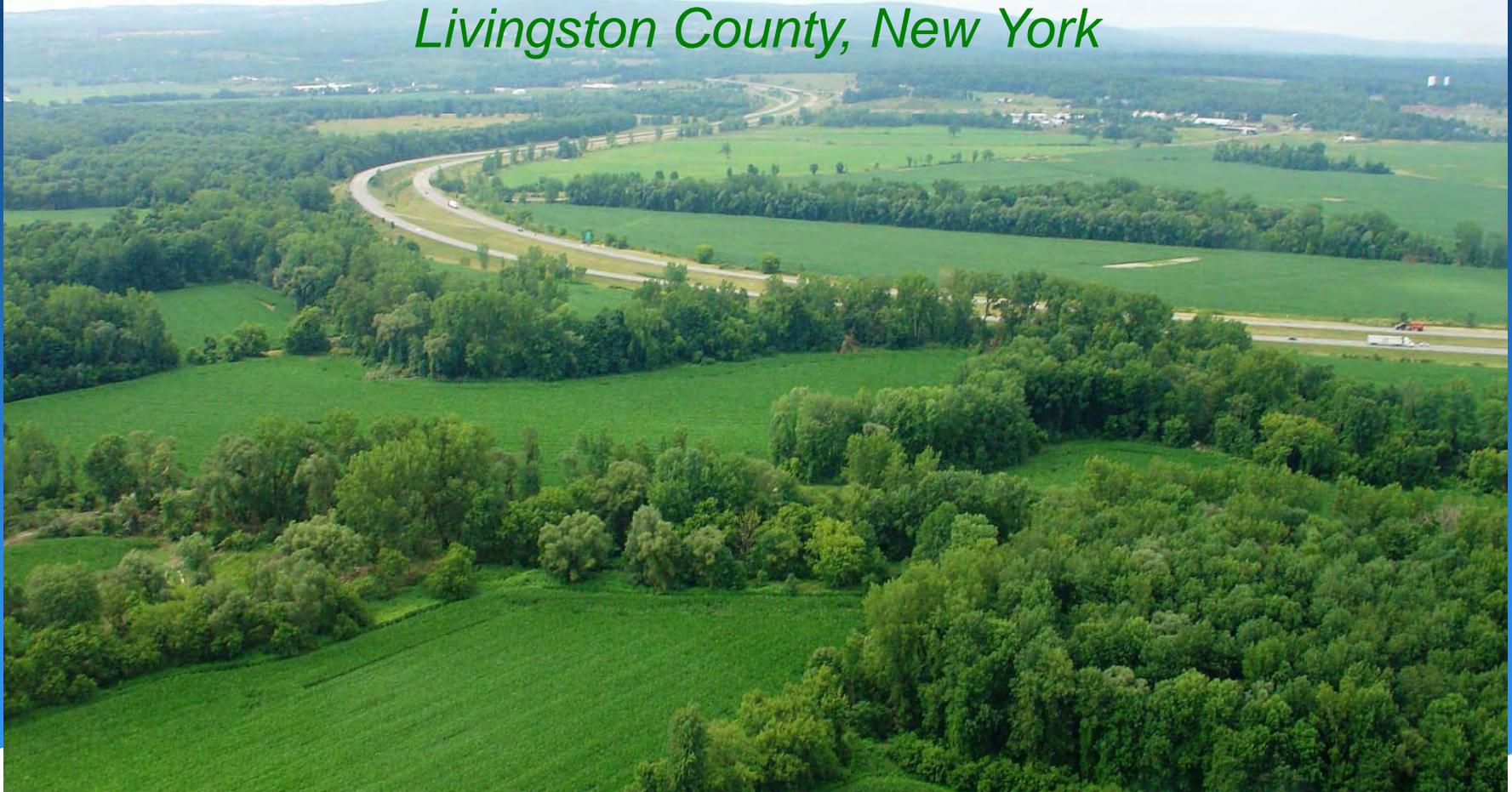


# *Agricultural and Farmland Protection Plan*

*Town of Groveland*

*Livingston County, New York*



*Public Hearing on Draft Plan*

*May 13, 2010*



**Chapter 1  
Introduces the  
project & the  
stakeholder  
participation  
process.**

# **Purpose and Need**

**Funded by a grant from NYS Department of  
Agriculture and Markets with the  
assistance of Livingston County.**

**The Town needs a proactive approach to  
protect and enhance agriculture as the  
primary industry and the predominant land  
use in Groveland.**

**The Farmland Plan will help guide decision-  
making to prevent the loss of high quality  
farmlands and enhance the continued  
viability of agriculture.**



**6 Committee meetings and one public hearing to inform stakeholders and gather information.**

# Summary of Key Meetings

**August 18, 2009**

**Public Informational Meeting & Kick-off**

**September 22, 2009**

**Inventory and Analysis of Existing Conditions**

**October 27, 2009**

**Farm Operator Surveys & Interviews**

**November 17, 2009**

**SWOT Analysis & General Discussion**

**January 21, 2010**

**Public Informational Meeting & SWOT Analysis**

**March 9, 2010**

**Finalization of Draft Plan by Committee**

**May 13, 2010**

**Public Hearing on Draft Plan**



**65 Farmland Surveys were sent out and 29 returned as summarized in Chapter 1**

# Surveys and Interviews

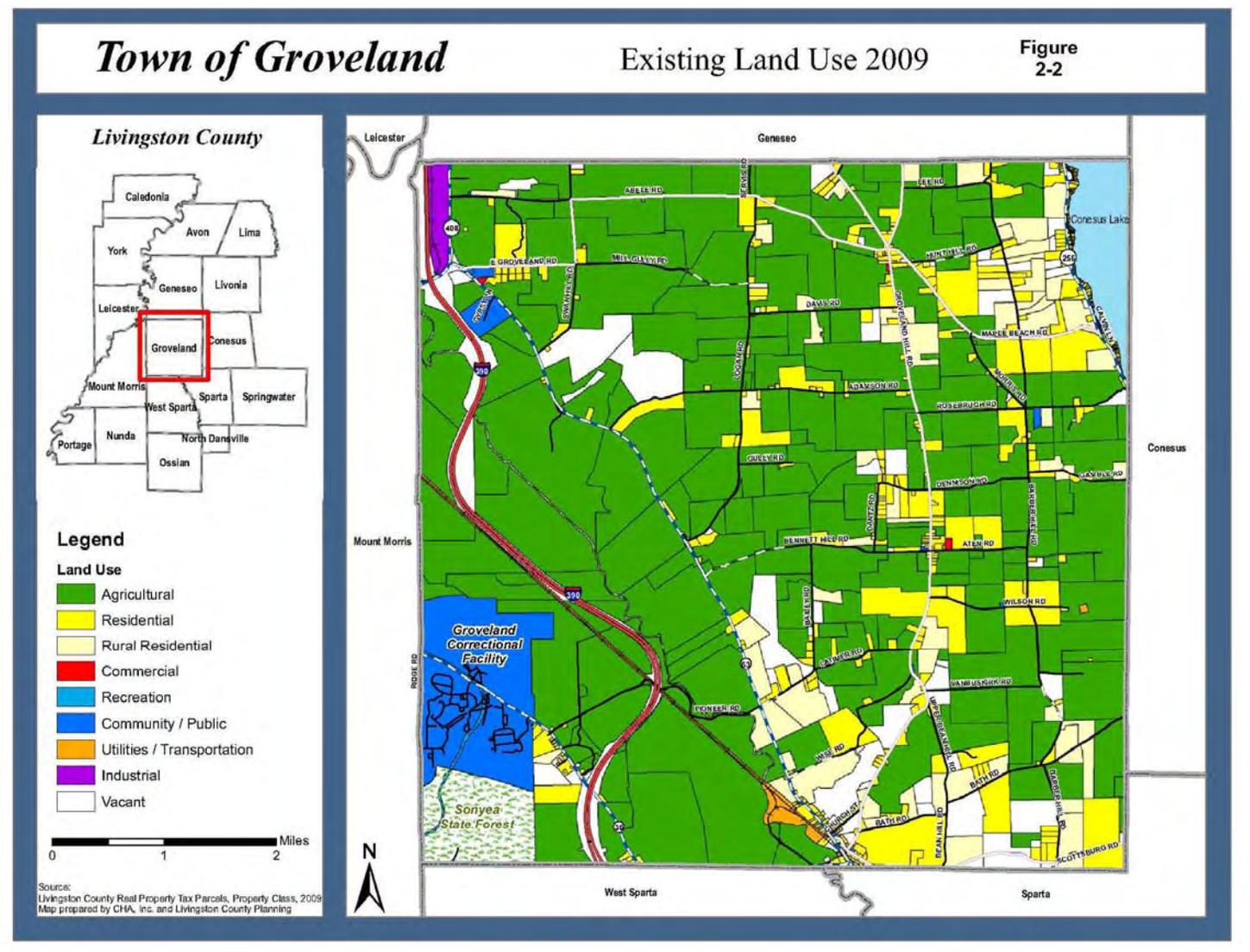
Subject Categories	of High Concern	of Low Concern	of No Concern
Farmland Protection Needs	67%	26%	7%
Operating prices and profitability	69%	15%	15%
Aging farms and farmers	42%	42%	15%
Rising property values/taxes	92%	4%	4%
Conflicts with non-farm neighbors	20%	56%	24%
Encroaching development	36%	52%	12%
Public Infrastructure needs to support farming	32%	60%	8%
Loss of farm support, markets and services	56%	36%	8%
Fuel costs	60%	24%	16%
Labor availability/issues	32%	40%	28%
Financing/Insurance costs	46%	38%	17%
Agri-tourism/specialty farming opportunities	4%	76%	20%



# Existing Land Use

Chapter 2 describes existing conditions, issues & trends in the Town.

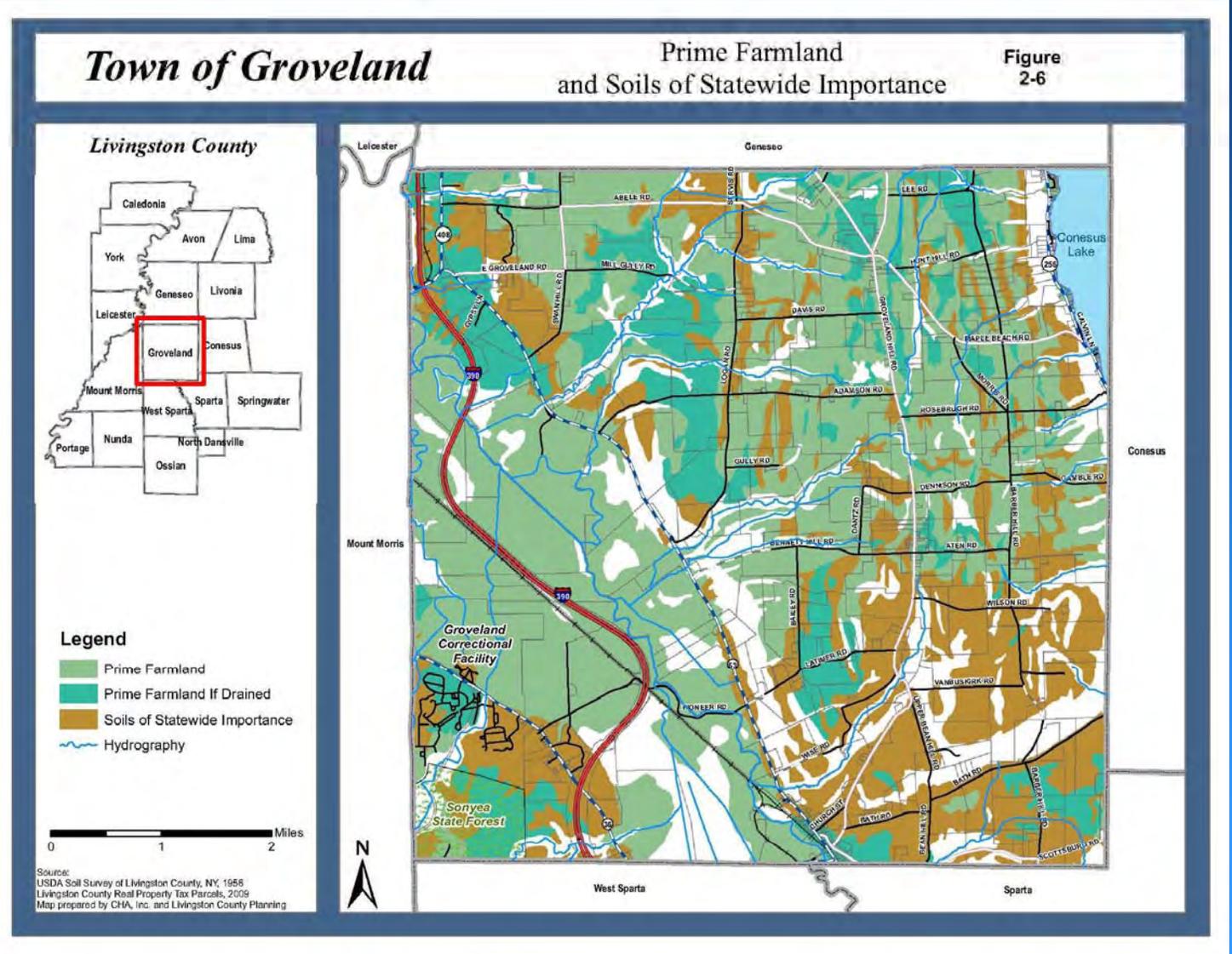
More than two-thirds of the Town or nearly 17,000 acres is agricultural.





# Prime Farmland Soils

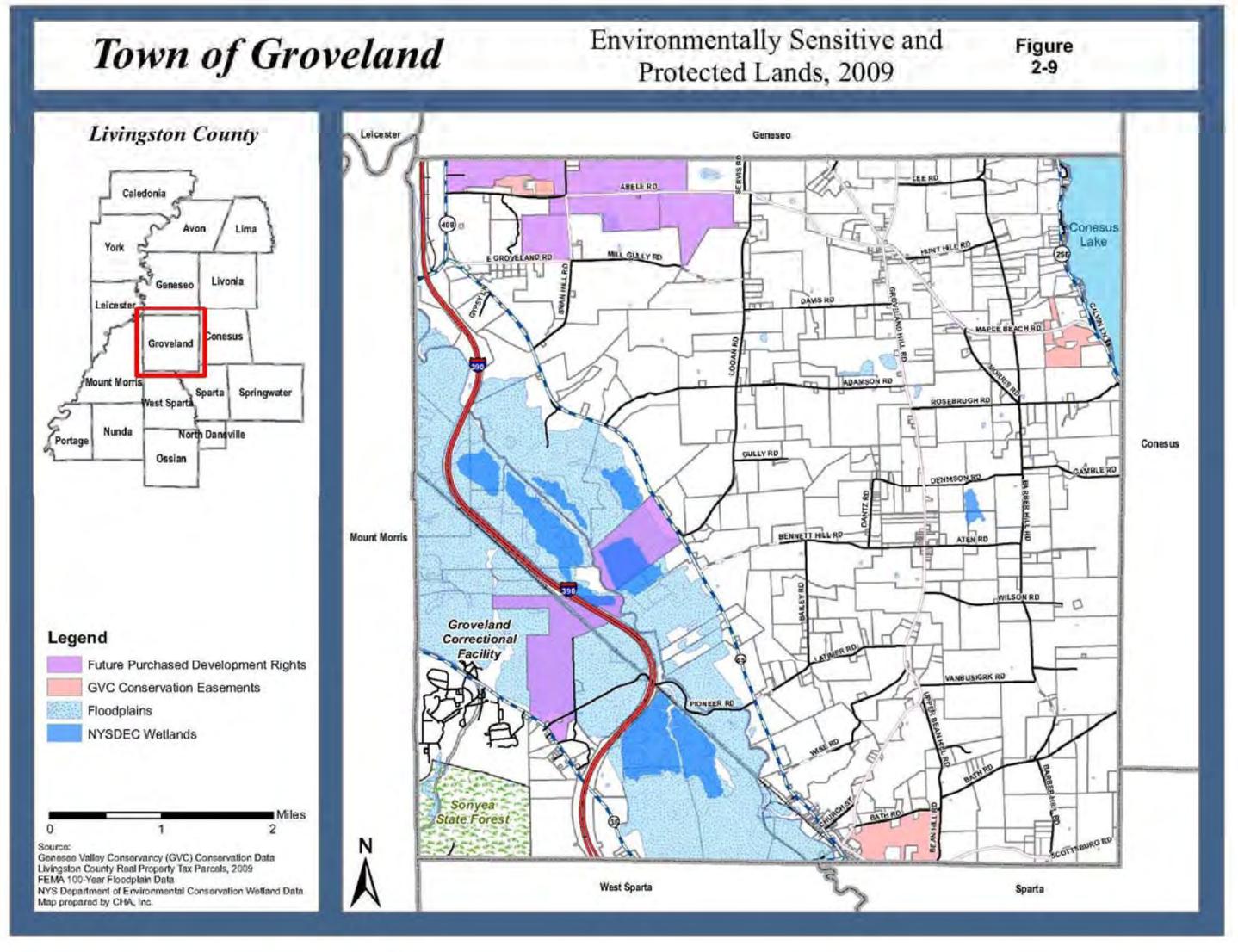
The Town contains 10,668 acres of prime farmland soils; 6,099 acres of soils of statewide importance; and 3,488 acres of prime soils if drained.





# Environmentally Sensitive Lands

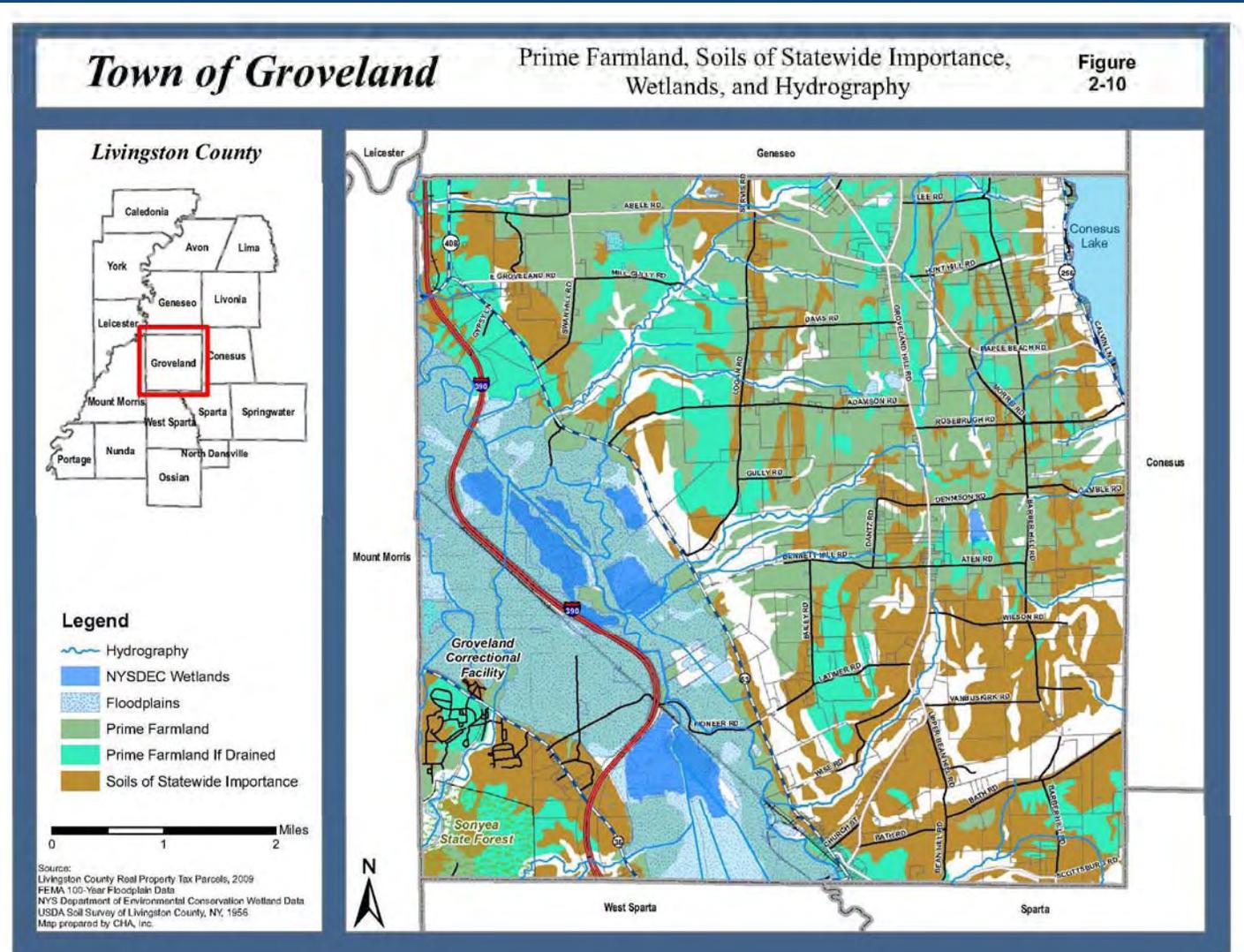
The floodplain & wetlands of Canaseraga Creek are extensive, covering about one-fifth of the Town's land area.





More than four-fifths of Groveland is existing agriculture or capable of being farmed and most land is high quality farmland.

# Prime Farmland and Environmentally Sensitive Lands





**Chapter 3  
contains the  
Town's  
Vision  
Statement,  
Goals &  
Objectives  
for  
Agricultural  
Protection.**

# Vision Statement

*It is our vision that the Town of Groveland remains a farm-friendly community where agriculture and rural landscapes are the primary reasons why people choose to live here and call our Town “home”. This community supports agriculture, and although we acknowledge that change is a part of life, we like things the way they are. We hope that our rural lifestyle will be available for future generations to work productive lands and enjoy nature’s beauty and resources. Our Town will continue to be known for its prosperous farms, scenic hillsides, woodlands and fertile valleys. Development will be managed to respect, protect and preserve our farms, as well as our rural heritage and natural resources.*



**Each goal identified in Chapter 3 is followed by several objectives or actions that will be undertaken to achieve that goal.**

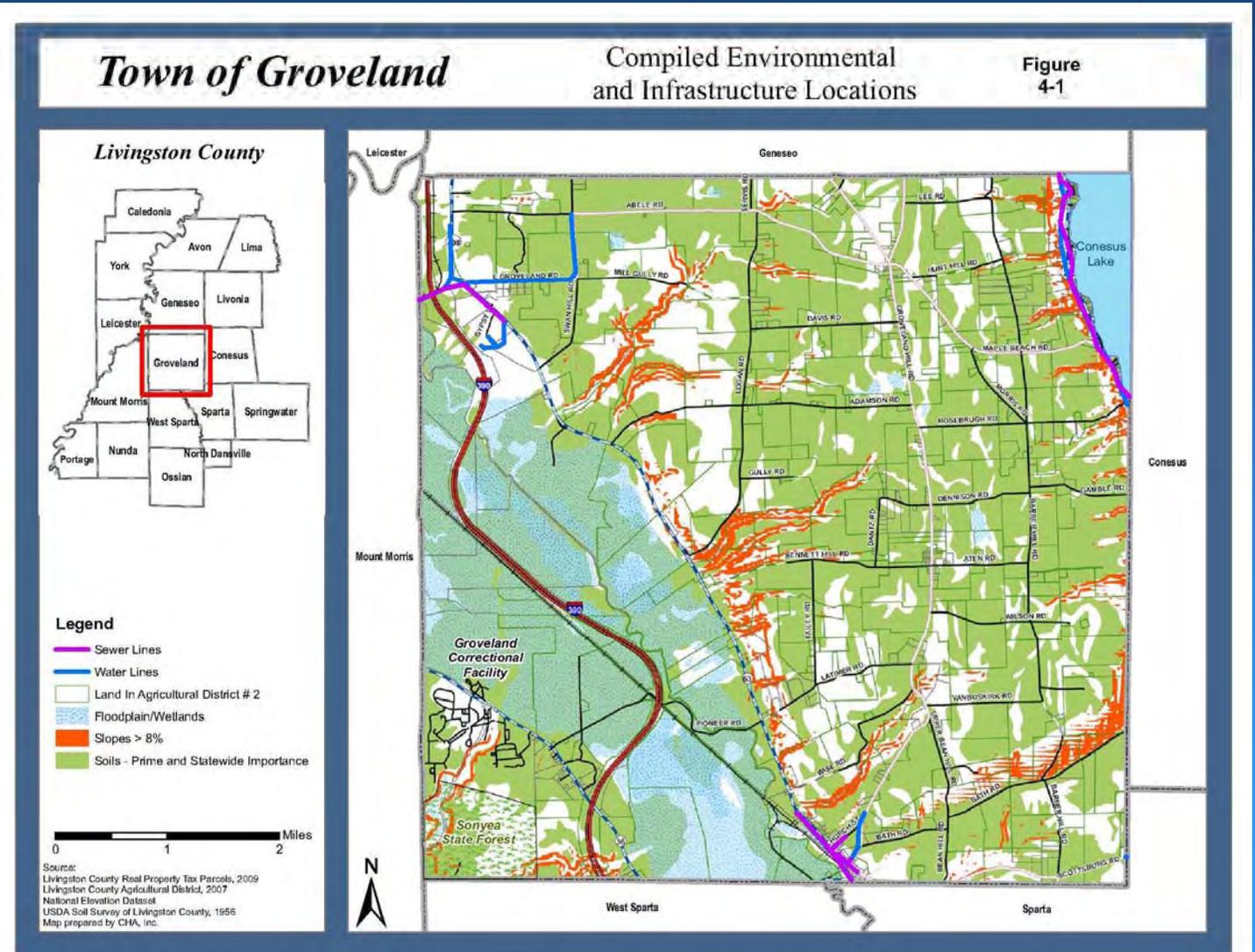
## **Agricultural Preservation Goals**

- Goal:** Minimize the loss of high quality, highly productive areas of prime farmland soils and soils of statewide importance.
- Goal:** Encourage implementation and enforcement of effective Town land use policies and regulations that protect and preserve farmland, agricultural uses, and agricultural resources.
- Goal:** Protect, enhance and maintain the Town's water and other natural resources.
- Goal:** Educate the community about the value of farming and about the importance of local farmland protection.
- Goal:** Enhance economic opportunities for the agricultural industry.
- Goal:** Maintain a cost efficient public infrastructure network that supports agriculture's needs.



Chapter 4 includes an analysis of land use & zoning to determine consistency with the Town's agricultural protection goals.

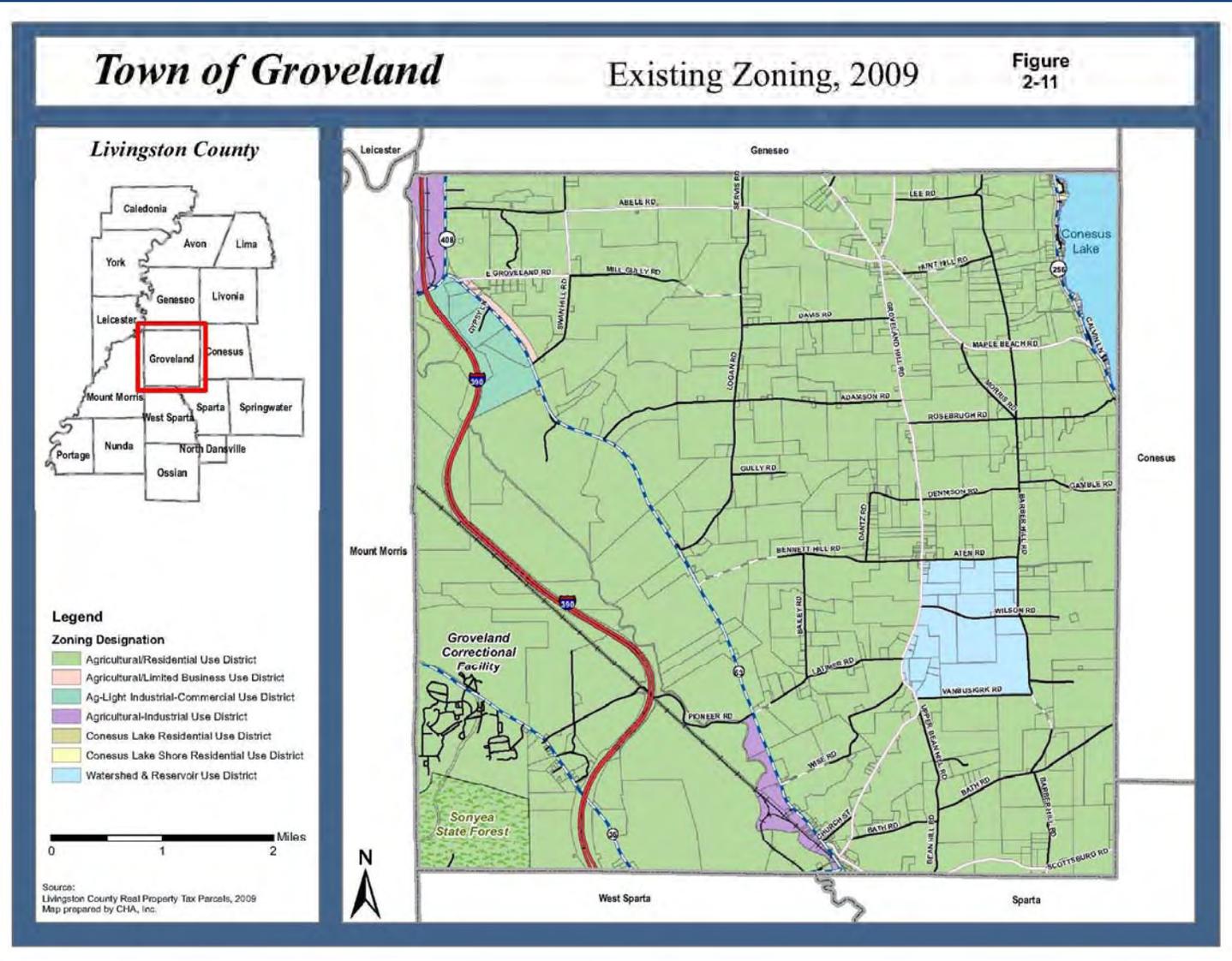
# Environmental Conditions and Existing Infrastructure





# Existing Zoning

Approximately 93.5% of the Town or about 23,450 acres (36.6 square miles) is zoned Agricultural/Residential





**To evaluate farmlands, six criteria were considered and then each parcel in the Town was mapped.**

# **Agricultural Potential, Productivity and Viability**

**Evaluation criteria included:**

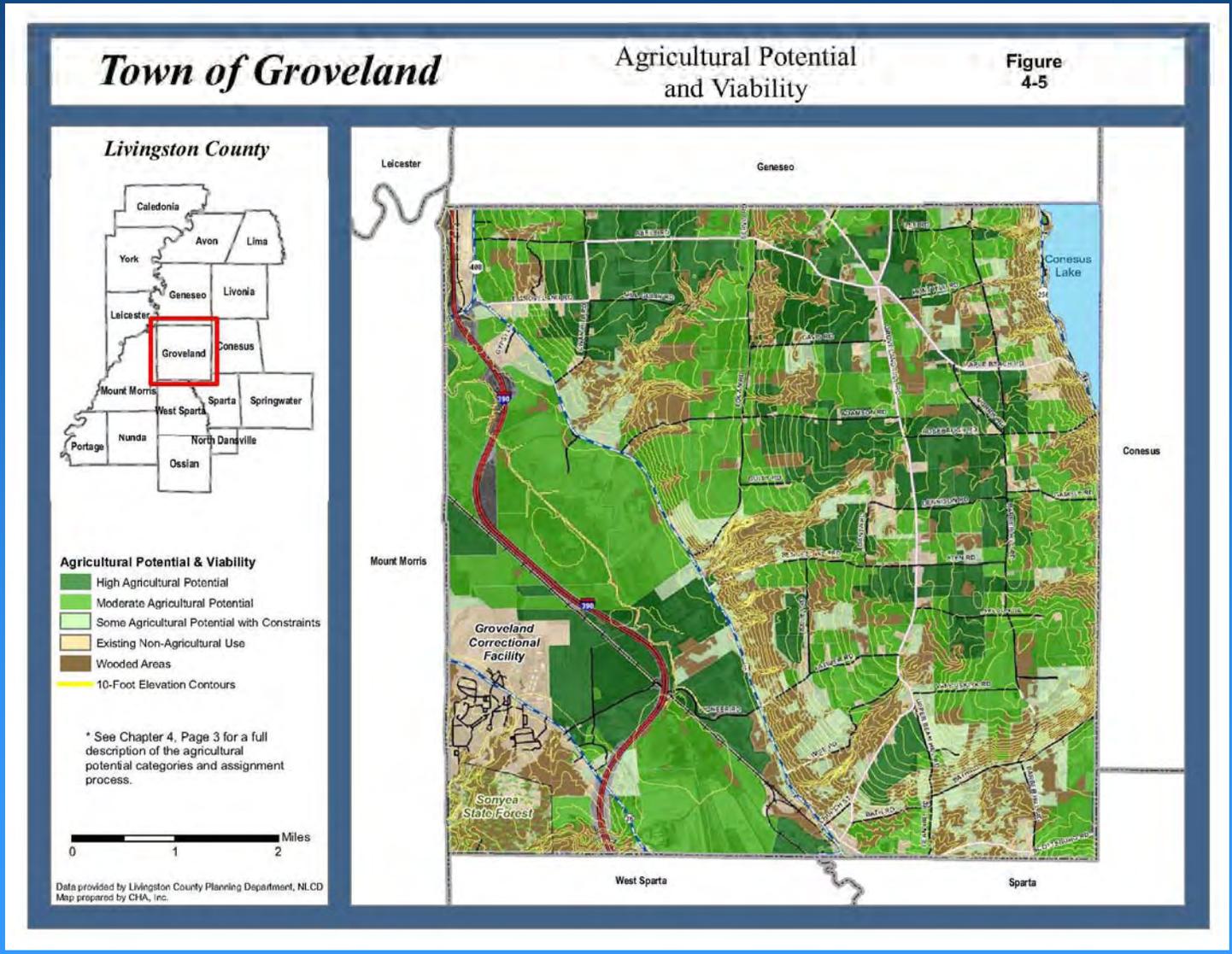
- **Agricultural Land Use and Land Cover**
- **Topography and Steep Slopes**
- **Prime Soils & Soils of Statewide importance**
- **Overall Parcel Acreage**
- **Agricultural Districts & Agricultural Zoning**
- **Potential Productivity and Value**

**Each parcel was mapped in GIS based on how it met each criterion and results identified parcels as being high value, moderate value, or of some value for agriculture.**



The analysis indicates large, contiguous areas of important farmlands that are in need of protection & management.

# Agricultural Potential, Productivity and Viability





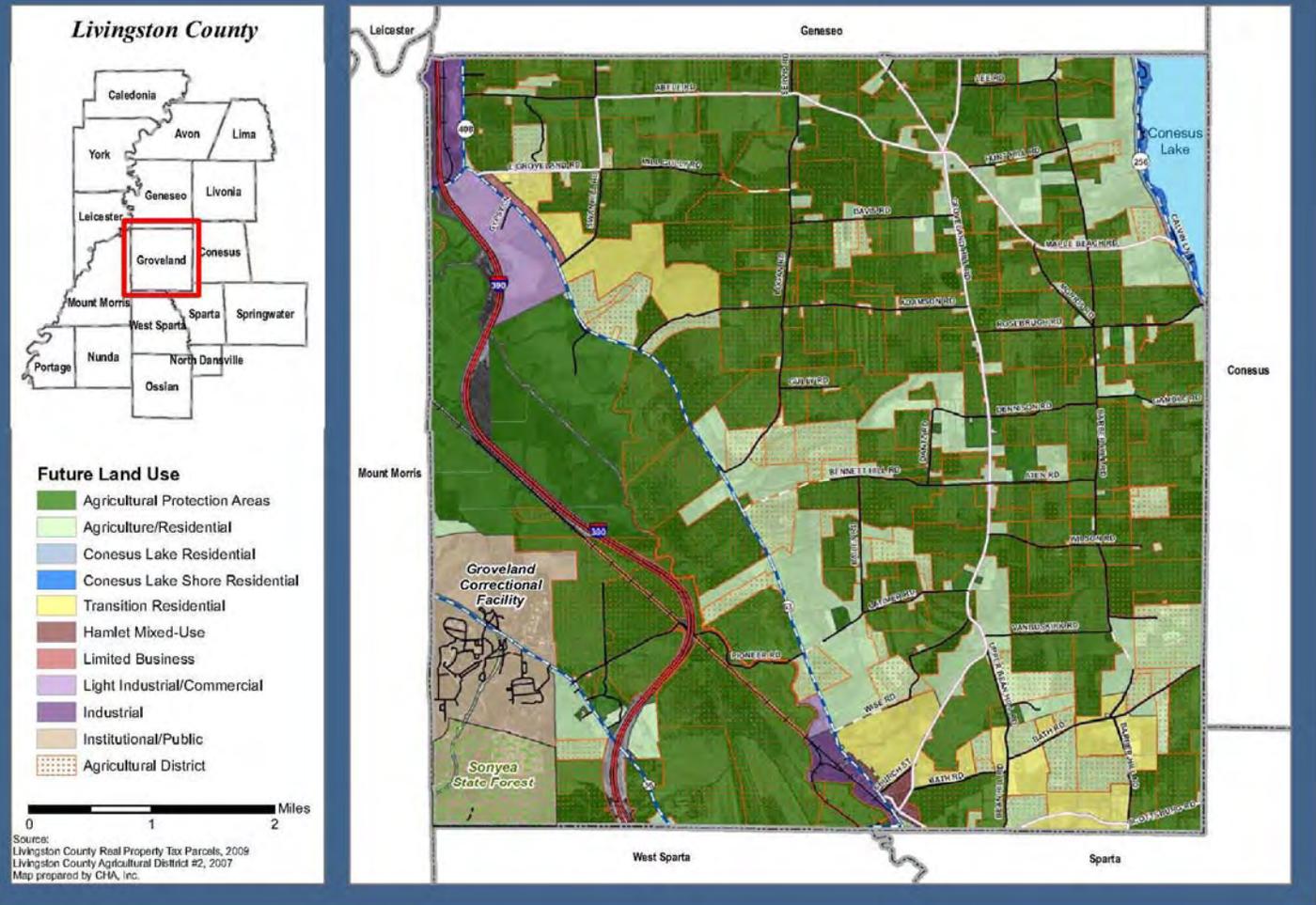
# Future Land Use

Future non-agricultural changes in land use and new development should be directed away from high quality farmlands

## Town of Groveland

## Future Land Use

Figure 4-6





**Based in part on the Future Land Use Map numerous actions are recommended for agricultural and farmland protection.**

## **Key Recommendations**

- **Establish an Agricultural Protection Area Zoning District – encompassing about 65% of the Town where agriculture is the intended and dominant land use and not on an equal footing with rural residential uses.**
- **The Agricultural/Residential District would remain as a zoning category, but drop from 93.5% of the Town to about 20%.**
- **Establish new Transitional Residential, Main Street Mixed-use and Institutional/Public zoning districts to direct higher density growth where infrastructure is in place.**
- **Avoid large-lot zoning and establishing any minimum lot sizes for farming, instead consider density averaging, sliding scale or similar zoning and subdivision techniques to help keep large farmlands intact.**



**Your continued  
input is  
important to  
this process &  
implementatio  
n of the Plan.**

## **Questions & Comments**

***Please direct written comments to:***

***Walter L. Kalina AICP***

***CHA***

***441 South Salina Street***

***Syracuse, NY 13202-4712***

***or email to:***

***wkalina@chacompanies.com***