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Chapter 3
Agricultural Protection



GOALS**PROTECT AND ENHANCE AGRICULTURAL LANDS AND OTHER WORKING LANDSCAPES AS VITAL COMPONENTS OF OUR GREEN INFRASTRUCTURE AND COMMUNITY CHARACTER.**

Although not formally a part of this chapter, the following goals set forth in other chapters of this plan may also serve to protect Agriculture in the Town:

- > Foster a regional, landscape-scale, approach to conservation.
- > Foster a regional, landscape-scale, approach to open space.
- > Institute a growth management program.
- > Integrate a green infrastructure conservation and planning approach into Victor's long term planning and development review process.
- > Adopt an Incentive Zoning program to facilitate the movement of development rights.
- > Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- > Create a water and sewer infrastructure plan before extending those services through other parts of the town.
- > Maintain a natural resource inventory.
- > Adopt Smart Growth conservation principles that address the ecological and social impacts of sprawl and the accelerated consumption and fragmentation of open land.
- > Promote development that has low impact on the environment and that maintains the character of the community.
- > Require all developments be designed using conservation subdivision principles.
- > Add sustainable design and siting standards to the zoning and subdivision rules.
- > Amend the zoning code to better define open space to include specific language that describes their characteristics.
- > Amend site plan review standards and criteria to strengthen review and mitigation related to green infrastructure.

Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.

INTRODUCTION

As indicated in other chapters, farmland protection, rural character, green infrastructure, growth management, and open space preservation are principle concerns of Victor residents. Enhancement of the agricultural economy and the preservation of open space and other green infrastructure anticipated to accompany such an enhancement are major goals of this comprehensive plan that have been reinforced through various public meetings with the Town and the Village. This chapter is focused upon Agricultural Resource and Business Protection. In addition to being a chapter of this joint comprehensive plan, this chapter along with the relevant portions of Chapters 2, 4, 5, 6, and 8, also stand alone as the town's agricultural protection plan for which the community was granted state funding.

The New York State Department of Agriculture and Markets provided funding, in part, for this chapter and for the portions of Chapters 2, 4, 5, 6, and 8 referenced in this chapter.

Farming has traditionally been a part of the regional economy and many residents were attracted to the community by the open space and rural character found within Victor. Despite the existence of world class soil resources and climate for agricultural production, the community's location as a regional growth center as well as trends in agricultural markets and production practices have been shifting demands for traditional field crops, have left some local family farms ill-prepared for this new competition. Many farming families feel the need to convert their land assets to non-farm uses. This pressure on farming and demand for development sites has led to the loss of critical agricultural resources as well as open space, and threatens the fabric of agricultural life and business throughout the Town and Village. At the same time, growing market demand for local and organic products and increasing interest in farming among young people represent potential opportunities for high quality farmland in Victor to remain in agricultural production.

Enhancing the agricultural economy requires understanding and protection of resources within the town and village upon which agriculture depends, some of which are also recognized in this plan as green infrastructure components. Existing farmland with prime agricultural soils is considered to be an irreplaceable natural resource with soil and topographic characteristics that have been enhanced by generations of agricultural use. This community resource is permanently lost to the citizens of Victor when such land is committed to residential or other more developed uses that do not require those special characteristics.

This Comprehensive Plan provides ways to protect farmland over the short term and enhance it over the years ahead. Chapters focused upon the related topics of Growth Management & Open Space and Future Land Use follow. Together, these offer strategies to protect farmland, preserve green infrastructure, manage growth, preserve open space, and plan for the future uses of land.

Finally, it should be acknowledged that this plan has been prepared over a number of years and that an update to the Ontario County Agricultural Enhancement Plan is presently underway. This Victor plan is adopted with the anticipation that periodic technical revisions will follow in coordination with the County plan and that these revisions will include updates to some data and related observations.

EXISTING CONDITIONS

AGRICULTURE INVENTORY

There are many different kinds of farms and associated businesses. New York State defines farm operation as: “the land and on-farm buildings, equipment, manure processing and handling facilities, and practices, which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a 'commercial horse boarding operation' and 'timber processing.’ A farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or “noncontiguous to each other.” As the community in Victor seeks to preserve agriculture, we need to think this broadly.

According to the Town Assessor and as shown in the table that follows, a total of 62 parcels in Victor (comprising 4,204.8 acres, or just over 18% of the Town's approximately 23,040 acre extent) are presently classified as agricultural.¹

Agricultural Parcels (2012), Town of Victor

Assessor's Code	Designation of Land	Parcels	Total Acres
105	Agricultural Vacant Land	30	1162.3
112	Dairy Products	1	30.0
113	Cattle, calves, hogs	2	253.1
117	Horse farms	5	398.5
120	Field crops	22	2161.1
151	Apples, pears, peaches, etc	1	142.7
170	Nursery and greenhouse	1	57.1

(Source: Town of Victor Assessor's Office)

According to statistics from the 2007 Census of Agriculture for the Victor zip code (14564), crops produced for sale in the Town include hay, soybeans, wheat, oats, vegetables, Christmas trees, horticultural or nursery plants and maple syrup. Animal husbandry operations raise horses and cattle. While most of the farm operations are small or part-time, six farm operations based in Victor generated annual sales of \$50,000 to \$249,999 and one sold products valued at more than \$250,000. Three farm operations were certified organic and four sold products directly to customers.

¹ It should be noted that the acreages presented in the table, derived from assessment records, differ from those presented in the Town's Natural Resource Inventory (NRI) which were developed relying more heavily upon aerial photos and mapping. In general, the NRI reports more extensive acreage involved in agriculture (7,358 acres). Furthermore, both the table and the NRI may overlook some forms of agriculture such as the use of woodlands for maple sugar production. Finally, it should also be noted that agricultural demands evolve and sometimes change quickly. For example, land that can support production of malt barley recently became a priority despite little or no interest in preceding years.

Responses to a 2014 survey of farmers indicate that hay and corn are the most commonly produced crops, with several farms producing other field crops such as soybeans, wheat, oats as well as vegetables, fruit and berries, and maple syrup. Beef cattle is the most common livestock produced in Victor.

Farms in Victor contribute to significant economic impact of agriculture countywide. In 2012, the value of agricultural products sold by farms in Ontario County was \$180,326,000. Dairy operations generated 48% of the total countywide and grains contributed 28%.

Unlike many other western NY Towns, Victor represents a unusual convergence of multiple factors important to agriculture:

- > Presence of prime soils;
- > Proximity to metropolitan population centers (Rochester and its higher density suburbs are near; Rochester is only 16 miles from the Village of Victor, the distance to Pittsford is less than 8 miles, Brighton is only 13 miles distant and Irondequoit, Greece and Gates are all within 18 to 22 miles from the Village); and,
- > Proximity to regional and statewide transportation networks (NY Thruway Exit 45 is within the Town, I-490 terminates within the Town, Route 96 transits the Town, Route 31 can be accessed a few miles to the north, and south).

Maps describing the locations of the agricultural areas and resources important to agriculture in Victor are presented on the pages that follow. These maps provide the basic inventory information that is then used to identify those priority areas that need protection. The parameters used for the prioritization of land to be preserved are explained following the maps.

AGRICULTURAL SOILS

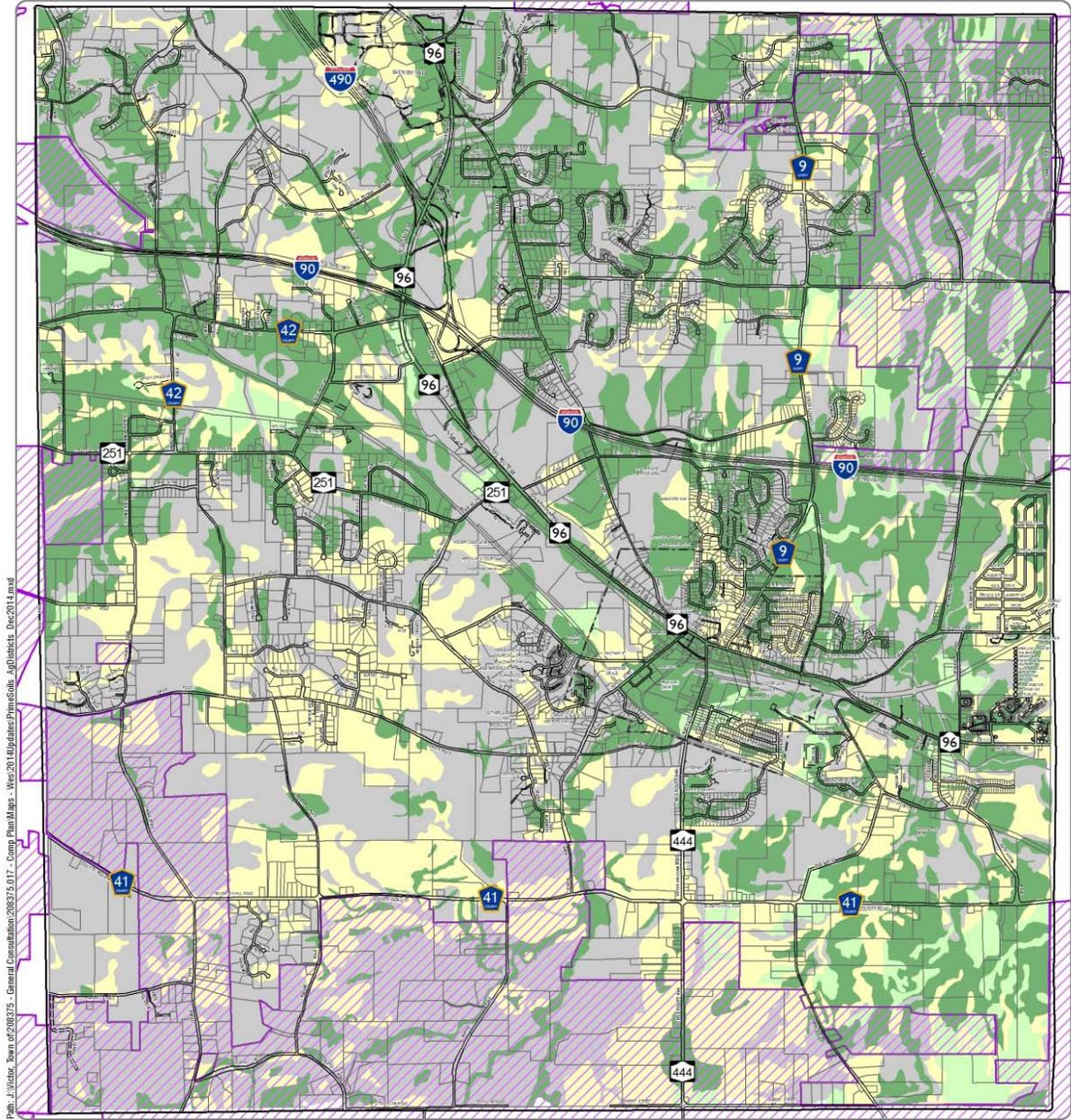
The map presented on page 3.8 shows the distribution of various types of soils of interest around the community. As the map shows, soils rated as preferred for agriculture are found throughout much of Victor. These include soils rated as prime for agriculture, soils that would be prime were they to be drained, and soils of statewide significance for agriculture. Unfortunately, many areas with the most important soils have already been built upon and agricultural districts lie over some areas with less significant soils.

Regarding high quality agricultural soils, the greatest concentration of such soils is found along the town's eastern boundary. A belt of these soils, interspersed in some areas with soils of less importance, extends approximately one mile or more into the town along the eastern boundary north and east of Route 96. These soils are also present, but less prevalent, to the west of this belt (more than one mile from the eastern town boundary, but still to the east of Route 96). Another notable concentration of these soils is found south of Route 96 in the southeastern corner of the town. This block extends west to Route 444 and a little beyond. Yet another concentration is found in the vicinity of Route 251, west of Route 96, south of the Thruway and north of Modock Road. Prime soils

can also be found interspersed in other areas within the town, such as within the northwestern corner, but are generally much less dense within these other areas. Within the southwestern quadrant located south of Dryer Road and west of Route 444, the presence of soils important to agriculture is relatively rare.

AGRICULTURAL LAND COVER TYPES

The Town of Victor Open Space Index completed by the Conservation Board in 2014 delineated 3,339 acres of cropland, 338 acres of pastureland and 76 acres of orchard, based on analysis of aerial photos and field verification. A copy of this land cover classification map is presented on page 3.9.



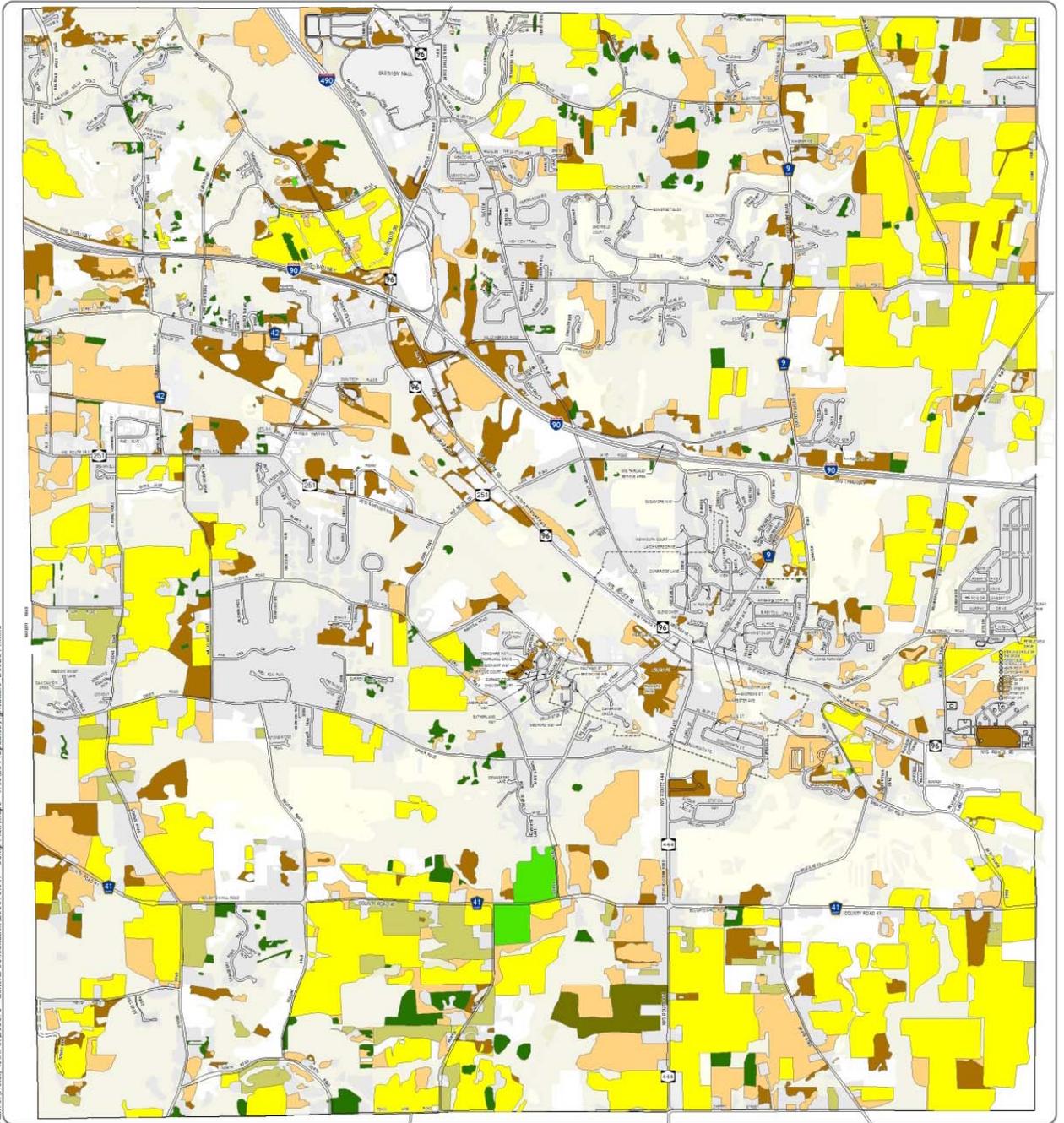
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- 2013 Tax Parcels (Source: Ontario County)
- 2011 Agricultural Districts (Source: CUGIR)
- Soils (Source: CUGIR / NRCS)**
- IMPORTANCE**
- Prime (7,796 Acres)
- Prime if Drained (1,013 Acres)
- Statewide Importance (4,980 Acres)
- Other Soils (9,189 Acres)



PRIME SOILS and AG DISTRICTS





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AGRICULTURAL RESOURCES - LAND COVER CLASSIFICATIONS



SOURCE: Land Cover mapping by Ontario County Planning Department and Dr. Bruce Gilman, 2013; Classifications based on "Ecological Communities of New York State," 2nd Edition, 2002, published by NYS Department of Environmental Conservation Natural Heritage Program.



Agricultural/ Cultivated Land

- Cropland
- Orchard
- Pasture
- Conifer Plantation
- Flower/ Herb Garden

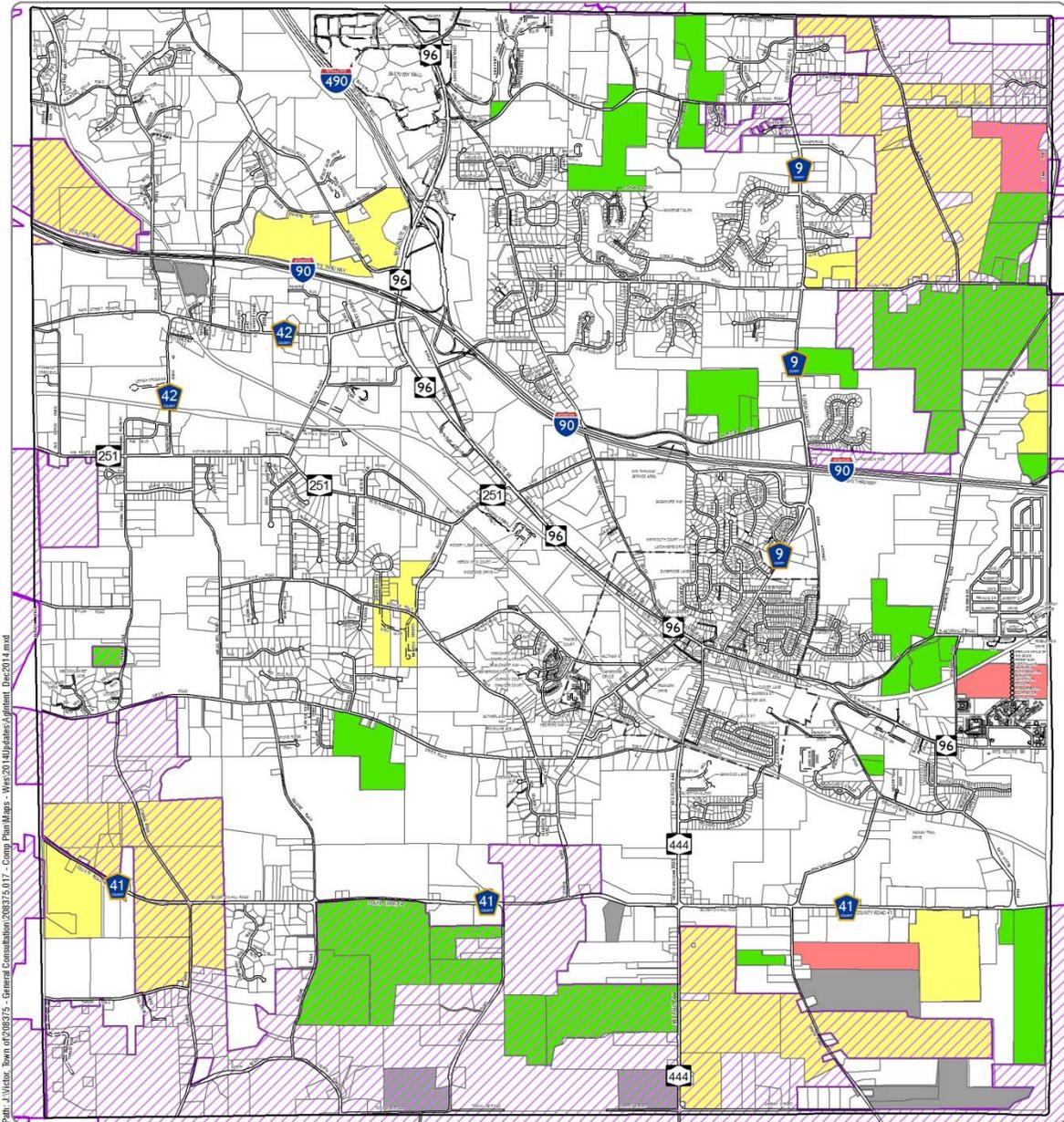
Open Uplands

- Successional Old Field
- Successional Old Field/ Conifer Plantation
- Successional Shrubland

Other Land Cover Classifications

- Natural Resources Land Covers
- Other Cultural Resources
- Not Open Space
- No Data (white no outline)

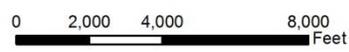




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- 2013 Tax Parcels (Source: Ontario County)
- 2011 Agricultural Districts (Source: CUGIR)
- Agricultural Intent (Source: Ontario County)**
- Results of a landowner survey for the 2000 Agricultural Enhancement Plan
- Intent Unknown
- Intentions to Develop
- Rented Farmer Friendly
- Farmer Owned


TOWN OF VICTOR
 NEW YORK
AGRICULTURAL INTENT



LABELLA Associates, D.P.C. Engineering
Architecture
Environmental
Planning

EXISTING PLANS AND ACTIVITIES

AGRICULTURAL DISTRICT MAP AND LANDOWNER INTENTIONS REGARDING LAND

The map on the preceding page (3.10) shows two things. First, as in a preceding map, it also illustrates parts of the town contained within an agricultural district. Second, it shows the results of a landowner survey conducted by Ontario County during the preparation of its 2000 Agricultural Enhancement Plan.² Each owner of farmland (the survey was not limited to farmers but attempted to include all *owners* of farmland) was asked his or her intentions regarding that land. The four possible answers, which are graphically displayed on the map, are:

- > Intent Unknown – owner either did not have plans or did not respond.
- > Intends to develop – owner expects to sell the land for development in the short-term.
- > Farm-friendly landowner – owner does not farm it, but rents it to farmers and plans on continuing to rent it to farmers.
- > Farm-owned – farmer owns the land and expects to continue farming it.

AGRICULTURAL EXEMPTIONS AND ACTIVE FARMLAND MAPS

The map presented on page 3.13 shows the land that is actively being farmed, according to the town assessor (this information has been compiled using the property class codes assigned by the assessor).

Also noted on the map are parcels that are receiving agricultural exemptions – lower property taxes because it is farmland. Qualifying land must be at least seven acres in size and have been used for at least the preceding two years for agricultural production and must average \$10,000 per year in gross farm income over those two years. (If a farm is less than seven acres, it may qualify if it has average gross sales of at least \$50,000 per year.)

As indicated earlier in this chapter, many areas with the most important soils have been built upon and committed to non-agricultural uses. However, Agricultural Districts and active farmlands do remain in the outlying regions of the town where there has been less development. Although some of these coincide with the locations of preferred soils, many do not.

The greatest concentration of agricultural district lands and active farms is found along the town's southern boundary, south of Boughton Hill Road.³ This concentration does extend north of Boughton

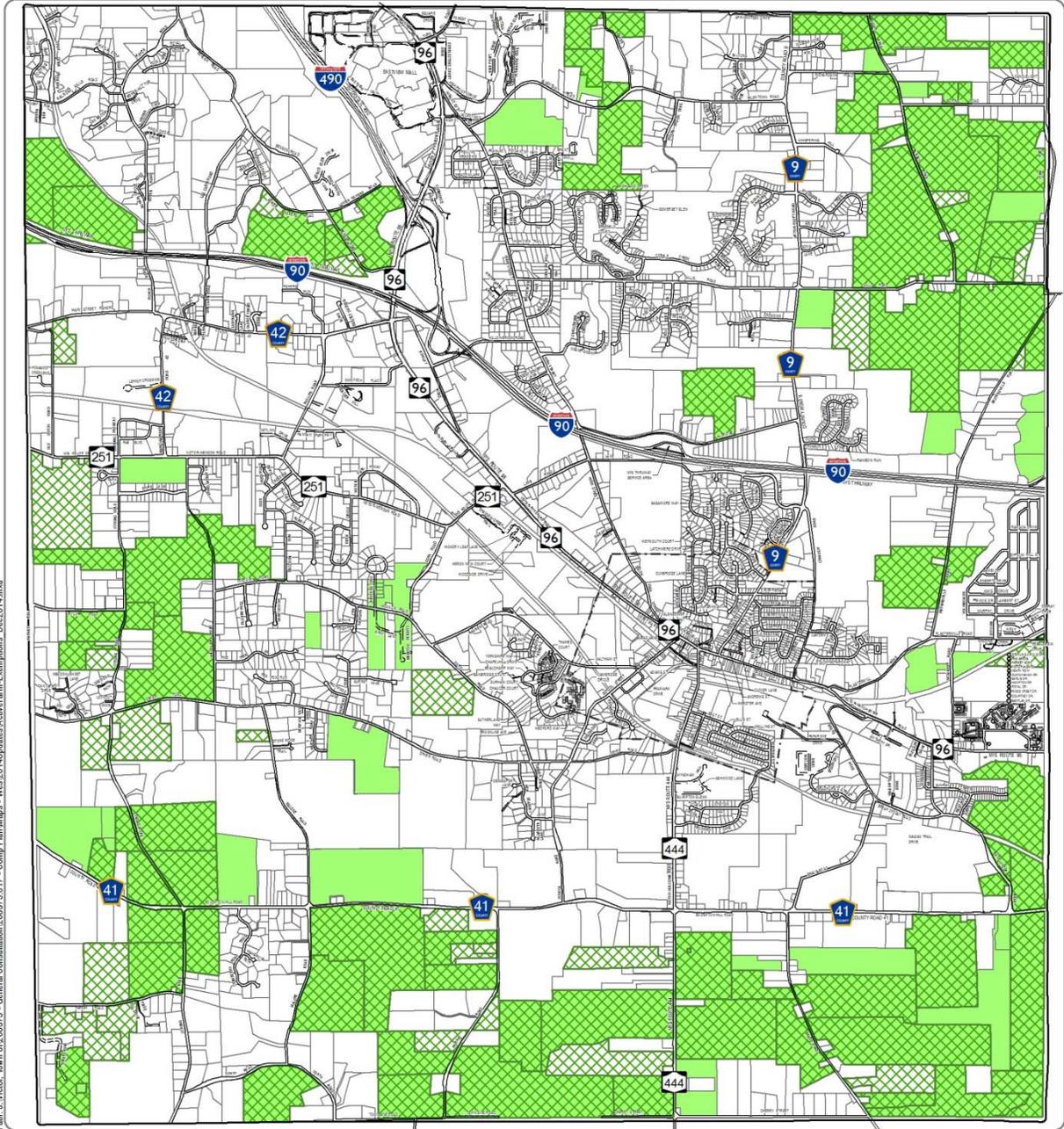
² Two similar farmer/landowner surveys were conducted specifically for the comprehensive plan and this agricultural protection plan. An initial survey was completed in 2008 followed by a supplemental survey in 2014. Both are presented in a later section of this chapter (see pages 3.18 and 3.19). Although the methodology was somewhat different, the results also tend to emphasize the number of owners of farmland who plan to sell their land.

³ As noted below on page 3.15 under the topic "Agricultural Zoning", the Town's Zoning Law presently identifies agriculture as a permitted use only within the R-3 zoning district. There are, nonetheless, a number of active

Hill Road in the vicinity of Strong Road and School Road. The second greatest concentration is found in the northeastern corner of the town north of the Thruway and east of County Road 9, although this extends somewhat west of County Road 9 in the vicinity of Valentown Road. Segments of districts located primarily within Bloomfield also extend across Victor's western boundary just north of the Thruway and just south of Route 251. A few isolated, but active, farms are found scattered throughout the town outside any district.

The map presented on page 3.14 also illustrates land that is known to be farmed and therefore duplicates that presented on page 3.13. However, although the information regarding actively farmed land that is presented on page 3.14 originated with consideration of assigned property class codes, development of this map also included review of aerial photography and consultation with knowledgeable residents from the agricultural community.

agricultural operations in other zoning districts that are also within NYS Agricultural District 1. As has been pointed out in comments from the Ontario County Agricultural Enhancement Board, NYS Department of Agriculture and Markets laws (Article 25 AA Section 305-a, Coordination of Local Land Use Decision Making) state that local governments may not unreasonably restrict or regulate agricultural operations that are located within an agricultural district. Thus, not allowing agricultural uses on land within such an Agricultural District could conflict with the NYS Agriculture and Markets law.



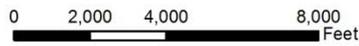
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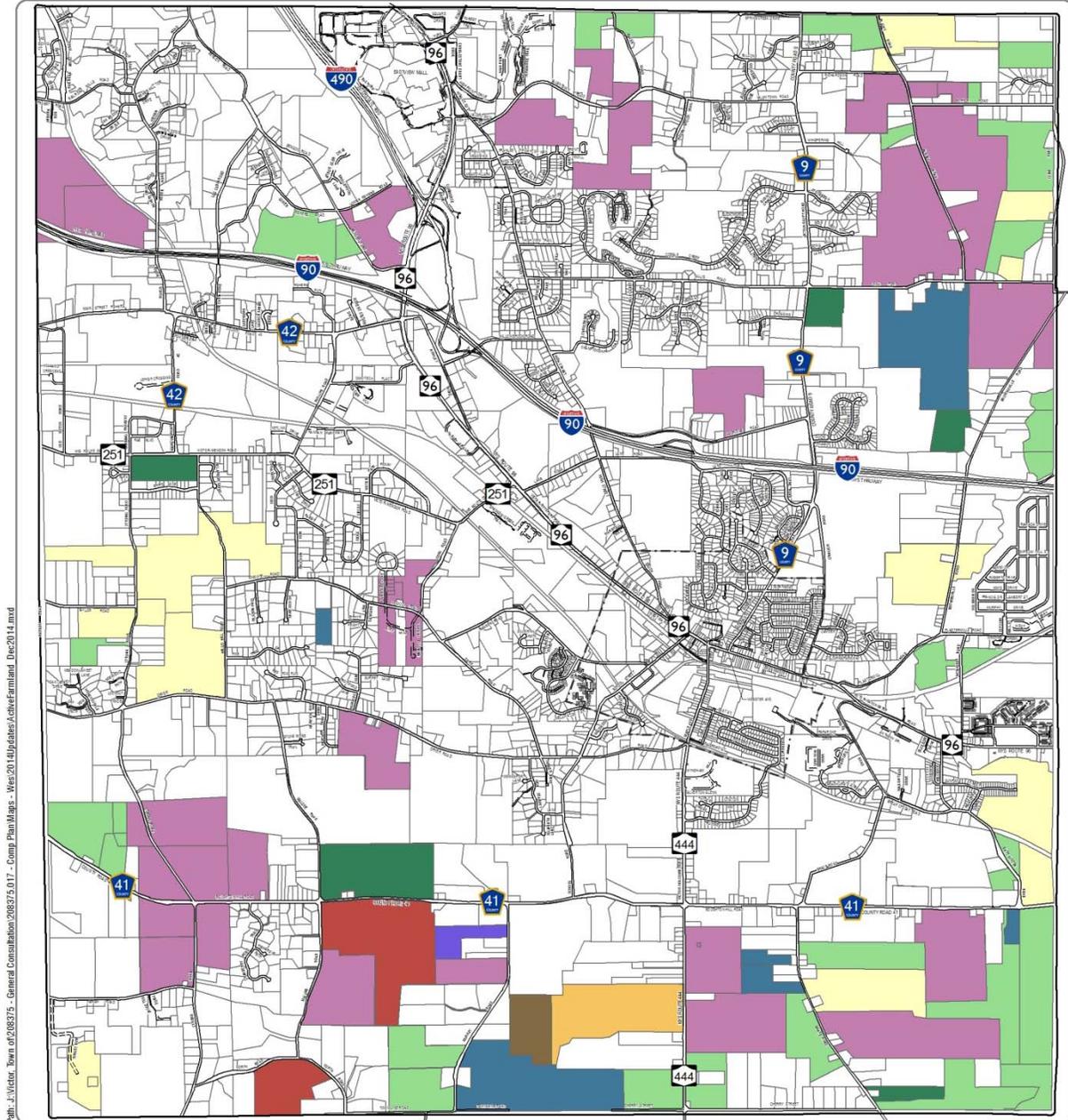


ACTIVE FARMLAND and EXEMPTIONS

Active farmland parcels defined by property classification code, and further refined by local agriculture representatives.

-  2013 Tax Parcels (Source: Ontario County)
-  2014 Exempt Agricultural Parcels (Ontario County)
-  2012 Active Farmland Parcels





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- 105 - Agricultural Vacant Land (Productive)
- 112 - Dairy Products: Milk, Butter and Cheese
- 113 - Cattle, Calves, Hogs
- 117 - Horse Farms
- 120 - Field Crops
- 151 - Orchard Crops: Apples
- 170 - Nursery and Greenhouse
- 240 - *Rural Residential With Ag Acreage*
- 322 - *Residential Vacant with Ag Acreage*



ACTIVE FARMLAND

Active agricultural parcels defined by property classification code, and further refined by local agriculture representatives. May 2012



* Categories with asterisks have primary classifications of residential or vacant land. However, upon comparing these uses with 2009 aerial photography, these parcels have some acreage that appears to contain active farmland.



DEFINING AND EVALUATING LAND TO BE PROTECTED FROM A GREEN INFRASTRUCTURE PERSPECTIVE

Chapter 2 of this plan describes the basis for establishing a map of green infrastructure in Victor. Maps were prepared to identify location, characteristics, and relationship to land use patterns of all of Victor's green infrastructure components. A prioritization model was used to calculate and classify the range of green infrastructure and agricultural values of different parcels of land. Among the components included in that analysis and prioritization are the following:

- > Prime Soils
- > Soils of Statewide Importance
- > New York State Agricultural Districts
- > 2009 Agricultural Tax Exemptions
- > Active Farmland

AGRICULTURAL ZONING

Agricultural uses are allowed within all three residential zoning districts defined within the town. There are no zoning districts which the town identifies as primarily agricultural districts or within which agriculture is identified as the preferred use. Establishment of agricultural zoning districts wherein agricultural uses would be favored and residential uses would be discouraged should be considered, but only in instances where a parcel can no longer be developed for residential use such as would be the case following a purchase or transfer of development rights or imposition of a conservation easement.

The Town of Victor designates three residential zoning districts (R-1, R-2 and R-3). Maximum development densities permitted within these districts is determined by a system of three residential density overlay districts which allow maximum residential development densities ranging from 1 unit per acre to 1 unit per every three acres. Of the three town residential districts, R-3 is the only district for which the code includes a reference to agricultural operations within its statement of purpose. Whether agricultural operations should also be referenced within the statement of purpose for R-2 and/or R-1 districts should be revisited.

Finally, footnote 3 included on page 3.11 identified a potential conflict with NYS Agriculture and Markets laws regarding unreasonable restriction or regulation of agricultural operations within an agricultural district. In addition to considering whether the R-2 and/or R-3 purpose-statements require revision, the Town should also consider whether agricultural should be made an allowed use on any parcel within these districts that is also within an Agricultural District. The Ontario County Agricultural Enhancement Board has suggested an overlay district that would "allow agricultural operations as classified by state law which are following sound agricultural practices to be conducted".

KEY FINDINGS

CHANGES IN AGRICULTURAL ACTIVITY

Active farms are not as prevalent within Victor as they once were. Although development pressure and demand for development sites is cited by some as having contributed to this decline in Victor, a significant reduction in the number of active farms has also been experienced elsewhere in Western NY where development demand is minimal. Residents and landowners participating in the planning process commented upon the ongoing general decline in the number of dairy farms and traditional cropping activities focused upon corn, small grains and legumes. Paramount among the significant deterrents encountered by young and beginning farmers otherwise interested in establishing farms in Victor is the high cost of land in the community.

Although a renaissance in “traditional” forms of agriculture involving cropping of corn, small grains and legumes has been experienced over the past decade or two in some more rural towns as a consequence of growing Amish or Mennonite population, and elsewhere due to higher commodity prices in recent years, this has not occurred in Victor⁴. Traffic and the prevalence of residential subdivisions, as well as higher costs for land within Victor, are likely among the factors that account for this distinction. Another trend is growing demand for local and organic produce. These crops can be produced on smaller parcels and have minimal impacts on traffic and neighboring residences. Proximity to population centers is an advantage for community supported agriculture and direct-to-consumer operations.

Residents and landowners commenting in the planning process noted two additional factors regarding those few individuals still conducting traditional crop-based farming operations within Victor:

- > Most or all rely upon the rental of much land to assemble tracts large enough to achieve the scale necessary in today’s market; and,
- > None appear to have obvious successors with plans to follow them when they retire. (Survey responses presented below in the Farmer Survey section regarding an intention to develop or an unknown intent would seem to validate this observation).

NON-TRADITIONAL AGRICULTURE

The presence of valuable agricultural soils in Victor, the level of active use of Victor agricultural lands, economic declines in traditional forms of agriculture, and the ongoing demand for development sites within Victor rural areas lead to consideration of the potential need for agricultural zoning and preservation of agricultural soil resources for future use and to consideration of a closely related

⁴ Although the number of dairy farms has declined, dairy farming, hop yards, and vineyards have recently been expanding across NY State where wine is already a \$4.88 billion industry. In addition, Victor’s fertile soil may become more desirable and primed for growth as droughts in other parts of the country and dependence upon irrigation cause food growers to reevaluate this area as preferable.

topic: the level to which non-traditional forms of agriculture (not focused on dairy, beef, and/or corn/small grain based cropping) can be expected to succeed in Victor and the level to which such enterprises should be anticipated to utilize un-developed agricultural lands in Victor were they to be preserved as open space available for farming in the future. Examples of more recently developed non-traditional forms of agriculture within Victor were noted as this plan was prepared, but their numbers, extent and rate of growth have not been quantified. The presence of prime soils, access to major transportation corridors and proximity to significant centers of population are all relevant factors in estimating the potential future demand for arable land from non-traditional agricultural uses. This potential future demand should be taken into account in implementing growth management and other measures called for in this plan that would protect remaining soil resources for future use.

ONTARIO COUNTY AGRICULTURAL ENHANCEMENT BOARD COMMENTS

Among the comments offered by the Ontario County Agricultural Enhancement Board were the following:

- > Conservation Subdivisions. Although Conservation subdivision (Town Law §278) is generally associated with larger scale residential development, it can also be a powerful tool to avoid fragmentation of farmland in low density "rural" settings that results from rigid lot size and setback requirements. Conservation subdivision in low density agricultural areas can be used to decouple the number of units allowed from a minimum lot size calculation. It is particularly effective where public sewers are not available. This is an agriculture-friendly zoning tool used in a number of Ontario County towns. It gives farmland owners greater flexibility to site a residence in a smarter, agriculture-friendly manner that results in retaining viable farmland.
- > Transfer of Development Rights (TDR) & Open Space Requirements. A TDR program can be a useful though complex tool for the protection of farmland or natural resources. An open space requirement is an essential for a TDR program to work: 1) It equalizes the responsibility for assuring there is long term open space by either requiring either reservation of land or cash payment to allow purchase of development rights for highly valued conservation parcels; and 2) function as a receiving zone for development "transferred from" a parcel of higher natural resource or agricultural value.
- > Agricultural Infrastructure. The viability of farmland can be adversely impacted by development on adjoining parcels that damages or eliminates critical agricultural infrastructure (such as surface/subsurface drainage, equipment access, buffering). Delineating agricultural infrastructure both for the subject parcel and adjoining parcels should be included as a requirement for subdivision and site plan approval. Minor adjustments to a site plan or subdivision can make a significant difference in maintaining continued agricultural viability of remaining or adjoining farmland. These provisions are included in other Ontario County town local laws.
- > Agricultural Soils. Quality Indicator Agricultural soils are defined generally by standards favoring row crops. Land can be productive for other crops (fruits, sugar bush, vineyard,

berries, mushrooms, apiary, etc) even though the soil is not listed. Any resource evaluation process should allow for consideration of soils which may be productive but not favored for row crops.

- > Value Added Agricultural Uses. Value added agricultural uses (processing, preparation, etc.) are important to maintaining agricultural economic viability. Existing commercial and light industrial zoning districts should be reviewed to determine if such uses are allowed uses. If not, consideration should be given to allowing them. There are currently small processors that have outgrown their facilities but have limited places to expand their operations.
- > Accessory Value-Added Agricultural Uses. Some value added agricultural uses may be appropriate for certain agricultural operations. Maple sap and processing, and product cleaning/sorting are types of activities that should be allowed as accessory to crop production. This eliminates questions regarding use variances for activities that are part of an agricultural operation.
- > Town Sewer Master Plan. The extension of infrastructure, while desirable when looked at on a project by project basis, can increase development pressure that leads to conversion of farmland. The recommendation for a sewer master plan coupled with the Town's other conservation initiatives is to be commended as a proactive approach to balancing long term development and conservation goals.

FARMER SURVEY



During the fall of 2008, a survey was mailed to all farmers and farmland owners in Victor. Forty-nine surveys were mailed and there was a 29% response rate. Participants were a mix of both farmers who own and work their land as well as landowners who rent to others. Corn is the primary farming activity, but livestock, horses, Christmas trees, vegetables, custom crops and forestry were also represented. The survey represents 1,219 acres of actively farmed land owned and worked by the farmer and an additional 377 acres of land rented to a farmer.

According to the respondents, the top challenges facing farms in Victor were (in order of importance): property taxes, land use regulations, machinery costs, farm labor, land prices and fuel cost. Lower ranked, but still viewed as challenges by at least 50 percent of the farmers, were issues including availability of farm labor, residential encroachment/nuisance complaints, estate taxes, limited succession plans for the farm, environmental regulations, access to adequate financing, access to market and business support and lack of processing facilities. Almost all farmers were concerned or very concerned about loss of farmland in Victor due to housing and commercial development. Some farmers were concerned about negative relationships with non-farm neighbors.

The survey explored attitudes about different farmland protection techniques. All participants supported differential tax assessments. About half supported conservation easements, purchase of development rights, transfer of development rights, lease of development rights, farm-friendly zoning, loan programs, programs that grow new farmers, agriculture enterprise zones and agriculture overlay districts. There was a mix of support for conservation subdivisions and a lack of support for use of exclusive agricultural zones and environmental protection overlay districts.

In terms of long term plans for farms, 60% of participants said they planned on selling a portion of their farm for non-farm purposes within the next 10 years. Four farms are planning on selling all their land within that time frame. Two will be selling their land to another farmer. On the other side of the spectrum, three indicated that they will be planning on increasing their farming operation in Victor and four hope to increase their agricultural sales.

A supplemental survey administered in November 2014 confirmed many of the findings from the 2000 survey with a few changes. The survey was mailed to 108 farmland owners⁵; 62 responded, for a response rate of 58%. Nearly all of the full-time and part-time farmers who responded intend to keep their land in farming. Among non-farming landowners, 46% intend to sell all or a portion of the farm for development within 10 years, 29% intend to sell the land to a farmer.

According to survey respondents, the two biggest challenges facing farming in Victor are high production costs, pressure to develop/ sell land for development and the need for succession plans to keep land in farming. Other challenges include the availability/ suitability of farm labor, drainage/ maintenance of drainage improvements, land use and other government regulations, conflicts/ complaints from residential neighbors and availability/ cost of land. Nonetheless, the potential for owners of agricultural land to sell their property to those who would continue agricultural uses should not be dismissed. One of the primary concerns throughout the state is the need for infrastructure and funding programs effective at assisting young farmers to get started. In the absence of these, it is too frequently the case that the land can only be afforded by developers or, perhaps, by larger agricultural enterprises. Unfortunately, the development of such state-wide initiatives is beyond the scope of this plan and this plan necessarily focuses upon local initiatives. Although the survey responses generally indicate that farmers and landowners would support the more community-specific approaches recommended in this Comprehensive Plan, a small number of larger landowners have expressed reservations or opposition to the application of land use regulations and conservation easements to support farmland preservation.

LANDOWNER CONCERNS

In the course of discussions regarding town policies that could be considered to preserve agricultural uses, manage growth and protect agricultural soils, property-owners expressed reservations about the potential economic effects of such initiatives.

⁵ The increase in the number of surveys mailed in this second survey should not be taken to indicate an increase in the number of farmers. Whereas the earlier survey focused more upon farmers, the second survey was distributed more widely to include all owners of potential farmland.

These concerns focused most frequently upon potential limitations of development rights (such as a limitation upon the maximum number of residential units per acre authorized in the zoning code) and the consequent reductions in property values anticipated by owners. (Discussions on this topic assumed that the market value of larger and/or undeveloped parcels in Victor is heavily influenced by their value as potential development sites – a factor that most in the community seem to take for granted).

In expressing their concerns, property owners referenced their experience with the system of residential density overlays implemented within the town in 2000. At the time, rural or undeveloped land within the town could generally be developed at a maximum density of approximately 1 unit per acre. The new overlays put in place at that time restricted the development potential within some areas to a maximum density of 0.33 units per acre (1 unit per 3 acres) and of others to a maximum density of 0.5 units per acre (1 unit per 2 acres). Property owners expressed their concerns that the value of affected lands decreased significantly as a consequence, that the loss in property value was unfair, that the manner in which the boundaries distinguished one overlay from another appeared arbitrary to them, and that the net effect was to place much or all of the economic cost of open space preservation upon the affected property owners.

CORNELL UNIVERSITY COOPERATIVE EXTENSION RECOMMENDATIONS

A representative of the Ontario County Cornell University Cooperative Extension submitted a number of observations and recommendations for the Town's consideration. The primary recommendations included:

- > Creation of a Future Land Use Map in accordance with prime farm soil type boundaries to reduce conversion of these soils to non-farm use.
- > Creation of agricultural zoning or preferred use guidelines that conform to areas in the town with high proportions of prime farmland (this zoning need not preclude residential development).
- > In the absence of agricultural zoning, ensure that R-1, R-2, and R-3 zones allow agricultural accessory uses such as processing, storage, repair, and sales activities. Further, ensure that farm structures are allowed appropriate setback and design flexibility necessary for farm operations and development.
- > Allow farm owners to acquire and utilize local raw farm products that complement products grown on-site (e.g., grain, honey, maple sap).
- > Conduct simplified site plan review procedures for farm operations and activities that meet the town's basic expectations for high quality of life.

- > Adopt ordinances that offer flexibility for agriculture businesses regarding signage, access, short-term parking, and equipment storage.
- > Create a Town of Victor Agriculture Profile – documenting the value of agriculture sales, net contributions to Town revenue, prime farmland acreage, farm numbers, crop diversity scale, and general intentions of non-farm land owners with a potential interest in agriculture.

The Ontario County Cornell University Cooperative Extension also recommended consideration of the following farm business development options:

- > Ensure eligible farm and farmland owners are aware of agriculture assessment programs. Reduce the tendency for town agriculture land assessment valuation to “jump” as a result of residential land use speculation.
- > Provide accommodations for farms regarding fencing and food processing regulations, allowing for new developments in small scale agriculture processing technology.
- > Restrict public sewer service in areas with prime farm soils.
- > Encourage marketing opportunities for fresh produce, grain, meats, and other farm products grown intensively (farm market, local farm-to-business commerce).
- > Consider conservation buffers (on the order of 200 feet to 500 feet in extent, perhaps on a district basis) between farms on prime farmland and high intensity residential development.
- > Provide active support to agriculture including the organization of existing resources such as residents already farming or owning land suitable for agriculture. The Town Conservation Board also reinforced this recommendation by noting that adoption of a “Right to Farm” law is only a beginning. Agricultural operators also benefit from “good neighbor” policies that ensure road improvements support movement of farm equipment and that provide better signage in farm areas in order to increase public awareness as well as affirm the value placed on agriculture within the community.

AGRICULTURAL PROTECTION GOALS AND STRATEGIES

The following Agricultural Protection and Enhancement strategies will move the Victor community towards realizing its vision as described earlier in the comprehensive plan including its vision to enhance the community's high quality of life, economic vitality and natural resources.

Other goals that may affect agriculture but that are more directly related to other topics addressed in this comprehensive plan are presented in other chapters. These related goals are listed in the first section of this chapter under the heading "Goals".

GOAL A. PROTECT AND ENHANCE AGRICULTURAL LANDS AND OTHER WORKING LANDSCAPES AS VITAL COMPONENTS OF OUR GREEN INFRASTRUCTURE AND COMMUNITY CHARACTER.

STRATEGY 1. KEEP AGRICULTURE VISIBLE TO THE PUBLIC.

The Town and Village should work with farmers and agricultural organizations to promote festivals, events, farmers markets, and other opportunities for the public in order to allow for more interactions between farmers and non-farmers. Work closely with the Victor Local Development Corporation to promote both community supported agricultural operations and the farmers market to both the general public and farmers.

Create an agricultural welcome packet for residents to explain opportunities, responsibilities and farm protection regulations. In order to promote agriculture and promote its role as critical green infrastructure in Victor, the Town and Village should promote its agricultural character to new and existing residents.

The Town can make use of a number of different media to help educate residents about local farms. Brochures can inform residents about what they can expect from living close to farms, about the value of buying local products from local farms, and the need to exercise patience when farmers take their tractors onto roads. The town website can include links to local farm businesses or information about farming activities. All promotion activities should highlight the important role agriculture plays specifically in Victor. The following benefits should be highlighted:

- > Improving surface and groundwater quality by filtering water;
- > Reducing flooding by slowing runoff and providing recharge areas;
- > Improving air quality by filtering air and producing oxygen;
- > Retaining soil for plant growth;
- > Making Town a desirable place for people to visit. Wineries, pick-your- own farms, corn mazes and other agritourism businesses are direct draws for tourists;
- > Providing community identity, rural character, and recreation;

- > Reducing carbon emissions to the extent there is a reduction in reliance on foods, feeds and horticulture products that need to be shipped from long distances; and,
- > Maintaining or increasing biodiversity and providing **wildlife habitat**, at least when compared to many more developed uses such as residential development.

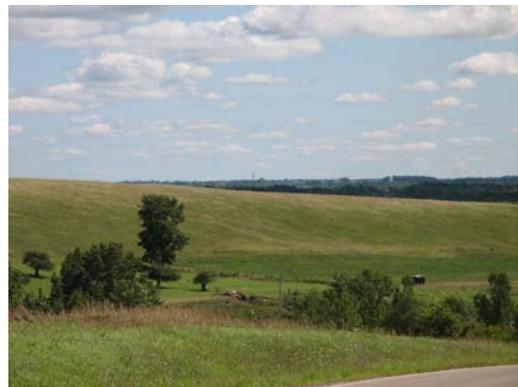
STRATEGY 2. PROMOTE EDUCATIONAL PROGRAMS ABOUT FARMING PRACTICES.

Work closely with farmers, farm support groups such as Ontario County Cooperative Extension, local school districts that serve Victor, and Ontario County Soil and Water Conservation District to enhance education programs for the general public about agriculture, its role in the community, and its practices. While some educational programs already exist to help people start new farm operations or activities, little exists to help the general public understand what agriculture is, how it is done, and what it means to Victor. The Town needs to convey the importance of agriculture in Victor. In the surveys, several farmers had concerns over negative interactions with non-farmers because of a lack of understanding of the agricultural practice. In order to build sustained support for farming, the general public needs to have a better understanding of agriculture.

STRATEGY 3. INCORPORATE STATE REQUIREMENTS RELATED TO REVIEW AND NOTIFICATION FOR DEVELOPMENT OCCURRING WITHIN THE CERTIFIED NEW YORK STATE AGRICULTURAL DISTRICT.

Ensure that the requirements of New York State Agriculture and Markets Law (AML) 25-aa are followed and incorporated into Planning Board and Zoning Board of Appeals reviews. This law asks municipalities to carefully consider farm operations when making land use decisions within the agricultural district. For projects within 500 feet of a farm located in a New York State Agricultural District, the agricultural data statement is required and a review of the possible impacts to the functioning of farm operations be evaluated. This review can be coordinated with the environmental review (SEQRA), which also includes an evaluation of impacts on agriculture.

Both boards should also be aware of Section 310 of AML Article 25-aa, which requires real estate agents and sellers of land to disclose to buyers that the property they are about to buy is partially or wholly within an agricultural district and that farming activities occur within that district. Some municipalities include the disclosure statement in their subdivision approval process to ensure that all parties are aware of the farm activities taking place.



New York State Agricultural Districts offer certain protections for farmers and farmland.

STRATEGY 4. ENHANCE PLANNING BOARD REVIEW OF IMPACTS TO FARMS IN GENERAL.

To ensure that impacts to farming operations are included in the project review process, the Planning Board could include the following:

1. Review the New York State Agricultural District Map in relation to the proposed project.
2. Review the Agricultural Data Statement submitted by the applicant.
3. Evaluate farming activities in the area and project impacts on them. Some questions that the Planning Board should ask to determine if a project would negatively impact farms include:
 - a. What potential conflicts between the existing farm and the new use will be created? How will these conflicts be prevented?
 - b. Will the new use negatively impact a farmer's ability to use existing right-of-ways or farm roads needed to access fields?
 - c. Will the new use affect land values and rental rates for agricultural uses?
 - d. If new public roads are to be built, will they accommodate agricultural equipment and traffic?
 - e. Will this new use spur additional non-farm development in the future?
 - f. Is the landowner familiar with the nearby agricultural practices that will be used and if not, how will they be educated about them?
 - g. Will the new use remove significant land from being available for farming?
4. Consider requesting an advisory opinion of the Ontario County Agriculture and Farming Protection Board.
5. According to Town Law 283-a and Village Law 7-741, notice must be given to the County Planning Board about proposals requiring the Agricultural Data Statement so that it can be reviewed.
6. As part of the New York State-required training for Planning Board and Zoning Board of Appeals members, include substantial training related to the operations and needs of farms and the potential impacts of development on neighboring farm operations.

STRATEGY 5. PROMOTE LANDOWNER PARTICIPATION IN NYS AGRICULTURAL ASSESSMENT PROGRAMS.

Tax relief for eligible farmers in the form of an agricultural assessment is also provided for in AML 25-aa. An agricultural assessment provides “use-value” assessment that allows land to be taxed for its agricultural value, rather than its non-farm market value. The difference between the market rate of agricultural land and the agricultural assessment is exempted from real property taxation. The agricultural use value of land is established by New York State based on the number of acres and types of soils used for agricultural production on the farm parcel.

Any owner of land (in or out of the agricultural district) used for agricultural production may qualify if the land meets the requirements established by New York State. Land must be seven acres, farmed by a single farm operation, used in the preceding years for bona fide agricultural activities, and have an annual gross sales value of \$10,000 or more. (Landowners who rent land do not have to meet the income levels but the farmer does.) Conversely, land of less than seven acres may qualify if the gross sales are \$50,000 or more each year. Landowners must apply annually to the Town Assessor in order to be eligible for the exemption⁶. A penalty is imposed when land that has received these tax benefits is taken out of agricultural production.

Other tax benefits for farmland and farmers include the Farm Building Exemption, forest land exemption, partial exemptions for replanted or expanded orchards and vineyards, and sales tax exemptions. All of these programs are designed to reduce costs to farmers. In the survey, such tax benefit programs were highly supported as a farmland protection technique by Victor farmers.

Victor should promote participation in these programs. To accomplish this, Victor should ensure that assessors receive continuing education on agricultural assessments and exemptions, provide educational materials to landowners containing a directory and written explanation of tax incentives and benefits for farmers and farmland owners, and notify landowners who may be eligible for the exemption about program requirements and deadlines. Further, the Town should aggressively enforce the required penalties when farmland that has received tax benefits is converted to non-farm use.

STRATEGY 6. ESTABLISH AN AGRICULTURAL ADVISORY COMMITTEE.

Victor should establish a local advocacy group for agriculture whose primary role is to promote agricultural activities and protect agricultural lands. In order to facilitate participation by members of the agricultural community, meetings and activities should be scheduled in a manner that is sensitive to the farm calendar (for example, eliminating or reducing the frequency of meetings in the months of May through August). In appointing this committee, the Town Board should not limit membership exclusively to landowners, but should also consider the inclusion of other residents with a demonstrated interest in promoting local food, alternative agricultural activities, agricultural economic development programs, and farmland protection. Should obstacles be encountered identifying a

⁶ The application for an agricultural use value exemption includes a completed Soil Group Worksheet that delineates soil types on the parcel and the number of acres in each classification established by New York State for assessment purposes. The County Soil and Water Conservation District (SWCD) assists landowners in preparing these worksheets.

sufficient number of Victor candidates for membership on such a committee, consideration should be given to the potential need for a multi-town committee, a county-level committee or a committee comprised of both farmers and non-farmers.

Consideration should be given to how the Town might fund this committee to support necessary administrative support, marketing, and education efforts. The committee should also be encouraged to investigate grant opportunities for the support of farming education programs within the community.

The Agricultural Advisory Committee should regularly report to the Town Board regarding its activities, accomplishments, and future needs. Furthermore, and similar in many ways to the role now played by the Town Conservation Board, the Agricultural Advisory Committee might undertake the following roles in order to support farming in Victor:

- > Assist the Town Board in implementing the agriculturally oriented strategies of this Plan.
- > Assist the Planning Board and Zoning Board in their reviews of projects in relation to impacts on agriculture. This committee could aid the Board(s) by collecting information and offering advice that would assist in effectively evaluating impacts on agriculture.
- > Assist in developing a Right to Farm Law (see Strategy 17) and in reviewing and evaluating other examples such as those in Farmington and other communities within the counties of Ontario, Wayne and Monroe.
- > Work with Cooperative Extension of Ontario County to initiate Agricultural Economic Development and new farmer initiatives and training in Victor.
- > Act as a local agriculture advisor to Local Development Corporation to promote agriculture and new farming operations such as micro enterprises, niche farming, community supported agricultural operations, etc.
- > Identify agricultural enterprises that are suitable to Victor.
- > Explore the level to which non-traditional forms of agriculture (not dairy, beef, and/or corn/small grain based cropping) can be expected to succeed in Victor and the level to which such enterprises should be anticipated to utilize un-developed Victor lands were they to be preserved as open space. As was stated earlier in this chapter, consideration of Victor agricultural soil resources, the current level of agricultural land use within Victor, agricultural zoning, declines in traditional forms of agriculture, and ongoing changes in land use density all lead to consideration of this important topic and the feasibility of implementing measures to protect remaining agricultural soil resources for future use.

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- > Evaluate the Cornell Cooperative Extension recommendations described on page 3.15 and evaluate the need to expand the strategies articulated in this chapter to accommodate future implementation of those suggestions as well.
 - > Provide input to those charged with implementing other measures, such as programs for purchase or transfer of development rights, intended to play a role in preserving agricultural resources. Perceptions that such programs are unfair to landowners have the potential to delay or complicate implantation of programs that will be effective in preserving agricultural resources. Input from the Agricultural Advisory Committee may help to recognize, respond to and reconcile such concerns proactively and effectively.
 - > Explore and refine understanding of the following issues regarding the identification of agricultural lands and resources: What is an agricultural parcel and how should they determined / counted? Does the methodology relied upon in this plan to identify agricultural acreage specified in this plan continue to be a reliable measure or would another be more informative? Should the types of land that are included in farm parcels include tillable, woodland, wetland, undeveloped, wasteland and other lands that might be farmed depending on the variation of soil types?
 - > Consider whether there would be benefit to conducting an expanded version of the farmer survey in the future, in cooperation with Ontario County or neighboring towns, to include agriculturally related businesses such as: farm equipment, fuel, veterinarians, grain dealers, packaging plants, and professional services.
 - > Evaluate whether there would be benefit in studying how adjacency or lack of services creates pressure for the farming community. For example, how far does a farmer have to travel for agricultural supplies or to purchase a piece of equipment? How far does the large animal vet have to travel? Do these increase costs for the farmer and encourage conversion of land to other uses? Consider and advise whether future revisions or amendments to the plan should take these factors into account.
 - > Regarding keeping agriculture visible to the public (see Strategy 11): Provide input whether to include the promotion of organizations such as NY Farm Bureau. Also, consider whether this strategy (or another) ought to be expanded in the future to include consideration of the impact to agricultural when considering traffic density plans. For example, whether the convergence of higher traffic volumes and farm equipment leads to increased risk that is significant to the farming community.
 - > Also regarding keeping agriculture visible to the public (Strategy 11): Confirm whether the list of meaningful benefits appearing on page 3.21 ought to be expanded in the future to include the following:
 - o Local agriculture reduces food costs and improves standard of living;
 - o Spontaneous opportunity for education regarding food costs, food sources, and natural dependencies;

- Promotes engagement with and appreciation for food sources and sustainable living habits; and,
 - The town's farmland contributes significantly to the open space and rural character, scenic beauty, cultural heritage, hunting and other recreational opportunities.
- > Regarding promotion of educational programs about farming practices (see Strategy 12), provide input on whether the strategy should be expanded in the future to include the following initiatives:
- Encourage Victor/Farmington schools to provide career information for agriculture or agriculture support careers;
 - Highlight current education programs available for niche/boutique agricultural programs; and,
 - Provide incentives / promotional materials for local businesses that sell or use agricultural products produced within the county or town; Victor LDC could sponsor campaign to sensitize community to local agriculture opportunities.
- > Provide input regarding the need, benefit and scope of potential strategies that would:
- Encourage farmer to farmer land transactions; and,
 - Educate real estate agents to the value of farmer to farmer transactions⁷.
- > Provide input regarding the need for traffic signage indicating the presence of farm animals or other types of farming in agriculturally-rich sections of Town as both a risk mitigation and marketing opportunity.
- > Regarding promotion of landowner participation in NYS Agricultural Assessment programs (see Strategy 15), consider whether the program should be expanded in the future should include the following:
- Agriculture assessment information could be offered via Hang Around Victor Day events;
 - Providing ag-friendly information available on Victor website. For example – the Town could list Ag Exemption deadlines on calendar to inform residents about potential for reduced taxes;
 - At Victor Town Hall – provide spotlight on Agriculture area; and,
 - Encourage businesses and banks to highlight and promote their services that could directly benefit farmers and farm support businesses.

STRATEGY 7. ENACT AN UPDATED RIGHT TO FARM LAW

⁷ Input might also be provided regarding the need for and benefit of incentives for “responsible agriculture”, including responsible utilization of pesticides and fertilizers, organic farming, integrated pest management, energy self-sufficiency, constructed wetlands for waste processing and water conservation.

In many places, as residential development encroaches on agricultural areas, farming suffers. New residential neighbors often complain about different nuisances, such as odors, water pollution, road spills, and noise as related to working farms.

While not as numerous as they once were, Victor continues to have active agricultural operations. As a result, agriculture remains a component of the local economy and ensures a local supply of food and farm products for the community.

Farmland is important to a community in many other ways as well. The character of a working landscape is very much a part of Victor, and farmland and open spaces use fewer services than residential development, which in turn, reduces the cost of community services for all residents. Farming not only adds to the tax base, but also to the charm and natural beauty of Victor.

An effective Right to Farm Law⁸ protects farmers from nuisance suits over the sights, smells, noise and other impacts of their regular operations. In addition, such a law could be written to require notice to any purchaser of a house in Victor that there are active farms in the town and that these farms have visual and traffic impacts as well as produce smells and noise.

Wayne County provides for notification during the sale, purchase or exchange of residential property within the county. The notice reads:

It is the policy of this state and Wayne County 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 farming activities occur within Wayne County. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors, smoke, insects, operation of machinery during any hour of the day or evening, storage and disposal of plant and animal waste products, and the application of fertilizers, soil amendments, and pesticides by ground or aerial spraying or other method. Property owners and residents of Wayne County should be aware that farmers have the right to undertake generally accepted practices and one should expect such conditions as a normal and necessary aspect of living in an agricultural area.⁹

The Wayne County disclosure notice is based upon New York State Agriculture and Markets Law (§ 310) requiring such notice for the transfer of property in an agricultural district. This notice must be signed and the notification must be recorded on standard property transfer reports. This recommendation does not supersede the state requirement, but broadens it to areas in the town outside of Agricultural Districts.

⁸ The present Town of Victor law is found in Code Chapter 108. Some examples of other Right to Farm laws in New York State can be found on the Monroe County website at: <http://www.monroecounty.gov/planning-righttofarm.php>. (Last accessed on May 21, 2009.)

⁹ Wayne County Local Law Local Law No. 5-1997.

The Town Board should update the present local Right to Farm Law. This law should clearly protect normal farm operations from nuisance complaints as well as require notification during real estate transactions of the normal impacts of farming.

STRATEGY 8. ADOPT A POLICY OF PURCHASING DEVELOPMENT RIGHTS (PDR) ON PRIORITY PARCELS.

Under a PDR program, a landowner voluntarily sells his or her rights to develop a parcel of land to a public agency or a qualified conservation organization. The landowner retains all other ownership rights attached to the land, and a conservation easement is placed on the land and recorded on the title. The buyer of the development rights essentially purchases the right to develop the land and then extinguishes that right permanently, thereby assuring that development will not occur on that particular property.

A PDR program in Victor should be based on the following principles:

- > The Green Infrastructure Priority map should be used to identify critical parcels so that the PDR program can be targeted.
- > A PDR program will succeed only if implemented in tandem with other green infrastructure strategies, such as described in the preceding chapter.
- > All PDR programs would be voluntary in terms of landowner participation.
- > A PDR program would result in the permanent protection of lands.
- > The program must be linked with the vision and goals of this Comprehensive Plan.

To make a PDR program a reality, the Town and Village of Victor should:

1. Establish a Board or Committee to oversee the implementation of a PDR program and to ensure that program dollars are spent wisely to acquire properties that meet the goals and objectives of the program¹⁰. Committees consisting of local governments, land trusts, and members of the public work best.
2. Identify Sources of Funding. External funding sources include federal and state grants, foundations, land trusts, and public money donations such as through local tax levies. Frequently used funding sources include:

¹⁰ It has been noted that successful implementations of PDR as a method to promote and sustain agriculture are still relatively rare and that costs are frequently a significant impediment. It is recommended, therefore, that the Town look for and study instances in which PDR programs have been successfully instituted in comparable communities with a particular focus upon the benefits as well as the costs and how they are allocated.

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- > Local appropriations from general or discretionary town/village funds;
 - > General obligation bonds (voted on as a referendum by the general public);
 - > Town real estate transfer taxes;
 - > Federal funding (USDA Farmland Protection Grants, Farmland Protection Programs of the Farm Bill);
 - > State funding (NYS Farmland Protection Grants); and,
 - > No-net-loss program (a mitigation law) that requires developers to permanently protect one acre of priority open space land for every acre of land they convert to other uses. Developers can place a conservation easement on land in another part of Town or pay a fee to satisfy mitigation.
3. Develop an action plan for education and outreach to landowners, public officials, and the general public prior to and following adoption of a PDR program. This could include brochures, web page, press releases, public meetings, mailings to landowners, especially those of high priority parcels.
4. Adopt a local law or amendment to the Zoning Law to establish a PDR program. The administrative process needs to be consistent, fair, and equitable to all landowners who may want to participate. The law should clearly articulate the process for identifying the parcel selection process, recording, monitoring, funding, application review, valuation, and expectations for the deed of easement (content), etc). It should outline acceptable appraisal approaches. These could include the income approach, rent amortization, flat rate or points system approaches to property valuation. The Town and/or Village should ensure that all potential PDR properties will, if preserved, be consistent with this Comprehensive Plan. Finally, the law should outline a mandatory monitoring program to ensure that the terms of the easement are being maintained.

IMPLEMENTATION SUMMARY

The following table takes the strategies described in this chapter and describes the actions needed to get each started, responsible parties for undertaking the strategy and the time-frames for accomplishing each.

The time-frames have the following potential ranks:

On-going: This strategy will set into motion a continuous action.

Immediate: This strategy is foundational and should be undertaken as soon as possible.

Short-term: This action should be undertaken within a year of the plan's adoption

Mid-term: This strategy should be undertaken within one to three years.

Long-term: This strategy can be undertaken from three years or beyond.

Strategy	Action Required	Responsible Party	Time-frame
1. Keep agriculture visible to the public.	Town board should assign this task to the Agricultural Advisory Committee (see Strategy 6) or another farmer committee.	Town board	On-going
2. Promote educational programs about farming practices.	Town board or Agricultural Advisory Committee convene meeting of involved organizations.	Town board, town school districts, Cornell Cooperative Extension, Ontario County SWCD	On-going
3. Incorporate state requirements related to review and notification for development occurring within the certified New York State Agricultural District.	Ensure this is a task of the committee or consultant revising the zoning code	Town board	Short-term
4. Enhance Planning Board review of impacts to farms in general.	Ensure this is a task of the committee or consultant revising the zoning code	Town board	Immediate

Strategy	Action Required	Responsible Party	Time-frame
5. Promote landowner participation in NYS Agricultural Assessment programs.	Distribute information to landowners through the town newsletter and with property tax bills	Town assessor's office	On-going
6. Establish an Agricultural Advisory Committee.	Town board should appoint the committee	Town board	Short-term
7. Enact an updated Right to Farm Law	Town board should enact the law	Town board	Short-term
8. Adopt a policy of purchasing development rights (PDR) on priority parcels.	Establish mechanisms for funding. After that they can begin to identify rights to purchase.	Town board	Immediate