; governmental regulations and taxes; and lack of awareness and appreciation of the economic and environmental value of agriculture.

The issues facing farming in Monroe County aren't unique; farming statewide (and nationally) faces many of these same issues. In recognition of the importance of farming to the State's economy and environment, the State provided for the development of county farmland protection plans in 1992 by enacting Article 25AAA of the Agriculture and Markets Law entitled Agricultural and Farmland Protection Programs. The focus of Article 25AAA is to preserve farmland. The law provides State funding under a matching formula for preparing plans.

The Monroe County Agricultural and Farmland Protection Board, a requirement under State law because the County has agricultural districts, recognizes the key role that agriculture plays daily in the general health and well-being of Monroe County residents. And once our excellent farmland is converted to nonfarm uses, it is lost forever to agricultural production.

In recognition of the importance of local agriculture, in 1995 the Agricultural and Farmland Protection Board applied for and received a \$50,000 State grant to prepare a plan. The Monroe County Legislature authorized \$25,000 as the County's match, with the balance of the match coming from a \$3,000 grant from the New York Planning Federation and in-kind services provided by the Monroe County Department of Planning and Development (\$12,000) and Cornell Cooperative Extension-Monroe County (\$10,000).

The plan's goals are to preserve farmland and promote the agriculture industry. To provide a background to help achieve the plan's goals, an inventory was completed on past agricultural planning efforts in the County; trends and characteristics of the local agriculture industry;

municipal, State, and Federal regulations related to agricultural land use; financial assistance and economic development programs and their relevance to the needs of agriculture; and cost of community services studies which identify property tax revenues generated by agricultural, residential, and nonresidential development versus the costs municipalities incur to provide public services to these land uses. Also, a survey was conducted of farmland owners to determine their perceptions and attitudes regarding farmland protection policy.

Next, using the Land Evaluation and Site Assessment (LESA) system coupled with economic theory as a template, factors associated with agricultural productivity, development pressure, and retention of land in agriculture were described and analyzed. Data for this analysis were provided by the Monroe County Real Property Tax Services and digital maps were provided by the Monroe County Department of Planning and Development.

Proximity analysis was somewhat inconclusive; however, agricultural lands within one mile of a shopping center appeared to be the most likely to be developed (as measured by property class code conversions). Correlation and regression analysis identified field crop land, agricultural vacant land, and truck crop (vegetable) land as being associated with development. Population and total vacant land were also positively associated with development.

Next, an analysis of soil maps of seven towns suggests that a significant portion (15 percent) of Class I soils, soils that have few limiting factors, are being converted to development. In addition, a significant portion (35 percent) of highly valued Class II soils are also being converted to development. Both the Class I and Class II soils are needed for growing high value agricultural crops and are irreplaceable.

Finally, a conceptual land use conversion model was developed which suggests that agricultural lands are first converted to a vacant land before being developed. Consequently, tracking vacant lands may also be important in identifying agricultural lands under conversion pressure.

Upon completion of these tasks, conclusions were developed which formed the basis for recommendations. The conclusions and recommendations are detailed in chapter 9 of the plan, and are based on the inventory and analysis of data presented in chapters 2 through 8. The following is a summary of the recommendations.

Achieving the plan's goals of farmland preservation and promotion of the agriculture industry will require the implementation of the recommendations, and it will also require commitment, compromise, and partnership not only on the part of the governmental units and organizations identified in the plan as having an implementation role but also on the part of the entire community.

## I. Approve the Plan

The following characteristics document the importance of Monroe County's agriculture industry:

- Ranks in the top 50 counties in the nation in three categories: 38th in pounds of apples (39,909,959 lbs.); 46th in acres in apples (2,197 acres); and 49th in pounds of cherries (1,017,540 lbs.)
- Ranks in the top 100 counties in the nation in eight other categories: 60th in value of agricultural products sold directly to individuals for human consumption (\$1,050,000); 61st in acres in cherries (161 acres); 64th in sweet corn acres harvested for sale (3,219 acres); 68th in hundred weight of dry edible beans harvested (85,378 cwt); 75th in value of vegetables, sweet corn, and melons sold (\$11,177,000); 77th in acres of cucumbers and pickles harvested for sale (451 acres); 86th in vegetable acres harvested for sale (8,466 acres); and 90th in snap bean acres harvested for sale (654 acres).
- Annual market value of production agriculture products sold of approximately \$41.5 million, generating an annual economic impact of close to \$128 million. In terms of economic multiplier (three to seven times), agriculture is the largest industry in the County because it results in the largest value added component.
- Almost 3,000 persons are directly employed full-time in agriculture (4,000 with part-time and seasonal employees). But because the industry is dispersed, unlike other types of industry, it lacks recognition as a major employer.
- Agriculture dollars tend to remain in the community and support local businesses in the form of locally purchased goods and services as either inputs (feed, fertilizer, equipment) to the production (farming) sector or as output sector businesses such as food processors and retail outlets.
- 111,654 acres classified in agriculture which is 26 percent of the County's total area.
- Agricultural land provides scenic, pastoral, and historic landscapes; wildlife habitats; and environmental benefits through such measures as soil maintenance and water quality protection.
- Agriculture provides a varied, fresh market food supply convenient to the local population.

If the benefits of agriculture are to be retained and enhanced, then the Monroe County Legislature should consider approving the Monroe County Agricultural and Farmland Protection Plan as a blueprint to be used in retaining farmland and building an

economically strong, local agriculture industry for future generations. The Legislature should also consider making this plan an element of the Monroe County Comprehensive Development Plan.

Approval by the County and by the State's Commissioner of Agriculture and Markets makes the County eligible to receive State funds for plan implementation, and increases the chances to obtain such funds from private and other public sources.

A copy of the plan should also be provided to each municipality: (1) to help them comply with State planning statutes which require municipalities to consider recommendations in county farmland protection plans when preparing or amending municipal comprehensive plans, and (2) to help municipalities meet the State requirement that local farmland protection projects for which a municipality seeks State funding, are consistent with the county's farmland protection plan.

## **II. Create and Fund an Agricultural Program Manager Position**

Staff will be required to implement and update the plan. The Monroe County Administration and Legislature should consider creating and funding the senior/management level position of Agricultural Program Manager in the Department of Planning and Development to implement and update the plan on an on-going basis.

Duties would include:

- Overall program administration, direct involvement in implementing recommendations of this plan, development and implementation of further recommendations, and maintenance and update of the plan.
- Prepare a comprehensive work program consisting of the recommendations in this plan that identifies priority, implementation responsibility, and implementation cost. Prepare an annual work program that identifies priority of tasks to be done in the coming year. The annual program shall include recommendations of and be approved by the Agricultural and Farmland Protection Board.
- Prepare an annual report on implementation progress for approval by the Agricultural and Farmland Protection Board; upon approval, the Board shall submit the report to the Clerk of the Monroe County Legislature.
- Coordinate with adjacent counties in order to maintain the continuity of farming. Also, coordinate with other counties with farmland protection plans and the New York State Department of Agriculture and Markets (NYSDAM) to share ideas on ways to promote the agriculture industry and preserve farmland.
- Seek grants and private sources of funding to implement recommendations.
- Assist municipalities to implement recommendations; seek their input for projects

to be included in annual work programs; and assist municipalities to obtain grants and private funds to implement farmland protection programs that are consistent with this plan.

- Participate in all tasks listed in the annual work program and report on their status in the annual report.
- Attend all Agricultural and Farmland Protection Board meetings to promote overall coordination and information exchange on agricultural matters.
- Carry out all Planning and Development Department responsibilities related to agriculture such as coordination with NYSDAM and the renewal of agricultural districts.

### **III. Focus Preservation and Promotion Efforts on Agricultural Districts**

The State established the agricultural districts program in the early 1970's to help preserve farmland through such benefits as agricultural assessments on farmland, exempting farmland from sewer and water line extension fees, and requiring consistency of local land use regulations and plans with the agricultural districts program. NYSDAM promotes the formation of districts as a farmland preservation mechanism. Monroe County created five agricultural districts (see Agricultural Districts map at end of Summary) at the request of farmland owners.

While, overall, the agriculture industry has declined in Monroe County, farming has increased in the districts as farmland owners continue to enroll their land in the districts in order to receive district benefits. The districts contain 73 percent (81,507 acres) of Monroe County's agricultural land and much of the land identified as having high to medium viability for farming. Districts also contain 76 percent of all field crop land, 73 percent of all agricultural vacant land, and 63 percent of all truck crop land, and these lands have been identified in this plan as the agricultural lands under the most conversion pressure (see Farmland Under Conversion Pressure map and table on Farmland in Agricultural Districts Under Conversion Pressure by Municipality at end of Summary). Additionally, these lands occupy 86 percent of all farmland in agricultural districts, indicating that the majority of farmland in agricultural districts is under the most conversion pressure. Finally, 80 percent of all property class code changes (property class code changes were used as a proxy for development) occurred in towns with agricultural districts; the second highest number of changes involved single family homes, and the majority of complaints about farming operations come from nearby residents.

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. Thus, there is an existing structure in place that already provides benefits to help farmers stay in farming and which includes the majority of the County's farming

operations. 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.

While emphasis in implementing the following recommendations should be focused on farming in agricultural districts, the recommendations should be extended to viable farming operations that remain outside of districts whenever farmers wish to participate in the program.

#### **IV. Farmland Preservation and Protection**

The preservation and protection of an adequate land base is essential to maintaining the County's agricultural industry. To help provide an adequate land base, consideration should be given to implementing the following recommendations:

- Monroe County: continue to renew agricultural districts.
- Monroe County, municipalities, Monroe County Farm Bureau, and Cornell Cooperative Extension: encourage farmland owners to enroll their land in districts at the time of district renewal.
- Monroe County and municipalities: Class I soils and the leading Class II soils are the leading soils for agricultural production and cannot be replaced. Therefore, these soils should be targeted for both protection and profitability efforts when the landowner wishes to participate in such efforts. Also, the owners of farmland outside of districts that contain these soils, should be encouraged to join a district.
- Monroe County: evaluate the continued relevancy of policies in the Monroe County Comprehensive Development Plan related to sewer, water, and highway development in agricultural and rural areas; the need for a process to identify capital improvement project impacts on agriculture so that the impacts can be taken into consideration by the Administration and Legislature when acting on such projects; and evaluate the relevancy of recommendations in past agricultural studies for inclusion in this plan and future work programs.
- Monroe County Department of Planning and Development: through its review of municipal zoning and subdivision proposals, local planning assistance program, assistance on municipal comprehensive planning projects, and annual local land use decision-making training program for local officials, promote agricultural awareness and continue to promote design features which improve compatibility between farm and proposed, nonfarm development.
- Municipalities: as required by State Agricultural Districts Law (Article 25AA), Town Law, and Village Law, insure that zoning regulations applying to farming

and agriculture are consistent with Article 25AA.

- Municipalities: as required by Article 25AA, Town Law, and Village Law, insure that municipal comprehensive plans and related policies that apply to agriculture are in conformance with Article 25AA and also take into consideration the recommendations in this plan.
- Municipalities: those currently using farmland preservation techniques such as PDR, conservation easements, cluster development, and comprehensive plans promoting agriculture, should continue to do so.
- Municipalities and Monroe County: evaluate purchase of development rights (PDR) programs. PDR is promoted by NYSDAM which makes funds available to assist with the local purchase of development rights. As part of the evaluation process, seek advice regarding program mechanics, costs, receptivity, and success from communities with PDR programs. If PDR's are found to be generally feasible beyond its current local use, the Agricultural Program Manager could develop a model program that could be used by the County and municipalities. If PDR programs are established, consider placing emphasis on purchasing the development rights on field crop land, vacant agricultural land, and truck crop land, and on other lands containing Class I and the leading Class II soils where owners of these lands wish to participate in this program. Conservation easement programs are another option for protecting these lands from nonfarm development.
- Monroe County: prepare a model agricultural zoning district for municipal consideration. The district would be designed to apply to farmland and agricultural operations, would be consistent with Article 25AA and could be accompanied by model definitions and other agriculture-related regulations. Evaluate various agricultural zoning concepts for applicability to Monroe County's agricultural character and, if applicable, include the appropriate concepts in the model.
- Municipalities: in addition to PDR and agricultural zoning, evaluate the potential to use other farmland preservation techniques such as conservation easements and cluster development that are identified in this plan.
- Municipalities: LESA and this plan identify wetlands, floodplains, open space, historic sites, land in conservation easements, and land involved in PDR as features supporting the retention of land in agriculture. When feasible as part of a communitywide development strategy, take this into consideration when zoning land for agricultural use and when identifying land for agricultural use in comprehensive plans to help "round out" areas for agriculture, and help provide a buffer between farm and nonfarm development. Meet with core farmers in the

community to obtain their input on proposals.

- Municipalities: in general, NYSDAM promotes industry as a compatible neighbor with farming. When feasible as part of a communitywide development strategy, zone lands adjacent to agricultural districts for the types of industrial use which are deemed most compatible with farming operations.
- Municipalities and Monroe County: a statistical model has been developed which includes field crop land, agricultural vacant land, truck crop land, orchards and small fruit land, total vacant land, and population, which provides a basis for analysis and description of agricultural lands as they relate to development pressure at the municipal level. Adopt use of the model to help target agricultural lands under development pressure and for general planning purposes.
- Monroe County: develop and implement a process, such as a right to farm (RTF) law, which would permit timely and inexpensive settlement of disputes regarding nonfarm neighbor nuisance complaints about farm operations. Those not resolved locally may be submitted to the Commissioner of Agriculture and Markets for resolution.
- Monroe County Agricultural and Farmland Protection Board: work with the Greater Rochester Association of Realtors to get disclosure notices included in multiple listings.

## **V. Economic Development/Viability/Marketing**

Equally important to preserving an adequate land base is developing, maintaining, and improving the economic viability of farming, for farming will cease when it is not economically viable. Therefore, consideration should be given to implementing the following recommendations:

- Taxes are a significant operating cost and reduce profitability, and are a major concern of farmers.
  - The Monroe County Farm Bureau, New York Farm Bureau, and American Farm Bureau Federation have worked to revise tax laws that adversely impact agriculture. These organizations should be encouraged to:
    - Continue efforts that have been initiated to revise estate, gift, and capital gains taxes;
    - Seek support for changes from other sectors of the economy affected by these taxes;
    - Recommend to the State that it extend the Farmer's School Tax Credit to property owners who rent land to farmers;



- Urge the State to continue to seek ways to more equitably finance public school education;
  - Seek other revisions in taxes from Federal, State, and local taxing jurisdictions; and
  - Seek support for tax revisions from the County Legislature, Town Supervisors Association, and Association of Village Mayors.
- Monroe County: continue the policy, which has been in effect for the past seven years, of not increasing property taxes.
- Fire, fire protection, and ambulance districts: use agricultural assessment values when assessing land in agricultural production for district improvements.
- Monroe County, Genesee/Finger Lakes Regional Planning Council, and Empire State Development: broaden existing economic development programs, or establish new ones, to address the specific needs of agriculture.
- Encourage private sector initiatives and market analysis which would help the agriculture industry expand to meet the food supply demands of the local population and encourage the purchase of local products.
- Monroe County and municipalities: support efforts to insure an adequate labor supply, including improvements to the Federal Guest Worker Program, and, if feasible, the development of local programs to help increase the supply of trained local labor.
- Encourage NYSDAM to develop a methodology to evaluate costs of community services that includes economic multiplier effects generated by the major land use categories used in these studies -- agricultural, residential, commercial, and industrial development.
- Municipalities containing agricultural districts, other major farming areas, and comprehensive plans promoting agriculture: evaluate the benefits of undertaking cost of community service studies using the methodology incorporating economic multiplier effects, and use the results to assist in land use planning.
- NYSDAM: assess the effectiveness of the existing benefits of Article 25AA and evaluate the following suggestions as amendments to the law: eliminate acreage and income requirements so that all farms are eligible for agricultural assessments; require a one-time (versus annual) application for agricultural assessments unless the amount of land under assessment changes; and develop more precise definitions of what's considered support land to ensure consistent application of agricultural assessment benefits from municipality to municipality.

- Cornell Cooperative Extension-Monroe County: assist Cornell Cooperative Extension-Genesee County in developing a “buy local” labeling program and campaign that will apply to Western New York counties.
- Monroe County: agri-tourism ventures appear to be most successful on farms near urban and suburban consumers. Therefore, evaluate implementing an agri-tourism program in Monroe County. Seek advice from other counties with agri-tourism programs, Cornell faculty which teach the “Enterprise and Personal Entrepreneurship” program, and the Greater Rochester Visitor’s Association. Also, coordinate with the Resource Conservation and Development Council and Seaway Trail, Inc.
- Cornell Cooperative Extension-Monroe County: work with the agricultural community to increase the profit per acre and the overall economic viability of both the vegetable and fruit industry as well as increase the potential for niche markets.
- Cornell Cooperative Extension-Monroe County: with assistance from the Monroe County Department of Planning and Development’s Economic Development Division, complete the marketing feasibility study for the greenhouse specialist position and create and fill the position by April 1, 1999.
- Cornell Cooperative Extension-Monroe County and Monroe County Farm Bureau: take the lead to establish economic and educational programs encouraging the conversion of field crop and agricultural vacant lands to nurseries, orchards, small fruit, vegetable operations, and organic farming, in order to reduce the opportunity costs of these lands for development and keep these lands in farming.
- Agricultural Program Manager: coordinate farmland protection planning and other agriculture-related activities with the Monroe County Soil and Water Conservation District, the Monroe County Water Quality Coordinating Committee, the Natural Resources Conservation Service, and the Farm Service Agency.
- Monroe County Soil and Water Conservation District: continue to provide technical support to the agricultural community on how to maintain viable agricultural enterprises and preparation of agricultural land assessments for farmland owners.

## **VI. Education**

Education is a major component in farmland preservation and promotion, and is needed

in many areas to help promote a viable agriculture industry. Agriculture would benefit from having the general community become more aware of its benefits and of the implications if farming were to cease being a way of life in Monroe County. Each farm is a business and farmers are business people, and like many business people they need professional advice on how to maintain and expand their viable businesses. More classroom education is needed so that young people become aware of agriculture's importance and possibly be stimulated to consider it as a career. And it would be beneficial for municipalities that contain agricultural districts, other major farming areas, and which promote agriculture in their comprehensive plans to inform community residents about the efforts they have undertaken and are undertaking to maintain and promote agriculture. To assist in providing the necessary education, consider implementing the following recommendations:

- The Monroe County Farm Bureau and Cornell Cooperative Extension were identified in the farmland owner survey as the organizations to provide education. Therefore, establish and/or continue the following educational programs:
  - Agricultural awareness - to inform officials and the public of the benefits of the industry and the implications resulting from the loss of the industry.
  - Promote coalitions between the environmental and farm communities.
  - Compatible highway development - to inform highway officials of the importance of roads to farming operations, and to develop coordination on such matters as access to farm fields, drainage, and participation in design of proposed highway improvements in farming areas.
  - Good neighbor relations - to advise farmers on what they can do to promote better relations with their nonfarm neighbors in an effort to reduce nonfarm neighbor complaints.
  - Farmland preservation techniques - to create a better understanding amongst municipal officials and farmers of the various techniques available to preserve and protect farmland (ideally, offered prior to initiating agricultural zoning, PDR and other preservation programs). Include representatives of such organizations as the American Farmland Trust, Genesee Land Trust, Mendon Foundation and others to explain the role non-profits can play in farmland preservation.
  - Agricultural districts and agricultural assessment programs - to make farmers more aware of the benefits of and differences between the programs.
  - Estate and business planning for farmers.

- Economic development - economic development agencies would explain existing and proposed programs to farmers, and Cornell Cooperative Extension-Monroe County could explain programs to convert field crop and vacant agricultural land to other crops to increase opportunity costs in farming.
- Cornell Cooperative Extension-Monroe County: expand agriculture in the classroom programming and education for youth. Coordinate programming with the agricultural literacy curriculum being developed as a statewide pilot program for middle school students by the Cayuga Nature Center in Ithaca and the New York Sustainable Agriculture Working Group in Rochester. Provide more in-depth programming conducted by the regional agricultural teams. Continue to participate on the regional agricultural teams to provide technical assistance and education for farmers. Continue to provide advice on other agriculture-related matters such as notice of intent reviews, zoning, road construction, water quality, and education for elected and appointed officials on agricultural matters.
- Cornell University: provide more in-depth research in the commodity areas addressed by the University and its agricultural research stations.
- Monroe County Soil and Water Conservation District: continue to support programs such as Conservation Reserve Program, Wetland Reserve Program, Wildlife Habitat Improvement Program, and Agricultural Environmental Management and continue to provide technical and support services to farmers and farmland owners regarding contouring, grading, grass waterways, stormwater management, and ways to minimize soil erosion and nonpoint source pollution to waterways. Continue to provide education programs to both the urban and rural youth of the County on resource conservation and management.
- Municipalities containing agricultural districts, other major farming areas, and with comprehensive plans promoting agriculture:
  - Inform community residents of municipal efforts to preserve and promote farmland, and “package” efforts into a coordinated, pro-active program;
  - In conjunction with Monroe County, promote public awareness of agriculture by placing signs at town boundaries indicating, for example, “An Agriculture-Friendly Community”; and
  - Encourage assessors to attend educational and training programs related to assessment and classification of agricultural land.

- New York State, Monroe County, municipalities, and Monroe County Farm Bureau: support efforts to develop training opportunities for assessors to improve understanding of agriculture-related assessment practices.
- Monroe County in cooperation with Cornell Cooperation Extension-Monroe County: consider expanding educational opportunities at the county-owned Springdale Farm as the County's agricultural education center. Provide family and school programs to promote the importance of agriculture, to educate about agricultural practices, and where our food supply comes from. The facility could also provide information and encourage interest in agricultural careers. At a minimum, the agriculture education display materials at the facility should be updated and expanded.

## **VII. DataBase Maintenance and Development**

A comprehensive baseline database has been established for agricultural planning and programming purposes by the County's Planning and Development Department with assistance from Cornell Cooperative Extension-Monroe County. For example, the database includes: number, location, acreage, and type (commodity) of agricultural parcels by town; location and acreage of farmland in agricultural districts by town that is under conversion pressure; land value per acre of farmland by town; the location and acreage of parcels under conservation and farming easements by town; the location and acreage of land in PDR by town; the number, type, and location of property class code changes by town. Prior to this, no such database existed at the County or municipal level which combined this information. Now that it has been established, it is important that this database be maintained, and that information on certain variables used in the analysis be collected and tracked over time to determine their relationship to future farmland protection efforts as well as to provide information for general planning purposes. Therefore, consideration should be given to carrying out the following recommendations:

- Monroe County: maintain, update on a periodic basis, and augment the database that has been established for agricultural planning purposes. Annually, "Agricultural Data Update" reports should be provided to municipalities to assist with planning and policy decision-making at the municipal level.
- Monroe County: continue to use the Real Property Services database as part of the data base for agricultural planning purposes at the County and municipal level because it contains many of the characteristics of parcels that are related to agriculture and it is a uniform, automated database which is periodically updated.
- Monroe County: LESA, combined with economic theory, provides a template to describe agriculture and identify agricultural lands under conversion pressure. Therefore, continue to use this template to assist with planning, taxes, and economic issues related to agriculture at the County and municipal levels.

- Monroe County: proximity analyses indicated that farmland within one mile of shopping centers (shopping centers were used as a proxy for urban development) may be under disproportionate conversion pressure. The analyses indicated that farmland near industrial operations, areas served by sanitary sewer, and arterial roads (cited in LESA as a potential factor) and expressway interchanges is not under disproportionate conversion pressure, meaning that development is just as likely to occur in other areas as it is to occur within or adjacent to these features. These conclusions are based on one year's data. Therefore, data for each of these variables should be tracked for a period of years to verify the findings and determine the data's usefulness to future agricultural planning efforts.
- Monroe County: preliminary analysis indicates that assessed value and average median family income per municipality may be important variables in determining the type of development that is likely to occur. These conclusions are based on one year's data. Therefore, continue to collect data on these variables for a period of years to conduct time series analysis to determine the data's usefulness to future agricultural planning efforts.
- Monroe County: there was no significant association between the perceived quality of school districts and the level of development as measured by the number of property class code changes (property class code changes were used as a proxy for development), nor between the perceived quality of a school district and the number of new single family homes constructed in each district. Thus, the perceived quality of a school district is not a significant indicator for measuring development pressure. These conclusions are based on one year's data. Therefore, continue collecting data on these items for a period of years to conduct time series analyses to verify these findings and determine its usefulness to future agricultural planning efforts.
- Monroe County: complete the digitization of the soils maps for Monroe County in order to be able to complete the analysis of agricultural lands being converted to development for use in future agricultural planning efforts.
- Monroe County: the Towns of Chili, Henrietta, Perinton, and Wheatland were the only towns in which agricultural parcels changed from one type of agriculture to another, from agriculture to vacant land, or from vacant land to agriculture. Consider studying these towns to find out why this occurs and determine the usefulness of the findings to future agricultural planning efforts.
- Monroe County: preliminary findings suggest that there is a sequence occurring where agricultural land converts to vacant land then to development. This conclusion is based on one year's data. Therefore, this phenomenon should be tracked for a period of years to conduct time series analysis to see if this the case,

then determine its usefulness to future agricultural planning efforts.

- Monroe County: collect and analyze 1997 Assessor's Annual Reports prepared by municipal assessors because these reports indicate what parcels were subdivided in 1997 along with the property class code of the "parent" parcel as well as the codes of the new parcels, and will help identify where land went out of agriculture and for what type of use. In subsequent years, obtain RPS files which contain this data before the files are updated at the end of the calendar year as updating the files removes the parent parcel class codes. Determine the usefulness of this information for future agricultural planning efforts.







