



WAYNE COUNTY
AGRICULTURAL DEVELOPMENT BOARD

Agriculture and Land Use Report

for

The Wayne County Consolidated Agricultural
(original Agricultural District Number Seven)

in the

Towns of:

**Arcadia, Butler, Galen, Huron, Lyons,
Macedon, Marion, Ontario, Palmyra, Rose,
Savannah, Sodus, Walworth, Williamson and Wolcott**
(all Towns in Wayne County)

By the

Wayne County Agricultural Development Board
(Agriculture and Farmland Protection Board)

To the

Wayne County Board of Supervisors

February 26, 2008
(updated May 1, 2008)

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Introduction

On December 18, 2007 the County Board of Supervisors voted by resolution number 837-07 to consolidate all existing Agricultural Districts (1 thru 9 and CAD1) into one district- the Consolidated Agricultural District (CAD). The goals of the consolidation were to reduce the number of non-agricultural parcels in the district, to define district limits by parcel and municipal boundaries and to create a framework for the County to administer the districts more efficiently. While technically this is the modification of Agricultural District Number 7, in practice, the County is modifying District #7 to include any land within the County that is in an Agricultural District. Therefore for the purposes of this report, parcel counts and acreage totals for all existing Ag Districts were considered part of the “original Ag District.” The baseline acreage for the SEQRA form will be the original District #7 acreage.

Following a landowner review worksheet that was mailed on January 10, 2008, the Wayne County Agricultural Development Board (Agriculture and Farmland Protection Board) prepared and submitted the following report, on February 26, 2008, to the Wayne County Board of Supervisors. The report recommends the consolidation of the existing Agricultural Districts into one district- the Consolidated Agricultural District as outlined later in this report. Approximately eighty worksheets were returned following the submission of the AFPB report, the report totals were updated on May 1, 2008 to reflect the additional information.

As required in Article 25 AA, Section 303-a.2.b, the County Agriculture and Farmland Protection Board has considered the following factors-

- (1) The nature and status of farming and farm resources within such district, including the total number of acres of land and the total number of acres of land in farm operations in the district;
- (2) The extent to which the district has achieved its original objectives;
- (3) The extent to which county and local comprehensive plans, policies and objectives are consistent with and support the district;
- (4) The degree of coordination between local laws, ordinances, rules and regulations that apply to farm operations in such district and their influence on farming; and
- (5) a recommendations to continue, terminate or modify such district.

On May 20, 2008 the County Board of Supervisors voted by resolution number 365-08 to modify Agricultural District #7 and to consolidate all existing Agricultural Districts (1 thru 9 and CAD1) into one district- to be known as Wayne County Agricultural District Number 1.

The resolutions from the Wayne County Agricultural Development Board (Agriculture and Farmland Protection Board) and the Wayne County Board of Supervisors are in the Appendix.

District History

The original Agricultural District Number 7 was formed in the Towns of Ontario, Williamson, Sodus and Huron on July 8, 1976. District 7 is the “parent” district for this application. Portions of this district were incorporated into Consolidated Agricultural District No.1 (CAD1) in 2006.

- Original Agricultural District Number 1 was formed in 1973 in the Towns of Rose and Huron with subsequent eight-year review dates.
- Original Agricultural District Number 2 was formed in 1974 in the Town of Macedon with subsequent eight-year review dates. It was incorporated into CAD1 in 2006.
- Original Agricultural District Number 3 was formed in 1974 in the Towns of Palmyra and Marion with subsequent eight-year review dates.
- Original Agricultural District Number 4 was formed in 1975 in the Towns of Arcadia, Macedon, Marion, Palmyra and Sodus with subsequent eight-year review dates.
- Original Agricultural District Number 5 was formed in 1975 in the Towns of Huron, Rose, Butler and Wolcott with subsequent eight-year review dates.
- Original Agricultural District Number 6 was formed in 1976 in the Towns of Butler, Galen, Rose, Wolcott and Savannah with subsequent eight-year review dates.
- Original Agricultural District Number 8 was formed in 1977 in the Towns of Galen, Lyons, Rose and Arcadia with subsequent eight-year reviews.
- Original Agricultural District Number 9 was formed in 1985 in the Towns of Ontario, Williamson, Marion, Walworth and Macedon with subsequent eight-year review dates. Portions of this district were incorporated into CAD1 in 2006.
- Consolidated Agricultural District One (CAD1) was formed on January 18, 2000 when portions of Agricultural Districts 2, 7 & 9 in the Towns of Macedon, Ontario and Walworth were consolidated into one district during the eight-year review of Original Agricultural District Number 2.

In 2000, Wayne County made a commitment to consolidate and re-organize its original nine districts down to four (see map in Appendix) as the existing districts came up for review. As mapping and database technology improved, it became apparent that the County could completely consolidate the districts to further reduce administrative costs. In 2007, Wayne County made the decision to do so, and the Consolidated Agricultural District is the result.

Review Process

Wayne County developed criteria for including properties in an agricultural district based on Town Assessor-assigned property class codes and acreage. These criteria were discussed with the Wayne County Agriculture and Farmland Protection Board, the Wayne County Planning Board, New York State Department of Agriculture and Markets (NYSDAM) and approved by the Wayne County Board of Supervisors prior to beginning the survey and consolidation process. To form a more accurate “agricultural” district, non-agricultural parcels and parcels of less than five acres, were targeted for exclusion from the consolidated district. All tax parcels receiving an agricultural exemption were included in the consolidated district by default. The criteria for inclusion or exclusion from the district, based on property classes follows:

100 Property Class Series: **Leave** the entire class **within** an agricultural district.
200 Property Class Series: Include the entire class of **greater than or equal to 5.0** acres **within** the district and include any parcels with “41720” ag exemption code.
300 Property Class Series: Include **all** classes of **greater than or equal to 5.0** acres **within** the district and any parcels with “41720” ag exemption code.
400 Property Class Series: Include only the **443, 446, 449 and the 473** classes in the district and any other parcels with “41720” ag exemption code.
500 Property Class Series: Include only the **533,555 and 582** classes in the district and include any other parcels with “41720” ag exemption code.
600 Property Class Series: Include only **the 682** class in the district and include any other parcels with “41720” ag exemption code.
700 Property Class Series: Include only the **720 thru the 729** series that are **greater than or equal to 5.0** acres and include any parcels with “41720” ag exemption code.
800 Property Class Series: **Exclude** the entire series. However include any parcels with “41720” ag exemption code.
900 Property Class Series: **Include** the entire series in an agricultural district.

Review worksheet forms were sent to each property owner in the existing Agricultural Districts 1,2,3,4,5,6,7,8,9 & CAD1. The worksheet listed the parcel ID numbers and the default action that would be taken with the individual parcel- either included or excluded, respectively, from the consolidated district. The “default-in” properties were **included** in the Consolidated district unless the property owner specifically requested **not** to be included. Likewise, the “default-out” properties were **excluded** from the Consolidated district unless the property owner specifically requested **to be** included. The forms also requested that the landowner indicate whether or not the owner is a farmer, in order to develop information for NYSDAM form RA-114. A sample copy of the letter and worksheet is included in the Appendix. Each landowner was notified by letter on March 6, 2008, of the Agriculture Development Board (WCAFPB) recommendations as well as the public hearing that will be held at 7 PM on April 9, 2008 at the Wayne County Courthouse regarding CAD (Appendix).

Based on Real Property Tax Service (RPTS) data, there are a total of approximately **374,103 acres** in Wayne County towns, including villages. There were approximately **313,856 acres** and **17,095 tax parcels** in the existing original certified districts in the original Agricultural Districts 1-9 and CAD1 (nearly **84%** of the total land area). The proposed CAD is comprised of approximately **291,714 acres** (approximately **78 %** of the total available acreage) and is composed of approximately **10,114 tax parcels**. We have therefore reduced the total number of acres in the district by **22,142 acres** and **6,981 tax parcels**.

A total of 12,661 letters/review worksheets were mailed out and worksheets representing 3,199 parcels were returned from the January 9, 2008 mailing. Of the returned review worksheets, 301 requested that their “default-in” properties (**4,066 acres**) be **excepted** from the district. Conversely, there were 526 requests for “default-out” properties (**2,551 acres**) to be **included** in the District. The review worksheet responses, the default actions and written responses following the public hearing have formed the basis for the proposed Consolidated Agricultural District.



**WAYNE COUNTY
AGRICULTURAL DEVELOPMENT BOARD**

**Report of the
Wayne County Agriculture and Farmland Protection Board**
(a.k.a. the Wayne County Agricultural Development Board)

Nature and status of farming and farm resources

Wayne County has a strong agricultural industry base. **Tables 1&2** give a good sense of the size and diversity of the farms in the County. Due to the consolidation of parts of three original agricultural districts, the farm enterprise data is being treated as baseline data and there will not be a “change in number of” enterprise calculations. **Table 4** indicates there is approximately \$400 million of on-farm investment in the County.

Table 1.

| Farm Cash Receipts - (in thousands) | | | |
|--|-----------|-----------|-----------|
| | 2006 | 2002 | 1997 |
| Number of Farms | 850 | 904 | 1,013 |
| Farm Income | \$122,987 | \$103,856 | \$114,519 |

Source: 2002 Census of Agriculture & NASS

Wayne County’s location on the south shore of Lake Ontario creates a very favorable climate for the production of fruit. The County is the largest apple-producing county in the State and in the top two counties in the nation with both fresh market and processed apples are produced here. The Motts processing facility in Williamson is one of the most modern and largest processing facilities in the nation. There is one large apple packing facility located in Sodus and two in the town of Huron, as is the Cahoon Farms processing facility. Additionally, there are eighteen cold storage facilities in the County (Table 3), based on RPTS classification, allowing farmers to provide a year-round supply of fruit and vegetables. Farmers and their marketing organizations sell fresh fruit and vegetables throughout the United States and internationally. Based on the 2002 NYSDAM Tree and Vineyard report, there are 389 farm operations in the district that are orchard crop operations that encompass approximately 19,600 acres of land.

Table 2.

| Commodity | Farms | Acres |
|-----------|-------|--------|
| Orchard | 227 | 22,570 |
| Dairy | 86 | |
| Beef | 100 | |
| Potato | 28 | 1,846 |
| Soybeans | 100 | 14,434 |
| Dry Beans | 25 | 2,018 |
| Corn | 181 | 24,092 |
| Wheat | 84 | 5,090 |
| Oats | 66 | 1,871 |

2002 Census of Agriculture

There are eighty-six dairy farm enterprises in the district, with some expansion and intergenerational transfer occurring. Dairy farms market milk in the Rochester and NY-NJ Federal orders. Milk produced in this area has been sold to plants in Rochester, Batavia, Syracuse, Cohocton, Oneida, and Campbell. There are also marketing outlets for grains, dry beans, soybeans and corn in a similar area. Sheppard Farms is a major grain handling facility in the area and is only four miles from Lyons. The recently opened ethanol plant located in Orleans County has provided a significant outlet for Wayne County corn. Dry bean processing plants are located in Geneva, Leroy, Churchville, and

Seneca Falls. There are approximately 68 cash-grain operations in the district, based on 2002 Census of Ag.

The market for good dry hay is stable in this area due to the proximity of the Finger Lakes Race track is 25 to 30 miles to the southeast, and an abundant number of horse owners in the Monroe/ Wayne/ Ontario county region. The hay auction at Canandaigua is also an outlet for hay and straw if needed.

According to the 2002 Census of Agriculture, there was \$325,000 of on-farm income related to the sale of organically grown farm products. There has been marked increase interest by the farm community in transitioning to organic production methods. It is fully expected that the 2007 Census of Agriculture will demonstrate continued growth in this segment.

Cluster businesses

There are 16 establishments in Wayne County with an industry NAICS code of “311” which is Food manufacturing. These businesses have combined annual shipments of \$787 million and a payroll of 1,051 people, based on US Census Bureau statistics for 2002. The eighteen cold storage venues within the county service the fruit and vegetable industries. There are numerous trucking firms, storage and packing facilities serving the area. There are commercial farm chemical sales applicators located in the District and adjacent counties. The significant agricultural infrastructure will be of benefit to any farm enterprise in the District.

Table 3.

| Number of Ag Support Businesses Based on RPTS Code | Type of Business |
|--|------------------|
| 10 | Grain-Wholesale |
| 18 | Cold Storage |
| 2 | Trucking |

Source: U.S. Census Bureau 2002

Extent to which the district has achieved its original objectives

The original objectives of the district were to protect and enhance agricultural land as a viable segment of the local economy and as an economic and environmental resource of major importance. While the face and dynamics of agriculture have changed since the District was first formed, clearly agriculture is still a critical part of the fabric of Wayne County. According to the 2002 USDA Census of Agriculture, Wayne County ranks fifth in New York State for on-farm income

of \$103 million on 904 farms. There is significant investment on farms, with over \$400 million of investment in land buildings and equipment. This is an increase of almost 30% from 1997 to 2002. While some of the increase might be explained in appreciation, certainly not all. This clearly demonstrates that the farmers believe in the future of agriculture in the County.

Table 4.

| Agricultural Enterprises by fair market value of farm investment - | | |
|--|-----------|-----------|
| | 2002 | 1997 |
| Number of farms | 904 | 1,013 |
| Capital < \$10,000 | 65 | NA |
| Capital \$10 to \$ 39,999 | 246 | NA |
| Capital \$40 to \$ 99,999 | 195 | NA |
| Capital \$100 to \$199,999 | 250 | NA |
| Capital \$200 to \$499,000 | 151 | NA |
| Capital > \$500,000 | 65 | NA |
| Total on-farm Investment (\$1,000) | \$403,918 | \$303,339 |

Source: Census of Agriculture

Agricultural Exemptions

Of the **291,714** acres of land in the CAD, parcels containing approximately **148,401** acres are receiving an agricultural exemption under Article 25AA and based on information the Town Assessors have developed from the soil group worksheets. Of these parcels receiving an exemption, **104,925** acres, or 71%, are in the NYSDAM 1-5 soil groups.

NYSDAM RA-114- Ag District review profile- Approximately **32,979** acres are in the district and owned by active farmers (based on the review worksheet responses). Approximately **133,062** acres of RPTS 100-series parcels are not owned by farmers and considered to be rented ground. The Board believes that property in the 240/residential (**57,964** acres) and 300/vacant (**34,265** acres) Real Property Class series, consisting of five acres or more and not owned by farmers, would be suitable for agricultural production contains most of the (non-RPTS 100 series) rented agricultural ground and should be considered as viable farmland and therefore recommends these parcels be included as “land rented by farmers”. Based on these assumptions, the Board considers the total acreage available for agricultural production to be **258,270** acres (see RA 114) or 84% of the total land in the district.

Table 5.

| <i>NYSDAM Soil Group</i> | <i>All acres with exemption</i> |
|--------------------------|---------------------------------|
| <i>water</i> | 843 |
| <i>1</i> | 2,321 |
| <i>2</i> | 49,271 |
| <i>3</i> | 9,079 |
| <i>4</i> | 14,469 |
| <i>5</i> | 29,785 |
| <i>6</i> | 15,585 |
| <i>7</i> | 15,339 |
| <i>8</i> | 5,345 |
| <i>9</i> | 6,169 |
| <i>10</i> | 195 |
| Grand Total | 148,401 |

Source: NRCS, Wayne County Real Property Service

There were **526** properties that the County proposed to be excluded from the District based on parcel size or RPTS property classification, whose landowners opted to remain in the district. While the land may not be an integral part of the District, it does demonstrate significant support for agriculture by these landowners. The historical data used for RA-114 is based on a compilation of data for all existing agricultural districts in the County.

Limitation on local laws-

One of the hallmarks of the Ag District law is the limitation on local ordinances within a certified Agricultural District. While no local municipalities have been taken to court in a dispute over farm-related local laws, the municipalities are aware of the restriction and it does impact how they develop their laws. The Wayne County Planning Board routinely suggests that Towns analyze proposed local laws with respect to the Ag District Law.

Land Use Based on RPTS data, there are **374,103** acres in the County, of which approximately **291,714** acres are in CAD, or 78% of the total area.

The 200 (residential) and 300 (vacant) series of property class codes average **20** and **22** acres in size respectively, indicating that there is significant acreage of reasonable size, available for potential agricultural production in the future. As such, the Agriculture and Farmland Protection

Table 6. Land Use Change and Comparison- Full District

| <i>Real Property Tax Code</i> | <i>Acres CAD</i> | <i>(% change)</i> | <i>Parcels in CAD</i> | <i>(% change) Parcels</i> | <i>Acres in Existing</i> | <i>Parcels in Existing</i> | <i>Total Town Acres</i> | <i>Total Town Parcels</i> |
|-------------------------------|------------------|-------------------|-----------------------|---------------------------|--------------------------|----------------------------|-------------------------|---------------------------|
| <i>100</i> | 158,141 | -0.5% | 2483 | -0.8% | 158,864 | 2,502 | 165,595 | 2,657 |
| <i>200</i> | 82,344 | -11.1% | 5354 | -50.2% | 92,625 | 10,742 | 116,662 | 30,648 |
| <i>300</i> | 34,388 | -10.3% | 1879 | -37.8% | 38,321 | 3,019 | 53,786 | 6,117 |
| <i>400</i> | 2,057 | -45.9% | 125 | -57.0% | 3,805 | 291 | 7,094 | 1,857 |
| <i>500</i> | 1,347 | -44.2% | 18 | -55.0% | 2,412 | 40 | 3,758 | 143 |
| <i>600</i> | 392 | -73.9% | 31 | -80.1% | 1,499 | 156 | 3,501 | 551 |
| <i>700</i> | 2,265 | -13.9% | 39 | -40.9% | 2,631 | 66 | 3,922 | 186 |
| <i>800</i> | 453 | -84.9% | 15 | -81.0% | 3,007 | 79 | 6,297 | 724 |
| <i>900</i> | 10,327 | -3.4% | 172 | -4.4% | 10,692 | 180 | 13,487 | 224 |
| Grand Total | 291,714 | -7.1% | 0,116 | -40.8% | 313,856 | 17,075 | 374,103 | 43,107 |

Source: Wayne County Real Property Service

Board believes that parcels with a 240 (residential) and 300 (vacant) Real Property Class series and consisting of five acres or more, would be suitable for agricultural production and should be included in the “land rented by farmers” category. There are **82,586** acres of RPTS 240 series and **36,176** acres of RPTS 300 series properties in the district of greater than five acres, including land owned by farmers. As Table 6 indicates, there are over 158,000 acres on land in the County with a RPTS Classification in the “100”, or agricultural series or approximately 44% of the land base. This classification is determined by the local Assessor and is based on land use. A quick glance at this table also shows that the majority of the properties that are being excluded from the CAD, either by default action or by landowner request, are residential or RPTS “200” series, with approximately 5,500 parcels and 10,000 acres being removed.

Population Change

Population change in these three towns has not been significant and in fact, is slightly negative. Much of the Arcadia population loss is due to the closing of the NY State Newark Development Center residential facility for the handicapped. During the three-year period of 2000-2002, most of the residential development occurred in the western half of the County (the Towns of Macedon, Marion, Ontario, Palmyra, Walworth and Williamson (and the Villages of Macedon and Palmyra): 690 of the 1,009 permitted units (68%) were located here. (Genesee-Finger Lakes Regional Planning Study, March 2002). Much of the development has occurred as single-family residential, with few large subdivisions in that time frame.

Table 8. Population Change

| Town | US Census Population | | | | Change from 1970 to 2000 | |
|---------------|----------------------|--------|--------|--------|--------------------------|--------|
| | 1970 | 1980 | 1990 | 2000 | | |
| County Totals | 79,404 | 84,581 | 89,123 | 93,765 | 15% | 14,361 |
| Arcadia | 15,245 | 14,697 | 14,855 | 14,889 | -2% | (356) |
| Butler | 1,593 | 1,720 | 2,152 | 2,277 | 30% | 684 |
| Galen | 4,619 | 4,480 | 4,413 | 4,439 | -4% | (180) |
| Huron | 1,739 | 1,820 | 2,025 | 2,117 | 18% | 378 |
| Lyons | 6,015 | 6,073 | 6,315 | 5,831 | -3% | (184) |
| Macedon | 5,488 | 6,508 | 7,375 | 8,688 | 37% | 3,200 |
| Marion | 3,784 | 4,456 | 4,901 | 4,974 | 24% | 1,190 |
| Ontario | 6,014 | 7,480 | 8,560 | 9,778 | 38% | 3,764 |
| Palmyra | 7,417 | 7,652 | 7,690 | 7,672 | 3% | 255 |
| Rose | 2,356 | 2,684 | 2,424 | 2,442 | 4% | 86 |
| Savannah | 1,676 | 1,905 | 1,768 | 1,838 | 9% | 162 |
| Sodus | 8,754 | 9,485 | 8,877 | 8,949 | 2% | 195 |
| Walworth | 4,584 | 5,281 | 6,945 | 8,402 | 45% | 3,818 |
| Williamson | 6,356 | 6,319 | 6,540 | 6,777 | 6% | 421 |
| Wolcott | 3,764 | 4,021 | 4,283 | 4,692 | 20% | 928 |

Source: U.S. Census Bureau

Coordination of Land Use Planning

Scattered roadside development is the predominant form of development in most towns, making it difficult to identify a clear threat to the rural character of the County. Most Towns have demonstrated their understand the importance of planning and have had zoning and land use laws in place since the 1970's. The individual County Towns understand that agriculture is an important part of the fabric of the rural character.

As Table 7 indicates, there are approximately 239,000 acres of zoning with classification of “Agricultural” or “Residential-Agricultural.” This constitutes approximately 64% of the land area in the County. While this is not truly “agricultural zoning” or zoning that encourages farm businesses, it does demonstrate a municipal awareness of the rural nature and agricultural land uses.

Table 7 also demonstrates that the towns in Wayne County understand the need for planning their future, with ten towns having adopted and four others in the process of creating comprehensive plans and all towns having adopted either zoning or land use codes. Several town zoning codes allow the use of “Cluster Zoning” which is an identified method for acquiring agricultural easements in NYS.

The three towns in the western part of the county- Macedon, Walworth and Ontario have active farmland protection programs with over 3,400 acres of farmland preserved with an agricultural easement. While the remainder of the Towns in CAD do not have the same amount of development pressure as those in the west, Arcadia submitted a farmland protection grant in 2001 for 700 acres of farmland and Lyons strongly considered a grant application for three farms and 1,100 acres of farmland. In the Town of Arcadia, the Genesee Land Trust owns approximately 148 acres of farmland that is leased to Peacework Organic farm and holds an easement on 103 acres of adjacent farmland. These 250 acres were conserved with private donations.

The Palmyra Comprehensive Plan, adopted in December 2004, seeks “to encourage the retention of high quality agricultural land for farm uses;” and to “promote the continued viability of agriculture.” The Town of Williamson Comprehensive Plan states “the ideal use for much of Williamson is the continuation and encouragement of active agricultural activities.

Arcadia is in the process of updating its Comprehensive Plan. The Town of Sodus based their Plan, adopted 2006, on a resident survey in which 72% of respondents agreed with the statement: "The Town should preserve and protect farms and farmland from development." Two of the goals of the Sodus plan (adopted 2006) were to: A) Promote the continued economic viability of agriculture and B) Ensure that large, contiguous areas of high quality farmland remain available for agricultural production.

In 2003 and 2004, the Town and Village of Lyons worked together on a Comprehensive planning effort. Most of the municipalities in the County have water in the Villages or hamlet areas. There has been significant work done in the last few years with the extension of waterlines in the rural areas of Arcadia, Palmyra, Marion, Sodus, Huron, Rose and Butler. All towns have tried to balance the need to provide potable water to constituents, while protecting viable agricultural land from the development pressure that often accompanies infrastructure improvements.

The Town of Rose updated its zoning code in 2006. The Town of Wolcott is in the process of developing a Comprehensive Plan. Butler has begun a Comprehensive and town-agriculture and farmland protection planning effort funded in part by NYSDAM. Galen and Savannah have worked on both comprehensive plans and zoning laws in the last five years.

| Town | Comprehensive Plan | Zoning Law | Acres of “Ag Zoning” |
|--------------|--------------------|------------|----------------------|
| Arcadia | x | x | 25,463 |
| Butler | underway | Land Use | 0 |
| Galen | underway | x | 33,183 |
| Huron | x | x | 19,055 |
| Lyons | | x | 17,792 |
| Macedon | x | x | 16,085 |
| Marion | x | x | 16,462 |
| Ontario | x | x | 0 |
| Palmyra | x | x | 18,781 |
| Rose | x | x | 14,518 |
| Savannah | underway | Land Use | 0 |
| Sodus | x | x | 38,809 |
| Walworth | x | x | 0 |
| Williamson | x | x | 18,611 |
| Wolcott | underway | x | 20,880 |
| TOTAL | | | 239,639 |

Source: Wayne County Real Property Tax Service and Planning Departments & Genesee Regional Development Study 2000

Wayne County has a firm institutional commitment to agriculture. In 1997, Wayne County adopted its Agriculture and Farmland Protection Plan, and later that year, a “Right-to-farm” law. A year later the County established and filled an Agricultural Development Specialist in the Planning Department. The Wayne County Economic Development Corporation, the economic development arm, has adopted a Strategic Plan that names agricultural as one of its six targeted “industry clusters”. Wayne County has been very supportive of Town farmland preservation efforts, providing facilitation and grant writing help for individual Towns. In 2007, the County Planning Department offered two training sessions for local zoning and planning board members that included “Planning for Agriculture” as a study topic. The County also has an Agribusiness Microenterprise business planning and loan program that was established with a Governor’s Office for Small Cities grant. The Board of Supervisors has demonstrated good support over the years with their financial backing of the Cornell Cooperative Extension and the Soil and Water Conservation District programs.

Recommendation

The Wayne County Agricultural Development Board (Agriculture and Farmland Protection Board) recommends to the Wayne County Board of Supervisors that the original Agricultural District Number 7 be modified and consolidated with the original Agricultural Districts 1,2,3,4,5,6,8,9 & CAD1 within the County into one district- Consolidated Agricultural District (CAD) as indicated with this report and accompanying map.

APPENDIX

**New York State
Department of Agriculture and Markets**

AGRICULTURAL DISTRICT REVIEW PROFILE

DISTRICT IDENTIFICATION

| | | | | |
|---|---|--------------------------|--|--|
| County: WAYNE | | District No.: 7 * | | |
| Town(s) in District: All towns in Wayne County: Arcadia, Butler, Galen, Huron, Lyons, Macedon, Marion, Ontario, Palmyra, Rose, Savannah, Sodus, Walworth, Williamson and Wolcott | | | | |
| No. acres in district: 291,714 | No. acres in farms: ¹ 258,270 | | No. acres owned by farmers: 32,979 | No. acres rented by farmers: 225,291 |

AGRICULTURAL DATA ANALYSIS

Historical Data

| | | | |
|--|---------------|---------------------------|-------------------------|
| <u>A.</u> Since last review, number of acres in District | <u>54,018</u> | <u>Added: 237,696</u> | <u>Deleted: _____</u> |
| <u>B.</u> Since last review, number of acres in farms | <u>49,900</u> | <u>Increased: 208,370</u> | <u>Decreased: _____</u> |

* District 7 is the parent district for the Consolidated Agricultural District of Wayne County. All changes in totals are determined from the current data and a summary of previous RA-114 data.

**New York State
Department of Agriculture and Markets**

AGRICULTURAL DISTRICT REVIEW PROFILE

DISTRICT IDENTIFICATION

| | | | |
|---|---|--|---|
| County: WAYNE | | District No.: Combined Districts * | |
| Town(s) in District: All towns in Wayne County: Arcadia, Butler, Galen, Huron, Lyons, Macedon, Marion, Ontario, Palmyra, Rose, Savannah, Sodus, Walworth, Williamson and Wolcott | | | |
| No. acres in district: 291,714 | No. acres in farms: ¹ 258,270 | No. acres owned by farmers: 32,979 | No. acres rented by farmers: 225,291 |

AGRICULTURAL DATA ANALYSIS

Historical Data

| | | | |
|--|----------------|-------------------------|---------------------------------|
| <u>A.</u> Since last review, number of acres in District | <u>337,701</u> | <u>Added:</u> _____ | <u>Deleted:</u> <u>45,987</u> |
| <u>B.</u> Since last review, number of acres in farms | <u>277,409</u> | <u>Increased:</u> _____ | <u>Decreased:</u> <u>19,139</u> |

* District 7 is the parent district for the Consolidated Agricultural District of Wayne County. All changes in totals are determined from the current data and a summary of previous RA-114 data.

Table 1.

| Farm Cash Receipts - (in thousands) | | | |
|--|-----------|-----------|-----------|
| | 2006 | 2002 | 1997 |
| Number of Farms | 850 | 904 | 1,013 |
| Farm Income | \$122,987 | \$103,856 | \$114,519 |

Source: 2002 Census of Agriculture & NASS

Table 3.

| Number of Ag Support Businesses Based on RPTS Code | Type of Business |
|---|-------------------------|
| 10 | Grain-Wholesale |
| 18 | Cold Storage |
| 2 | Trucking |

Source: U.S. Census Bureau 2002

Table 2.

| Commodity | Farms | Acres |
|-----------|-------|--------|
| Orchard | 227 | 22,570 |
| Dairy | 86 | |
| Beef | 100 | |
| Potato | 28 | 1,846 |
| Soybeans | 100 | 14,434 |
| Dry Beans | 25 | 2,018 |
| Corn | 181 | 24,092 |
| Wheat | 84 | 5,090 |
| Oats | 66 | 1,871 |

2002 Census of Agriculture

Table 4.**Agricultural Enterprises by fair market value of farm investment -**

| | 2002 | 1997 |
|------------------------------------|-----------|-----------|
| Number of farms | 904 | 1,013 |
| Capital < \$10,000 | 65 | NA |
| Capital \$10 to \$ 39,999 | 246 | NA |
| Capital \$40 to \$ 99,999 | 195 | NA |
| Capital \$100 to \$199,999 | 250 | NA |
| Capital \$200 to \$499,000 | 151 | NA |
| Capital > \$500,000 | 65 | NA |
| Total on-farm Investment (\$1,000) | \$403,918 | \$303,339 |

Source: Census of Agriculture

Table 5.

| <i>NYSDAM Soil Group</i> | <i>All acres with exemption</i> |
|--------------------------|---------------------------------|
| <i>water</i> | 843 |
| <i>1</i> | 2,321 |
| <i>2</i> | 49,271 |
| <i>3</i> | 9,079 |
| <i>4</i> | 14,469 |
| <i>5</i> | 29,785 |
| <i>6</i> | 15,585 |
| <i>7</i> | 15,339 |
| <i>8</i> | 5,345 |
| <i>9</i> | 6,169 |
| <i>10</i> | 195 |
| Grand | 148,401 |

Source: NRCS, Wayne County Real Property Service

Table 6. Land Use Change and Comparison- Full District

| <i>Real Property Tax Code</i> | <i>Acres CAD</i> | <i>(% change)</i> | <i>Parcels in CAD</i> | <i>(% change) Parcels</i> | <i>Acres in Existing</i> | <i>Parcels in Existing</i> | <i>Total Town Acres</i> | <i>Total Town Parcels</i> |
|-------------------------------|------------------|-------------------|-----------------------|---------------------------|--------------------------|----------------------------|-------------------------|---------------------------|
| 100 | 158,141 | -0.5% | 2483 | -0.8% | 158,864 | 2,502 | 165,595 | 2,657 |
| 200 | 82,344 | -11.1% | 5354 | -50.2% | 92,625 | 10,742 | 116,662 | 30,648 |
| 300 | 34,388 | -10.3% | 1879 | -37.8% | 38,321 | 3,019 | 53,786 | 6,117 |
| 400 | 2,057 | -45.9% | 125 | -57.0% | 3,805 | 291 | 7,094 | 1,857 |
| 500 | 1,347 | -44.2% | 18 | -55.0% | 2,412 | 40 | 3,758 | 143 |
| 600 | 392 | -73.9% | 31 | -80.1% | 1,499 | 156 | 3,501 | 551 |
| 700 | 2,265 | -13.9% | 39 | -40.9% | 2,631 | 66 | 3,922 | 186 |
| 800 | 453 | -84.9% | 15 | -81.0% | 3,007 | 79 | 6,297 | 724 |
| 900 | 10,327 | -3.4% | 172 | -4.4% | 10,692 | 180 | 13,487 | 224 |
| Grand Total | 291,714 | -7.1% | 0,116 | -40.8% | 313,856 | 17,075 | 374,103 | 43,107 |

Source: Wayne County Real Property Service

Table 7

| Town | Comprehensive Plan | Zoning Law | Acres of "Ag Zoning" |
|--------------|--------------------|------------|----------------------|
| Arcadia | X | X | 25,463 |
| Butler | underway | Land Use | 0 |
| Galen | underway | X | 33,183 |
| Huron | X | X | 19,055 |
| Lyons | | X | 17,792 |
| Macedon | X | X | 16,085 |
| Marion | X | X | 16,462 |
| Ontario | X | X | 0 |
| Palmyra | X | X | 18,781 |
| Rose | X | X | 14,518 |
| Savannah | underway | Land Use | 0 |
| Sodus | X | X | 38,809 |
| Walworth | X | X | 0 |
| Williamson | X | X | 18,611 |
| Wolcott | underway | X | 20,880 |
| TOTAL | | | 239,639 |

Source: Wayne County Real Property Tax Service and Planning Departments & Genesee Regional Development Study 2000

Table 6a. Land Use Change and Comparison by Town

| <i>Real Property Tax Code</i> | <i>Acres in CAD</i> | <i>% change</i> | <i>Parcels in CAD</i> | <i>% change</i> | <i>Acres in Existing</i> | <i>Parcels in Existing</i> | <i>Total Town Acres</i> | <i>Total Town Parcels</i> |
|---------------------------------|---------------------|-----------------|-----------------------|-----------------|--------------------------|----------------------------|-------------------------|---------------------------|
| <i>Village of Newark</i> | | | | | | | | |
| 100 | | | | | | | 78 | 4 |
| 200 | | | | | | | 883 | 2,482 |
| 300 | | | | | 8 | 1 | 923 | 252 |
| 400 | 36 | 0.0% | 2 | 0.0% | 36 | 2 | 351 | 274 |
| 600 | | | | | | | 122 | 15 |
| 700 | | | | | | | 421 | 59 |
| 800 | | | | | | | 296 | 20 |
| 900 | 88 | | 1 | | | | 58 | 28 |
| Total-Newark | 124 | 183.8% | 3 | 0.0% | 44 | 3 | 3,147 | 3,137 |
| <i>Town of Arcadia</i> | | | | | | | | |
| 100 | 10,983 | -2.1% | 199 | -3.9% | 11,215 | 207 | 12,886 | 239 |
| 200 | 8,510 | -4.9% | 883 | -17.6% | 8,945 | 1,072 | 10,835 | 1,646 |
| 300 | 1,762 | -10.1% | 186 | -21.2% | 1,960 | 236 | 3,056 | 394 |
| 400 | 101 | -74.2% | 18 | -30.8% | 392 | 26 | 504 | 47 |
| 500 | 37 | -71.9% | 1 | -66.7% | 131 | 3 | 206 | 6 |
| 600 | 12 | 0.0% | 4 | 0.0% | 12 | 4 | 235 | 13 |
| 700 | 253 | 0.0% | 7 | 0.0% | 253 | 7 | 288 | 11 |
| 800 | 5 | -39.1% | 2 | -33.3% | 9 | 3 | 464 | 57 |
| 900 | 591 | -1.4% | 1 | -50.0% | 600 | 2 | 600 | 2 |
| Total-Arcadia | 22,255 | -5.4% | 1,301 | -16.6% | 23,517 | 1,560 | 29,073 | 2,415 |
| <i>Town of Butler</i> | | | | | | | | |
| 100 | 12,853 | -0.5% | 171 | -1.2% | 12,913 | 173 | 12,913 | 173 |
| 200 | 5,264 | -9.6% | 199 | -60.7% | 5,821 | 506 | 5,827 | 509 |
| 300 | 2,639 | -4.6% | 100 | -37.9% | 2,766 | 161 | 2,767 | 162 |
| 400 | 87 | -50.0% | 3 | -83.3% | 174 | 18 | 174 | 19 |
| 500 | 383 | 0.0% | 6 | 0.0% | 383 | 6 | 383 | 6 |
| 600 | 169 | 20 | 169 | 20 | | | | |
| 700 | 396 | 0.0% | 5 | -16.7% | 396 | 6 | 396 | 9 |
| 800 | 1 | -95.0% | 1 | -83.3% | 20 | 6 | 24 | 19 |
| 900 | 119 | 0.0% | 3 | 0.0% | 119 | 3 | 119 | 3 |
| Total-Butler | 21,741 | -4.5% | 488 | -45.7% | 22,761 | 899 | 22,773 | 920 |

Source: Wayne County Real Property Service

Table 6a. Land Use Change and Comparison by Town

| <i>Real Property Tax Code</i> | <i>Acres in CAD</i> | <i>% change</i> | <i>Parcels in CAD</i> | <i>% change</i> | <i>Acres in Existing</i> | <i>Parcels in Existing</i> | <i>Total Town Acres</i> | <i>Total Town Parcels</i> |
|--------------------------------|---------------------|-----------------|-----------------------|-----------------|--------------------------|----------------------------|-------------------------|---------------------------|
| <i>Village of Clyde</i> | | | | | | | | |
| 100 | 88 | | 1 | | | | 416 | 14 |
| 200 | | | | | | | 476 | 713 |
| 300 | 1 | 0.0% | 1 | 0.0% | 1 | 1 | 212 | 131 |
| 400 | | | | | | | 74 | 92 |
| 500 | | | | | | | 1 | 2 |
| 600 | | | | | | | 115 | 21 |
| 700 | | | | | | | 41 | 5 |
| 800 | | | | | | | 55 | 17 |
| 900 | | | | | | | 44 | 2 |
| Total-Clyde | 89 | 9135.4% | 2 | 100.0% | 1 | 1 | 1,435 | 997 |
| <i>Town of Galen</i> | | | | | | | | |
| 100 | 22,849 | -0.8% | 300 | -1.0% | 23,034 | 303 | 23,034 | 303 |
| 200 | 4,236 | -16.2% | 235 | -67.7% | 5,052 | 727 | 5,077 | 735 |
| 300 | 1,479 | -18.3% | 70 | -59.3% | 1,810 | 172 | 1,810 | 172 |
| 400 | 53 | -62.6% | 6 | -62.5% | 143 | 16 | 147 | 17 |
| 500 | | | | | 329 | 4 | 329 | 4 |
| 600 | 9 | -75.9% | 1 | -92.9% | 39 | 14 | 39 | 14 |
| 700 | 331 | -3.7% | 4 | -60.0% | 344 | 10 | 344 | 10 |
| 800 | 107 | -94.0% | 1 | -91.7% | 1,790 | 12 | 1,860 | 38 |
| 900 | 3,371 | -4.2% | 36 | -5.3% | 3,520 | 38 | 3,520 | 38 |
| Total-Galen | 32,436 | -10.1% | 653 | -49.6% | 36,061 | 1,296 | 36,161 | 1,331 |
| <i>Town of Huron</i> | | | | | | | | |
| 100 | 11,266 | 0.0% | 185 | 0.0% | 11,266 | 185 | 11,314 | 189 |
| 200 | 3,926 | -11.4% | 267 | -40.5% | 4,433 | 449 | 5,236 | 1,431 |
| 300 | 1,829 | -3.4% | 122 | -20.8% | 1,894 | 154 | 5,436 | 497 |
| 400 | 400 | -5.8% | 13 | -38.1% | 425 | 21 | 495 | 28 |
| 500 | 35 | 0.0% | 1 | 0.0% | 35 | 1 | 45 | 8 |
| 600 | 3 | -93.6% | 2 | -85.7% | 52 | 14 | 52 | 14 |
| 700 | 58 | 0.0% | 2 | 0.0% | 58 | 2 | 58 | 2 |
| 800 | 4 | -35.7% | 1 | -85.7% | 6 | 7 | 7 | 17 |
| 900 | | | | | | | 465 | 1 |
| Total-Huron | 17,522 | -3.6% | 593 | -28.8% | 18,169 | 833 | 23,108 | 2,187 |

Source: Wayne County Real Property Service

Table 6a. Land Use Change and Comparison by Town

| <i>Real Property Tax Code</i> | <i>Acres in CAD</i> | <i>% change</i> | <i>Parcels in CAD</i> | <i>% change</i> | <i>Acres in Existing</i> | <i>Parcels in Existing</i> | <i>Total Town Acres</i> | <i>Total Town Parcels</i> |
|----------------------------------|---------------------|-----------------|-----------------------|-----------------|--------------------------|----------------------------|-------------------------|---------------------------|
| <i>Village of Lyons</i> | | | | | | | | |
| 100 | 217 | 0.0% | 4 | 0.0% | 217 | 4 | 594 | 14 |
| 200 | | | | | | | 534 | 1,140 |
| 300 | | | | | | | 560 | 180 |
| 400 | | | | | | | 238 | 157 |
| 500 | | | | | | | 13 | 9 |
| 600 | | | | | | | 76 | 40 |
| 700 | | | | | | | 52 | 6 |
| 800 | | | | | | | 285 | 26 |
| 900 | | | | | | | 1 | 1 |
| Total-V.Lyons | 217 | 0.0% | 4 | 0.0% | 217 | 4 | 2,354 | 1,573 |
| <i>Town of Lyons</i> | | | | | | | | |
| 100 | 14,333 | 0.0% | 216 | -0.5% | 14,337 | 217 | 14,415 | 218 |
| 200 | 2,883 | -17.4% | 181 | -57.8% | 3,489 | 429 | 3,641 | 546 |
| 300 | 1,614 | -13.6% | 82 | -44.6% | 1,868 | 148 | 1,926 | 175 |
| 400 | 132 | -28.5% | 11 | -31.3% | 185 | 16 | 190 | 20 |
| 500 | 134 | -9.0% | 1 | -50.0% | 148 | 2 | 148 | 2 |
| 600 | | | | | 200 | 6 | 227 | 10 |
| 700 | | | | | | | 79 | 2 |
| 800 | 42 | -70.5% | 1 | -80.0% | 143 | 5 | 225 | 25 |
| 900 | 38 | -2.3% | 1 | -50.0% | 39 | 2 | 39 | 2 |
| Total-Lyons | 19,176 | -6.0% | 493 | -40.2% | 20,408 | 825 | 20,889 | 1,000 |
| <i>Village of Macedon</i> | | | | | | | | |
| 100 | | | | | | | | |
| 200 | 53 | 0.0% | 3 | 0.0% | 53 | 3 | 298 | 481 |
| 300 | 95 | -49.8% | 7 | -22.2% | 190 | 9 | 277 | 46 |
| 400 | | | | | | | 31 | 42 |
| 500 | | | | | | | 18 | 3 |
| 600 | | | | | | | 37 | 8 |
| 700 | 4 | 0.0% | 1 | 0.0% | 4 | 1 | 29 | 5 |
| 800 | | | | | | | 28 | 18 |
| 900 | | | | | | | | |
| Total-V.Macedon | 153 | -38.2% | 11 | -15.4% | 247 | 13 | 718 | 603 |

Source: Wayne County Real Property Service

Table 6a. Land Use Change and Comparison by Town

| <i>Real Property Tax Code</i> | <i>Acres in CAD</i> | <i>% change</i> | <i>Parcels in CAD</i> | <i>% change</i> | <i>Acres in Existing</i> | <i>Parcels in Existing</i> | <i>Total Town Acres</i> | <i>Total Town Parcels</i> |
|-------------------------------|---------------------|-----------------|-----------------------|-----------------|--------------------------|----------------------------|-------------------------|---------------------------|
| <i>Town of Macedon</i> | | | | | | | | |
| 100 | 5,725 | 0.0% | 91 | 0.0% | 5,725 | 91 | 6,094 | 99 |
| 200 | 8,455 | -2.5% | 354 | -12.4% | 8,671 | 404 | 11,096 | 2,369 |
| 300 | 2,026 | -12.8% | 99 | -31.3% | 2,322 | 144 | 3,672 | 374 |
| 400 | 239 | -31.8% | 8 | -66.7% | 351 | 24 | 876 | 100 |
| 500 | 13 | -92.4% | 1 | -66.7% | 171 | 3 | 460 | 12 |
| 600 | 155 | -31.1% | 1 | -66.7% | 225 | 3 | 323 | 15 |
| 700 | 177 | -31.4% | 2 | -71.4% | 258 | 7 | 408 | 23 |
| 800 | 152 | 529.3% | 1 | 0.0% | 24 | 1 | 435 | 74 |
| 900 | 16,943 | -4.5% | 557 | -17.7% | 17,749 | 677 | 23,363 | 3,066 |
| Total-Macedon | 5,725 | 0.0% | 91 | 0.0% | 5,725 | 91 | 6,094 | 99 |
| <i>Town of Marion</i> | | | | | | | | |
| 100 | 5,804 | 0.0% | 158 | 0.0% | 5,804 | 158 | 5,804 | 158 |
| 200 | 7,164 | -17.5% | 455 | -63.8% | 8,688 | 1,256 | 8,810 | 1,516 |
| 300 | 2,620 | -11.4% | 155 | -46.0% | 2,957 | 287 | 3,014 | 310 |
| 400 | 21 | -89.5% | 4 | -81.8% | 203 | 22 | 245 | 67 |
| 500 | | | | | | | 17 | 1 |
| 600 | 0 | -99.8% | 1 | -88.9% | 123 | 9 | 134 | 24 |
| 700 | 56 | -14.7% | 1 | -75.0% | 66 | 4 | 98 | 11 |
| 800 | | | | | 27 | 4 | 27 | 20 |
| 900 | | | | | | | | |
| Total-Marion | 15,665 | -12.3% | 774 | -55.5% | 17,867 | 1,740 | 18,150 | 2,107 |
| <i>Town of Ontario</i> | | | | | | | | |
| 100 | 1,534 | -4.7% | 29 | -6.5% | 1,608 | 31 | 1,616 | 32 |
| 200 | 8,286 | -5.2% | 456 | -32.7% | 8,745 | 678 | 11,370 | 3,286 |
| 300 | 4,386 | -11.2% | 181 | -38.2% | 4,937 | 293 | 5,318 | 478 |
| 400 | 54 | -51.9% | 15 | -37.5% | 112 | 24 | 586 | 192 |
| 500 | | | | | | | 330 | 6 |
| 600 | 0 | -99.0% | 1 | -50.0% | 44 | 2 | 244 | 30 |
| 700 | | | | | 5 | 2 | 77 | 15 |
| 800 | | | | | 435 | 3 | 888 | 32 |
| 900 | 6 | 0.0% | 2 | 0.0% | 6 | 2 | 6 | 2 |
| Total-Ontario | 14,266 | -10.2% | 684 | -33.9% | 15,892 | 1,035 | 20,435 | 4,073 |

Source: Wayne County Real Property Service

| Table 6a. Land Use Change and Comparison by Town | | | | | | | | |
|---|---------------------|-----------------|-----------------------|-----------------|--------------------------|----------------------------|-------------------------|---------------------------|
| <i>Real Property Tax Code</i> | <i>Acres in CAD</i> | <i>% change</i> | <i>Parcels in CAD</i> | <i>% change</i> | <i>Acres in Existing</i> | <i>Parcels in Existing</i> | <i>Total Town Acres</i> | <i>Total Town Parcels</i> |
| <i>Village of Palmyra</i> | | | | | | | | |
| 100 | 16 | | 1 | | | | 65 | 4 |
| 200 | 1 | 0.0% | 1 | 0.0% | 1 | 1 | 301 | 936 |
| 300 | | | | | | | 128 | 45 |
| 400 | | | | | | | 85 | 129 |
| 500 | | | | | | | 39 | 4 |
| 600 | | | | | | | 99 | 32 |
| 700 | | | | | | | 7 | 6 |
| 800 | | | | | | | 9 | 19 |
| 900 | | | | | | | 47 | 5 |
| Total-V.Palmyra | 17 | 2894.6% | 2 | 100.0% | 1 | 1 | 779 | 1,180 |
| <i>Town of Palmyra</i> | | | | | | | | |
| 100 | 10,715 | -0.4% | 143 | 0.0% | 10,761 | 143 | 10,853 | 147 |
| 200 | 4,563 | -6.3% | 466 | -17.8% | 4,869 | 567 | 6,040 | 1,297 |
| 300 | 1,000 | -7.1% | 93 | -25.6% | 1,076 | 125 | 1,546 | 266 |
| 400 | 59 | -57.2% | 7 | -36.4% | 138 | 11 | 295 | 54 |
| 500 | 76 | -21.0% | 1 | -66.7% | 97 | 3 | 114 | 5 |
| 600 | 3 | -93.6% | 3 | -70.0% | 54 | 10 | 97 | 21 |
| 700 | 197 | -0.5% | 3 | -25.0% | 198 | 4 | 350 | 8 |
| 800 | 13 | -58.6% | 2 | -50.0% | 32 | 4 | 627 | 46 |
| 900 | 129 | -11.8% | 2 | -33.3% | 146 | 3 | 148 | 5 |
| Total-Palmyra | 16,756 | -3.5% | 720 | -17.2% | 17,372 | 870 | 20,070 | 1,849 |
| <i>Town of Rose</i> | | | | | | | | |
| 100 | 11,894 | -0.5% | 168 | -0.6% | 11,957 | 169 | 11,988 | 170 |
| 200 | 4,588 | -14.9% | 263 | -68.3% | 5,391 | 830 | 5,486 | 841 |
| 300 | 2,392 | -6.0% | 112 | -42.3% | 2,543 | 194 | 2,544 | 196 |
| 400 | 53 | -57.5% | 17 | -55.3% | 125 | 38 | 125 | 38 |
| 500 | 22 | -4.5% | 1 | -66.7% | 23 | 3 | 23 | 3 |
| 600 | 10 | -94.0% | 5 | -82.1% | 162 | 28 | 165 | 29 |
| 700 | 2 | -97.0% | 2 | -50.0% | 53 | 4 | 53 | 4 |
| 800 | | | | | 121 | 10 | 137 | 20 |
| 900 | 659 | 0.0% | 29 | 0.0% | 659 | 29 | 659 | 29 |
| Total-Rose | 19,619 | -6.7% | 597 | -54.3% | 21,035 | 1,305 | 21,179 | 1,330 |

Source: Wayne County Real Property Service

Table 6a. Land Use Change and Comparison by Town

| <i>Real Property Tax Code</i> | <i>Acres in CAD</i> | <i>% change</i> | <i>Parcels in CAD</i> | <i>% change</i> | <i>Acres in Existing</i> | <i>Parcels in Existing</i> | <i>Total Town Acres</i> | <i>Total Town Parcels</i> |
|-------------------------------|---------------------|-----------------|-----------------------|-----------------|--------------------------|----------------------------|-------------------------|---------------------------|
| Town of Savannah | | | | | | | | |
| 100 | 10,762 | 0.0% | 120 | 0.0% | 10,762 | 120 | 10,850 | 122 |
| 200 | 2,782 | -13.9% | 136 | -64.0% | 3,231 | 378 | 3,331 | 545 |
| 300 | 1,253 | -11.5% | 59 | -42.2% | 1,415 | 102 | 1,533 | 137 |
| 400 | 664 | -27.8% | 7 | -63.2% | 921 | 19 | 942 | 40 |
| 500 | | | | | 99 | 7 | 115 | 16 |
| 600 | | | | | | | 3 | 1 |
| 700 | 4 | -91.9% | 2 | -71.4% | 46 | 7 | 144 | 39 |
| 800 | 5,414 | 0.0% | 98 | 0.0% | 5,414 | 98 | 5,593 | 99 |
| 900 | 20,879 | -4.6% | 422 | -42.3% | 21,888 | 731 | 22,511 | 999 |
| Total-Savannah | 10,762 | 0.0% | 120 | 0.0% | 10,762 | 120 | 10,850 | 122 |
| Village of Sodus | | | | | | | | |
| 100 | | | | | | | 13 | 2 |
| 200 | | | | | | | 137 | 489 |
| 300 | | | | | | | 147 | 45 |
| 400 | | | | | | | 64 | 76 |
| 500 | | | | | | | 4 | 2 |
| 600 | | | | | | | 41 | 15 |
| 700 | | | | | | | 29 | 9 |
| 800 | | | | | | | 2 | 17 |
| 900 | | | | | | | | |
| Total-V.Sodus | | | | | | | 437 | 655 |
| Village of Sodus Point | | | | | | | | |
| 100 | | | | | | | | |
| 200 | | | | | | | 324 | 654 |
| 300 | 5 | | 1 | | | | 271 | 271 |
| 400 | | | | | | | 120 | 37 |
| 500 | | | | | | | 95 | 17 |
| 600 | | | | | | | 5 | 14 |
| 700 | | | | | | | 13 | 13 |
| 800 | | | | | | | 21 | 11 |
| 900 | 5 | | 1 | | | | 849 | 1,017 |
| Total-Rose | | | | | | | 324 | 654 |

Source: Wayne County Real Property Service

Table 6a. Land Use Change and Comparison by Town

| <i>Real Property Tax Code</i> | <i>Acres in CAD</i> | <i>% change</i> | <i>Parcels in CAD</i> | <i>% change</i> | <i>Acres in Existing</i> | <i>Parcels in Existing</i> | <i>Total Town Acres</i> | <i>Total Town Parcels</i> |
|----------------------------------|---------------------|-----------------|-----------------------|-----------------|--------------------------|----------------------------|-------------------------|---------------------------|
| <i>Town of Sodus</i> | | | | | | | | |
| <i>100</i> | 19,510 | -0.8% | 298 | -1.0% | 19,662 | 301 | 19,916 | 306 |
| <i>200</i> | 8,253 | -18.2% | 519 | -61.6% | 10,086 | 1,351 | 10,811 | 1,932 |
| <i>300</i> | 5,999 | -10.3% | 287 | -34.5% | 6,687 | 438 | 7,321 | 611 |
| <i>400</i> | 26 | -93.5% | 3 | -91.4% | 394 | 35 | 595 | 111 |
| <i>500</i> | | | | | 283 | 2 | 315 | 9 |
| <i>600</i> | 23 | -57.7% | 3 | -78.6% | 55 | 14 | 178 | 30 |
| <i>700</i> | 449 | -7.3% | 7 | -30.0% | 484 | 10 | 487 | 11 |
| <i>800</i> | 5 | -98.4% | 2 | -77.8% | 312 | 9 | 473 | 53 |
| <i>900</i> | | | | | 146 | 1 | 146 | 2 |
| Total- Sodus | 34,264 | -10.1% | 1,119 | -48.2% | 38,109 | 2,161 | 40,243 | 3,065 |
| <i>Town of Walworth</i> | | | | | | | | |
| <i>100</i> | 5,892 | -0.5% | 99 | -1.0% | 5,924 | 100 | 5,927 | 101 |
| <i>200</i> | 7,095 | -3.8% | 432 | -27.4% | 7,373 | 595 | 9,680 | 3,055 |
| <i>300</i> | 3,065 | -7.6% | 174 | -36.7% | 3,318 | 275 | 3,791 | 466 |
| <i>400</i> | 109 | -15.2% | 3 | -40.0% | 128 | 5 | 285 | 51 |
| <i>500</i> | 492 | 0.0% | 3 | 0.0% | 492 | 3 | 519 | 4 |
| <i>600</i> | 9 | -51.8% | 1 | -75.0% | 19 | 4 | 240 | 32 |
| <i>700</i> | 283 | 0.0% | 2 | 0.0% | 283 | 2 | 293 | 4 |
| <i>800</i> | | | | | 1 | 1 | 150 | 62 |
| <i>900</i> | | | | | 44 | 2 | 54 | 3 |
| Total- Walworth | 16,945 | -3.6% | 714 | -27.7% | 17,582 | 987 | 20,939 | 3,778 |
| <i>Town of Williamson</i> | | | | | | | | |
| <i>100</i> | 10,228 | 0.2% | 252 | 0.0% | 10,203 | 252 | 10,592 | 263 |
| <i>200</i> | 5,011 | -22.8% | 448 | -67.9% | 6,489 | 1,396 | 7,224 | 2,303 |
| <i>300</i> | 1,359 | -22.8% | 114 | -51.5% | 1,761 | 235 | 2,279 | 359 |
| <i>400</i> | 17 | -76.6% | 3 | -62.5% | 73 | 8 | 395 | 128 |
| <i>500</i> | 99 | -62.6% | 2 | -77.8% | 265 | 9 | 298 | 13 |
| <i>600</i> | 165 | -31.0% | 8 | -57.9% | 239 | 19 | 275 | 42 |
| <i>700</i> | 17 | -89.2% | 1 | -75.0% | 154 | 4 | 396 | 12 |
| <i>800</i> | 31 | -19.8% | 1 | -83.3% | 39 | 6 | 66 | 37 |
| <i>900</i> | | | | | | | | |
| Total- Williamson | 16,927 | -11.9% | 829 | -57.0% | 19,223 | 1,929 | 21,526 | 3,157 |

Source: Wayne County Real Property Service

Table 6a. Land Use Change and Comparison by Town

| <i>Real Property Tax Code</i> | <i>Acres in CAD</i> | <i>% change</i> | <i>Parcels in CAD</i> | <i>% change</i> | <i>Acres in Existing</i> | <i>Parcels in Existing</i> | <i>Total Town Acres</i> | <i>Total Town Parcels</i> |
|------------------------------------|---------------------|-----------------|-----------------------|-----------------|--------------------------|----------------------------|-------------------------|---------------------------|
| <i>Village of Red Creek</i> | | | | | | | | |
| 100 | 41 | 0.0% | 1 | 0.0% | 41 | 1 | 89 | 3 |
| 200 | | | | | | | 214 | 183 |
| 300 | 0 | -80.7% | 2 | -33.3% | 2 | 3 | 110 | 45 |
| 400 | | | | | | | 22 | 31 |
| 500 | | | | | | | 40 | 3 |
| 600 | | | | | | | 16 | 11 |
| 700 | | | | | | | 38 | 2 |
| 800 | | | | | | | 4 | 12 |
| 900 | | | | | | | 15 | 1 |
| Total-V. Red Creek | 41 | -4.2% | 3 | -25.0% | 43 | 4 | 548 | 291 |
| <i>Village of Wolcott</i> | | | | | | | | |
| 100 | 9 | 0.0% | 1 | 0.0% | 9 | 1 | 181 | 7 |
| 200 | 1 | | 1 | | | | 357 | 361 |
| 300 | 3 | 0.0% | 2 | 0.0% | 3 | 2 | 179 | 79 |
| 400 | 2 | 0.0% | 4 | 0.0% | 2 | 4 | 88 | 86 |
| 500 | | | | | | | 1 | 3 |
| 600 | | | | | | | 58 | 21 |
| 700 | | | | | | | 18 | 6 |
| 800 | | | | | | | 8 | 13 |
| 900 | | | | | | | | |
| Total-V. Wolcott | 14 | 6.8% | 8 | 14.3% | 13 | 7 | 890 | 576 |
| <i>Town of Wolcott</i> | | | | | | | | |
| 100 | 3,424 | 0.0% | 46 | 0.0% | 3,424 | 46 | 5,955 | 89 |
| 200 | 1,273 | -1.3% | 55 | -45.0% | 1,289 | 100 | 8,675 | 1,198 |
| 300 | 866 | 8.8% | 33 | -13.2% | 796 | 38 | 4,966 | 426 |
| 400 | 4 | -27.4% | 1 | -50.0% | 5 | 2 | 166 | 21 |
| 500 | 55 | 0.0% | 1 | 0.0% | 55 | 1 | 238 | 6 |
| 600 | 0 | -96.5% | 1 | -50.0% | 7 | 2 | 141 | 20 |
| 700 | 42 | -43.4% | 2 | -33.3% | 74 | 3 | 83 | 4 |
| 800 | | | | | 0 | 1 | 307 | 22 |
| 900 | | | | | | | 1,995 | 15 |
| Total-Wolcott | 5,664 | 0.2% | 139 | -28.0% | 5,652 | 193 | 22,527 | 1,801 |

Source: Wayne County Real Property Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Arcadia</i> | |
| Water | 102 |
| 1 | 283 |
| 2 | 5,251 |
| 3 | 204 |
| 4 | 163 |
| 5 | 2,922 |
| 6 | 1,471 |
| 7 | 678 |
| 8 | 235 |
| 9 | 1,038 |
| 10 | 10 |
| Total acres | 12,356 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Butler</i> | |
| Water | 76 |
| 1 | |
| 2 | 4,465 |
| 3 | 585 |
| 4 | 416 |
| 5 | 2,349 |
| 6 | 1,298 |
| 7 | 1,430 |
| 8 | 133 |
| 9 | 426 |
| 10 | 8 |
| Total acres | 11,185 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Galen</i> | |
| Water | 159 |
| 1 | 198 |
| 2 | 6,079 |
| 3 | 701 |
| 4 | 1,140 |
| 5 | 4,232 |
| 6 | 1,683 |
| 7 | 2,953 |
| 8 | 881 |
| 9 | 1,185 |
| 10 | 28 |
| Total acres | 19,239 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Huron</i> | |
| Water | 25 |
| 1 | |
| 2 | 561 |
| 3 | 1,427 |
| 4 | 3,439 |
| 5 | 1,910 |
| 6 | 601 |
| 7 | 638 |
| 8 | 990 |
| 9 | 60 |
| 10 | 6 |
| Total acres | 9,658 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Lyons</i> | |
| Water | 37 |
| 1 | 463 |
| 2 | 6,683 |
| 3 | 39 |
| 4 | 353 |
| 5 | 2,812 |
| 6 | 1,343 |
| 7 | 868 |
| 8 | 494 |
| 9 | 1,107 |
| 10 | 20 |
| Total acres | 14,217 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Macedon</i> | |
| Water | 56 |
| 1 | 298 |
| 2 | 4,380 |
| 3 | 24 |
| 4 | 63 |
| 5 | 1,259 |
| 6 | 765 |
| 7 | 412 |
| 8 | 191 |
| 9 | 278 |
| 10 | 6 |
| Total acres | 7,732 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Marion</i> | |
| Water | 40 |
| 1 | 143 |
| 2 | 2,291 |
| 3 | 244 |
| 4 | 204 |
| 5 | 691 |
| 6 | 942 |
| 7 | 437 |
| 8 | 184 |
| 9 | 311 |
| 10 | |
| Total acres | 5,487 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Ontario</i> | |
| Water | 24 |
| 1 | |
| 2 | 1,062 |
| 3 | 515 |
| 4 | 778 |
| 5 | 853 |
| 6 | 116 |
| 7 | 328 |
| 8 | 60 |
| 9 | 35 |
| 10 | |
| Total acres | 3,770 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Palmyra</i> | |
| Water | 92 |
| 1 | 705 |
| 2 | 4,042 |
| 3 | 25 |
| 4 | 127 |
| 5 | 1,465 |
| 6 | 875 |
| 7 | 299 |
| 8 | 416 |
| 9 | 674 |
| 10 | 13 |
| Total acres | 8,732 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Rose</i> | |
| Water | 3 |
| 1 | 15 |
| 2 | 2,276 |
| 3 | 1,158 |
| 4 | 725 |
| 5 | 2,417 |
| 6 | 539 |
| 7 | 2,835 |
| 8 | 323 |
| 9 | 193 |
| 10 | |
| Total acres | 10,484 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Savannah</i> | |
| Water | 33 |
| 1 | 0 |
| 2 | 2,467 |
| 3 | 138 |
| 4 | 335 |
| 5 | 2,177 |
| 6 | 2,248 |
| 7 | 1,015 |
| 8 | 94 |
| 9 | 249 |
| 10 | 11 |
| Total acres | 8,767 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Sodus</i> | |
| Water | 36 |
| 1 | 114 |
| 2 | 3,544 |
| 3 | 2,540 |
| 4 | 3,283 |
| 5 | 2,822 |
| 6 | 1,952 |
| 7 | 1,790 |
| 8 | 910 |
| 9 | 447 |
| 10 | 38 |
| Total acres | 17,474 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Walworth</i> | |
| Water | 146 |
| 1 | 77 |
| 2 | 4,502 |
| 3 | 264 |
| 4 | 27 |
| 5 | 1,787 |
| 6 | 909 |
| 7 | 694 |
| 8 | 82 |
| 9 | 115 |
| 10 | |
| Total acres | 8,602 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Williamson</i> | |
| Water | 7 |
| 1 | 18 |
| 2 | 1,618 |
| 3 | 1,086 |
| 4 | 2,698 |
| 5 | 1,729 |
| 6 | 642 |
| 7 | 862 |
| 8 | 195 |
| 9 | 49 |
| 10 | 3 |
| Total acres | 8,906 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Town of Wolcott</i> | |
| Water | 8 |
| 1 | 6 |
| 2 | 34 |
| 3 | 121 |
| 4 | 693 |
| 5 | 338 |
| 6 | 202 |
| 7 | 101 |
| 8 | 149 |
| 9 | 2 |
| 10 | 53 |
| Total acres | 1,705 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Village of Newark</i> | |
| Water | |
| 1 | |
| 2 | 17 |
| 3 | |
| 4 | 14 |
| 5 | 5 |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| Total acres | 36 |

Source: Wayne County Real Property Tax Service

| <i>5a Properties Receiving an Agricultural Exemption</i> | |
|---|-----------------------------|
| <i>NYS DAM Soil Group</i> | <i>Acres with exemption</i> |
| <i>Village of Red Creek</i> | |
| Water | 0 |
| 1 | 0 |
| 2 | |
| 3 | 10 |
| 4 | 12 |
| 5 | 17 |
| 6 | 0 |
| 7 | |
| 8 | 10 |
| 9 | 0 |
| 10 | 0 |
| Total acres | 51 |

Source: Wayne County Real Property Tax Service

Baseline data for NYSDAM-RA114

*No. ACRES OWNED by farmers
(All Acres owned and used by farmers)*

Box A: **32,979**

*ACRES CROPPED-
(receiving agricultural exemption)*

153,613

RPTS code 100+

*Supplemental Farmland not owned
by farmer and >5A :*

Box B:

133,062

*all parcels >5A-: 159,047
Owned by 25,985*

RPTS code 240+

*Supplemental Farmland not
owned by farmer and >5A :*

Box C:

57,964

*all parcels >5A-: 82,586
Owned by 3,936*

RPTS code 300+

*Supplemental Farmland not owned
by farmer and >5A:*

Box D:

34,265

*all parcels >5A-: 36,176
Owned by 1,911*

*No. ACRES RENTED or available for
rent (RPTS 100,200,300):*

Boxes B+C+D

225,291

*No. ACRES IN FARMS
(available for production)*

Boxes A+B+C+D

258,270

Total Acres in CAD

291,714

Per cent available for production in CAD

84%

Total Acres in existing

313,856

**Note- For the purposes of RA114, "acres rented" consists of the supplemental farmland not owned by farmers. The "acres actually rented by farmer" are assumed to be included in the supplemental farmland.*

*Worksheets returned based on
Survey Results Agricultural District Mass Mailing
Baseline data for RA 114*

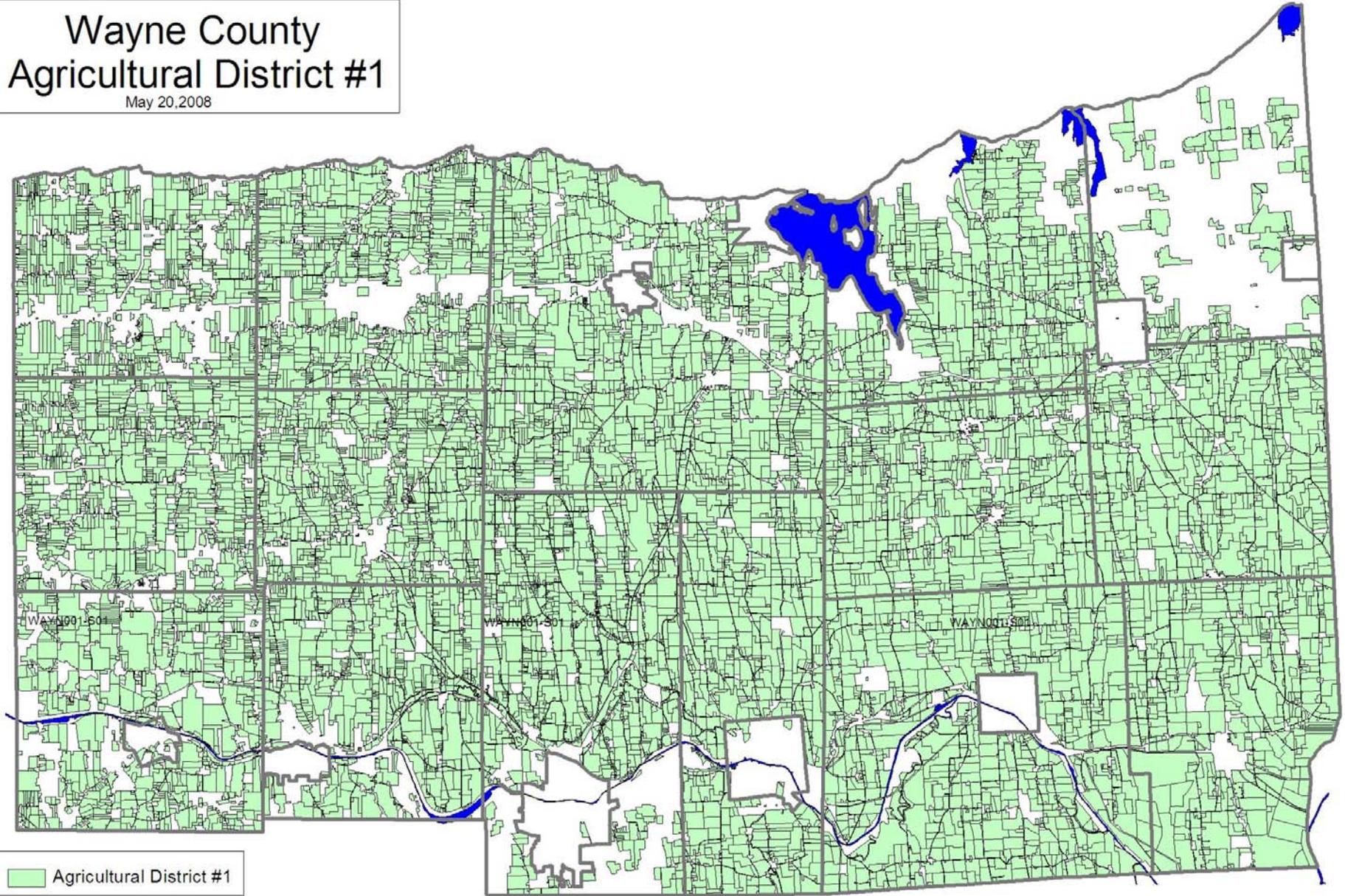
| | |
|----------------------------|--------|
| <i>Worksheets Sent</i> | 12,661 |
| <i>Worksheets Returned</i> | 2,087 |
| <i>Farmer Count</i> | 341 |
| <i>Non-Farmer Count</i> | 12,320 |

Property changing Ag District Designation based on Landowner Request-

| | |
|--|-------|
| <i>Default-in parcels wanting to be excepted:</i> | 301 |
| <i>Total Acres:</i> | 4,066 |
| <i>Default-out parcels wanting to be included:</i> | 526 |
| <i>Total Acres:</i> | 2,555 |

Wayne County Agricultural District #1

May 20, 2008

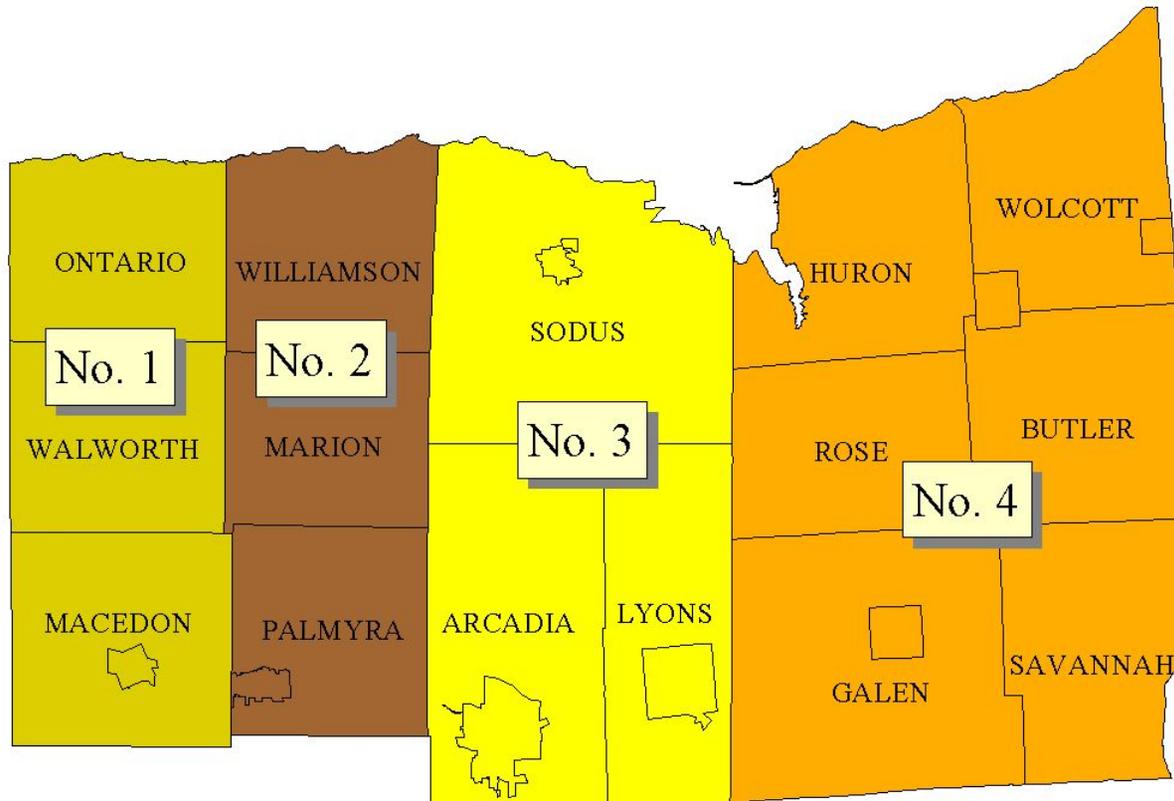


Agricultural District #1

RENEWAL & CONSOLIDATION PLAN

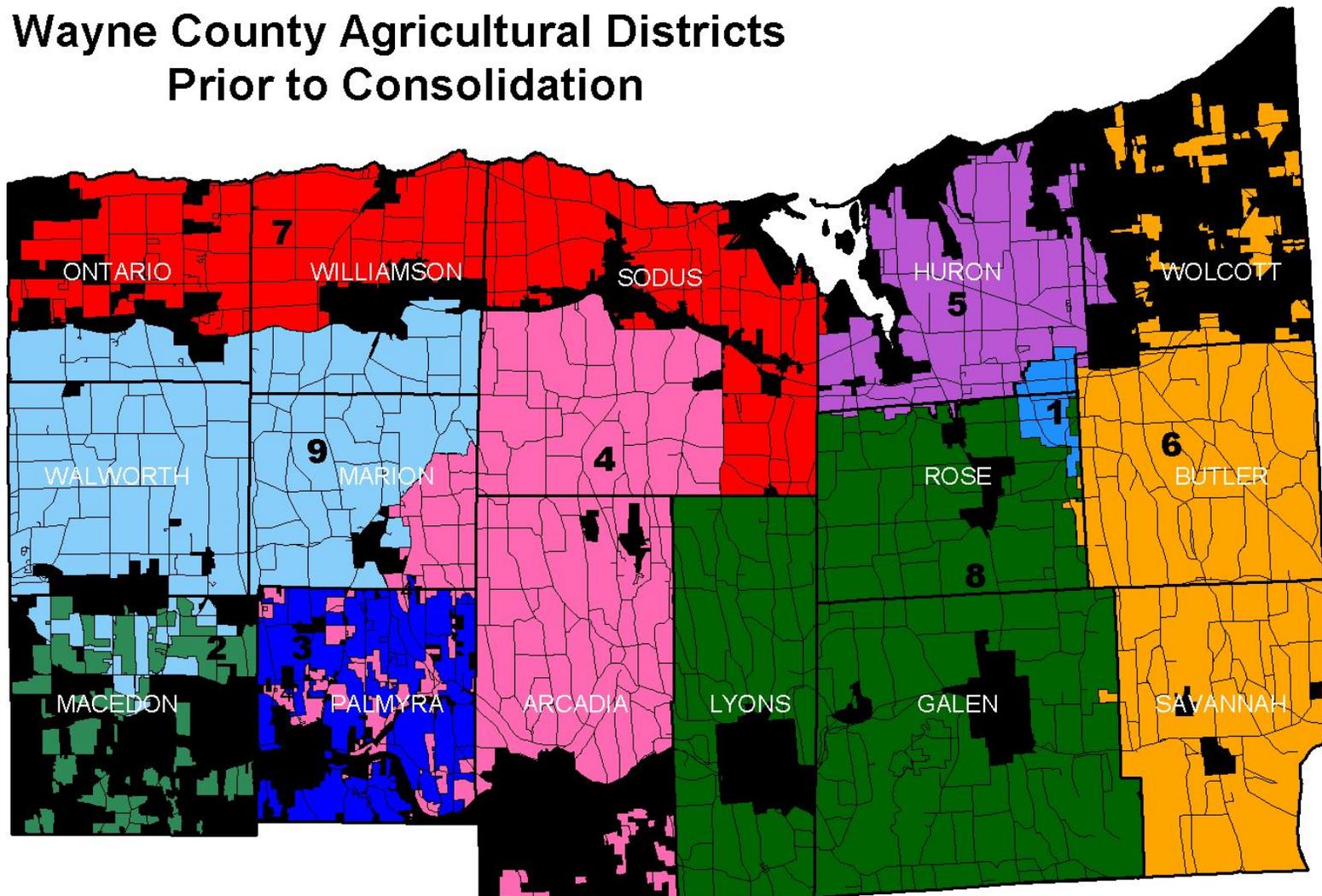
Wayne County

AGRICULTURAL DISTRICTS



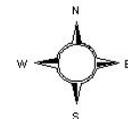
Wayne County Board of Supervisors
MODIFICATION PLAN Adopted By Resolution
No. 60-00

Wayne County Agricultural Districts Prior to Consolidation



Black areas excepted from Districts

District Boundaries approximate. For Specific parcel information, check the appropriate Town Hall.



**Board of Supervisors
WAYNE COUNTY**

RESOLUTION NO. 365-08: AUTHORIZATION TO APPROVE WAYNE COUNTY CONSOLIDATED AGRICULTURAL DISTRICT

Mr. Spickerman presented the following:

WHEREAS, Resolution No. 837-07 authorized the consolidation of portions of Agricultural Districts 1,2,3,4,5,6,7,8,9 & Consolidated Agricultural District 1 (CAD) in all the Towns of Wayne County into one district to be known as Wayne County Agricultural District No. 1; and

WHEREAS, the County provided notice of agricultural district review as required in Article 25 AA Section 303-a.2.a; and

WHEREAS, the Wayne County Agricultural Development Board (formerly the Agriculture and Farmland Protection Board), as required in Article 25 AA, Section 303-a.2.b, has considered the following factors in regard to Wayne County Agricultural District No. 1:

As required in Article 25 AA, Section 303-a.2.b, the County Agricultural Development Board has considered the following factors-

- (1) The nature and status of farming and farm resources within such district, including the total number of acres of land and the total number of acres of land in farm operations in the district;
- (2) The extent to which the district has achieved its original objectives;
- (3) The extent to which county and local comprehensive plans, policies and objectives are consistent with and support the district;
- (4) The degree of coordination between local laws, ordinances, rules and regulations that apply to farm operations in such district and their influence on farming; and
- (5) a recommendations to continue, terminate or modify such district.

WHEREAS, on February 26, 2008 the Wayne County Agricultural Development Board recommended to the Wayne County Board of Supervisors that the original Agricultural District Number 7 be modified and consolidated with the portions of original Agricultural Districts 1,2,3,4,5,6,7,8, 9 & CAD1 within Wayne County into Wayne County Agricultural District No. 1 as detailed in the Agriculture and Land Use Report for the District; and

WHEREAS, on April 9, 2008 the County Board of Supervisors held a public hearing, as required by Article 25 AA Section 303-a.2.d, regarding proposed Wayne County Agricultural District No. 1; now, therefore, be it

RESOLVED that the Wayne County Board of Supervisors supports the findings of the Wayne County Agricultural Development Board; and be it further

RESOLVED, that the Board approves the modification of Agricultural District Number 7 by consolidating it with portions of original Agricultural Districts 1,2,3,4,5,6,7,8, 9 & CAD1 within all the Towns of Wayne County into Wayne County Agricultural District No. 1 as detailed in the Agriculture and Land Use Report for the District and illustrated on the District Map.

Mr. Hammond moved the adoption of the resolution. Seconded by Mrs. Collier. Upon roll call, adopted.

WAYNE COUNTY

**Board of Supervisors
LYONS, NEW YORK**

This is to Certify that I, the undersigned, Clerk of the Board of Supervisors of the County of Wayne, have compared the foregoing copy of resolution with the original resolution now on file in this office and which was duly adopted by the Board of Supervisors of said County at a session held on the 20th day of May 2008 and that the same is a true copy of said original and of the whole thereof.

In Witness Whereof, I have hereunto subscribed my name and affixed the official seal of the Board of Supervisors of the County of Wayne, this 20th day of May 2008.

Clerk of the Board



WAYNE COUNTY
AGRICULTURAL DEVELOPMENT BOARD

Ag Development Board Resolution recommend to BOS to modify and continue

Wayne County Agricultural Development Board
(Agriculture and Farmland Protection Board)
Consolidated Agricultural District
Resolution to the Wayne County Board of Supervisors
February 26, 2008

Brief Explanation:

WHEREAS, On December 18, 2007 the County Board of Supervisors voted by resolution 837-07 to consolidate all certified Agricultural Districts 1 through 9 and CAD1 within the County of Wayne into one district-the Wayne County Consolidated Agricultural District (CAD). The goals of the consolidation were to reduce the number of non-agricultural parcels in the district, to define district limits by parcel and municipal boundaries and to create a framework for the County to administer the districts more efficiently.

WHEREAS, the Wayne County Agricultural Development Board (Agriculture and Farmland Protection Board), as required in Article 25 AA, Section 303-a.2.b, has considered the following factors in regard to Consolidated Agricultural District (original Agriculture District No. 7)-

- (1) The nature and status of farming and farm resources within such district, including the total number of acres of land and the total number of acres of land in farm operations in the district;
- (2) The extent to which the district has achieved its original objectives;
- (3) The extent to which county and local comprehensive plans, policies and objectives are consistent with and support the district;
- (4) The degree of coordination between local laws, ordinances, rules and regulations that apply to farm operations in such district and their influence on farming; and
- (5) a recommendations to continue, terminate or modify such district.

NOW, THEREFORE, be it

RESOLVED, that the Wayne County Agricultural Development Board (Agriculture and Farmland Protection Board) recommends to the Wayne County Board of Supervisors that the original Agricultural District Number 7 be modified and consolidated with the portions of original Agricultural Districts 1,2,3,4,5,6, 7,8 & 9 and CAD1 within the County of Wayne into the Wayne County Consolidated Agricultural District (CAD) as detailed in the Agriculture and Land Use Report for the District.

Motion made for approval of the resolution by
seconded by
Motion carried.

Signed- _____
Art Crandon, Secretary

TO BE INSERTED

NEW YORK STATE
DEPARTMENT OF AGRICULTURE AND MARKETS

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I – PROJECT INFORMATION

1. The proposed action is located in the County of WAYNE
and the Town(s) of Arcadia, Butler, Galen, Huron, Lyons, Macedon, Marion, Ontario, Palmyra, Rose, Savannah, Sodus, Walworth, Williamson and Wolcott (all Towns in Wayne County).
2. The agency responsible for preparing this Short Environmental Assessment Form and determining environmental significance is the County Legislative Body of WAYNE County.
3. The name and address for the Clerk of the above named County is Sandra Sloane, Clerk of the Wayne County Board Of Supervisors, 26 Church Street, Lyons, NY 14489.
4. Is this an application to modify an existing agricultural district? Yes No
 - If yes, what is the total number of acres comprising the district as it exists prior to modification? 54,018 acres.
5. If this application involves a modification, will such modification result in a change in the size of the district? Yes No
 - If yes, how many acres are involved in the change? 291,714 acres
 - Does this represent an increase or decrease?
6. Zoning and Planning Information
 - Does the agricultural district correspond with a town(s) zoning district(s)?
Yes No
 - If Yes, please cite the applicable zoning district(s): Based on a Genesee/ Finger Lakes Regional Planning study, approximately 200,000 acres of the County is zoned either Agricultural or Agricultural/Residential thereby demonstrating that the Towns understand the significance of farms in their communities.
 - Is/are the zoned district(s) within the modified agricultural district compatible with the goals and objectives of the Agricultural Districts Law, as set forth in Article 25-AA of the Agriculture and Markets Law? Yes No
 - _____ If Yes, please cite the applicable language: The Zoning Codes for the Agriculture or Agriculture/Residential zones contain language that identify agriculture as a permitted use. For example Section 75-4 of the Town of Macedon Land Use and Public Works Law states one of the goals is: "Preservation of land suitable for agriculture, particularly where the open space subdivision borders active agricultural land or land suitable for agriculture." Additionally the Town comprehensive plan establishes a goal of preserving 6200 acres of farmland. Most of the commercial and industrially zoned land has been removed from the District. The few parcels of land remaining in the District with Commercial or Industrial zoning classification, are not developed and are of sufficient size to be farmed. Additionally, it is conceivable that an agriculture-related commercial or industrial business like a farm supply store or food processing facility could build or expand their facilities into these areas, thereby supporting the overall intent of the Agricultural District Law.
7. What is present land use in the vicinity of the proposed modification?
 Residential Industrial Commercial Agriculture Park/Forest/Open Space Other

Describe: Generally speaking, the incompatible land uses are not included in the proposed District, however almost all types of land use in the county are "in the vicinity of the District."

8. Is there a public controversy related to this district proposal? Yes No If yes, describe below:

(Attach additional sheets if necessary.)

9. Attach any additional information as may be needed to clarify the proposed action.

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Authorized signature: _____

Date: _____

PART II- ENVIRONMENTAL ASSESSMENT

General Information

In providing responses to each of the questions, the reviewer should keep in mind that the action proposed is the modification or termination of an agricultural district or districts. The action is not the land use or activity which will, or may, take place in the district(s). For example, it is not appropriate to consider the effects of management action that may be taken by individual operators in conducting farming. Agricultural farm management practices, including construction, maintenance and repair of farm buildings, and land use changes consistent with generally accepted principles of farming are listed as Type II actions in 6 NYCRR §617.5(c)(3), and these actions have been determined not to have a significant impact on the environment.

A. Does action exceed any Type I threshold in 6 NYCRR, Part 617.4 ? Yes No

If Yes, coordinate the review process and use the FULL EAF.

B. Will action receive coordinated review as provided for Unlisted actions in 6 NYCRR, Part 617.5 ?

Yes No

If No, a negative declaration may be superseded by another involved agency.

C. Could action result in any adverse effects associated with the following:

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems?

Explain briefly:

No impacts are anticipated

C2. Aesthetic, agricultural, archaeological, historic or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No impacts are anticipated

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No impacts are anticipated

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No impacts are anticipated

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No impacts are anticipated

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

No impacts are anticipated

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

No impacts are anticipated

D. Will the project have an impact on the environmental characteristics that caused the establishment of a CEA?

Yes No

E. Is there, or is there likely to be, controversy related to potential adverse environmental impacts?

Yes No If Yes, explain briefly:

PART III- DESIGNATION OF LEAD AGENCY

Please indicate desire for lead agency status by checking the appropriate box below:

Since the proposed action will be undertaken by this County Legislative Body and since any adverse environmental impacts will be primarily of local significance, it is hereby recommended that this County Legislative Body serve as lead agency to ensure compliance with the requirements of the State Environmental Quality Review Act. It has been determined that the only other agency required to undertake an action in this case is the Department of Agriculture and Markets.

The County Legislative Body does not choose to nominate itself to serve as lead agency.

Resolution to Consolidate All Ag Districts

RESOLUTION NO. 837-07: AUTHORIZATION TO ENDORSE AGRICULTURAL DISTRICT PROGRAM REVIEW MODIFICATION

Mr. Spickerman presented the following:

WHEREAS, the County of Wayne established its first agricultural district in 1973 with district boundaries that were drawn in an arbitrary fashion and included many uses other than agriculture; and

WHEREAS, in 1991 the New York State Department of Agriculture and Markets modified the Agriculture Districts Law to require accurate and detailed mapping of County Agricultural districts such that boundaries must coincide with property lines and non-agricultural uses must be removed from districts; and

WHEREAS, the County began consolidating Districts from an original nine in Number to four, pursuant to Resolution No. 60-00; and

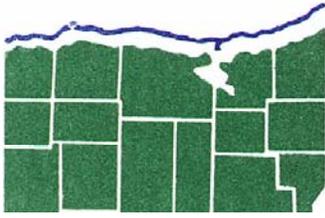
WHEREAS, database and mapping technologies have improved enough to consider consolidating all Agricultural Districts in the County; and

WHEREAS, the Agriculture Development Board and the Wayne County Planning Department have recommended the following amendments to its review process:

- 1) Reduce the number of agricultural districts from nine (9) to one (1); and
- 2) Conduct the review process with significant participation from the Real Property Tax Office to insure that only bona fide agricultural uses are included in agricultural districts; now, therefore, be it

RESOLVED, that the Wayne County Board of Supervisors hereby endorses the above amendments to the agricultural review process.

Mr. Hammond moved the adoption of the resolution. Seconded by Mr. Plant. Upon roll call, adopted.



Wayne County Planning Department

9 PEARL STREET • LYONS, NY 14489

PHONE: (315) 946-5919 • FAX: (315) 946-7657

EMAIL: orothfuss@co.wayne.ny.us

Landowner letter

The Wayne County Consolidated Agricultural District

You are receiving this letter as part of the eight-year Agricultural District review process because County records indicate your property is currently in an Agricultural District. Many people own property that was included in an Agricultural District as part of a farm when the districts were first formed beginning in the 1970s. Agricultural districts were established to help protect and promote a farmer's opportunity to operate a successful business (see enclosed pamphlet).

Originally the County intended to consolidate from nine districts into four, but with recent improvements in database management and mapping technologies, the decision was made to consolidate **all** Wayne County Ag Districts (Numbers 1 through 9) into a single one. There are approximately 17,000 parcels of property that are subject to this review. In general, properties of less than five acres of land are being removed from the district and those greater than five acres will remain in the district. These changes do not affect the "right-to-farm" protections of the district, but will substantially reduce the overhead costs while still maintaining the intent of the program. The next review of this district will occur in 2016.

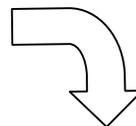
My apologies to those landowners who have recently gone through a similar review process. The opportunity to completely consolidate the districts became apparent following the public hearing. We have incorporated the previous worksheet responses into this mailing.

We are trying to simplify the process as much as possible and to remove the parcels that in all probability will not be farmed in the future. We understand that computers are not always user-friendly, and that mistakes can happen. The enclosed worksheet indicates how we will treat your parcel(s) of land. (IN means your land will remain in the District. OUT means your land will be removed from the District.) Since this is a voluntary program, you have an opportunity to change this "default action" for your property by marking and returning the enclosed worksheet.

If we do **NOT** hear from you, we will assume you **AGREE** with the **default** action on the enclosed worksheet for your property. If you would like to change the default action for any particular parcel, please indicate the changes on the worksheet, sign and return it to the Wayne County Planning Department by **Friday, February 15, 2008**. The worksheet is self-addressed and an envelope is not necessary if you staple or tape it closed and apply the appropriate postage.

To assist you in your decision, the following table highlights commonly cited advantages and disadvantages of including land in an Ag District for a farmer who is "**operating with**

Continued on back side-



sound agricultural practices”. These are very simple examples and should not be considered as legal advice.

| Advantages of farming on land that is in an ag district | <u>Example</u> | <u>Note</u> |
|---|---|--|
| Protection from overly restrictive local laws | For example: A Town can't pass a law "that excludes electric fences from farm pastures;" | |
| Protection from nuisance law suits | For example: A neighbor who sues because 'noise from the tractor keeps me awake at night' may be responsible for the farmer's court costs if the neighbor loses the civil suit | A farmer is not protected from violations of environmental or safety laws. |
| Limitation on special benefit taxes | If a new waterline, paid for by an ad valorem tax, is run through an ag district, an owner of farmed-land that is in the ag district, may pay ad valorem tax on ½ acre of land, not on all the undeveloped land. | |
| Limitation on ad valorem taxes | <u>Qualified landowners may apply annually for an "ag exemption" which establishes the taxable value for agricultural land at farm value, not "development value".</u> | Landowners can apply for an agricultural exemption, but land does not have to be in a district to apply. |

| <u>Disadvantage</u> | <u>Example</u> | <u>Note</u> |
|--------------------------------------|---|--|
| Waterline hookup restrictions | If a town runs a new waterline through an ag district and if the town adopts a policy that states 'only existing lots in an ag district can hook up to the waterline', then a landowner may have to wait until the next ag district review cycle to take the land out of the district before new subdivisions can hook up to the waterline. | Enforcement of this is a town responsibility and may vary by town. |

Upon receipt of your response, a report and map will be prepared and submitted to the Wayne County Board of Supervisors, which will hold a **public hearing on April 9, 2008 at 7:00 PM** at the Old Courthouse, 26 Church Street in Lyons regarding the proposed Ag District modifications. You will receive a public hearing reminder in early March.

There is a copy of the existing Ag District map online at www.wayne.ny.us/Departments/planningdept/planningdept.htm.

For additional information, please call me at the Wayne County Planning Department, 946-5919.

Sincerely yours,

Ora Rothfuss, Ag Development Specialist
 Enc: Agricultural District Review Sheet (self-addressed return)
 New York's Agricultural Districts Brochure

NOTE: New York State Certified Agricultural Districts do not affect the zoning of your property.



Wayne County Planning Department
 9 PEARL STREET • LYONS, NY 14489
 PHONE: (315) 946-5919 • FAX: (315) 946-7657
 EMAIL: orothfuss@co.wayne.ny.us

Landowner Worksheet

WAYNE COUNTY AGRICULTURAL DISTRICT REVIEW WORKSHEET

PRIMARY OWNER NAME: _____

TO CHANGE THE DEFAULT ACTION- Please circle the YES or NO in **column B** next to each parcel listed on this worksheet. “Column A”- Default Action –IN = land will remain IN the District until the next review. OUT = the land will be removed from the District.

If you consider yourself to be a farmer, please make sure to check the appropriate box. This will help the County to demonstrate that agriculture is still a viable industry in the district.

Being in a New York State Certified Agricultural District does not affect the zoning of your property, which is a town law. Some towns have an “Agricultural District” in the town zoning law, but those regulations are set and enforced by the Town. The enclosed brochure contains several “frequently asked questions” regarding New York State Agricultural Districts.

| A | B | C | D | E | F |
|----------------|------------------|-------------------|----------------|-----------------------|---------------------|
| Default | Include | | | | |
| Action | District? | Tax Parcel | # Acres | Parcel Address | Municipality |
| Yes | no | 68199-00-999123 | 11.39 | 1999 Main St | Sodus |
| Yes | no | 68199-00-999999 | 1.391 | 999 Main St | Sodus |

In the space below, please list any additional parcels you would like included:
You must own the parcels to include them in the District. Attach additional sheets if necessary.

| Land Owner Name | Tax Parcel # | # Acres | Parcel Address | Town/Village |
|------------------------|---------------------|----------------|-----------------------|---------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Please check if the owner of this property is a farmer: Farmer Not a Farmer

Please sign the form and return it to Wayne County Planning, 9 Pearl Street, Lyons, NY 14489

Signature _____ Date: _____

FREQUENTLY ASKED QUESTIONS REGARDING AGRICULTURAL DISTRICTS:

What is an agricultural district?

A geographic area which consists predominantly of viable agricultural land. Agricultural operations within the district are the priority land use and afforded benefits and protections to promote the continuation of farming and the preservation of agricultural land. In practice, districts may include land that is actively farmed, idle, forested, as well as residential and commercial.

How is an agricultural district created?

Interested landowners who own at least 500 acres or 10 percent of the land proposed for a district submit a proposal to their county legislative body (CLB). The county agricultural and farmland protection board (AFPB) and the county planning board (CPB) review the proposal and make recommendations to the CLB. The CLB considers the following factors:

- viability of farming in the area
- presence of viable farmland
- the extent of other land uses
- county development patterns and needs

Once the CLB adopts the district plan it is submitted to the Commissioner. The Commissioner determines whether the area consists of predominantly viable agricultural land, whether it is feasible and will serve the public interest. The Commissioner shall certify if the above conditions are met and the Department of Environmental Conservation has determined that the area is consistent with state environmental plans, policies and objectives.

How are agricultural districts reviewed?

Districts are usually renewed every 8 years. The CLB, after receiving the reports and recommendations of the AFPB and CPB and after a public hearing, determines whether the district shall be continued, terminated or modified. During the review process, land may be added or deleted from the district. Counties are also required to designate an annual 30-day period when landowners may petition the county for inclusion of viable agricultural lands in an existing agricultural district.

Who benefits from an agricultural district?

Everyone benefits. Besides its value for the production of food, agricultural land provides many environmental benefits including groundwater recharge, open space, and scenic viewsheds. Agriculture benefits local economies too, by providing on-farm jobs and supporting agribusinesses. Agricultural land requires less public services than developed land and results in cost savings for local communities.

Does an agricultural district guarantee a farmer's "right to farm"?

The ADL protects farm operations within an agricultural district from the enactment and administration of unreasonably restrictive local regulations unless it can be shown that public health or safety is threatened. The Department evaluates the reasonableness of a specific requirement or process imposed on a farm operation on a case-by-case basis. The Commissioner may institute an action or compel a municipality to comply with this provision of the ADL.

Do agricultural districts prohibit selling land?

The ADL does not restrict the transfer of real property. The ADL does provide for a real estate transfer disclosure by the seller to the prospective purchaser. The disclosure states that the property is located within an agricultural district and that farming activities including noise, dust and odors occur within the district. Prospective residents are also informed that the location of the property within an agricultural district may impact the ability to access water and/or sewer services.

Do agricultural districts consist entirely of farmland?

Districts must consist predominantly of viable agricultural land. Predominance has been interpreted as more than 50 percent of land in farms. On average, districts statewide contain approximately 70 percent farmland. The benefits and protections under the ADL, however, apply only to farm operations and land used in agricultural production.

Does an agricultural district preserve farmland?

Agricultural districts do not preserve farmland in the sense that the use of land is restricted to agricultural production forever. Rather, districts provide benefits that help make and keep farming as a viable economic activity, thereby maintaining land in active agricultural use.

Do agricultural districts eliminate a municipality's ability to control growth?

No. To the contrary, an agricultural district can be an effective tool in helping local governments to manage growth. The existence of a district, for example, can help direct development away from traditional farming areas.

Can government acquire or condemn farmland within an agricultural district against a landowner's wishes?

The ADL does not supersede a government's right to acquire land for essential public facilities like roads or landfills. However, the ADL provides a process which requires a full evaluation of the effects of government acquisitions on the retention and enhancement of agriculture and agricultural resources within a district.

Who bears the cost of the agricultural assessment benefit?

Property taxes saved by farmers as a result of agricultural assessments must ultimately be made up by all taxpayers in the affected municipality. Farmers, as other homeowners, must bear their fair share of any tax shift since their residences are not subject to an agricultural assessment.

AGRICULTURAL DISTRICT FACTS:

- Agricultural districts have been created in 53 of New York's 62 counties.
- As of 2007, 303 districts captured over 8.5 million acres, including 6.2 million farm acres on 21,871 farms.
- The average district size in New York is approximately 20,000 acres.

New York's Agricultural Districts



Enacted in 1971, New York's Agricultural Districts Law (ADL) is a very effective tool for maintaining lands in agriculture, and ensuring New York's position as an outstanding agricultural state.

The ADL recognizes that agricultural lands are important and irreplaceable resources, which are in jeopardy of being lost as a result of increasing costs of agricultural businesses, development pressures and regulatory constraints.

The Law seeks to create economic and regulatory incentives which encourage farmers to continue farming. Relying primarily on the initiative of landowners and local governments, with state oversight, the law provides agricultural landowners with a number of benefits and protections described in this brochure.

New York State Department of Agriculture & Markets
Agricultural Protection & Development Services
10B Airline Drive, Albany, NY 12235
www.agmkt.state.ny.us 518-457-7076

Agricultural Assessment

The agricultural assessment program allows eligible farmland located both within and outside agricultural districts to be taxed at its agricultural assessment, rather than at its fair market value. The agricultural assessment value establishes an “upper limit” for taxable assessments on eligible farmland. Any assessed value which exceeds the equalized agricultural assessment on the land is exempt from real property taxation.

Any owner of at least seven acres of land which produces a minimum of \$10,000 annually, or any owner of less than seven acres of land which produces a minimum of \$50,000 annually, on average, in the preceding two years from the sale of crops, livestock, or livestock products, is eligible to receive an agricultural assessment.

Start-up farm operations are eligible to receive an agricultural assessment in the first year of operation on owned or rented land if they meet the minimum acreage and sales thresholds.

Owners of rented land may qualify for an agricultural assessment if their land independently satisfies the minimum acreage and sales requirements or is being used pursuant to a lease agreement of five or more years in conjunction with land which independently qualifies. Landowners must apply to their local assessor annually for an agricultural assessment.

Owners who convert lands benefiting from an agricultural assessment to non-farm use are liable for conversion payments based on the amount of taxes saved. Owners contemplating a conversion may determine the payment owed by contacting their assessor or their county real property tax office.

FOR FURTHER INFORMATION on the creation of agricultural districts or the benefits and protections they provide, contact your County Cooperative Extension Office or the NYS Department of Agriculture and Markets at 1-800-554-4501.

Limitation on Local Regulation

An increase in the number of non-farm residents in agricultural areas may result in new zoning and regulatory actions by localities which inhibit farming operations. To safeguard against this, §305-a of the ADL prohibits the enactment and administration of comprehensive plans, laws, ordinances, rules or regulations by local governments which would unreasonably restrict or regulate farm operations within an agricultural district, unless it can be shown that the public health or safety is threatened.

The Commissioner may independently or upon a complaint initiate a review of the enactment or administration of a local law. The Commissioner is authorized to bring an action or issue an order to enforce ADL §305-a.

The Department has developed guidelines on the effect of ADL §305-a on enactment and administration of local laws and regulations. These documents are updated periodically and may be obtained from the Department's website at www.agmkt.state.ny.us by clicking on Divisions and then Agricultural Protection and Development Services, or by contacting the Department at 10B Airline Drive, Albany, New York 12235 or (518) 457-7076.

Sound Agricultural Practices

The Commissioner may, in consultation with the Advisory Council on Agriculture (ACA), issue opinions upon request as to whether a particular agricultural practice is sound (ADL §308). A sound agricultural practice (SAP) refers to the practices necessary for the on-farm production, preparation, and marketing of agricultural commodities. An agricultural practice conducted in an agricultural district or on land receiving an agricultural assessment shall not constitute a private nuisance provided that the practice is determined to be an SAP pursuant to an opinion of the Commissioner. The Commissioner is also authorized, in consultation with the ACA, to issue advisory opinions on a case-by-case

basis as to whether particular land uses are agricultural in nature.

Public Actions Notice Requirements

Government actions may impact farms and agricultural resources through the acquisition of property interests or funding of infrastructure development. The ADL (§305, subd. 4) requires that State agencies, local governments and public benefit corporations which intend to acquire more than one acre of land from any active farm within an agricultural district or more than 10 acres in total from a district, must file a notice of intent with the Commissioner at least 65 days prior to taking the action. Similarly, a notice must be filed for all actions where the government sponsor intends to advance a grant, loan, interest subsidy or other form of public funding for the construction of dwellings, commercial or industrial facilities, or water or sewer facilities to serve non-farm structures within an agricultural district. The notice requirement does not apply in the case of an emergency project which is immediately necessary for the protection of life or property.

The notice requirement provides for a full evaluation of the potential impacts of a government-sponsored acquisition or construction project on farms and farm resources. The ADL and implementing regulations require a project sponsor to provide information essential to analyzing agricultural impacts along with a report justifying the proposed project.

Upon receipt of a notice of intent that has been determined by the Department to be complete, the Commissioner has 45 days to determine the effect the action would have on agricultural operations within the district.

If it is determined that the proposed action would have an unreasonably adverse effect, the Commissioner may issue an order delaying the action for an additional period of 60 days. During this time, the Commissioner may conduct a public hearing, upon providing public notice, within or accessible to the area affected. On or before the expiration of the 60 days, the Commissioner must report his or her findings to the project sponsor, the public at large and any public entity having the power of review or approval of the action.

The Commissioner may propose that an alternative which minimizes or avoids adverse impacts be accepted. The project sponsor must provide a detailed evaluation and reasons if the proposed mitigation is rejected. At least 10 days prior to commencing the action, the project sponsor must certify to the Commissioner that adverse impacts will be minimized or avoided. The Commissioner may bring an action to enforce mitigation measures. He or she may also request that the Attorney General institute an action to compel compliance with these requirements.

Limitation on Local Benefit Assessments

Benefit assessments, special ad valorem levies and other rates or fees for local improvements in certain improvement districts or benefit areas are generally calculated on the basis of the value, acreage, or frontage of the properties benefited. Agricultural operations commonly involve large tracts of land and multiple structures. The ADL restricts assessments for local improvements to a lot not exceeding one-half acre surrounding any dwelling or non-farm structure located on land used in agricultural production in an agricultural district, and to farm structures directly benefited by the services. This limitation does not apply in those instances where the benefit assessments, special ad valorem levies or other rates or fees were imposed prior to the formation of the agricultural district.

Policy of State Agencies

The ADL (§305, subd. 3) directs all State agencies to encourage the maintenance of viable farming in agricultural districts and directs the modification of their administrative regulations and procedures to effectuate this policy insofar as is consistent with the promotion of public health and safety and any federal laws, standards, criteria, rules, regulations, policies or requirements, including provisions applicable only to obtaining federal funding.



Wayne County Planning Department

TO: All Landowners with property in an existing Agricultural District

FROM: Ora Rothfuss III, Ag Development Specialist

CC: Supervisors, Mayors, Assessors, Clerks, Sandra Sloane (Clerk of the Board of Supervisors), Jim Marquette (County Administrator), Dan Wyner (County Attorney), Elizabeth Claypoole (Cornell Cooperative Extension), Shirley Bement (Real Property Tax), Marty Aman (Water and Sewer Authority), Rob Williams (Soil and Water Conservation), Elizabeth Henderson (AFPB) and Commissioner Patrick Hooker (NYS DAM)

DATE: March 7, 2008

RE: Consolidated Agricultural District, All Towns of Wayne County

A Public Hearing will be held on Wednesday, April 09, 2008 at 7:00 PM at the County Courthouse, 26 Church Street, Lyons, New York 14489, regarding the Eight Year Review of the **Consolidated Agricultural District**. The purpose of this hearing is to consider any proposed modifications of the District and recommendations of the Wayne County Agriculture and Farmland Protection Board, per Article 25 AA of the Agriculture and Markets Law of the State of New York.

At their February 26, 2008 meeting, the Wayne County Agriculture and Farmland Protection Board recommended to the Wayne County Board of Supervisors that the original Agricultural District Number 7 be modified and consolidated with portions of original Agricultural Districts 1,2,3,4,5,6,7,8, 9& CAD1 into the Wayne County Consolidated Agricultural District as detailed in the Agriculture and Land Use Report for the District.

All interested parties and citizens will be heard by representatives of the Wayne County Board of Supervisors at the public hearing.

More information is available on the Wayne County Planning Department website at www.co.wayne.ny.us/departments/planningdept/planningdept.htm

Wayne County
Consolidated Ag District parcel list

| Town of Marion | -parcels included in Consolidated Ag District | | | | |
|-----------------------|--|------------------------|--|-------------|---------------|
| Tax Parcel | Owner Name | Street Location | | Acre | Old Ag |
| 64113-00-231905 | Snyder Christopher | 3276 Daansen Rd | | 8.6 | 9 |
| 64113-00-231937 | Krieger Richard | 3292 Daansen Rd | | 8.6 | 9 |
| 64113-00-231976 | Laga Anthony J Jr | Daansen Rd | | 4.3 | 9 |
| 64114-00-181073 | Coates Steven M | Maple Ave | | 5.11 | 9 |
| 64114-00-186360 | Crippen Gary | Walworth Rd | | 17.6 | 9 |
| 64114-00-201980 | Franke Alan L | Hall Ctr Rd | | 6.43 | 9 |
| 64114-00-209899 | Scott Charles E | 4055 Hall Center Rd | | 5 | 9 |
| 64114-00-218831 | Liberi Richard C | 4005 Hall Center Rd | | 5.02 | 9 |
| 64114-00-220578 | Crippen Gary | 3803 Hall Ctr Rd | | 29.5 | 9 |
| 64114-00-221793 | Lennox Earl A | 4001 Hall Center Rd | | 10.36 | 9 |
| 64114-00-228759 | Conover Mark E | 3949 Hall Center Rd | | 5 | 9 |
| 64114-00-231002 | Laga Anthony J | Daansen Rd | | 9.83 | 9 |
| 64114-00-237729 | Slepecka Stanislaw | 3923 Hall Center Rd | | 5 | 9 |
| 64114-00-251037 | Streeter Richard | Maple Ave | | 8.2 | 9 |
| 64114-00-252068 | Robillard Geoffrey | 3423 Maple Ave | | 8.25 | 9 |
| 64114-00-287952 | Roland Richard | Hall Center Rd | | 19.22 | 9 |
| 64114-00-295881 | Compton Michael | 4036 Hall Center Rd | | 10.23 | 9 |
| 64114-00-300545 | Burns Robert H | 3782 Hall Center Rd | | 4.26 | 9 |
| 64114-00-302837 | Luckman Paul | 4006 Hall Center Rd | | 5.72 | 9 |
| 64114-00-339720 | Scott Randy F | Hall Center Rd | | 9.23 | 9 |
| 64114-00-342200 | Albrecht Peter | 3334 Maple Ave | | 5.2 | 9 |
| 64114-00-349469 | Bank Chase Manhattan | Maple Ave | | 29 | 9 |
| 64114-00-367090 | Smith Gary R | Maple Ave | | 20.81 | 9 |
| 64114-00-367768 | Reaves Sally | Hall Center Rd | | 11 | 9 |
| 64114-00-378645 | Swan Edgar L | 3806 Hall Center Rd | | 44 | 9 |
| 64114-00-385178 | Smith Gary R | Maple Ave | | 16.8 | 9 |
| 64114-00-424893 | Luckman Dana B | 2855 Pigeon Hill Rd | | 72.22 | 9 |
| 64114-00-437547 | Squires John D | 2930 Walworth Rd | | 9.2 | 9 |
| 64114-00-443094 | Vendel Dennis | 2905 Sherwood Rd | | 17.66 | 9 |
| 64114-00-448211 | Palermo Kenneth | 3626 Huntley Rd | | 11.1 | 9 |
| 64114-00-464314 | Stanton John R | 3621 Huntley Rd | | 22.2 | 9 |
| 64114-00-468708 | Kords David | 3855 Huntley Rd Ext | | 31.1 | 9 |
| 64114-00-488548 | Reiss Terrill F | 429 Walworth Rd | | 6.28 | 9 |
| 64114-00-518289 | Alger Gary N | 3679 Huntley Rd | | 5.4 | 9 |
| 64114-00-520089 | Gilmore Lance R | Sherwood Rd | | 28.1 | 9 |
| 64114-00-542914 | Adriaansen Robert | 2953 Pigeon Hill Rd | | 16.8 | 9 |
| 64114-00-563664 | Kords David C | Walworth Rd | | 10.73 | 9 |
| 64114-00-572811 | Barmaster David L | 2990 Pigeon Hill Rd | | 9.2 | 9 |
| 64114-00-585101 | Oswald Alice I | Sherwood Rd | | 7.9 | 9 |
| 64114-00-585545 | Mcdonald Carol | 3804 Huntley Rd | | 5.15 | 9 |
| 64114-00-587735 | Kords David | Huntley Rd Ext | | 22.58 | 9 |
| 64114-00-590206 | Williams Stephen B | 3668 Huntley Rd | | 25.85 | 9 |
| 64114-00-614639 | Tuma Jeffrey C | 3005 Walworth Rd | | 9 | 9 |
| 64114-00-622825 | Treible Daniel | 3044 Pigeon Hill Rd | | 6.9 | 9 |
| 64114-00-625126 | Oswald Alice | Sherwood Rd | | 8.92 | 9 |
| 64114-00-663124 | McMullen Christopher | 3073 Sherwood Rd | | 9.87 | 9 |
| 64114-00-683124 | Mcmullen Jeanette | Sherwood Rd | | 9.87 | 9 |
| 64114-00-699960 | Morgan Ralph | 3131 Pigeon Hill Rd | | 91.09 | 9 |
| 64114-00-749163 | Saalfrank Thomas | 3093 Sherwood Rd | | 38.11 | 9 |
| 64114-00-761039 | Cornell Manley Jr | 3121 Sherwood Rd | | 10.8 | 9 |
| 64114-00-765075 | Corea David L | 3091 Sherwood Rd | | 6 | 9 |
| 64114-00-784480 | VerPlank James W | 3113 Walworth Rd | | 149.89 | 9 |
| 64114-00-790653 | Moll Joy R | 3177 Walworth Rd | | 20 | 9 |
| 64114-00-795739 | Morgan Edward J | Walworth Rd | | 23.34 | 9 |
| 64114-00-854315 | Green David | 3607 Parker Rd | | 39.4 | 9 |
| 64114-00-863859 | Thomas Jeffrey | 3180 Pigeon Hill Rd | | 9.85 | 9 |