

Benefits of Local Agriculture



Chobani buys milk from 1,200 farmers
348,000 gallons of milk per day!

Benefits of Local Agriculture



Agriculture contributes \$15.5 billion to New York State economy annually – 4th in the Country

Benefits of Local Agriculture

Multiplier Effect



\$2.36

crops

\$2.56

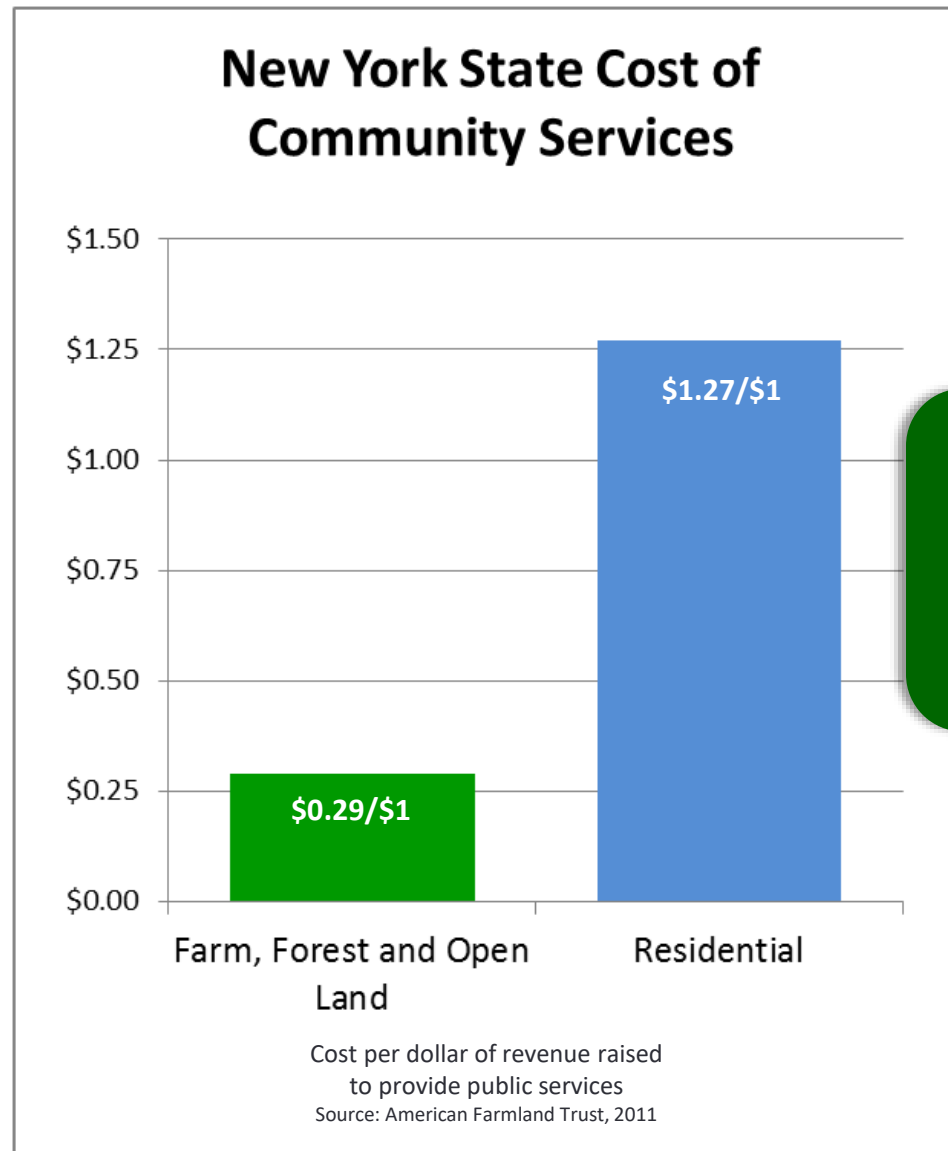
livestock

Benefits of Local Agriculture



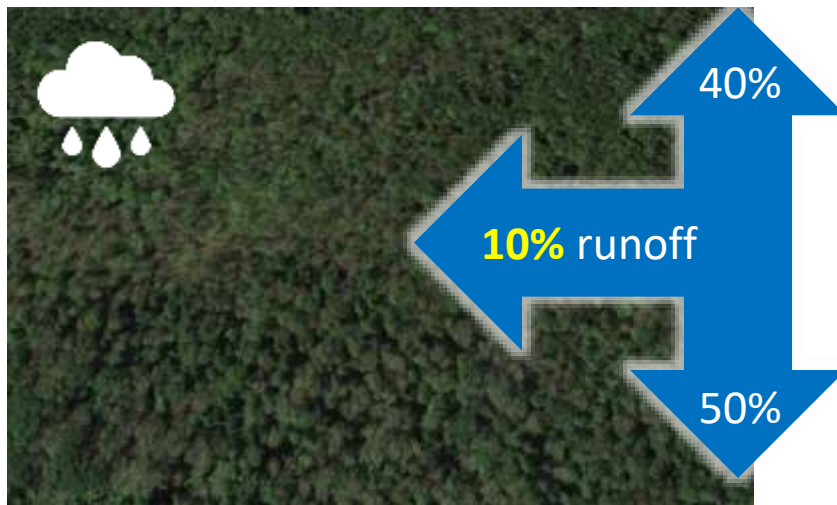
In New York timber harvesting generates \$230 million in annual revenues. In addition, payroll in wood using industry is over \$1 billion each year.

Benefits of Local Agriculture



Forested and agricultural land generates more in property tax revenue than it requires in municipal services

Benefits of Local Agriculture



Natural Ground Cover



10% to 20% Impervious Surface



35% to 50% Impervious Surface

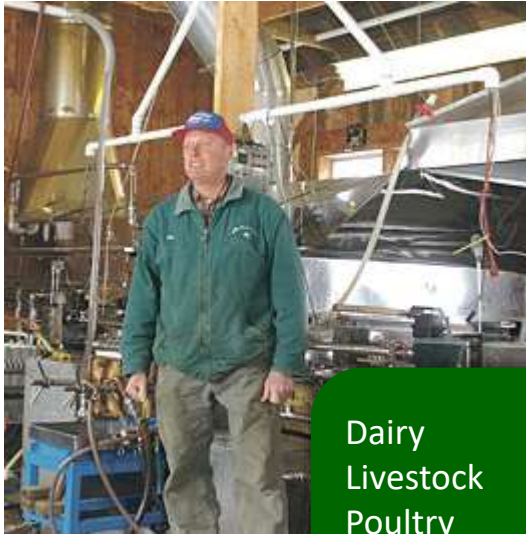


75% to 100% Impervious Surface

Benefits of Local Agriculture



What are the types of agriculture?



Dairy
Livestock
Poultry
Fiber
Vegetables



Hay/Field Crops/Grains/Hops
Small Fruits – (for example blueberries)
Tree Fruits
Christmas Tree and/or Woodlot
Honey/Maple Syrup
Greenhouse/High Tunnel



NO FARMS
NO BEER



Ag in Broome County

Beer Tree Brewery – Port Crane



Is this agriculture?

Broome County Plan for Ag

Funded by a grant from:
NYS Ag and Markets



Prepared by:
Environmental Design & Research



Broome County Plan for Ag

Steering Committee:

Broome County Planning
Cornell Cooperative Extension
Broome County Soil and Water
Broome County Legislature
Farm Bureau
The Agency



Broome County Plan for Ag

Focus Groups

Focus Group at Vestal Public Library



Focus Group at Cornell Cooperative Extension



Dairy and Beef Farmers
Maple producers
Christmas Tree Growers
Greenhouse Operators
U-Pick Farmers
Horse Farms
Brewery and Distillery Owners
Timber Growers
Farm supply businesses, and more



Focus Group at Mary L. Wilcox Library

Broome County Plan for Ag



**BROOME COUNTY AGRICULTURAL
ECONOMIC DEVELOPMENT PLAN**

Final draft
January, 2019

Adopted by Broome County Legislature
March 21, 2019



The Ag Plan:
www.gobroomecounty.com/planning/pubs

Broome County Plan for Ag



BROOME COUNTY AGRICULTURAL
ECONOMIC DEVELOPMENT PLAN

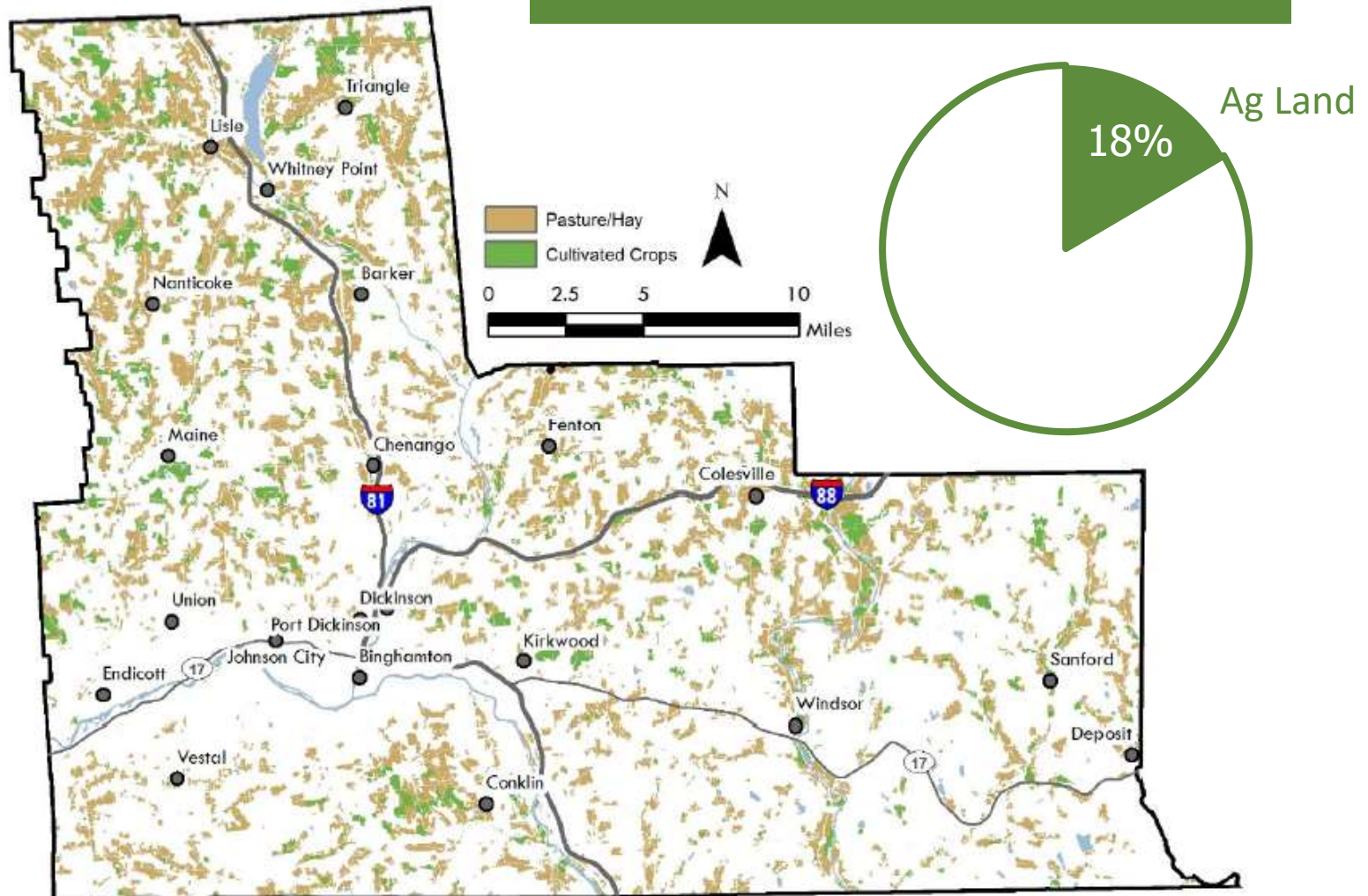
Final draft
January, 2019

What did
we learn?

Broome County Plan for Ag

Map 1: Agricultural land cover

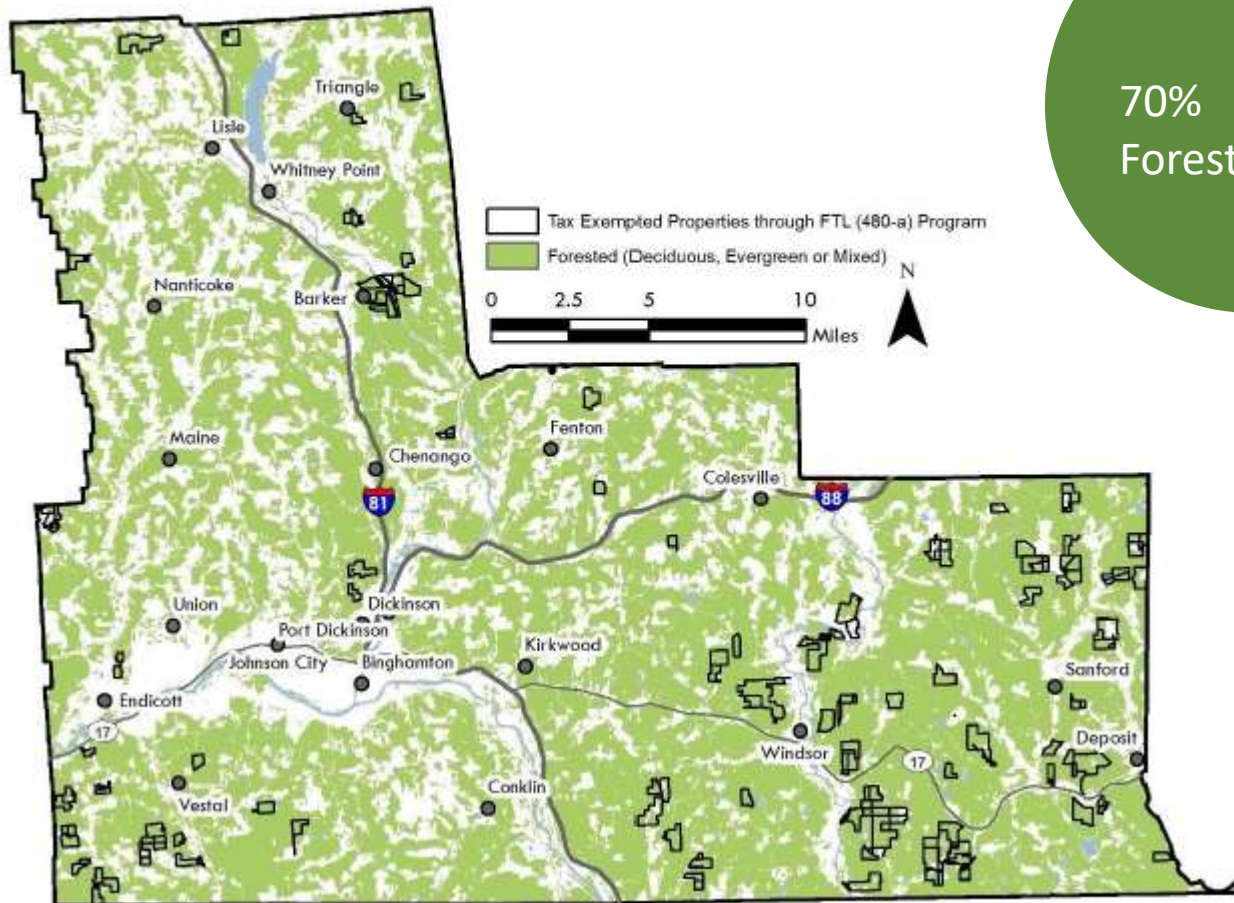
Existing Conditions



Broome County Plan for Ag

Existing Conditions

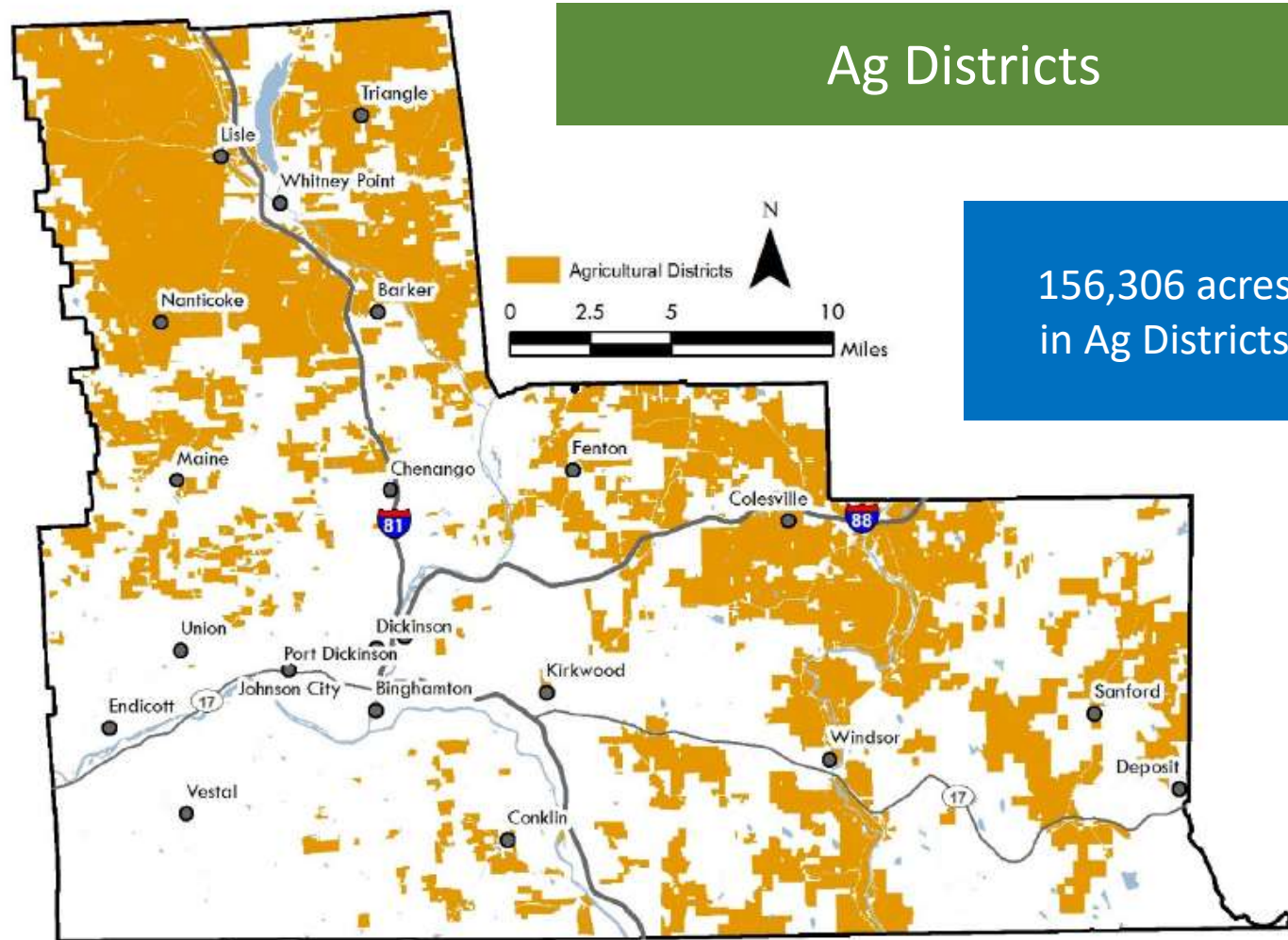
Map 4: Forestlands and 480-a enrollment



70%
Forested Land

Broome County Plan for Ag

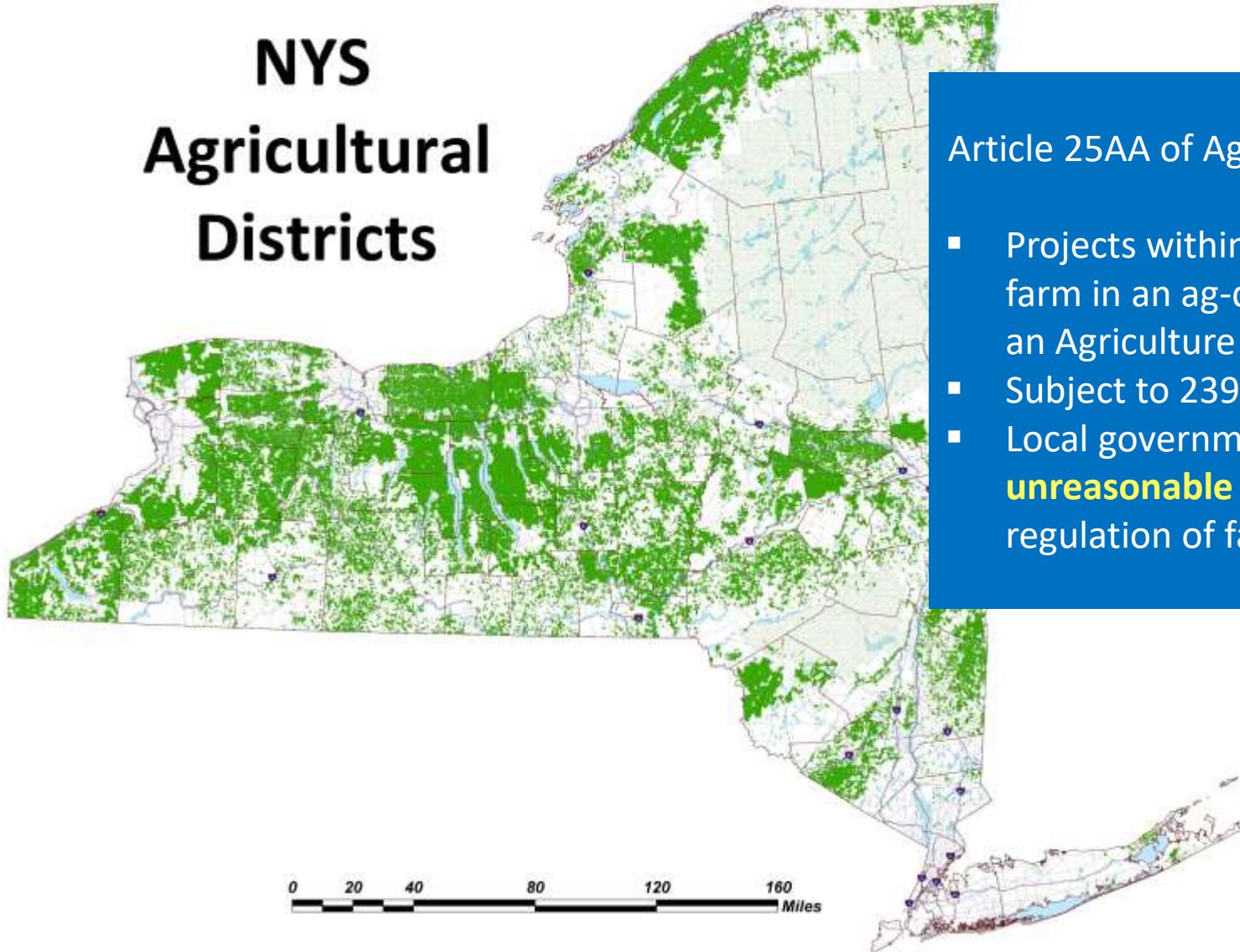
Map 2: NYS Certified Agricultural Districts



Source: Broome County Department of Planning & Economic Development

What is an Agricultural District?

NYS Agricultural Districts



Article 25AA of Ag and Markets Law

- Projects within 500 feet of a farm in an ag-district – submit an Agriculture Data Statement
- Subject to 239 review
- Local governments must avoid **unreasonable restrictions** in the regulation of farm operations

What is an Agricultural District?

The Ag District Process:

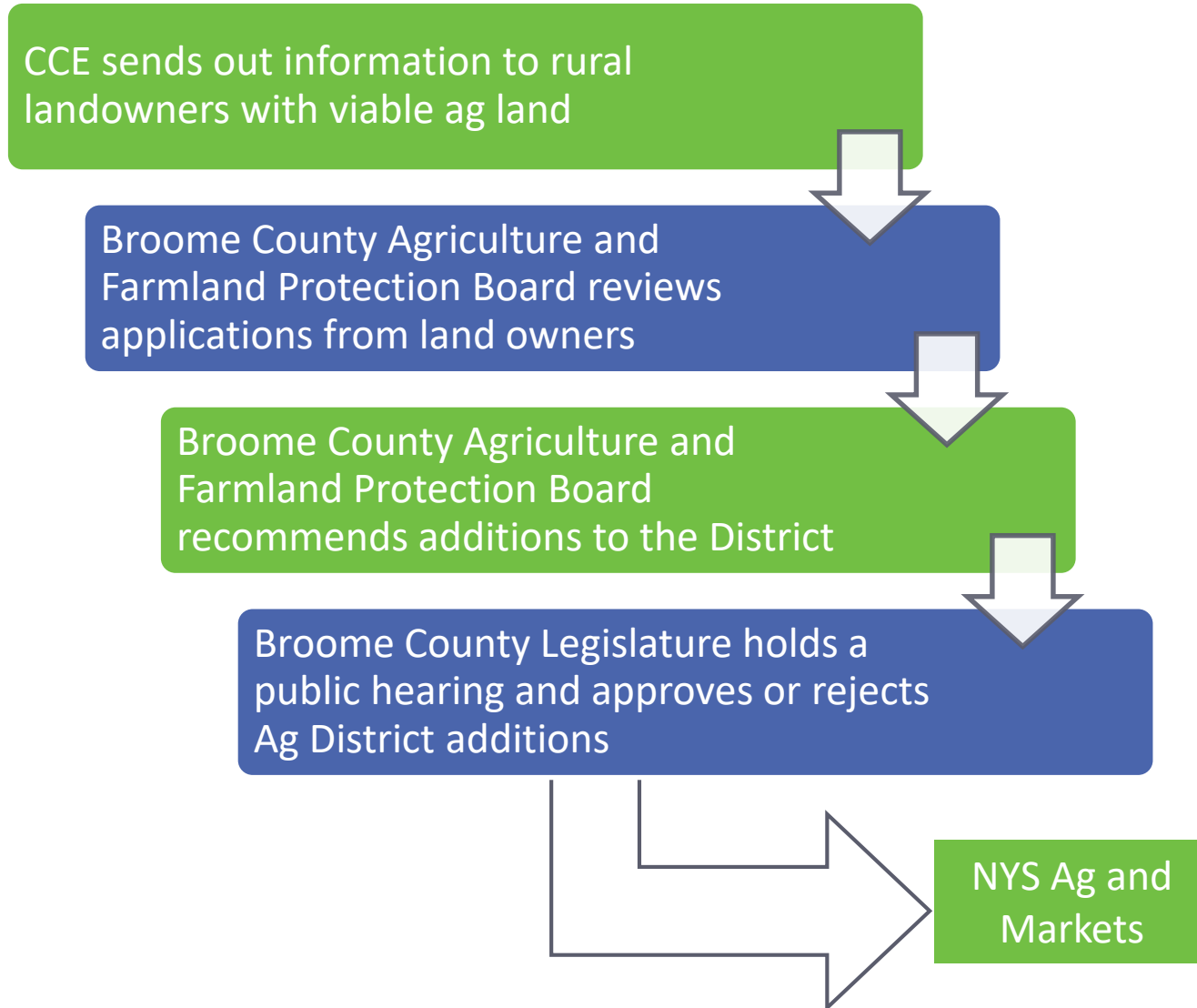
CCE sends out information to rural landowners with viable ag land

Broome County Agriculture and Farmland Protection Board reviews applications from land owners

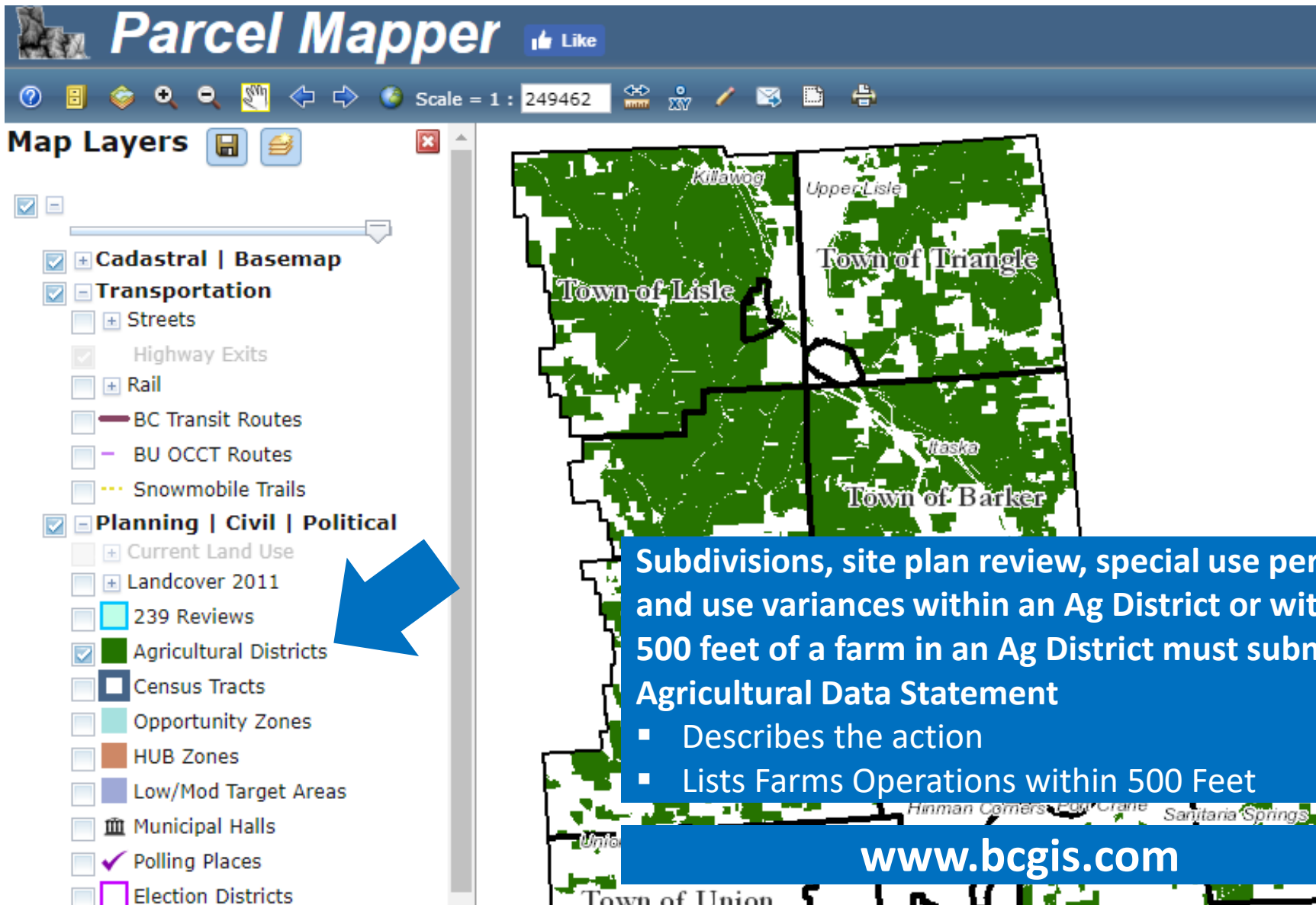
Broome County Agriculture and Farmland Protection Board recommends additions to the District

Broome County Legislature holds a public hearing and approves or rejects Ag District additions

NYS Ag and Markets



What is an Agricultural District?



The screenshot shows the Parcel Mapper web application. The top bar includes the title "Parcel Mapper" and a "Like" button. Below the title is a toolbar with various icons for map navigation and tools. The "Map Layers" panel on the left lists several categories of map data, including "Cadastral | Basemap", "Transportation", and "Planning | Civil | Political". A blue arrow points to the "Agricultural Districts" layer, which is currently checked and highlighted in green on the map. The map itself shows a grid of agricultural districts, with labels for "Town of Lisle", "Town of Triangle", "Town of Barker", and "Town of Union". Other labels include "Killawog", "Upper Lisle", "Itasca", "Hirman Corners", "Pond Crane", and "Sanitaria Springs". The scale bar indicates a scale of 1 : 249462.

Map Layers

- ☒ **Cadastral | Basemap**
- ☒ **Transportation**
 - ☐ Streets
 - ☒ Highway Exits
 - ☐ Rail
 - ☐ BC Transit Routes
 - ☐ BU OCCT Routes
 - ☐ Snowmobile Trails
- ☒ **Planning | Civil | Political**
 - ☐ Current Land Use
 - ☐ Landcover 2011
 - ☐ 239 Reviews
 - ☒ **Agricultural Districts**
 - ☐ Census Tracts
 - ☐ Opportunity Zones
 - ☐ HUB Zones
 - ☐ Low/Mod Target Areas
 - ☐ Municipal Halls
 - ☒ Polling Places
 - ☐ Election Districts

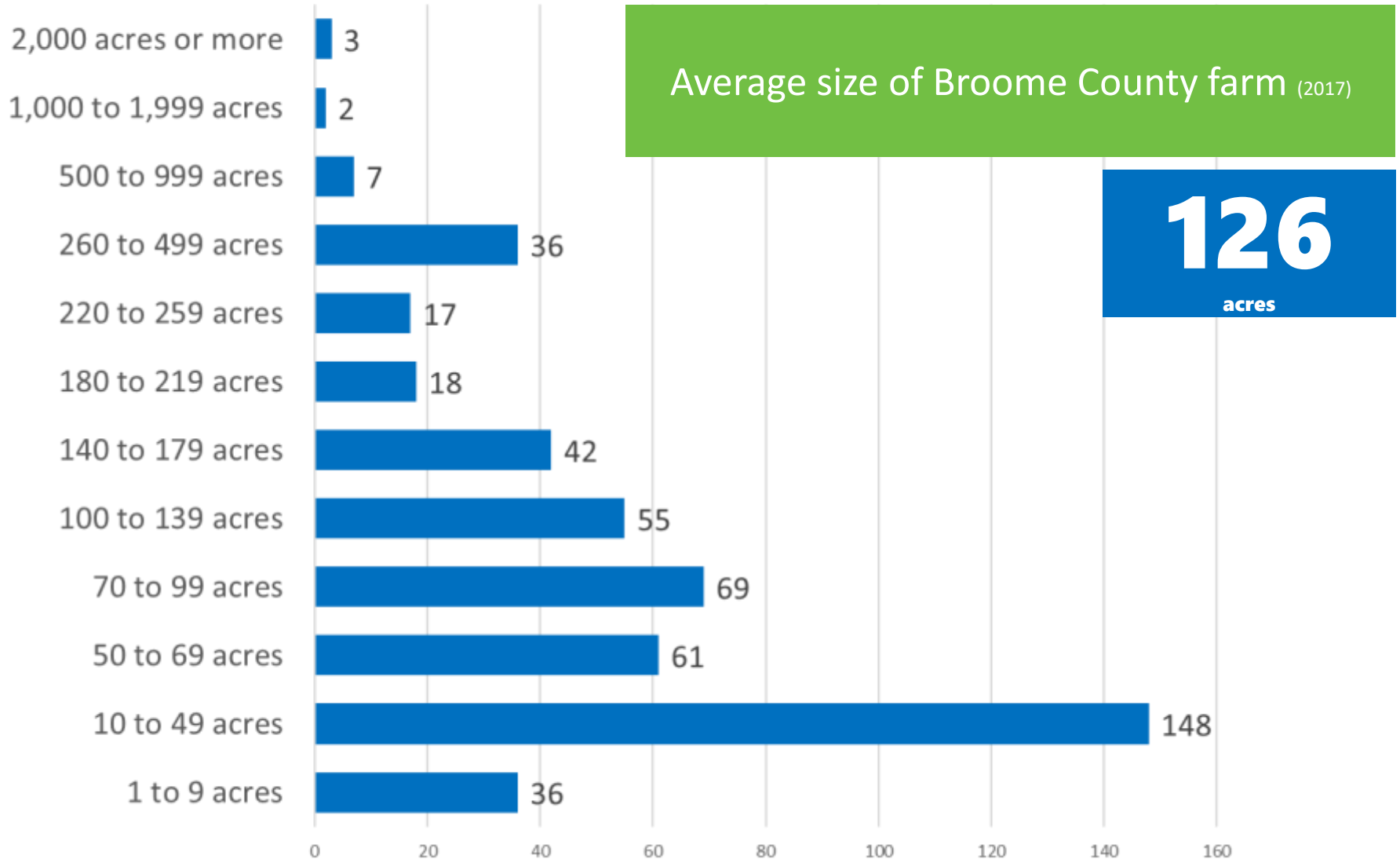
Subdivisions, site plan review, special use permits, and use variances within an Ag District or within 500 feet of a farm in an Ag District must submit an Agricultural Data Statement

- Describes the action
- Lists Farms Operations within 500 Feet

www.bcgis.com

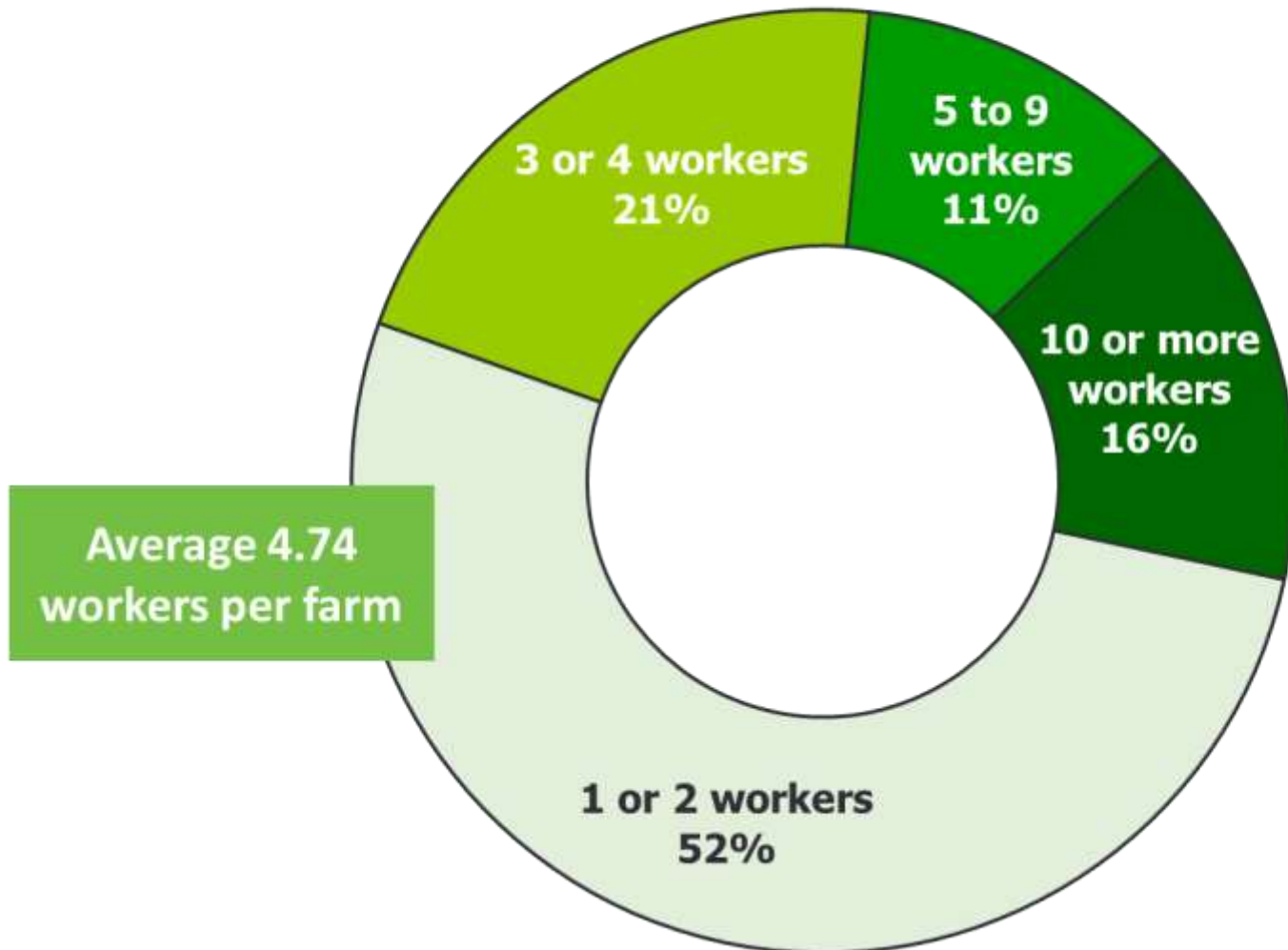
Ag in Broome County

Farm Size - 2017



Ag in Broome County

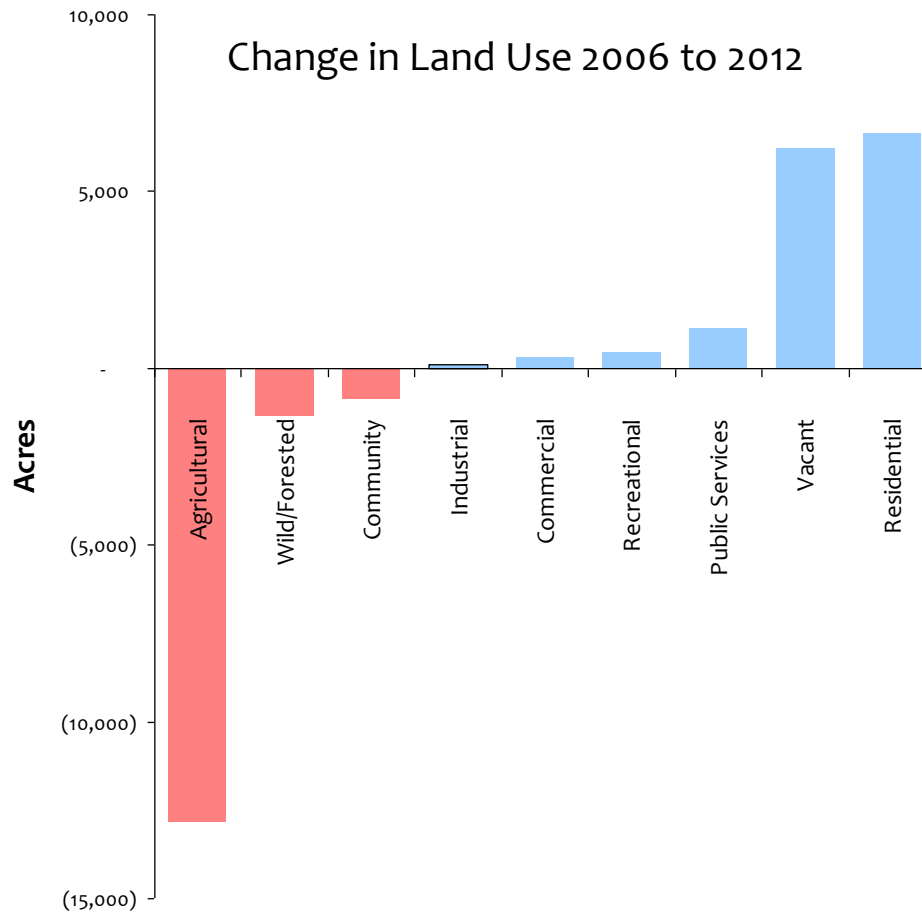
Number of Workers per Farm - 2017



Ag in Broome County

29%

Change in farmland from 2007 to 2017



Ag in Broome County

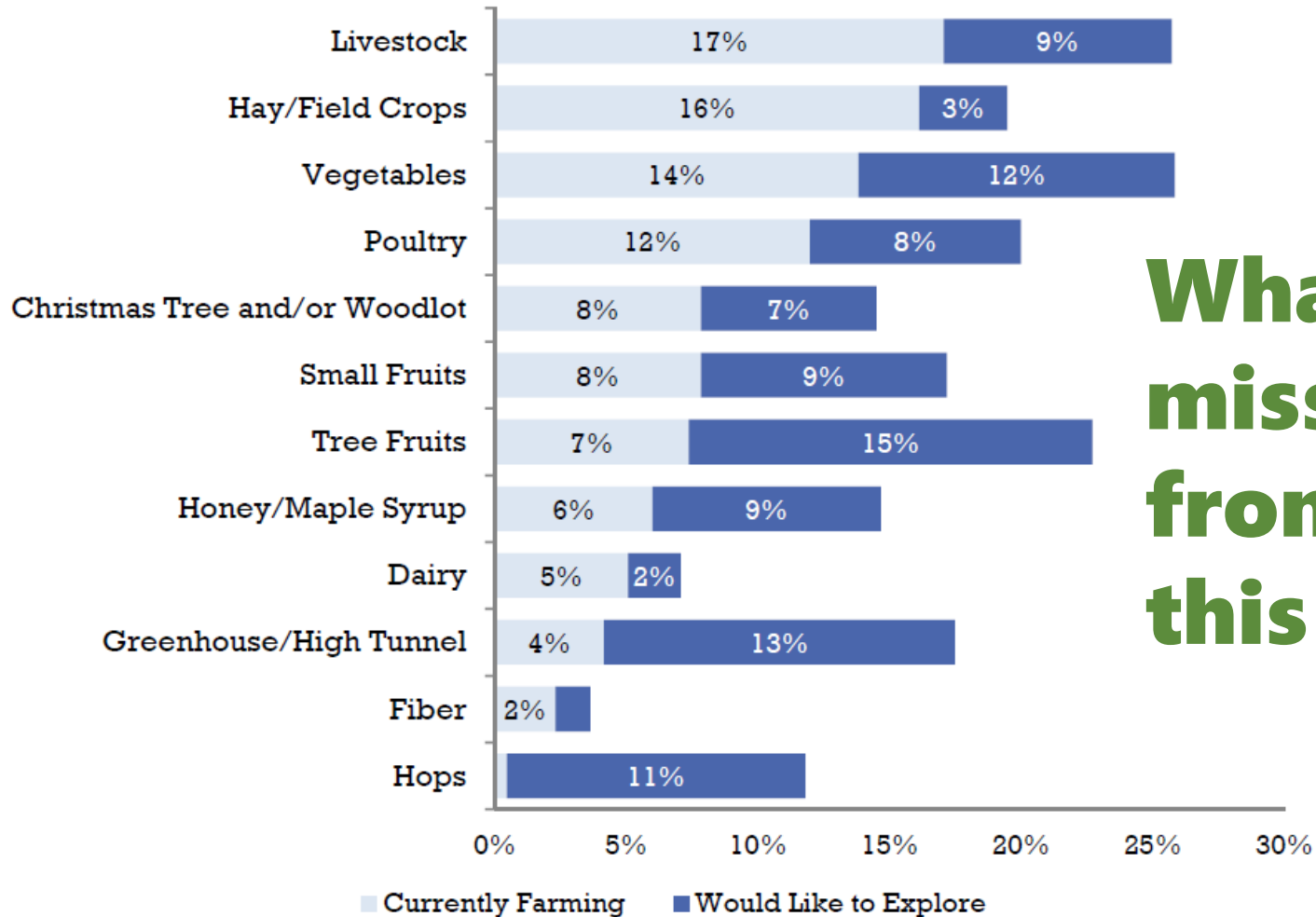
2014 Broome County Agricultural Survey

Obstacles to Success

1. High property taxes
2. Increasing price of land for expansion
3. Encroaching development into agricultural areas
4. Limited availability of loans, grants or other incentives for purchasing land, making equipment purchases, or for working capital.

Ag in Broome County

2014 Broome County Agricultural Survey



**What's
missing
from
this list?**

Ag in Broome County

15,000

Number of industrial hemp plants



Nanticoke Gardens

Ag in Broome County

49%

Local farmers interested in new products



Jada Hill Farm



Sovereign Vines



Saucy Hog

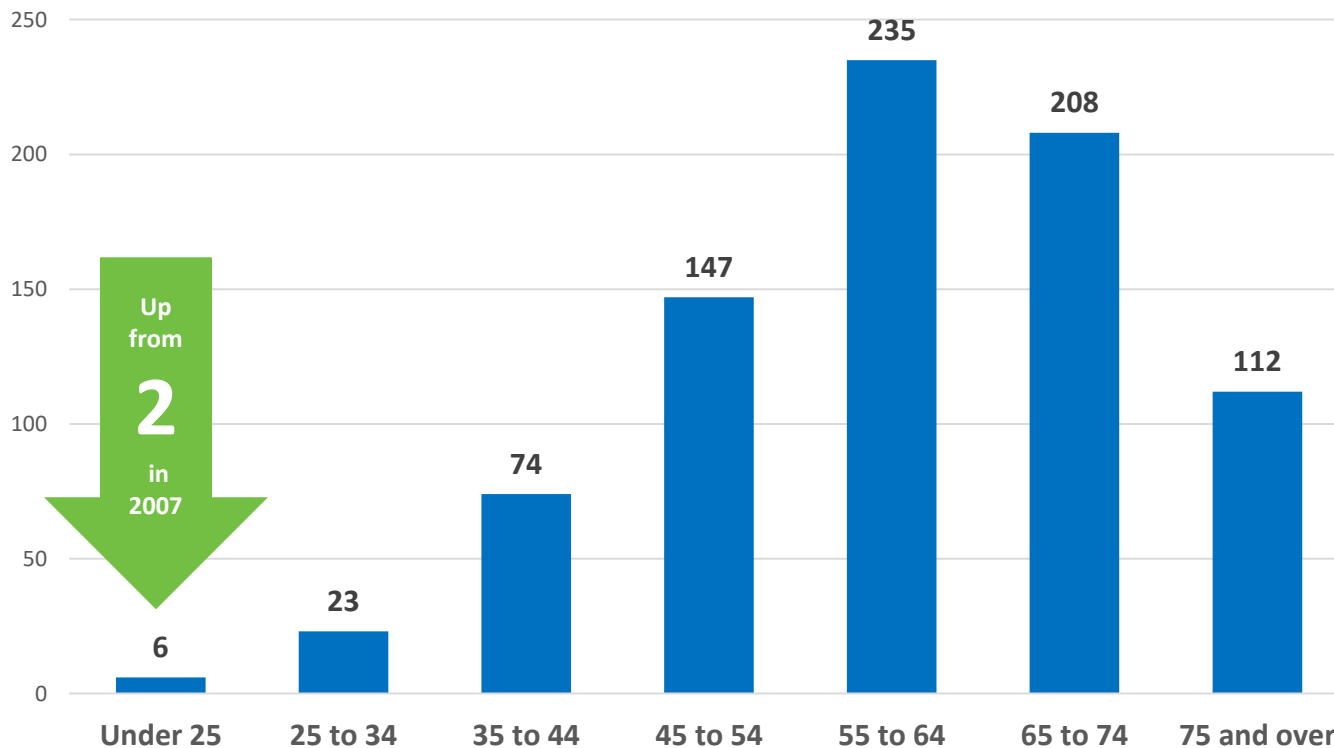
Ag in Broome County

60

2017

Median Age of Principal Farm Operator

Producer Age - 2017



Ag in Broome County

6%



Growth in the number of
female producers

2007 to 2017

Ag in Broome County

\$32
Million

Total Agriculture Sales in Broome County
(2017)

For every \$1
million – 5.9
direct and 10.1
indirect jobs
are created
Economic Policy Institute

\$21.6
Million

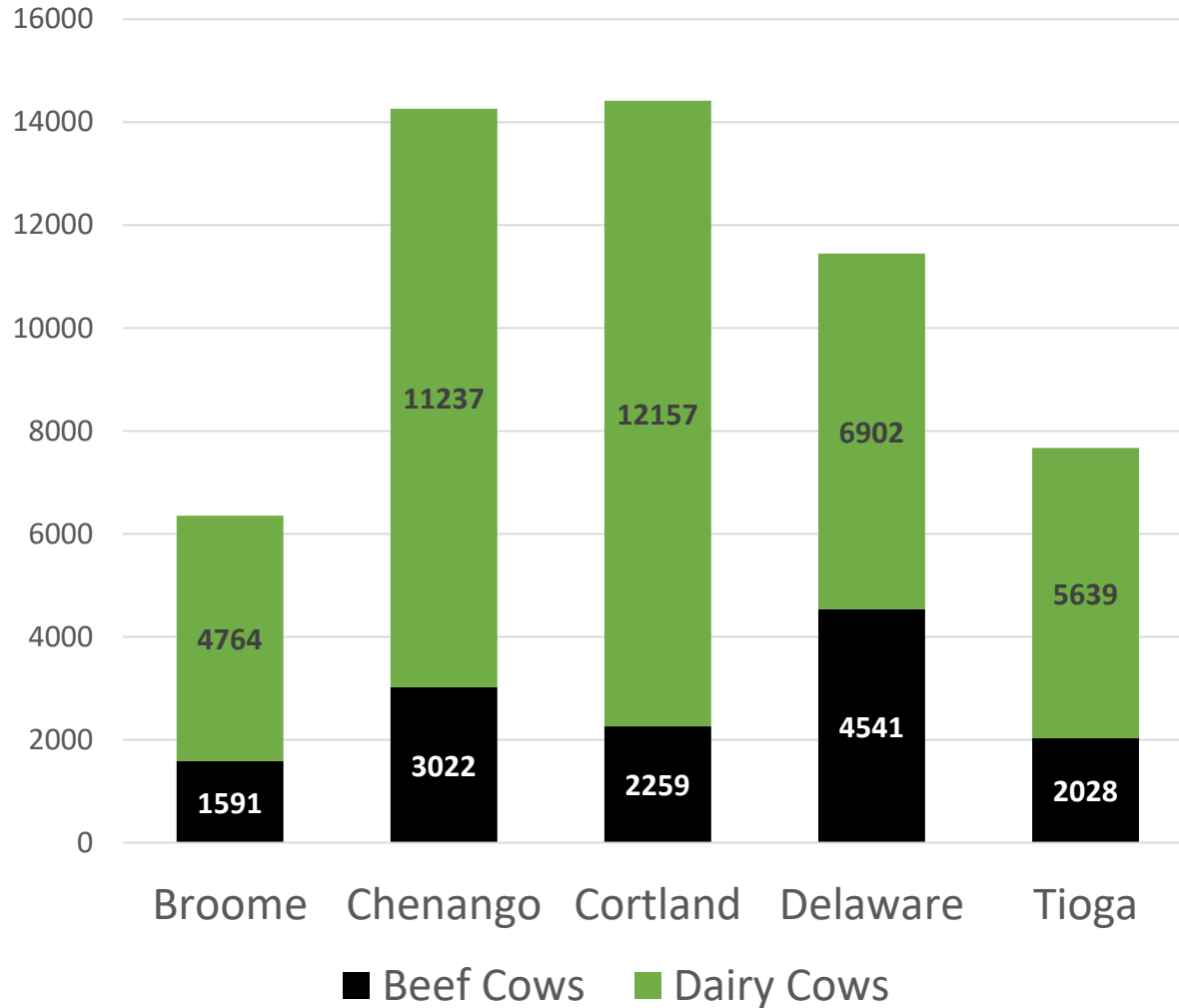
Livestock Sales
(2017)

\$10.3
Million

Crop Sales
(2017)

Ag in Broome County

2017 Regional Cattle and Cow Inventory



Ag in Broome County

Farms with net losses

2012 - 374 Farms

66%

2017 - 306 Farms

61%

Ag in Broome County

Opportunities for Growth within NYS Food and Beverage Manufacturing		Rating 1 to 5
Growing demand for local, green, environmentally friendly products		4.13
Growing demand for functional foods, foods promoting healthy lifestyle		3.93
Supply chain innovations		3.75
Trends in consumer demand for heritage, ethnic foods		3.67
Growth opportunities in current product line, expandable per capita consumption		3.55

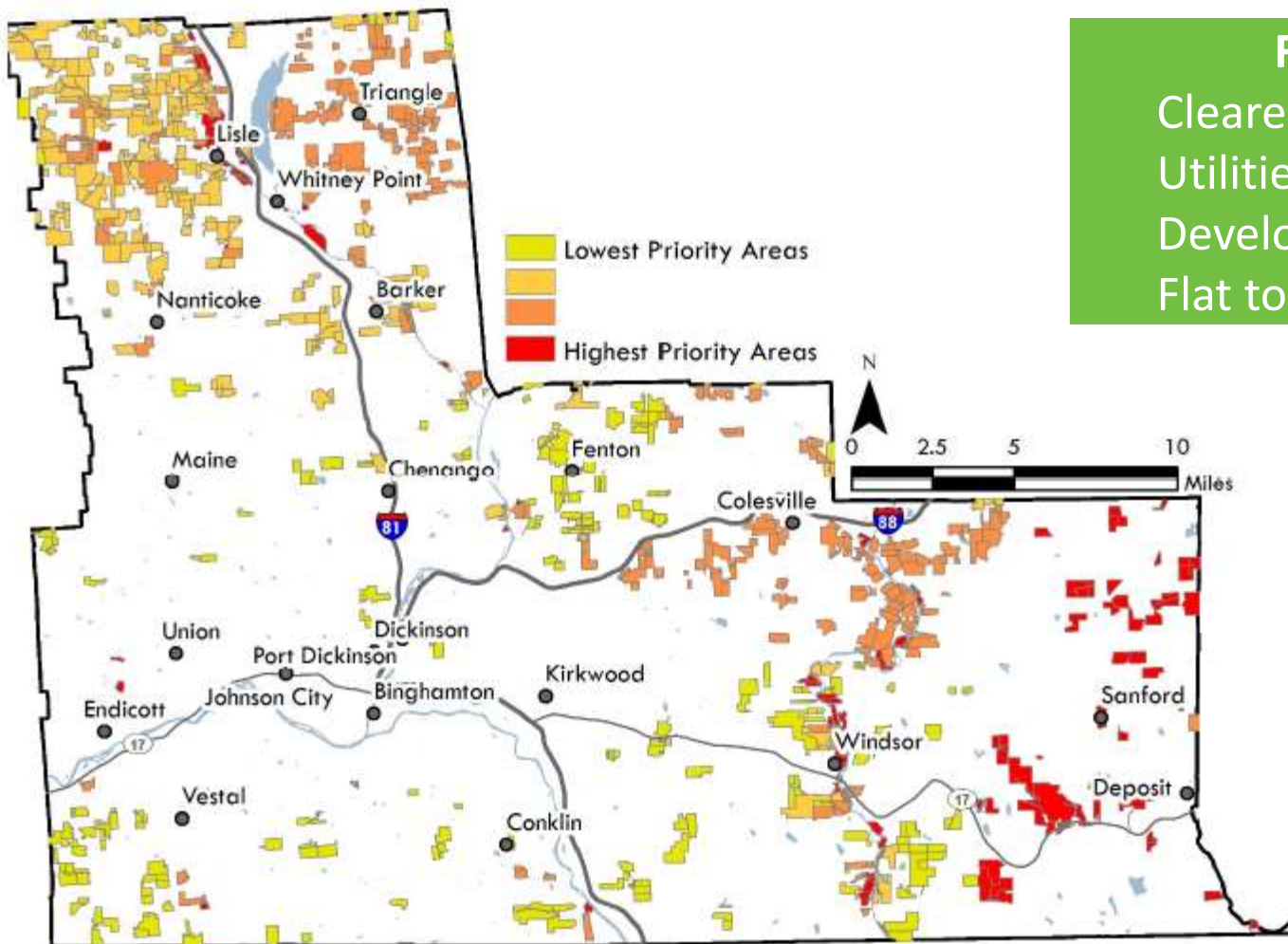
Ag in Broome County

Food and Beverage Manufacturing Subsector	Broome County Location Quotient
Seasoning and dressing manufacturing	4.79
Snack food manufacturing	2.76
Breweries	0.76
Animal slaughtering and processing	0.53

2016

Ag in Broome County

Map 6: Priority lands to mitigate vulnerability to development



Factors
Cleared Land
Utilities
Development Trends
Flat topography

Goals of the Ag Plan

- 1.** Educate the Non-Farming Public Regarding the Importance of the Local Agricultural Sector
- 2.** Expand and Coordinate Agricultural Economic Development Programming to Accommodate Evolving Markets, Technologies and Incentives
- 3.** Invest in Technologies and Capital Projects that Improve Opportunities for Farm-Related Business Creation, Retention, and Expansion
- 4.** Recruit the Next Generation of Farmers and Agricultural Entrepreneurs to Establish New Operations in Broome County
- 5.** Prioritize Agricultural Uses on Broome County's Most Fertile and Productive Lands

Goals of the Ag Plan

1.

Educate the Non-Farming Public Regarding the Importance of the Local Agricultural Sector

Improve the dissemination of content from municipal training sessions

Increase county support for agricultural promotional events



Goals of the Ag Plan

2.

Expand and Coordinate Agricultural Economic Development Programming to Accommodate Evolving Markets, Technologies and Incentives

Engage with Cornell Cooperative Extension and NYSDAM to make Broome County a hub of hemp-related outreach

Work with agencies and institutions to reduce barriers to the purchase of local agricultural products



Goals of the Ag Plan

3.

Invest in Technologies and Capital Projects that Improve Opportunities for Farm-Related Business Creation, Retention, and Expansion

Adjust financial incentive mechanisms to attract more agricultural production enhancement projects

Develop an online platform to guide agricultural and food-related businesses to relevant service providers and programs



Goals of the Ag Plan

4.

Recruit the Next Generation of Farmers and Agricultural Entrepreneurs to Establish New Operations in Broome County

Proactively advertise programming and agency incentives to local organizations whose constituencies have expressed interest in agricultural careers

Engage Binghamton University faculty and students in research projects aimed at reducing barriers to food distribution systems



Goals of the Ag Plan

5.

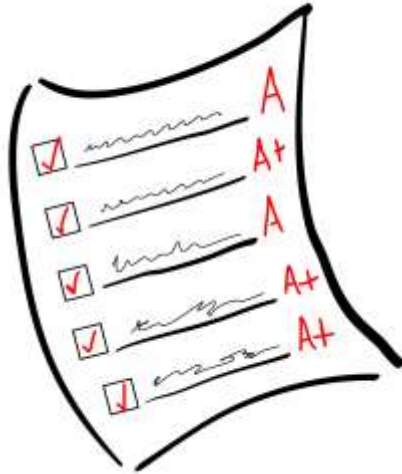
Prioritize Agricultural Uses on Broome County's Most Fertile and Productive Lands

Work with municipal boards and staff to update and revise their comprehensive plans and land use regulations to provide better support for agricultural uses in appropriate areas

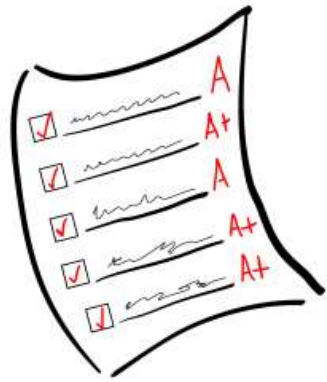
Work with rural communities within the County to improve the consistency of permitting processes and code enforcement across municipalities



Ag Report Card



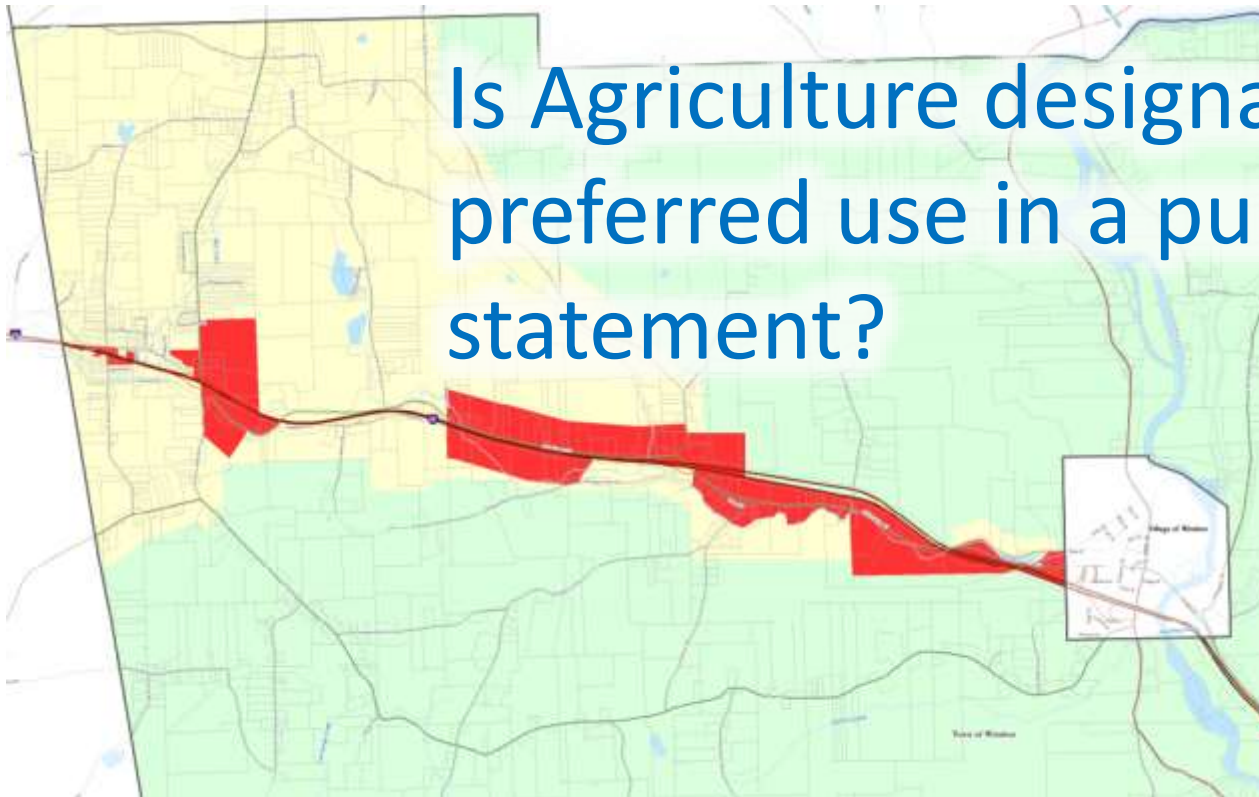
Is your town
prepared to
support
Agriculture?



Ag Report Card

Does your town have an
Agricultural Zoning District?

Is Agriculture designated as
preferred use in a purpose
statement?





Ag Report Card

Does your town allow for cluster or conservation subdivisions?

Homes are concentrated on a portion of the site

Remaining land is preserved as open space

Allows better conformity to topography, unique natural features



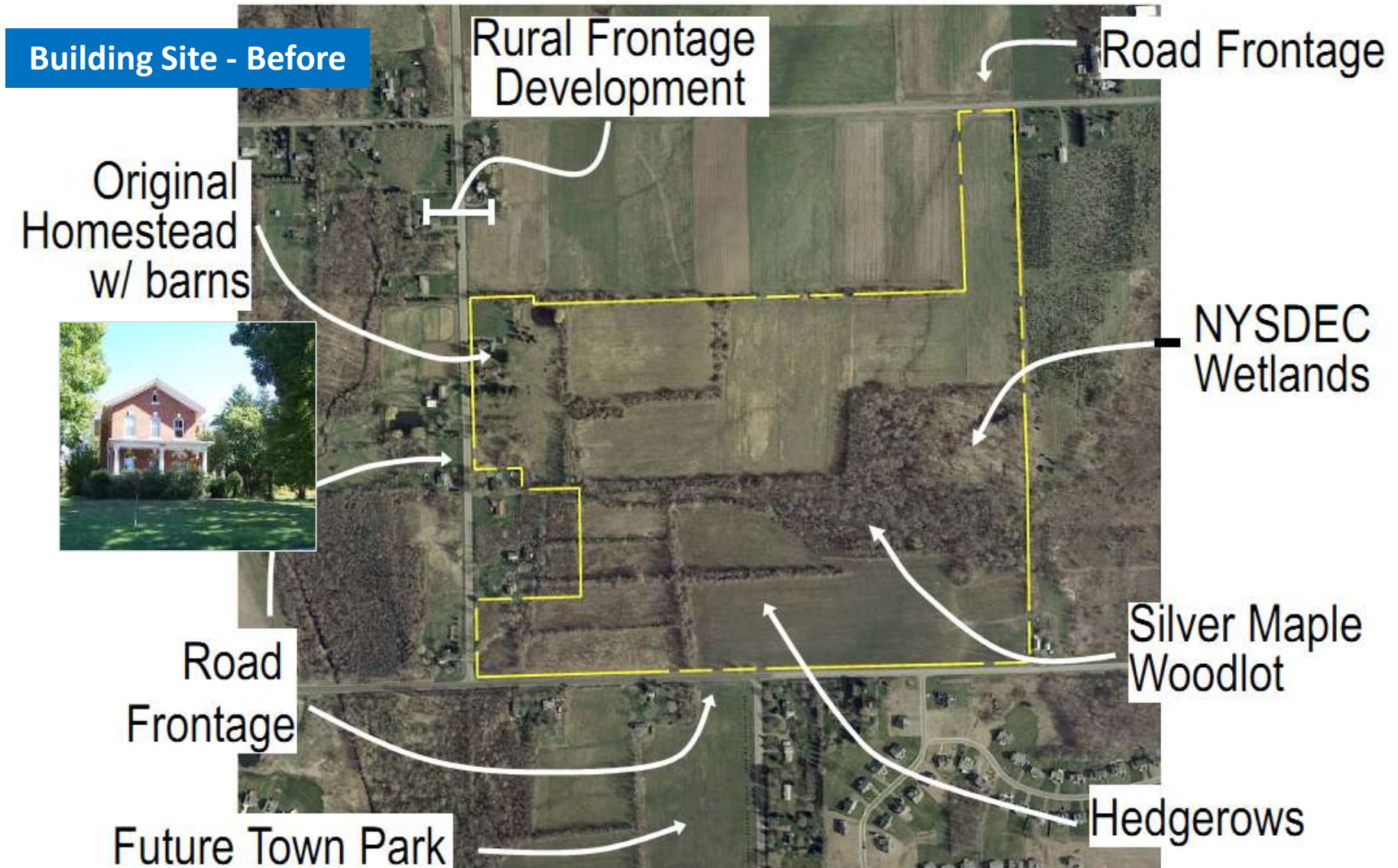
TRADITIONAL
DEVELOPMENT



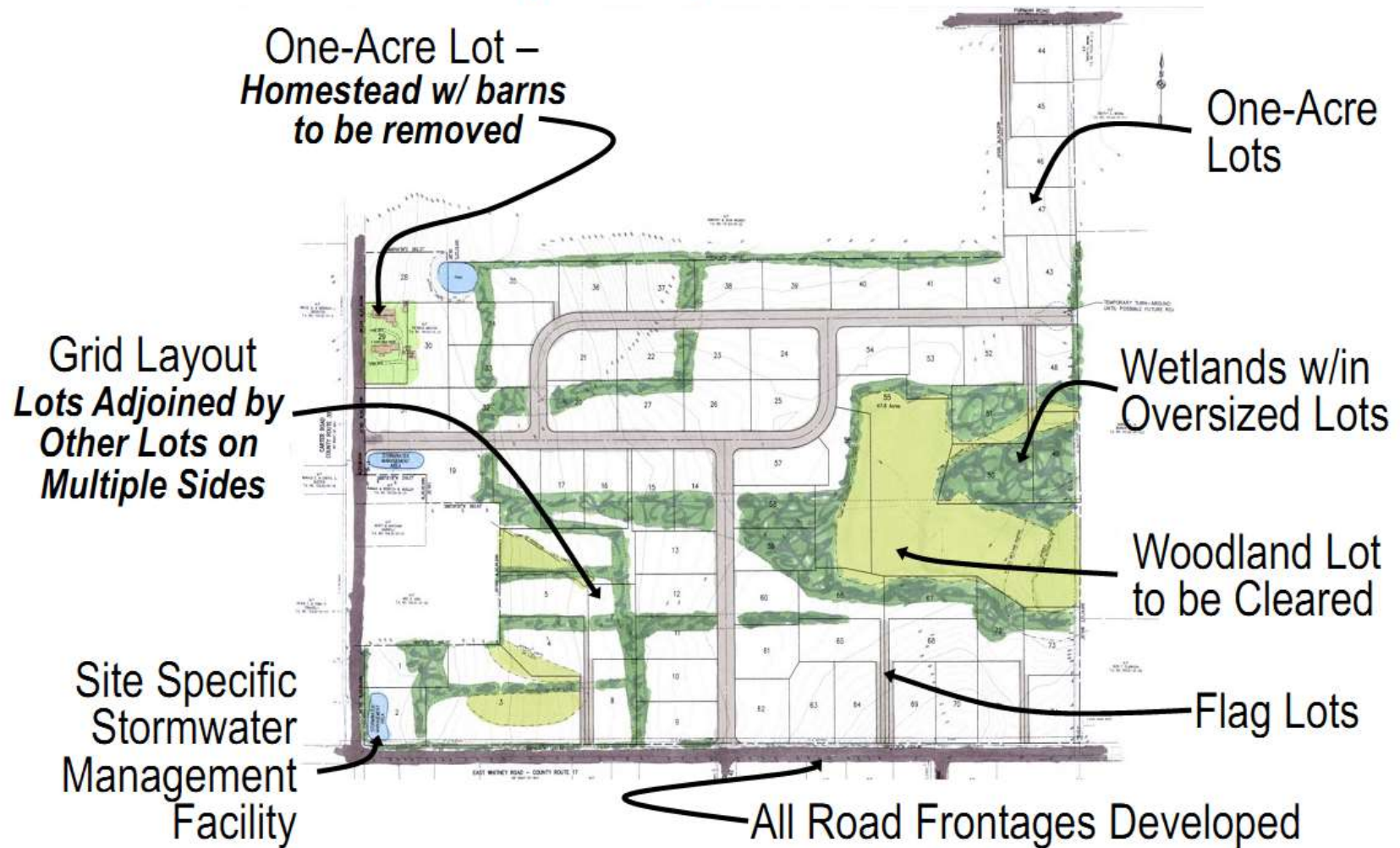
CONSERVATION
DESIGN DEVELOPMENT

Same number of units – built on less land

Cluster Subdivision - Example



Cluster Subdivision - Example



Traditional Subdivision Design

Cluster Subdivision Design



Cluster Subdivision - Example



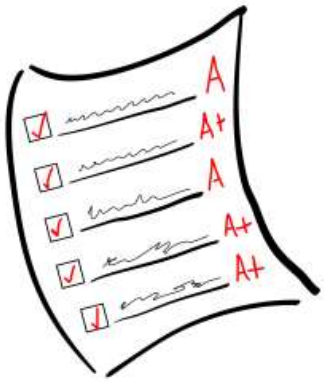
Traditional Subdivision Design

74 lots 1 acre each
Total Area Disturbed: 88 acres
Length of roads – 8,500 linear feet
Preserved Community Open Space: 0 acres
Doesn't preserve rural road frontages

Cluster/Conservation Subdivision Design

74 lots ½ acre each
Total Area Disturbed: 51 acres
Length of roads: 6,100 linear feet
Less stormwater runoff, less cost
Preserved Community Open Space: 40 acres
Preserves 8 acre farmstead
Preserves rural road frontages

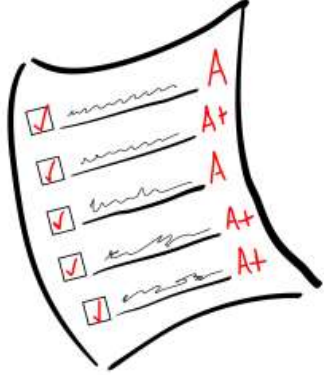
Ag Report Card



Does your town define and allow all necessary agriculture uses?



Ag Report Card - Definitions



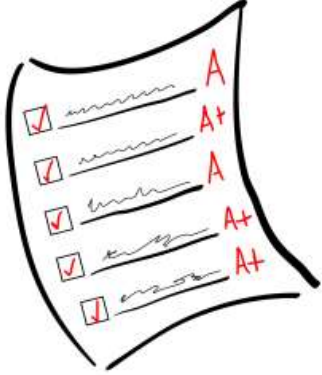
Agriculture or Farm Operation



AML Section 301(11)

“Farm operation” means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation, and marketing of crops, livestock products as a commercial enterprise, including a **“commercial horse boarding operation”** as defined in subdivision thirteen of this section, a **“timber operation”** as defined in subdivision fourteen of this section, **“compost, mulch or other biomass crops”** as defined in subdivision sixteen of this section and **“commercial equine operation”** as defined in defined in subdivision seventeen of this section.

Ag Report Card - Definitions



Agri-tourism



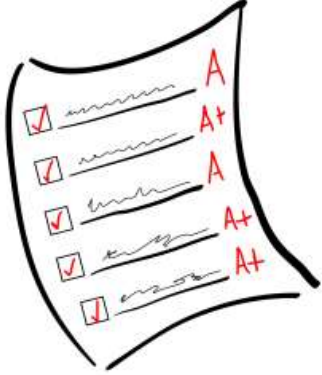
Example Definition:

Agritourism Enterprise

Activities conducted on a working farm and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the farm operation. These activities must be related to agriculture or natural resources and incidental to the primary operation on the site. This term includes farm tours, hayrides, corn mazes, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above, and similar uses.

Howard County, Maryland

Ag Report Card - Definitions



Agri-tourism



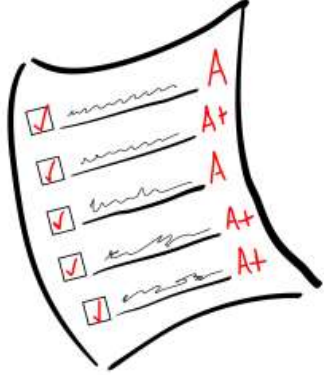
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Howard County, Maryland

Ag Report Card - Definitions



Farm/Roadside Stand



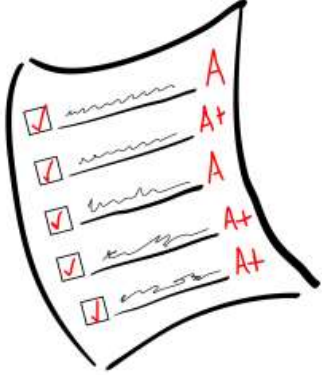
Example Definition:

Roadside Stand:

A direct marketing operation without a permanent structure and only offering outdoor shopping. Such an operation is seasonal in nature and features on-farm produced as well as locally produced agricultural products, enhanced agricultural products and handmade crafts.

NY Direct Marketing Association Sample Definition

Ag Report Card – Land Uses



Commercial horse boarding

SAMPLE:

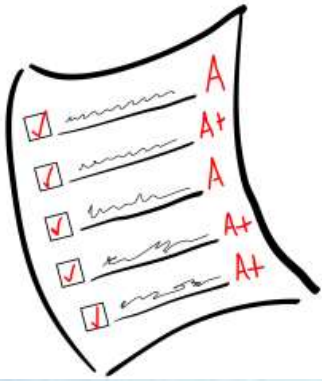
EQUESTRIAN FACILITY

- A. A facility available to the public providing one or more of the following services for compensation:
- (1) Horse-riding lessons.
 - (2) Horse training.
 - (3) Leasing of horses.
 - (4) Boarding of horses.
 - (5) Sale of horses other than an occasional sale of a horse owned and used solely for personal purposes by the owner of noncommercial facility.
- B. For the purpose of this definition, a pony or donkey shall be included in the term "horse."

Town of Ithaca – Zoning Ordinance



Ag Report Card – Land Uses

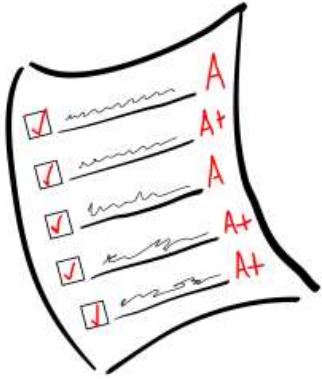


Brewery/Distillery



Seagram's Distillery

Ag Report Card – Land Uses



Brewery/Distillery



[New York State Department of Agriculture and Markets] considers the **processing, distillation, brewing and fermentation activity** and the on-farm buildings and equipment which are needed to produce, store, distill, brew and/or ferment grains, grapes or other fruits as part of the **farm operation** to the extent that the distilled or brewed product, cider and/or wine that is prepared is **composed predominantly of grain, hops, grapes or other fruits produced on the farm.**

*NYS Ag and Markets - Guideline for Review of Local Laws Affecting Farm Operations
Which Produce, Prepare and Market Crops for Wine, Beer, Cider and Distilled Spirits*

Ag Report Card – Land Uses

Farm Worker Housing



The term **"on-farm buildings"** includes **farm labor housing**, including manufactured housing, used for the on-farm housing of permanent and seasonal employees, and is therefore **subject to the protection of Agriculture and Markets Law (AML) §305-a**.

NYS Ag and Markets - Guideline for Review of Local Laws Affecting Farm Worker Housing

Does not cover the farmer's primary residence

Local laws must not be unduly restrictive. For example:

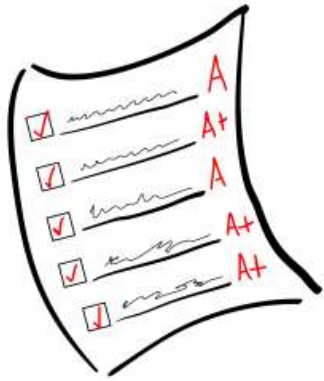
- No large minimum housing dimensions

- No large minimum lot sizes (above 10,000 sf for example)

- No screening requirements

- No setbacks greater than for other residential structures

Ag Report Card – Competing Uses



Does your town allow competing land uses in agriculturally zoned areas?

Single family residential
on less than 1 acre



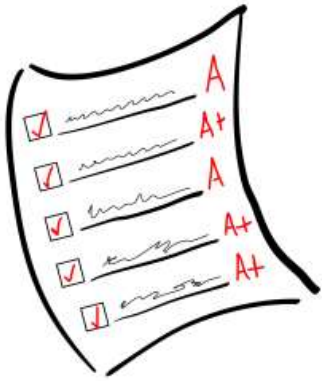
Multi-family housing
and mobile home parks



Offices and
commercial uses



Ag Report Card – Special Permit



Does agriculture require a special permit?



“In general, the construction of on-farm buildings and the use of land for agricultural purposes **should not be subject to site plan review, special use permits** or non-conforming use requirements when conducted in a county adopted, State certified **agricultural district.**”

NYS Ag and Markets Guidelines for Review of Local Zoning and Planning Laws

Ag Planning Tools



What are the additional tools to support Agriculture that are available to your town?

Planning Tools: Subdivision Review



Communities Should Review Subdivisions for:

- Compatibility with neighboring farms
- Impacts to prime farmlands
- Impacts to groundwater usage
- Require buffers to reduce farm/home conflicts
- Disclosure notices for new residents

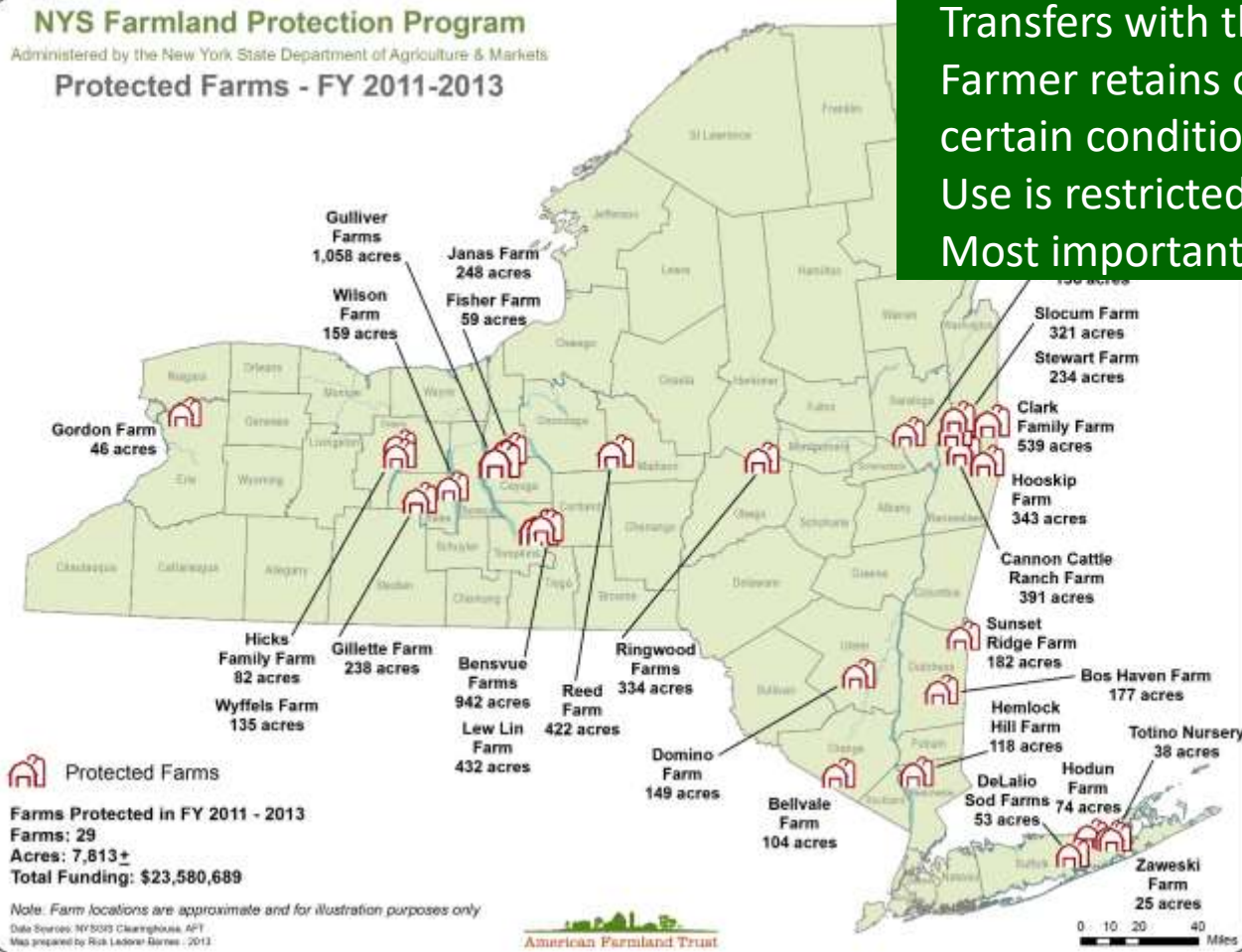
Planning Tools: Purchase of Development Rights

Voluntary agreement to protect land
Transfers with the property - in perpetuity
Farmer retains ownership, but agrees to
certain conditions
Use is restricted to farming
Most important in rapidly developing areas

NYS Farmland Protection Program

Administered by the New York State Department of Agriculture & Markets

Protected Farms - FY 2011-2013



Planning Tools: Transfer of Development Rights

Receiving Zone

Urban area or village where more intense development is desired

Purchase Development Rights

Reimbursement
for loss of
development

Additional
development

Sending Zone

Rural Area with ecologically sensitive land and/or agriculture

Sell Development Rights

Development “Bank”
(or the State)
Purchases and holds
Development Rights

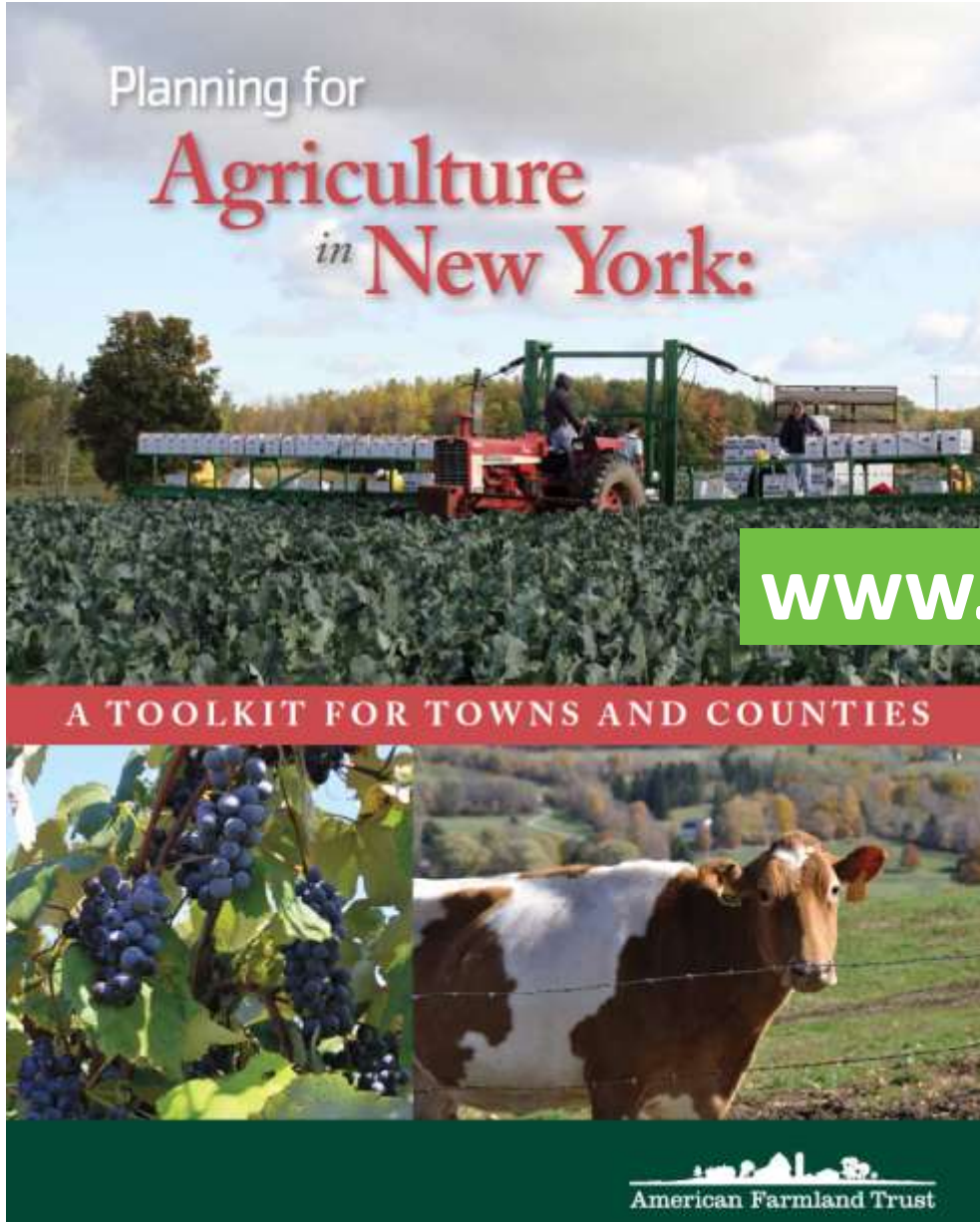
Planning Tools: Transfer of Development Rights



Woolwich, New Jersey

Uses zoning to direct development from open space to urban area
Sending and receiving zones can be in different municipalities
Only works if sending community does not grant variances!

For more information:



www.farmlandinfo.org

Even more information!



Broome County Planning

www.gobroomecounty.com/planning

The Ag Plan:

www.gobroomecounty.com/planning/pubs

Maps:

www.bcgis.com

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Director

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