

Wayne County Agricultural District No. 1 Review Information Sheet

You are receiving this letter as part of the eight-year Agricultural District review process because Wayne County records indicate that your property is currently in the Agricultural District.

Agricultural districts were established to help protect and promote a farmer's opportunity to operate a successful business. 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. There are currently about 10,600 parcels and 294,000 acres in the Agricultural District. When a landowner subdivides a parcel of land that is in the Agricultural District, all parcels remain in the District until they are removed by their current owner during an eight-year review. Since this is a voluntary program, you have an opportunity to remove your property from the District by marking and returning the enclosed form.

Your property will remain **IN** the Agricultural District unless you respond in writing. Action required to remove your property from the Agricultural District: please fill in the enclosed worksheet, sign and return it to the Department of Economic Development & Planning by **January 31, 2016**. Please do the same if you would like to **ADD** a different parcel to the District.

All requests to add or remove parcels must be signed by the landowner.

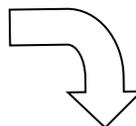
There are often questions that arise during the discussion of whether to add or remove land from the District. To help answer these questions, there is a more in depth description and "frequently asked questions" on the Wayne County Ag District review web page, located at <http://web.co.wayne.ny.us/wayne-county-planning-department/ag-development-agricultural-districts/>. An Agricultural District is not the same as zoning, please see the FAQ for more information.

The County will hold an informational meeting on to describe the process and answer any questions that you may have. The slide presentation will also be on the County Ag District web page. The meeting will be:

Tuesday, December 01, 2015 7:00 PM
Cornell Cooperative Extension
1581 NYS Route 88 N
Newark, NY 14513

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 sound agricultural practices". For more information please visit: <http://web.co.wayne.ny.us/wayne-county-planning-department/>.

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These are very simple examples and should not be considered as legal advice.

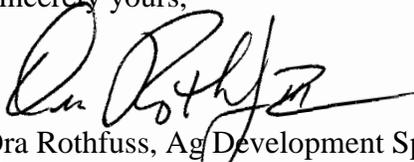
Advantages of farming on land that is in an ag district	Example	Note
Protection from overly restrictive local laws	For example: A Town law “that excludes electric fences from farm pastures;” may not be enforceable for qualified farming enterprises operating in a certified Ag District.	
Protection from 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.	Many of the newer districts are paying this tax with a “unit value fee” instead of an ad valorem tax.
Limitation on ad valorem taxes	Qualified landowners may apply annually for an “ag exemption” which establishes the taxable value for agricultural land at farm value, not “development value”.	Landowners can apply for an agricultural exemption, but land doesn’t have to be in the Ag District to apply.

Disadvantage	Example	Note
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 or village responsibility and may vary by municipality.

Staff will prepare a report and map to be submitted to the Wayne County Board of Supervisors, which will hold a **public hearing on Tuesday, March 8, 2016 at 7:00 PM** at the Old Courthouse, 26 Church Street in Lyons regarding the proposed Ag District modifications. A Public Hearing Notice will be published in March in the official County newspapers, (currently the Times of Wayne County and Sun & Record). The County Ag Development Board recommended that the District be modified according to any written requests received and continued as an important land use tool for farm operators.

A copy of the existing Ag District maps are available online <http://web.co.wayne.ny.us/wayne-county-planning-department/ag-development-agricultural-districts/> For additional information, please call me at the Dept. of Economic Development & Planning, (315) 946-5919.

Sincerely yours,



Ora Rothfuss, Ag Development Specialist

Enc: Agricultural District Remove and Add Request Form (self-addressed return)

NOTE: Being in the Wayne County Agricultural District is not the same as the zoning of your property and does not affect the property class.

WAYNE COUNTY, NY AGRICULTURAL DISTRICT No. 1
Eight-year Review & Modification & Open Enrollment
ADD-DROP FORM

RETURN BY January 31, 2016

Only the owner can remove parcels from or include them in the District.

TO REMOVE your property- Please write REMOVE in **column A** next to EACH parcel that you want to remove. Land will remain IN the District until the next review unless you designate otherwise. To enroll additional parcels, please write **ADD** in **column A** next to the new parcel information including tax parcel ID#.

Please be sure to sign and date this form on the line below.

To describe the process and answer any questions that you may have, Wayne County will hold an informational meeting on **12/01/2015** at 7:00 P.M. at Cornell Cooperative Extension-1581 RT 88N; Newark, NY 14513. The presentation will be on the County Ag District web page www.co.wayne.ny.us/wayne-county-planning-department/.

If you have questions please email to WaynePlanning@co.wayne.ny.us or call 315-946-5919.

A	B	C	D
Action	Tax Parcel	# Acres	Parcel Address
<i>REMOVE</i>	111111-11-111111	11.11	1111 Example St
<i>ADD</i>	111111-11-111111	11.11	1111 Example St

Primary Owner _____				
	Column A	Column B	Column C	Column D
	Action	Tax Parcel	# Acres	Parcel Address
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Please sign return to Wayne County Dept. of Economic Development & Planning before Jan.31, 2016.

Owner's Signature _____ **Date:** _____
Printed Name: _____ **Phone:** _____
Email: _____ (in case there are questions)

<p>Please return these forms by January 31, 2016</p> <p>To: Wayne County Ec. Development & Planning, 9 Pearl St. Lyons, NY 14489. (fold and seal this form) the form may also be signed, scanned and emailed to wayneplanning@co.wayne.ny.us or faxed to 315-946-7657</p>

**Agricultural District Review
Wayne County Dept. of Economic Development & Planning
9 Pearl Street, 2nd floor
Lyons, NY 14489**

**Landowner of Record or current landowner
Street Address #1 for tax bills
Street Address #2 for tax bills
City, State zip for tax bills**

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Place Stamp Here

**Agricultural District Review
Wayne County Dept. of Economic Development & Planning
9 Pearl Street, 2nd floor
Lyons, NY 14489**