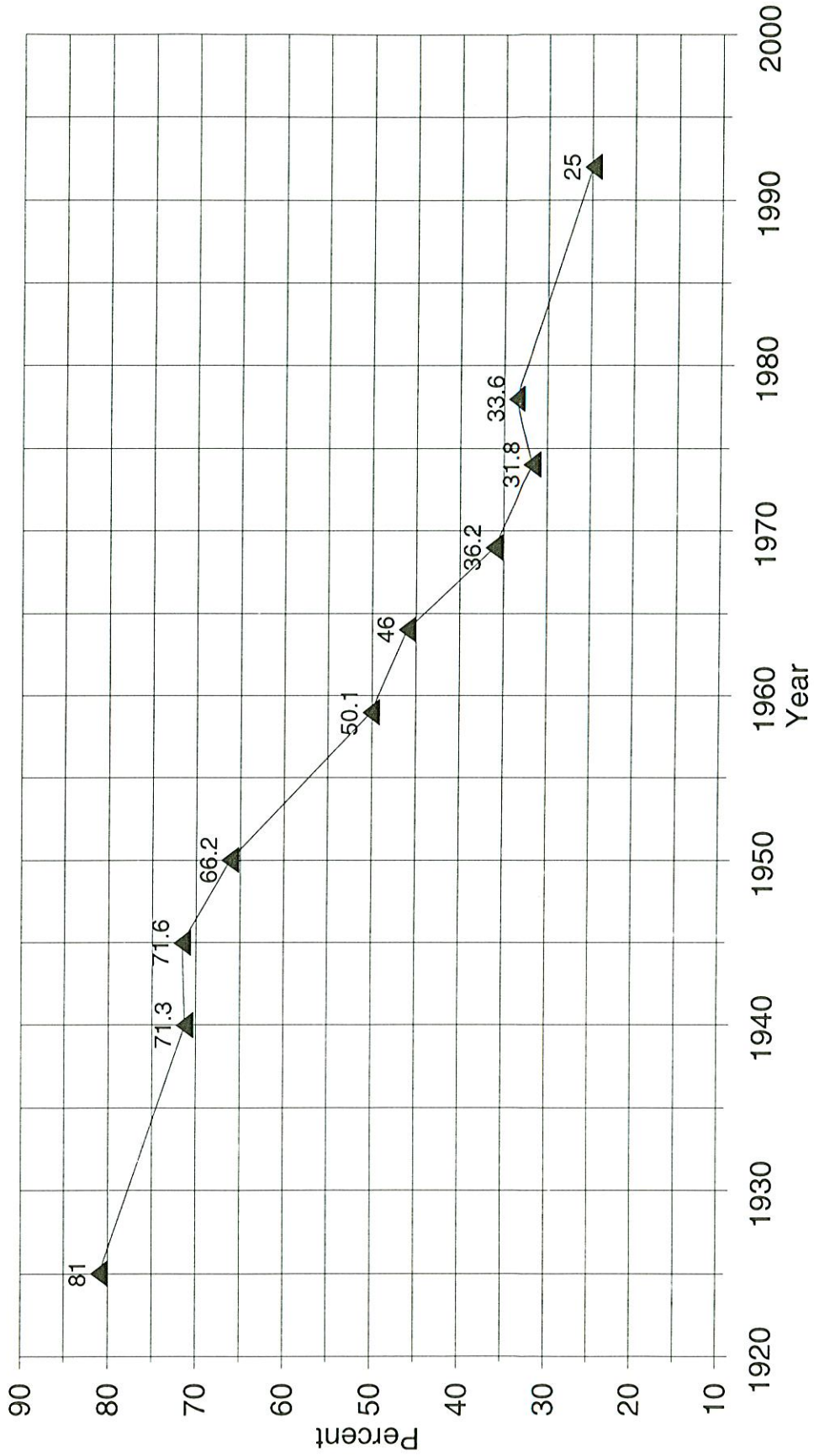


Appendix A

Additional Trends in Monroe County's Agriculture Industry

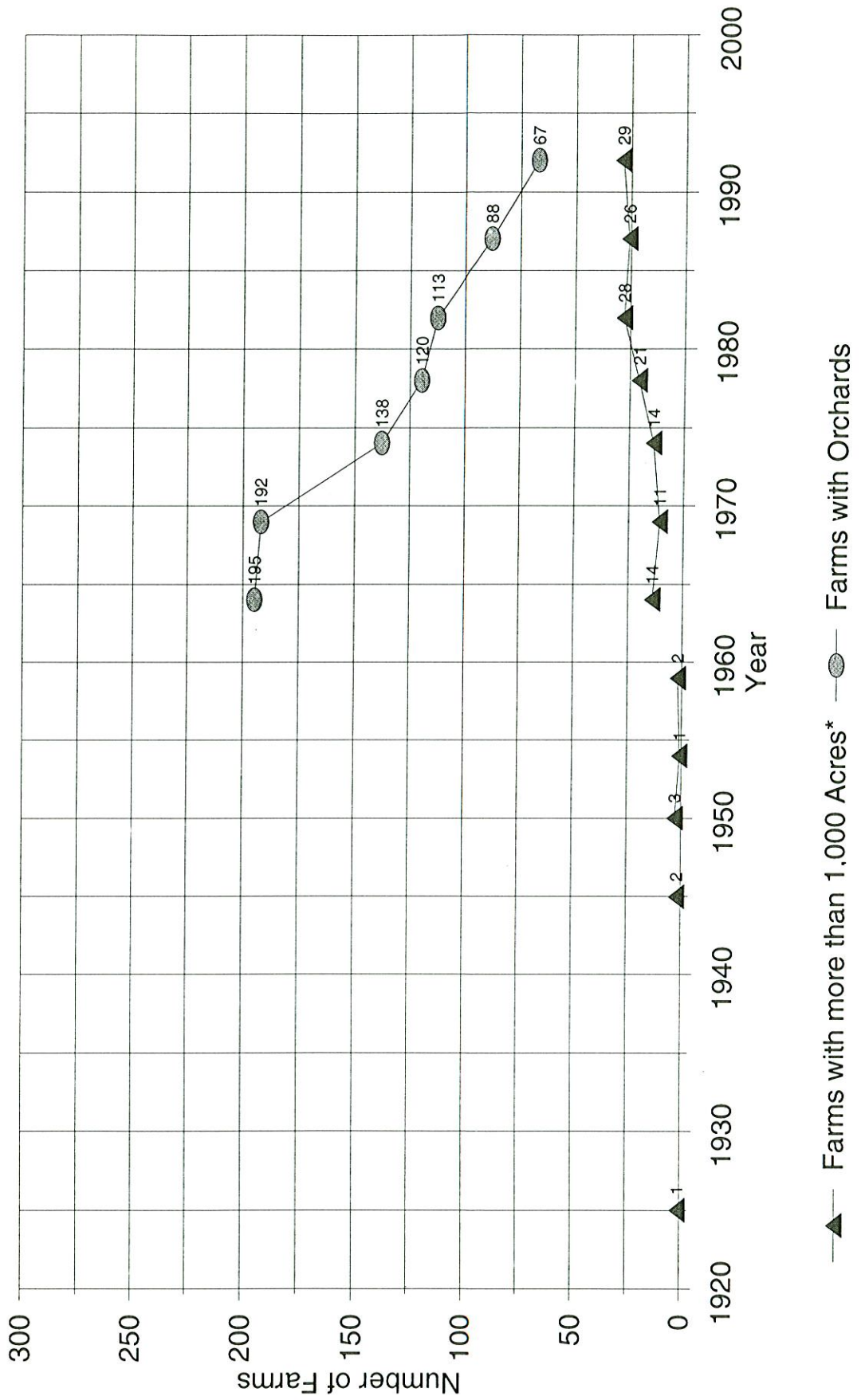
Figure 1
Percent of Land in Farms



▲ Percent of Land in Farms

Figure 2

Number of Farms with more than 1,000 Acres and Farms with Orchards



*Data unavailable for certain years at time of plan preparation.

Figure 3
 Number of Farms Raising Beef and Sheep

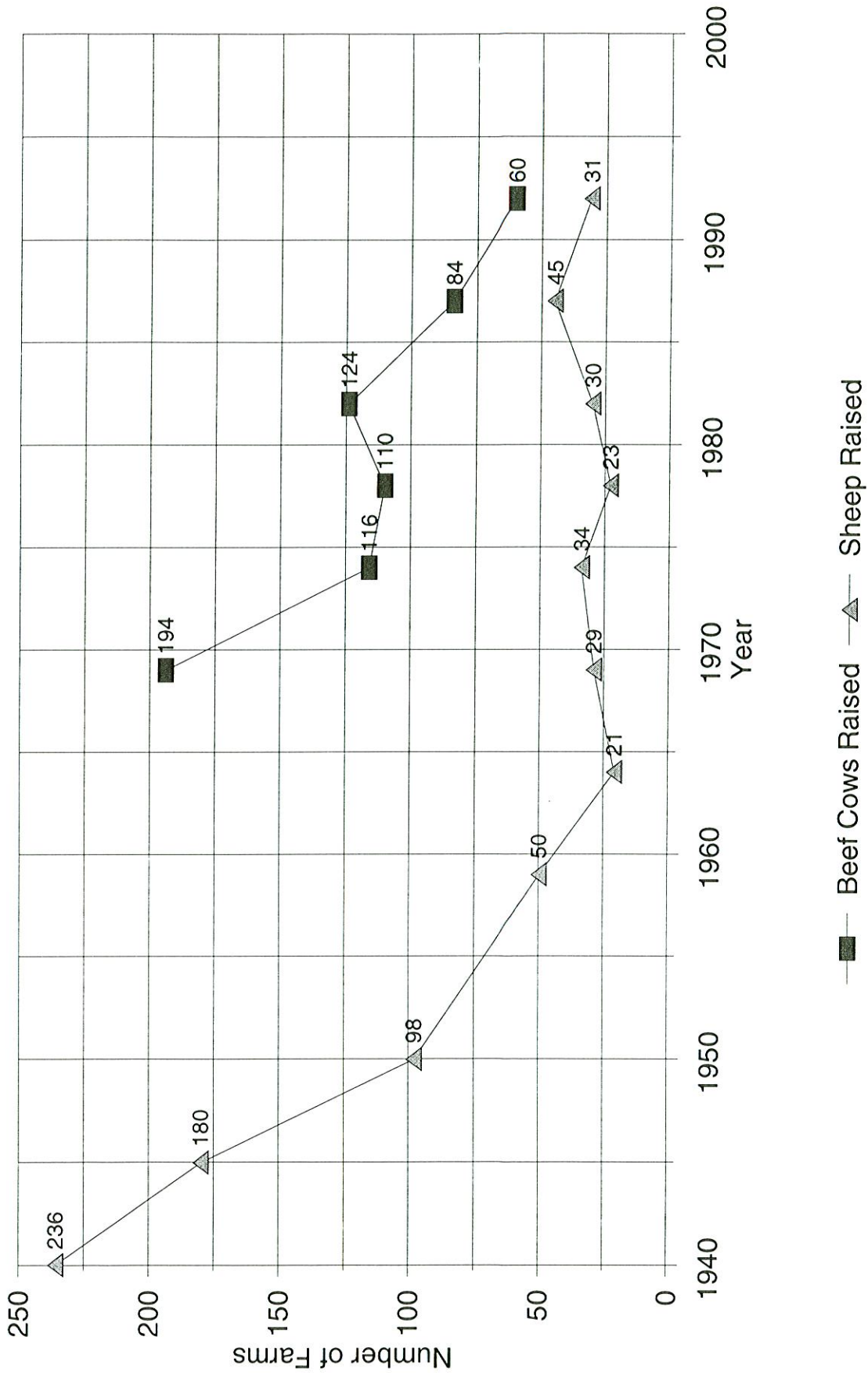
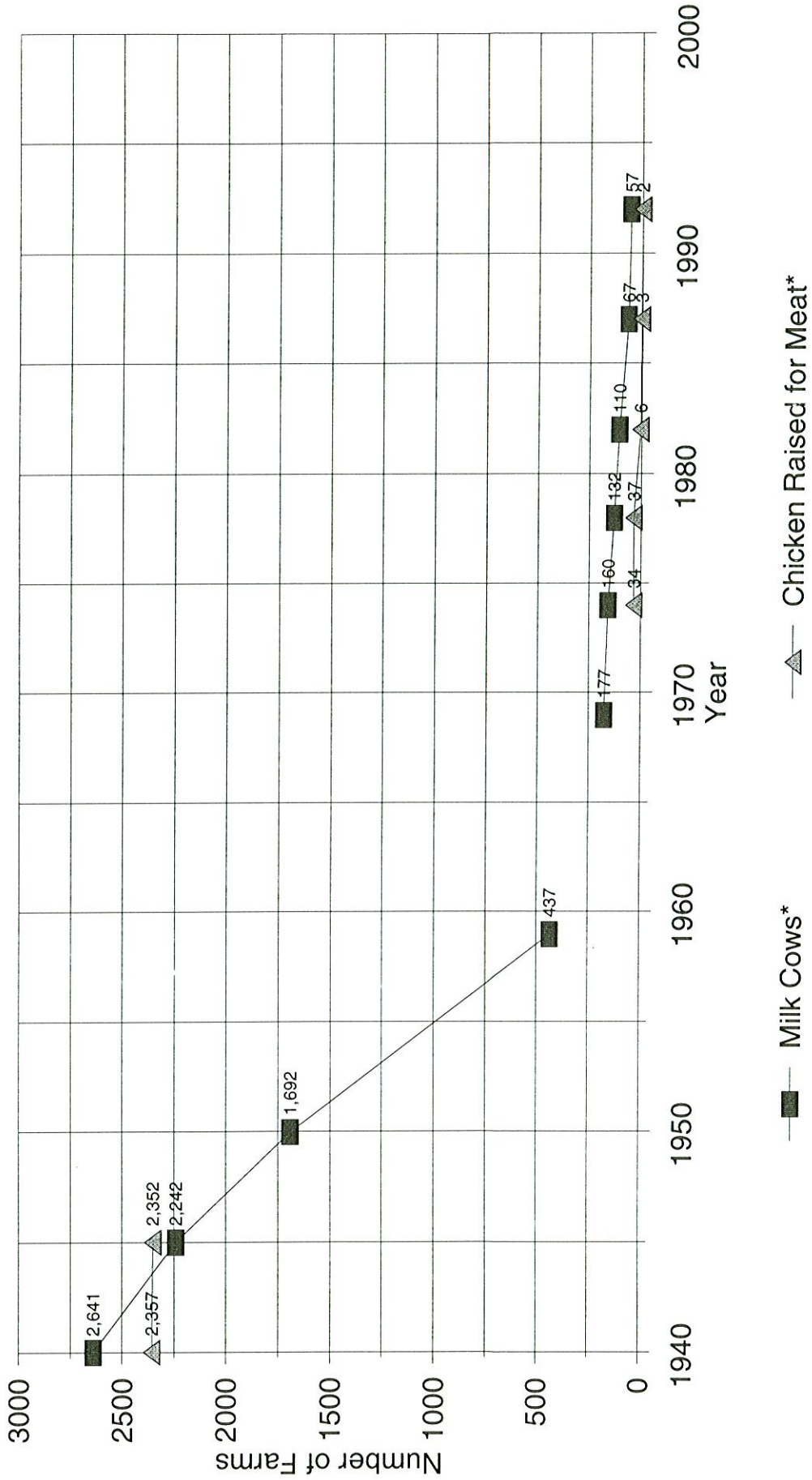


Figure 4

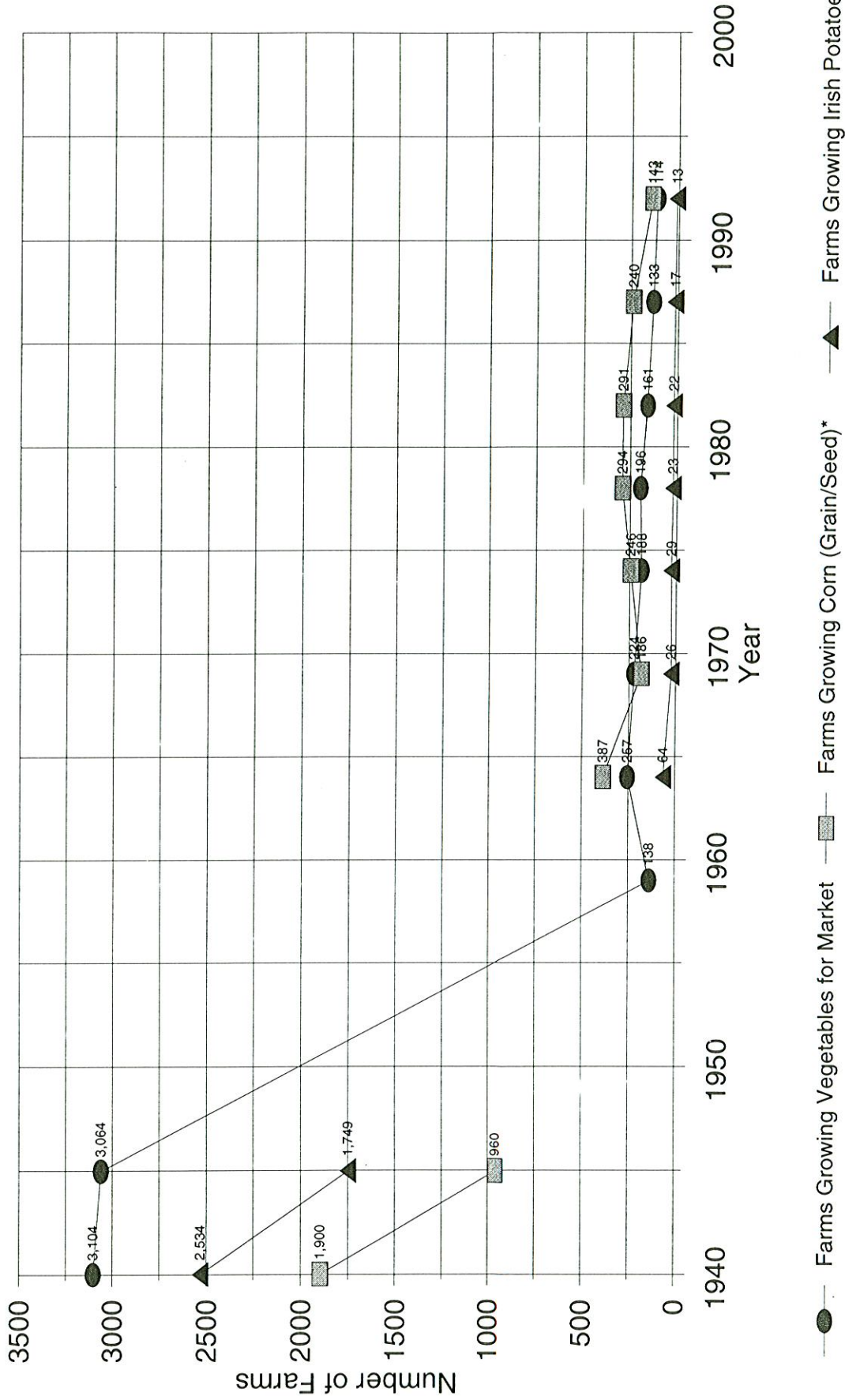
Number of Farms with Milk Cows and with Chickens Raised for Meat



*Data unavailable for certain years at time of plan preparation.

Figure 5

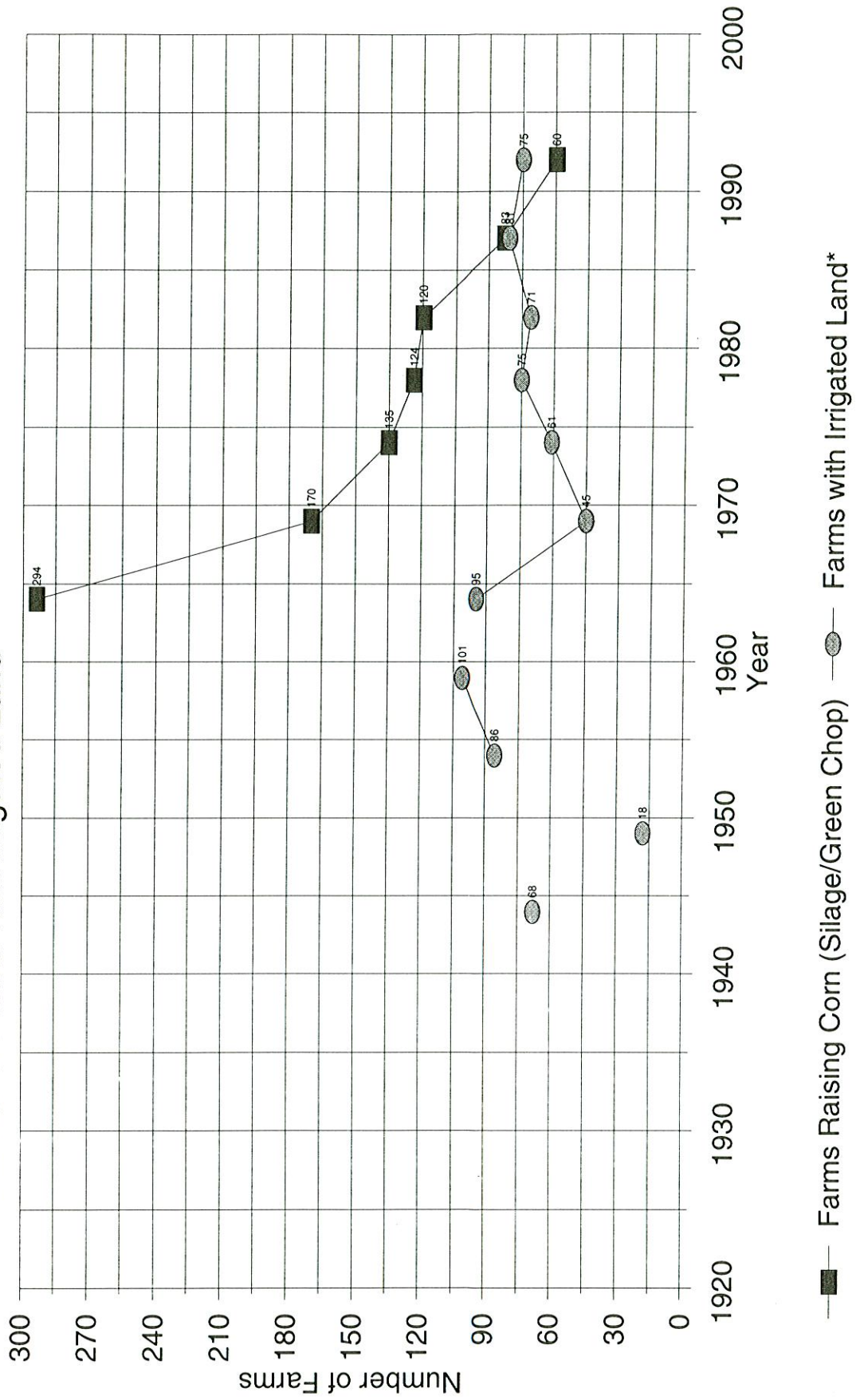
Number of Farms Growing Vegetables for Market, Corn (Grain/Seed) and Irish Potatoes



*Data unavailable for certain years at time of plan preparation.

Figure 6

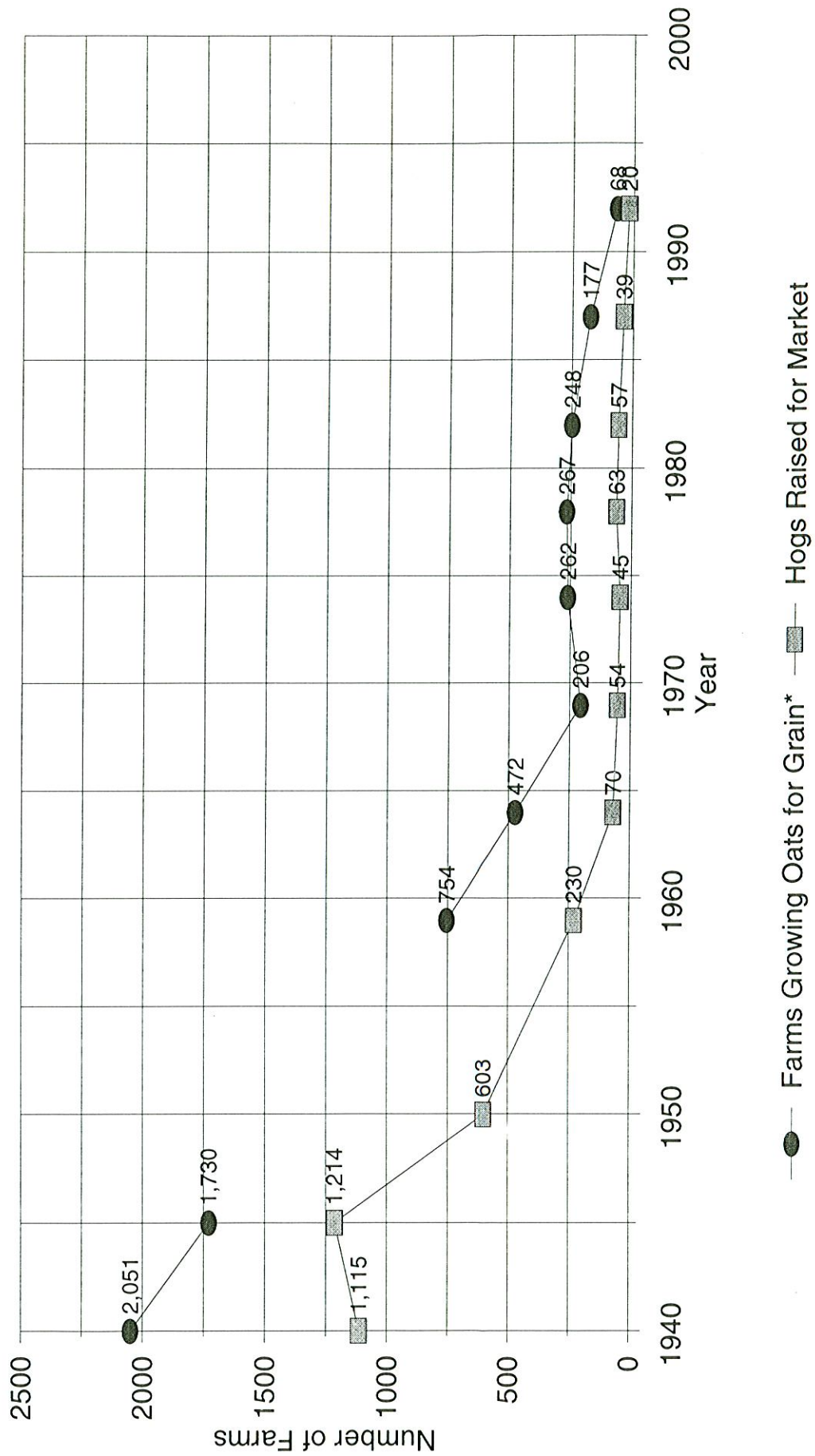
Number of Farms Raising Corn (Silage/Green Chop) and
 Nun ber of Farms with Irrigated Land



*Data unavailable for certain years at time of plan preparation.

Figure 7

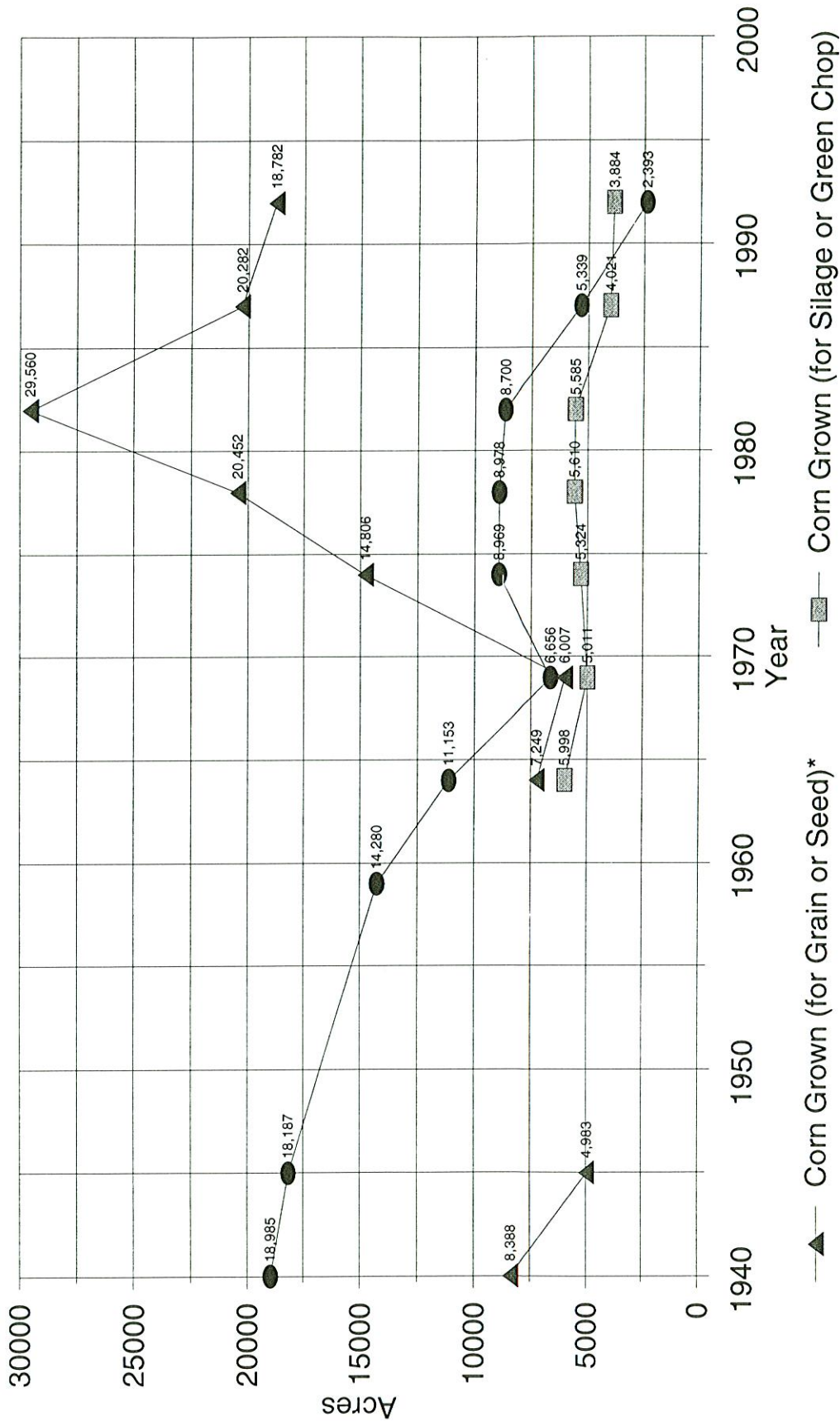
Number of Farms Growing Oats for Grain and Hogs Raised for Market



*Data unavailable for certain years at time of plan preparation.

Figure 8

Acres Devoted to Corn (for Grain, Seed, Silage or Green Chop), and Oats



*Data unavailable for certain years at time of plan preparation.

Figure 9

Land Devoted to Vegetables and Orchards, and Land Under Irrigation

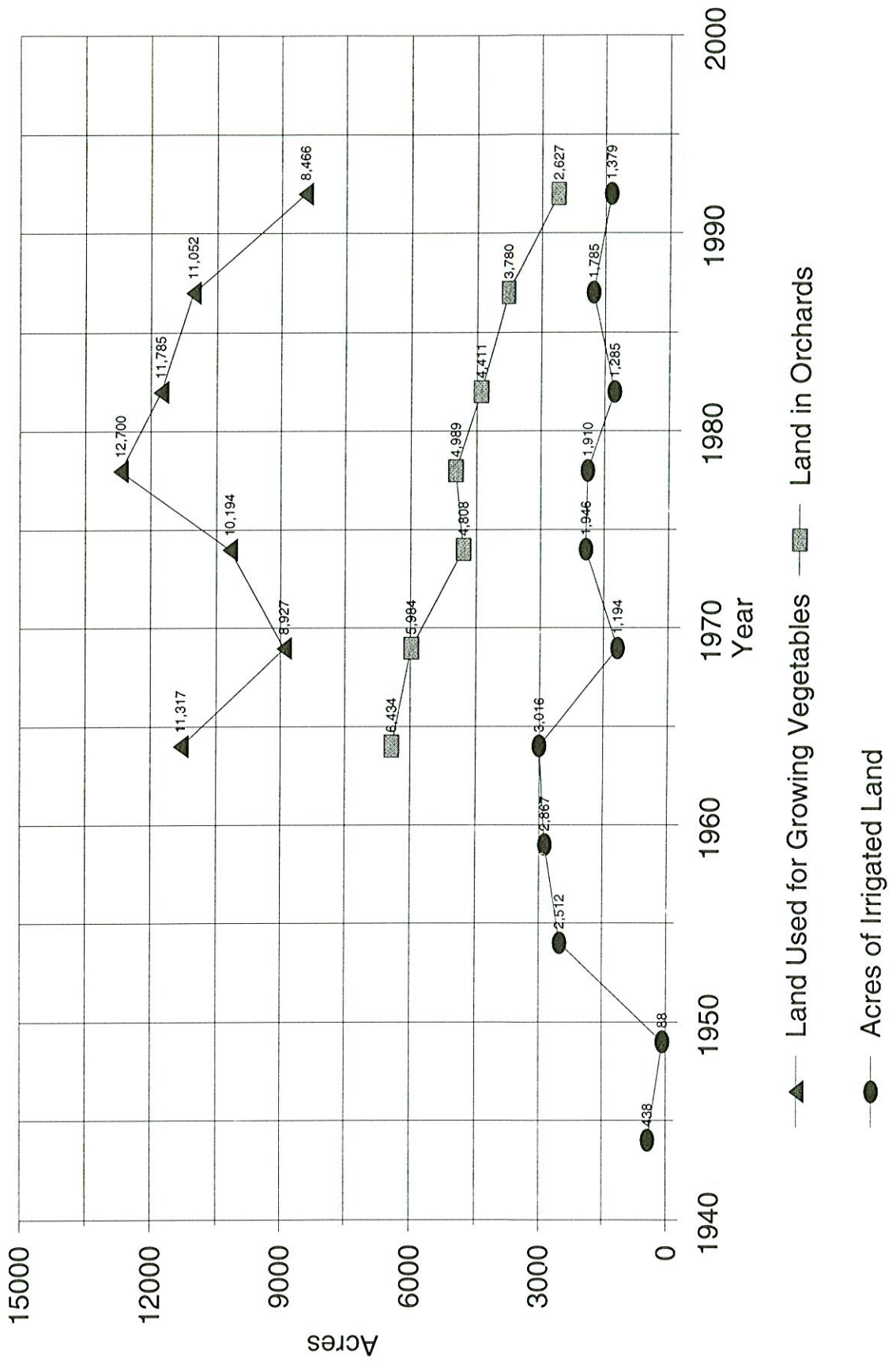


Figure 10

Market Value of Agricultural Products Sold and Average Sales per Farm

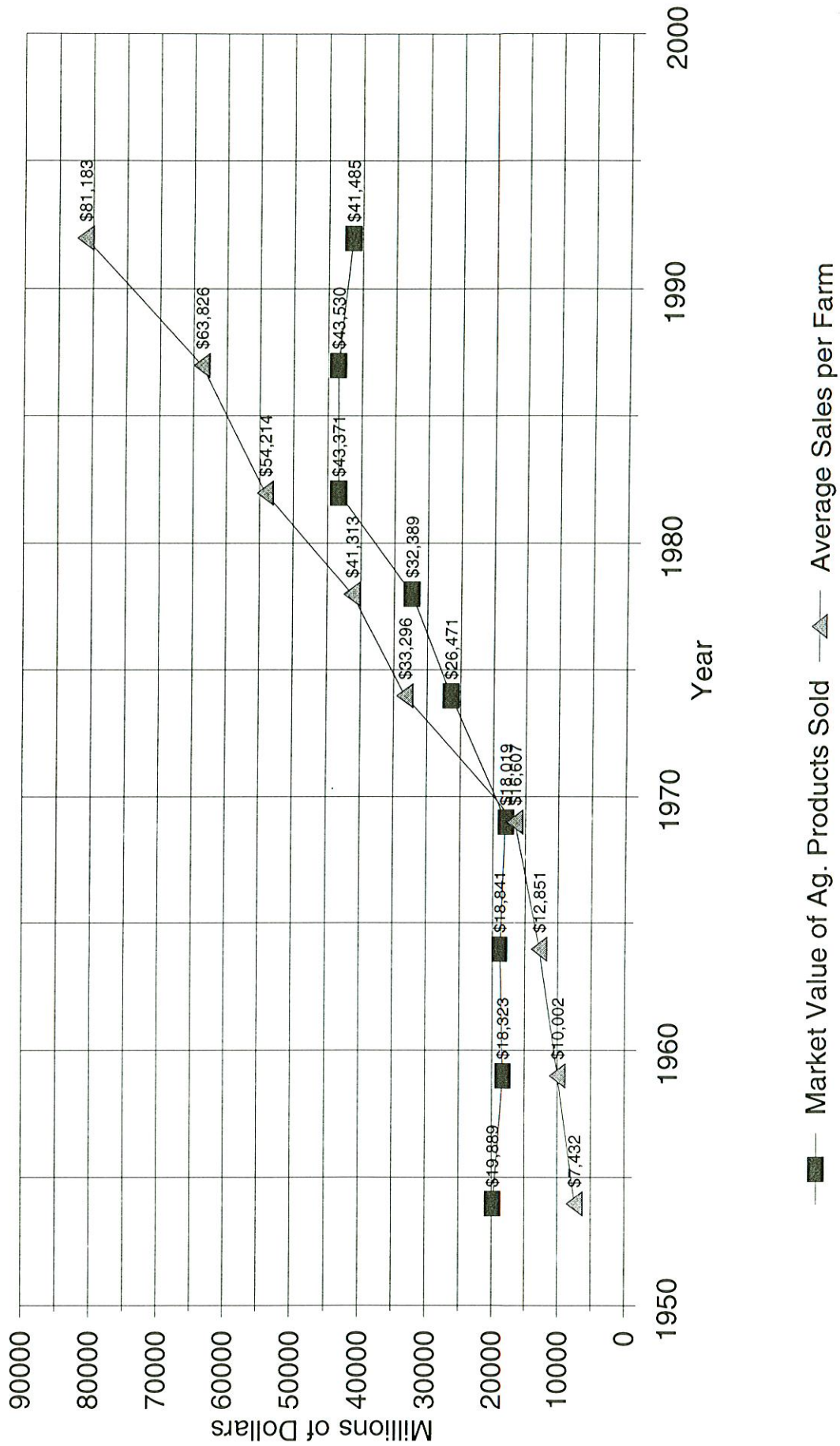


Figure 11

Number of Hogs/Pigs Sold, Number of Sheep

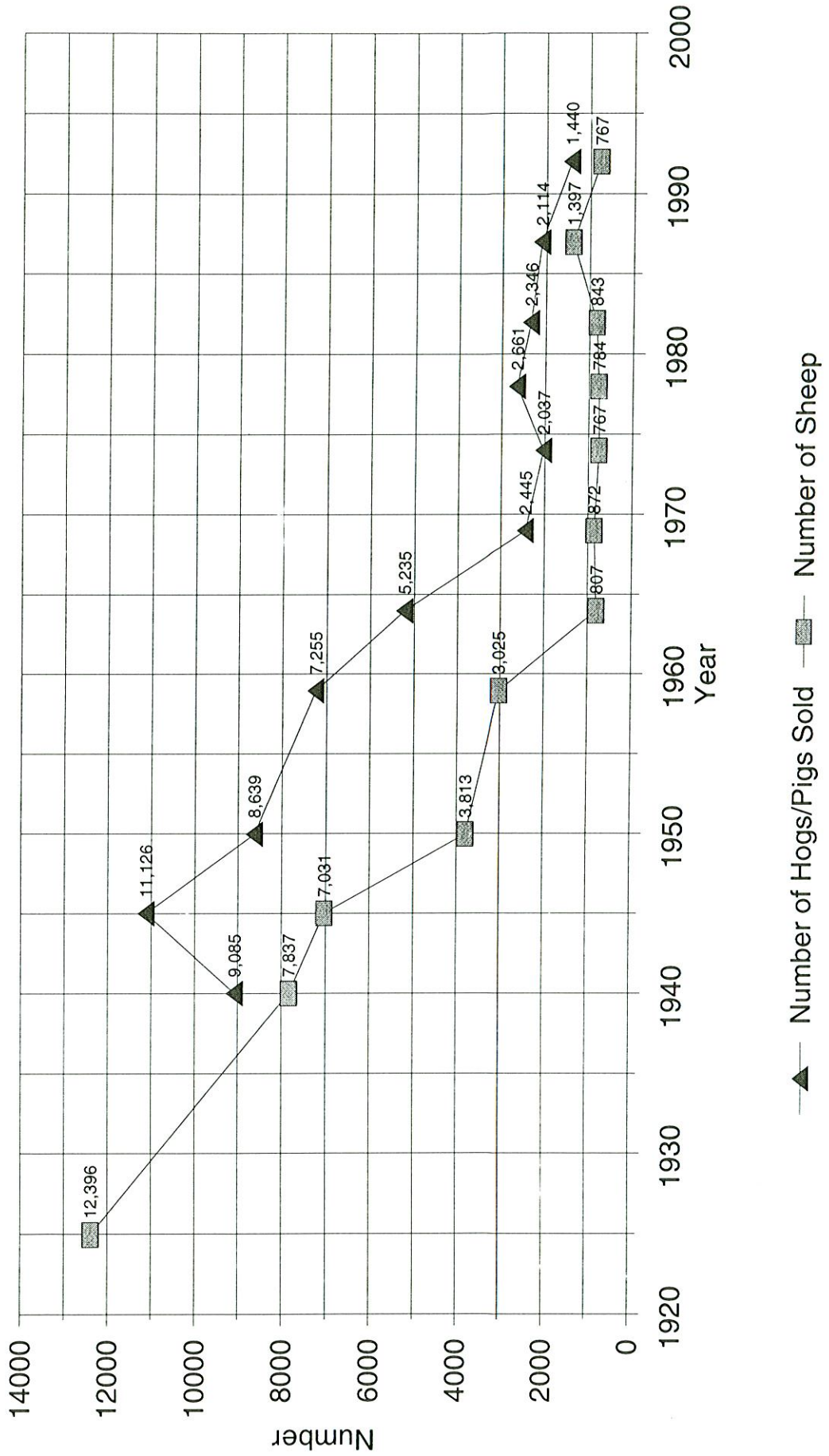


Figure 12

Tons of Harvested Corn (Silage or Green Chop)

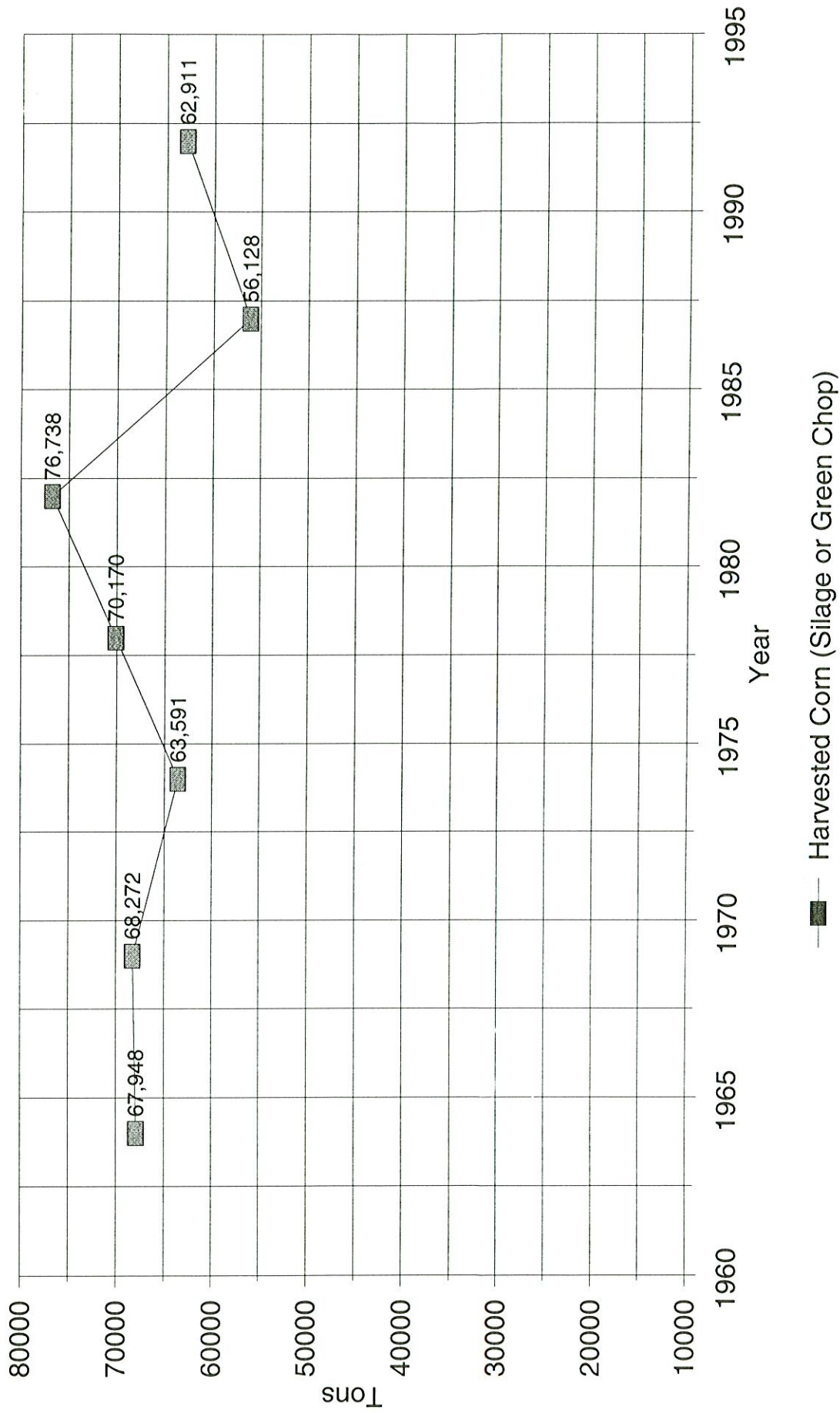
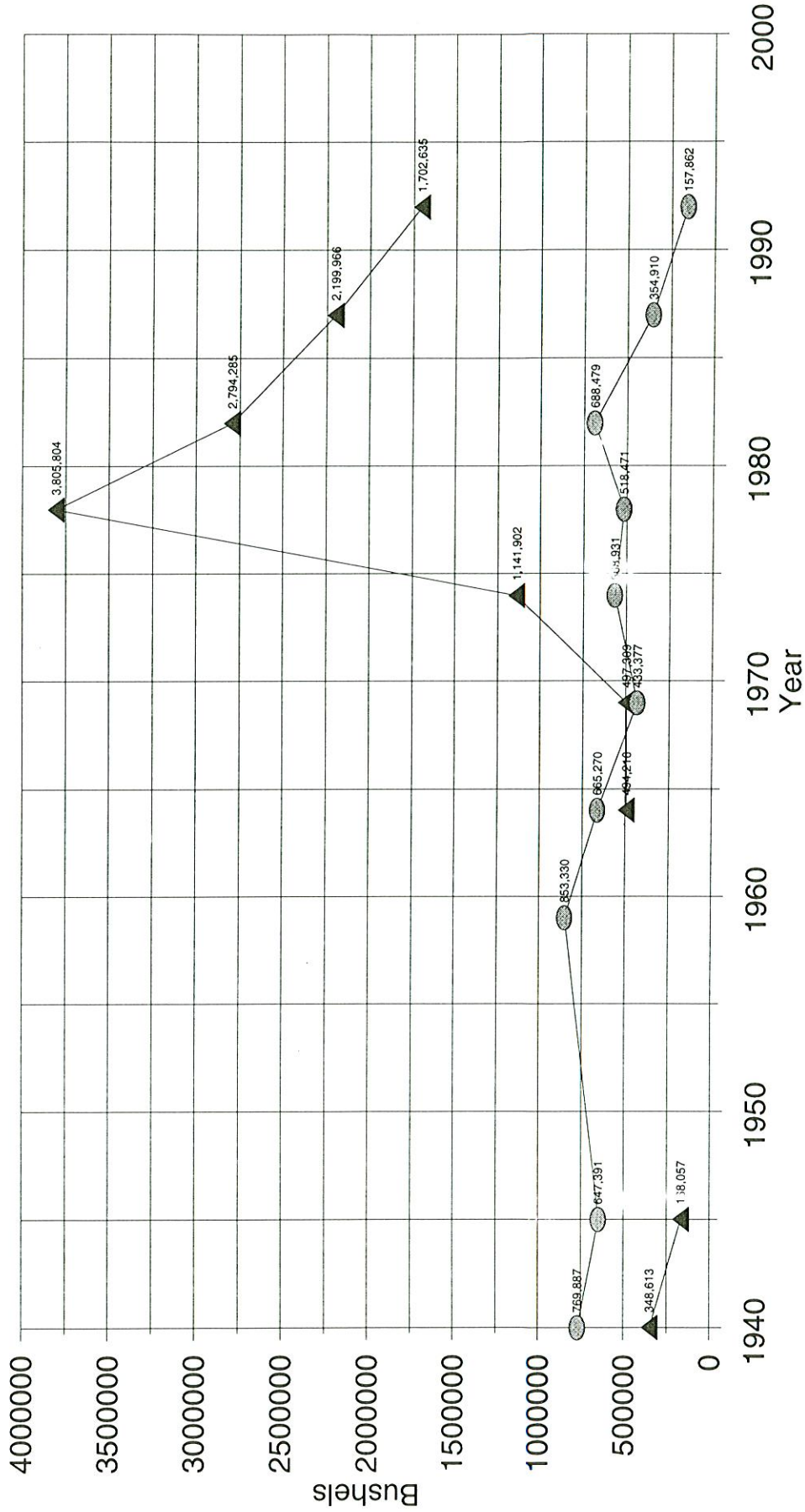


Figure 13

Bushels of Corn (for Grain or Seed) and Oats Harvested

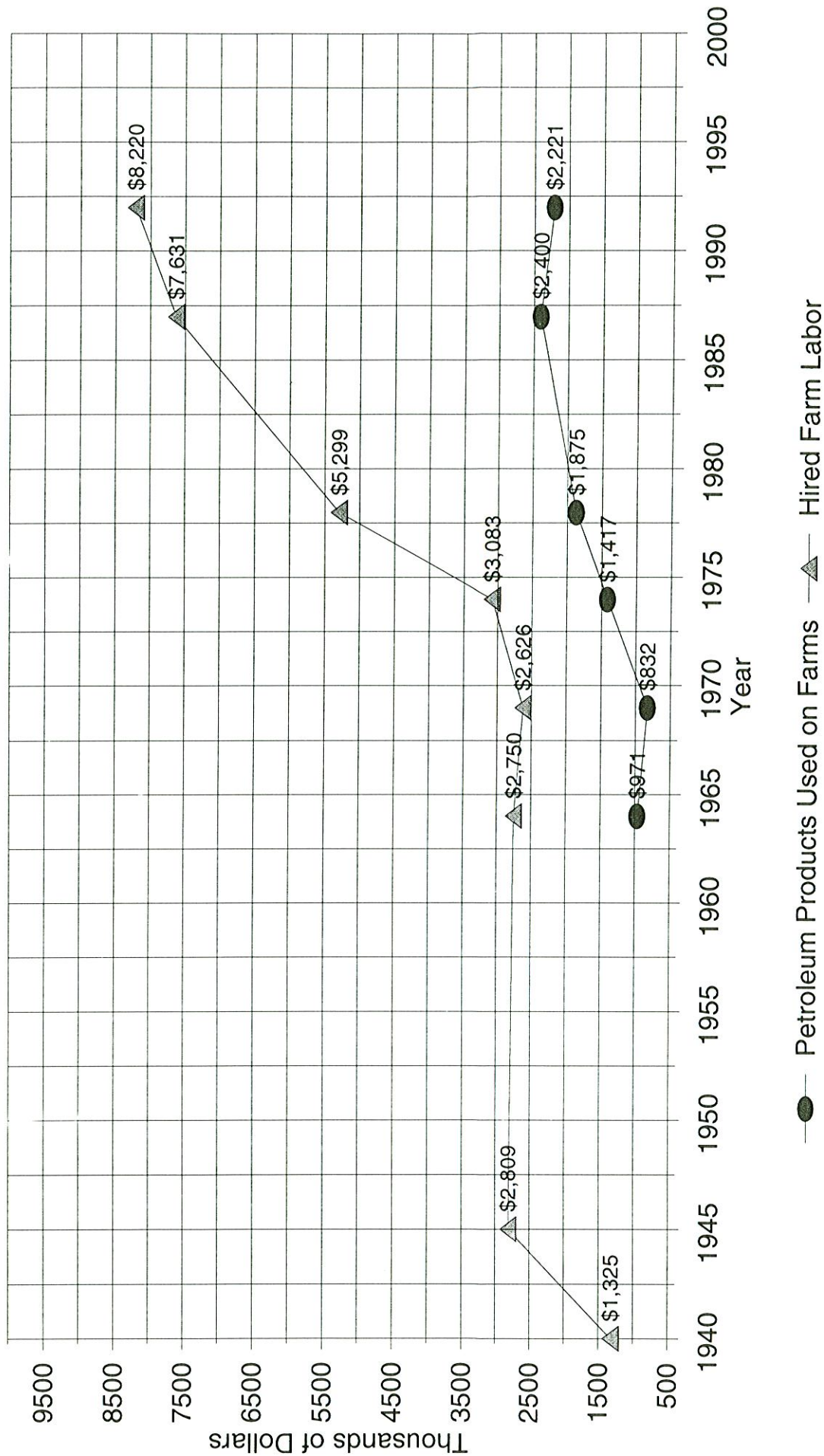


▲ Harvested Corn (for Grain or Seed)* ● Harvested Oats

*Data unavailable for certain years at time of plan preparation.

Figure 14

Cost of Petroleum Products Used on Farms, and Hired Farm Labor



Appendix B

Summary of Selected Agricultural Districts Law Provisions

Summary of Selected Agricultural Districts Law Provisions (from Article 25AA-Agriculture Districts)

Section 302. County agricultural and farmland protection board

The county legislative body may establish a county agricultural and farmland protection board. The board shall have eleven members, four of which shall be active farmers; one from agribusiness; one from an agricultural land preservation group; chair of the county soil and water conservation district's board of directors; a member of the county legislative body; a county cooperative extension agent; the county planning director; and the county director of real property services. The board advises the county legislative body on agricultural districts and, generally, on agricultural matters, and may review notice of intent filings and develop a farmland protection plan. (NOTE: The Monroe County Legislature has established a county agricultural and farmland protection board. Any person with a question or concern about agriculture should feel free to discuss the matter with the board.)

Section 305. Agricultural districts; effects

1. Agricultural assessments. Land used in agricultural production is eligible for an agricultural assessment based on soil types. Land owner must apply annually for this assessment. If land receiving an agricultural assessment is converted to a non-farm use before the district's eight year review, the owner may be subject to a penalty consisting of back taxes plus interest.

2. Limitation on local regulation. Municipalities cannot enact local laws or ordinances that are contrary to agriculture and markets law by placing unreasonable regulations on farm structures and farming practices unless the regulation relate directly to protecting public health or safety.

3. Policy of state agencies. State agency policies must be consistent with encouraging viable farming in agricultural districts as long as the administrative procedures and regulations to implement the policies do not conflict with public health and safety nor with federal regulations.

(NOTE: Agriculture and markets law has been in existence for about 25 years. During that time, state agencies have adopted regulations and policies that minimize the effects of their actions on farming in agricultural districts).

4. Limitation on eminent domain, public acquisition, advancement of public funds. Notice of Intent (NOI) are required to be filed with the commissioner and the county agricultural and farmland protection board by state agencies, public benefit corporations, and local governments whenever they propose to: (1) acquire land or interest in land which amounts to more than one acre from an actively operated farm in a district or more than 10 acres in a district or, (2) construct or provide funds to construct dwellings, commercial or industrial facilities, or water and sewer facilities to serve non-farm structures in a district.

The NOI shall identify impacts to agriculture and shall also identify what reasonable means will be taken to minimize the impacts. The owner of the land to be acquired may waive the NOI requirement.

5. Limitation to impose benefits assessments in certain improvement districts or benefit areas. On land used in agricultural production, fees for municipal improvements such as sewer, water, lighting, non-farm drainage, and solid waste disposal are restricted to: (1) a one-half acre lot surrounding any dwelling and non farm structure and (2) farm structures which directly benefit from the improvement. However, all land and/or structures are subject to the fees if the fees were imposed prior to the establishment of the agricultural district.

6. Use of Assessment for Certain Purposes. A fire, fire protection or ambulance district may use the agricultural assessment as established in section 305 of the agriculture and markets law for purposes of assessing land used in agricultural production for improvements.

7. Land used to replant or expand orchards or vineyards is exempt from real property taxes for four successive years from the date of replanting/expansion if: (1) the land is part of an existing orchard/vineyard which is located on land used in agricultural production in a district, (2) the land is part of an existing orchard/vineyard which is eligible for an agricultural assessment and the owner has filed for the assessment or (3) the land is outside a district but is part of the land for which the owner has filed for an agricultural assessment.

The land eligible for exemption in any one year cannot exceed 20 percent of the total acreage devoted to the orchard/vineyard, and the land must remain in production for each year the exemption is granted.

Section 305-a. Coordination of local planning and land use decision-making with the agricultural districts program

1. Policy of Local Governments. Local governments, when enacting and administering comprehensive plans and local land use laws, ordinances, rules or regulations shall exercise these powers so as to be consistent with the purpose and intent of agricultural districts, and shall not unreasonably regulate agricultural operations in districts unless it can be shown that there is a threat to public health or safety.
2. Agricultural Data Statement (ADS). Certain land development proposals must be reviewed for their impacts on agriculture if they are to be located: (1) on property in an agricultural district which contains a farm operation or (2) on property with boundaries within 500 feet of a farm operation in an agricultural district. Notice of the proposed development is sent to farmers listed by the developer in the ADS.

Section 308. Right to farm

Agricultural practices on any land in an agricultural district shall not be considered nuisances as long as they are found to be sound agricultural practices by the commissioner. Fees and expenses in certain private nuisance actions may be awarded by the courts.

Section 310. Disclosure

Prior to the sale, purchase or exchange of real property in a district, a disclosure statement must be provided to the buyer stating that the land is in an area where farming activities occur, and the buyer may be subject to noise, odors, and dust.

Summary of Provisions Relating to Farms Outside of Districts

Section 306. Agricultural lands outside of districts; agricultural assessments

1. Land used in agricultural production is eligible for an agricultural assessment. Land owner must apply annually for this assessment.
2. If the land receiving an assessment is converted to a non-farm use within eight years from the last time an agricultural assessment was received, the owner will be subject to a penalty consisting of back taxes plus interest.

Section 308. Right to farm

Agricultural practices on land used in agricultural production which is receiving an agricultural assessment shall not be considered nuisances as long as they are found to be considered sound agricultural practices by the commissioner. Fees and expenses in certain private nuisance actions may be awarded by the courts.

mcdp&d, 1/14/97

(This summary of selected provisions of Article 25AA is for informational purposes only. Persons contemplating actions based on provisions of the law should, first, consult the full and complete text of the law.)

Appendix C

Methodology Use to Collect Data for Tables 4 and 6

Procedures Followed to Compile Agricultural Land Use Regulations

This appendix contains a description of the process used to compile data concerning municipal, State, and Federal regulations related to agricultural land use.

The first task involved collecting this data for municipalities in Monroe County. The procedures to collect this data involved the examination of municipal codes and comprehensive master plans, contacting town and village representatives, and referencing the Monroe County Planning and Development Department's environmental atlas maps for each community to answer a series of questions regarding agricultural regulation and land use at the municipal level.

The second task involved examining State and Federal laws concerning preservation and protection of agricultural lands. The procedure used to collect this data at the State level involved the examination of McKinney's Consolidated Laws of New York Annotated. Procedures to collect data on Federal regulations involved the examination of the United States Code Annotated and the United States Code Congressional and Administrative News.

Municipal Regulations

The following list of questions was prepared regarding regulation of agriculture at the municipal level:

1. Does the zoning ordinance define any agricultural, farm or farming activities?
2. Is the Definition of agriculture or farming consistent with the definitions of "crops, livestock, and livestock products", "land used in agricultural production", and "farm operation" in Article 25AA of the Agriculture and Markets Law?
3. Does the code regulate any other special activity associated with agriculture such as feed lots, farm markets, or roadside stands?
4. Is agriculture/farming permitted? If so, in which zoning districts?
5. Is agriculture not listed as a permitted use? If so, in which zoning districts?
6. Is any portion of the municipality in a state-certified agricultural district? If so, which district(s)?
7. Which zoning districts are present within the agricultural district(s)?
8. Does the municipality have any other regulations that promote or protect agriculture and farming, such as right-to-farm laws or notations on site plans for nonfarm development near farming which state that the nonfarm development may be subjected to noise, odor, dust, etc. due to adjacent farm operations, or conservation or open space easements or regulations which require land in subdivisions to be set aside for either open space or agricultural purposes?
9. Does the municipality require Agricultural Data Statements (ADS) for proposed development on farms in agricultural districts or on property with boundaries which are within 500 ft. of a farm in an agricultural district?
10. Does the municipality have a comprehensive or land use plan? Does the plan discuss agriculture/farming? Does it recommend or promote agriculture?
11. Does the zoning implement the plan's recommendations in the agricultural district?
12. Do the subdivision regulations say anything about agriculture/farming?
13. How does the municipality mitigate nuisance complaints concerning farming? Do they have a process, board, particular person to contact, etc.?
14. Does the municipality have an advisory board, body, council, on agricultural matters? If so, what is its composition?

Four sources were used to answer the questions:

- Code books. These books are compilations of municipal laws pertaining to the particular town or village.
- Comprehensive Plans. These documents detail the current state of the town or village and outline

its goals and preferred land use pattern for the future.

- Environmental atlas maps. These maps illustrate a variety of information such as sewer lines, water lines, zoning districts, and agricultural districts in each municipality.
- Zoning ordinances (found within the codes). Zoning ordinances describe what land uses are permitted in different sections of a municipality, along with dimensional requirements and administrative review procedures that must be followed in order to develop land.

When a question could not be clearly answered by one of the data sources, municipal officials were contacted for clarification. A phone log was kept of the date, time, official contacted, and nature of conversation.

Table 4 and its related text in chapter 4 presents the results of the research.

State Law

Per recommendation of the County Law Department, McKinney's Consolidated Laws of New York Annotated were used to find State level land use regulations related to agriculture. The general index was searched for key words such as agriculture or farming, or for the title of the law if known, in order to identify the correct volume. McKinney's volumes are arranged under titles such as Environmental Conservation Law, Real Property Law, and Transportation Law. Each volume contained its own index and was used in the same manner as the general index to locate the laws. The volumes also contain supplements, called cumulative pocket parts, that include the latest amendments to laws listed in the volume. The supplements were also examined. When laws related to agricultural land use were found, notes were taken on its purpose and intent or copies of appropriate sections of the laws were made for use in this report.

Federal Law

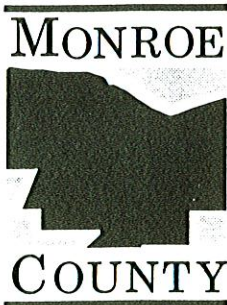
The U.S. Code Congressional and Administrative News, found through independent research, and the United States Code Annotated, based upon the recommendation of the County Law Department, were used to find Federal laws. The United States Code Annotated provides a brief codified account of the law, and is arranged according to titles, such as Title 7, Agriculture and Title 16, Conservation. There is a general index as well as an index for each title. The supplements for each volume, called cumulative annual pocket parts, were also examined for the latest amendments. After each law, the title and section number is given. For example, the Conservation Farm Option is located at 16 U.S.C. 3839bb. The 16 is the title, which in this case is Conservation, U.S.C. is the source, and 3839bb is the section number of the law.

The U.S. Code Congressional and Administrative News supplies a more complete text of the law. The index or the popular names section was used to locate the law. The volumes are arranged by year, so if the year of the particular piece of legislation is known, one can use that year's index to locate the law. As with State legislation, notes or copies of appropriate sections of laws were made for use in this report.

Table 6 in chapter 4 presents the results of this research.

Appendix D

A Study of Agricultural Landowners' Attitudes and Perceptions Concerning Farmland Protection
Policy
(Survey Instrument and Results)



Agricultural and Farmland Protection Board

Board Appointees

John D. Doyle
County Executive

Four Active Farmers; County Legislator; Agribusiness; Agricultural Land Preservation Organization; Chairperson, Soil & Water Conservation District Board of Directors; Director, Real Property Tax Service; County Cooperative Extension Agent; Director, Department of Planning & Development.

AGRICULTURE AND FARMLAND SURVEY

April 17, 1996

Dear Resident:

The Monroe County Agriculture and Farmland Protection Board, established by the Monroe County Legislature, is beginning the process of preparing a plan to promote the agriculture industry in the County. In order to be able to make recommendations in the plan that will promote agriculture and farming operations, we need your opinions concerning the health of the agricultural sector in Monroe County.

The enclosed survey was randomly sent to you to solicit your opinions and comments. Completion of this survey is entirely voluntary on your part. If you wish to do so, please take a few minutes to share your thoughts and provide us information regarding this important component of the County's land use and economic development programs. The information collected will be analyzed to provide benchmarks and guidance for future planning related to agriculture and farmland.

Please do not sign the enclosed survey answer sheets. The information collected by Cornell Cooperative Extension is confidential and only composite results will be reported. Therefore, you may express your opinions freely.

Please return only the blue Answer Form and the beige Essay Sheet (if you use it) in the return envelope. Postage will be paid by the County. If there are any questions about this survey please feel free to contact Bob King, Monroe County Cooperative Extension, at 461-1000, Monday through Friday, between 9:00 a.m. and 4:00 p.m.

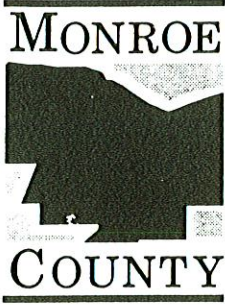
Thank you for contributing to this important planning program.

Sincerely,

Dennis A. Pelletier, Chairman
Monroe County Agricultural
and Farmland Protection Board
County Legislator, 20th Legislative District

Sincerely,

Robert A. Colby, President
Monroe County Farm Bureau
and Member Monroe County
Agricultural and Farmland
Protection Board



Agricultural and Farmland Protection Board

John D. Doyle
County Executive

Board Appointees

Four Active Farmers; County Legislator; Agribusiness; Agricultural Land Preservation Organization; Chairperson, Soil & Water Conservation District Board of Directors; Director, Real Property Tax Service; County Cooperative Extension Agent; Director, Department of Planning & Development.

SURVEY SPECIAL CODES QUESTIONS

(To be answered at the top of the Blue Answer Form)

Instructions: Please do not use the ID NUMBER portion of the Answer Form.
Each question asked allows for up to 10 responses choose only one subarea.

A. In what Town, located on the **west side** of the Genesee River, is the majority of your farming operations located?

- | | |
|-------------|--------------|
| 0. Chili | 5. Ogden |
| 1. Clarkson | 6. Parma |
| 2. Gates | 7. Riga |
| 3. Greece | 8. Sweden |
| 4. Hamlin | 9. Wheatland |

B. In what Town, located on the **east side** of the Genesee River, is the majority of your farming operations located?

- | | |
|----------------|--------------|
| 0. Brighton | 5. Perinton |
| 1. Henrietta | 6. Pittsford |
| 2. Irondequoit | 7. Rush |
| 3. Mendon | 8. Webster |
| 4. Penfield | |

C. What is your age and sex?

- | | |
|---------------------|-----------------------|
| 0. Male Under 25 | 5. Female Under 25 |
| 1. Male 26 to 35 | 6. Female 26 to 35 |
| 2. Male 36 to 50 | 7. Female 36 to 50 |
| 3. Male 51 to 62 | 8. Female 51 to 62 |
| 4. Male 63 or Older | 9. Female 63 or Older |

D. How long have you been farming in Monroe County?

- | | |
|------------------------|----------------------------|
| 0. Less than one year. | 5. 21 to 25 years. |
| 1. 1 to 5 years. | 6. 26 to 30 years. |
| 2. 6 to 10 years. | 7. 31 to 35 years. |
| 3. 11 to 15 years. | 8. More than 35 years |
| 4. 16 to 20 years. | 9. I do not actively farm. |

E. How many acres of land do you farm in Monroe County?

0. Less than 5.
1. 6 to 10.
2. 11 to 50.
3. 51 to 100.
4. 101 to 200.
5. 201 to 350.
6. 351 to 500.
7. 501 to 750.
8. 751 to 1,000 or more.
9. I do not actively farm - I just own farmland.

F. Which three (3) of the following agricultural operations **best** describes what you own and/or operate?

0. Fruits
1. Vegetables
2. U-Pick Operation (Fruits and Vegetables)
3. Field Crops (grain, hay, dry beans, etc.)
4. Nursery (includes Xmas Trees)
5. Greenhouse
6. Dairy
7. Horses
8. Sheep, Poultry, Hogs, Llamas
9. Other

G. Please identify the range of gross income generated by your business.

- | | |
|---------------------------|-------------------------------|
| 0. 0 to \$10,000 | 5. \$150,000 to \$200,000 |
| 1. \$10,001 to \$25,000 | 6. \$201,000 to \$400,000 |
| 2. \$25,001 to \$50,000 | 7. \$401,000 to \$500,000 |
| 3. \$50,001 to \$100,000 | 8. over \$501,000 |
| 4. \$100,000 to \$150,000 | 9. Do not own a farm business |

H. How long do you expect to own and/or operate a farm in Monroe County?

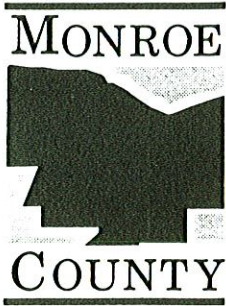
- | | | | |
|----|----------------|----|---------------|
| 0. | One more year. | 5. | 21 to 30. |
| 1. | 1 to 5. | 6. | 31 to 40. |
| 2. | 5 to 10. | 7. | 41 to 50. |
| 3. | 11 to 15. | 8. | 51 to 60. |
| 4. | 16 to 20. | 9. | More than 60. |

I. How much capital has been invested in your farm **over the last five years?**

0. None
1. Less than \$5,000.00.
2. \$5,001.00 to \$10,000.00.
3. \$10,001.00 to \$50,000.00.
4. \$50,001.00 to \$100,000.00.
5. \$100,001.00 to \$200,000.00.
6. \$200,001.00 to \$350,000.00.
7. \$350,001.00 to \$500,000.00.
8. \$500,001.00 to \$750,000.00.
9. \$750,001.00 or more.

J. How much capital investment do you anticipate making **over the next five years?**

0. None
1. Less than \$5,000.00.
2. \$5,001.00 to \$10,000.00.
3. \$10,001.00 to \$50,000.00.
4. \$50,001.00 to \$100,000.00.
5. \$100,001.00 to \$200,000.00.
6. \$200,001.00 to \$350,000.00.
7. \$350,001.00 to \$500,000.00.
8. \$500,001.00 to \$750,000.00.
9. \$750,001.00 or more.



Agricultural and Farmland Protection Board

John D. Doyle
County Executive

Board Appointees

Four Active Farmers; County Legislator; Agribusiness; Agricultural Land Preservation Organization; Chairperson, Soil & Water Conservation District Board of Directors; Director, Real Property Tax Service; County Cooperative Extension Agent; Director, Department of Planning & Development.

MONROE COUNTY AGRICULTURE / FARMLAND SURVEY

- I. **The first 3 questions are concerned with learning your thoughts about the important matters that County, Town and State Governments should be addressing to promote the agricultural sector.**
 1. Indicate the **three (3) most important things Monroe County** could do to promote agriculture:
 - a. Continue to approve the renewals of Agricultural Districts
 - b. Enact additional tax incentives for agricultural use
 - c. Improve public's perception of agriculture
 - d. Encourage the use of locally grown agricultural products
 - e. Enact a countywide Right To Farm Law
 2. Indicate the **three (3) most important things your Town** could do to promote agriculture:
 - a. Create an Agriculture Advisory Committee
 - b. Promote Local Farm Markets
 - c. Enact uniform Agricultural Zoning
 - d. Enact additional tax incentives for agricultural use
 - e. Enact Right To Farm Legislation
 3. Indicate the **three (3) most important things New York State** could do to promote agriculture:
 - a. Shift the burden of property tax to an income related tax
 - b. Eliminate the Estate Tax on farmland
 - c. Standardize Motor Vehicle and Department of Transportation Laws for farm vehicles
 - d. Consider additional programs to the Agricultural Districts Program
 - e. Increase the availability of new pesticides

II. The next 9 questions are concerned with learning your thoughts about farmland preservation and agricultural protection programs in your Town.

4. There is a need to preserve/protect farmland in my Town.
 - a. Strongly Agree
 - b. Agree
 - c. Disagree
 - d. Strongly Disagree

5. Which **one** of the below is most urgently needed in your Town to protect agricultural operations?
 - a. Right to Farm Laws
 - b. Zoning laws that protect farming
 - c. Equitable assessment practices
 - d. A Farmland Advisory Committee to advise the Planning, Zoning and Legislative Boards

6. The **three (3) biggest** problems you face in farming your land are:
 - a. Neighbors complaints about noise, dust, odor, or farm vehicles
 - b. Drainage from adjacent developed lands, or roads
 - c. Environmental regulations
 - d. Vandalism to crops and farmland
 - e. Local government unaware of agriculture's impact on the economy

7. Has your Town/Village Board acted to implement programs that promote agriculture?
 - a. Yes
 - b. No
 - c. Not sure

8. Agricultural Districts adequately retain farmland in my Town.
 - a. Strongly Agree
 - b. Agree
 - c. Disagree
 - d. Strongly Disagree

9. Should the Town only be concerned with protecting farmland if it is located within an established Agricultural District?
 - a. Yes
 - b. No

10. Do you feel Town government should be more involved with farmland protection programs?
 - a. Yes
 - b. No

11. Indicate the **three (3) most** important factors Towns should consider when protecting farmland.
 - a. Farm viability
 - b. Soil type
 - c. Parcel size
 - d. Contiguous to other actively farmed land
 - e. Areas without public water or sewer service

12. If you own land located within an Agricultural District, please indicate your **three (3) most** important reasons for including your land in an Agricultural District.
 - a. To help reduce real property taxes
 - b. Protection from neighbors nuisance complaints
 - c. Protection from Eminent Domain Proceedings
 - d. Protection from unreasonable local land use laws, ordinances and rules or regulations
 - e. I do not own land located in an Agricultural District

III. The next 5 questions are concerned with learning your thoughts on taxes.

13. Other than the land on which the farm house sits, farmland and buildings should not pay school taxes.
 - a. Strongly Agree
 - b. Agree
 - c. Disagree
 - d. Strongly Disagree

14. Capital gains tax should not be charged when the sale keeps the land in farming (for a specific period of years to make it worthwhile and not just a tax loophole).
- a. Strongly Agree
 - b. Agree
 - c. Disagree
 - d. Strongly Disagree
15. Agricultural/farm operations pay more local taxes than they receive in local services.
- a. Strongly Agree
 - b. Agree
 - c. Disagree
 - d. Strongly Disagree
16. Should any form of government financial incentive be used to support agribusiness?
- a. Yes
 - b. No
17. If funding were available to help off-set tax exemptions for land being actively farmed, which level of government should be most responsible?
- a. Federal
 - b. State
 - c. County
 - d. Town/Village

IV. The next 8 questions are concerned with learning your thoughts about education/marketing issues that impact agriculture.

18. The public needs to be better educated on the importance of the agricultural industry to Monroe County.
- a. Strongly Agree
 - b. Agree
 - c. Disagree
 - d. Strongly Disagree

19. Indicate **up to three (3)** of the following choices, those who are making the **most** important contributions to educating and/or promoting agriculture in Monroe County.
- a. County Farm Bureau
 - b. County Cooperative Extension
 - c. Local schools
 - d. Local governments
 - e. Individual farmers/other organizations
20. Indicate **up to three (3)** of the following choices who should be making the **most** important contributions to educating and/or promoting agriculture in Monroe County.
- a. County Farm Bureau
 - b. County Cooperative Extension
 - c. Local schools
 - d. Local governments
 - e. Individual farmers/other organizations
21. Monroe County farm products should have special labels identifying them as locally grown products.
- a. Strongly Agree
 - b. Agree
 - c. Disagree
 - d. Strongly Disagree
22. The environmental benefits the community receives from farming operations need to be made known to the public.
- a. Strongly Agree
 - b. Agree
 - c. Disagree
 - d. Strongly Disagree
23. The environmental benefits the community receives from farming operations need to be better known by local officials.
- a. Strongly Agree
 - b. Agree
 - c. Disagree
 - d. Strongly Disagree

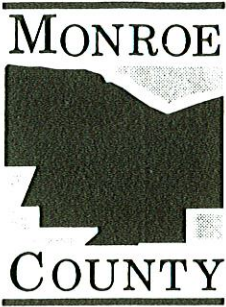
24. Agritourism could help promote the economic viability of farming in Monroe County.
- a. Strongly Agree
 - b. Agree
 - c. Disagree
 - d. Strongly Disagree
25. Are sufficient agribusinesses or agricultural related services available to you?
- a. Yes
 - b. No
- V. The next 5 questions are concerned with learning what your Town is doing to protect farmland and promote agricultural operations.**
26. Does your Town require an Agricultural Data Statement Form?
- a. Yes
 - b. No
 - c. Don't know
27. Does your Town have an active Farmland Advisory Committee, or Agricultural Advisory Board?
- a. Yes
 - b. No
 - c. Don't know
28. In your Town, which of the following programs are used to maintain and/or encourage agriculture?
- a. Farmland Advisory Committees
 - b. Agricultural Use Value Assessments
 - c. Environmental Conservation Board/Open Space Index
 - d. Right To Farm Law
 - e. Conservation Easements

29. In your Town's Comprehensive Plan are there any goals, policies, or objectives that are inconsistent with or conflict with your ability to farm?
- a. Yes
 - b. No
 - c. Don't know
30. Choose **up to three (3)** of the following which presents the most concern to you.
- a. Zoning regulations
 - b. Water restrictions
 - c. Transportation constraints for farm equipment
 - d. Open burning regulations
 - e. Subdivision regulations

VI. The next 10 questions are concerned with economic viability/activity associated with your farm operation.

31. Have you **purchased** any farmland in your Town in the last five years?
- a. Yes
 - b. No
32. Have you **sold** any farmland in your Town in the last five years?
- a. Yes
 - b. No (please go to question 34)
33. If you answered yes to the above question, what was the principal reason?
- a. To make a sound business decision
 - b. Transfer to a family member
 - c. To help meet farm operating expenses
 - d. To retire from farming
 - e. To help pay estate taxes
34. Will a family member continue to farm your land?
- a. Yes
 - b. No
 - c. Don't know

35. If I could sell my farmland tomorrow, for more than its worth per acre in agriculture use, I would definitely sell.
- a. Yes
 - b. No
36. Are any of your agricultural products shipped out of the U.S.A.?
- a. Yes
 - b. No
 - c. Unsure
37. If yes, what percentage is exported out of the U.S.A.?
- a. 1 to 10%
 - b. 11 to 20%
 - c. 21 to 30%
 - d. 31 to 50%
 - e. over 50%
38. Are there enough economic development incentives for agribusiness to expand in Monroe County?
- a. Yes
 - b. No
39. Which one (1) of the following incentives would most likely encourage you to expand your operations?
- a. Real estate abatement
 - b. Low interest loans
 - c. Government Subsidies
 - d. Labor availability
 - e. Relief from unfair international competition
40. Do you feel the North American Free Trade Act has adversely affected your farming operations?
- a. Yes
 - b. No



Agricultural and Farmland Protection Board

John D. Doyle
County Executive

Board Appointees

Four Active Farmers; County Legislator; Agribusiness; Agricultural Land Preservation Organization; Chairperson, Soil & Water Conservation District Board of Directors; Director, Real Property Tax Service; County Cooperative Extension Agent; Director, Department of Planning & Development.

AGRICULTURE AND FARMLAND SURVEY ESSAY QUESTION

TOWN OF _____

It is our hope that this survey instrument will address most of the major issues and concerns that the County will need to consider as we prepare a preliminary draft of the *Monroe County Agriculture and Farmland Policy Plan*. In the event we have failed to ask a question on the survey that you feel needs to be brought to the public's attention, please use this sheet to identify this matter and return it with your completed blue answer form.

(please feel free to use the back to complete your thoughts)

MONROE



A STUDY OF AGRICULTURAL LAND OWNERS' ATTITUDES AND PERCEPTIONS CONCERNING FARMLAND PROTECTION POLICY

Prepared as Part of the
Monroe County Agricultural and Farmland
Protection/Profitability Plan

1997

COUNTY

A Study of Agricultural Land Owners' Attitudes and Perceptions Concerning Farmland Protection Policy

November 17, 1997

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BACKGROUND

Monroe County is located in western New York State, the south shore of Lake Ontario, and forms the County's northern boundary. Rochester is its primary city. Monroe County is a metropolitan county with a population of 713,968 (United States Department of Commerce, 1990) that contains a strong food and agriculture industry. Based on the 1992 Census of Agriculture: New York, 511 farms utilized over 110,000 acres to produce over \$41 million in fruits, vegetables, field crops, and dairy products.

Corn, wheat and hay account for the largest acreage of crops produced. Fruits and vegetables produced for both fresh and processing are also considered major crops. The Lake Plain counties, which include Monroe County, remain second in US apple production, and of the Lake Plain counties, remains fourth in number of producers (United States Department of Commerce 1992). Cabbage, cucumbers, dry beans and sweet corn make up our primary vegetable acreage. Cabbage is mainly raised for cole slaw production; the village of Brockport is the center of cole slaw cabbage production, storage, and marketing for the eastern U.S.

Over 60% of the farmland in the county is either prime or unique (USDA:NRCS, 1973). Combined with a favorable climate moderated by the proximity to Lake Ontario, the agricultural industry provides fresh market produce, open space, clean air, plentiful wildlife, and a peaceful rural atmosphere to an area characterized by a large and expanding population base and three Fortune 500 Companies.

Despite the current high level of agricultural activity, the industry appears to be experiencing further declines in farming activities. Part of this decline has been due to local development pressure on local farmers to sell out, or to develop their properties for non-farm uses, (as evidenced by continuous and increasing non-farm development or to relocate their farms to a more favorable area by which to operate (Monroe County Department of Real Property Services, 1997). Also, a modern regional transportation system has made rural areas readily accessible to the urban areas of the County and, consequently, an easy commute from almost anywhere within the County. According to the Agricultural District reports for Monroe County, non-farm expansion into the rural areas has resulted and problems associated with increasing population pressure have emerged. Conflicts with non farm neighbors, speculative land values, adverse property tax impacts, and agricultural policies outside the control of local communities have resulted in a potentially adverse economic and social climate for local farmers.

Widespread participation in the Agriculture Districts Program in Monroe County program may provide evidence that farmers and agricultural landowners are seeking some form of farmland protection. One community has enacted agriculture easement programs, and the Town of Pittsford has implemented a Purchase of Development Rights (PDR) program (Monroe County Department of Planning and Development, 1997).

In order to further protect and promote the local agricultural industry, the Monroe County Agriculture and Farmland Protection Board is seeking county-wide protection and profitability strategies to guide public policy decision-making and reinforce public and private sector investments in the agriculture industry. The strategies and tactics to be designed must be specific to Monroe County. Consequently, a plan must be developed that promotes the protection, profitability, and development of the agricultural industry that is specific to Monroe County.

The agricultural community's participation is an especially important component of the development of the plan. Part of this participation includes the use of survey research in describing barriers, incentives, and other factors that are influential in protecting and ensuring a viable agriculture industry that is specific to Monroe County.

PURPOSE

The survey identifies and describes the attitudes and perceptions of agricultural landowners and farmers concerning agricultural and farmland protection planning and policy in Monroe County. More specifically, this study identifies and describes: 1) attitudes concerning what town, county, and state governments could do to help promote agriculture; 2) attitudes concerning farmland preservation and agricultural protection on a town level; 3) attitudes concerning state and local taxes; 4) economic indicators of viability/activity associated with a farm operation; and 5) education and marketing issues impacting agriculture.

METHODS

Instrumentation

The survey was developed by the Agricultural and Farmland Protection Board (see appendix). The survey had two sections; the first section dealt primarily with demographic data. The second section asked questions pertinent to the 5 objectives of this study. For both sections, questions were phrased in either a multiple choice type format or a Likert scale type format. All data was collected in a discreet/nominal format. Due to the nature of the questions and funding available for data analysis, it was logistically difficult to collect data in a continuous/interval format. The survey was formatted for use with an optical scanner form for ease of data tabulation and analysis and was reviewed by staff and faculty from Cornell University, The Pennsylvania State University, and the New York State Department of Agriculture and Markets for content validity and reliability.

An informal pilot test was conducted at the annual meeting of the New York State Association of Towns Conference, held in New York City, at the New York Hilton on February 19, 1996. Approximately 90 copies were circulated among participants for review: comments about the survey's format, cost, usefulness and relevance were received. These comments were incorporated into the final draft of the survey.

POPULATION

In order to fully account for opinions and input from the agricultural community, it was decided by the Agricultural Farmland Protection Board to utilize the Monroe County Office of Real Property Tax Services records and conduct a census of landowners of parcels coded for agricultural use. Using the "Swiss code" identifier, approximately 1,300 parcels were identified as agricultural. The "Swiss code" is a coding (identifier) given to a real property indicating its primary use. This list also indicated that these parcels accounted for approximately 200,000 acres of the County's 430,000 acres of land mass. This list included all landowners that had land enrolled in an agricultural district, or approximately 133,000 acres.

The Monroe County Real Property Tax Service (RPS) list appeared to indicate a large majority of known farming operations, however, a few active farmers known to be farming land in the county were not listed. Consequently, a mailing list from the USDA-Farm Service Agency for Monroe County was obtained to identify any potential farmer that did not turn up on the RPS listing. The USDA list had over 300 names and addresses, and was compared to the Real Property Tax Service mailing list to eliminate errors and duplications. After this process, approximately 100 additional names and addresses were identified. Both lists were combined and approximately 1,380 names and addresses were identified. A first mailing went out at the end of April, 1996. Approximately three weeks later, a reminder notice went out to potential respondents. The cutoff for the survey was made at the end of June. Approximately 220 responses were received from the initial mailing and 80 responses on the second mailing. Of the 300 responses, 286 were usable (20% response rate).

DATA ANALYSIS

Since the data was collected on an opscan sheet, the sheets were forwarded to the CISER (Cornell Institute for Social and Economic Research) Institute at Cornell University for scanning and data tabulation and analysis using basic descriptive statistics using "SAS" (Statistical Analysis System) software.

RESULTS

Demographics

Every town in the county was represented ranging from one to 31 responses per town (Table 1).

Table 1. Number of Respondents by Town

Town (West of Genesee River)	Number of Responses	Town (East of Genesee River)	Number of Responses
Chili	21	Brighton	5
Clarkson	11	Henrietta	11
Gates	1	Irondequoit	3
Greece	16	Mendon	25
Hamlin	20	Penfield	21
Ogden	23	Perinton	10
Parma	23	Pittsford	10
Riga	24	Rush	31
Sweden	7	Webster	6
Wheatland	18		122
	164		

Respondents were predominantly male farmers, aged 36 or older, with one to 35 years of farming experience. Most respondents were either field crop or vegetable operators.

Of those that farmed over half of the respondents farmed less than 200 acres. Almost 20% farmed between 200 acres and 750 acres. Approximately 10% farmed more than 750 acres. Another 17% indicated that they did not farm but just owned agricultural (farm) land.

Over half the respondents indicated that their gross income was \$100,000 or less. Approximately 19% of the respondents indicated that their income was from \$100,001 to \$500,000. Almost 11% of respondents indicated their income was \$500,001 or more.

Over half of the respondents expected to own/operate a farm in Monroe county for 15 years or less. The remaining respondents indicated that they expect to be farming for 16 years or more. Fifty percent of the respondents either had not made a \$50,000 investment in their operation over the last 5 years, or did not intend to invest \$50,000 over the next five years. Over 20% of the respondents made investments of \$100,001 or more. Only 12% of the respondents indicated they will make an investment of more than \$100,000 over the next five years.

Objective 1: Attitude and perceptions concerning what county, town, and state governments could do to help promote agriculture.

Figures 1-3 depict actions that county, town, and state government could take to help promote agriculture. Three multiple response questions assessed what government could do to help promote agriculture.

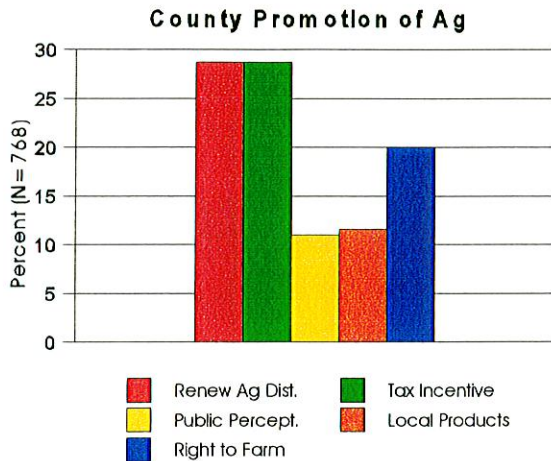


Figure 1

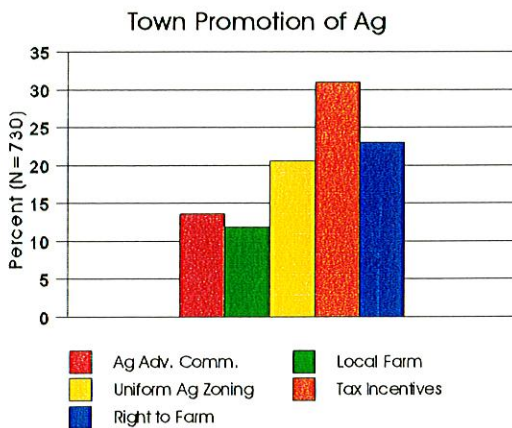


Figure 2

Based on total responses, respondents indicated that the top three things the county (figure 1; total responses = 768) could do to help promote agriculture was to renew agricultural districts, provide tax incentives, and establish a right to farm law. Town governments could help promote agriculture by providing tax incentives, right to farm laws, and uniform agricultural zoning (figure 2; total responses = 730).

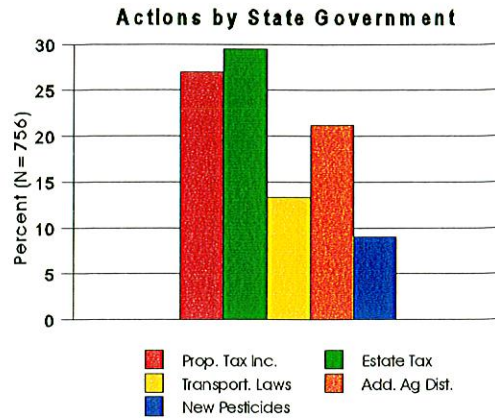


Figure 3

The state (figure 3; total responses = 756) could help promote agriculture by converting the property tax to an income tax, eliminating the estate tax, and expanding the agricultural district program to offer more protection.

Objective II. Impressions and attitudes concerning farmland preservation and agricultural protection in the respondent's town.

Concerning farmland protection and preservation at the town level, nine questions attempted to describe the need, problems, and programs in each respondent's town. Over 85% of the respondents (N=260) agreed or strongly agreed that there was a need to preserve/protect farmland in their town (Figure 4).

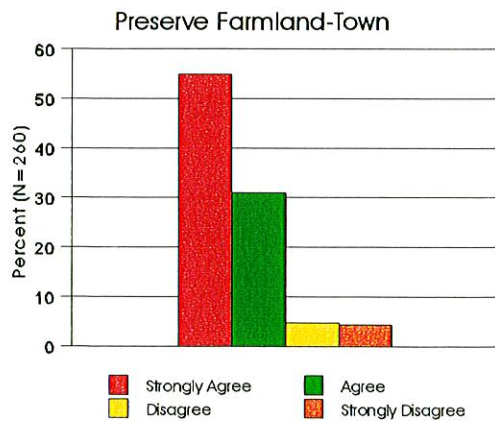


Figure 4

Almost 50% of the respondents indicated that there was an urgent need for more equitable assessment practices in their town (Figure 5).

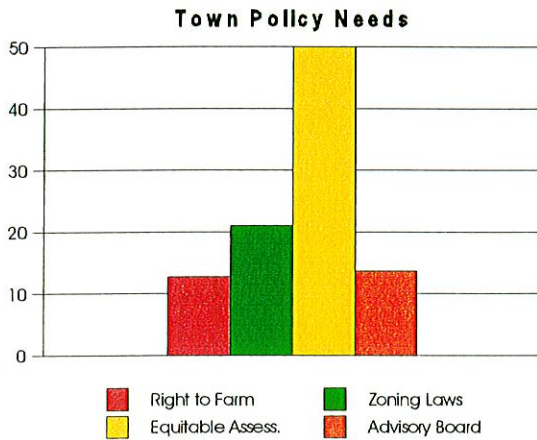


Figure 5

A large proportion (37%) were not sure if their town had a program in place to promote agriculture (Figure 6).

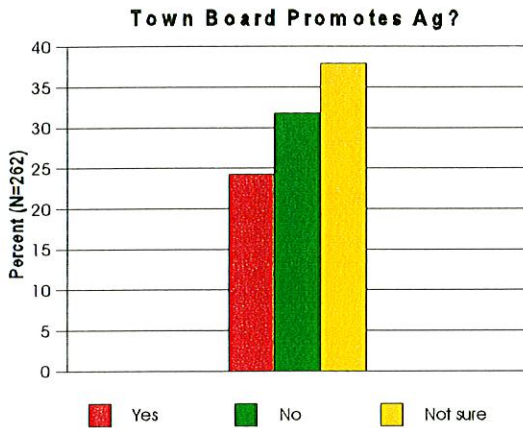


Figure 6

Twenty four percent of the respondents indicated that their town had implemented a program to promote agriculture while the remaining 32% indicated their town had not implemented a program.

Over 55% of the respondents agreed or strongly agreed that agricultural district programs adequately retained farmland in their town (Figure 7).

Based on a multiple response question, respondents indicated that the 3 top reasons they enrolled in an agricultural district were to (1) reduce real property tax, (2) protection from unreasonable

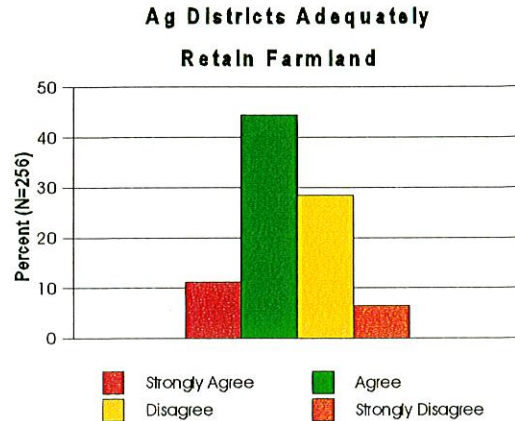


Figure 7

local land use laws, ordinances and rules or regulations, and (3) protection from eminent domain proceedings (Figure 8).

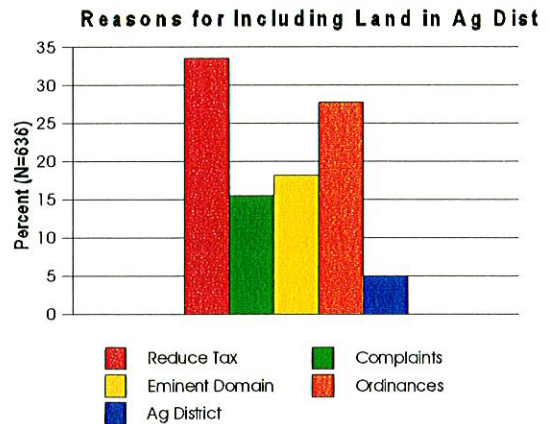


Figure 8

Approximately 60% of the respondents indicated that towns should not limit protection to only farmland located in an agricultural district. Over 75% of the respondents indicated that their town

government should be more involved in farmland protection. Based on a multiple response question (Figure 9), total responses = 701), respondents indicated that the top 3 factors that towns should consider in protecting farmland was (1) farm

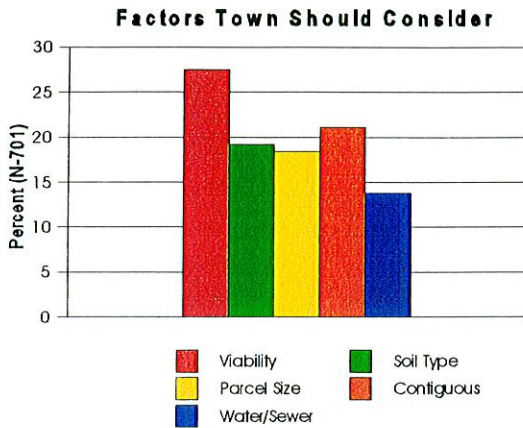


Figure 9

viability, (2) contiguous to other actively farmed land, and (3) soil type. Based on a multiple response question (Figure 10), total responses=606), respondents indicated that the three biggest problems facing their farm operation were, 1) government was unaware of agriculture's impact on the economy, 2) environmental regulations, and 3) drainage from adjacent lands.

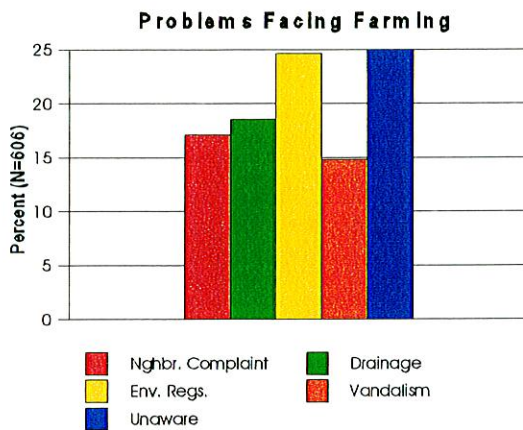


Figure 10

Objective III. Thoughts on taxes.

Almost 80% of the respondents indicated that farming operations should only pay taxes on the farmhouse and not the farmland or buildings. Almost 85% of the respondents either agreed or strongly agreed that no capital gains tax should be paid if the sale keeps land in farming for 5 years. Over 90% of the respondents agreed or strongly agreed that agricultural/farm operations pay more local taxes than received in service (Figure 11).

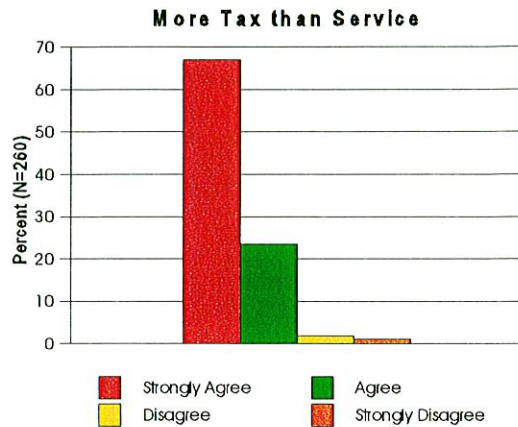


Figure 11

When asked which level of government should be responsible to help off-set tax exemptions, the top responses were state (33.6%), county (26.4%), and town/village (19.5%). When asked if government should provide financial incentives to support agribusiness, 50% of the respondents indicated yes.

A majority of farmers (50%) (see Figure 5, page 5) indicated that equitable assessment practices were needed in their town. Over 80% of respondents indicated that tax pressures from all levels of government are a major concern.

Objective IV. Education and marketing issues impacting agriculture.

Over 90% of the respondents agreed or strongly agreed that the public need to be better educated on the importance of the agriculture industry to Monroe County (Figure 12).

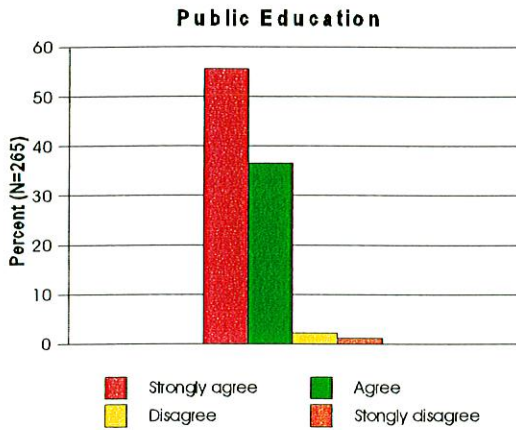


Figure 12

Respondents were asked to indicate the 3 top sources of information for promoting agriculture. Based on total response (664) the ranking was; (1) county Cooperative Extension (32%), (2) county Farm Bureau (30%), and (3) individual farmers and others (30%) (Figure 13).

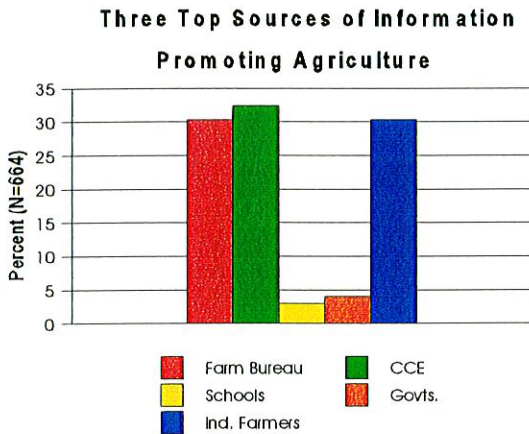


Figure 13

When respondents were asked to indicate who should be making the most important contributions in promoting agriculture in Monroe County, based on total response, the ranking was similar: (1) county Cooperative Extension (29%), (2) county Farm Bureau (27%), (3) individual farmers/others (16.6%), (4) local governments (15%), and (5) schools (12.4%) (Figure 14).

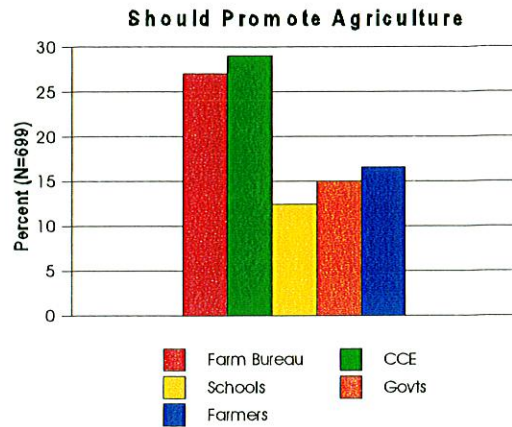


Figure 14

Concerning marketing issues, almost 80% of respondents agreed or strongly agreed that Monroe County farm products should have labels identifying them as local produce and that agritourism could help promote the economic viability of farming (Figure 15 and 16).

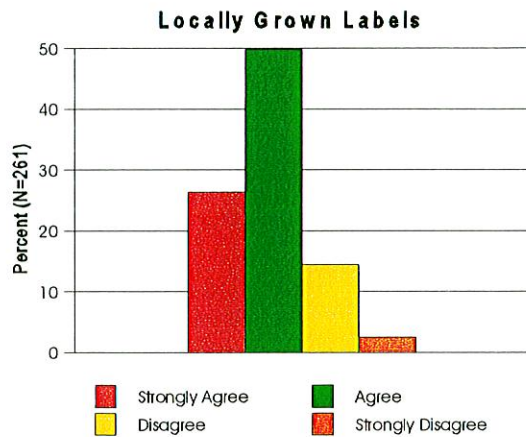


Figure 15

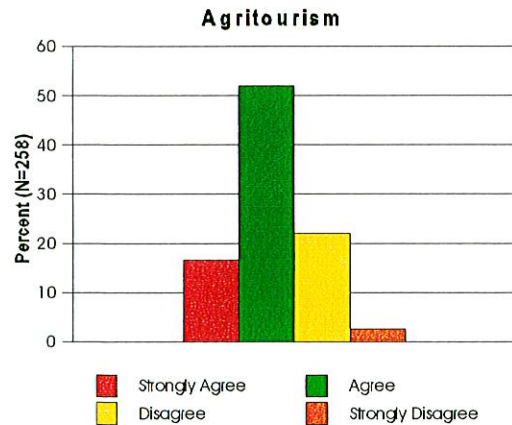


Figure 16

Sixty-six percent of respondents indicated that there were sufficient agribusiness or related services available to them.

Objective V. What towns are doing to protect farmland and promote agricultural operations.

Over 90% of the respondents either agreed or strongly agreed that the environmental benefits the community receives needs to be made public and better known by local officials (Figure 17).

Over 40% of respondents did not know if their

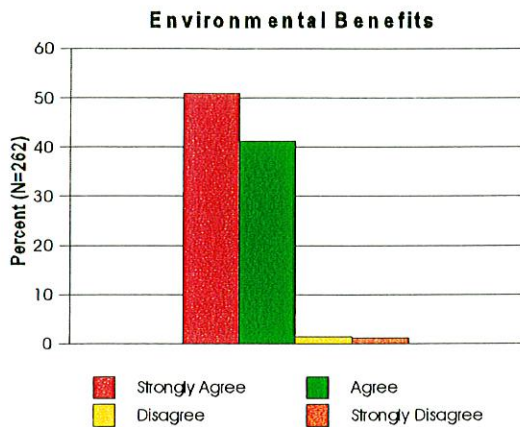


Figure 17

town required an agricultural data statement or had an active Farmland Advisory Committee or ag advisory board. In similar fashion, respondents did not know if their town's comprehensive plan was inconsistent or conflicted with their ability to farm (Figure 18).

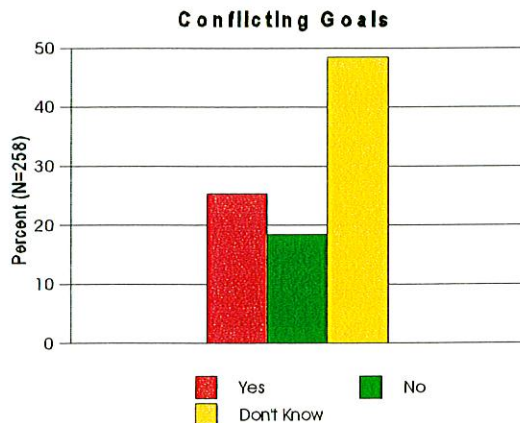


Figure 18

Based on a multiple response question (n=593), respondents indicated that their top four concerns were: zoning regulations (35%), open burning regulations (21%), subdivision regulations (21%) and transportation constraints for farm equipment (16%). Water restrictions (7%) was ranked last (Figure 19).

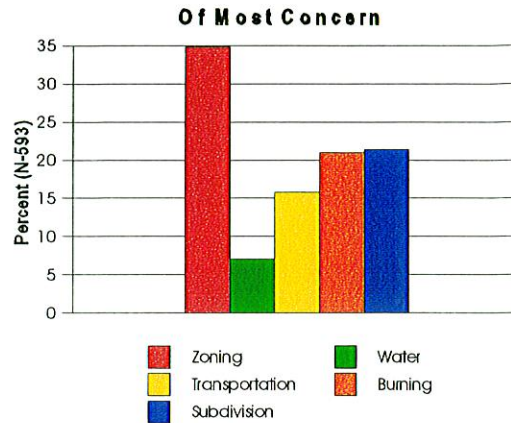


Figure 19

Objective VI. Economic viability/activity associated with your farm operation.

Over 70% of respondents indicated they had not bought or sold farmland within the last 5 years (Figure 20).

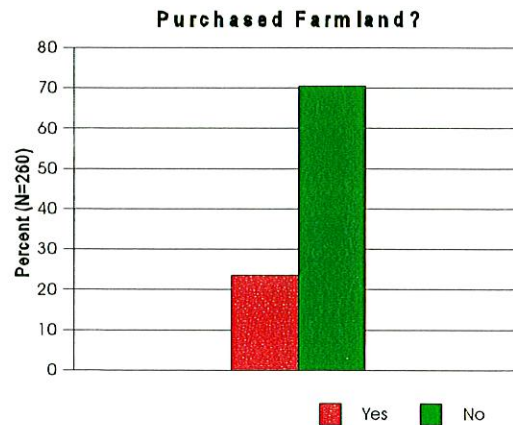


Figure 20

If a respondent had sold farmland, they were most likely to sell it as a business decision, a transfer to a farm member, or to meet farm operation expenses.

Many farmers were unsure (39%) or did not anticipate (31%) that a family member will continue to farm their land (Figure 21).

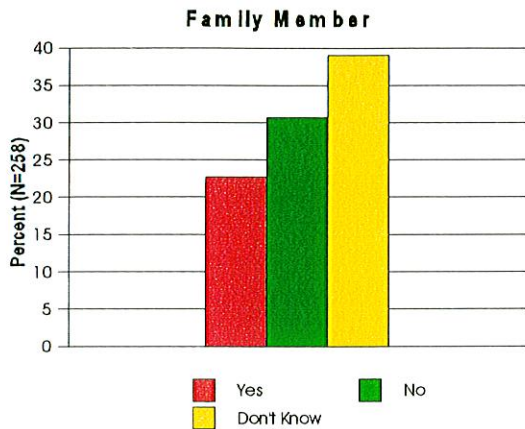


Figure 21

When asked if they would sell their farmland tomorrow, for more than its worth per acre in agriculture use, 34% of the respondents indicated yes while 66% indicated no (Figure 22.)

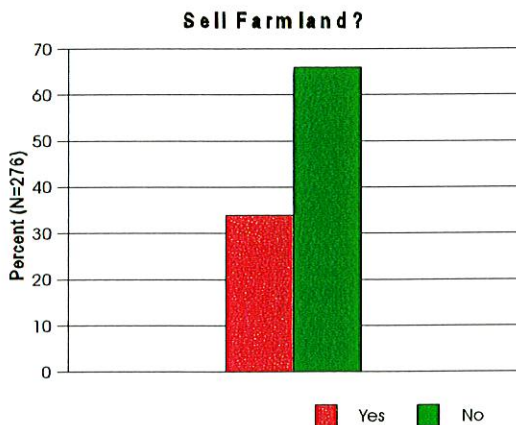


Figure 22

Over 73% of the respondents indicated that there were not enough economic development incentives for agribusiness to expand in Monroe County (Figure 23)

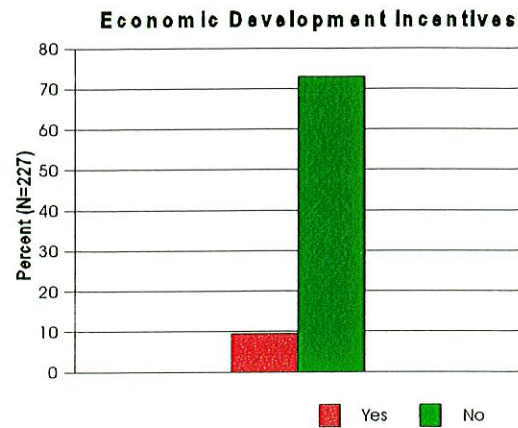


Figure 23

When asked what would encourage expansion, respondents indicated that the top three incentives would be (1) real estate abatement (34%), (2) low interest loans (16%), and (3) relief from unfair international competition (13%) (Figure 24).

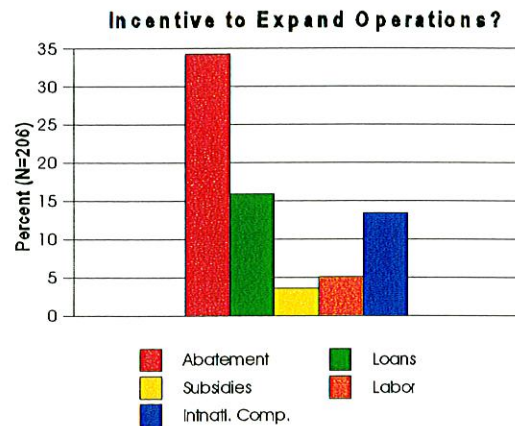


Figure 24

Approximately 27% of respondents indicated that the North American Free Trade Act adversely affected their farming operation. Twelve percent of respondents indicated that any of their agricultural products were shipped outside of the U.S. while 29% of the respondents were unsure.

WRITTEN COMMENTS

Seventeen respondents gave written comments pertaining to farmland protection and promotions (see appendix for table). The majority of respondents' comments further elaborated on the previous objectives as identified in the multiple choice type questions. However, three new concerns were identified that were not previously addressed by the survey: (1) impacts on drainage patterns, (2) more utilization of PDRs as a preservation strategy, and (3) impacts from supermarket chains on local agricultural production.

CONCLUSIONS

- **Demographics**

Responses by towns did not appear to be significantly different from one another. However, responses were disproportionate. Approximately 40% of the respondents were farmers that relied on their operations as a primary source of income. The rest of the respondents appeared to rely on their farms as secondary sources of income. Overall, respondents were predominately male farmers with considerable agricultural experience.

- **Government support and promotion of Agriculture**

According to at least 70% of the respondents, state, county, and town government can best support agriculture with tax incentives, right to farm legislation and equitable, realistic local assessing, zoning, and environmental regulations. Many of these remedies impact the 2 greatest problems facing farming today (excluding taxes); government unawareness and environmental regulations as they are perceived by this survey.

- **Farmland preservation and Agricultural Districts**

Fully 85% of respondents agree that there is a need to preserve/protect farmland in their town. An overwhelming majority of farmers (95%) have land enrolled in an agricultural district but only half (55%) of the farmers think that such districts adequately retain farmland. Most farmers (75%) indicated that town governments should be more involved in farmland preservation and include farmland outside an agricultural district (68%).

- **Taxes**

Respondents indicated concern about taxes at all levels, especially school taxes. Taxes are a major concern for most landowners and farmers. State and county governments were seen as the logical source of tax exemptions for land actively farmed.

When farmers were asked questions concerning future expectations such as intergenerational transfer, most indicated that they did not know who would be taking over the farm. Most farmers would not likely sell their farm if they could even if it was worth more in development than in farming.

- **Local policies, regulations, and boards**

It is apparent that town governments need to be more active in farmland preservation policies and programs, and that many farmers are unaware of policies and programs on the town level. Farmland preservation policies and programs should encompass all agricultural land regardless of whether the property is enrolled in an agricultural district.

Better communication between the towns and farmers appears to be necessary. More involvement by the farm community on a town level may be needed.

- **Public awareness and understanding.**

Over 90% of the respondents believe that the public is relatively unaware of the importance of agriculture to Monroe County and its environmental contributions. Although Farm Bureau, Cornell Cooperative Extension, and farmers share equally in their promotional efforts, Farm Bureau and Cornell Cooperative Extension should take leadership in making the most important contributions.

"Locally grown" labeling appealed to a large majority of respondents as a marketing tool as well as agritourism being used as a tool to help educate the public.

- **Economic viability of farming in Monroe**

Twenty three percent of the respondents have bought farmland in the last 5 years. This may correlate with the 73% that claim there aren't enough incentives for expansion. Approximately a third of the respondents indicated that a tax abatement would be a main incentive to expanding their operations within the county.

Some of the reasons for farmland being sold in the last 5 years were (1) for "business reasons" (2) to transfer land to a family member and (3) to meet operating expenses. A large portion of farmers (30%) don't expect a family member to continue farming their land. In addition, a significant portion of farmers would not sell their farmland if offered more than the land was worth in agricultural use.

- **Sales and marketing**

The majority of respondents are sure their agricultural products are not shipped out of the U.S. but nearly 30% are unsure. Of the 12% that know some of their products are shipped abroad, only a small portion of their production is shipped out of the country. About 25% of all respondents indicated that NAFTA adversely affected their farming operations.

- **Supportive agribusinesses**

The majority of farmers indicated that there currently exists sufficient agribusiness to service their operations. However, there is no clear mandate for tax incentives to develop or expand supportive agribusiness suppliers over the long term.

IMPLICATIONS/RECOMMENDATIONS

- **More indepth education and information regarding agriculture should be made available to both appointed and elected officials.** It would appear that tax policies and zoning ordinances are being enacted that do not fully realize the concerns and needs of the agricultural industry. Respondents indicated that current town policies and ordinances should be revisited to determine if they are applicable and realistic given the current social and economic climate faced by the agricultural industry.
- **Identify further criteria for preserving and promoting agriculture in the county.** In addition to agricultural district designation, further identify land for preservation and promotion by farm viability, contiguosness, soil type, parcel size, and whether or not sewer and water is present. Most respondents indicated that agricultural districts did not go far enough in preserving and promoting agriculture in their community. Further exploration should be conducted into the use of other farmland preservation strategies such as USDA's Land Evaluation and Site Assessment (LESA) methodology.

- **Encourage more estate planning and transfer of ownership within and among farm families.** A large portion of respondents were unsure or did not plan for intergenerational transfer. This may be due to uncertainty or the lack of a planning horizon. Either way, emphasis should be given to getting farmers to think and commit to future activities in agriculture.
- **Encourage coordination of public policy and decision making among municipalities.** It appears that efficiencies could be gained by having more coordinated land use decisions at the local level. A formal plan and/or policy greatly enhance the devotion of resources toward agriculture, as well as encourage long range planning. Such planning may reduce perceived risk among farmers and landowners concerning current and future investments in land and equipment.
- **Identify economic incentives to encourage viability of farming within the county.** Besides constraints from taxes and zoning ordinances further research should be undertaken to determine what if any economic incentives or opportunities should be explored by both private and public sector interests.

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WRITTEN COMMENTS

Town	Comments
Chili	<p>Surface water drainage should be addressed.</p> <ol style="list-style-type: none"> 1. Black Creek should be cleaned out and maintained as should all other drainage channels. 2. Builders of subdivisions are impacting farmland and neighbors downstream. 3. Town and county administrators are not doing their jobs of holding builders responsible for damages created down stream.
Fairport	<p>We have only been here a year. We put an emphasis on “we” and would ask that you address us both. While he is the “bread winner”, I am the farm manager.</p>
Greece	<p>The Town of Greece seems to discourage the use of land for agricultural purposes. Their recent reassessment has assessed agricultural lands as if they were divided up into building lots, and it has been suggested that this has been done in order to encourage or force people who own farmland to sell the land and have it developed, so that it will provide additional tax revenues for the town. I have received very little cooperation from the town when pursuing an agricultural assessment and was told out of hand that I did not qualify. When I checked into this further, I found that indeed I do qualify . It is unfortunate that the town board and town personnel seem to view agriculture as unnecessary, and refuse to see the positive impact that local farms have on the community. We actively support a 4-H club, and have tours of the farm and help local children earn merit badges for their scout & brownie troops. If this land were not a family farm, it would be easier to sell out and move out further, but, as it stands, I still wish to see my children take over this land someday. But unless some of the current policies and attitudes change, I do not know if that dream will be possible.</p>
Greece	<p>I received this survey on Wed. May 1st for return by May 3rd. Question #11 - only 1 factor towns should consider - property tax relief. #17 -why “off-set tax exemptions”? #29 - our town’s plan is to eliminate agriculture. #30 - my most pressing concern is property tax relief. T/o Greece recently reassessed our town based on full value. They based my farms on their ‘potential’ value, not current ag. Value. Each year I have to apply for an agricultural exemption and 8 year commitment for tax relief. (By the way - it is not an exemption - only a deferral of real estate taxes) I know of 2 farmers in town who will cease farming because they can’t afford the new tax rates. Instead of investing in new equipment or irrigation or drainage, etc., I have to pay more and more in property taxes. My farm was reassessed and my taxes more than quadrupled. Is this fair???</p>
Hamlin	<p>We need to provide more educational programs to the public to inform them of the efforts that are needed to produce quality produce at an economical price. We are not poisoning the earth that we rely on. We cannot continue to pay escalating retail prices and sell our produce wholesale prices.</p>
Hamlin	<p>Our land is rented, I am not in farming!</p>

Town	Comments
Henrietta	1. Educating of the public to farm equipment on the road ways.
Ogden	Most land presently used for agricultural production is highly productive or it would not now be in use. Most land now farmed should be preserved indefinitely into the future as the needs of the future are unknown. Most farm land that is used for development should be restricted to high density use only and not wasted into two, five, ten, etc. acre parcels. There should be no zoning restrictions against agriculture.
Parma	Need more protection from snowmobiles and atc. Agriculture terms should be broadened to include reclamation of trees, limbs, etc. so not to be placed in landfills. Also, this develops homes for animals (deer, rabbits, etc.) While being stored and/or processed. As long as process doesn't create hazards other than visibility. Farms should be able to be passed thru family members and not be destroyed by government (Medicaid) laws as long as land parcels are kept at 10 acres or more.
Parma	I have 4 acres of land which is not farming land.
Penfield	This town does not care about farms - it only wants more taxes from new homes built on pristine land (even swamp land)! And new businesses for increased taxes. The name of Penfield's Town Board game is " <u>Taxes</u> ". They do not wish to preserve land, as it has net "\$" profit.
Penfield	In respect to school taxes in general and the building of schools and roads, etc. - Do you think the excessive building of tracts and subdivisions is good or bad?
Perinton	Pressure of today's economic climate and with two students in college, the need for added income is tremendous. Farming for us is not our primary income source, but a nice addition. Due to our location in Perinton, pressure to sell is ever increasing. I would like to see a plan by the county to purchase the development rights to the property now being farmed in the county. The Town of Perinton has seen fit to purchase the properties which removes them from agriculture and turn them into parks and hiking trails. The land must stay in farming and livestock production.
Perinton	Any tax breaks or future incentives provided to farming - via farmland or crop production - should <u>only</u> be granted if the person <u>owning</u> the land is the farmer or the person growing crops gets more than <u>75%</u> of the reported income directly <u>from</u> farming.

Town	Comments
Riga	<p>1) Subdivision and building is being permitted with total disregard for impact of downstream flow of water. Direction of flow and capacity are being changed to benefit the developer, and I suspect planning boards frequently approve because they don't know better or because they assume engineers have done a fair/complete job.</p> <p>2) Ditching/drainage is unacceptable. A program to clear drainage would benefit all - not just farmers, roads for example would last longer and heave less when properly drained. I keep my ditches open, but downstream from me a jungle exists - with little I can do.</p> <p>IV. Question 18 suggests the public should be better educated - I feel New York State public officials need some education. Specifically the agricultural and NYS Horse Breeding Development Fund was created. Many small dairy operations were made alive again with the horse breeding business. Other states used our success as a model. Then the OFF TRACK Betting Authority was established and has totally destroyed the horse racing/breeding business in NYS. Funds that should have gone back to the farm and racetracks now openly goes to corruption, wasteful spending, and an example to other states how not to model the state gambling business. Hay, straw, oat, corn, veterinary, and labor for that segment of agriculture is probably gone.</p> <p>I'm suspect of the purpose of this questionnaire - none of us need additional regulation or paperwork - change is certain. Tax us out of the opportunity to stay in business and we will go out of business as the railroads were taxed out of business.</p>
Riga	<p>The part of the farm I work is in Genesee County (LeRoy). The rented land is in the town of Riga - thus special codes a, b, d and e were not applicable. I think in your Policy Plan, you ought to consider preserving farm land not destroying it. The Riga landfill is a prime example of beautiful land being completely wasted. If this "Protection" Board was in effect at the time the dump was built, the members sure were not doing their job. Each day I worry contamination will appear in my water source. Protecting the land from such abuse is much more important, at least in my opinion, than setting up little programs to stick labels on products grown in Monroe County. Farm land and wet lands must be preserved and protected from urban development, dumps, etc.</p>
Riga	<p>I hesitated to answer this survey because, although our land is in an agriculture district, we do not farm it. Most of the land is wetlands. We pasture 2 horses, but buy all of our hay, grain, etc. I answered the questionnaire as I thought most farmers would.</p>

Town	Comments
Rush	<p>Change property tax structure - it's not working!</p> <p>Discourage pesticide use: encourage organic farming encourage statewide consumption of NY state farm products.</p> <p>Change of tax structure won't come from the town alone - has to be done in concert with the state</p> <p>Taxes and no clear policy on preserving farm land, especially for the small farmer.</p> <p>Responsible parties who want to farm it for local consumption. Size should not matter, neither should soil or current viability.</p> <p>From "agribusiness" I read large farms. We need small farms too. If policy is only formed for large farms, it's misguided.</p> <p>What good is an agriculture service if the overall policy is off? If geared to large farms, for example, what good is it to small ones?</p> <p>There seems to be a thought pattern that goes "people want open spaces, so it will remain an open space" or "drainage is bad, so nobody will build there".</p>
Rush	<p>Probably the one device that would help assure our land will remain as a farm more than any other, would be the purchase of development rights so that we would have the capital to be able to compete for the purchase of additional lands adjoining our own. At this time if the neighbor's land was to come up for sale we would be unable to compete with developers for it's purchase. Once we're surrounded by development of houses, it seems uneconomical to make additional capital improvements and maybe another location would have better opportunities.</p>
Rush	<p>One item that was not addressed was the impact that local Super Markets have had on our local farm economy. Wegman's have nothing less than a positive influence on our local vegetable farms. Not only do they purchase a lot of our local products, but they have done a tremendous job promoting and educating the importance of local grown fresh produce.</p>

Appendix E
Organization Interviews

Organization Interviews

In addition to the survey, representatives of several local agriculture interest groups were interviewed to determine what the issues and concerns in agriculture are from each organization's perspective. The organizations interviewed were: Monroe County Farm Bureau (FB); USDA Farm Service Agency (FSA) and Natural Resources Conservation Service (NRCS); Town of Rush Farmland Advisory Board (FAB); Town of Mendon Farmland Advisory Committee (FAC); and the Genesee Land Trust (GLT).

The following is a summary of the issues and concerns the organizations had relative to the same topics used to report the survey results. Complete, detailed summaries of each interview are also included in this appendix.

Taxes

FB. Supports Farmers School Tax Credit; eliminate estate tax. If the estate tax remains, raise the exempted amount and index it to inflation. Trying to avoid gift taxes divides up a farm, makes it difficult to obtain financing or qualify for some agriculture programs. It may also require heirs to dispose of the farm. Property tax should be based on demand for municipal services. More tax reform is needed. NRCS. NYS tax structure creates a tremendous tax burden on owners of open land in "urban sprawl areas." If a commitment is made to agriculture, a tax break can be obtained. However, not everyone can make the commitment and it becomes more difficult to farm as development increases. FAB. Taxes a big concern. A lot of farmed land is rented. When taxes exceed rent, owner may look for another use. Consider placing farms in easements to reduce taxes. Consider doing a cost of municipal services study to support easement program. People who rent land to farmers need education on assessment value program. FAC. Taxes high. A majority of Farmland is rented; rent does not cover taxes. Extend Farmers School Tax Credit and other tax credits to property owners who rent land to farmers. Tax structures, not land. GLT. Farms pay more in taxes than they receive in municipal services. Farms cost less than development; subsidize farms to keep them in business. Do a cost of government services study.

Agricultural District Program

FAB. Interpretation of lands eligible for agricultural assessment values needs to be consistent with Agriculture and Markets Law. Increase rollback penalties. FAC. Eliminate rollback penalty. Farmer should be able to have agriculture assessment while land is farmed and when it goes out of production, taxes should go back to full value.

Right to Farm, Uniform Agricultural Zoning

FAB. Consider a Right to Farm law. Rush requires disclosure notices on all plans for development in/near agricultural districts. Notices and Agricultural Data Statements can also be applied to farmed areas outside of agricultural districts. FAC. Should County and the towns

adopt right to farm laws? Such laws should apply to farmers whether or not they receive an agricultural assessment value. GLT. Zoning should support agriculture in areas of active farming.

Preserving Farmland and Promoting Agriculture

FB. Minimize infrastructure expansion impacts on farming operations. FSA/NRCS. Major goal of USDA: retain prime farmland for farming. When “critical mass” can’t be maintained, there may be a disincentive for farmers to make further investments in farming. USDA funds PDR to keep land in farming (funds were provided to the Town of Pittsford for their PDR program). Farming is a preferred land use; there is concern over urban expansion effects on agriculture. FAB. Farmers, nonfarm neighbors need to cooperate, consider each other’s needs to help keep agriculture viable. Whatever needs to be done to keep agriculture viable should be done. Farming will be preserved if each farmer finds his/her niche, and there is cooperation between neighbors. FAC. Promote farming’s quality of life factors countywide. Promote local products, road side stands. Look at preservation techniques used in Pennsylvania for use here. Some interest in PDR but concerns with it also, especially when the farmer has to give easements for public use, sewers, etc. What happens under PDR when farmer retires? GLT. Interested in farmland preservation, quality of life aspects of farming people think are important. Criteria for targeting land for protection: soils; land stewardship; contiguousness of farms; scenic, habitat value; and quality of life features a farm adds to the community.

Major Concerns

The major concerns identified by survey respondents were: zoning; lack of local government awareness of agriculture’s impact on the economy; environmental regulations; open burning regulations and subdivision development; drainage from adjacent lands; and neighbor complaints and transportation constraints on farm equipment.

FB. Require statement on the impacts that proposed legislation such as recreation/utility easements will have on economic viability of farmland. NRCS. Dairy farms are decreasing. One reason is that it is becoming increasingly difficult to carry on dairy operations because of odor complaints from nonfarm neighbors.

FAB. Neighbors need to be more understanding, tolerant of farming operations and practices. Farmer, nonfarm neighbor cooperation is needed to help keep agriculture viable. Possible EPA regulations would effectively prohibit use of organic phosphates and carbonates as early as 3/1/98. DEC buying land in Rush for open space. It provides deer habitat. They multiply then move into farm fields, feed on crops. Farmers can get permits to shoot deer in fields but their increasing numbers are an issue. If the bill proposed in State senate prohibiting rifle hunting within 1,000 feet of a school is passed, deer damage will increase drastically because deer population will increase drastically. FAC. County should have program to help farmers access fields. In Ontario County, farmers pays for drain pipe and county pays for gravel; town does installation after getting county permit. Roads not wide enough for farm equipment (FAB

made same comment). Roads should be signed noting presence of slowing moving farm vehicles. Reduce speeds on certain roads in agricultural areas. Presence of slow moving farm vehicles should be taught in Driver's Ed. Drain pipes crossing roads are often too high to help Farmland drainage. Drain tiles get damaged when improvements are put in along roads, across fields; farmers often not notified. Problems don't show up until 1-2 years after project completion; then it's too late to get it corrected. Extend time frame contractor is liable for damage. Roadside ditches not always large enough to account for nonfarm drainage, resulting in flooded farm fields. GLT. Zoning should support farming in areas of active agriculture.

Economic Viability of Farming Operations.

FB. Financial assistance for farmers is needed for value-added operations. Perhaps an educational program is needed to inform farmers about the programs available to help them with existing/new processes. Promote agricultural economic development by increasing investments in agriculture production, processing, and marketing research at Cornell and the Geneva Experiment Station; promote New York as the "Agriculture Growth State." NRCS. Phase-out of price supports may make farmers more subject to market conditions, requiring better management to make a profit. Phase-out hurts smaller farms more because of higher production costs associated with smaller farms. FAC. Monroe County provides assistance to manufacturing companies to retain/expand jobs; should have program to help young farmers get started. GLT. Economics of farming are regional, requiring multi-county coordination.

Education and Marketing.

FB. Agriculture needs to be the focus and core strategy of Cornell Cooperative Extension-Monroe County. FB supports education, promotion of IPM for growers, retailers by following programming developed by land grant universities. FAB. Farmers need to learn how to market crops. If it can't be marketed, it shouldn't be grown. Public lacks knowledge about farming and why things need to be done the way they are. Ways farmers can educate public: become a municipal board member; ag in the classroom; adopt-a-classroom; farm tours, festivals; signs at town boundaries saying "An Agriculture-Friendly Community" (FAC made same sign suggestion). GLT. Education needed on how to start farming for those interested but lacking background. Farmers need creative marketing strategies, need to be made aware of new markets for specialty items. Provide support to niche farming operations to encourage their growth (e.g., CSA's). Education, incentives needed for local stores to sell local products. Ag Tech taught to teachers by BOCES; dropped due to lack of interest. Children should be taught about agriculture to become aware of its importance and to consider it as a career. Farmers need education on succession planning, tax planning strategies from people they trust - a local pool of advisers trusted by farmers.

Detailed Interview Summaries

Representatives of the Monroe County Farm Bureau, USDA Farm Service Agency and Natural Resources Conservation Service; Town of Rush Farmland Advisory Board; Town of Mendon Farmland Advisory Committee; and the Genesee Land Trust were asked the following questions: What are the major issues and concerns in agriculture; what had been done to address them; what remains to be done to address them; and are there any new issues on the horizon that will need to be address and, if so, what are they and how will they be addressed.

12/17/97- Meeting with Robert Colby and Marie Krenzer representing Monroe County Farm Bureau (FB)

Issues:

Taxes. FB supports the Farmers School Tax Credit which will reduce the impact of property taxes. FB feels property taxes should be based on the demand for municipal services. Estate taxes have been reduced at the state level, and are scheduled to be reduced at the federal level. FB would like to see a further reduction in both the state and federal estate taxes, preferably total elimination. If estate taxes remain, FB would like to see them indexed to inflation. Estate taxes are an issue for all small businesses. To avoid gift taxes (required on gifts of more than \$10,000), farmers have to start early and break up the estate over a period of years to avoid this tax. This, however, divides up ownership of the farm and the divisions may make it difficult to obtain financing or qualify for some agricultural programs. Overall, more work is needed to reduce the impacts of taxes on agriculture.

Assessment Practices. Criteria/procedures in state assessor's manual does not permit an accurate assessment of farm buildings. FB will work with state assessors on this issue.

Economic Development. FB would like to see financial assistance provided to farmers for value added operations. Perhaps an education program is needed to inform farmers as to what programs are available to help them with existing/new processes. FB would like to promote agricultural economic development by: increasing investments in agricultural production, processing, and marketing research at Cornell University and the Geneva Experiment Station; and promoting New York as the "Agricultural Growth State" through initiatives within the Departments of Economic Development and Agriculture and Markets that cultivate agribusiness expansion in New York State.

Property Rights. Preserve property rights by requiring an impact statement which identifies the impacts proposed legislation such as recreation and utility easements and environmental regulations will have on the use and economic viability of land currently part of a farming operation.

Energy Costs. Electric energy costs in New York State are the highest in the continental U.S. The Public Service Commission has proposed deregulation of the electricity industry which would mean more competitors which could mean lower prices. More work is needed on this issue.

Tort Reform and Inherent Risk Legislation. Reform and legislation is needed to minimize risk to farmers for lawsuits arising out of such activities and horseback riding and u-pick operations when the farmer makes the level of risk known in advance.

Other issues and concerns of Monroe County Farm Bureau. (1) support the County Legislature's

1998 appropriation to the Monroe County Soil and Water Conservation District so that the District may continue to provide services to the agriculture community; (2) support certain construction and routing practices for the installation of 60" and 48" water mains by the Monroe County Water Authority through farmland in the Towns of Webster and Penfield, using varying mitigation techniques depending on the specific type of agricultural operation affected by the project, and inspection of the project by the Soil and Water Conservation District to insure that the project's impacts on agriculture are mitigated as much as possible; (3) minimize the impacts on farming operations caused by infrastructure expansion; (4) reduce certificate fees for private scales used for agricultural products (i.e. those use at farm markets); (5) agriculture should be the focus and core strategy of Monroe County Cooperative Extension; (6) consider leasing County parkland not used for active/passive recreation for agricultural purposes with rental fees being used for park improvements; (7) County Parks Department issue a limited number of permits to hunt deer in order to help control the damage deer do to crops; and (8) support the education and promotion of Integrated Pest Management (IPM) for growers and retailers by following programming developed by land grant universities.

1/29/98 - Meeting with Ted McKay, FSA, and Frank Winkler, NRCS, both agencies of USDA

Issues:

Saving the Family Farm (primarily small farms, 1,000 acres or less). USDA has appointed various commissions to identify ways to save family farms. Nationwide hearings were held recently to gather ideas on how to save the farms. No report is yet available.

Economies of Scale. Geared to large farms, 1,000 acres and up. Farmers are using the Global Positioning System (GPS) to identify the different characteristics of a farm field to help the farmer apply seed, fertilizers, etc. based on the field's varying characteristic in order to help the farmer gain the most yield from the field at the least expense. Winkler said maintaining the small farm has always been a concern of USDA, and that there has been a greater emphasis recently to save the family farm. GPS technology is just an example how technological advances favor large scale farms.

Price Supports. Price supports for the feed grain program, which were started in the 1960's, are scheduled to be phased out in 2002 under the 1996 Farm Bill. While the phase-out permits farmers to select from a greater diversity of crops to grow, the loss of price supports means that the farmer may be subject to the market much more so than when receiving price supports. Loss of price supports may require better management on the part of farmers in order to make a profit. The phase-out will impact small farms more so than the large ones because of higher costs of production associated with small farms.

Environmental Quality Incentive Program. Winkler said high priority is to protect drinking water supply of livestock based operations. The state working group would not consider the Lake Ontario water supply as a manageable watershed of concern because we are low on livestock numbers. The state technical committee also chose to put all funds to targeted watersheds. The federal standard only required 65 percent to targeted watersheds. We don't have that one or two watersheds in drastic need of help. Instead, we have the scattered farm that needs assistance, and if we had access to these funds, we could help these farms. The water

quality management (WQM) aspect of the program has changed focus to a cost-benefit watershed basin approach, particularly ways to improve watershed water quality in high priority areas. Farmers may receive funding assistance to develop and implement a solution to help improve water quality and, for example, reduce loss of valuable topsoil to erosion to improve surface water quality. FSA/NRCS/others need to make a request for funds. Other areas receive a higher priority for funding than Monroe County. Funds were not applied for in the past year but Winkler said he was sure we wouldn't have qualified for funding under this program.

Farmers Home Administration (FmHA). Has been combined with FSA. Assists farmers in applying for loans. FSA's loan program is set up regionally. The office serving Monroe County is in Batavia. FSA loan staff is supposed to come to Monroe County to meet with farmers who want to obtain loans; instead, the farmers have to go to Batavia because FSA loan staff do not frequent Monroe County. Although it's an inconvenience for farmers to have to travel to Batavia, it appears not to be an issue for farm lending in Monroe County.

FSA and NRCS may also be reorganized into regional offices. If this happens, local farmers will find it more inconvenient and difficult to obtain the services of these agencies. FSA carries out an Agriculture and Markets role by helping farmers in times of emergencies, such as that which recently occurred in northern New York State due to flooding and an ice storm. Depending on the emergency, they help get livestock inside or farmers out of fields. By moving to a regional office, their response time to an emergency in Monroe County may be increased. With a regional approach, there are questions as to what the programs of FSA will be. NRCS is already shifting focus toward conserving resources in general and toward conservation education targeted toward youth which Winkler said is a District approach. May have to wait until the 2002 Farm Bill to find out the disposition of these agencies.

Loss of Farmland to Other Uses. A major concern for USDA is the goal to retain prime farmland in farming. When "critical mass" can't be maintained, there may be a disincentive for farmers to make investments to stay in farming. USDA provides funds to help purchase development rights (PDR) to keep land in farming. USDA funds were used to assist the Town of Pittsford with their PDR program. Farming is a preferred land use and there is concern over the effects of urban expansion on agriculture and on water quality.

Conservation Reserve Program (CRP). Under CRP, crop land is set aside to grow ground cover, not crops, for 10 years. In exchange, the farmer receives a rental payment from the federal government. The issue here is that taking land out of production may impact input suppliers, equipment dealers since fewer inputs and equipment are needed because less land is farmed. However, this appears not to be a major issue in Monroe County as there are approximately only 1,000 acres in this program.

General Agricultural Trends: loss of land base due to sprawl; fewer but larger farms; dairy farms are decreasing - it's becoming increasingly difficult to carry on dairy operations because of odor complaints from adjacent nonfarm neighbors; less land is in grains and more is in fruits and vegetables. According to Winkler, NYS tax assessment structure creates a tremendous tax burden on owners of open land in urban sprawl areas. If a commitment to agriculture is made, a tax break can be obtained. However, not everyone is in a position to commit to agricultural use and as development increases, it becomes increasingly difficult to farm.

2/4/98 - Meeting with Rush Farmland Advisory Board (Jeff Werner, George Moore, Selden Chase)

Issues:

Cooperation/Education. Cooperation is needed between farmers and nonfarm neighbors to help keep agriculture viable. Neighbors need to be more understanding and tolerant of farming operations and practices, need to stop making nuisance complaints and suits. Concern was expressed over possible EPA regulations that would effectively prohibit the use of organic phosphates and carbonates for farming as early as 3/1/98.

Public lacks knowledge about farming and why things need to be done the way they are.

Possible ways to cooperate/educate include:

A right to farm law.

Rush Fall Farm Festival.

Farmers can be involved with various town boards and committees; they can bring the agriculture perspective to the decision-making process and educate other board members, applicants, and the public through community involvement.

Speak to school classes (AG in the classroom, adopt-a-classroom), give farm tours, put up signs at town boundaries saying something to the effect that "This is an actively farmed community" or "entering an actively farmed area", or "An Agriculture-Friendly Town."

Rush requires the disclosure notice to be placed on all development plans for development in/near agricultural districts-this helps to make prospective land owners aware that they will be in an area of active agriculture and will be subject to noise, odors, dust, etc., associated with farming operations. Disclosure notice requirements and Agricultural Data Statements could be applied to active farms/farming areas outside of agricultural districts if the town chose to do so. Farmers can call neighbors when they are going to do something the neighbor might find objectionable, and also avoid certain operations for a day if the farmer sees the neighbor's yard full of people for a picnic. Farmers could try to plant crops needing to be sprayed in areas removed from nonfarm development or downwind from nonfarm development.

Cooperation with neighbors and education for both farmers and neighbors are both very important and relate to a lot of different farming activities. Whatever needs to be done to keep agriculture viable should be done. Farming will be preserved if each farmer finds his/her niche, and there is an optimum exchange of cooperation and education between farmers and nonfarm neighbors.

Taxes. A big concern. In Rush, a lot of farmed land is rented. When land taxes exceed rent payments, land may no longer be as attractive for agriculture and the owner may look to use the land for other uses. Could farmland be placed in an easement program which provides tax reductions, like that in Perinton? Residents may complain that their taxes will go up to offset the loss yet they want the open space character and to continue to see farmland's waving fields of grain. There's a price to be paid by the community if they want to retain farmland and open space. Perhaps farmers and open space preservation groups should combine forces in support of an easement program.

Consider doing a cost of municipal services study to support an easement program.

Marketing. Farmers need to learn how to market their crops. It's part of the business of farming. If a crop can't be marketed, it shouldn't be grown. There has been a shift in the sweet corn market from Monroe to adjacent counties. However, a new market has opened up for wheat and

grain through AG Network.

Agriculture Value Assessments (AVA). There are problems with the way the town assessor interprets land eligible for AVA in agricultural districts. Woods are not receiving AVA, yet they are eligible under AG/Markets Law.

Also, landowners who rent to farmers need to be educated about the law regarding AVA's. Many are reluctant to seek AVA's because they don't know anything about it, or not enough, and fear the tax penalty. An example was cited where the farmer was paying \$1,800 a year in rent and taxes were \$1,800 a year. With AVA, the property taxes were reduced to \$700 a year.

Wildlife/Dollinger Bill. DEC is buying land in Rush for open space. It provides habitat for deer. Deer multiply in protected areas such as these and move out to feed on farm crops. Farmers can get deer damage permits to shoot deer in their fields but the increasing number of deer is becoming an issue. Senator Dollinger is proposing a bill that would prohibit hunting with a rifle within 1,000 feet of a school. If this bill becomes law, deer damage will increase drastically because the deer population will increase drastically.

Liability/Trespassing. Farmers are concerned about their liability when nonfarm neighbors trespass on/use their property and about controlling access to their property.

Highway Safety. Farm equipment is becoming bigger and wider. This equipment uses roads to get to fields. Roads haven't widened. Drivers are inconsiderate and aren't careful; they often make unsafe moves to get around equipment. Drivers should be educated about the fact that farm vehicles don't go over 15 mph.

Rollback Penalties. Not uniformly enforced throughout the county. Sometimes, the cost for having the assessor doing the paperwork is more than the penalty. Penalties need to be increased to ensure assessors will do the paperwork and to help ensure that the purpose for the penalty - which is to keep land in farming - is achieved.

2/10/98 - Meeting with Mendon Farmland Advisory Committee. (Byron Palmer, Marvin Vahue, Glenn Silco, Clayton Zuber, and Earl DeRue. Also attending, Jeanne Loberg, Mendon Supervisor.)

Assistance. Monroe County provides assistance to manufacturing companies to retain/expand jobs. The County should have a program to help young farmers get started.

Taxes. Taxes are high. The town will look at what can be done to give tax credits to farmers and persons who rent land to farmers as part of the town's Parks, Recreation and Open Space Plan, to be started in March, 1998.

Land should be an asset to the owner, not a liability. Town taxes have not been a problem; however, school taxes are the worst, making land a liability. The new farmers school tax credit applies only to land owned by the farmer but not to rented land. A majority of the land in farming in Mendon is rented land and rent does not cover the cost of taxes. The school tax credit should be extended to owners of rented land as well. Other tax credits that farmers receive on their land should also be made available to owners who rent land to farmers to help keep the land in farming.

Give better tax breaks. Tax building structures only, not the land.

Farmers won't join the agriculture value assessment program because they fear that if they get a

big tax break and the land is converted to a nonfarm use, they will have to pay a big penalty. Eliminate the penalty. Farmers should be able to get the agricultural assessment while the land is in production. When it's no longer in production, the taxes go back to full value with no penalty.

A survey of town residents indicated a strong desire to retain open space. Open space is very desirable but it attracts new residents. New residents require more services which drives up taxes which impact farmers.

Promotion/education. Farming's quality of life factors need to be promoted on a countywide basis. The same is true for local products, like that which is being done by the Finger Lakes wineries. Promote roadside stands, also.

Transportation costs. Transportation costs for farmers are rising because they have to go farther to find markets for their products and also to get equipment.

CRP. Monroe County is not a priority area for CRP.

Preservation techniques. Look at things being done in Pennsylvania for applicability here. Some interest in the PDR concept. However, some concerns as well, especially when easements have to be given for public use, sewer facilities, etc. What happens under PDR when the farmer retires?

Access/Highway. The County (and State?) should have a program to help farmers access fields from the highway versus having to drive through other fields or along back lot lines of residences to reach their destination. The program could include the drain pipe and gravel needed for field access. The town could make application to the County for the permit and materials and do the installation. There could be a sharing of costs. In Ontario County, farmer pays for the pipe, the gravel is paid for by the county.

Roads are not wide enough to accommodate modern agricultural machinery and other traffic at the same time. There should be road signs indicating presence of slow moving farm vehicles. Some people use these signs for driveway reflectors; this should be illegal. Town would like the state to reduce speed limits on certain roads in agricultural areas.

How to address the presence of slow moving farm machinery on public roads should be taught in Driver's Ed.

Public Awareness. Put up signs at town boundaries which say "This is an agriculture-friendly community", "An active agricultural community", or something similar.

Drainage. Elevation of drain pipes crossing roads does not help drain farm fields; they're too high. Additionally, drain tile is damaged when improvements are put in along roads or across fields. There's a 60 day problem notice period following completion of installation but in reality, the problems don't show up until a year or two later. Then it's too late to get the improvement installer to correct the problem. Additionally, farmers are not notified if field tile is hit during improvement installation. There needs to be a meeting with the road/improvement owner after a problem occurs.

Roadside drainage ditch is not always large enough to account for nonfarm development; as a result, farm fields get flooded.

In some cases, the County highway system transfers drainage from one property to another without having an easement to do so.

Right-To-Farm. Should the County and towns adopt right-to-farm laws? Such laws should apply to all farmers whether or not they receive the agricultural value assessment.

Open Space. It should be uniformly defined throughout the county.

Open Space Index. Farmers should be involved with the Conservation Board when it updates its open space index.

3/16/98 - Meeting with Genesee Land Trust at Brighton Town Hall.

GLT is interested in Farmland preservation and in the preservation of the quality of life aspects of farming that people think are important. They would like to know when the time is right to approach a farmer to discuss the option and benefits of easements to keep the land in farming.

Economics. Economics of farming are regional; need multi-county coordination on this issue. The characteristics that make land good for farming also make it good for development. The desirability of farmland for development drives the price of land up, making it expensive and difficult for organizations like GLT to buy development rights. Need a pool of \$, a revolving loan fund for this purpose.

GLT looks for bargain sales; can't afford large transactions. Public/private partnerships are needed to work together to preserve Farmland. Zoning should support farming in areas of active farming.

Succession planning. GLT would like to provide assistance to help farms remain family farms. Farmers will only work with people they know and trust, not out-of-town experts. Farmers need education on this from people they trust - a local pool of advisors trusted by farmers. This also includes tax planning strategies.

Education. There should be education on how to start farming for those interested but who have no background in farming.

Need to educate nonfarm community about the economic and quality of life benefits of farming, and about what would happen if farming stops. Build community support for farming in order to find effective ways to retain it.

Local stores should use local products. There should be education and incentives for stores to use local products.

Ag Tech and Ag in the classroom. Ag tech was taught to teachers by BOCES. Recently, however, there has not been enough interest in the program by teachers to make it worthwhile for BOCES to offer it. There is no ag in the classroom. Children should be taught about agriculture at an early age to become aware of its importance and also to consider it as a career.

Taxes. Farmland pays more in tax revenues than it demands in the way of municipal services. Farms should be subsidized to keep them in business, it costs less than development. A cost of government services study needs to be done.

Farm match. Need program to match ag. school graduates with farms for sale. Provide a revolving loan fund to help with farm purchase. Perhaps GLT, others could PDR to reduce cost of farm.

Stewardship. Farmers should carry out practices which sustain cropland (and support land).

Provide incentives to farmers to keep land in good condition. Provide incentives to farmers to maintain water quality. "Farmer Brownfields" - recycle/keep land in good condition.

Farmers renting land should practice good stewardship. Otherwise, landowner will seek another

farmer to rent the land.

Criteria for targeting land for protection. Soils, responsibility of farmer (land stewardship), contiguity of farmed land (versus scattered farms), scenic value and habitat value (i.e., the connection between the farm and the community- what quality of life features does the farm add to the community).

Niche farming. Markets are available for specialty items, organic farming. Provide support to niche farming operations to encourage their growth. Markets are changing, there are a lot of new markets. Farmers need creative marketing strategies, they need to be made aware of niche markets.

CSA's - an example of successful niche farming. Families pay farmer in exchange for the farmer growing crops for them. Farmer gets guaranteed income through this process; families get fresh produce at low prices.

Appendix F

Property Class Code Descriptions of Variables Used in Analyses

PROPERTY TYPE CLASSIFICATION AND OWNERSHIP CODES



STATE BOARD OF REAL PROPERTY SERVICES

IFIGENIA T. BROWN
ROBERT B. DELLECESE
GEORGE J. LIEBNER
LEON E. WRIGHT, JR.

THOMAS G. GRIFFEN
EXECUTIVE DIRECTOR

STATE OF NEW YORK
GEORGE PATAKI, GOVERNOR

Sheridan Hollow Plaza
16 Sheridan Avenue, Albany, NY 12210-2714

SEPTEMBER 1996

**HOW TO LOCATE THE PROPER
PROPERTY TYPE CLASSIFICATION CODE**

The New York State Office of Real Property Services has developed a simple and uniform classification system to be used in assessment administration in New York State.

The system of classification consists of numeric codes in nine categories. Each category is composed of divisions, indicated by the second digit, and subdivisions (where required), indicated by a third digit. The nine categories are:

<u>Category</u>	<u>Description</u>
100 Agricultural	- Property used for the production of crops or livestock.
200 Residential	- Property used for human habitation. Living accommodations such as hotels, motels, and apartments are in the Commercial category - 400.
300 Vacant Land	- Property that is not in use, is in temporary use, or lacks permanent improvement.
400 Commercial	- Property used for the sale of goods and/or services.
500 Recreation & Entertainment	- Property used by groups for recreation, amusement, or entertainment.
600 Community Services	- Property used for the well being of the community.
700 Industrial	- Property used for the production and fabrication of durable and nondurable man-made goods.
800 Public Services	- Property used to provide services to the general public.
900 Wild, Forested, Conservation Lands & Public Parks	- Reforested lands, preserves, and private hunting and fishing clubs.

100 - AGRICULTURAL

105 - Agricultural Vacant Land (Productive)

Land used as part of an operating farm. It does not have living accommodations and cannot be specifically related to any of the other divisions in the agricultural category. Usually found when an operating farm is made up of a number of contiguous parcels.

110 - Livestock and Products

111 - Poultry and Poultry Products: eggs, chickens, turkeys, ducks and geese

112 - Dairy Products: milk, butter and cheese

113 - Cattle, Calves, Hogs

114 - Sheep and Wool

115 - Honey and Beeswax

116 - Other Livestock: donkeys, goats

117 - Horse Farms

120 - Field Crops

Potatoes, wheat, hay, dry beans, corn, oats, and other field crops.

129 - Acquired Development Rights

Land for which development rights have been acquired by a governmental agency (e.g., certain agricultural lands in Suffolk County).



100 - AGRICULTURAL (cont.)

130 - Truck Crops - Mucklands

Muckland used to grow potatoes, sugar beets, onions, snap beans, tomatoes, cabbage, lettuce, cauliflower, sweet corn, celery, etc.

140 - Truck Crops - Not Mucklands

Nonmuckland used to grow onions, snap beans, tomatoes, cabbage, lettuce, cauliflower, sweet corn, celery, carrots, beets, peas, etc.

150 - Orchard Crops

151 - Apples, Pears, Peaches, Cherries, etc.

152 - Vineyards

160 - Other Fruits

Strawberries, raspberries, dewberries, currants, etc.

170 - Nursery and Greenhouse

Buildings, greenhouses and land used for growing nursery stock, trees, flowers, hothouse plants, mushrooms, etc.

180 - Specialty Farms

181 - Fur Products: mink, chinchilla, etc.

182 - Pheasant, etc.

183 - Aquatic: oysterlands, fish and aquatic plants

184 - Livestock: deer, moose, llamas, buffalo, etc.

190 - Fish, Game and Wildlife Preserves

400 - COMMERCIAL

450 - Retail Services

451 - Regional Shopping Centers

Multi occupant facilities with ten or more stores, usually featuring a large department store or two, and ample paved parking.

452 - Area or Neighborhood Shopping Centers

Smaller shopping facilities which usually feature a junior department store, several other stores, and ample parking; may include a supermarket.

700 - INDUSTRIAL

A parcel including an office building on land located adjacent to or near an automobile assembly plant and used principally by the automobile manufacturer for its own offices should be coded as industrial under the appropriate division below. However, if such building is used principally by tenants leasing space therein, the parcel should be coded as commercial.

Also, an office building used principally by an industrial concern but located remote from its manufacturing plant should be coded as commercial rather than industrial (e.g., office buildings in Manhattan occupied principally by industrial companies whose manufacturing activities are located elsewhere throughout the country).

Parcels used for research aimed primarily at improving products should be coded as industrial, while parcels used for marketing research should be coded as commercial.

710 - Manufacturing and Processing

720 - Mining and Quarrying

721 - Sand and Gravel

722 - Limestone

723 - Trap Rock

724 - Salt

725 - Iron and Titanium

726 - Talc

700 - INDUSTRIAL (cont.)

727 - Lead and Zinc

728 - Gypsum

729 - Other

730 - Wells

731 - Oil - Natural Flow (for production)

732 - Oil - Forced Flow (for production)

733 - Gas (for production)

734 - Junk

735 - Water used for Oil Production

736 - Gas or Oil Storage Wells

740 - Industrial Product Pipelines

Pipelines used by nonutility companies, and not in Special Franchise.

741 - Gas

742 - Water

743 - Brine

744 - Petroleum Products

749 - Other

900 - WILD, FORESTED, CONSERVATION LANDS AND PUBLIC PARKS

910 - Private Wild and Forest Lands except for Private Hunting and Fishing Clubs

This division includes all private lands which are associated with forest land areas that do not conform to any other property type classification, plus plantations and timber tracts having merchantable timber.

911 - Forest Land Under Section 480 of the Real Property Tax Law

912 - Forest Land Under Section 480-a of the Real Property Tax Law

920 - Private Hunting and Fishing Clubs

930 - State Owned Forest Lands

931 - State Owned Land (Forest Preserve) in the Adirondack or Catskill Parks Taxable Under Section 532-a of the Real Property Tax Law

932 - State Owned Land Other Than Forest Preserve Covered Under Section 532-b, c, d, e, f, or g of the Real Property Tax Law

940 - Reforested Land and Other Related Conservation Purposes

941 - State Owned Reforested Land Taxable Under Sections 534 and 536 of the Real Property Tax Law

942 - County Owned Reforested Land

- 900 - WILD, FORESTED, CONSERVATION LANDS AND PUBLIC PARKS (cont.)
- 950 - Hudson River and Black River Regulating District Land
- 960 - Public Parks
- 961 - State Owned Public Parks, Recreation Areas, and Other Multiple Uses
- 962 - County Owned Public Parks and Recreation Areas
- 963 - City/Town/Village Public Parks and Recreation Areas
- 970 - Other Wild or Conservation Lands
- 971 - Wetlands, Either Privately or Governmentally Owned, Subject to Specific Restrictions as to Use
- 972 - Land Under Water, Either Privately or Governmentally Owned (other than residential - more properly classified as code 315)
- 980 - Taxable State Owned Conservation Easements
- 990 - Other Taxable State Land Assessments
- 991 - Adirondack Park Aggregate Additional Assessments (Real Property Tax Law, Section 542(3))
- 992 - Hudson River-Black River Regulating District Aggregate Additional Assessments (Environmental Conservation Law, Section 15-2115)

900 - WILD, FORESTED, CONSERVATION LANDS AND PUBLIC PARKS (cont.)

993 - Transition Assessments for Taxable State Owned Land (Real Property Tax Law, Section 545)

994 - Transition Assessments for Exempt State Owned Land (Real Property Tax Law, Section 545)

Appendix G
Sample Right To Farm Law

PROPOSED
COUNTY OF WASHINGTON
* A LOCAL LAW ESTABLISHING RIGHT-TO-FARM LEGISLATION

Be it enacted by the BOARD OF SUPERVISORS of the COUNTY OF WASHINGTON as follows:

Section 1. Legislative Intent and Purpose.

The Board of Supervisors recognizes that farming is an essential enterprise and an important industry which enhances the economic base, natural environment and quality of life of Washington County. Therefore, the County Board of Supervisors finds and declares that this county encourages its agriculture and urges understanding of and cooperation with the necessary day to day operations involved in farming.

It is the general purpose and intent of this law to maintain and preserve the rural traditions and character of the county, to permit the continuation of agricultural practices, to protect the existence and operation of farms, to encourage the initiation and expansion of farms and agribusinesses, and to promote new ways to resolve disputes concerning agricultural practices and farm operations. In order to maintain a viable farming economy in Washington County, it is necessary to determine the circumstances under which farming may be deemed to be a nuisance and to allow agricultural practices inherent to and necessary for the business of farming to proceed and be undertaken free of reasonable and unwarranted interference or restriction.

Section 2. Definitions.

1. "Farmland" shall mean land used in agricultural production, as defined in subdivision four of section 301 of Article 25AA of the State Agriculture and Markets Law.
2. "Farmer" shall mean any person, organization, entity, association, partnership, limited liability company, or corporation engaged in the business of agriculture, whether for profit or otherwise, including the cultivation of land, the raising of crops, or the raising of livestock.
3. "Agricultural products" shall mean those products as defined in section 301(2) of Article 25AA of the State Agriculture and Markets Law, including but not limited to:
 - a. Field crops, including corn, wheat, rye, barley, hay, potatoes and dry beans.
 - b. Fruits, including apples, peaches, grapes, cherries and berries.
 - c. Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.
 - d. Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.
 - e. Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, farmed deer, farmed buffalo, fur bearing animals, milk, eggs and furs.
 - f. Maple sap.
 - g. Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.
 - h. Aquaculture products, including fish, fish products, water plants and shellfish.
 - i. Farm woodland includes land used for production and sale of woodland products, including but not limited to logs, lumber, posts and firewood.
4. "Agricultural practices" shall mean those practices necessary for the on-farm production, preparation and marketing of agricultural commodities. Examples of such practices include, but are not limited to, operation of farm equipment, proper use of agricultural chemicals and other crop protection methods, and construction and use of farm structures.
5. "Farm operation" shall be defined in section 301(11) in the State Agriculture and Markets Law.

Section 3. Right-to-Farm Declaration

Farmers, as well as those employed, retained, or otherwise authorized to act on behalf of farmers, may lawfully engage in agricultural practices within this county at all such times and all such locations as are reasonably necessary to conduct the business of agriculture. For any agricultural practice, in determining the reasonableness of the time, place, and methodology of such practice, due weight and consideration shall be given to both traditional customs and procedures in the farming industry as well as to advances resulting from increased knowledge and improved technologies.

Agricultural practices conducted on farmland shall not be found to be a public or private nuisance if such agricultural practices are:

1. reasonable and necessary to the particular farm or farm operation,
2. conducted in a manner which is not negligent or reckless,
3. conducted in conformity with generally accepted and sound agricultural practices,
4. conducted in conformity with all local state, and federal laws and regulations,
5. conducted in a manner which does not constitute a threat to public health and safety or cause injury to health or safety of any person, and
6. conducted in manner which does not reasonably obstruct the free passage or use of navigable waters or public roadways.

Nothing in this local law shall be construed to prohibit an aggrieved party from recovering from damages for bodily injury or wrongful death due to a failure to follow sound agricultural practices, as outlined in this section.

Section 4. Notification of Real Estate Buyers.

In order to promote harmony between farmers and their neighbors, the county requires land holders and/or their agents and assigns to compliance with Section 310 of Article 25-AA of the State Agriculture and Markets Law and provide notice to prospective purchasers and occupants as follows: "It is the policy of this state and this community to conserve protect and encourage the development and improvement of agricultural land for the production of food, and other products and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

A copy of this notice shall be included as an addendum to the purchase and sale contract at the time an offer to purchase is made.

Section 5. Resolution of Disputes.

- a. Should any controversy arise regarding any inconveniences or discomfort occasioned by agricultural operations which cannot be settled by direct negotiation between the parties involved, either party may submit the controversy to a dispute resolution committee as set forth below in an attempt to resolve the matter prior to the filing of any court action and prior to a request for a determination by the Commissioner of Agriculture and Markets about whether the practice in question is sound pursuant to Section 308 of Article 25 AA of the State Agriculture and Markets Law.
- b. Any controversy between the parties shall be submitted to the committee within thirty (30) days of the last date of occurrence of the particular activity giving rise to the controversy or the date the party became aware of the occurrence.
- c. The committee shall be composed of three (3) members selected from the county including one representative from the County Agricultural and Farmland Protection Board, one person from the local government in which the dispute arose, and one person mutually agreed upon by both parties involved in the he dispute.

- d. The effectiveness of the committee as a forum for the resolution of disputes is dependent upon full discussion and complete presentation of all pertinent facts concerning the dispute in order to eliminate any misunderstandings. The parties are encouraged to cooperate in the exchange of pertinent information concerning the controversy.
- e. The controversy shall be presented to the committee by written request of one of the parties within the time limits specified. Thereafter, the committee may investigate the facts of the controversy but must, within twenty-five (25) days, hold a meeting to consider the merits of the matter and within five (5) days of the meeting render a written decision to the parties. At the time of the meeting, both parties shall have an opportunity to present what each considers to be pertinent facts. No party bringing a complaint to the committee for settlement or resolution may be represented by counsel unless the opposing party is also represented by counsel. The time limits provided in this subsection for action by the committee may be extended upon the written stipulation of all parties in the dispute.
- f. Any reasonable costs associated with the functioning of the committee process shall be borne by the participants.

Section 6. Severability Clause.

If any part of this local law is for any reason held to be unconstitutional or invalid, such decision shall not effect the remainder of this local law. The county hereby declares that it would have passed this local law and each section and subsection thereof, irrespective of the fact that any one or more of these sections, subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Precedence.

This Local Law and its provisions are in addition to all other applicable laws, rules and regulations.

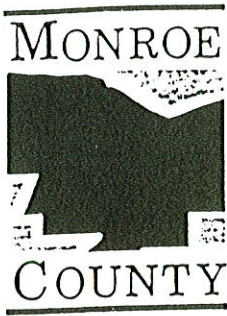
Section 8. Effective date.

This Local Law shall be effective immediately upon filing with the New York Secretary of State.

Source: Washington County Agricultural and Farmland Protection Board. (1996). Washington County Agricultural and Farmland Protection Plan, pp. 85-88.

Appendix H

Public Hearing, and Letters of Endorsement and Comment on Plan



Agricultural and Farmland Protection Board

John D. Doyle
County Executive

Board Appointees

Four Active Farmers; County Legislator; Agribusiness; Agricultural Land Preservation Organization; Chairperson, Soil & Water Conservation District Board of Directors; Director, Real Property Tax Service; County Cooperative Extension Agent; Director, Department of Planning & Development.

PUBLIC HEARING
on
MONROE COUNTY AGRICULTURAL AND FARMLAND PROTECTION PLAN

December 10, 1998

7:30 P.M.

Agenda

- I. Reading of Notice of Public Hearing
- II. Outline of Plan and Recommendations
- III. Public Comment
- IV. Close Hearing
- V. Discussion Period

Summary of Minutes

MONROE COUNTY
AGRICULTURAL AND FARMLAND PROTECTION BOARD
PUBLIC HEARING

December 10, 1998

7:30 p.m.

NOTICE OF HEARING

PLEASE TAKE NOTICE, that in accordance with Article 25AAA of the NYS Agriculture and Markets Law, a public hearing will be held by the Monroe County Agricultural and Farmland Protection Board on Thursday, December 10, 1998 at 7:30 PM in the Flower City Auditorium of Cornell Cooperative Extension, 249 Highland Avenue, Rochester, New York, regarding the proposed Monroe County Agricultural and Farmland Protection Plan. Draft copies of the plan's Executive Summary may be obtained by calling John Lamb, Monroe County Department of Planning and Development, at 428-5464. A draft copy of the proposed Executive Summary is available for review on Monroe County's web site (www.co.monroe.ny.us) and at each public library.

The Deputy Clerk of the Monroe County Legislature presented affidavits of publication and posting of the same hearing notice in the *Democrat and Chronicle* on December 1, 1998, the *Wolfe Papers* on December 2-3, 1998, and the *Rochester Business Journal* and the *Daily Record* on December 4, 1998. An additional press release was sent to all media on December 8, 1998.

Chairman Pelletier declared the Public Hearing open at 7:58 p.m.

PUBLIC FORUM: There were six speakers.

- Charles Bixby:* He stated that it would be helpful to have the Class I and Class II Soils in the community designated on maps, so that the public officials and the community would be aware of when these soils are going out of agricultural areas and being lost to the community.
- J. Greenberg:* He stated that he is upset that the plan states that Brighton has zero acres of farmland. He then stated that Brighton actually has hundreds of acres of farmland used as pastures, but was zoned as residential areas. He also stated that the land was in imminent danger of development. He stated that the Monroe County Agricultural and Farmland Protection Board could help by endorsing Dan Rosen's proposal of developing a community farm in the new Brighton Town Park.
- Jeff Werner:* He stated that the Agricultural Program Manager would be the vital link to carry out this plan and to work with local municipalities so that there is a contact person to work with and to keep the county together as a whole, rather than have the towns working separately. He also stated that we need to stay consistent and concentrate on only one Locally Grown Program throughout all counties.
- Byron Palmer:* He stated that Monroe County needs to help the young farmers starting out with financial plans in order to maintain agriculture in Monroe County.
- Bill Steimer:* He congratulated the Monroe County Agricultural and Farmland Protection Board for the time and effort put into the plan. He also agreed with the Agricultural Program Manager proposal.
- Maria Rudzinski:* She also thanked the members of the Monroe County Agricultural and Farmland Protection Board for their time and effort put into the plan. She suggested that a strategy be developed to re-use existing land, instead of using programs at the county level that foster using new land. She stated that in an urbanizing area, one of the best arguments for farmland preservation is cost of services, and their impact not only on local services but also on the schools.

Chairman Pelletier declared the Public Hearing closed at 8:17 p.m.

Respectfully submitted,
Joanne B. Zelazny
Deputy Clerk of the Legislature

JBZ:apb

SIGN-IN SHEET
MONROE COUNTY AGRICULTURAL AND FARMLAND PROTECTION PLAN
PUBLIC HEARING
DECEMBER 10, 1998

No.	Name	Address
1	Robert King	249 Highlands Avenue
2	Jan W. Mord	2811 East Hen. Rd
3	W.D. Wilkins	9 Woodbriar Lane, Rock
4	Stephen P. Chase	5874 E. Hen Rd. Rock, NY
5	Kim Brand	144 Eastland Ave Rock NY 14618
6	Mark Casore	3170 clover st. Pittsford NY 14534
7	Erin Motzenbocker	800 Belvedere Her-Tenfield
8	Jean Motzenbocker	" " "
9	James Mackay	966 North Rd Scottsville NY 14546
10	Albert Threette	1001 Johnson Rd Churchville 14428
11	Gordon Webster	2400 S. Union St., Spencerport 14559.
12	Charles W. Allman	156 Ely Rd 14 Fonda 14475
13	Charles W. Allman	5789 West Henrietta Rd., 14586
14	JAY GREENBERG	8113 Elmwood Terr. 14620
15	JEFFREY S. WERNER	8427 W. HENRIETTA RD. RUSA, N.Y. 14543
16	Russell Matthew	1950 Pinnacle Hamlet 14461
17	John Wick	1215 North Rd Scottsville 14546
18	Minnie Zue	954 Geneva Scottsville 14544
19	Gary D. ...	(GAY ...)
20	Bryan D. ...	759 Marshall Rd Blenheim NY 14075
21	MARIA RUDZINSKI	75 Sunset Blvd Pittsford 14534
22	Bill Steiner	1060 REED RD, SCOTTSVILLE, NY. 14546
23	James Lobay	Superior, Town of Mendon
24	Robert Colby	MC Farmland Protection Bd., Ogdon
25	Dennis Belletier	Chair, MC Farmland Protection Bd., Cont. Legislature

SIGN-IN SHEET
MONROE COUNTY AGRICULTURAL AND FARMLAND PROTECTION PLAN
PUBLIC HEARING
DECEMBER 10, 1998

No.	Name	Address
1	<i>Jim Acherman</i>	<i>MC Farmland Protection Bd.</i>
2	<i>John Hart</i>	" " " "
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PUBLIC COMMENT SIGN-UP SHEET
MONROE COUNTY AGRICULTURAL AND FARMLAND PROTECTION PLAN
PUBLIC HEARING
DECEMBER 10, 1998

If you wish to make comments at tonight's Public Hearing, please **PRINT** your name and address on this sheet.

No.	Name	Address
1	Al Jaurcotte	1001 Johnson Rd Churchville
2	Walter H. Bly	5487 West Henrietta Rd, 14586
3	JAY GREENBERG	5113 ELWOOD TERR. 14622
4	JEFFREY WERNER	8427 W. HENRIETTA Rd. RUSH, N.Y.
5	Byron D. Olson	759 March Lane RUSH NY 1475
6	BILL STEIMER	1060 REED RD, SCOTTSVILLE
7	Jim Saure	145 DuRand Blvd 14622
8	maria ^{RUDZINSKI} RUDZINSKI	
9	MARIA RUDZINSKI	75 Sunset Blvd Pittsford 14535
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**Cornell
Cooperative
Extension**

**Lake Plains Vegetable
Program in Chautauqua, Erie,
Genesee, Monroe, Niagara and
Orleans Counties**

Cooperative Extension Center
249 Highland Avenue
Rochester, NY 14620
Phone: 716-461-1000
Fax: 716-442-7577
Internet: lstivers@cce.cornell.edu

October 16, 1998

Dennis A. Pelletier
Chairman
Monroe County Agriculture and Farmland Protection Board
Cornell Cooperative Extension, Monroe County
249 Highland Ave.
Rochester, NY

Dear Dennis Pelletier,

I would like to express my strong support for the recently released Monroe County Agricultural and Farmland Protection Plan. The members of the Monroe County Agricultural and Farmland Protection Board are to be commended for the quality of this report.

The vegetable industry is extremely valuable to Monroe County, beyond its \$20 million economic importance. The people of the county enjoy access to plentiful, varied, and fresh locally grown produce much of the year, and also benefit from the open lands managed by our producers.

This plan speaks to the two main components of retaining a viable agriculture industry in the county: farmland preservation and economic development. I urge the County Legislature to adopt the Monroe County Agricultural and Farmland Protection/Profitability Plan as a blueprint to be used in retaining farmland and building an economically strong, local agricultural industry.

Sincerely,

Lee Stivers
Extension Vegetable Specialist

cc Robert King

Helping You Put Knowledge to Work

Cornell Cooperative Extension

Monroe County

249 Highland Avenue
Rochester, NY 14620-3036

Tel: 716 461-1000
Fax: 716 442-7577
monroe@cce.cornell.edu

November 13, 1998

Dennis Pelletier, Chair
Monroe County Agriculture & Farmland Protection Board
249 Highland Avenue
Rochester, NY 14620

Dear Dennis,


On behalf of the Board of Directors of Cornell Cooperative Extension of Monroe County, I would like to express our strong support for the proposed Monroe County Agricultural and Farmland Protection Plan. We have reviewed the executive summary and met with John Lamb and Bob King to gain a better understanding of the recommendations, and the implications for our Association's programs.

Our Association supports the recommendations of the plan, as they relate to our association's educational role. Utilizing research-based information that promotes the economic vitality of local agriculture continues to be a priority for our association, and is consistent with our educational mission. We concur that this plan will provide important direction for retaining and strengthening our local agriculture industry.

The plan identifies strategies to preserve and promote agriculture, while acknowledging the need to identify and obtain funding to implement these strategies. Likewise, our Association supports the recommendations that involve Cornell Cooperative Extension, recognizing that additional financial resources will be required to implement some of the recommendations. Many of the recommendations can be carried out by existing staff, while other recommendations will require additional funding. We look forward to working in partnership with Monroe County and other agriculture leaders to identify and secure funding needed for this and other aspects of the plan.

We commend the Monroe County Agricultural and Farmland Protection Board for developing a well researched pro-active plan that supports the vision of an economically strong and diverse agriculture industry. Our Association believes this plan will benefit not just agriculture, but the entire community.

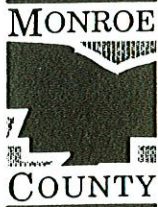
Sincerely,



Jim Farr, President
Board of Directors

Helping You Put Knowledge to Work

Cornell Cooperative Extension in Monroe County provides equal program and employment opportunities.



DEPARTMENT OF
TRANSPORTATION

MEMO

Telephone: 428-4832

Fax: 428-4834

TO: John Lamb - Planning

FROM Frank L. Dolan, P.E. - Director of Transportation

A handwritten signature in cursive script, appearing to read "Frank L. Dolan".

DATE: November 17, 1998

RE: FARMLAND PROTECTION PLAN

I have reviewed the draft plan and have no objections to any of the provisions.

FLD/bm



November 19, 1998

Mr. Dennis A. Pelletier
Chairman
Monroe County Agricultural and Farmland Protection
249 Highland Avenue
Rochester, NY 14620

Dear Dennis:

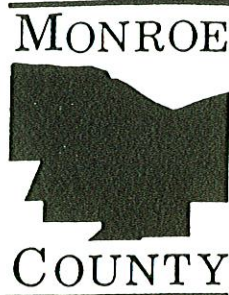
On behalf of the Agricultural Advisory Committee of Cornell Cooperative Extension - Monroe County, I would like to strongly endorse the proposed Farmland Protection Plan. After a review and discussion of the plan with John Lamb and Bob King, we concur with the recommendations, especially as they relate to agricultural education and the role of Cornell Cooperative Extension.

Our committee would also like to commend the Monroe County Agricultural Farmland Protection Board for a complete and thorough analysis of the agricultural industry within our county. The recommendations included in the executive summary address many of the problems facing our agricultural community. Consequently, we recommend the adoption of this plan as soon as possible.

Sincerely,

A handwritten signature in cursive script that reads "Rocky Ellsworth".

Rocky Ellsworth
Chairman,
Agricultural Advisory Committee



Planning Board

Jack Doyle
County Executive

Bonnie Pedrick-Coles
Chairperson

November 20, 1998

Dennis A. Pelletier, Chairman
Monroe County Agricultural and Farmland
Protection Board
249 Highland Avenue
Rochester, New York 14620

Dear Mr. Pelletier:

At our November 19, 1998 meeting, the Monroe County Planning Board unanimously endorsed the draft Executive Summary of the proposed Monroe County Agricultural and Farmland Protection Plan.

The Executive Summary is a well written synopsis of the importance of agriculture to Monroe County and of the actions that need to be taken to begin to achieve the plan's goals of preserving farmland and promoting the agriculture industry. Additionally, for the reasons listed in the Summary, the Board feels that focusing efforts on farming in the agricultural districts and reinforcing the benefits currently provided through the districts is a rational approach.

The agriculture industry is important to the economy, environment, and quality of life in Monroe County. The Board is pleased to see it is receiving the attention it so appropriately deserves.

Sincerely,

Bonnie Pedrick-Coles
Chairperson

BP-C/mm



November 25, 1998

Robert King, Agricultural Program Leader
Cornell Cooperative Extension
249 Highland Avenue
Rochester, NY 14620-3036

SUBJECT: Comments on the Executive
Summary of the Monroe
County Agricultural &
Farmland Protection Plan
(Draft of 10/1/98)

Dear Bob:

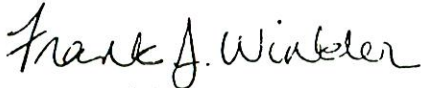
I concur with the basic findings of the report Monroe County has some of the best natural resources for agriculture in New York State. The effort to protect this resource must be strengthened. The Agricultural and Farmland Protection Plan can help keep agriculture viable. I have several suggestions or comments related to the Executive Summary:

1. I believe it would have been appropriate to list the members and their affiliation of the Agricultural and Farmland Protection Board. The public should have a better understanding of who was involved in this planning process.
2. It should be recognized that USDA and the Monroe County Soil and Water Conservation District have major roles in the education of the farming community and local officials. Farm plans have been developed for many farms. This on-going planning effort should include the importance of farmers being good stewards and how this enhances everyone's quality of life. The District works closely with local officials where the benefits of agricultural land use can be stressed over the adverse impacts to water quality of an increase in impervious surfaces caused by urban sprawl and how the demand for surfaces from development can burden local governments. Farmers must be good stewards of the land if local officials are willing to support farmland protection.
3. The county agricultural agencies probably will be doing Agricultural and Environmental Management (A.E.M.) assessments in watersheds throughout the county. Recognition should be given to farms exceeding quality standards. Avenues to do this should be explored. Possible examples are an environmental stewardship sign for their operation, marketing premiums or perhaps discount loans or services from agri-business.
4. On page 11 a Monroe County: proximity analysis indicates that farmland within one mile of shopping centers...etc. This paragraph should not have been included since data is not substantiated. Extensive development does occur where highway access is enhanced and supporting infrastructure and zoning exist. The opening of Rt. 531 through Spencerport has created a housing boom in the corridor all the way to Brockport. When highways create that under 40 minute commute to good jobs, housing pressure will follow.
5. The newly established database being implemented by the county can be a valuable tool in land use analysis. However, as stated in the report data consistency needs to be checked and other sources of information should not be overlooked as we look back at the long term changes to farmland in Monroe County.

6. It would be interesting to analyze the reduction in active agricultural land across the state. The actual loss of cropland in Monroe County may not be that much different. It's just that in Monroe County we end up "growing houses" while in rural areas trees and shrubs are grown.

The Monroe County Agricultural and Farmland Protection Plan can be a valuable component to land stewardship in our county. It will take an informed public to realize the benefits of proper planning for our future.

Sincerely,

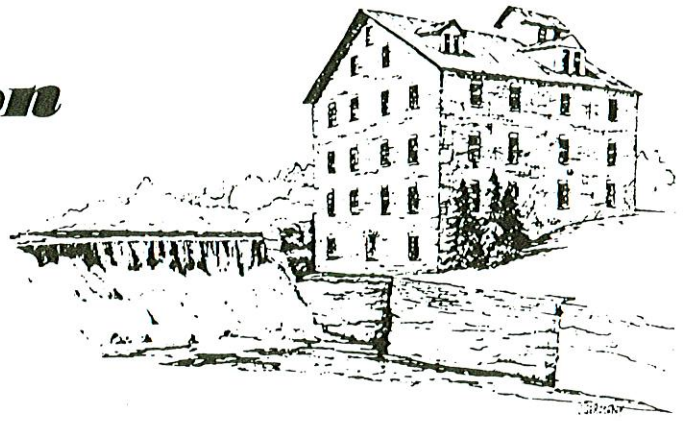
A handwritten signature in cursive script that reads "Frank J. Winkler".

Frank J. Winkler
District Conservationist

xc: Gerald Snow, District Chairman, MCSWCD

Town of Mendon

*Preserving the Past...
Protecting the Present...
Promoting the Future*



December 1, 1998

The Honorable Dennis Pelletier
Monroe County Legislature
Room 407 County Office Building
Rochester, NY 14614

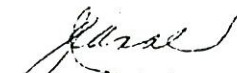
Re: Monroe County Ag and Farmland Protection Plan

Dear Dennis:

Byron Palmer, Chair of the Town of Mendon Farmland Advisory Committee, informed me today that the Committee unanimously supports and endorses the above-referenced plan.

On behalf of the Farmland Advisory Committee, thank you for offering the farmers in the Town of Mendon an opportunity to review Monroe County's plan to preserve, protect and encourage the farming industry.

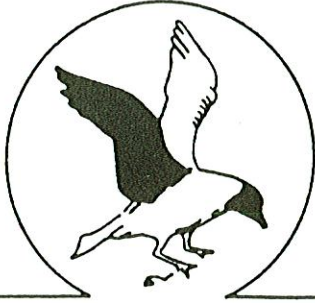
Yours truly,


Jeanne A. Loberg
Supervisor

cc: Town Board
Attorney to the Town
Town Clerk
Farmland Advisory Committee
Open Space, Parks & Rec. Master Plan Committee
Planning Board Chair
Environmental Conservation Board Chair
John Lamb
Robert King

Office of the Supervisor
16 West Main Street, Honeoye Falls, NY 14472-1199 • (716) 624-6061 • FAX (716) 624-6065





ROCHESTER BIRDING ASSOCIATION

*Jay R. Greenberg, Conservation Chairman
811B Elmwood Terrace, Rochester, NY 14620, (716)256-0485
conservationist@accglobal.net*

December 2, 1998

Subject: Executive Summary of the Monroe County Agricultural and Farmland Protection Plan (Draft, 10/28/98)

Dennis A Pelletier, Chairman
Agricultural and Farmland Protection Board
Monroe County
249 Highland Avenue
Rochester, NY 14620-3036

Dear Mr. Pelletier:

As an individual who strongly supports preservation of wildlife habitat, open space, and the family farm as a way of life, I am very glad to see that the Monroe County Government is taking an interest in protecting farmland. Nevertheless, I was disappointed with the Executive Summary for the reasons which are discussed below.

- It does not mention wildlife habitat or WHIP, which is a powerful tool for preserving farmland. WHIP (Wildlife Habitat Protection Program) is a new federal/state program which resulted from the Farm Act of 1996. It helps owners to defray the cost of maintaining farmland for conservation purposes, and it is designed to be administered at the county level. The importance of farmland as wildlife habitat cannot be overestimated. In particular, pastures and hay fields provide much needed breeding habitat for grassland birds which are in decline throughout New York State and the U.S. WHIP is especially interested in grassland habitat, grassland bird species, and the Lake Ontario Plain region which includes Monroe County. A press release on WHIP is enclosed with this letter.
- It does not mention community farms or community-supported agriculture as a possible mechanism for preserving farmland. For example, a group headed by Dan

Rosen has proposed a community farm on town-owned pasture land in Brighton. The proposal was presented to the Brighton Town Board at a public meeting on October 14, 1998. This model might well be applicable to preserving farmland in other communities. It would undoubtedly be helpful to the Rosen group if the Agricultural and Farmland Protection Board endorses his proposal, and the endorsement would also help to show that the Board is serious about protecting farmland. Please contact Mr. Rosen at 160 Buckland Ave., Rochester, NY 14618 for a copy of his proposal.

- It states that Brighton has zero acres of farmland and vacant farmland. This error is distressing to me as someone who has devoted considerable time and effort to educating the public about the environmental importance of the Brighton Pastures. A copy of my editorial on this subject is enclosed. The truth is that Brighton has hundreds of acres of vacant farmland as pastures which belonged to the Gonsenhauser and Groos farms. This farmland is in imminent danger of development or conversion to other non-agricultural uses. Presumably, your data on farmland acreage came from tax or zoning records. In fact, the farmland in Brighton was zoned residential, which is no doubt one reason for the economic non-viability of the farms. Perhaps your data should be re-examined for other cases in which farmland is not zoned as such.

Sincerely yours,



Jay R. Greenberg

enclosures (2)

cc: EMC (S. Quarterman), DEC (J. Eckler), Dan Rosen

VILLAGE OF FAIRPORT



MAYOR
Clark T. King

DEPUTY MAYOR
Frederick H. May

INCORPORATED IN 1867

31 SOUTH MAIN STREET
FAIRPORT, NEW YORK 14450
(716) 223-0313
FAX (716) 223-5466

TRUSTEES
Michael G. Barker
Frederick H. May
H. Kevin Clark
Donald F. Ferraro

December 3, 1998

Hon. Dennis A. Pelletier, Chairman
Monroe County Agricultural and Farmland Protection Board
249 Highland Avenue
Rochester, New York 14620

Dear President Pelletier:

Fairport Mayor Clark King asked that I respond to your request for comments about the proposed Monroe County Agricultural and Farmland Protection Plan.

The Village of Fairport has no agricultural land within its boundaries. However, Fairport officials recognize that agriculture plays a key role in the well being and prosperity of Monroe County and New York State. The Plan's goals are to preserve farmland and promote agriculture, which goals are valuable. Therefore, please accept this letter as an endorsement and indication of support for the Plan.

I thank you for your attention.

Sincerely,

A handwritten signature in cursive script that reads "Ken Moore".

Kenneth W. Moore
Village Administrator

C: Mayor King

TOWN OF RUSH

5977 East Henrietta Road

Rush, New York 14543

Phone (716) 533-

FARM LAND ADVISORY COMMITTEE DECEMBER 3, 1998

BE IT RESOLVED that the Town of Rush Farmland Advisory Committee has reviewed and generally endorsed the Monroe County Farmland Protection Report and would like to see this plan implemented along with the Town of Rush.

The Board polled:

Roll:	Selden Chase	aye
	Charlotte Greenwood	aye
	Carolyn Czarnecki	aye
	George Moore	aye
	Robert Krause	aye

The next meeting will be held on January 21, 1999.



TOWN OF PERINTON

1350 TURK HILL ROAD ■ FAIRPORT, NEW YORK 14450-8796 ■ 716-223-0770

To: Jim Smith, Supervisor

From: Ken Rainis, Conservation Board

Re: Monroe County Agricultural and Farmland Protection Plan

Date: December 4, 1998

The Perinton Conservation Board has reviewed the Executive Summary of the Monroe County Agricultural and Farmland Protection Plan dated October 28, 1998 and endorses this plan.

Perinton's Town Code reinforces several of the recommendations described in this report. The conservation easement program provides tax relief to farmers while preserving and protecting irreplaceable Class I and Class II soils. Town code provides for and strongly encourages cluster development where ever possible.

This report identifies wetlands, flood plains and open space as features that support retention of land in agriculture. The Conservation Board works closely with the other town boards and with the Crescent Trail Hiking Association to protect these areas and educate people in both the private and public sectors.

Again, the Conservation Board endorses the plan and will continue to promote its objectives as we have done in the past.

xc: K. Rainis
K. Crandall





TOWN OF PERINTON

1350 TUHK HILL ROAD ■ FAIRPORT, NEW YORK 14450-8796 ■ 716-223-0770

**TOWN CLERK
RECEIVER OF TAXES**

The following motion was made by Councilperson Glossner, who moved its adoption, and seconded by Councilperson Knapp:

WHEREAS, the Town Board of the Town of Perinton has reviewed the proposed Monroe County Agricultural and Farmland Protection Plan, and

WHEREAS, the Conservation Board of the Town of Perinton has reviewed the proposed Monroe County Agricultural and Farmland Protection Plan, and

WHEREAS, the Town Board and the Conservation Board of the Town of Perinton support the objectives of the plan, which identifies wetlands, flood plains and open spaces as features that support the retention of land in agriculture, and

WHEREAS, the Code of the Town of Perinton provides tax relief to farmers while preserving and protecting irreplaceable Class I and Class II soils, and strongly encourages cluster development where ever possible

NOW, THEREFORE BE IT RESOLVED that the Town Board of the Town of Perinton endorses the proposed Monroe County Agricultural and Farmland Protection Plan.

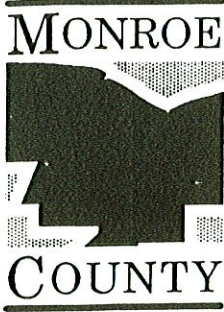
Ayes: Smith, Hull, Knapp, Glossner, Saum

Nays: None

Unanimously approved

Post-It® Fax Note	7671	Date	12/10/98	# of pages	2
To	Dennis Pelletier	From	S. Roberts		
Co./Dept.	Mon. Co. Ag. Dir.	Co.	Town of Perinton		
Phone #	461-1000	Phone #	223-0770		
Fax #	442-7577	Fax #	223-3629		





Environmental Management Council

John D. Doyle
County Executive

Garry W. Schmitt
Chair
Susanne S. Quarterman
Coordinator

December 7, 1998

The Honorable Dennis A. Pelletier, Chairman
Monroe County Farmland Protection Board
249 Highland Avenue
Rochester, New York 14620-3036

Dear Mr. Pelletier:

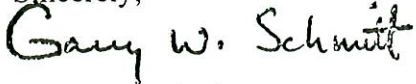
Thank you for providing the opportunity to the Monroe County Environmental Management Council (EMC) to review the Executive Summary of the *Draft Monroe County Agricultural and Farmland Protection Plan*.

The EMC congratulates the Farmland Protection Board for developing a report that identifies the benefits and potential problems of the continuation of agriculture in our county. The EMC supports the plan's goals to preserve farmland and promote the agriculture industry. Farmland adds great value to our community and provides important open space. The EMC recommends that this open space feature be emphasized in the plan. In addition, the EMC offers the following comments:

- . an implementation plan could be added to this report to ensure the completion of each task;
- . the EMC understands that most farmers already implement best management practices including: integrated pest management, control of erosion and nutrient runoff, and utilization of the best techniques for pesticide and fertilizer application. A statement could be added to the plan to encourage farmers to continue these environmentally sensitive practices.

Farmland and agriculture are key components to the well being of our community. The

EMC recognizes the Agricultural and Farmland Protection Board for completion of this draft report to protect and preserve this priceless county resource.

Sincerely,


Garry W. Schmitt
Chair

c: Bob King
John Lamb

Water Quality Management Agency Resolution 98-3

Endorsement of the Monroe County Agricultural and Farmland Protection Plan

December 11, 1998

WHEREAS, the Monroe County Water Quality Management Agency is responsible for water quality coordination and oversight and establishment of policy for Monroe County and;

WHEREAS, the Monroe County Water Quality Coordinating Committee is responsible for water quality implementation activities and for proposing water quality policies to the Water Quality Management Agency; and

WHEREAS, the Monroe County Water Quality Coordinating Committee reviewed the Executive Summary of the Monroe County Agricultural and Farmland protection Plan, and discussed it at its December 3, 1998 meeting; and

WHEREAS, the Monroe County Water Quality Coordinating Committee recommended at its December 3, 1998 meeting that the Water Quality Management Agency endorse the Monroe County Agricultural and Farmland Protection Plan with the suggestion that ongoing soil conservation programs be referred to as a component of the overall plan;

NOW THEREFORE BE IT RESOLVED, THE Water Quality Management Agency (WQMA) endorses the Monroe County Agricultural and Farmland Protection Plan with the suggestion that ongoing soil conservation programs be included as a component of the overall plan.

The following Monroe County Water Quality Management Agency members or their representatives were in attendance for or communicated their support for the resolution passed on December 11, 1998:

Richard Mackey, Dr. Andrew Doniger, Frank Dolan, Frank Winkler, Doug Dobson, and Rocco DiGiovanni

In addition, the following interested parties were in attendance for the approval of the resolution:

Carole Beal, Margy Peet, Richard Elliott, and Richard Burton, Monroe County Department of Health; John Lamb, Department of Planning & Development, and Bob King, Cornell Cooperative Extension)



TOWN OF
Ogden
COUNTY OF MONROE
STATE OF NEW YORK

SUPERVISOR'S OFFICE

December 11, 1998

Hon. Dennis A. Pelletier, Chairman
Monroe County Agricultural & Farmland Protection Board
249 Highland Avenue
Rochester, NY 14620-3036

Dear Dennis:

The Ogden Town Board unanimously endorsed the Monroe County Agricultural & Farmland Protection Plan at their regular meeting on Wednesday, December 9, 1998. Enclosed is a copy of the resolution.

The only concern that has been expressed to me by a local farmer, involves the method of assessment of agricultural land and uniformity across the county. It is my understanding that you are aware of this problem. Hopefully this issue could be dealt with in the future.

Sincerely,


Gay H. Lenhard
Supervisor

Enc.

cc: Robert Colby



TOWN OF
Ogden

COUNTY OF MONROE
STATE OF NEW YORK

Resolution #401-12/98

Introduced by Councilwoman Holbrook
Seconded by Councilman Cole

WHEREAS, the Monroe County Agricultural and Farmland Protection Board has drafted the proposed Monroe County Agricultural and Farmland Protection Plan, and

WHEREAS, the Town Board of the Town of Ogden has reviewed this proposed plan.

NOW, THEREFORE BE IT RESOLVED:

SECTION I: That the Town Board of the Town of Ogden does hereby endorse the proposed Monroe County Agricultural and Farmland Protection Plan.

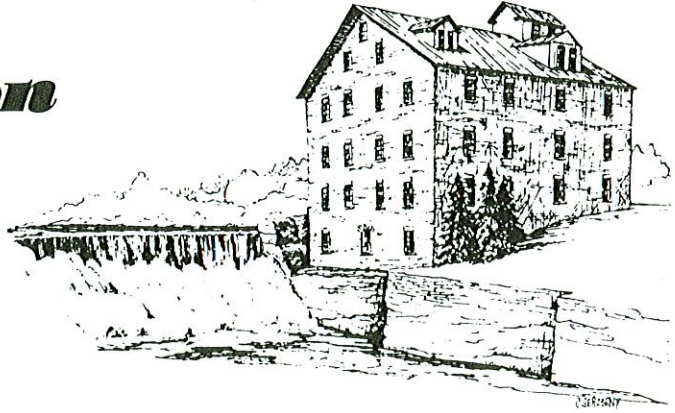
Vote of the Board:

Ayes: Cole, Holbrook, Hubbard, Lenhard, Uschold

Nays: None

Town of Mendon

*Preserving the Past...
Protecting the Present...
Promoting the Future*



December 15, 1998

The Honorable Dennis Pelletier, President
Monroe County Legislature
407 County Office Bldg.
39 W. Main St.
Rochester, NY 14614

Re: Monroe County Agricultural and Farmland Protection Plan

Dear Dennis:

The Town Board at our December 14 meeting, passed a resolution in support of the conclusions and proposed action items enumerated in the Executive Summary of the Monroe County Agricultural and Farmland Protection Plan.

On behalf of the Town Board, thank you for offering us the opportunity to express our agreement with the goal of preserving and protecting agricultural lands in Monroe County as outlined in this Plan.

Sincerely,

Jeanne A. Loberg
Town Supervisor

Cc: Town Board
Attorney to the Town
Town Clerk
Ron L. Brand
Farmland Advisory Committee





Soil and Water Conservation District

249 Highland Avenue - Rochester, NY 14620-3036 - (716) 473-2120 - (716) 473-2124

December 16, 1998

Mr. Robert King, PhD
Cornell Cooperative Ext. Repr.,
Monroe County Agriculture & Farmland Protection Board
249 Highland Avenue
Rochester, NY 14620

Dear Mr. King:

I have reviewed the copy of the proposed Farmland Protection Plan and am impressed with its scope and detail. The following comments are offered to improve its effectiveness and better emphasize that all members of the Monroe County Agriculture and Farmland Protection Board are equal partners in the effort to preserve our priceless resources.

1. It first occurred to me as I read the proposal, that I really didn't know who the people were who were making this proposal. Without a clear indication of who the members are, the organizations which they represent and the missions of these organizations, the proposal is simply the wishes of faceless people without any standing. It would be unfortunate if the general public dismissed it for lack of credibility. At best the intro should include the above along with the enabling state and county legislation which resulted in the formation of the board along with the County Executive's endorsement of its establishment and mission.

Each organization represented on the Monroe County Agriculture & Farmland Protection Board has a long standing relationship with the agricultural community and the county as a whole, it is important that the constituencies of each is appealed to in order to gain their support. It is equally important that no organization gain support at the expense of any other. I urge you to carefully consider this fact when describing roles even when things seem obvious. I would suggest that each member organization be challenged to provide their own official mission statement so they are correctly represented.

2. The proposal includes establishment of an Agricultural Program Manager Position in county government. This should be clearly set out as a support and liaison position established by the legislature in agreement with Farmland Protection board members. This position should offer support but not oversight since the organizations represented on the Farmland Protection Board are currently represented by citizens boards who provide oversight.

3. Partnerships between counties should be an essential part of this plan. There are organizations which function across county lines such as the Ontario Lake Plains Resource Conservation and Development Council, representing Genesee, Wayne, Monroe, Orleans, Niagara and Erie counties. These counties are all experiencing development pressure and the loss of farmland. Collaboration with this group and other farmland protection boards will result in more effective programs.

4. Page five indicates the need to continue monitoring infrastructure impact on development pressure. Page eleven concludes that there are no measurable impacts to farmland from sewers, roads, etc. This conclusion should be stricken; that statement is so off the mark that it could impact the credibility of the whole proposal. Based on my thirteen years of serving on Town Planning and Zoning Boards and from the expertise of Conservation District staff infrastructure expansion is a key factor on the loss of farmland.

Page nine should include a reference to the Conservation education programs offered by the Monroe County Soil and Water Conservation District (i.e., the annual Conservation Field Days program - which provides conservation education to sixth graders with the assistance of the Cornell Cooperative Extension and the annual Envirothon competition with area high schools).

5. The Executive Summary on page ten needs to more clearly state the role of the Monroe County Soil & Water Conservation District in preparing Agricultural Land Assessments. A statement such as the following should be added:

[The Monroe County Soil & Water Conservation District has an active and important role in the preservation of agricultural land in Monroe County. This role expressed through both state and federal programs with funding from New York State Agriculture and Markets and Farm Service Agency and the Natural Resources Conservation Service supports programs such as Conservation Reserve Program, Wetland Reserve Program, Wildlife Habitat Improvement Program and Agricultural Environmental Management. The District provides additional technical support to the farming community and provides education programs to both the rural and urban youth of the county. As a member of the Monroe County Agriculture and Farmland Protection Board, the District would like to be clearly represented as a player in these efforts.]

6. Additional services the District provides to Agriculture and the community at large include:
- Technical support to farming community for contouring, grading, grass waterways and other Best Management Practices to minimize soil erosion and minimize nonpoint source pollution to waterways.
 - Technical support to municipalities in dealing with the urban - rural interface, review of development proposals for stormwater management as it relates to overall water quality.
 - Technical support on regional efforts to develop and maintain viable agricultural enterprises working with the Ontario-Lake Plains RC&D.
 - Assistance to the farming community by assisting in the preparation of Agricultural Land Assessments for farmland owners.

As mentioned, this proposal is a very useful tool and an excellent summary of the current state of local Farmland. These comments are submitted to improve the overall document. If you have questions on the comments or the District role, please contact me at 392-2574 or office staff at 473-2120. Happy Holidays.

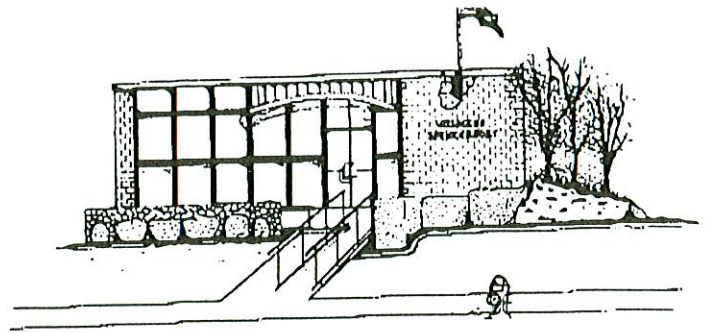
Sincerely,



Gerald H. Snow
Chairman, Board of Directors
Monroe County Soil & Water Conservation District

VILLAGE OF SPENCERPORT

Office of the Mayor



27 WEST AVENUE • SPENCERPORT, NEW YORK 14559
TELEPHONE 718-352-4771 FAX 718-352-3484

17 December 1998

Dennis A. Pelletier, President
Monroe County Legislature
39 West Main Street
Rochester, New York 14614-1476

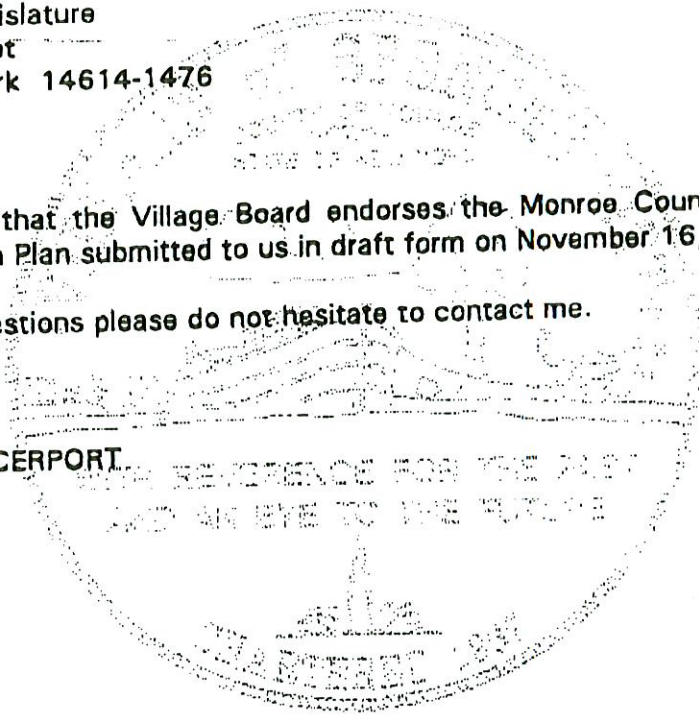
Dear Mr. Pelletier,

Please be advised that the Village Board endorses the Monroe County Agricultural and Farmland Protection Plan submitted to us in draft form on November 16, 1998.

If you have any questions please do not hesitate to contact me.

VILLAGE OF SPENCERPORT

Robert J. Kincaid
Mayor



R·I·T

Rochester Institute of Technology

Civil Engineering Technology
James Gleason Building, Room 2369
78 Lomb Memorial Drive
Rochester, NY 14623-5604
716-475-2183

Dec. 27, 1998

Mr. Bob King
Cornell Co-op Ext.

and Mr. John Lamb
Monroe Co. Dept. of
Planning and Development
2 State St.
Rochester, NY 14614

Re: MonCo Agricultural and Farmland Protection Plan

Dear Bob and John,

As you may remember, I attended the recent EMC meeting in Greece with the intent of hearing an explanation of the "Plan." However, I hadn't realized that this would not be the case, so I later obtained a copy of the Executive Summary from Sue Quarterman. Being 'out of the loop' since retiring to the 'monastery' does cause some problems on keeping abreast of real-world matters.

That aside, I have now read and digested the Executive Summary and want to express my compliments to you for a nice job. The tragedy, of course, is that society--locally or globally--refuses to come to grips with the whole question of population growth and how to accomodate that growth.

For example, referring to Map 1 in the Exec. Summary, I note the size of the Southwest Ag. Dist.; and it immediately brought to my mind the recent news articles concerning the possibility of a new Thruway Interchange right smack in the middle of that area. The question then arises...who is encouraging this interchange? Is it present owners of Ag Dist lands, or is it developer-entrepreneurs who will gradually obtain options on these properties and 'wait-it-out?'

More to the point, of course, is whether Monroe County Planning and Coop Ext. are taking a pro-active stance in keeping this farmland, recognizing that an interchange will be the kiss of death. I would be interested in the answer. Is this something that needs more public awareness and discussion,

Aside from the Friday, Dec. 25th D&C article on farmlands, has there been much media attention to this matter? I haven't noticed it, and I try to pay fairly close attention. Is this something that deserves possibly a public gathering some time this winter? Could RIT be of assistance in furnishing a venue for such a gathering? Academic institutions supposedly are impartial and have no axe to grind.

Third, I have enclosed a photocopy of an article from a recent edition of WorldWatch magazine. I'm not aware of whether either of you subscribe to this publication, but it has, for a long

period of time, hit the nail on the head for issues that affect us all. I thought that the work you are doing in regard to saving farm land was similar (in possibly a more modest way) to the happenings in California.

Regards, and my compliments.

Bill

W. C. Larsen PE
Assoc. Professor

cc: Sue Quarterman

44 Hawes Rd.
Fairport, N.Y. 14450
Dec 29, 1998

Bob King
Cornell Cooperative Extension - Monroe County,
249 Highland Ave.
Rochester, N.Y. 14620

Dear Mr. King:

I am very much in favor of the
proposed Monroe County Farmland
Protection Plan.

We need to continue to use the
existing farmland in Monroe County
for farming.

The current existing farmland
needs to be protected so that we
can be assured that it will remain
farmland forever.

I hope that the farm at the
corner of Wakarusa Rd and the
Macedon Center Rd (Route 31E) is
part of the plan & won't be sold
for development.

Sincerely,

Meredith J. Sorensen

I encourage people to join Farmland Fund

6329 Chili-Riga Center Road
Churchville, New York 14428
December 29, 1998

Dennis A. Pelletier
%Cornell Cooperative Extension
249 Highland Ave.
Rochester, NY 14620

Re: Monroe County Agricultural and Farmland Protection Plan

To Whom It May Concern:

I urge you to pass the Monroe County Agricultural and Farmland Protection Plan. It is imperative to take action now to preserve county farms, businesses, sources of regional produce, wildlife habitat, wetlands, and the country and park ambiance that enhances our lives. And once passed, this plan should be enthusiastically implemented to insure this heritage is preserved.

Some years ago when I lived in Yardley, PA, a semirural area like where I live now in Riga, a similar plan to help local farmers and preserve farmland was turned down by the local government. In the next years, farm after farm fell to developers, and despite the required "greenspace" (never enough), the area is now one mass of developments, apartment complexes and shopping centers, overwhelming the infrastructure, traffic clogging the roads, open spaces non-existent. I wouldn't want to see this happen here.

This plan will help our farmers and their businesses, an important part of Monroe Country's economics, and in turn will help conserve the natural beauty, wildlife, parks, and the rural atmosphere that we who have moved to the country enjoy and which delights those who travel through and visit here.

Please pass and implement this Plan.

Sincerely,



Ann R. Bernhagen

MONROE COUNTY FARM BUREAU

116 WILLARD RD
PITTSFORD, NEW YORK, 14534

December 30, 1998

Dennis A. Pelletier, Chairman
Monroe County Agriculture and Farmland Protection Board
249 Highland Avenue
Rochester, NY 14620

Dear Mr. Pelletier,

At our November board meeting, we unanimously approved the Farm Bureau's endorsement of the Monroe County Agricultural and Farmland Protection Plan.

We appreciate the dedication and work that your board has put into the generation of this plan. We believe strongly that the funding of the Agricultural Program Manager position is a vital part of the plan's overall success. Having a full-time position dedicated to the implementation, as well as regular review and update of this plan, is necessary to preserve our county's farmland and promote the agriculture industry.

We look forward to future conversations with you on this subject.

Sincerely,



Ed Doan
President Monroe County Farm Bureau

EDpjw

December 30, 1998

The Honorable Dennis A. Pelletier
President, Monroe County Legislature
c/o Cornell Cooperative Extension
249 Highland Ave.
Rochester, NY 14620

Dear Mr. Pelletier:

As the Monroe County Agricultural and Farmland Protection Plan clearly documents, farming is a major industry in this county, and the open land which farming necessitates is an invaluable community asset. We, the steering committee of the Smart Growth Coalition, strongly urge you to approve this plan and implement it's recommendations.

The Smart Growth Coalition is a group of suburban, urban and rural county residents who have joined to learn about the problems of sprawl, and to help affect change at the local, county, and state levels. We advocate for regional growth that is planned and that will achieve a sustainable, thriving community. Farming and its related agricultural support industries are a valuable component of the economic backbone of Monroe County. The attendant farmlands and open space are an irreplaceable cultural and environmental asset to this area.

Of particular interest to us are the provisions for purchase of development rights (PDR's), a coordinated effort with neighboring counties to maintain a regional farmlands preservation plan, tax revisions on the local, county, state and federal levels to assist independent farmers, and public education and potential agri-tourism. We would ask for the addition of a farmer's advocate to the plan, much the same as there are business and community advocates with regard to other county government functions, some of which are county-funded positions.

The adoption of this protection plan could become the cornerstone in what we believe is necessary for Monroe County to improve both its economic outlook and quality of life for its residents, a Monroe County Comprehensive Plan.

Thank you for all your efforts on behalf of the farmers and residents of Monroe County.

Signed by the Steering Committee of the Smart Growth Coalition:

Sarah Johnstone	46 Menlo Place	Rochester, NY 14620
Judy Schwartz	179 Ashbourne Road	Brighton, NY 14618
Ed Lindskoog	18 High School Dr.	Penfield, NY 14526
Bret Garwood	2 Caroline St.	Rochester, NY 14620
Brad Cherin	1171 N. Clinton Ave.	Rochester, 14621
Maria Rudzinsky	75 Sunset Blvd.	Pittsford, NY 14534

Reply-To: <moser@ibm.net>
From: "Moser" <moser@ibm.net>
To: <rking@cce.cornell.edu>
Cc: "RZMoserHome" <moser@ibm.net>, "RasinWork" <rasin.moser@crt.xerox.com>
Subject: FarmlandProtectionComments
Date: Thu, 31 Dec 1998 10:25:13 -0500
X-MSMail-Priority: Normal
X-Mailer: Microsoft Internet Mail 4.70.1155

Dennis A. Pelletier
c/o Cornell Cooperative Extension
249 Highland Avenue
Rochester, New York 14620

Today's farmlands and natural lands should be preserved, at reasonable cost, against encroaching suburban expansion. Continuous greenspace within and around our living areas encourages a healthy diversity of flora and fauna, extending our intimate relationship with our natural surrounds. We need to preserve our undeveloped lands and maintain or expand the current farmspace to provide for the overall well being of our community - at all levels - from consumption to recreation to nature.

The future economic development of our area's farms rely largely on local consumer needs | requirements. We may recognize a general decrease in meat consumption, while green produce are in greater demand; local farmers are already seeing these trends and improving the variety of produce supply. Green | openspace further offers many opportunities for economic development: wind | solar power, timber and water utilization give opportunities for land usage that, building on current efforts, will increase the value that we may derive from the land. It may greatly benefit the farmer, though not the power companies, to utilize wind power for electricity generation. The data is probably already available; if not, it is easily obtained. Fields of solar arrays probably provide more dollars per acre than the best cash crop. Don't ask RG&E for the data.

The transition of farming as the occupation of the old to the younger crowd will in the long term be reversed when we reinstill the value of our land ethic to the youth. Education | work programs for kids at our area farms will raise their level of appreciation for how they arrive at sustenance, and inspire them as to ways to improve production methods in the future. Even if they learn nothing, at least students will exhaust themselves working the land, which, in itself, is not a bad thing.

The key to our community's ultimate happiness lies in our ability to create value given our current circumstance. Our area is blessed with healthy lands and seasonal variations and natural beauty to rival others. We have an opportunity to show the world the value of maintaining residential and

farm lands together in a mutually productive coexistence.

Rasin Moser
Research Technician
Xerox Corporation
739 Ayrault Road
Fairport, New York 14450
425.3544h
265.5294w

Post Script: I would like to see the current Monroe County Agricultural and Farmland Protection Plan and be able to follow any changes that happen to the plan. Please let me know what I can do to keep apprised. Thank you.



TOWN OF PITTSFORD
OFFICE OF THE SUPERVISOR

January 12, 1999

Mr. Dennis A. Pelletier
407 County Office Building
39 West Main Street
Rochester, NY 14614-1476

Dear Mr. ^{Dennis} Pelletier:

On behalf of the Town of Pittsford, I am writing to you to express my support for the Monroe County Agricultural Plan. This document is comprehensive in dealing with the issues important to preserving our agricultural resources.

As you are aware, Pittsford has become a leader in resources and open space protection and has a resource protection tool that may help the county in their efforts to preserve farmland. As always, we are willing to share our experiences with you or any community interested.

Please let me know if there is anything that I can do to assist you in this endeavor.

Very truly yours,

William A. Carpenter
Supervisor
Town of Pittsford

WAC:jc

JAN-14-1999 11:45

P.02/02



Greater Rochester Association of REALTORS®, Inc.
Genesee Region Real Estate Information Service, Inc.
103 White Spruce Boulevard
Rochester, New York 14623-1610

phone: (716) 292-5000 • fax: (716) 292-5008 • www.homesteadnet.com

January 14, 1999

Honorable Dennis A. Pelletier, Chairman
Agricultural and Farmland Protection Board
Monroe County
249 Highland Avenue
Rochester, NY 14620-3036

Dear Mr. Pelletier:


I am writing on behalf of the 3,200 members of the Greater Rochester Association of REALTORS® to express our support of the Monroe County Agricultural and Farmland Protection Plan, as put forth by the Agricultural and Farmland Protection Board.

Our Association recognizes the importance of agriculture in our community. We are committed to providing the proper guidance and instruction necessary to educate our membership in regard to their disclosure obligation as it pertains to agricultural districts. An educated agent ensures compliance with the current law and promotes better relations between new homeowners and the farming community.

I look forward to continuing to work with you on this matter and if I can be of further assistance to you or the Board, please do not hesitate to contact me.

Sincerely,

GREATER ROCHESTER ASSOCIATION OF REALTORS®, INC.



John R. Piper, CAE
Chief Executive Officer





TOWN OF IRONDEQUOIT

"Where the land and waters meet." Est. 1839

January 25, 1999

The Honorable Dennis Pellitier, President
Monroe County Legislature
39 West Main Street
Room 407
Rochester, New York 14614

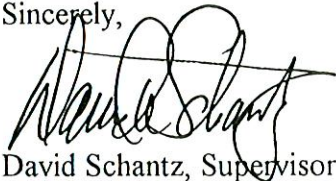
Re: Monroe County Agricultural and Farmland Protection Plan

Dear Dennis,

I am writing to you to express my support for the Monroe County Agricultural and Farmland Protection Plan.

Irondequoit recognizes how important agriculture is to Monroe County, since it has had a long history of farming. However, as we now know Irondequoit, there is very little farmland remaining. Although we would like to be in a position of preserving more open farmland, we can't, due mainly to the fact that we are a fully developed community. Therefore, it is in that vein that I encourage other communities to support plans such as this, that preserves natural resources for agricultural purposes.

Sincerely,



David Schantz, Supervisor



TOWN OF GREECE

One Vince Tofany Boulevard • Rochester, NY 14616
Tel.: (716) 225-2000 • Fax: (716) 225-1915

John T. Auburger
Supervisor

January 29, 1999

Honorable Dennis A. Pelletier, President
Monroe County Legislature
39 West Main Street, Room 410
Rochester, New York 14614

Dear Dennis:

On behalf of the Greece Town Board, I am writing to express our support of the Monroe County Agricultural and Farmland Protection Plan.

We are committed to the preservation of agriculture and farmland in the Town of Greece and we believe the points listed in this plan will be of great benefit to both farmers and our community as a whole.

Thank you for the opportunity to review this plan. Please feel free to contact me if I can be of further assistance in this matter.

Sincerely,

John T. Auburger
Supervisor

SUPERVISOR

Town of Rush
5977 East Henrietta Road
Rush, New York 14543

Therese J. Schmitt
SUPERVISOR

Phone: (716)533-1312 Fax: (716)533-9346

February 3, 1999

Dennis A. Pelletier, Chairman
Monroe County Agricultural and
Farmland Protection Board
249 Highland Avenue
Rochester, New York 14620-3036

Dear Mr. Pelletier:

After review and discussion by the Rush Town Board of the proposed Monroe County Agricultural and Farmland Protection Plan, and on behalf of the Town Board, I would like to offer our unanimous support for this plan. The Town of Rush has an active Farmland Advisory Committee which is committed to preserving the viability of agriculture through education and preservative techniques. As you all are aware, the Town of Rush has a long and rich history of farming that continues to be an important aspect of our identity as we move into the new millenium. We find the plan begins to address broad -based, long-term farmland and agricultural issues that have been important in Rush for many generations and that are becoming increasingly necessary to address in order to secure our rural community, our farmers, and our identity for years to come.

If there are other areas that we may be of help or support, please feel free to contact us at any time. We commend all who are involved in the development of this plan for the comprehensive and well-structured body of work. Those of us involved in overseeing rural communities are deeply in your debt.

Sincerely,



Therese J. Schmitt
Supervisor

TJS/pjb

pc: Town Board
Farmland Advisory Committee
Corresp\MCAgrFarldBd



TOWN OF PENFIELD

3100 Atlantic Ave.
Penfield, New York 14526-9798
TEL (716) 377-8600
FAX (716) 377-8667

February 5, 1999

Dennis A Pelletier, Chairperson
Agricultural and Farmland Protection Board
249 Highland Avenue
Rochester, New York 14620

Dear Chairman Pelletier: *Dennis*

Thank you for your letter of January 28, 1999 regarding the Executive Summary of the Monroe County Agricultural and Farmland Protection Plan. I applaud the efforts of you and your Board for recognizing the need for a well thought out program to preserve our dwindling agricultural lands. Penfield is pleased to participate in the endorsements that this plan has already received region-wide.

I have shared the Executive Summary and related correspondence with appropriate staff members and the Penfield Town Board. I offer Penfield's firm support for the plan. Penfield is currently in the early stages of updating its 28-year-old Open Space Inventory and that certainly entails a review of our farmlands and agricultural resources.

The Executive Summary (Draft 10/28/98) provides some insightful recommendations.

The Town of Penfield supports the creation a full-time Agricultural Program Manager position for thorough program implementation and follow-up. This position would also be beneficial for a local liaison contact.

Class I and Class II soils should be incorporated into our inventory efforts as a prime resource for preservation.

While Penfield may not be able to participate in Purchase of Development Rights (PDR) to the extent that our neighbors in Pittsford have, our current draft Comprehensive Plan update is promoting consideration of Transfer of Development Rights, which could accomplish similar goals in preservation of prime farmland.

Penfield fully supports the creation of a model agricultural zoning district and would be interested in how this concept has succeeded in other areas of the state or country.

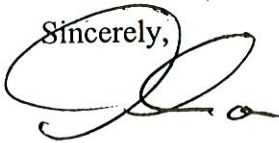
The importance of education cannot be stressed strongly enough. This means educating the public, board members and staff. Disclosure notices are also important. Penfield has experienced some conflicts between farm and non-farm uses in the past and anything that can be done to lessen these conflicts should be considered.

There is one section in the recommendations, directed at municipalities that I cannot support at this time. It seems contradictory to suggest that municipalities promote industrial zoning adjacent to agricultural districts. Typically, industrial zoning requires substantial infrastructure (sewers, water and roads), which are not encouraged in agricultural districts. I would be interested in any evidence to support this specific recommendation.

On behalf of the entire Town of Penfield, I would like to thank you for your substantial efforts in this plan's development. It is a great tool to help local, county and state governments plan for the next century.

If you have any questions regarding these comments, please contact me at 377-8630.

Sincerely,

A handwritten signature in black ink, appearing to read 'Channing Philbrick', written over the word 'Sincerely,'.

Channing Philbrick
Supervisor

Copy: Penfield Town Board



**Village of East Rochester
Town of East Rochester**

120 WEST COMMERCIAL STREET
EAST ROCHESTER, NEW YORK 14445

716-586-3553 • Fax 716-586-4792

Mayor — Peter D. Quinzi

BOARD OF TRUSTEES

John J. Alfieri
Frederick Ricci
Juanita Ryan
Paul Fioravanti

ADMINISTRATOR/ATTORNEY

Robert P. Hanks

CLERK - TREASURER

Raymond J. Parrotta

February 9, 1999

Dennis A. Pelletier, Chairperson
Monroe County
Agricultural and Farmland Protection Board
249 Highland Avenue
Rochester, NY 14620-3036

Dear Chairman Pelletier:

I am pleased to advise that the East Rochester Village Board at its regular meeting on February 8, 1999 unanimously adopted a resolution endorsing and supporting the Monroe County Agricultural and Farmland Protection Plan.

While our Village will not be directly impacted, we all benefit from such thoughtful County programs.

Best regards.

Yours truly,

Peter D. Quinzi

Mayor



Town Of Brighton

MONROE COUNTY, NEW YORK

2300 ELMWOOD AVENUE / ROCHESTER, NEW YORK 14618 / (716) 473-8800

February 10, 1999

Hon. Dennis Pelletier, Chairman
Monroe Co. Agricultural and Farmland Protection Board
39 W. Main St.
Rochester, N.Y. 14614

Re: Proposed Monroe Co. Agricultural and Farmland Protection Plan

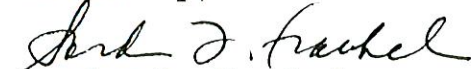
Dear Mr. Pelletier:

My staff and I have reviewed the October, 1998 draft of the Executive Summary.

I support the recommendations contained therein for Farmland Preservation and Protection (section IIIA). These recommendations, if implemented by the County and municipalities, would both preserve open space and discourage suburban sprawl.

Thank you for your consideration.

Sincerely,


Sandra L. Frankel
Supervisor

cc: L. Garner-Goldstein
R. Santirocco
Town Board



VILLAGE OF BROCKPORT

18 STATE STREET, DRAWER L
BROCKPORT, NEW YORK 14420
(716) 637-5300 • FAX (716) 637-1045

JAMES E. WHIPPLE, TRUSTEE
NORMAN J. KNAPP, TRUSTEE
PETER C. DETOY, TRUSTEE
ROBERT L. MUESEBECK, TRUSTEE
ROY A. HEISE, ATTORNEY

MARY ANN THORPE, MAYOR

ARTHUR G. ZIMMER, CHIEF OF POLICE
FREDERICK E. PERRINE, SUPT. OF P.W.
WILLIAM H. WEBER, BLDG-ZONING OFFICER
SCOTT D. RIGHTMYER, TREASURER
PAULINE L. JOHNSON, CLERK

February 16, 1999

Dennis A. Pelletier, President
Monroe County Legislature
Chairperson, Agricultural and Farmland Protection Board
Room 110, County Office Building
39 West Main Street
Rochester, New York 14614-1476

Honorable Dennis A. Pelletier:

The Village of Brockport fully supports the initiative of the Monroe County Agricultural and Farmland Protection proposed plan.

Agriculture is one of the largest industries of New York State and plays a key roll in the general health and economic climate of Monroe County.

The Village of Brockport and the Town of Sweden committed to the protection of farmland in a joint Comprehensive Plan adopted in 1995.

Therefore, it is with great pleasure that the Village of Brockport Board of Trustees support this proposed plan.

Sincerely,



Mary Ann Thorpe
Mayor, Village of Brockport

MAT: pj

Village of Honeoye Falls

INCORPORATED 1838

HONEOYE FALLS, N.Y. 14472

5 EAST STREET

624-1711

MAYOR
ANNE R. MORTON

TRUSTEES
STEPHEN R. GUSTIN
JOHN L. OLIVIER
JOAN CLAWSON POOR
FRANK OPPEDISANO

CLERK - TREASURER
JEAN M. BATTE

VILLAGE ATTORNEY
MICHAEL J. TOBIN



February 17, 1999

Dennis A. Pelletier
Chairperson
Agricultural and Farmland Protection Board
249 Highland Avenue
Rochester, New York 14620-3036

Dear Dennis:

At their meeting on February 15, 1999, the Board of Trustees passed a resolution in support of the Monroe County Agricultural and Farmland Protection Plan.

If you have any questions, please contact the Village Office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Anne R. Morton".

Anne R. Morton
Mayor

ARM/jmb



TOWN OF HAMLIN

1658 LAKE ROAD
P.O. BOX 148

HAMLIN, NEW YORK 14464-0148

Town Clerk's Office
(716) 964-2421

Supervisor's Office
(716) 964-8981

February 23, 1999

Dennis A. Pelletier, Chairman
Monroe County Agricultural and Farmland Protection Board
249 Highland Avenue
Rochester, New York 14620-3036

Dear Chairman Pelletier:

The Town of Hamlin endorses the Monroe County Agricultural and Farmland Protection Plan. The plan's goal of farmland preservation and promotion of the agricultural industry are synonymous with the Town of Hamlin's comprehensive plan.

If you have any questions, please do not hesitate to call.

Sincerely,

Richard N. Kruger
Hamlin Town Supervisor

TOWN OF SWEDEN

18 State Street • P.O. Box 366 • Erockport, N.Y. 14420 • (716) 637-2144 • Fax (716) 637-7389



February 23, 1999

Honorable Dennis Pelletier, Chairperson
Agricultural and Farmland Protection Board
249 Highland Avenue
Rochester, NY 14620-3036

RE: Agricultural and Farmland Protection Plan

Dear Chairperson Pelletier:

As Supervisor of the Town of Sweden, I am pleased to inform you that the Sweden Town Board has reviewed the copies of the Executive Summary of the Monroe County Agricultural and Farmland Protection Plan. Please accept this letter as written confirmation that the Town of Sweden endorses the Plan. As a community comprised of agricultural and farmland parcels, we applaud your initiatives.

Should you have any questions, please feel free to call the undersigned.

Very Truly Yours,

Nat O. Lester, III
Supervisor

NOLIII/etj

HERBERT B. CARLBERG

Supervisor

JEFFREY R. ADAIR

Councilman

LINDA M. DOBSON

Councilwoman

CHRISTINE PEARL

Councilwoman

THOMAS D. SPICER

Councilman



COUNTY OF MONROE
STATE OF NEW YORK

HOWARD HAZELTON
Highway Superintendent

NANCY JO CONRAD
Town Clerk

TOWN OFFICE
22 Main Street
P.O. Box 15
Scottsville, NY 14546

(716) 889-1553
Fax: (716) 889-8367

February 26, 1999

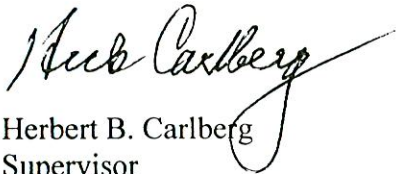
Dennis A. Pelletier, Chairperson
Agricultural and Farmland Protection Board
249 Highland Avenue
Rochester, NY 14620-3036

Dear Mr. Pelletier,

In response to your letter requesting endorsement of the proposed Monroe County Agricultural and Farmland Plan, I am pleased to inform you that the Wheatland Planning Board has passed a resolution in full support of the proposed plan.

As you must be aware, the Town of Wheatland is primarily a rural agricultural community. Agriculture is our primary industry and implementation of the Agricultural and Farmland Protection Plan appears to be a viable method of ensuring the continued future of agriculture as a major industry in the Wheatland community. It is in the best interest of the Town of Wheatland to support the proposed plan.

Sincerely,



Herbert B. Carlberg
Supervisor

HBC/njc
XC: Warner Meininger
Town Board



Genesee Land Trust
PO Box 18405
Rochester NY 14618

*Preserving and protecting the
Genesee Region's land resources*

1 March 1999

The Honorable Dennis A. Pelletier, Chairman
Monroe County Farmland Protection Board
249 Highland Avenue
Rochester, New York 14620-3036

Dear Mr. Pelletier:

Thank you for providing the opportunity to the Genesee Land Trust (GLT) to review the Executive Summary of the *Draft Monroe County Agricultural and Farmland Protection Plan*.

As you may know, GLT is a not-for-profit charitable organization dedicated to preserving open lands in the greater Rochester area. To date we have worked with landowners to protect over 500 acres of wetlands, woodlands, meadows, stream corridors and actively farmed lands. The Trust holds a conservation easement on an actively farmed property in Pittsford; an easement developed in conjunction with the American Farmland Trust.

Since its inception GLT has considered the preservation of farmland as an important facet of its mission and has worked on a number of projects to protect specific lands presently being farmed from being developed. GLT recognizes the need to spread the word on how the Trust and other similar organizations can provide options for farming individuals and families when they consider the future of their lands and livelihoods. Recently, an ad hoc committee was formed within the Trust to study and propose a coordinated effort to actively protect farmland and active agriculture in our community. We recognize that the preservation of farmlands requires some special strategies and approaches and it needs attention from a local non-profit group such as ours.

GLT congratulates the Farmland Protection Board for their report. This document spells out the benefits and potential problems of agriculture in our County. The plan also addresses farmland protection and the promotion of the agriculture industry. GLT recognizes the need to look at this issue on a *regional* basis, from the aspect of open space preservation and the economic viability of small farms. We also recognize that many small farmers are actively working to ensure their own survival through the formation of CSAs (community supported agriculture), value added marketing of services and products, agri-tourism, and daily use of many best management practices (BMPs) such as integrated pest management (IPM) and erosion control.

GLT agrees that farmland preservation and economic viability of agriculture in this region are important quality of life issues to us all. To this end, we recognize your efforts in completing this important document, and hope that it is the beginning of active work on the part of Monroe County on this issue.

Sincerely,

A handwritten signature in cursive script that reads "Suzanne Wheatcraft". The signature is written in black ink and is positioned above the printed name.

Suzanne B. Wheatcraft, President
Genesee Land Trust

Town of Webster

1000 Ridge Road, Webster, NY 14580-2917 • 716-872-1000 • 716-872-1352 (FAX)

Hon. Dennis A Pelletier
President, Monroe County Legislature
Chair, Agricultural and Farmland Protection Board
249 Highland Avenue
Rochester, New York 14620

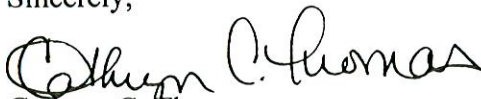
Dear Mr. Pelletier:

Thank you for your letter of January 28 that included a copy of the Executive Summary of the Monroe County Agricultural and Farmland Protection Plan. On behalf of the Town of Webster, I congratulate you and your Board on your efforts to develop a program to help preserve agricultural lands in Monroe County.

Webster is currently in the process of updating our Comprehensive Plan, that includes a sub-committee working on open space preservation. I am sure the information you have developed will be of help to our own Town committee in their work.

Please add the Town of Webster to the list of those endorsing your Plan.

Sincerely,



Cathryn C. Thomas
Town Supervisor

Cathryn C. Thomas, Webster Town Supervisor

1000 Ridge Road, Webster, NY 14580-2917 • 716-872-7068 • 716-872-7093 (FAX)

E-mail: cathrynthomas@yahoo.com • Web Site: <http://www.ci.webster.ny.us>

Printed on recycled paper.

LOCAL & STATE

B SECTION
DEATHS 2B | 4B CALENDAR
TOWNS, VILLAGES 3B | 6B WEATHER

WEDNESDAY, MARCH 10, 1999

com
NICLE

Farmland protection approved

County plan includes tax relief proposals, marketing, town strategies and an advocate.

BY STAFF WRITER
CORYDON IRELAND

Monroe County's first farmland protection plan in more than two decades was riskily approved last night, during a full meeting of the County Legislature.

The plan was approved unanimously. Four hours before the vote, County Executive Jack Doyle held a press conference in a Spencerport barn yard, urging local farmers are invaluable — and we can't afford to

and lawns. Most of the lost farmland has Class 1 and 2 soils — the richest for agriculture. But Doyle opposes state-mandated "smart growth" plans or draconian county-wide zoning laws.

"The only way to address smart growth initiatives is from the grass roots up," he said, gesturing at farmers and town officials arrayed behind him at Colby Farm.

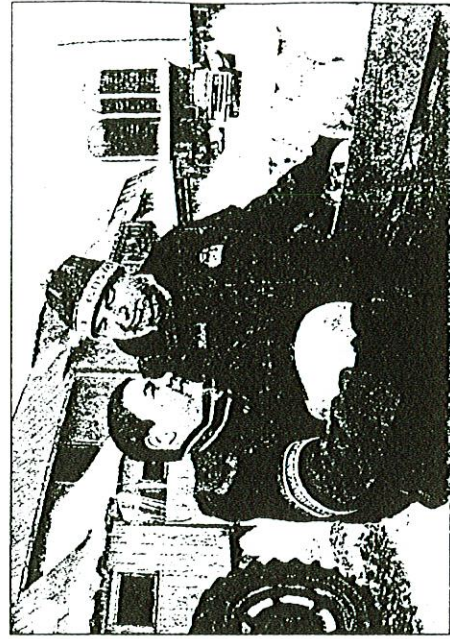
County Legislature President Dennis Pelletier, chairman of the 12-member county

agricultural and farmland protection board that formulated the plan, said the plan was intended to provide towns and villages with technical help in preserving farmland — not to be a check on industrial growth.

"It's a toolbox of tools for making agriculture more profitable," said Robert Colby, whose family has been farming in Spencerport since 1803.

That includes tax relief proposals for working farmers, more aggressive marketing of local farm products and strategies to help towns preserve farmland, he said.

"Why reinvent the wheel?" **FARMLAND, PAGE 5B**



AMIEE K. AVILES, staff photographer
Family of farmers Ogden farmer Robert Colby hopes his son Alex, 11, may someday run Colby Farm.

Farmland

FROM PAGE 1B

said Colby, who helped write the plan, which took 18 months and \$50,000 in state and county money.

Big business is at stake. In 1997, 480 farms grew crops worth \$48 million and employed 3,000 full-time workers.

One lost opportunity, said Colby: too few county "acres under glass" — high-value crops grown in greenhouses.

Keeping local farming economically viable is the key, agreed Hamlin bookkeeper Ed Dean, president of

the Monroe County Farm Board. "If we get more profits into farming," he said, "we'll see younger farmers."

Most important, said Henrietta farmer Jack Moore: hiring a farmland protection advocate, a new county position called for in the plan.

Previous farmland protection plans, Moore said, were shelved because no one kept preservation ideas alive.

Doyle promised quick action on the appointment, which probably would be part of the county's next budget cycle, to be introduced in August.

There are no candidates yet for

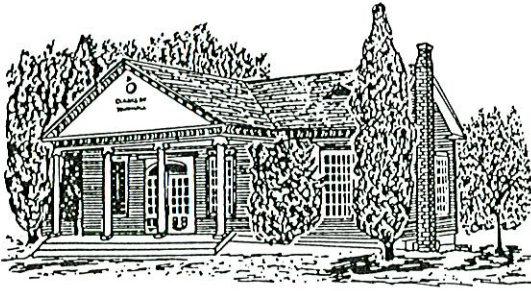
the post, which still lacks an official job description or salary scale, county officials said.

"In order to work, a plan has to be a working document" and must include a county-paid adviser to oversee its implementation, said Marie V. Krenzer, regional field adviser with the Farm Bureau of New York, whose family farms 3,000 acres in Scottsville.

And more than dollars are at stake, she said.

Farms provide valuable wildlife habitat. "We feed a lot of deer," said Krenzer, with a laugh.

"Even from an aesthetic point of view," she said, "without farmland, what would we have?"



TOWN OF CLARKSON

3710 Lake Road, P.O. Box 858
Clarkson, New York 14430

SUPERVISOR

Tel. 716-637-1131
Fax 716-637-1138

March 10, 1999

Hon. Dennis A. Pelletier
President Monroe County Legislature
39 West Main St., Room 410
Rochester, NY 14614

Re: Monroe County Agricultural and Farmland Protection Plan.

Dear Dennis:

On behalf of the Clarkson Town Board, I am writing to express our support of the Monroe County Agricultural and Farmland Protection Plan.

The Town of Clarkson is committed to the preservation of agriculture and farmland in the Town of Clarkson. We believe that farmers in general and the small farmer in particular are not only an asset to Clarkson, but also Monroe County as a whole.

Thank you for the opportunity to review and comment on this plan. Please feel free to contact me if I can be of further assistance.

Sincerely,

Paul M. Kimball
Supervisor
Town of Clarkson



TOWN OF HENRIETTA

475 Calkins Road P.O. Box 999, Henrietta, NY 14467-0999 716-359-7001

JAMES R. BREESE
Supervisor

March 19, 1999

Honorable Dennis A. Pelletier, President
Monroe County Legislature
249 Highland Avenue
Rochester, NY 14620-3036

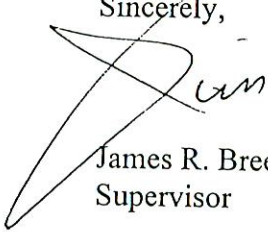
Dear Mr. Pelletier:

Dennis

Henrietta Town Board members and staff have reviewed the Agricultural and Farmland Protection Plan and have no objections or comments about it.

You may consider this an endorsement of the plan.

Sincerely,


James R. Breese
Supervisor

JRB/tm

MAR-30-1999 16:08

CITY OF ROCH. COMM. DR.

716 428 7069 P.02/02



City of Rochester



FAX (716) 428-6059
TDD/Voice 232-3280

William A. Johnson, Jr.
Mayor

City Hall, Room 307-A
30 Church Street
Rochester, New York 14614-1284
(716) 428-7045

March 30, 1999

Mr. Robert N. King
Monroe County Agricultural and Farmland Protection Board
249 Highland Avenue
Rochester, New York 14620

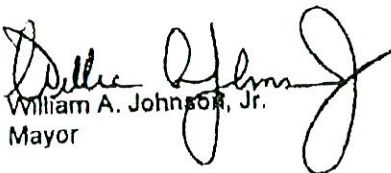
Dear Mr. King:

Productive farmland is an essential component of both a healthy economy and a high quality of life. Working farms create jobs, require fewer public services than other land uses, and add natural beauty to the man-made environment.

A coherent policy is essential to protect agricultural lands from permanent loss.

I support the Monroe County Agricultural and Farmland Protection Plan. It is a good first step towards tilting the balance of land use in Monroe County towards greater stewardship.

Sincerely,


William A. Johnson, Jr.
Mayor

EEO Employer/Handicapped



Appendix I
SEQR Compliance

Appendix A

State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Preparation and Approval of Monroe County Agricultural and Farmland Protection Plan

Name of Action

Monroe County

Name of Lead Agency

John D. Doyle

County Executive

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

January 25, 1999

Date



PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Preparation and Approval of Monroe County Agricultural and Farmland Protection Plan			
LOCATION OF ACTION (Include Street Address, Municipality and County)			
NAME OF APPLICANT/SPONSOR County of Monroe		BUSINESS TELEPHONE ()	
ADDRESS 39 West Main St. Rochester, NY 14614 Monroe County			
CITY/PO		STATE	ZIP CODE
NAME OF OWNER (if different)		BUSINESS TELEPHONE ()	
ADDRESS			
CITY/PO		STATE	ZIP CODE
DESCRIPTION OF ACTION Preparation and Approval of Monroe County Agricultural and Farmland Protection Plan			

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: N/A acres.

APPROXIMATE ACREAGE

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	_____ acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site? Varies
- a. Soil drainage: Well drained _____ % of site Moderately well drained _____ % of site
 Poorly drained _____ % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No Possibly
- a. What is depth to bedrock? Varies (in feet)

5. Approximate percentage of proposed project site with slopes: 0-10% _____ % 10-15% _____ %
 15% or greater _____ %
 Varies
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes
8. What is the depth of the water table? Varies (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No According to Potentially
 Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations) Yes No Describe Potentially
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? Yes No If yes, explain Potentially
14. Does the present site include scenic views known to be important to the community? Yes No
15. Streams within or contiguous to project area: Several
 a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name Several b. Size (In acres) Varies
17. Is the site served by existing public utilities? Yes No Utilities serve portions of area
 a) If Yes, does sufficient capacity exist to allow connection? N/A Yes No covered by plan.
 b) If Yes, will improvements be necessary to allow connection? Yes No N/A
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-A Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 15 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No N/A

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate) N/A
- a. Total contiguous acreage owned or controlled by project sponsor _____ acres.
- b. Project acreage to be developed: _____ acres initially; _____ acres ultimately.
- c. Project acreage to remain undeveloped _____ acres.
- d. Length of project, in miles: _____ (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed _____ %;
- f. Number of off-street parking spaces existing _____; proposed _____.
- g. Maximum vehicular trips generated per hour _____ (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | _____ | _____ |
| Ultimately | _____ | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure _____ height; _____ width; _____ length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft.

2. How much material (e.g., rock, earth, etc.) will be removed from the site? _____ yards
3. Will disturbed areas be reclaimed? Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N/A acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction N/A months, (including demolition).
7. If multi-phased: N/A
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No N/A
9. Number of jobs generated: during construction N/A; after project is complete _____.
10. Number of jobs eliminated by this project N/A.
11. Will project require relocation of any projects or facilities? Yes No N/A If yes, explain _____
-
12. Is surface liquid waste disposal involved? Yes No N/A
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Yes No N/A Type _____
14. Will surface area of an existing water body increase or decrease by proposal? Yes No N/A
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
- a. If yes, what is the amount per month _____ tons
- b. If yes, will an existing solid waste facility be used? Yes No
- c. If yes, give name _____; location _____
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
- e. If Yes, explain _____
-
17. Will the project involve the disposal of solid waste? Yes No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
If yes, indicate type(s) _____
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day N/A gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
If Yes, explain Grant from NYS Dept. of Agriculture and Markets; Appropriation by Monroe County Legislature.

	Yes	No	Type	Submit Date
City, Town, Village Board	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
City, Town, Village Planning Board	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
City, Town Zoning Board	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
City, County Health Department	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Other Local Agencies	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Other Regional Agencies	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
State Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approval by Commissioner of NYS Dept. of Agriculture and Markets	March, 19__
Federal Agencies	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No
If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
- What is the zoning classification(s) of the site? N/A
- What is the maximum potential development of the site if developed as permitted by the present zoning?
N/A
- What is the proposed zoning of the site? N/A
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
N/A
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? N/A
a. What is the minimum lot size proposed? _____
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police fire protection)? Yes No
a. If yes, is existing capacity sufficient to handle projected demand? Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name John D. Doyle Date 12/16/98
Signature [Signature] Title County Executive

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.



Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations reasonable? The reviewer is not expected to be an expert environmental analyst.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer Yes if there will be any impact.
- b. Maybe answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?
 NO YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) NO YES

- Specific land forms: _____

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON WATER

3. Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)
 NO YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water?
 NO YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will Proposed Action affect surface or groundwater quality or quantity?
 NO YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: _____

6. Will proposed action alter drainage flow or patterns, or surface water runoff?
 NO YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Chang	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

- Construction activity would excavate or compact the soil profile of agricultural land.
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
- The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)
- Other impacts: _____

IMPACT ON AESTHETIC RESOURCES

11. Will proposed action affect aesthetic resources? NO YES
(If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: _____

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? NO YES

Examples that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: _____

IMPACT ON OPEN SPACE AND RECREATION

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

Examples that would apply to column 2 NO YES

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14 Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts: _____

IMPACT ON TRANSPORTATION

15 Will there be an effect to existing transportation systems? NO YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

16 Will proposed action affect the community's sources of fuel or energy supply? NO YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? NO YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety? NO YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will proposed action affect the character of the existing community? NO YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: The proposed action will help to maintain the community's existing character by helping to preserve its agriculture industry.

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? NO YES

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Chang
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change.
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

617.21
Appendix F
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number _____

Date January 25, 1999

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Monroe County, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Preparation and Approval of Monroe County Agricultural and Farmland Protection Plan


John D. Doyle County Executive

SEQR Status: Type Listed Unlisted



Conditioned Negative Declaration: Yes No

Description of Action: Preparation and Approval of Monroe County Agricultural and Farmland Protection Plan

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

County of Monroe
39 West Main Street, Room 110
Rochester, New York 14614

Reasons Supporting This Determination:

(See 617.6(g) for requirements of this determination; see 617.6(h) for Conditioned Negative Declaration)

(See Attachment I)

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: John Lamb

Address: CityPlace, 50 West Main Street, Suite 8100, Rochester,
New York 14614

Telephone Number: (716) 428-5464

For Type I Actions and Conditioned Negative Declarations, a Copy of this Notice Sent to:

Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001

Appropriate Regional Office of the Department of Environmental Conservation

Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.

Applicant (if any)

Other involved agencies (if any)

Attachment I Reasons Supporting This Determination

The Monroe County Agricultural and Farmland Protection Plan sets forth recommendations to achieve the plan's goals of preserving farmland and promoting the agriculture industry.

Through its recommendations, the plan attempts to preserve *existing* farmland by focusing efforts on farmland in the County's five agricultural districts as these are the areas that contain the majority of viable farming operations and also the majority of farmland under conversion pressure. Thus, the plan proposes no substantial change in the County's land use pattern but rather attempts to maintain the agricultural portion of the land use pattern. While focusing efforts on the agricultural districts, it is recognized that not all farmers wish to join a district but may nevertheless have viable operations. In these instances, the plan recommends that the preservation and promotion program be extended to these farmers that wish to participate. Thus, the plan focuses on the areas in which farming is concentrated but does not exclude any viable operations outside of these areas from participating in the program.

Although not an objective of this plan, maintaining agriculture in the districts could also help achieve a more economically efficient land use pattern in the balance of Monroe County which is largely served by major infrastructure facilities. At the same time, the plan does not recommend that development not take place in farming areas for it is recognized that some level of development must take place in order to provide services and residences to maintain a viable community for farmers -- something farmers want. Rather, the plan makes recommendations for developing zoning that supports farming and agriculture-related services as the principal uses but which would also allow for a level of development commensurate with the objectives of such zoning.

The plan supports the continued use of existing programs which are aimed at minimizing soil erosion, nonpoint source pollution, maintenance of water quality, appropriate use of agriculture-related chemicals, and other environmental programs associated with agricultural land use. For the most part, farmers realize the importance of proper use of environmental resources, for improper use will result in a negative impact not only on the environment but on the continued viability of their operations. Thus, recommendations support proper use of the environment for environmental and economic reasons as well.

The plan also attempts to improve the economic viability of the County's agriculture industry. Recommendations include supporting current efforts to minimize farming's tax burden, revising existing or creating new economic development programs that address the specific needs of farmers and agriculture, and creating an Agriculture Program Manager position in the County and a greenhouse specialist position in Cooperative Extension. Reducing the tax burden may result in a shift of taxes to another sector of the population. However, before implementation, the evaluation of any specific tax program should consider the impacts of shifting the tax burden in order to avoid a change which would not be supported by the community. New or revised

economic development programs should improve the economic viability of farming.

The creation of the two positions are needed to: (1) implement and update the plan, and (2) assist farmers to increase profitability of existing operations, shift to more profitable operations, and develop the greenhouse sector of the agriculture industry which has the potential for significant growth in Monroe County. Both positions will result in additional public costs. However, farming dollars tend to stay in the local community to support other businesses. Therefore, if created, the costs for these positions are considered to be only a fraction of the increase in dollars added to the local economy from the improved economic viability of farming operations that can result from the technical expertise and education these positions can bring to the agriculture industry. As a result, the plan proposes economic development-related recommendations that are deemed in the overall best interests of the community as a whole.

The plan includes an educational component. This component includes recommendations to improve awareness of the benefits of agriculture to the economy and the environment, and the consequences if it were to cease as an industry in Monroe County; ways to improve neighbor relations; more formal education regarding agriculture in the classroom (which also may lead some to choose agriculture as a career); and the continuation of programs designed to conserve natural resources. Thus, the plan makes recommendations that increase awareness of agriculture's importance, promote compatible land use, promote formal education programs on agriculture and education related to the preservation and protection of the environment.

The plan includes recommendations to maintain and update the database that has been developed in order to prepare the plan. The database would be useful for general planning purposes as well as agricultural purposes and, thus, can help to result in a more compatible, efficient, and economically productive land use pattern.

Lastly, implementing the recommendations are necessary if the plan's goals of preserving farmland and promoting the agriculture industry are to be achieved. However, as important as they are, they are not mandates. The plan recommends that the governmental units and organizations identified in the plan as having an implementation role *consider* implementing each of the recommendations. The plan leaves it up to each municipality and other governmental unit and organization to decide which recommendations to implement, and to what extent they need to be implemented, based on the status of farming in a particular community and the resources available to carry out the recommendations. Therefore, the plan places no burden on those identified with a role in plan implementation.

In conclusion, based on the above discussion, if this plan were to be implemented, it would not result in any significant adverse environmental impacts.