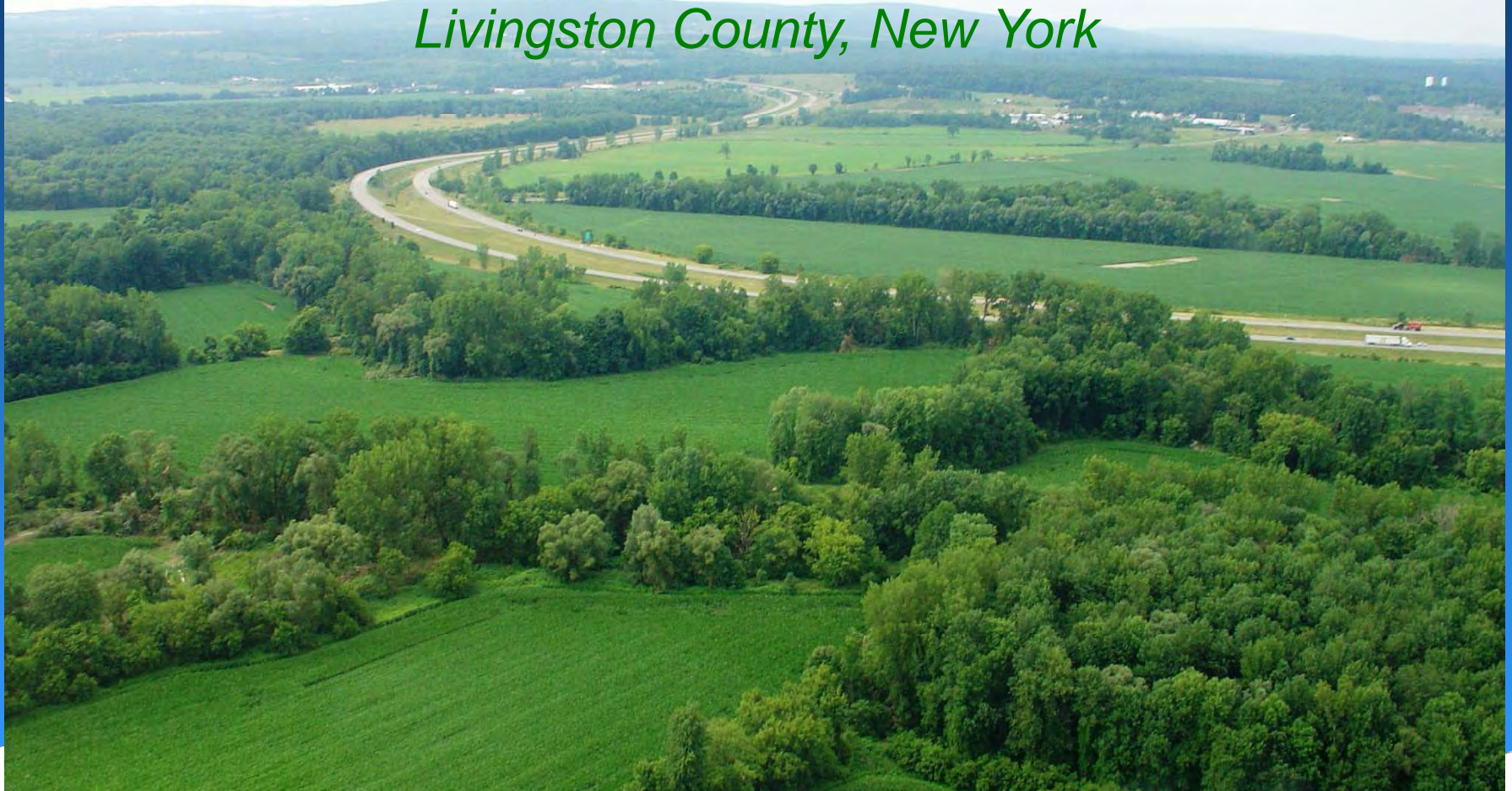


Agricultural and Farmland Protection Plan

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

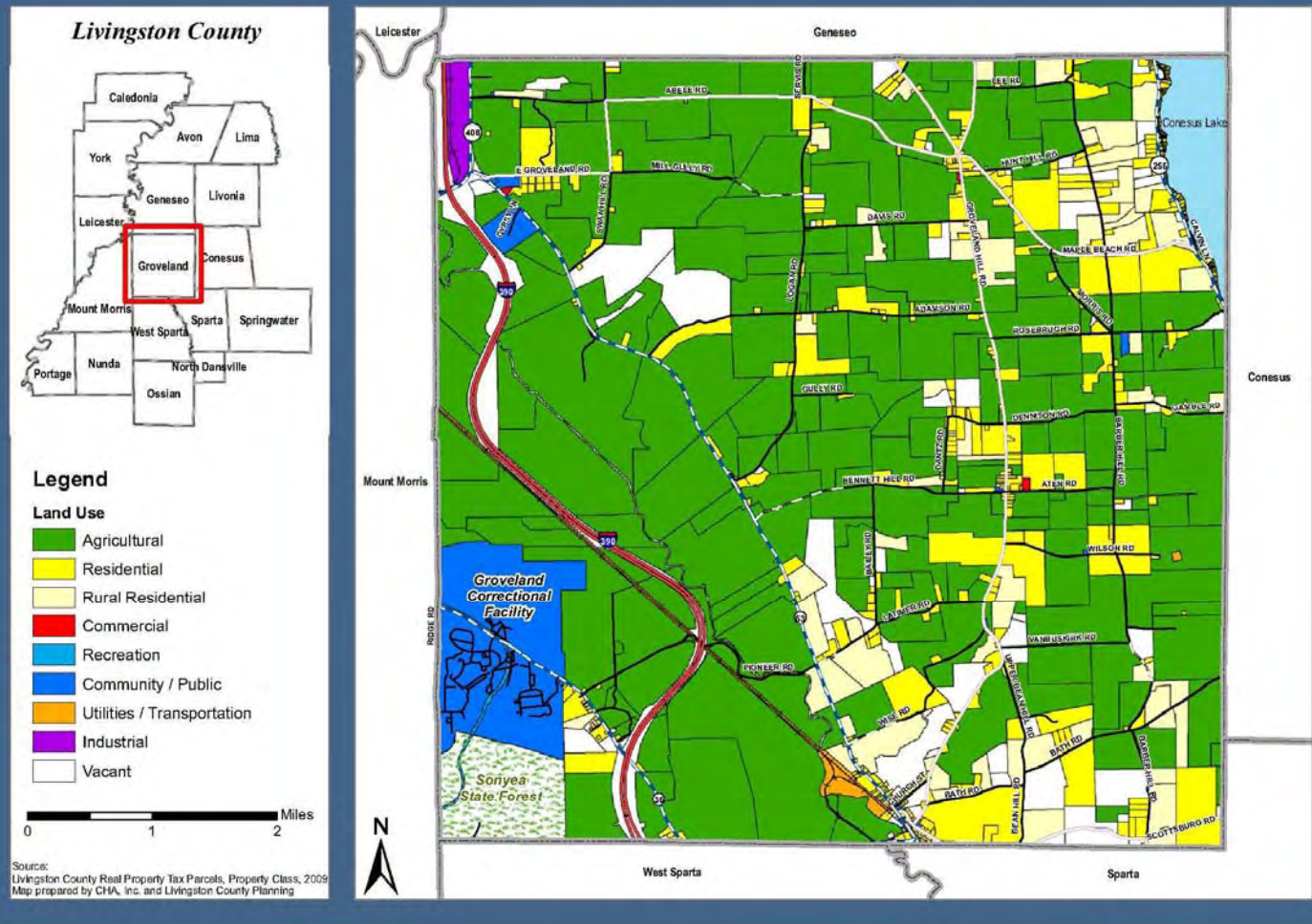
Chapter 2 describes existing conditions, issues & trends in the Town.

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

Town of Groveland

Existing Land Use 2009

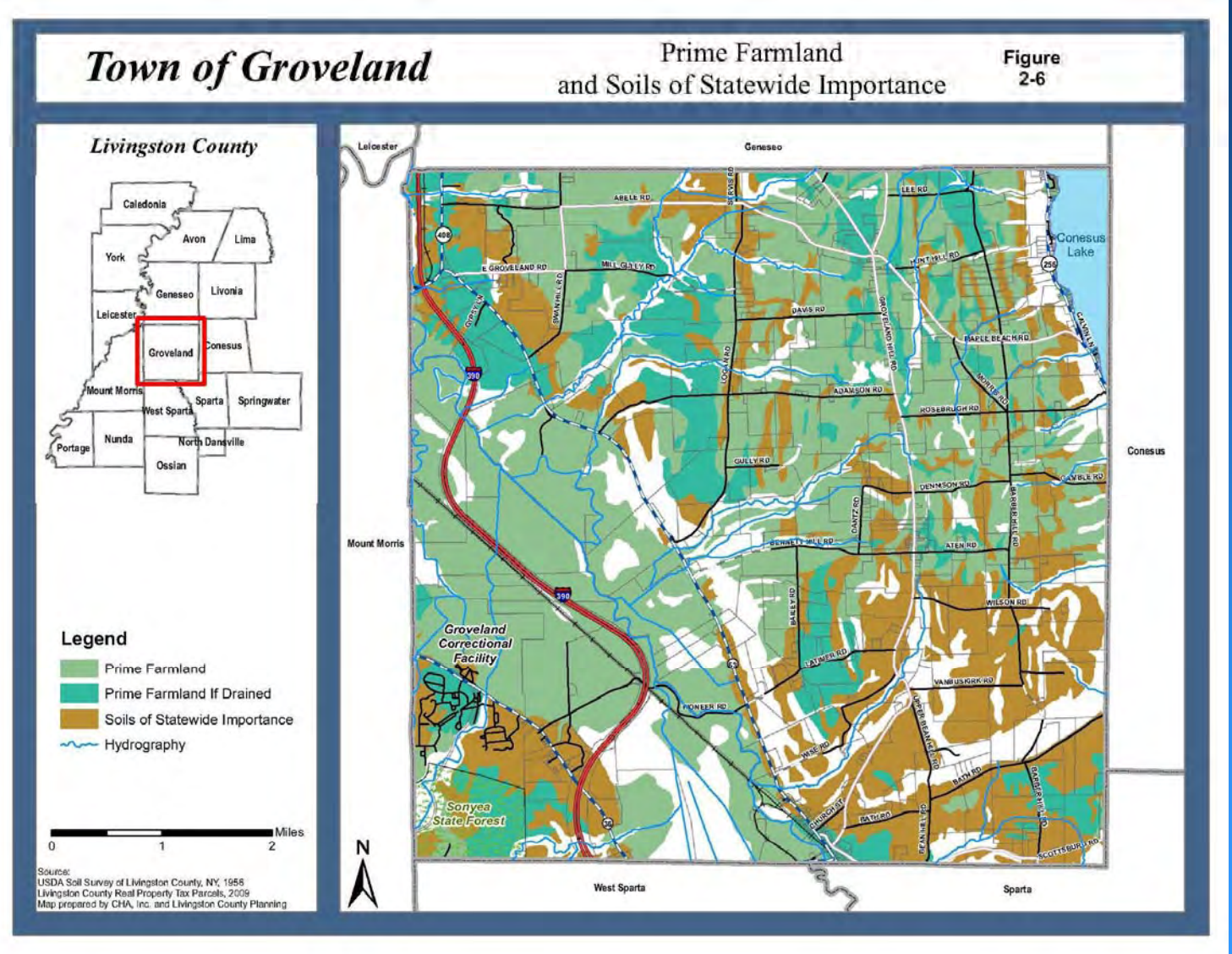
Figure 2-2





Prime Farmland Soils

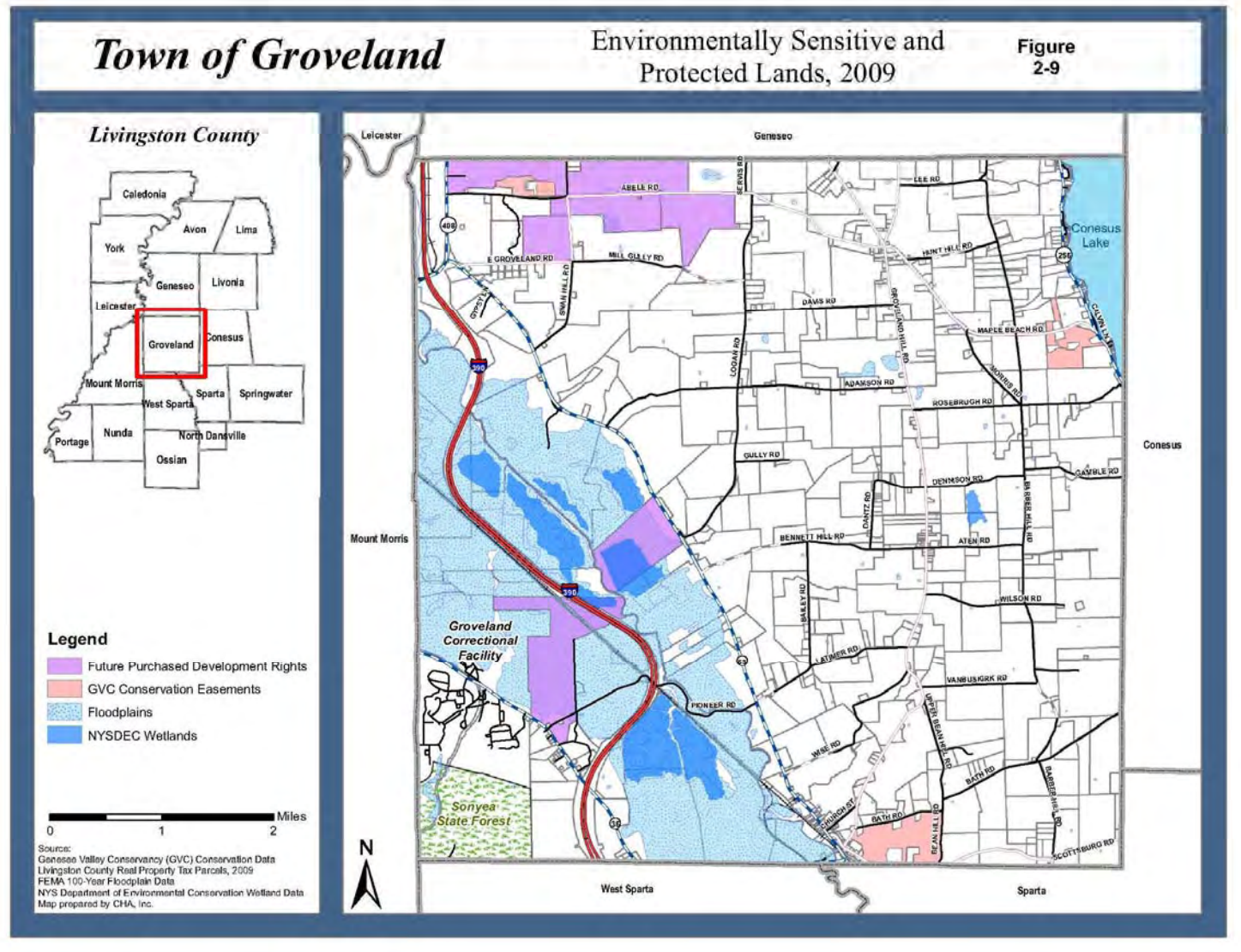
The Town contains 10,668 acres of prime farmland soils; 6,099 acres of soils of statewide importance; and 3,488 acres of prime soils if drained.





Environmentally Sensitive Lands

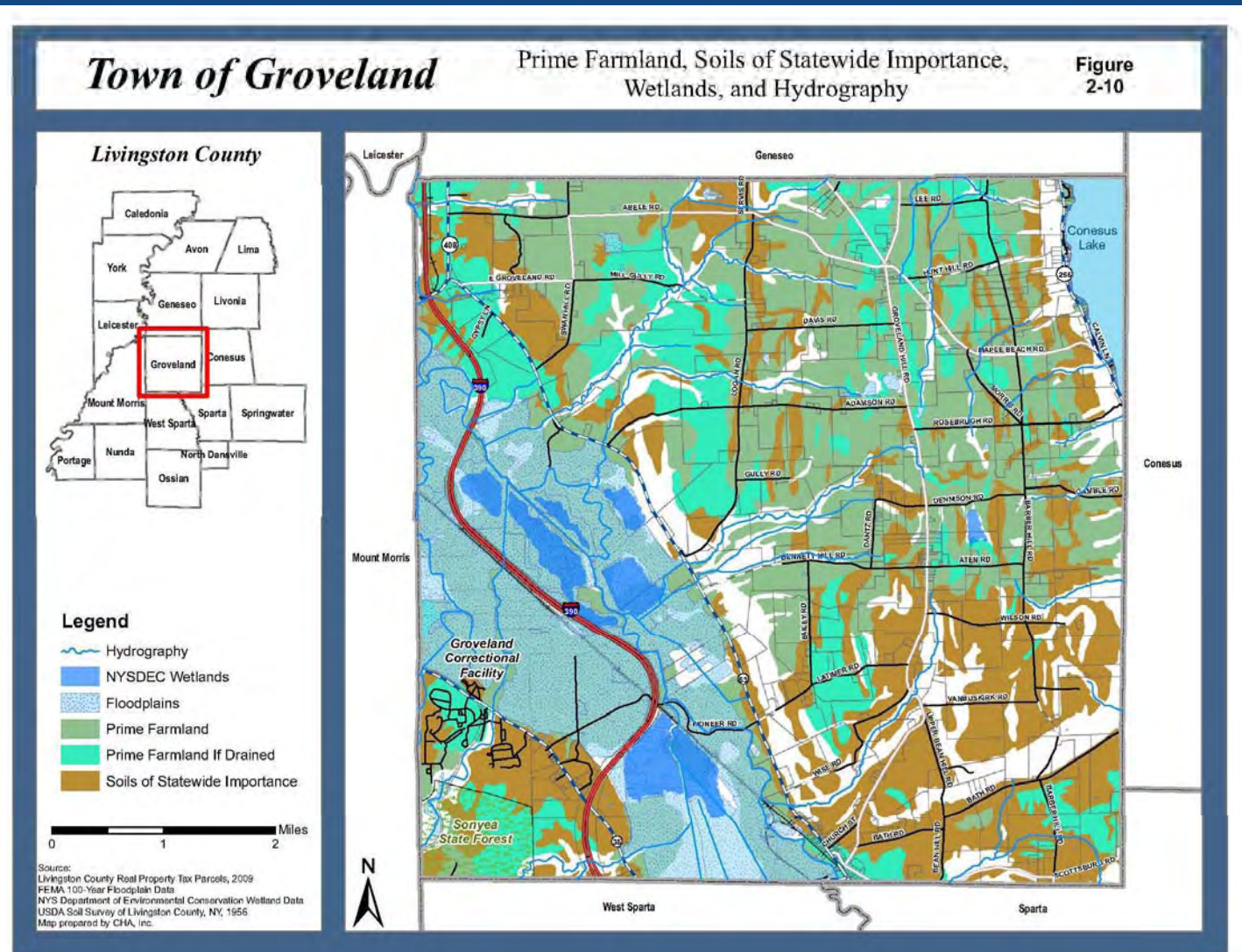
The floodplain & wetlands of Canaseraga Creek are extensive, covering about one-fifth of the Town's land area.





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.

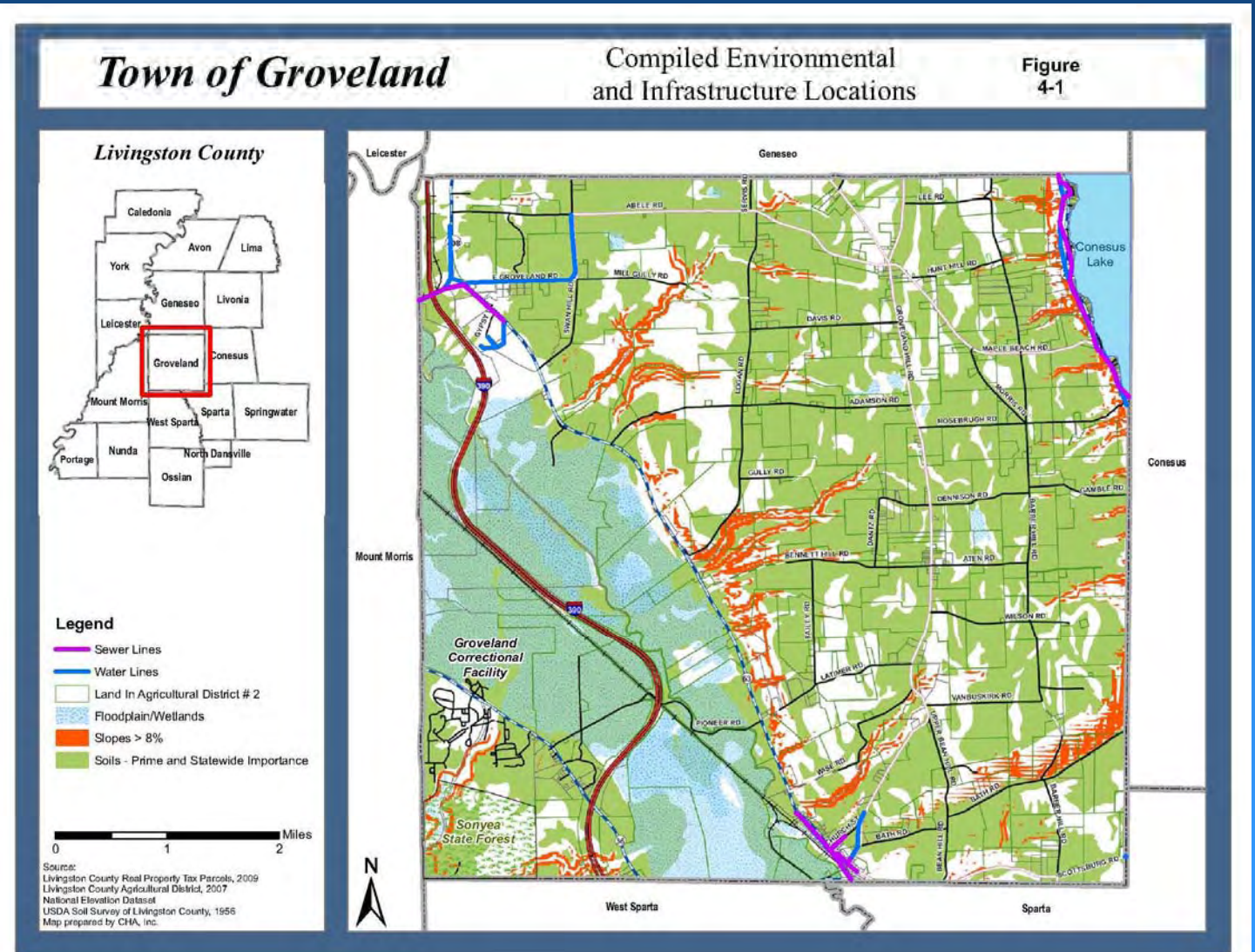
Agricultural Preservation Goals

- 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.

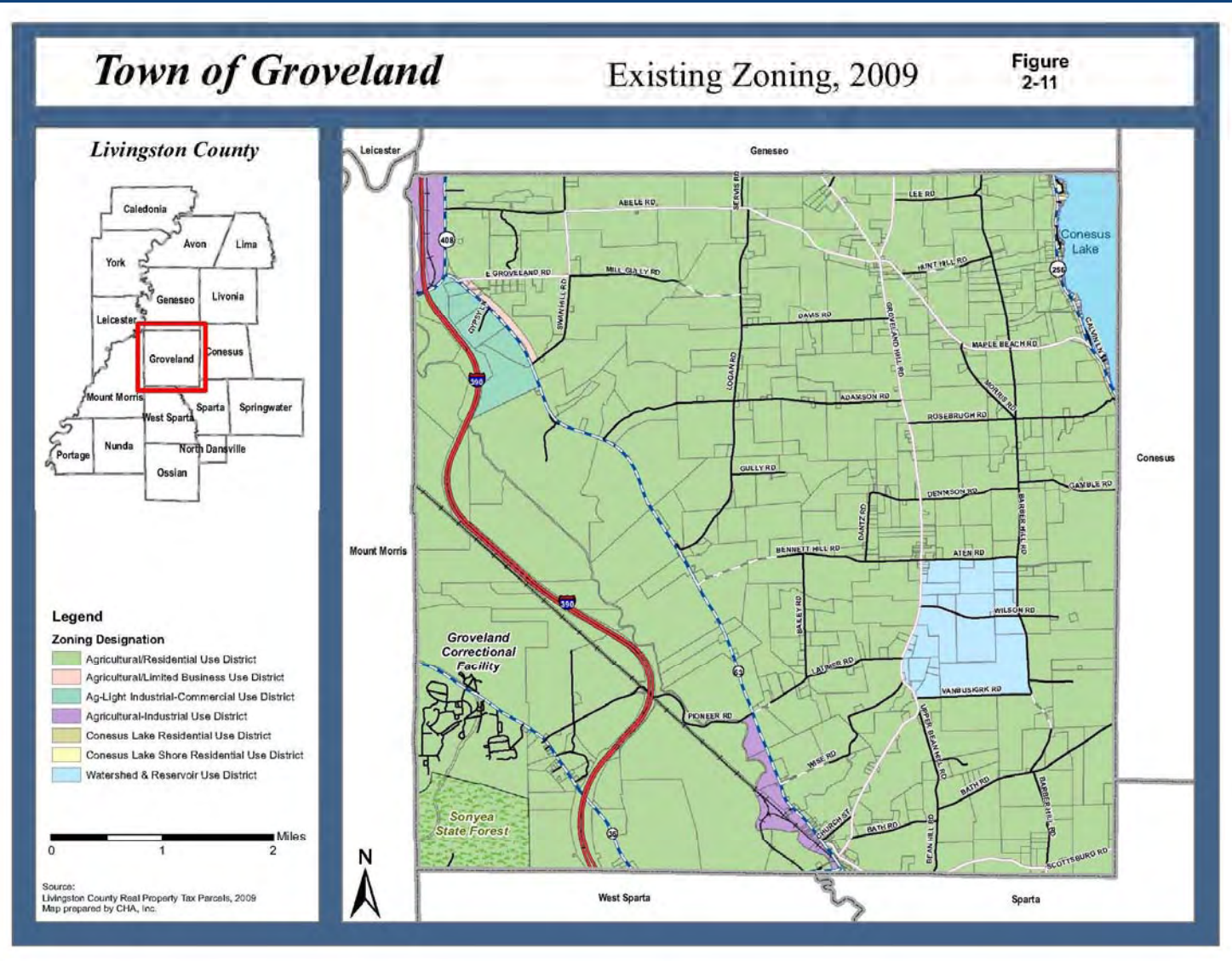
Environmental Conditions and Existing Infrastructure





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:

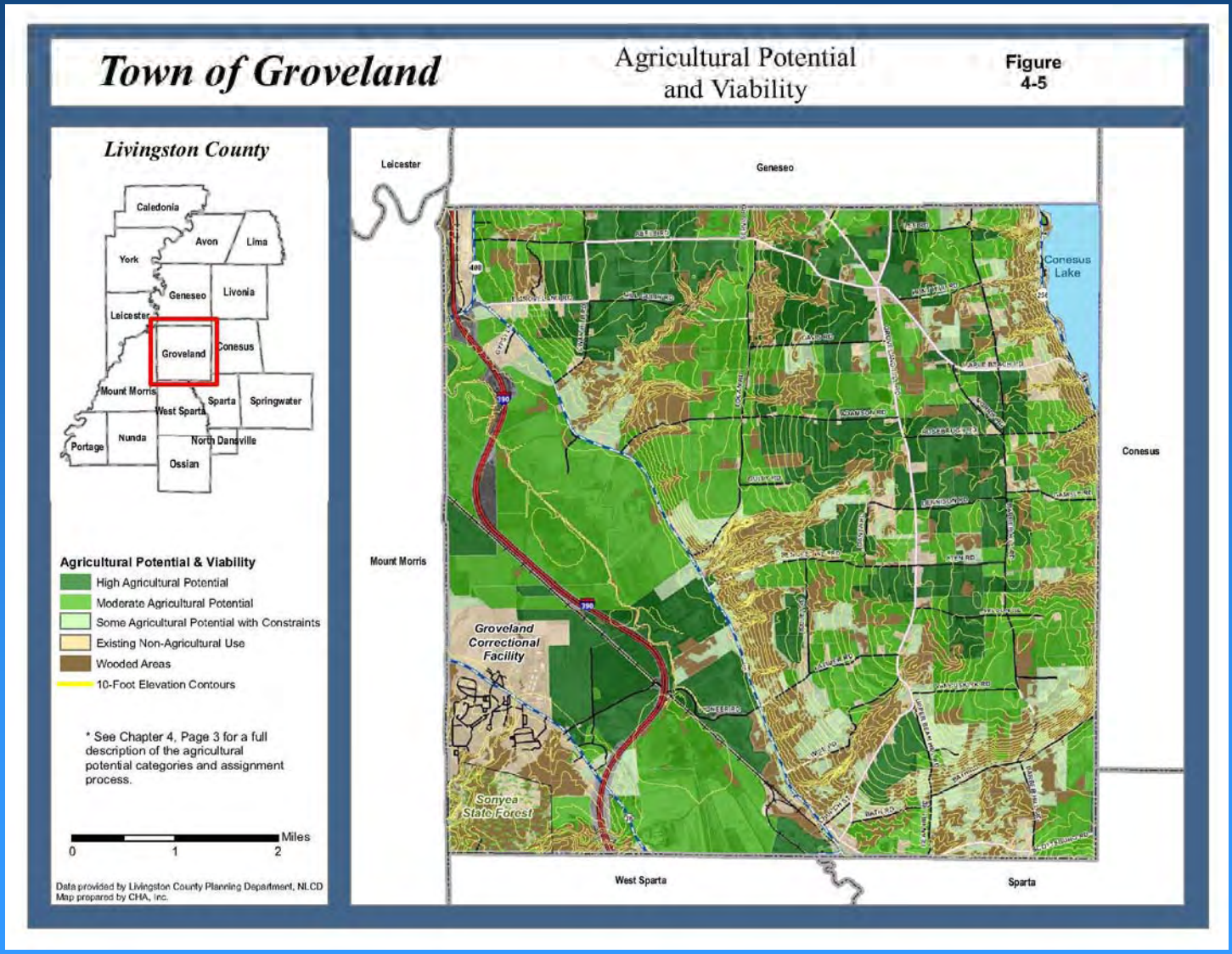
- **Agricultural Land Use and Land Cover**
- **Topography and Steep Slopes**
- **Prime Soils & Soils of Statewide importance**
- **Overall Parcel Acreage**
- **Agricultural Districts & Agricultural Zoning**
- **Potential Productivity and Value**

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





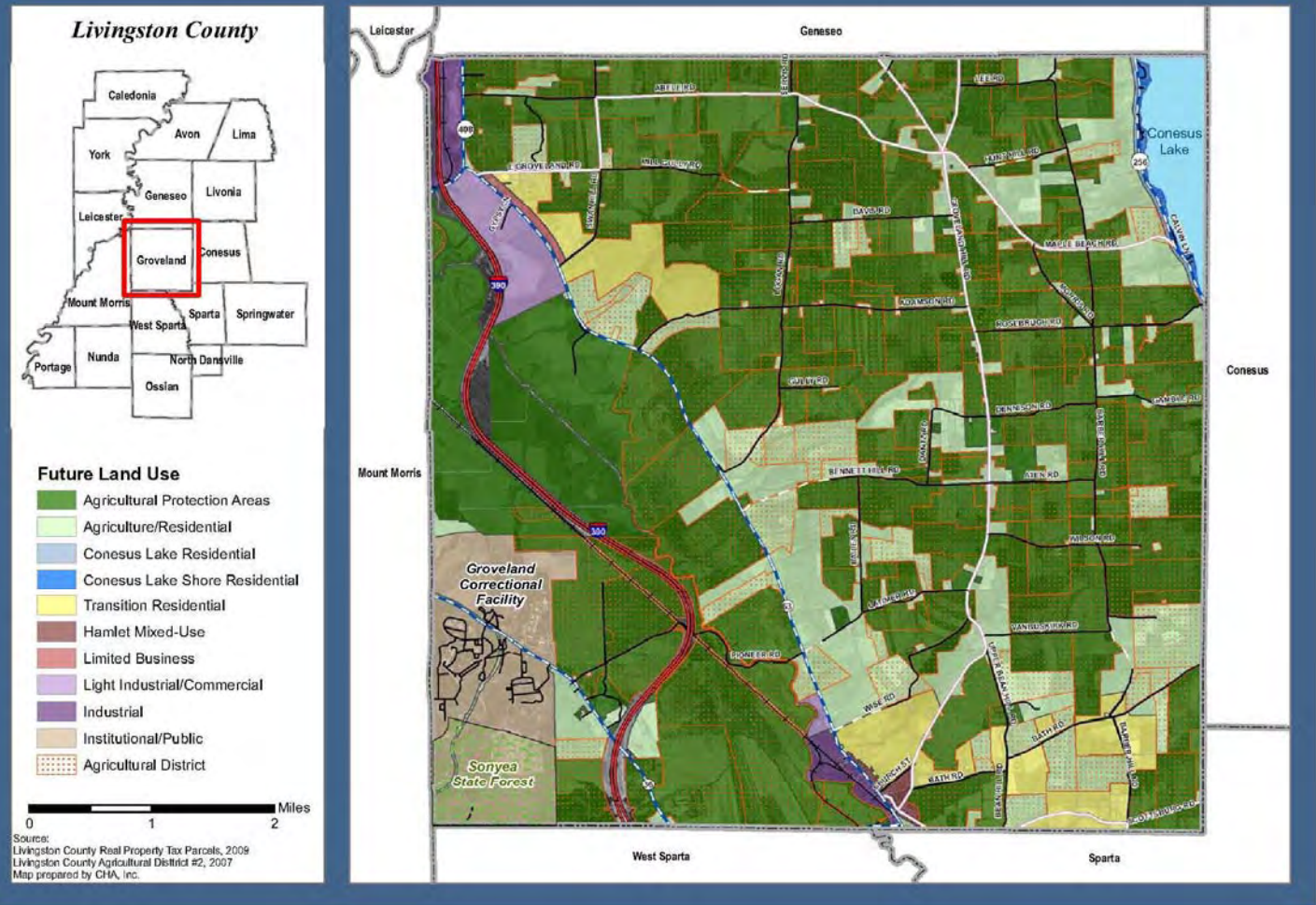
Future Land Use

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 &
implementation
of the Plan.**

Questions & Comments

Please direct written comments to:

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CHA

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or email to:

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