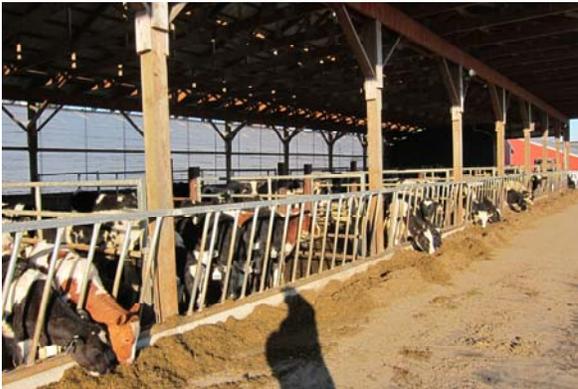


EXCERPTS

Town of Cazenovia Agricultural & Farmland Protection Plan



February 2013

Excerpts from the Town of Cazenovia Agricultural & Farmland Protection Plan

CONTENTS:

- Farmland Targeted for Protection – Criteria and Parcel List
- Implementation Strategy
- Zoning Audit
- Maps
 - Zoning Districts and Active Farmland
 - Farmland Suitable for Protection
 - Farm Parcels by Agricultural Soils Rating



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C. Farmland targeted for protection

The Town has identified all lands that have high quality agricultural soils and that are currently used for agricultural production as the highest priority for long-term protection. The areas of active farmland were delineated from aerial photographs and represent crop fields, pasture and other open land that may be suitable for agricultural production (see Map 3: Active Farmland). High quality agricultural soils include soils classified by the USDA Natural Resources Conservation Service Soil Survey as “prime farmland,” Prime farmland if drained”, and “other soils of Statewide importance (see Map 5: Agricultural Soils). The intersection of these two features – areas that consist of prime or important agricultural soils as well as active farmland – are depicted in Map 7: Farmland Suitable for Protection.

Of the 8,138 acres of active farmland in the Town of Cazenovia, 7,321 acres (90%) consist of prime agricultural soils or other soils of Statewide significance. These areas of prime and important agricultural soils that are actively farmed represent the most significant agricultural land resources in the Town.

The areas depicted in Map 7: Farmland Suitable for Protection represent the Town’s most important agricultural land resources. Map 7 should be used by Town boards and advisors as a reference when reviewing development proposals and in implementing strategies for the long-term protection of these lands. Prioritization of these lands, for example, for the purpose of sponsoring applications for purchase of development rights, should be based on the following criteria.

- Acreage of high quality agricultural soils
- Proportion of the parcel that contains high quality agricultural soils
- Long-term viability of the farm operation over the long term
- Impact on the protection of significant natural resources
- Extent to which the farm is subject to significant development pressure

Agricultural Soils

The presence of high quality agricultural soils is a critical factor in prioritizing farmland for permanent protection. Such soils are categorized by the US Department of Agriculture as prime, prime if drained and “other soils of Statewide significance,” as described above. Farm parcels with relatively large acreages of prime and important agricultural soils should be targeted for protection. In order to identify those parcels with exceptional agricultural soils resources, a rating system was applied to parcels that contain cropland, pasture or other open land that may be suitable for agricultural production. The number of acres of soils in each category -- prime, prime if drained, soils of statewide importance, other soils – was calculated for each parcel that contains active farmland.

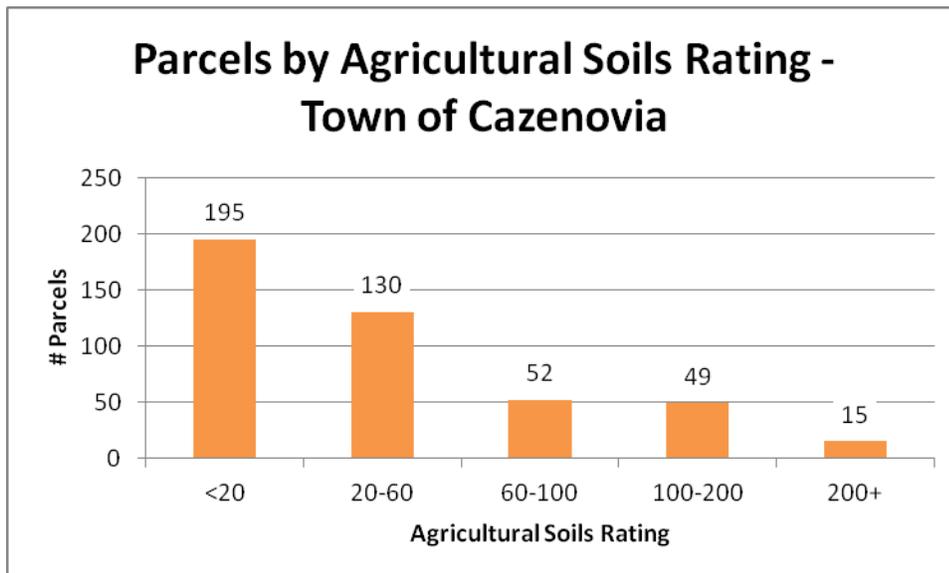
Town of Cazenovia Agricultural & Farmland Protection Plan

The following weighting factors were applied to the total number of acres within each soil category:

<i>Agricultural Soils Classification</i>	<i>Rating Factor</i>
Prime Soils:	3
Prime if Drained:	2.5
Soils of Statewide Importance:	2
Other soils:	1

The Agricultural Rating for each parcel is the sum of the acres of soils in each category multiplied by the weighting factor. Parcels with as little as one acre of cropland or pasture are included in the database; this increases the number of parcels with relatively low agricultural soils ratings.

The results are depicted in Map 8. A list of parcels with the number of acres of cropland, pasture and other open land and the agricultural rating is provided in Appendix C. The number of parcels in each category is summarized in the following chart:



This rating system assesses only the amount and quality of agricultural soils on individual parcels. As such, it is intended as the starting point for determining the suitability of individual parcels for long-term protection.

The highest agricultural soils ratings are given to large parcels that include significant quantities of farmland. Small parcels that are used to raise high value crops such as vegetables would not receive a high rating using this system; the agricultural value of these smaller parcels will need to be documented on a case-by-case basis.

Town of Cazenovia Agricultural & Farmland Protection Plan

In addition, the rating system does not group parcels that are part of a single farm operation. However, if multiple parcels are proposed for protection, the data for each individual parcel may be added together to determine the total rating for a group of parcels. The Excel database of parcels, which includes the total amount of farmland in each soils category and the agricultural rating for each parcel, is included in the CD that accompanies the final Plan document to facilitate these calculations as needed.

Several other factors, in addition to the presence of high quality agricultural soils, should be considered in assessing suitability for long-term protection. These include the application of land management and conservation practices, plans for continued operation of the farm in succeeding generations, and proximity to other farmland and other protected lands. Although these other factors are less suited to a numerical ranking system, they should be addressed on a case-by-case basis for those parcels that are proposed for long-term protection.

Long-term Viability

Factors that should be considered in evaluating the long-term viability of a farm parcel include:

- The presence of a succession plan that demonstrates that the land is going to continue to be farmed, either by the next generation of the family that is currently farming the property or by a neighboring farmer.
- A history of appropriate conservation and land management practices on the farm
- Location in an area does not have constraints to continued farming. For example, a parcel that is completely surrounded by residential development is more difficult to farm than one that is contiguous or near other farm parcels.

Development Pressure

Farms that are susceptible to conversion to other uses may be a higher priority for conservation than other farms. Pressure for conversion may take the form of scattered residential development, residential subdivisions or other development and may be stimulated by infrastructure extensions or nearby development. The extent of development pressure should be a consideration in the evaluation of farm parcels for long-term protection.

Natural Resource Value

Farmland protection may have the added benefit of protecting or enhancing nearby natural resources. For example, cropland and pasture absorb rainwater and generate less stormwater runoff than developed land. It can serve as a buffer to forests and wildlife habitat. If properly managed, it can provide protection to stream corridors. The contribution of the farm toward the protection of natural resources should be considered in the evaluation of individual farm parcels for long-term protection.

Agricultural Soils Rating - Parcel List

Town of Cazenovia

PRINT_KEY	swis	primary_ow	prop_class	PRIME SOILS TOTAL	PRIME IF DRAINED TOTAL	STATEWIDE IMP TOTAL	OTHER SOILS TOTAL	Ag Soils Rating	Active Ag Total Acres
131.-1-2	252289	Holmes, James M	112	139.4	5.8	103.1	11.9	650.9	260.2
86.-1-29	252289	Pushlar, Paul	110	114.1	0.9	5.8	5.4	361.8	126.3
131.-1-1.2	252289	Holmes Lori M	112	33.1	0.0	107.6	4.6	319.2	145.3
66.-1-13	252289	Ketcham, Lynn A	120	78.6	16.2	19.3	1.1	316.1	115.3
119.-1-10.1	252289	Furnari, Salvatore A	120	90.0	0.0	11.4	3.2	296.0	104.6
86.-1-14	252289	Lucas, Homestead L.P.	112	71.1	0.9	37.9	0.1	291.6	110.1
130.-1-55	252289	Zupan, William Nick	110	67.6	0.2	29.9	20.3	283.3	118.0
107.-1-15.11	252289	Brownback, Russell J	120	82.0	1.0	13.9	5.9	282.1	102.8
119.-1-8.1	252289	Sadlon, Richard	112	82.2	0.1	14.2	0.0	275.4	96.6
130.-1-18	252289	Stanford, Marion	112	57.1	2.6	31.5	3.5	244.4	94.7
118.-1-55.1	252289	Critz, Matthew E	170	69.4	5.0	6.2	2.0	235.0	82.6
147.-1-25	252289	Shoemaker, Allan R	112	58.0	12.8	0.0	25.0	230.8	95.7
119.-1-65	252289	Wagner, Vincent A	112	59.3	0.0	21.3	2.8	223.4	83.4
146.-1-36.11	252289	Fraser, Howard H Jr	240	15.4	0.0	84.4	3.7	218.6	103.5
119.-1-64	252289	Williams, Michael	112	0.3	0.0	95.0	14.7	205.6	110.0
130.-1-32.1	252289	Stanford, Marion J	112	60.0	3.7	1.6	3.8	196.3	69.1
130.-1-30.1	252289	Stanford, Marion J	120	44.6	0.1	26.5	4.1	191.3	75.4
106.-1-41.1	252289	Jones, Edward W	120	54.4	0.0	6.4	9.1	185.1	69.9
130.-1-41	252289	Ramsden, Richard	112	52.3	0.0	0.0	24.2	181.0	76.5
107.-1-30.1	252289	Goodfellow, Arlene R	240	53.4	3.9	3.0	0.0	175.9	60.3
75.-1-1	252289	Vadeboncoeur, Joan	250	51.5	0.1	7.8	3.7	173.9	63.0
131.-1-9.1	252289	Sears, Richard L	117	14.8	0.0	60.3	4.3	169.3	79.4
95.-1-9.1	252289	The Trush Land Co	321	48.9	6.2	0.0	0.0	162.3	55.1
119.-1-32.1	252289	Milin, Michael M	112	7.8	2.4	55.8	15.0	156.2	81.1
67.-1-20.7	252289	Koennecke, Kevin J	240	20.5	9.8	31.6	4.2	153.1	66.0
95.-1-5	252289	Cazenovia Cent Sch Dis	557	37.1	5.3	13.5	0.8	152.2	56.6
119.-1-16	252289	Bushneck, Frank	240	47.0	0.0	2.0	0.0	145.1	49.0
118.-1-9.3	252289	Wolff, Barbara D	240	37.3	1.8	6.9	13.5	143.8	59.6
67.-1-12	252289	Weinheimer, Edward	240	37.7	6.5	6.0	1.1	142.5	51.3
130.-1-26.2	252289	Critz Matthew E	120	38.1	10.4	0.5	0.1	141.3	49.0
131.-1-4.1	252289	Holmes, Edmund L	120	1.5	7.9	58.0	0.5	140.8	68.0
66.-1-20.7	252289	Knauf, Robert A	323	40.0	7.2	0.0	0.2	138.3	47.4
67.-1-28	252289	AGB Properties Inc	321	45.2	0.5	0.0	0.3	137.1	46.0
95.1-2-7.1	252289	WNDswept Farm, LLC	240	42.1	0.0	4.1	0.9	135.5	47.1
119.-1-54.3	252289	P.D.J Inc DBA Johnson Bro	120	38.0	8.3	0.0	0.7	135.4	47.0
106.-1-11.1	252289	Nash, Andrew L	240	41.9	0.0	4.2	0.1	134.4	46.3
66.-1-18	252289	Coughlin, Brian T	240	43.1	0.4	1.7	0.0	133.9	45.3
95.3-2-26	252289	Cazenovia Resoration Corp	120	35.6	0.8	12.2	0.0	133.3	48.6
75.-1-44.11	252289	Lucas, Homestead LLC	120	40.0	3.4	0.4	0.0	129.4	43.9
130.-1-24	252289	Ridings, Peter B	120	36.6	4.1	0.0	8.7	128.7	49.4
130.-1-26.1	252289	Ramsden, Richard	112	36.9	0.5	7.2	0.3	126.8	45.0
107.-1-9.112	252289	Bauer, Tricia	120	39.5	0.0	2.5	0.0	123.6	42.0
118.-1-81	252289	Critz Matthew E	112	34.7	1.7	1.7	11.5	123.2	49.6

Agricultural Soils Rating - Parcel List

Town of Cazenovia

PRINT_KEY	swis	primary_ow	prop_class	PRIME SOILS TOTAL	PRIME IF DRAINED TOTAL	STATEWIDE IMP TOTAL	OTHER SOILS TOTAL	Ag Soils Rating	Active Ag Total Acres
95.-1-9	252289	Cazenovia Restoration Cor	120	36.3	0.0	6.7	0.0	122.4	43.0
66.-1-24.11	252289	Gerber David R	323	29.1	12.5	0.9	0.5	120.7	42.9
67.-1-21.4	252289	Frisbey-Jones Nancy	240	34.7	0.2	6.7	1.8	119.9	43.4
130.-1-7	252289	Ridings, Peter B	120	38.2	0.0	1.5	1.2	118.9	40.9
130.-1-51.111	252289	Fassett, David J	120	32.8	4.7	0.0	9.0	118.9	46.4
146.-1-49	252289	Rainbow, Malcom	112	36.3	1.7	2.4	0.0	118.0	40.4
106.-1-23.31	252289	Wilson, Jerald E	240	34.8	3.8	0.0	3.8	117.7	42.4
131.-2-13	252289	Trinity Glen Farm LLC	321	4.3	0.0	46.7	9.6	115.9	60.6
130.-1-15	252289	Steffens, John	112	36.6	0.0	0.0	5.8	115.5	42.4
66.-1-16	252289	One Beaver Pond LLC	240	29.3	5.5	5.9	0.2	113.6	40.9
94.-1-1	252289	Cazenovia College	613	34.5	0.0	3.2	2.4	112.1	40.0
86.-1-13	252289	Lucas, Homestead L.P.	112	25.2	2.1	12.5	3.9	109.6	43.6
146.-1-5.1	252289	Popek, John A	120	36.2	0.0	0.1	0.5	109.2	36.8
67.-1-20.1	252289	Koennecke, Kevin J	120	9.2	2.3	32.8	8.9	107.9	53.2
75.-1-32.1	252289	Koerner, John	117	32.4	2.9	1.3	0.4	107.5	37.0
76.-2-7.1	252289	Anderson, Thomas B	240	22.7	2.9	12.7	6.8	107.5	45.1
146.-1-25.1	252289	Reed, Gene A	120	31.0	0.0	0.9	11.6	106.4	43.5
94.-1-19	252289	Cazenovia Nature Conserv	250	25.8	2.9	10.3	0.0	105.3	39.0
119.-1-59.11	252289	Westcott, Marlene A	240	24.9	1.0	12.3	0.0	101.9	38.2
66.-1-1	252289	Nguyen, Quoc.	321	26.9	3.3	6.3	0.0	101.5	36.5
118.-1-8	252289	Perkins, Norman E	112	22.2	0.6	15.6	0.0	99.3	38.4
130.-1-58.2	252289	Holmes, Lori M	120	26.3	7.3	1.0	0.0	99.0	34.6
76.-2-5	252289	Anderson, Thomas B	312	15.0	4.5	18.3	5.8	98.9	43.7
130.-1-16	252289	Steffens, Howard	120	28.7	1.4	1.3	5.2	97.7	36.7
119.-1-61.161	252289	Moore, Gerard J	321	1.1	0.0	43.2	7.2	96.9	51.5
75.-1-43	252289	Robbotti, Edward	321	26.5	5.9	0.0	0.9	95.1	33.3
118.-1-11	252289	Perkins, Norman E	112	28.4	1.3	3.2	0.0	94.9	32.9
95.3-2-29.1	252289	Romagnoli, Marybeth	120	10.2	0.5	31.4	0.0	94.6	42.1
146.-1-9	252289	Dorward, Robert	110	22.9	0.0	6.2	13.3	94.5	42.4
119.-1-36	252289	Milin, Michael	112	17.5	0.1	17.4	6.6	94.0	41.5
131.-1-8.15	252289	Phillips, Scott	120	9.3	0.0	25.8	14.2	93.7	49.3
146.-1-3.1	252289	Pratt Norval L	120	25.6	0.0	7.0	1.5	92.3	34.1
118.-1-68	252289	Wagner, Vincent A	120	26.6	0.0	5.2	0.4	90.7	32.3
86.-1-29.3	252289		0	14.4	15.0	1.6	6.5	90.4	37.5
107.-1-50	252289	Niagara Mohawk	880	22.1	1.6	5.1	9.8	90.1	38.5
107.-1-33.1	252289	Johnson, Eleanor M	240	29.5	0.0	0.0	0.7	89.3	30.2
146.-1-8	252289	Reed, Gene A	112	3.8	5.3	24.3	14.7	88.1	48.1
147.-1-28	252289	Lucas, David S	120	10.6	0.1	13.2	28.3	86.6	52.1
131.-1-1.11	252289	Doxtator, James	321	27.4	0.4	0.8	0.4	85.0	29.0
67.-2-79.12	252289	Lavelle, Brian	240	3.9	0.6	31.1	9.2	84.6	44.8
106.-1-8.8	252289	Moore, Augustus	323	27.0	0.8	0.0	0.0	83.0	27.8
67.-2-20.8	252289	Nunez, Jose	120	22.6	0.0	6.5	1.5	82.3	30.6
77.-1-16	252289	Homestead LP, Lucas	120	19.6	0.0	10.7	1.6	81.8	31.9

Agricultural Soils Rating - Parcel List

Town of Cazenovia

PRINT_KEY	swis	primary_ow	prop_class	PRIME SOILS TOTAL	PRIME IF DRAINED TOTAL	STATEWIDE IMP TOTAL	OTHER SOILS TOTAL	Ag Soils Rating	Active Ag Total Acres
147.-1-15.1	252289	Shoemaker, Allan R	120	17.4	5.6	0.0	14.1	80.6	37.2
67.-2-66	252289	Rathburn (Life Use), Lois M	105	14.3	0.0	16.8	2.7	79.3	33.8
119.-1-12	252289	Seymour Henry	120	15.6	0.0	1.8	28.6	79.1	46.1
146.-1-57.5	252289	Doan, Maria E	240	9.0	0.0	18.6	14.9	79.0	42.5
85.-2-1.5	252289	Homestead LP, Lucas	120	22.3	1.4	3.8	0.0	78.2	27.6
86.-1-1	252289	Lucas Homestead L.P.	120	14.0	0.0	13.3	9.6	78.0	36.8
86.3-1-71	252289	Smith, Gene F	240	25.2	0.0	0.9	0.5	77.8	26.5
76.-2-1	252289	WDS Holding, LLC	322	18.5	0.0	9.8	2.1	77.3	30.4
85.-2-5.1	252289	Schultz Adam J	240	25.3	0.0	0.3	0.0	76.6	25.6
106.-1-21.1	252289	Ridler, Robert W II	105	17.4	9.7	0.0	0.0	76.5	27.1
107.-1-16.1	252289	Brownback, Russell J III	322	20.0	0.0	6.1	3.1	75.4	29.2
147.-1-24.2	252289	O'Brien Martin E	322	7.4	0.0	25.5	1.4	74.7	34.4
66.-1-23	252289	Fraser, Bruce	105	17.8	4.2	4.8	0.5	74.1	27.3
95.-1-6	252289	Mahoney Properties, LLC	120	23.3	0.0	0.3	0.0	70.4	23.6
146.-1-20	252289	Reed, Gene A	120	21.2	0.0	0.0	5.8	69.4	27.0
146.-1-41	252289	Ryan, Family	312	20.8	1.8	0.2	1.8	69.2	24.7
77.-1-30.1	252289	Braun Claude M	117	10.9	1.3	9.5	12.7	67.6	34.4
67.-2-40	252289	Hard Elm Land Co. LLC	321	9.0	5.1	13.0	0.9	66.9	28.1
147.-1-21.1	252289	Cayanne John	320	6.2	0.0	15.9	15.6	66.0	37.7
67.3-1-8.1	252289	Golub, James E	240	18.4	0.5	4.3	0.0	65.1	23.2
67.-2-75.2	252289	Mitchell, Gail P	240	0.0	0.0	31.0	2.9	65.0	33.9
75.-1-29	252289	Andaloro, Joseph J	240	17.2	0.0	6.2	0.5	64.4	23.8
119.-1-53	252289	Johnson, Paul D	444	20.0	0.0	2.0	0.2	64.4	22.2
66.-1-7.12	252289	Tajo, Mohammed Jamal	240	17.7	0.0	5.2	0.0	63.5	22.9
66.-1-15	252289	Harris, Margaret	105	19.4	1.1	0.0	0.0	61.0	20.5
118.-1-12.1	252289	Peter B Ridings Marital Tru	240	15.6	0.1	6.9	0.0	60.7	22.5
107.-1-49	252289	Butler, Edgar	240	18.4	0.0	0.0	4.6	59.9	23.1
146.-1-35	252289	Eager, Charles	322	11.4	2.6	9.2	0.0	59.0	23.2
118.-1-83	252289	Babcock, Severance	323	8.7	0.1	8.6	15.2	58.7	32.6
130.-1-29	252289	Logan's Place Farm, LLC	241	15.3	0.0	6.2	0.3	58.5	21.8
106.-1-23	252289	Benzing, James W	240	19.3	0.0	0.0	0.1	58.1	19.4
130.-1-44.1	252289	Henneberg, Werner F	240	16.1	0.0	2.8	2.9	56.8	21.8
146.-1-40.1	252289	Beattie Eric L	240	17.2	0.0	0.6	2.8	55.7	20.6
131.-1-11	252289	Williams, Michael	105	0.0	0.0	27.4	0.9	55.6	28.3
119.-1-26.11	252289	Critz, Matthew E	170	8.9	0.4	13.1	1.4	55.3	23.8
93.-1-1	252289	Dennis, Robert B	110	11.1	0.1	7.1	6.2	54.0	24.5
66.-1-9.2	252289	Wells, Anthony E	240	9.3	2.1	10.2	0.0	53.6	21.6
130.-1-43.3	252289	Rockwood Ronald	240	14.7	0.0	3.8	1.5	53.2	19.9
147.-1-10	252289	Hirt, Thomas I	112	11.0	6.6	0.0	3.7	53.1	21.3
106.-1-8.7	252289	Miller-Menacho Amie M	322	16.2	0.6	1.4	0.0	52.9	18.2
107.-1-28.1	252289	Tallett Christina A	321	16.3	0.0	0.9	1.7	52.6	19.0
66.-1-24.12	252289	Bylund, John F	323	16.4	0.9	0.3	0.2	52.0	17.7
86.-1-2	252289	Lucas Homestead L.P.	120	12.1	0.0	7.7	0.0	51.7	19.8

Agricultural Soils Rating

Explanation of Column Headings

PRINT_KEY	Tax parcel number - from Real Property database
swis	Municipal code
primary_ow	Primary landowner - from Real Property database
prop_class	Land use classification - from Real Property database (See list of codes below)
acres	Total acreage of parcel - from Real Property database
PRIME SOILS TOTAL	Acres of prime agricultural soils within the parcel - computed from GIS by Stuart I. Brown Associates
PRIME IF DRAINED TOTAL	Acres of prime agricultural soils within the parcel - acreage computed from GIS by Stuart I. Brown Associates; soils mapped and classified by USDA Natural Resources Conservation Service
STATEWIDE IMP TOTAL	Acres of prime agricultural soils within the parcel - acreage computed from GIS by Stuart I. Brown Associates; soils mapped and classified by USDA Natural Resources Conservation
OTHER SOILS TOTAL	Acres of prime agricultural soils within the parcel - acreage computed from GIS by Stuart I. Brown Associates; soils mapped and classified by USDA Natural Resources Conservation
Ag Soils Rating	$[Prime\ Soils\ Total \times 3] + [Prime\ If\ Drained\ Total \times 2.5] + [Statewide\ Imp\ Total \times 2] + [Other\ Soils\ Total]$ - computed by Stuart I. Brown Associates
Active Ag Total Acres	Total acreage of active cropland, pasture or other open land that may be suitable for agricultural use - delineated from aerial photographs and computed from GIS by Stuart I. Brown Associates

Property Classification Codes

100s	Agricultural
200s	Residential
300s	Vacant
400s	Commercial
500s	Recreation
600s	Public/ Government
700s	Mining; Industrial
800s	Utilities/ Transportation
900s	Conservation

Town of Cazenovia Agricultural & Farmland Protection Plan

Implementation Strategy – Time Frame and Responsible Entities

Policies & Recommended Actions	Short Term Action 0-3 years	Long Term Action 3-7 years	Ongoing Action	Responsible Entity	Other Involved Parties
Policy 1. Retain high quality farmland for agricultural production					
Recommended Actions:					
a. Provide information to landowners who may choose to donate conservation easements to a land trust, potentially as part of estate planning.			X	Advisory Committee	Land Trusts
b. Sponsor applications to NYS for Purchase of Development Rights (PDR) if funding becomes available.		X		Town Board	Land Trusts
c. Work with Madison County and private foundations to obtain funding to preserve farmland in the Town.	X		X	Town Board	Advisory Committee; Land Trusts
d. Encourage the Cazenovia Preservation Foundation and other land trusts to work with landowners to provide information about the potential benefits of easement donation or purchase of development rights.			X	Planning Board	Land Trusts
Policy 2. Improve economic conditions for farming					
Recommended Actions:					
a. Work with Madison County Industrial Development Agency and the Madison County Agricultural Economic Development Specialist to recruit food processors and other agriculture-related industrial businesses to the region. Provide information about existing programs such as the grants and loans administered by the IDA for the creation, expansion or improvement of agriculture-related businesses that create or retain jobs.	X		X	Planning Board	Madison County AED; Madison County IDA; Cornell Cooperative Extension
b. Work with County and State agencies to develop or expand markets for agricultural products, such as biofuel or aquaculture.	X		X	Advisory Committee	Madison County AED; Madison County IDA; Cornell Cooperative Extension

Town of Cazenovia Agricultural & Farmland Protection Plan

Policies & Recommended Actions	Short Term Action 0-3 years	Long Term Action 3-7 years	Ongoing Action	Responsible Entity	Other Involved Parties
c. Maintain land use regulations and development policies that support the development of farm-related businesses in the Town.			X	Town Board	Planning Board
d. Encourage residents and institutions to purchase local farm products.			X	Advisory Committee	Madison County AED; Cornell Cooperative Extension
e. Support the development of value-added manufacturing of agricultural products. Provide information to entrepreneurs about sources of technical and financial assistance, such as the resources available through the Madison County Agricultural Economic Development Specialist, Nelson Farms, Morrisville College and Cornell, as well as the Madison County Agricultural Revolving Loan program.			X	Advisory Committee	Madison County AED; Cornell Cooperative Extension
Policy 3. Encourage Agri-tourism					
Recommended Actions:					
a. Work with Madison County Agricultural Economic Development Specialist, Madison County Tourism and other agencies to support and promote farm markets, and roadside stands and other agri-tourism enterprises			X	Advisory Committee	Madison County AED; Madison County Tourism; Cornell Cooperative Extension
b. Encourage the establishment of additional tourist attractions.	X			Advisory Committee; Town Board	Madison County AED; Madison County Tourism
c. Encourage the expansion of existing and development of additional agri-tourism enterprises. Ensure that land use regulations continue to support such businesses			X	Advisory Committee; Town Board	Madison County AED; Madison County Tourism
d. Maintain land use regulations and development policies that protect the rural character of the community and environmental quality.			X	Town Board; Planning Board	Madison County Planning

Town of Cazenovia Agricultural & Farmland Protection Plan

Policies & Recommended Actions	Short Term Action 0-3 years	Long Term Action 3-7 years	Ongoing Action	Responsible Entity	Other Involved Parties
Policy 4. Avoid or mitigate conflicts between farmers and neighbors					
Recommended Actions:					
a. Adopt a local Right to Farm law.	X			Town Board	Advisory Committee
b. Revise subdivision regulations to require designs that avoid potential conflicts between farmers and nearby residences.			X	Town Board	Planning Board
c. Support programs by County and other agencies that raise public awareness of farming practices and the economic significance of agriculture.			X	Advisory Committee	Madison County AED; Madison County Tourism; Cornell Cooperative Extension
d. Work with agriculture-related tourism and entertainment operations to establish voluntary guidelines that minimize impacts from ancillary operations on residential neighbors.			X	Advisory Committee; Town Board	Madison County AED; Madison County Tourism
Policy 5. Encourage the design of new residential lots in agricultural areas to avoid impacts on agricultural operations					
Recommended Actions:					
a. Develop a subdivision design book to demonstrate how farmland can be retained as part of a conservation subdivision design. Incorporate clear guidelines into the Town's subdivision regulations that help the Planning Board and the landowner/ developer to site new house lots in a way that minimizes the potential for conflict with farming.	X			Planning Board	Madison County Planning
Policy 6. Increase public awareness of farming practices and the significance of agriculture to the community and the regional economy.					
Recommended Actions:					
a. Provide information to residents about farm practices.			X	Advisory Committee	Town Board; Town Clerk
b. Publicize environmental management activities of area farms.			X	Advisory Committee	Soil & Water Conservation District

Town of Cazenovia Agricultural & Farmland Protection Plan

Policies & Recommended Actions	Short Term Action 0-3 years	Long Term Action 3-7 years	Ongoing Action	Responsible Entity	Other Involved Parties
c. Support educational activities for school children.			X	Advisory Committee	Madison County AED; Cornell Cooperative Extension
Policy 7. Protect groundwater quality and the environment					
Recommended Actions:					
a. The Town should work closely with NYS DEC during the review of solid waste disposal and other activities that may impact groundwater quality.			X	Planning Board; Town Board	Soil & Water Conservation District
b. Work with other entities to provide information to farmers about programs that encourage farmers to implement agricultural practices that minimize impacts on the environment.				Advisory Committee	Madison County AED; Cornell Cooperative Extension; SWCD
Policy 8. Support agricultural drainage projects					
Recommended Actions:					
a. Work with the Madison County Soil & Water Conservation District to identify, obtain funding for, and construct drainage projects that would benefit agricultural operations.			X	Advisory Committee	Soil & Water Conservation District
c. Work with landowners to encourage participation in drainage projects.			X	Advisory Committee	Soil & Water Conservation District
Policy 9. Minimize the impact on farmland from gas wells and other utility expansions					
Recommended Actions:					
a. Provide information to farmland owners and gas exploration companies to ensure that both parties are aware of the procedures that need to be followed to properly manage agricultural soils during and after gas well drilling and other land disturbance activities.			X	Advisory Committee; Town Board	Cornell Cooperative Extension
b. Enact local laws to restrict large scale mining and drilling where such activities would negatively impact the rural character and landscape of the Town.	X			Town Board	Planning Board

Town of Cazenovia Agricultural & Farmland Protection Plan

Policies & Recommended Actions	Short Term Action 0-3 years	Long Term Action 3-7 years	Ongoing Action	Responsible Entity	Other Involved Parties
Policy 10. Avoid or reduce impacts on agricultural operations from infrastructure extensions					
Recommended Actions:					
a. Adopt lateral restrictions to limit residential hookups while the land is within a designated County Agricultural District.		X		Town Board	Planning Board
Policy 11. Increase awareness of tax relief programs					
Recommended Actions:					
a. Identify owners of land that is rented for agricultural production who do not receive agricultural use assessments and mail them information about the program.			X	Advisory Committee	Town Assessor
b. Ensure that information about various tax relief programs is available in the Assessor's Office and elsewhere at the Town Hall.			X	Town Assessor	Town Clerk
c. Encourage the Town Assessor to inform farmland landowners about tax relief programs that they may be eligible for, including information about deadlines for applying. Include information about exemptions in the Town's annual mailing regarding agricultural assessments.			X	Advisory Committee	Town Assessor
Policy 12. Encourage Renewable energy opportunities					
Recommended Actions:					
a. Work with Cooperative Extension, NYSERDA, USDA Rural Development and other entities to provide information to farmers regarding financial assistance programs to install renewable energy facilities			X	Advisory Committee	Cornell Cooperative Extension; USDA RD; NYSERDA
b. Maintain communications with SUNY Morrisville regarding the successes and replicability of demonstration projects for anaerobic digestion and on-farm wind generation.			X	Advisory Committee	SUNY Morrisville; Cornell Cooperative Extension

Town of Cazenovia Agricultural & Farmland Protection Plan

Policies & Recommended Actions	Short Term Action 0-3 years	Long Term Action 3-7 years	Ongoing Action	Responsible Entity	Other Involved Parties
Policy 13. Maintain partnerships with governmental and not-for-profit agricultural support agencies					
Recommended Actions:					
a. Make information about programs administered by Madison County agencies available at the Town Hall and on the Town's website.			X	Advisory Committee; Town Clerk	Madison County AED; Cornell Cooperative Extension; SWCD
c. Maintain communications with Madison County agencies about programs to assist and support farmers and farm-related businesses in the Town.			X	Advisory Committee; Town Board	Madison County AED; Cornell Cooperative Extension; SWCD

Zoning Audit – Town of Cazenovia

The audit of the Town of Cazenovia’s land use (zoning and subdivision) regulations identifies provisions that relate to agricultural uses and assesses how well the Town’s land use regulations help to support agriculture and protect farming, with particular attention to compliance with NYS Agricultural District Law.

Overview of Provisions Relating to Agricultural uses

Zoning Districts and Permitted Uses

Three base zoning districts govern the Town of Cazenovia:

- Rural A (RA)
- Rural B (RB)
- Lake Watershed and Riparian Corridor

“Farm and farming” is listed as a permitted use (allowed “by right”) in each of these districts.

In addition to the base zoning districts, the Town’s zoning regulations incorporate several overlay districts: the New Woodstock Hamlet Overlay (NWHO), Commercial Overlay (COMO), Industrial Overlay (IO), Village Edge Overlay (VEO) and New Woodstock Central Business Overlay (NWCBO) district. “Farm and farming” are permitted “by right” in each of these districts.

The Wellhead Protection Overlay (WPO) district allows any use permitted in the underlying district except for those uses that are specifically prohibited. Prohibited uses in the WPO district include:

- “Commercial nursery or garden center”
- “Concentrated animal feeding operation in areas outside of local agricultural district(s) created pursuant to New York State Agriculture and Markets Law”

Agricultural Overlay District

The Agricultural Overlay District (AO) consists of all parcels in the Town that meet all of the following criteria:

- A. Total area in excess of 15 contiguous acres;
- B. Containing at least 50% of soils deemed USDA Prime Soils; AND
- C. Located in a New York State certified Agricultural District.

The Agricultural Overlay District is not mapped, as its boundaries are based on parcel size and Agricultural District boundaries that change over time. The determination of whether a parcel is located within the Overlay District is made on a case-by-case basis when new development is proposed.

The parcels that meet all of these criteria, based on current Agricultural District boundaries and parcel specifications, are depicted in the attached map. This map was prepared using GIS software to identify all parcels located within in an Agricultural District that contain at least 15 acres where at least 50% of the parcel consist of prime agricultural soils.

Based on this analysis, the Agricultural Overlay District currently applies to 75 parcels which range in size from 16.5 acres to 292 acres.

Farming is a permitted use in the AO district. However, certain types of farm operations and related businesses require a special use permit, including:

- Agricultural Composting
- Farm Equipment Repair
- Migrant labor housing for more than one family
- Milk Processing for On and Off-Farm Milk
- Nurseries, lawn/landscape services, orchards, greenhouses, vineyards
- Permanent or temporary produce stands for the sale of agricultural products grown principally by the operator during the harvest season
- Public Stable
- Wineries

In order to be granted a special use permit, the applicant must demonstrate:

1. That the use will be of a nature, intensity, scope, size, appearance, type and quality conforming to existing residential or agricultural structures.
2. That new structures will be located in a way that minimize negative impacts on future operation and expansion of agricultural uses and does not interfere with current agricultural operations or displace farms or farming.
3. The use as proposed is related to agriculture, forestry or open spaces or will not impede such uses.

All new residential uses in the AO are subject to conservation subdivision requirements. These provisions apply to parcels that contain at least nine acres of land that is not constrained by natural limitations to development such as wetlands, watercourses, floodplains and steep slopes. The number of residential units permitted is calculated as the amount of unconstrained land divided by the minimum lot size in the applicable zoning district. A conventional layout may be required to demonstrate that the number of residences proposed on the site can be accommodated with an average of 100 feet of road frontage per lot. The lots may be of any size, provided that water and sewage disposal are accommodated. A portion of the site – not less than the amount of constrained land – must be set aside for conservation area and protected through a permanent conservation easement. The conservation areas may be owned by a private landowner, by a homeowners' association, or by the Town or a not-for-profit entity. Conservation areas shall include all of the constrained land.

Definitions of Agricultural Uses

The Town's zoning regulations include definitions for the following agriculture-related uses:

Farm - Any lot or parcel of land at least fifteen (15) acres in area which is used in conjunction with a farm operation.

Farm Operation - As defined in New York Agriculture and Markets Law, Article 25AA, §301(11), 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. Such farm operation may consist of one (1) or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

Farming - The utilization of land and structures for the production, preservation, nonindustrial processing, storage and sale of agricultural commodities such as crops, plants, flowers, vines and grape products, trees, sod, shrubs, livestock, honey, Christmas trees, compost, poultry or dairy products, not including agricultural industry or farms primarily for the disposal of offal or garbage.

Other terms that may include agricultural uses are not defined. These include "agricultural industry," horticulture, landscape, garden center, florist operation, nursery and greenhouse."

Regulations and Special Permit Criteria for Agricultural Uses

Section 165-72 of the Town's zoning code includes the following regulations for "Farms not located in an approved New York State Agricultural District:"

- (1) No retail or commercial activity shall take place other than the storage, processing and sale of farm products grown on the premises.
- (2) No odor-or dust-producing use, including the storage of manure, shall take place within 150 feet of the nearest lot line.
- (3) No farm stock shall be kept in a structure that is closer to the nearest lot line than 150 feet.
- (4) No garbage or refuse shall be used for feed other than that actually produced on the premises.

This section also states: "A farm may breed, raise and/or train animals provided the property contains a minimum of fifteen (15) acres."

Stables

Private stables are permitted “by right” as an accessory use to a residence in the Commercial Overlay district and with a special use permit in the Rural A, Lake Watershed districts. The definition of “private stable” is:

An accessory building where horses are kept for private use and not for hire, remuneration or sale. Such uses shall comply with §165-82 of this Chapter. For purposes of required pastureland, a pasture is open land which is suitable for and devoted to grazing with no buildings, wells, septic systems or improvements.

Public stables are permitted “by right” in the Commercial Overlay district and with a special use permit in the Agriculture Overlay district. “Public stable” is defined as: “A building where horses are kept for instruction, training, hire, remuneration or sale. Such uses shall comply with §165-82 of Chapter.”

The Town’s criteria for approving special use permits for Stables (§165-82) are:

- A. Stables shall be subject to the following additional general requirements:
 - (1) No odor or dust producing use, including the storage of manure, shall take place within 150 feet of the nearest lot line.
 - (2) No horses shall be kept in a structure that is closer to the nearest lot line than 150 feet.
 - (3) Fencing of four (4) feet in height shall enclose a paddock and be no closer than eight (8) feet to a property line.
 - (4) The criteria set forth in this Section shall apply equally to horses and donkeys.
- B. Additional Conditions for Private Stables:
 - (1) No retail or commercial activity shall take place including a riding academy.
 - (2) All horses boarded on the lot must be owned by the family living on the lot.
 - (3) Private stables shall be considered a residential accessory use.
 - (4) The lot must contain a minimum of three (3) acres of useable pasture land for up to two (2) horses plus one and a half (1.5) acres of usable pasture land for each additional horse up to a maximum of six (6) horses.
- C. Additional conditions for Public Stables

- (1) The lot must contain a minimum of three (3) acres of useable pasture land for up to two (2) horses plus one and a half (1.5) acre of usable pasture land for each additional horse.

Analysis

This section evaluates how well the Town’s land use regulations help to support agriculture and protect farming and identifies provisions that may be inconsistent with NYS Agricultural District Law. NYS Agriculture & Markets Law Article 25AA, which addresses the Agricultural Districts Program, includes provisions intended to protect standard farming practices from unreasonable restrictions of local laws. Section 305-a. states:

- a. Local governments, when exercising their powers to enact and administer comprehensive plans and local laws, ordinances, rules or regulations, shall exercise these powers in such manner as may realize the policy and goals set forth in this article, and shall not unreasonably restrict or regulate farm operations within agricultural districts in contravention of the purposes of this article unless it can be shown that the public health or safety is threatened.
- b. The commissioner, upon his or her own initiative or upon the receipt of a complaint from a person within an agricultural district, may bring an action to enforce the provisions of this subdivision.

The limitation on local laws specifically applies to “farm operations within agricultural districts” as defined in the statute (see attached.) Generally, such operations must generate a minimum of \$10,000 in sales annually and may include commercial horse boarding operations.

The NYS Department of Agriculture & Markets has published several guidance documents to assist municipalities in determining whether their local regulations “unreasonably restrict” standard farming practices in Agricultural Districts. While the Department of Agriculture & Markets does not have the authority to invalidate local laws, it can limit the ability of municipalities to enforce provisions in their local laws that are deemed to be unreasonable in specific cases.

The following findings and recommendations are intended to remove provisions that unreasonably restrict farm practices and to encourage additional provisions to make the Town’s regulations more supportive of agriculture.

1. Clarify definitions and distinguish between agricultural uses protected by Agricultural Districts Law and other farms

The definitions of “Farm,” “Farm operation,” and “Farming” are inconsistent with one another. A “farm” is defined as, “Any lot or parcel of land at least fifteen (15) acres in area which is used in conjunction with a farm operation.” However, the Town’s definition of “Farm operation” references the definition in

NYS Agriculture & Markets Law, which generally uses seven acres as a threshold but may include smaller parcels.

“Farm and farming” is listed as a permitted use throughout the Town. However, “farm operation” is not specifically permitted.

It appears that the Town would like to retain regulatory authority over hobby farms and livestock maintained as an accessory use to a residence. The zoning regulations should include a clearer exemption from local regulation for those farm operations that meet the threshold for protection in Agriculture & Markets law.

Recommendation

Establish by definition two categories of farm operation that would be subject to different levels of regulation. One category would include those farms that meet the threshold established by NYS Department of Agriculture & Markets for protection in Agricultural Districts law. The second category would include small scale farms and livestock operations that do not meet those thresholds, including keeping of livestock as an accessory use to a residence.

For example, the Town of Nelson’s zoning regulations define “Agricultural Use” as: “Land uses meeting the criteria for “land used in agricultural production” as set forth in Section 301 of the New York State Agriculture and Markets Law, “and “Farm Use” as: “Land containing at least 5 acres which is used for raising or boarding livestock or agricultural products, but excluding an activity or activities that constitute an Agricultural Use as defined herein.” The regulations list “Agricultural uses” as permitted in all districts. Standards for “Farm uses” go beyond those that would be considered reasonable for agricultural operations that meet NYS Agriculture & Markets thresholds.

Regulatory statements should be avoided in the definitions

Suggested definitions that may be useful are:

Agricultural Use - Land uses meeting the criteria for “land used in agricultural production” as set forth in Section 301 of the New York State Agriculture and Markets Law.

Farm Use - Any parcel of land with ____ or more acres which is used in the raising of agricultural products, livestock, poultry or dairy products, including necessary farm structures and the storage of equipment customarily incidental to the primary use.

Farm Dwelling - A residence located on a farm parcel.

Farm Parcel - A tract or parcel of land devoted primarily to agricultural uses, and which may include a dwelling and/or other accessory uses.

Farm-Related Business - A business engaged principally in providing supplies, implements, livestock and/or other products or services needed for agricultural uses, including but not limited to seed, fertilizers, herbicides, pesticides, animal feeds, tools, fencing and parts for farm machinery or equipment, blacksmithing, farm implement repair, storage of agricultural products, or retail sale of agricultural products. This definition shall not include agricultural processing plants, dealerships for farm equipment or machinery or slaughterhouses.

MANURE STORAGE FACILITY -- A facility constructed as an accessory use to an animal husbandry use, riding stable, or kennel intended to collect, hold, process, store, treat, or distribute animal solid and liquid waste. Included within this definition are storage tanks, lagoons, seepage pits, drains, and collection systems intended to handle waste from 50 or more animal units as defined herein.

2. Clarify that the regulations relating to farming practices do not apply to farm operations

While the Town's zoning regulations acknowledges the provisions of NYS Agriculture & Markets Law, there are several provisions in the Town's zoning regulations – including minimum lot sizes, prohibition of certain agricultural uses, and the requirement for special use permits – that are inconsistent with Agriculture & Markets guidance.

The existing (Sec 165-127.A) “disclaimer” states:

No Unreasonable Regulations. None of the regulations contained in this Article shall be construed or interpreted by the reviewing board to unreasonably restrain those farms or farming operations located in an agricultural district approved pursuant to NYS Agriculture and Markets Law Article 25AA.

However, this statement does not clearly exempt farm operations in Agricultural Districts from many of the regulations in the Town's zoning. The wording of this paragraph requires the Town Planning Board and Zoning Board of Appeals to make determinations in each case as to whether the provisions can be applied to a specific farm. It also does not apply to the issuance of permits by the Code Enforcement Officer. The Town's zoning regulations should state more clearly that farm operations as defined by NYS Agricultural Districts law are exempt from these restrictions.

There are two ways to exempt farm operations that meet NYS thresholds from unreasonable regulations:

- 1) Specifically state in each applicable section of the regulations that such farm operations are exempt from the provisions
- 2) Separately define farm operations that meet the NYS thresholds and other farms that do not.

Both of these approaches are used in the Town's zoning regulations. However, more consistency and clarity is needed.

Recommendation

For every regulation of farming practice, include a statement such as: “This provision does not apply to farm operations within a certified Agricultural District as defined in Article 25AA of Agriculture & Markets Law, Section 301” or, if the Town zoning incorporates a separate definition for “agricultural uses” that covers such farm operations, “This provision does not apply to agricultural uses as defined herein.”

3. Agricultural Overlay District excludes several parcels with significant acreage of prime soils

The attached map shows that there are many parcels of land that are within County Agricultural Districts that do not contain prime agricultural soils. However, most of these parcels are not currently in agricultural use.

Several large farm parcels that are both located within the County Agricultural District and contain significant amounts of prime agricultural soils are not included in the Agricultural Overlay District because the number of acres of prime soils is less than 50% of the parcel total. Some of these parcels have 50 or more acres of prime agricultural soils that would be suitable for protection as part of a conservation subdivision, yet they are not covered by the provisions of the Agricultural Overlay District.

Recommendation

Expand the criteria for the Agricultural Overlay District to include parcels of any size that contain 20 or more acres of prime agricultural soils.

4. Agricultural Overlay District discourages certain agricultural uses by requiring a special use permit

In the Agricultural Overlay District, the following agricultural use require a special use permit. Such permits are not required for agricultural uses in other zoning districts:

- Agricultural composting
- Migrant labor housing for more than one family
- Nurseries, lawn/landscape services, orchards, greenhouses, vineyards
- Permanent or temporary produce stands for the sale of agricultural products grown principally by the operator during the harvest season
- Public stable
- Wineries

The requirement for special use permits for agricultural uses in the Agricultural Overlay District appears to be contradictory to the intent of the district to accommodate and support agricultural uses.

Guidance from the NYS Department of Agriculture & Markets states that requiring a special permit is

unreasonably restrictive when applied to standard farm practices for farm operations within Agricultural Districts. Such operations should be explicitly exempt from this requirement.

Recommendation

- All agricultural uses should be permitted “by right” in the Agricultural Overlay District, including orchards, vineyards, greenhouse operations and wineries.
- Consider requiring a special use permit for new non-farm residences in the Agricultural Overlay District.

5. Certain agricultural uses are prohibited or require a special use permit

Although “Farm and Farming” is listed as a permitted use in all zoning districts, certain types of agricultural uses are prohibited or require a special use permit. For example, public stables are only permitted “by right” in the Commercial Overlay district and require a special use permit in the Agricultural Overlay district. Private stables are only permitted “by right” in the Commercial Overlay district, require a special use permit in the Rural A, Village Edge “A” and Agricultural Overlay districts, and are not permitted in any other district. (See #

In addition, horticulture or nursery businesses may constitute farm operations as defined in NYS Agricultural District Law. These uses are permitted “by right” only in the Commercial and Industrial overlay districts and require a special use permit in the New Woodstock Central Business Overlay district. They not permitted in other districts, although “nurseries” are permitted with a special use permit in the Agricultural Overlay district.

Recommendations

- For each use listed in the district regulations as requiring a special use permit, add a qualifying statement such as: “The requirement for a special use permit shall not apply to agricultural uses within a certified County Agricultural District as defined by NYS Agriculture & Markets Law Section 301.”
- Revise the definition of “public stable” and “private stable” to state that the definition does not include horse boarding operations are included within the definition of agricultural use as defined in NYS Agricultural Districts Law Section 301. (See also #8.)
- Define “nursery.”

6. Zoning requires 15 acre minimum lot size for farms

In the Agricultural Overlay District, the minimum lot area for “Farm and Farm Related Uses” is 15 acres. In addition, the definition of “farm” states that it is a parcel of land with at least 15 acres. If strictly enforced, this provision would prohibit the use of a parcel smaller than 15 acres for agricultural production, even if such parcel were part of a larger farm operation. While this minimum may be

acceptable for a hobby farm or the keeping of livestock as an accessory use, it would likely be found to be unreasonable as applied to a farm operation in an Agricultural District as defined by NYS Agriculture & Markets Law Section 301.

Recommendation

- Revise definitions as recommended in #1.
- Eliminate the minimum lot size requirement for agricultural uses or include an exception for such uses located a certified County Agricultural District as defined by NYS Agriculture & Markets Law Section 301.

7. Certain agricultural uses in the Waterfront Protection Overlay District require site plan review

The Waterfront Protection Overlay District regulations state that “Site plan review by the Town of Cazenovia Planning Board shall be required for all new and amended uses in the WPO District. The requirements of this Section shall supplement and be in addition to any other applicable site plan review under this or another Chapter.”

Site plan review for agricultural uses in an Agricultural District that meet the threshold for protection under NYS Agricultural Districts Law would constitute an unreasonable restriction on farm practices unless the requirement directly relates to health and safety. Site plan review would be appropriate for specific farm practices that have a direct relationship to public health, such as pesticide and manure storage facilities. However, the application of pesticides as part of the process of raising crops is regulated by New York State and would not be within the jurisdiction of the Town to regulate.

Recommendation

- Amend the requirement for site plan review in the Waterfront Protection Overlay District to exclude agricultural uses (as defined to include farm operations that meet the threshold for protection under NYS Agricultural Districts law) except for facilities for the storage of pesticides and manure.
- Establish clear criteria and require site plan review for manure storage in the Waterfront Protection Overlay District. Sample regulations are attached.

8. Regulations for public and private stables may be unreasonable if applied to agricultural uses in certified Agricultural Districts as defined by NYS Agricultural Districts Law Section 301

The regulations for public and private stables include standards for setbacks and required acreage of “usable pasture” per horse. Private stables are permitted “by right” in the RA and RB districts and with a special use permit in the RB district.

For stables that constitute farm operations as defined by Agricultural District Law, the requirement for a special use permit is discouraged by NYS Agriculture & Markets guidelines. The acreage requirement for pasture may be unreasonable for certain farms.

Recommendation

- Add a statement to the regulations for public and private stables such as: “This provision does not apply to farm operations within a certified Agricultural District as defined in Article 25AA of Agriculture & Markets Law, Section 301” or, if the Town zoning incorporates a separate definition for “agricultural uses” that covers such farm operations, “This provision does not apply to agricultural uses as defined herein.”

9. Incorporate design standards for subdivisions to help protect farm infrastructure and minimize conflicts between farm operations and non-farm neighbors

The design guidelines in the Town’s subdivision regulations do not explicitly address agricultural infrastructure, buffers between agricultural land and residences, and potential conflicts between residential and agricultural uses.

- Recommendation: Revise subdivision design guidelines to require applicants to identify any agricultural infrastructure on the parcel, including access roads and drainage facilities. Add design guidelines that require the protection of existing agricultural infrastructure and buffers between agricultural land and residences, and to encourage lot layouts that minimize potential conflicts between residential and agricultural uses.

Land Subject to Agricultural Overlay District Regulations

Town of Cazenovia

May 2012

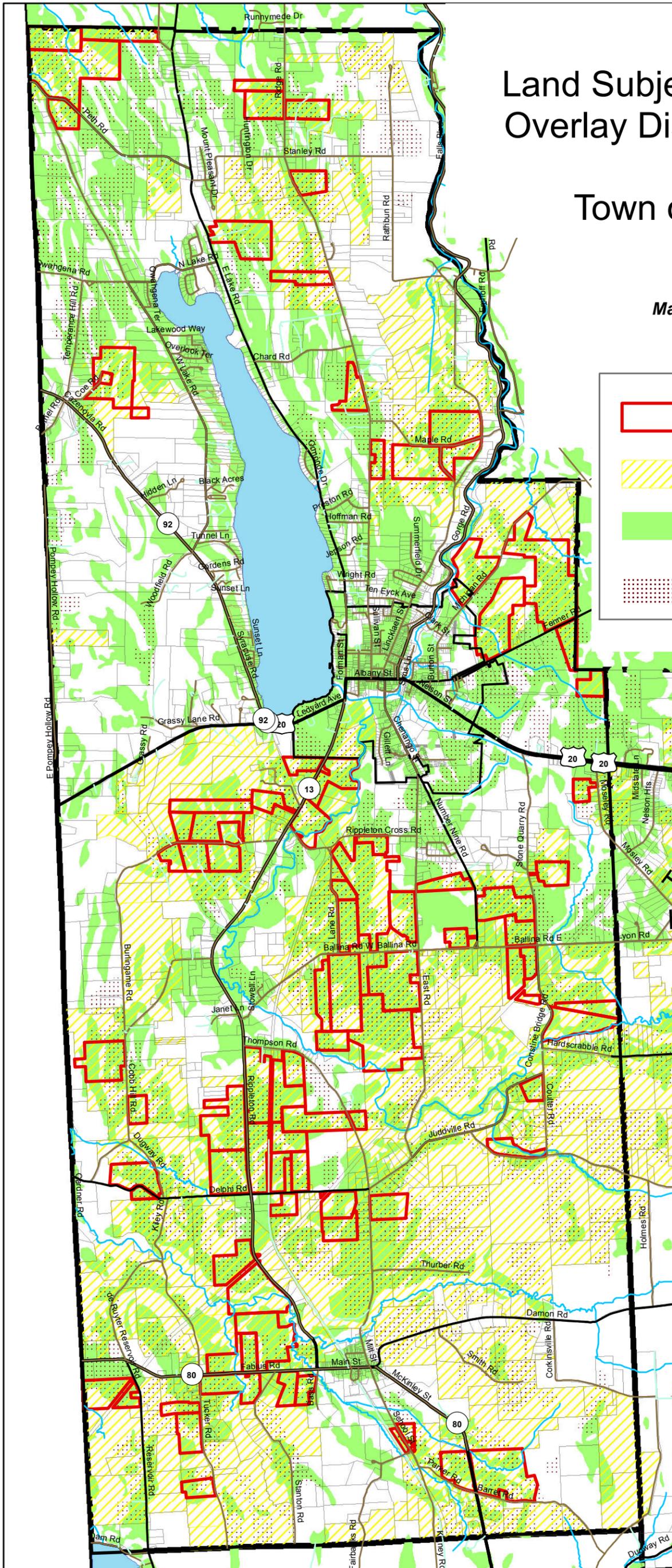
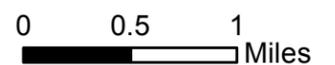
- Parcels that meet criteria for Agricultural Overlay District
- Land in Agricultural Districts
- Prime Agricultural Soils
- Active Cropland, Pasture or Other Open Land

SOURCES:

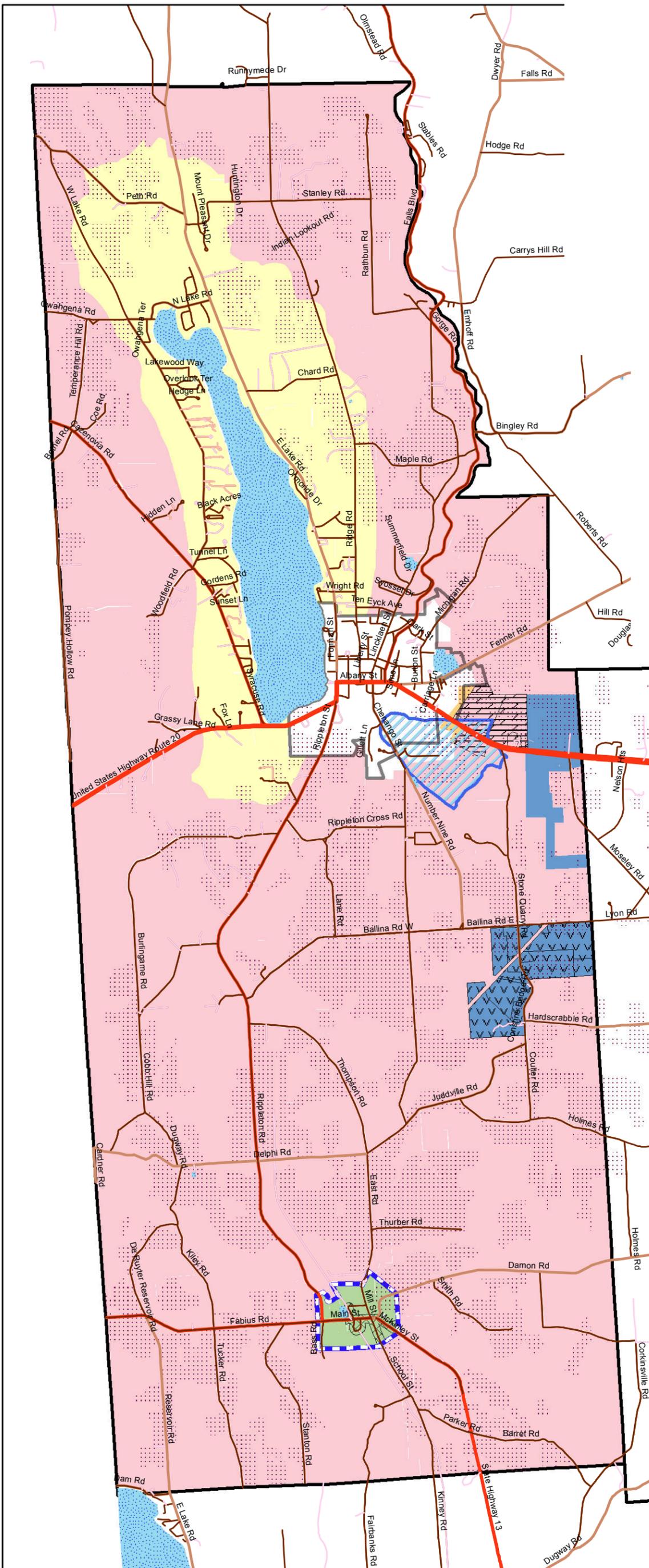
USDA Natural Resources Conservation Service - Soil Survey for prime agricultural soils

Madison County Planning Department for parcel boundaries

Active farmland derived from aerial photos by Stuart I. Brown Associates



Zoning Districts and Active Farmland



Active Agricultural Land

Zoning

Town of Cazenovia

- VE (Village Edge)
- LW (Lake Watershed)
- RB-NW (Residential New Woodstock)
- RA (Residential)
- I (Industrial)
- RB (Residential)

Overlay Zones

Zone

- Aquifer Protection Zone
- WPO - Wellhead Protection
- CBDO - Central Business District
- I - Industrial
- CD - Commercial

December 2012

SOURCE: Zoning Districts from
Madison County
Planning Department

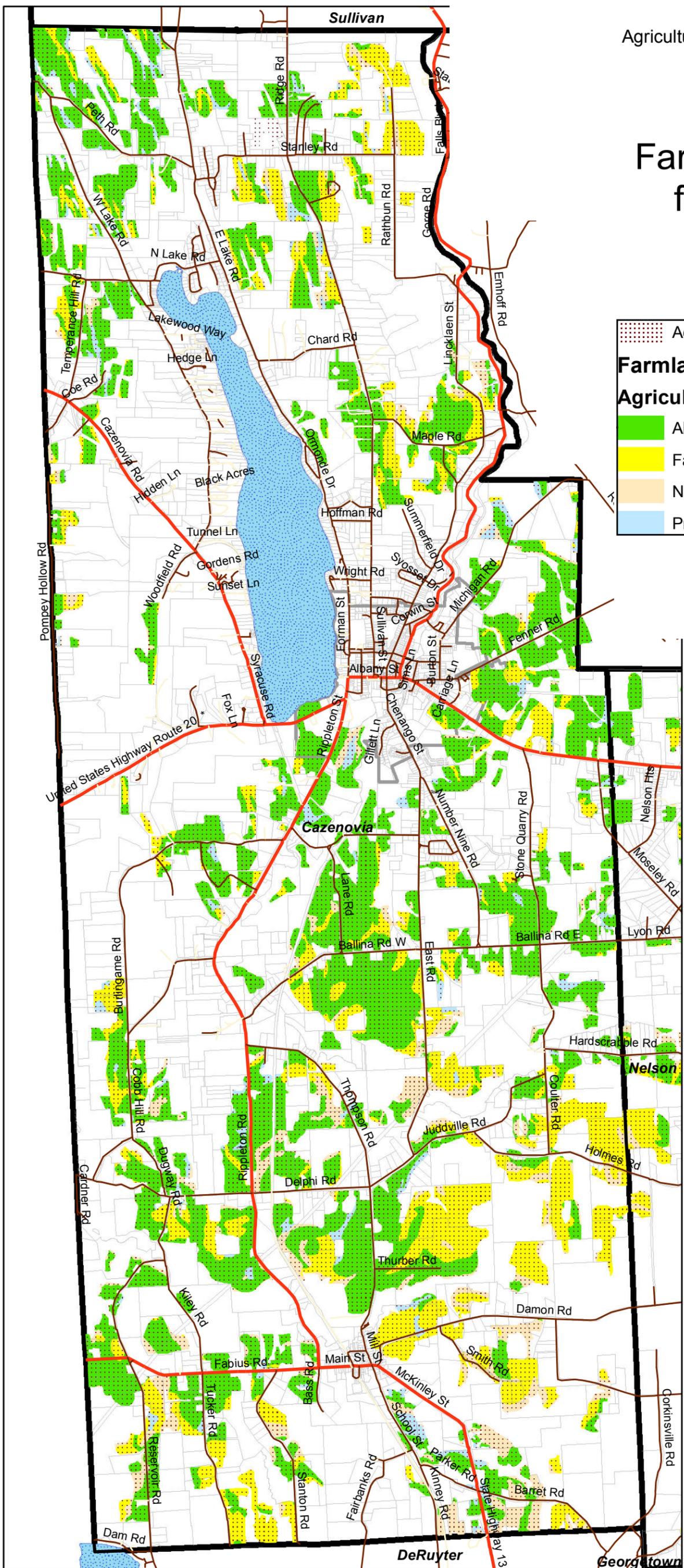
Active agricultural land
digitized by Stuart I.
Brown Associates from
2009 aerial photos

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Agricultural and Farmland Protection Plan
Town of Cazenovia

Farmland Suitable for Protection



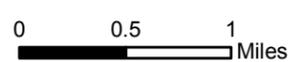
Active Farmland

Farmland Suitable for Protection

Agricultural Soils Classification

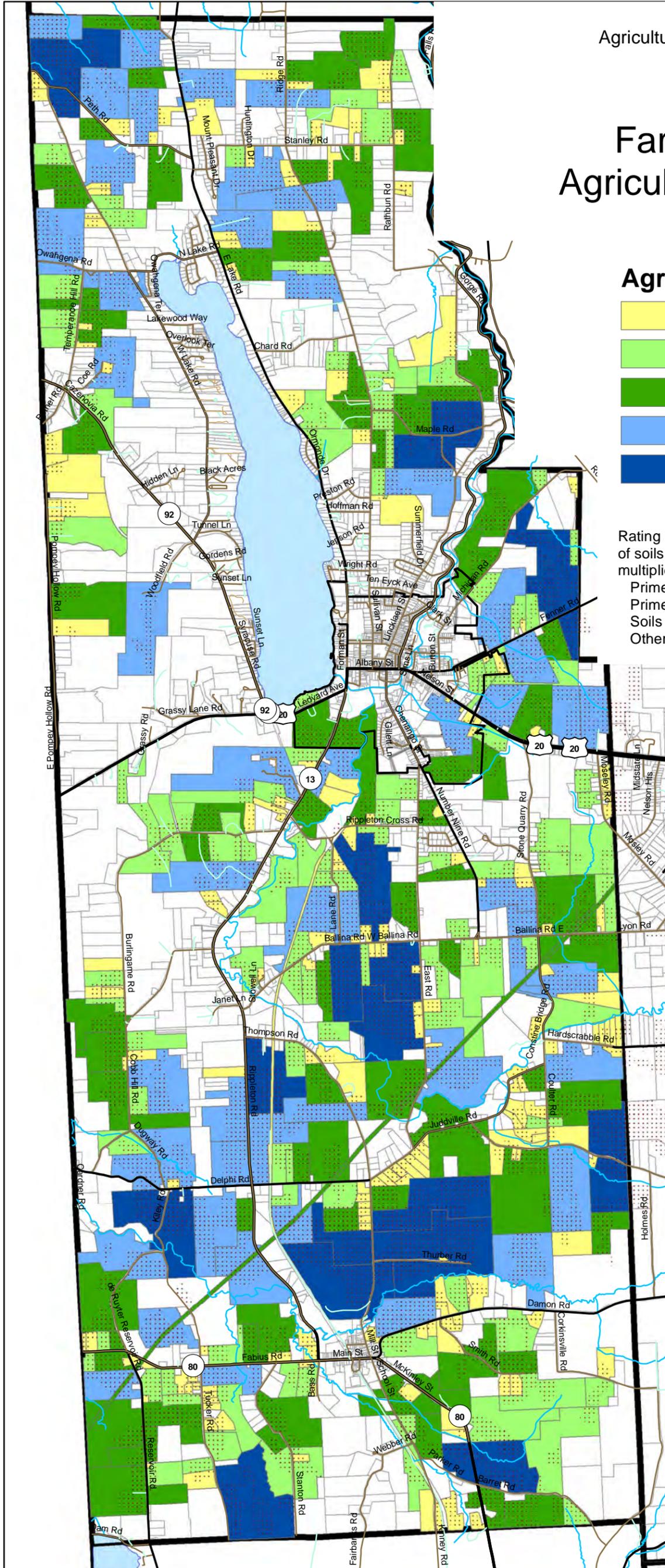
- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland
- Prime farmland if drained

December 2012



SOURCE: US Natural Resources Conservation Service - Soil Survey

Farm Parcels by Agricultural Soils Rating



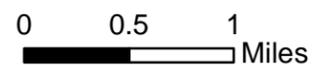
Agricultural Soils Rating

- 1 - 20 (Lowest rating)
- 21 - 50
- 51 - 100
- 101 - 200
- 201 - 651 (Highest rating)

Rating by parcel is the sum of the acreage of soils in each agricultural suitability classification multiplied by a weighting factor:

- Prime Soils: x 3
- Prime if Drained: x 2.5
- Soils of Statewide Significance: x 2
- Other soils: x 1

DRAFT: April 25, 2012



SOURCES:
 USDA Natural Resources Conservation Service - Soil Survey for prime agricultural soils
 Madison County Planning Department for parcel boundaries
 Active farmland derived from aerial photos by Stuart I. Brown Associates
 Agricultural Soils Rating by Stuart I. Brown Associates