

Is My Town Farm Friendly?

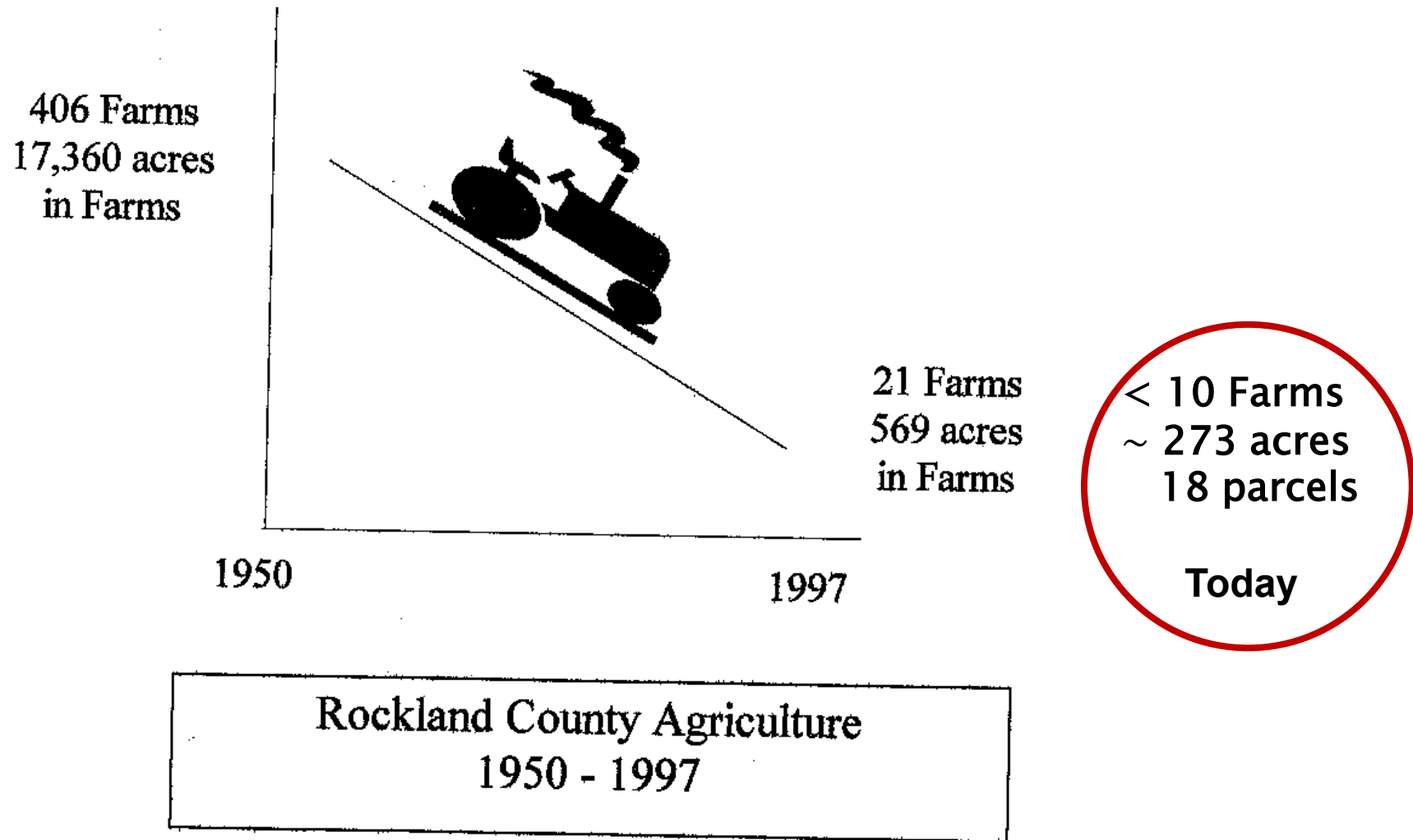
*How can municipalities accommodate
agriculture?*

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Division of Land and Water Resources:
Agriculture Protection Unit



**Department of
Agriculture and Markets**

“Agriculture: If you ignore it, it will go away.”



Agricultural Districts Law

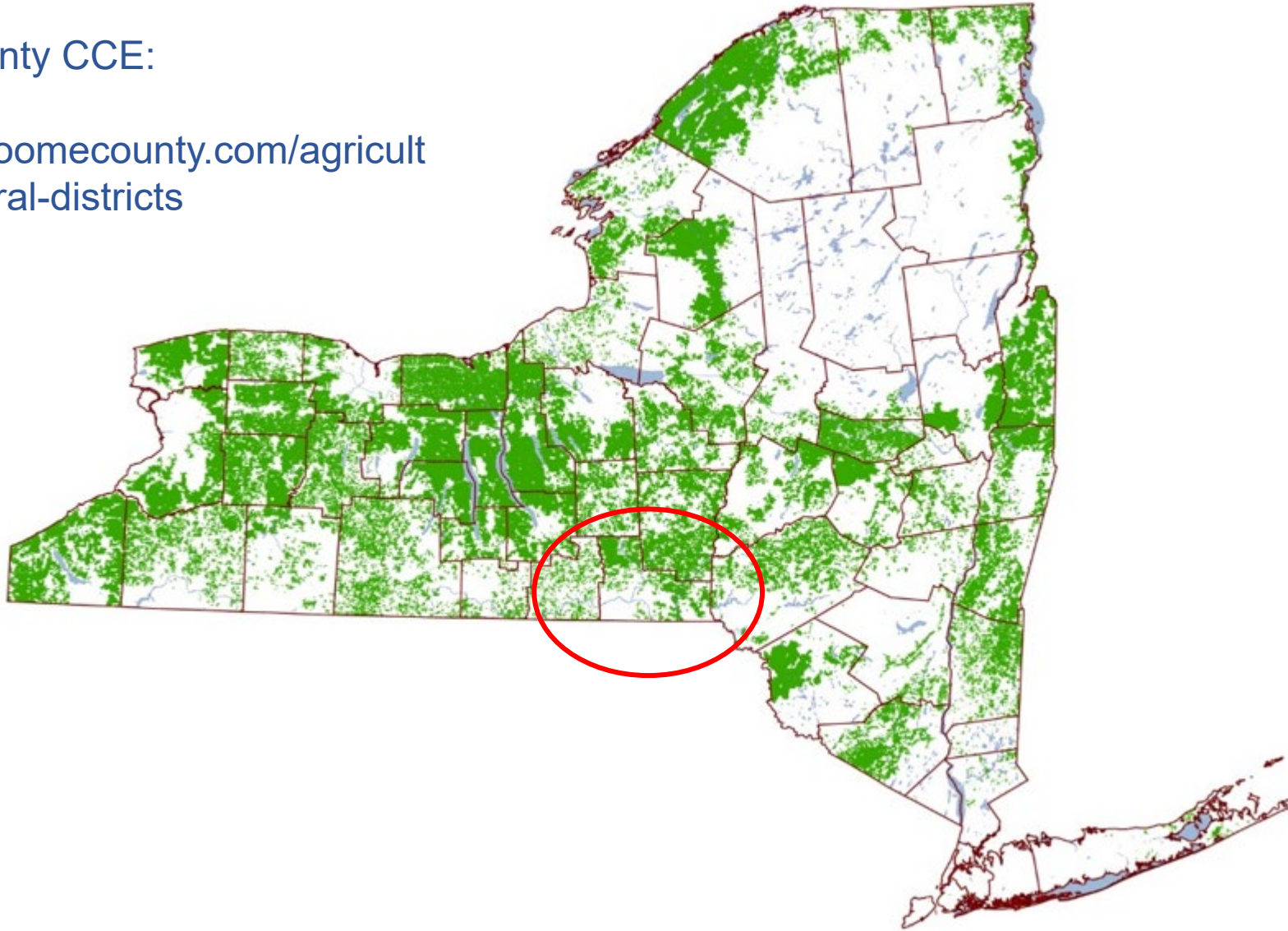
AML 25AA

“When nonagricultural development extends into farm areas, competition for limited land resources results. Ordinances inhibiting farming tend to follow, farm taxes rise, and hopes for speculative gains discourage investments in farm improvements, often leading to the idling or conversion of potentially productive agricultural land.”

Agricultural Districts

Broome County CCE:

<https://ccebroomecounty.com/agriculture/agricultural-districts>



2025 Statewide Totals:

9,311,642 Acres

27,221 Farms

139 Districts

53 Counties

<https://cugir.library.cornell.edu/catalog/cugir-007950>

Download 

Shapefile

PDF

KML

Export Formats

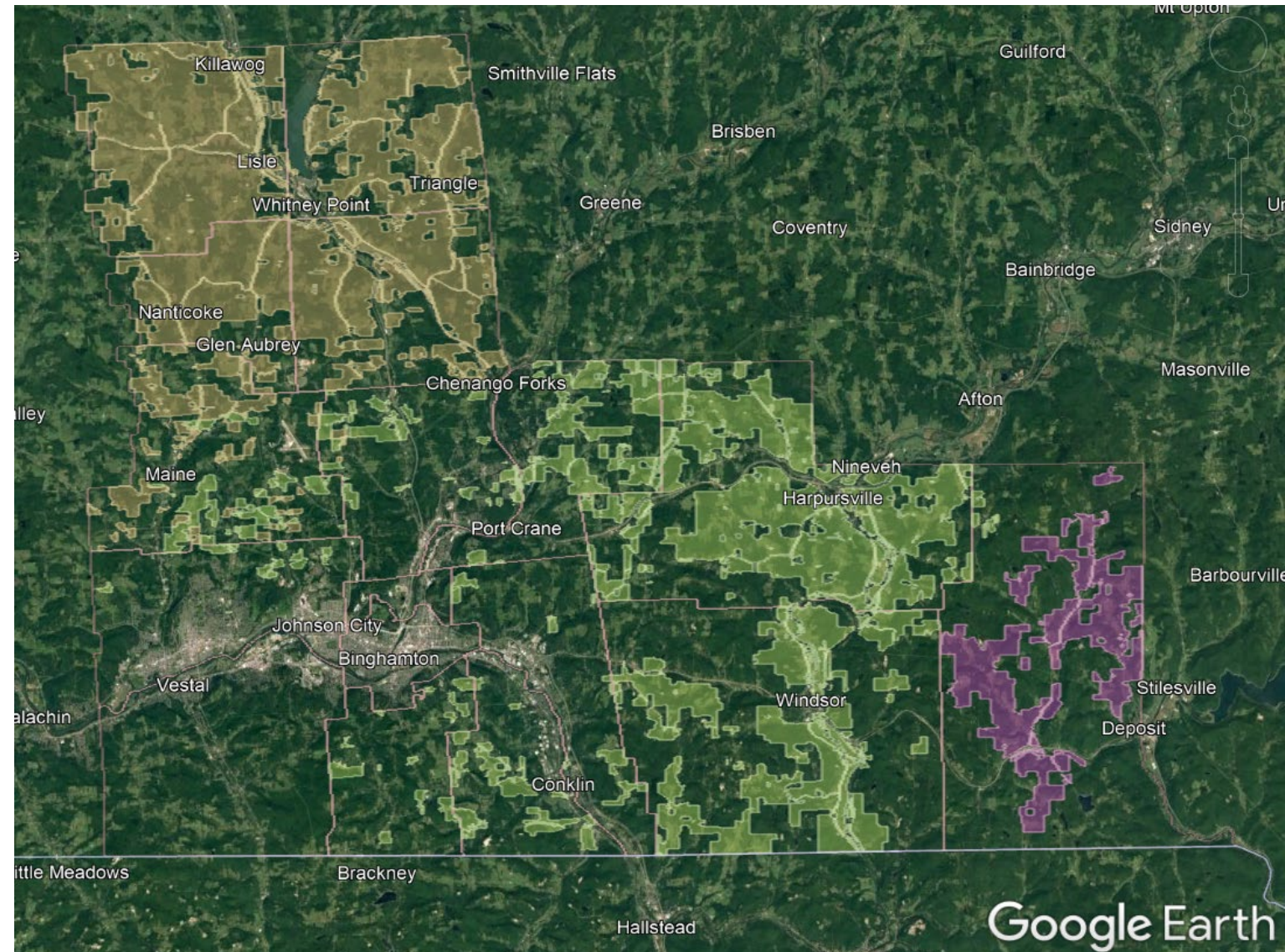
KMZ (generated) Export

GeoJSON (generated) Export

Totals:
155,974 Acres
333 Farms

2026 Open Enrollment
December 1- 31

Next 8-Year Review
January 11, 2027



Agricultural Land Use Controls

Local Ag Zoning- Home Rule Authority- towns control land uses through zoning, local laws, definitions, etc..

Local Right to Farm Laws- typically reference AML25AA

County Right to Farm Laws- may provide for mediation panel

NYS Agricultural Districts Law (AML25AA)- principal right to farm law

Ag and Farmland Protection Board: Locally–Led, Voluntary, Collaborative

Ag District Protections

305-a Review of Unreasonable Restrictions

Notice of Intent – Protects farms from publicly funded infrastructure projects/ Eminent Domain

Sound Ag Practice Opinion = Safe, Legal and commonly accepted

Agricultural in Nature Opinion = non-binding acknowledgement

Ag Disclosure Notice- reminder to new buyers about working landscapes

Ag Data Statement- to address adverse impacts to ag

NYS Ag. Regulations: CAFO(DEC), Food Safety, Commercial Kitchens, Nursery License (AGM), Industrial Hemp License, Office of Cannabis Mgmt. (OCM), NYS Liquor Authority (SLA) Craft Beverage License, (DEC) Compost

What Are Right To Farm Laws?

RTFL's...3 Different Ones

- 1) Agriculture Districts Law §25AA
 - AML 25AA provisions generally
- 2) County Right To Farm Laws
 - public policy supportive of agriculture
- 3) Local Right To Farm Laws
 - Typically, a public policy supportive of agriculture
 - Ag Mediation Panel
 - Acknowledge AML 25AA
 - Require a statement on building permit/plat
 - Buffers to protect active farms?



Town of Rochester, NY
§75-3 Right to Undertake Agricultural Practices

Agricultural Production Practices

Protected

-Bees, roosters, bird cannons, dust, extended hours of operation, pesticides, manure, odors, vibrations, glare, sales related traffic, crop dusting, equine psychotherapy, open burning, pumpkin catapult, corn maze, farm stand, retail point of sale, building height, etc.....

Not protected

-Goat Yoga, Weddings, Petting Zoos, Air BNB, Glamping, Hunting Leases, Concerts ...? Side yard setbacks* and practices that threaten public health, safety, and welfare

Other ideas??

Generic Review Procedures for Unreasonable Local Laws

1) Is Parcel Enrolled in Ag District?

<https://cugir.library.cornell.edu/catalog/cugir-007950>

2) Is it Farm Operation? [Guideline for Farm Operations](#)

3) Have Local Administrative Remedies Been Exhausted by Landowner?

RTFL, Ag Zoning, Regulations, Special Use Permit, Area/Use Variances?

Resources:

***Guidelines for Review of Local Zoning and Planning Laws**

<https://agriculture.ny.gov/system/files/documents/2020/07/305-azoningguidelines.pdf>

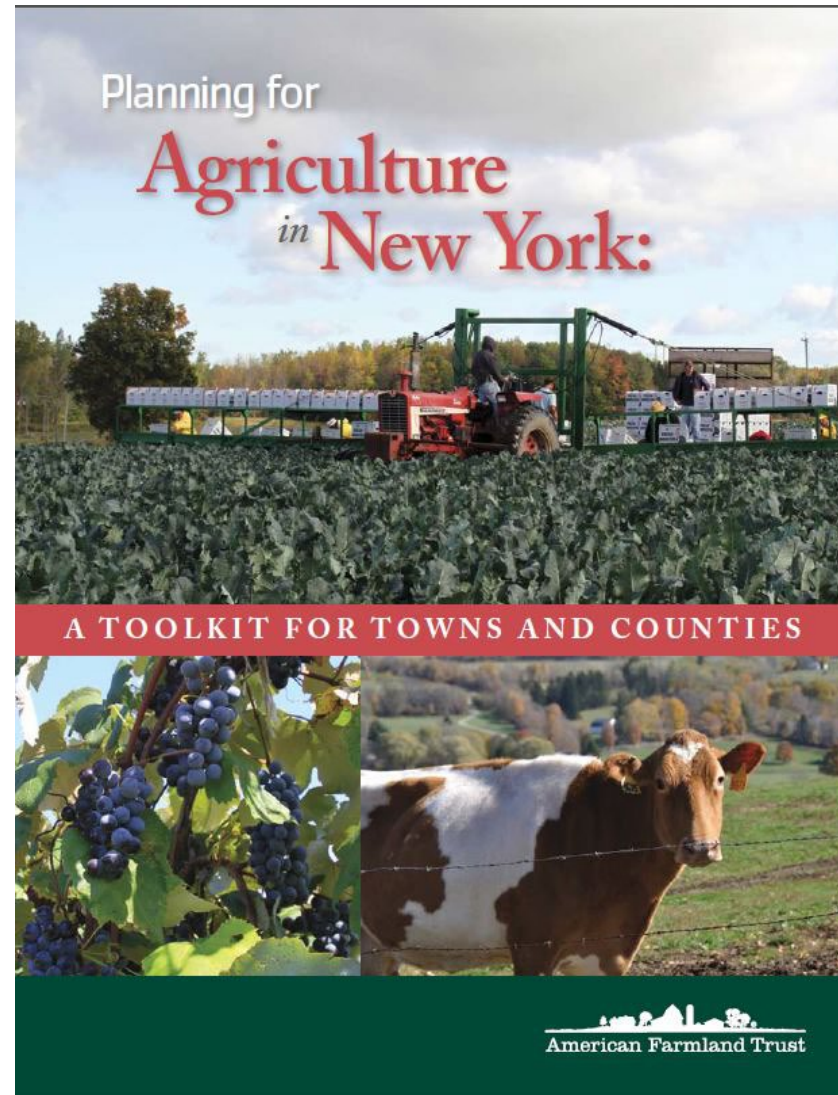
Kate Tylutki, Agricultural Protection Unit: Kathleen.Tylutki@agriculture.ny.gov

Simple Local Actions to Protect Agriculture

- ✓ Update Agriculture Related Definitions
- ✓ Adopt a Right to Farm Law (*local conflict mediation*)
- ✓ Farm Friendly Agricultural Zoning (*limit growth inducing land uses*)
- ✓ Include Agriculture in Comp Plan!
- ✓ Ag Data Statement
- ✓ Ag Disclosure Notice
- ✓ Apply for an Ag Protection Plan!



Planning For Agriculture



PDF Available:
jeff.kehoe@agriculture.ny.gov

Ag & Farmland Protection Planning Grants

All Towns, Cities & Villages eligible!

- Up to **\$25K** per Town

\$1,700 Cash Match

\$6,700 In-Kind

- **Common Project Partners**

AFPB, CCE, SWCD, NRCS, County Planning, Real Property, Land Trusts, Ag. Colleges, beginning and veteran farmers

**TOWN OF
DRYDEN NEW YORK**

**AGRICULTURE AND
FARMLAND PROTECTION PLAN**

ADOPTED MARCH 2018



Key Elements of an Ag Protection Plan

Vision for Agriculture: Local perspective to help frame land use/ zoning

SWOT Analysis: Strength, Weakness, Opportunities, Threats
(derived from robust public participation process)

Farm Friendly Analysis: Do your laws accommodate agricultural pursuits?

Priority Farmlands Map: Prime soils, lands in production, Ag Assessed parcels, Ag Districts, proximity analysis (infrastructure/buffers/conserved lands)

Prioritized Recommendations: Ag Economic Development/ Ag Protection

How an Ag Protection Plan Helps Farmers?

A Robust Local Public Participation Process Helps Identify Ways To:

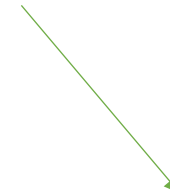
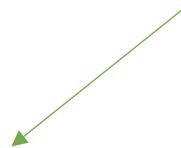
- Adopt Public Policy to Support and Accommodate Modern Ag Practices
(craft bev./flower farms/ controlled env. Ag/ cannabis/ micro greens/ home businesses)
- Streamline Permitting Processes
(to better react to weather events, shifting market conditions, regional opportunities, etc.)
- Provide Clear Direction for Farm Operations Looking to Diversify
- Provide Consistent Set of Definitions to regulate Agritourism/Agri-tainment
(Event & Wedding Venues, Restaurants & Breweries, Farm Stays etc...)

Ag. and Farmland Protection Programming

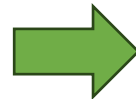
Agricultural Districts Law (AML 25AA)
1971



Ag. & Farmland Protection Programming
(AML 25AAA)



Planning Grants



Land Trusts Grants



Farmland Protection
Implementation Grants

-Up to \$25K
-Towns, Cities & Villages

-Up to \$50K
-Advance Farmland Protection

Staff Capacity Grants

-Up to \$300K/ 3yrs

-up to \$3M per project
- Ag Conservation Easements

Implementing Agricultural Protection Plans

Additional Farmland Protections Grants

- 1. Staff Capacity Grant (Pilot Program)**
- 2. Land Trust Grants-advances Ag Plan Recommendations**
- 3. Conservation Easements (FPIG)**

Land Trust Grants- Fall 2026 release

Track #	Track Title	Brief Description
1	Farmland Inventory and Outreach	<i>Projects that inventory or prioritize farmland for protection. If inventory and prioritization is already established, the applicant must conduct outreach activities</i>
2	Landowner Readiness	<i>Projects that address barriers or costly roadblocks in the process of acquiring conservation easements</i>
3	On Farm Profitability	<i>Projects that empower the land trust and conservation partners to work directly with farmers to increase agricultural utility through diversification</i>
4	Implementing Activities of Local Plans	<i>Projects that advance the implementation of agricultural plans through prioritizing projects/activities, identifying barriers, identifying or creating project budget or increasing specificity of recommendations</i>
5	Food Systems - Land and Food Access	<i>Projects that remove barriers or bolster the connection around the growth, harvesting, processing or distribution of crops, livestock, and livestock products within local systems. Increasing access to food and access to land in the urban, suburban and rural environments.</i>
6	Other Local Efforts	<i>Land Trust proposes a project that meets the two requirements outlined in the RFP.</i>

Thank You!

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