

LOCAL LAW WILL BE ESTABLISHED BY 2012

WHY:

The Town of Cato wants to affirm its support for farmers and agriculture in the town by adopting a local version of the NYS Right-to-Farm Law - which is found in New York’s Agricultural Districts Law. This Local Law will provide an informal local process for dealing with farmer-neighbor conflicts so that nuisance disputes can be resolved quickly and locally.

HOW

STEP 1: Draft the Local Right-to-Farm Law

During the process developing the Plan, the Planning Committee reviewed a number of local Right to Farm Laws and offers the following language as a starting point for the Town of Cato Local Right to Farm Law based on a similar law from the Town of Eden.

I. Intent:

With this law the Town of Cato reaffirms the Agricultural & Open Space Goal set forth in the Town of Ira and Cato Joint Community Comprehensive Plan which states that: “The Towns of Ira and Cato will strive to maintain the viability of agriculture within the community as an integral part of the local economy and an important land use activity to sustain future generations.” In pursuit of this goal, the Town Board makes it the policy of the Town of Cato to encourage an environment supportive of agricultural operations and to discourage conflicts that can result from non-farmers living in close proximity to active agricultural operations.

It is the general purpose and intent of this law to encourage farming and agricultural commerce as a means to protect rural character and open space, to ensure that agriculture continues as the primary economic activity in the community, to treat farming as a business and as the primary land use in the community, to encourage a supportive business climate for agricultural commerce, to provide special support to those Cato farmers who choose to engage in the practice of sustainable agriculture, and to discourage fragmentation of currently active and potentially active farmland for other land uses.

Further, the Town finds that when nonagricultural land uses extend into agricultural areas, agricultural operations may become the subject of nuisance suits or legal actions restricting agricultural operations. As a result agricultural operations are sometimes curtailed. Investments in farm improvements may be discouraged. In addition to the aforementioned general purpose, it is the purpose of this law to reduce the loss to the Town of its agricultural resources by promoting a timely, equitable and local means of conflict resolution relating to allegations of agricultural nuisance.

II. Definitions

Agricultural Corporation Any organization, entity, association, partnership, limited liability company or corporation engaged in the business of agriculture whether for profit or otherwise, including the cultivation of land, the raising of crops or the raising of livestock.

Agricultural Parcel Those parcels within 50 feet of a road that are larger than 10 acres and that the town assessor has identified with a property class code in the 100’s or 241 (for the purpose of the Town’s Purchase of Development Rights program)

Agricultural Practices All activities conducted by a farmer on a farm to produce agricultural products and which are inherent and necessary to the operation of a farm and the on-farm production, preparation, and marketing of agricultural products, application of animal wastes; storage, transportation, and proper and legal use of equipment for tillage, planting, harvesting, irrigation, fertilization and pesticide application; storage and use of legally permitted fertilizers, limes, and pesticides all in accordance with local, state and federal law and regulations and in accordance with manufacturer’s instructions and warnings; storage, use and application of animal feed and foodstuffs, construction and use of farm structures and facilities for the storage of animal wastes, farm equipment, pesticides, fertilizers, agricultural products and livestock , for the sale of agricultural products, and for the use of farm labor, as permitted

Agricultural Products	Those products as defined in section 310(2) of Article 25AA of the State Agriculture and Markets Law, including but not limited to:	Farmer	Any person engaged in the business of agriculture and who earns at least 25% of his or her household's income by selling the agricultural products he or she produces.
	a. Field crops, including corn, wheat, rye, barley, hay, potatoes and dry beans	Farmland	Land used in agricultural production, as defined in subdivision 4 of section 301 of Article 25AA of the State Agriculture and Markets Law.
	b. Fruits, including apples, peaches, grapes, cherries and berries	Generally Accepted Agricultural Practices	Those practices which are feasible, lawful, inherent, customary, necessary, reasonable, normal, safe, and typical to the industry or unique to the commodity as they pertain to the practices listed in the definition of agricultural practices and do not harm human health
	c. Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.		
	d. Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.		
	e. Live stock and livestock products, including cattle sheep, hogs, goats, horses, poultry, ratites, such as ostriches, emus, rheas, and kiwis, farmed deer, farmed buffalo, fur bearing animals, bees, honey, milk, eggs and furs		
	f. Maple sap		
	g. Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump		
	h. aquaculture products, including fish, fish products, water plants and shellfish		
	i. Woody biomass, which means short rotation woody crops raised for bioenergy and shall not include farm woodland.		
Farm	The land, buildings, farm residential buildings, and machinery used in the production of agricultural products		
		III. Authority to engage in agricultural practices:	
		A. Farmers as well as those employed, retained or other wised authorized to act on behalf of farmers, may lawfully engage in agricultural practices within the Town of Cato at all such times and in all such locations as are reasonable necessary to conduct the business of agriculture. For any agricultural practice, in determining the reasonableness of the time, place and methodology of such practice, due weight and consideration shall be given to both traditional customs and procedures in the farming industry as well as to advances resulting from increased knowledge and improved technologies.	
		B. Agricultural practices conducted on farmland shall not be found to be a public nuisance if such agricultural practices are:	
		1) Reasonable and necessary to the particular farm or farm operation.	
		2) Conducted in a manner which is not negligent or reckless	
		3) Conducted in conformity with generally accepted agricultural practices	
		4) Conducted in conformity with all local, state, and federal laws and regulations.	
		5) Conducted in a manner which does not constitute a threat to public health and safety or cause injury to health or safety of any person; and	
		6) Conducted in a manner which does not unreasonably obstruct the free passage or use of navigable waters or public roadways	

7) Conducted in a manner which does not degrade water quality

C. Nothing in this Article Shall be construed to prohibit an aggrieved party from recovering damages for bodily injury or wrongful death.

IV. Duty of Town officers and boards, including the Planning Board, Board of Zoning Appeals and the Town Board to consider impact of farm operations on certain applications

The legislative intent and purposes of this article shall be taken into consideration by each Town officer and/or board in processing any application requesting rezoning, site plan approval and/or special use permit approval when the property which is the subject of such application is located within one mile of an existing farm. Such Town officer and/or board shall, as part of its review of such application, determine whether appropriate and reasonable conditions may be prescribed or required, which would further the purposes and intent of this article as part of an approval of the application. Such appropriate and reasonable conditions shall be determined on a case-by-case basis and may include, but not be limited to, requiring declarations, deed restrictions and/or covenants which run with the land which would notify future purchasers and owners of the subject property that owning and occupying such property might expose them to certain discomforts or inconveniences resulting from the conditions associated with agricultural practices and operations in the Town.

V. Informal resolution of disputes

A. Should any controversy arise regarding any inconveniences or discomforts occasioned by agricultural operation, including, but not limited to, noise, odors, fumes, dust, the operation of machinery, the storage and disposal of manure,

and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and/or pesticides, the parties shall be referred to the New York State Agricultural Mediation Program. If the dispute is not appropriate for mediation, or if the parties are unable to reach an agreement, then the parties should submit the controversy to the resolution committee as set forth below in an attempt to resolve the matter prior to the filing of any court action.

B. Any controversy between the parties may be submitted to the Agricultural Advisory Committee, whose decision shall be advisory only, within 45 days of the date of the occurrence of the particular activity giving rise to the controversy or of the date a party became aware of the occurrence unless the parties attempted mediation first. If the parties attempted mediation then the controversy may be submitted to the Agricultural Advisory Committee within 30 days of the failure of mediation.

C. The effectiveness of the Agricultural Advisory Committee as a forum for resolution of grievances is dependent upon full discussion and complete presentation of all pertinent facts concerning the dispute in order to eliminate any misunderstandings. The parties are encouraged to cooperate in the exchange of pertinent information concerning the controversy.

D. The controversy shall be presented to the Committee by written request of one of the parties within the time limits prescribed above. Thereafter, the committee may investigate the facts of the controversy but must, within 30 days, hold a meeting to consider the merits of the matter and within 20 days of the meeting must render a written decision to the parties. At the time of the meeting, both parties shall have an opportunity to present what each party considers to be the pertinent facts.

STEP 2: Town Board holds a public hearing on the local law

STEP 3: Town Board adopts the local law

STEP 4: Town government makes residents and farmers aware of the new local law by sending a press release to the Auburn Citizen, Syracuse Post-Standard, and other media outlets that serve the Town of Cato

STEP 5: The Agricultural Advisory Committee begins to administer the law.

STEP 6: Post signs at prominent points of entry into the Town.

ESTABLISH A LOCAL PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

AT LEAST 250 ACRES WILL BE PERMANENTLY PROTECTED BY 2012, 500 BY 2015

WHY:

One proven way of permanently protecting high-quality farmland is by purchasing the development rights to a property - from a willing seller - and extinguishing those rights with a conservation easement held and maintained by a land trust. While the purchase of development rights will not protect all of the farmland in Cato, it is one effective strategy that can be used in concert with other strategies to protect ag and support local farmers.

HOW:

STEP 1: Send invitations to all of the owners of agricultural land in the town inviting them to an informational meeting on the Town's PDR program.

STEP 2: Hold an informational meeting describing the program and distributing applications

- It may be helpful to have representatives of local land trusts (i.e. New York Agricultural Land Trust, American Farmland Trust) and county planning on hand to answer questions that may come up.
- The application could have the following information:

PURPOSE

The Town of Cato has made a firm commitment to protecting farmland and enhancing the agricultural economy in the Town of Cato. It is the Town's goal to protect 250 acres of farmland by 2015 and 500 acres of farmland by 2020 by purchasing the development rights from willing farmers in the Town. Using funds from the NYS Department of Agriculture and Markets, the Town will purchase the development rights on farmland and then extinguish those development rights by placing a conservation easement on the land. The easement will be held and maintained by a land trust. This allows the landowner to continue to own and farm the land and ensures that it will remain as farmland forever.

PROCESS

The Agricultural Advisory Committee will review applications and score the applications based on how well each parcel submitted for protection scored in the Town of Cato Farmland Protection Suitability Analysis which can be found on the Town's website at <http://co.cayuga.ny.us/townofcato/agplan/>. Applicants chosen by the Agricultural Advisory Committee will have authorization to proceed with development of a full application, to be submitted by the Town to the State.

PRE-APPLICATION DEADLINE

Pre-applications must be received by Town Clerk on or before _____ . Mail or hand-deliver (1) original to:

Town of Cato
1132 Short Cut Road
Cato, New York 13033
ATTN: Agricultural Advisory Committee

STATE DEADLINE

At this time, New York State has not issued a Request for Proposals (RFP) for the Farmland Protection Program. Although there is no guarantee that funding will be made available this year, we are initiating the pre-application process now so that approved applicants may have maximum amount of time to prepare full proposals once the RFP is issued.

For more information on the Town of Cato's Plan for Agriculture and Farmland Protection, please visit us online at:

<http://www.co.cayuga.ny.us/townofcato/agplan>

TOWN OF CATO FARMLAND PROTECTION PROGRAM APPLICATION

- 1) Owner Name(s)
- 2) Name of Farm
- 3) Mailing Address
- 4) Phone
- 5) Email
- 6) Nature of farm operation
- 7) Do you anticipate excluding any future building lots? If so, how many and total number of acres?
- 8) Please list tax map ID numbers for all parcels included in your proposal, as well as all individuals/ entities with ownership interest in those parcels.
- 9) Have you subdivided any parcel in the past five (5) years?
- 10) If yes, what were the circumstances of subdividing the property?
- 11) Please describe any gas leases, current easements, underground pipeline, buried cables, and right-of-ways located on the property.
- 12) Please explain briefly why you would like to include your farm in the Town's PDR Program.
- 13) Please describe your plans for farm succession
- 14) Does your farm provide access to, or is it part of, a scenic vista? If yes, please describe:
- 15) Please describe the development pressure around your farm. If possible, quantify with number of subdivisions, build-

ing permits, new home construction in your area over the past several years.

16) If you were selected by the State to receive a FPIG award would you be willing to construct a vegetative buffer for each stream, creek or ditch running through your property?

17) Local Match: NYS Farmland Protection Program will fund up to 75% of the value of development rights on farmland.

Typically, farmers will commit to a “bargain sale” of their development rights, meaning that they will accept 75% of the value from the state, and assume the remaining 25% as an in-

- An application’s score is determined by averaging the “Suitability Scores” for all of the parcels listed on each application.

STEP 3: Collect and score applications

STEP 4: Select the farms that will be supported by the Town and forwarded to the State

STEP 5: When the state issues a Request for Proposals, the selected farms put together a full application and send it to NYS Ag & Markets for review and funding

STEP 6: When a Cato Farm is selected work with the New York Agricultural Land Trust to extinguish the development rights by establishing and maintaining a conservation easement.

WHY:

New residential development nearly always follows waterlines. This means that Towns can influence where new residential development is likely to go by smartly planning their infrastructure investments to occur in areas where the community has decided, through its comprehensive plan, are best suited for more dense residential development. When a waterline has to be run through an agricultural area, it is common sense that existing homes, businesses and farm buildings should be able to hook up, but new cookie-cutter development that eats up farmland and ruins rural character should be curtailed by restricting lateral extensions of waterlines.

HOW:**STEP 1: Draft a local law limiting the future extension of lateral water lines within an agricultural district**

Sample text could include:

“The only land and/or structures which will be allowed to connect to any proposed waterline or sewer within the agricultural zoning district will be those structures that exist at the time of water line construction, further agricultural structures, and land and structures that have already been approved for development by the local governing body prior to the filing of the Final Notice of Intent by the municipality. Land and structures that have been approved for development refer to those properties/structures that have been brought before a local governing body where approval (e.g., subdivision, site plan, and special permit) is needed to move forward with project plans and the governing body has approved the action.”

STEP 2: Town Board holds a public hearing on the local law**STEP 3: Town Board adopts the local law**

STEP 4: Town government makes residents and farmers aware of the new local law by sending a press release to the Auburn Citizen, Syracuse Post-Standard, and other media outlets that serve the Town of Cato

STEP 5: When a water line is proposed in the Agricultural Zoning District, the Town should send a copy of the Notice of Intent (NOI) to the Cayuga County Agriculture and Farmland Protection Board and the Town’s Agricultural Advisory Committee at the same time it sends the NOI to the Commissioner of the NYS Department of Agriculture and Markets.

AT LEAST 1 AGRIBUSINESS WILL BE CREATED, EXPANDED OR RETAINED BY 2015

WHY:

Access to capital is important to any industry looking to grow and diversify and farming is no different. To support Town farms and ag related businesses, the Town of Cato would like to partner with Cayuga County to extend the opportunity for low interest loans to the ag community in Cato. Further, the Town acknowledges the limitations of existing small business loan programs that are tied only to job creation and lack the flexibility necessary for a microloan program to be created for the purpose of agricultural viability rather than job creation. It recommends that the NYS Agricultural Viability Institute explore microloan programs with agricultural viability as its top priority not just job creation.

HOW:

STEP 1: Agricultural Advisory Committee raise awareness about the program by developing brochures and other informational materials.

STEP 2: When a farmer or agricultural business is interested in learning more about the program they should be directed to contact Frank Howe, Senior Economic Development Planner with the Cayuga County Department of Planning and Economic Development at 315.253.1276.

STEP 3: Frank Howe will provide those interested with an application and guide them through the application process.

STEP 4: The Cayuga County Loan Committee will decide whether or not to make the loan.

The Cayuga County Small Business Assistance Program is administered by the Cayuga County Department of Planning and Economic Development. They provide a number of services to small business throughout Cayuga County including farms and farm-related businesses in the Town of Cato including two loan programs. Information on the loan programs:

Guidelines:

- Loans up to \$75,000 or at the discretion of the Cayuga County Loan Committee.
- For every \$15,000 borrowed, one new full-time job to be created.
- Interest rates are usually low (prime or below).
- Loan proceeds can be used for working capital, soft costs, acquisition, construction, machinery and equipment.
- Funds can be used to cover up to 40% of the total project costs.
- Projects must be located within Cayuga County.

Financing Policies

The following financing policies are established to maximize the effectiveness of the program and provide clear guidelines for program administration:

- Terms of Loans

The terms of the loans are established on an individual basis. In most cases each loan will be amortized over a period not

to exceed five (5) years.

- Interest Rate

Interest rate on all loans will be based upon a fair market interest rate and the credit profile of the applicant.

- Finance Charges

Cayuga County incurs certain expenses when providing loans to local firms. Included in these costs are credit verification and the filing of collateral documents. Additionally, a considerable amount of staff time is required to process application and draft the legal documents. In order to reimburse these expenses there will be a finance charge of one percent (1%) of the loan amount to be charged to the business receiving the loan at the time of the closing.

- Late Fees

When a monthly payment on a loan is more than fifteen (15) days overdue, a late charge in the amount of two percent (2%) of the monthly payment will be levied against the borrower.

Eligibility Requirements

The following eligibility requirements are applicable to projects funded through the Cayuga County Loan Program. The eligibility requirements are designed to limit County participation under the Cayuga County Loan Program to the most appropriate projects.

- Maximum Amount: The maximum amount of County participation shall generally not exceed \$75,000 under

the County's Revolving Loan Fund. Waiver of this limit can be made if the economic impact of the project is certain and significant.

- Proposed Use of Funds: Funds may be used for construction of new buildings, purchase of land or buildings, renovation or expansion of existing buildings, or purchase of new machinery and equipment. Funds may not be used for regular maintenance of buildings or refinancing. Eligibility for funds to be used as working capital or for purchase of inventory is discretionary depending upon each individual case.
- Necessary Leveraging: (Leveraging includes funds from private sources such as owner's equity, project investment, and participation by financial institutions, etc.).
- Collateral: All loans must be adequately secured in the amount of the loan.
- Tax Status: Only businesses which are current in payment of County taxes are eligible for the Cayuga County Loan program.

Job Creation Criteria:

- For each \$15,000 of County assistance at least one new permanent full-time job must be created.
- Special efforts will be made to ensure that permanent jobs created by the Cayuga County Loan Program are made available to low income persons.

Loan Process

The loan selection and approval process will be consistent for all borrowers. The financial and non-financial information to be requested from the applicant includes, but is not limited to:

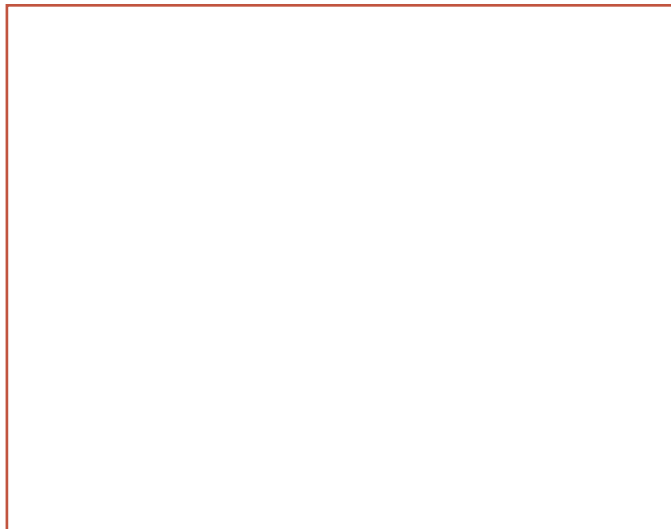


Photo: Ag Business in Cato

- Program Application
- Business Plan
- Credit Investigation Form
- Personal Financial Statements (On Principals)
- Twelve (12) Month Cash Flow Projections
- Current Balance Sheet
- Profit/Loss Statements for Previous Three (3) Years (if existing business)
- Personal Resumes (On Principals)

Approval Procedures

- Applicant contacts the Department of Planning and Economic Development expressing interest in program. Office staff explains program to applicant and, if necessary, furnishes applicant with application package.
- Completed application is reviewed by staff to determine congruence with eligibility criteria and to assess economic impact potential. Additionally, staff will perform the following:
 - Financial analysis to ascertain the feasibility and credit worthiness of the proposal.
 - Credit analysis to ascertain the creditworthiness of the applicant(s) and the business.
 - Collateral analysis to determine acceptable assets to be used as collateral.
 - Cash flow analysis to determine the financial feasibility of the loan request.
- The application is presented to the Loan Committee. Application is either approved and terms of the loan established, or if the application is disapproved, the application may be resubmitted for consideration once negative issues are resolved.
- The loan package is submitted to the County's legal counsel for review.
- Loan Closing: The staff of the Cayuga County Loan Committee will contact the borrower and undertake preparations for the closing of the loan.

Other services provided by the Cayuga County Small Business Assistance Program include: Business Plan Development, Locating Funding Sources for your Business, Small Business Development Workshops, Employee Occupational and Vocational Skills Training and "Succeeding in Small Business" Classes

WHY:

This strategy combines direct-marketing with a raised awareness of the diversity of agriculture in the Town of Cato by organizing a farm trail which would bring people onto farms throughout Cayuga County, including farms in Cato. People that travel the trail can learn more about local farms, local farmers and the important role they play in our communities.

HOW:

STEP 1: Partner with Cornell Cooperative Extension, Cayuga County Tourism Board, Cayuga County Department of Planning and Economic Development, Farm Bureau, members of the local farm community and others to form an Farm Trail Organizational Committee

STEP 2: Identify farms that are interested in participating by having their farm be a stop on the Farm Trail

STEP 3: Create Farm Trail Map

STEP 4: Distribute the Farm Trail Map and advertise the event

STEP 5: Hold the event

HOLD A FARM-TO-SCHOOL DAY

AT LEAST 5 FARMERS AND 90 STUDENTS WILL PARTICIPATE IN 2011

WHY:

In many of the interviews conducted for this plan, Cato farmers and residents raised the need for better agricultural education. This strategy brings different kinds of farmers into the schools and allows students to interact with them as they learn about what it means to raise crops, livestock, make syrup, honey and add-value to the things we produce.

HOW:

STEP 1: Partner with Cornell Cooperative Extension, Farm Bureau and the Cato-Meridian Central School District to set up a Farm-to-School Day.

STEP 2: Identify farmers who would be interested in participating in the event

STEP 3: Work with Assistant Superintendent, Skip Lamont, to coordinate with the school district

STEP 4: Hold the event

WHY:

Why buy apples from Washington when we produce apples here? Why drink milk from California when we have at least a dozen dairy farms within 10 miles of our school? Let's bring fresh, local foods to our students, teach them about nutrition, health and agriculture, and support our local farmers while doing it.

HOW:

Step 1: Agricultural Advisory Committee sets up a local-foods-in-schools working group

Step 2: Working group identifies and meets with the Cato-Meridian Food Service Director and conducts a Needs Assessment similar to the one found in [Farm-to-School in the Northeast: Making the Connection between Healthy Kids and Healthy Farms](#) (Farm-to-School Handbook) accessible on-line at www.farmtoschool.cce.cornell.edu.

Step 3: Working group identifies potential distributors and farmers and conducts needs assessments according to the Farm-to-School Handbook

Step 4: Work with Skip Lamont, Assistant Superintendent, to identify the needs of the school administration.

Step 5: Match needs with resources found in Farm-to-School Handbook

Step 6: Select 1 locally produced food item and include it on the school menu

Step 7: Build on the success and add other locally produced foods to the menu

Conduct a Feasibility Study for a Farmers Market in Cato

THE STUDY WILL BE COMPLETED BY SPRING OF 2012

WHY:

Selling produce and other agricultural products directly from the farmer to the consumer cuts the middle-man out of the transaction. It allows the consumers to get a better deal and fresher foods and the farmer to retain more of the value of their goods. A farmers market is an effective way to connect farmers with customers and the Expressmart on Route 370 has expressed an interest in hosting it.

HOW:

STEP 1: Using the Farmer's Market Federation of New York publication "Building a Community Market" conduct a feasibility study for a farmers market in Cato.

RESOURCE:

Diane Eggert, Executive Director
Farmers Market Federation of New York
117 Highbridge St., Suite U3
Fayetteville, NY 13066
315-637-4690
315-637-4691 (fax)
deggert@nyfarmersmarket.com
www.nyfarmersmarket.com

Increase Agricultural Literacy through an Agriculture in the Classroom Program

FIRST PROGRAM WILL BE HELD IN 2011, 1 PROGRAM PER YEAR WILL BE HELD THROUGH 2015

WHY:

Agriculture in the Classroom brings volunteers from the community who are interested in increasing agricultural literacy into classrooms to read a book with an agricultural theme, lead an activity based on the book and talk to students about agriculture. The book is donated to the school library with a special bookplate. By cultivating the interest of students this program is intended to excite young people about the possibility of agriculture as a career choice and raise the overall understanding of where our food and fiber come from.

HOW:

STEP 1: Partner with Cato-Meridian School District, Farm Bureau, Cornell Cooperative Extension, LEAD NY, and others to coordinate an Agriculture in the Classroom program at Cato-Meridian Schools during National Agriculture Week (in 2011 the week of March 21 – 25).

RESOURCES:

Dan Welch | Agricultural Extension Agent
Cornell Cooperative Extension - Cayuga County
315.255.1183

Skip Lamont | Assistant Superintendent
Cato – Meridian School District
315.626.3439

Investigate a Lease of Development Rights Program

THE PROGRAM WILL BE DEVELOPED IN 2011, PROMOTED IN 2012, FARMERS WILL ENROLL IN 2013

WHY:

With dwindling State resources to fund a purchase of development rights program, the Town must find local ways to maintain the viability of its agricultural economy and protect its farmland into the future. A local lease of development rights program is anticipated to protect farmland by having the Town of Cato lease the development rights from the Town's most suitable farmland for a period of time (25 years, for example) for a price roughly equal to the taxes paid on the farmland on which development rights are leased.

HOW:

STEP 1: Work with the Town's Attorney and others to develop a local lease of development rights program

STEP 2: Promote the program throughout the Town

STEP 3: Enroll Farmers in the program

Make Land Use Regulations More Agriculturally Friendly

REVISE THE TOWN ZONING CODE AND SUBDIVISION REGULATIONS
BY 2012 TO INCLUDE THE FOLLOWING RECOMMENDATIONS

WHY:

Local land use laws provide rules that allow for orderly, manageable and, for a town providing municipal services, affordable growth and development in a Town. They can go a long way to ensure that if land is converted from agriculture to some other land use, it is done in such a way that protects the agricultural interests of others in the area. Local land use laws are often used by Towns who which to plan FOR agriculture rather than plan for the transition of agricultural uses to some other use. A town that plans FOR agriculture may use certain zoning techniques that help to create a supportive agricultural business environment, stabilize large blocks of land, reduce farmer-neighbor conflicts or keep land more affordable for farmers to purchase.

HOW:

STEP 1: Revise the Town's Subdivision Regulations to address the following subdivision issues:

- 1) preservation of field access
- 2) protecting existing drainage tiles and the fields they drain
- 3) steering development away from prime agricultural soils
- 4) requiring developers of major subdivisions to install buffers between their development and agricultural fields
- 5) distinguish between the responsibilities of the subdivider and the responsibilities of the developer
- 6) Integrate the SEQR process, the use of agricultural data statements, 239 review and 911 addressing into the subdivision regulations

STEP 2: Revise the Town's Zoning Regulations to address the following zoning issues:

- 1) Planned Development Districts
- 2) Consideration of more advanced agriculturally protective zoning techniques
- 3) On-farm energy production (e.g. wind, solar, biogas etc.)

Expand Access to Highspeed Internet

BY 2015, ACCESS TO HIGH SPEED INTERNET WILL BE DOUBLED

WHY:

Modern farmers need modern farming tools and that includes the internet. Being able to conduct business around the world, being able to check commodity markets, being able to purchase and sell at the lowest cost and highest profit are keys to a successful modern agricultural enterprise and, to a larger and larger degree, require access to highspeed internet.

HOW:

STEP 1: Conduct a baseline assessment: how many people in the Town have highspeed internet access now?

STEP 2: Work with internet service providers and State and County representatives to increase access.

SUITABILITY OF AGRICULTURAL PARCELS FOR FARMLAND PROTECTION SORTED BY SCORE

	Tax Map Number	Parcel Size (Norm)	Soil Quality (Norm)	% of Parcel Covered by Ag	Distance from Protected Ag Land	Distance from Critical Envi Resources	Suitability Index (Values = 15/45/25/10/5)
1	64.00-1-42	14.28	96.73	98.46	100	25	81.53
2	71.00-1-13.12	1.80	100.00	99.15	100	0	80.06
3	65.00-1-58	3.64	94.91	96.78	100	0	77.45
4	65.00-1-53.2	10.32	88.44	92.11	100	0	74.38
5	64.00-1-43.11	11.32	85.61	85.94	100	50	74.21
6	64.00-1-50.11	19.07	84.13	92.78	100	0	73.91
7	63.00-1-27.12	8.79	99.86	92.17	33	25	73.85
8	72.00-1-1.111	20.36	85.84	78.48	100	25	72.55
9	64.00-1-34.1	88.28	62.48	66.34	100	75	71.69
10	58.00-1-41.111	10.66	94.91	85.50	33	25	70.23
11	53.00-1-27	100.00	63.05	84.29	0	100	69.45
12	59.00-1-24	2.89	84.15	95.17	66	0	68.69
13	65.00-1-54.1	14.04	81.12	93.33	66	0	68.54
14	58.00-1-42.21	6.47	79.96	98.00	66	0	68.05
15	72.00-1-15	45.80	69.12	70.19	100	50	68.02
16	72.00-1-8.1	44.00	60.40	81.45	100	75	67.89
17	70.00-1-8.12	15.73	83.71	97.35	33	0	67.67
18	64.00-1-27.1	21.23	75.04	96.17	66	0	67.59
19	46.00-2-3.11	5.68	93.21	91.90	0	25	67.02
20	47.00-1-30.21	9.14	89.03	99.20	0	0	66.23
21	58.00-1-48.112	0.00	81.06	96.73	33	25	65.21
22	72.00-1-9.11	15.66	66.78	73.81	100	75	64.60
23	72.00-1-7.1	12.39	69.94	79.05	100	25	64.34
24	46.00-2-2.11	13.86	81.83	95.53	0	25	64.03
25	70.00-1-25.1	4.71	83.39	98.95	0	0	62.97
26	71.00-1-38.1	17.58	77.03	88.43	33	0	62.71
27	70.00-1-19.2	3.47	83.07	95.48	0	0	61.77
28	72.00-1-5.11	18.60	56.13	88.66	100	25	61.46
29	71.00-1-55.12	2.65	69.92	100.00	33	25	61.41
30	65.00-1-40.2	29.29	65.63	86.62	33	50	61.38
31	52.00-1-41.1	16.19	69.79	93.58	0	75	60.98
32	70.00-1-14.5	0.72	85.14	89.54	0	0	60.81
33	65.00-1-49.12	8.52	70.86	95.99	33	0	60.46
34	71.00-1-20.31	21.10	53.21	87.13	100	25	60.14

	Tax Map Number	Parcel Size (Norm)	Soil Quality (Norm)	% of Parcel Covered by Ag	Distance from Protected Ag Land	Distance from Critical Envi Resources	Suitability Index (Values = 15/45/25/10/5)
35	59.00-1-6.12	16.20	69.39	99.32	0	25	59.74
36	47.00-1-20	19.71	72.58	91.24	0	25	59.68
37	70.00-1-11.21	8.42	69.09	96.08	33	0	59.67
38	58.00-1-35.11	35.08	60.40	80.68	33	75	59.66
39	58.00-1-4.12	40.69	66.02	80.23	0	75	59.62
40	53.00-1-17.11	26.00	69.24	88.22	0	50	59.61
41	71.00-1-36	3.44	69.66	96.67	33	0	59.33
42	47.00-1-35.4	30.79	68.24	90.44	0	0	57.94
43	59.00-1-1.111	2.11	73.34	92.88	0	25	57.79
44	70.00-1-7.1	27.76	71.52	80.62	0	25	57.75
45	47.00-1-15.111	35.76	61.09	81.91	0	75	57.08
46	65.00-1-1	2.29	60.31	79.10	66	50	56.36
47	52.00-1-20.1	40.03	60.39	86.00	0	25	55.93
48	64.00-1-56	36.60	54.93	56.94	100	25	55.69
49	64.00-1-10.12	21.83	53.68	71.52	66	75	55.66
50	53.00-1-30	8.00	68.20	90.06	0	25	55.66
51	71.00-1-4.1	10.36	63.25	84.36	33	25	55.66
52	71.00-1-54.85	2.07	77.54	58.60	33	50	55.65
53	53.00-1-16	20.59	68.17	77.55	0	50	55.65
54	52.00-1-30.11	28.01	63.70	85.66	0	25	55.53
55	45.00-1-1.1	13.94	68.37	90.25	0	0	55.42
56	52.00-1-39	7.91	63.88	96.92	0	25	55.41
57	64.00-1-53	27.48	54.12	51.82	100	75	55.18
58	52.00-1-43.2	40.58	60.66	76.15	0	50	54.92
59	64.00-1-23	13.24	44.16	76.37	100	75	54.70
60	52.00-1-19	2.16	67.28	96.33	0	0	54.69
61	58.00-1-16	17.62	69.46	78.07	0	25	54.67
62	64.00-1-11.111	23.56	52.88	67.35	66	75	54.52
63	58.00-1-51.2	12.94	62.03	92.29	0	25	54.17
64	59.00-1-6.3	5.25	71.32	79.82	0	25	54.09
65	52.00-1-53.11	9.75	74.30	76.52	0	0	54.03
66	64.00-1-26	6.18	57.10	66.94	66	75	53.71
67	57.00-1-9.1	9.76	63.15	83.81	0	50	53.33
68	59.00-1-18.34	2.29	65.39	94.12	0	0	53.30
69	64.00-1-1.51	11.46	54.15	86.39	33	25	52.23
70	59.00-1-19.111	13.79	57.04	92.89	0	25	52.21

	Tax Map Number	Parcel Size (Norm)	Soil Quality (Norm)	% of Parcel Covered by Ag	Distance from Protected Ag Land	Distance from Critical Envi Resources	Suitability Index (Values = 15/45/25/10/5)
71	71.00-1-2.1	22.03	57.53	68.52	33	50	52.12
72	52.00-1-49.11	0.31	73.50	70.54	0	25	52.01
73	52.00-1-52	13.10	62.64	82.37	0	25	51.99
74	51.00-1-12.11	49.34	45.23	76.06	0	100	51.77
75	52.00-1-24	11.61	51.98	94.99	0	50	51.38
76	51.00-1-27.1	11.28	53.54	97.08	0	25	51.31
77	52.00-1-12.1	15.68	58.12	76.07	0	75	51.27
78	71.00-1-10	1.63	49.56	82.27	66	25	50.96
79	64.00-1-2.11	26.86	53.16	67.99	33	50	50.75
80	52.00-1-18	4.02	55.79	100.00	0	0	50.71
81	58.00-1-18	9.99	67.61	64.60	0	50	50.57
82	52.00-1-29	15.78	58.85	81.69	0	25	50.52
83	47.00-1-1.9	10.28	64.07	79.81	0	0	50.32
84	65.00-1-10.2	21.32	58.08	60.11	33	50	50.16
85	59.00-1-13.21	45.24	48.93	61.86	33	50	50.07
86	51.00-1-1	11.29	53.65	96.84	0	0	50.05
87	65.00-1-46.7	27.19	50.10	61.10	33	75	48.95
88	59.00-1-22	21.64	51.42	66.80	33	50	48.88
89	47.00-1-1.112	13.14	51.75	89.25	0	25	48.82
90	47.00-1-4	9.91	56.27	87.93	0	0	48.79
91	70.00-1-29	25.49	41.84	86.24	0	75	47.96
92	65.00-1-50.1	6.90	80.64	10.16	66	25	47.72
93	65.00-1-56	21.16	39.15	56.45	100	50	47.41
94	57.00-1-8.121	25.67	52.73	68.93	0	50	47.31
95	65.00-1-49.14	1.37	64.22	45.81	66	0	47.16
96	64.00-1-4	18.51	39.38	92.77	33	0	46.99
97	58.00-1-34.1	3.91	63.61	60.49	0	50	46.83
98	52.00-1-38.1	55.43	45.02	57.80	0	75	46.77
99	58.00-1-2	4.81	49.22	84.16	0	50	46.41
100	71.00-1-21.21	17.31	41.07	56.53	66	75	45.56
101	52.00-1-23	11.55	49.36	84.94	0	0	45.18
102	64.00-1-35.513	12.08	29.52	88.27	66	25	45.02
103	47.00-1-49.31	1.60	46.54	95.24	0	0	44.99
104	70.00-1-19.116	2.35	42.15	91.57	0	50	44.71
105	64.00-1-55.1	20.82	29.87	57.21	100	75	44.62
106	63.00-1-8.112	13.47	51.46	76.32	0	0	44.26

	Tax Map Number	Parcel Size (Norm)	Soil Quality (Norm)	% of Parcel Covered by Ag	Distance from Protected Ag Land	Distance from Critical Envi Resources	Suitability Index (Values = 15/45/25/10/5)
107	71.00-1-53.111	19.85	28.23	85.59	33	75	44.13
108	58.00-1-27.221	2.76	40.80	95.71	0	25	43.95
109	58.00-1-34.2	2.68	54.83	65.20	0	50	43.88
110	51.00-1-27.2	20.77	45.53	70.42	0	50	43.71
111	53.00-1-15.171	18.51	47.83	67.59	0	50	43.70
112	64.00-1-7.2	0.27	58.92	54.35	33	0	43.44
113	59.00-1-11.3	0.03	40.65	94.99	0	25	43.29
114	57.00-1-17.11	7.66	47.06	81.41	0	0	42.68
115	65.00-1-50.21	4.28	63.18	25.62	66	0	42.08
116	53.00-1-19	50.81	35.34	55.92	0	75	41.25
117	63.00-1-23	15.79	58.13	40.89	0	50	41.25
118	52.00-1-14.1	26.32	40.93	55.02	0	100	41.12
119	72.00-1-4	12.14	24.58	57.42	100	75	40.99
120	47.00-1-40.112	18.39	41.83	67.03	0	50	40.84
121	57.00-1-8.122	42.10	43.38	49.55	0	50	40.72
122	52.00-1-34.1	44.42	36.30	50.57	0	100	40.64
123	63.00-1-29	13.17	46.27	69.38	0	0	40.14
124	52.00-1-15.111	39.40	34.43	57.09	0	75	39.43
125	71.00-1-58.111	0.68	41.27	53.93	33	50	37.96
126	57.00-1-11.1	28.98	37.87	51.57	0	50	36.78
127	57.00-1-18	15.65	28.41	81.54	0	25	36.77
128	52.00-1-36	32.68	34.86	49.71	0	75	36.77
129	47.00-1-39.1	24.12	27.79	66.57	0	75	36.52
130	47.00-1-50.111	16.00	42.32	50.26	0	50	36.51
131	57.00-1-1	12.21	41.58	53.62	0	50	36.45
132	47.00-1-28.31	0.62	24.21	96.25	0	25	36.30
133	57.00-1-20	18.19	38.43	54.84	0	50	36.23
134	51.00-1-14.1	33.04	30.79	64.35	0	25	36.15
135	58.00-1-1.121	20.98	33.52	56.33	0	75	36.07
136	57.00-1-4.111	11.11	32.90	65.94	0	50	35.46
137	59.00-1-18.32	32.44	51.96	27.81	0	0	35.20
138	65.00-1-16.11	20.30	32.19	31.62	66	50	34.53
139	71.00-1-29.11	15.06	35.76	27.06	66	50	34.22
140	58.00-1-32	38.67	24.78	58.26	0	50	34.01
141	71.00-1-32.111	34.49	39.75	1.81	66	75	33.86
142	71.00-1-54.81	8.69	33.14	38.79	33	75	32.96

	Tax Map Number	Parcel Size (Norm)	Soil Quality (Norm)	% of Parcel Covered by Ag	Distance from Protected Ag Land	Distance from Critical Envi Resources	Suitability Index (Values = 15/45/25/10/5)
143	64.00-1-24.11	5.20	18.85	39.78	100	75	32.96
144	59.00-1-12.4	7.27	34.86	51.08	33	0	32.85
145	64.00-1-20.5	0.27	46.34	0.00	100	25	32.14
146	58.00-1-27.3	0.48	25.07	80.22	0	0	31.41
147	71.00-1-39.4	0.82	40.24	29.25	33	25	30.09
148	57.00-1-19.61	25.83	32.17	40.58	0	25	29.74
149	71.00-1-60.2	10.57	19.25	43.60	33	75	28.20
150	53.00-1-24	12.80	31.63	31.89	0	75	27.87
151	64.00-1-33.11	24.07	34.63	9.92	33	50	27.47
152	59.00-1-15.2	19.80	28.61	28.23	33	25	27.45
153	57.00-1-13	39.45	33.07	21.17	0	25	27.34
154	47.00-1-50.12	2.71	32.69	38.84	0	50	27.33
155	70.00-1-30.121	5.12	48.48	15.67	0	0	26.50
156	59.00-1-11.11	27.11	32.19	7.42	33	50	26.21
157	51.00-1-24	10.43	25.20	42.33	0	50	25.99
158	58.00-1-46.23	2.20	22.57	27.44	33	75	24.40
159	52.00-1-17.11	18.78	15.60	44.74	0	50	23.52
160	70.00-1-30.11	9.86	27.04	22.94	0	75	23.13
161	58.00-1-27.21	25.03	17.53	30.77	0	75	23.09
162	58.00-1-4.112	12.53	14.00	45.95	0	50	22.17
163	70.00-1-35.1	18.31	17.82	26.75	0	75	21.20
164	46.00-1-2.2	25.84	13.65	26.34	0	75	20.35
165	71.00-1-33	1.97	6.44	27.80	33	75	17.19
166	58.00-1-23.4	12.22	10.53	13.15	33	75	16.91
167	72.00-1-12.11	0.07	7.08	10.93	66	75	16.28
168	58.00-1-19	7.99	3.06	15.20	33	50	12.17
169	58.00-1-27.1	2.60	12.70	23.34	0	0	11.94
170	65.00-1-47.41	7.41	1.09	17.71	33	50	11.83
171	57.00-1-21.1	22.77	12.01	0.82	0	50	11.52
172	65.00-1-13.5	6.13	11.48	11.44	0	50	11.45
173	64.00-1-34.2	14.62	0.00	6.79	33	50	9.69
170	57.00-1-21.1	22.77	12.01	0.82	0	75	12.77
171	65.00-1-13.5	6.13	11.48	11.44	0	75	12.70
172	58.00-1-27.1	2.60	12.70	23.34	0	0	11.94
173	64.00-1-34.2	14.62	0.00	6.79	33.3	75	10.97

SUITABILITY OF AGRICULTURAL PARCELS FOR FARMLAND PROTECTION SORTED BY TAX MAP NUMBER

Rank	Tax Map Number	Parcel Size (Norm)	Soil Quality (Norm)	% of Parcel Covered by Ag	Distance from Protected Ag Land	Distance from Critical Envi Resources	Suitability Index (Values = 15/45/25/10/5)
22	72.00-1-9.11	15.66	66.78	73.81	100	75	64.60
16	72.00-1-8.1	44.00	60.40	81.45	100	75	67.89
23	72.00-1-7.1	12.39	69.94	79.05	100	25	64.34
28	72.00-1-5.11	18.60	56.13	88.66	100	25	61.46
119	72.00-1-4	12.14	24.58	57.42	100	75	40.99
15	72.00-1-15	45.80	69.12	70.19	100	50	68.02
167	72.00-1-12.11	0.07	7.08	10.93	66	75	16.28
8	72.00-1-1.111	20.36	85.84	78.48	100	25	72.55
149	71.00-1-60.2	10.57	19.25	43.60	33	75	28.20
125	71.00-1-58.111	0.68	41.27	53.93	33	50	37.96
29	71.00-1-55.12	2.65	69.92	100.00	33	25	61.41
52	71.00-1-54.85	2.07	77.54	58.60	33	50	55.65
142	71.00-1-54.81	8.69	33.14	38.79	33	75	32.96
107	71.00-1-53.111	19.85	28.23	85.59	33	75	44.13
51	71.00-1-4.1	10.36	63.25	84.36	33	25	55.66
147	71.00-1-39.4	0.82	40.24	29.25	33	25	30.09
26	71.00-1-38.1	17.58	77.03	88.43	33	0	62.71
41	71.00-1-36	3.44	69.66	96.67	33	0	59.33
165	71.00-1-33	1.97	6.44	27.80	33	75	17.19
141	71.00-1-32.111	34.49	39.75	1.81	66	75	33.86
139	71.00-1-29.11	15.06	35.76	27.06	66	50	34.22
100	71.00-1-21.21	17.31	41.07	56.53	66	75	45.56
34	71.00-1-20.31	21.10	53.21	87.13	100	25	60.14
71	71.00-1-2.1	22.03	57.53	68.52	33	50	52.12
2	71.00-1-13.12	1.80	100.00	99.15	100	0	80.06
78	71.00-1-10	1.63	49.56	82.27	66	25	50.96
17	70.00-1-8.12	15.73	83.71	97.35	33	0	67.67
44	70.00-1-7.1	27.76	71.52	80.62	0	25	57.75
163	70.00-1-35.1	18.31	17.82	26.75	0	75	21.20
155	70.00-1-30.121	5.12	48.48	15.67	0	0	26.50
160	70.00-1-30.11	9.86	27.04	22.94	0	75	23.13
91	70.00-1-29	25.49	41.84	86.24	0	75	47.96
25	70.00-1-25.1	4.71	83.39	98.95	0	0	62.97
27	70.00-1-19.2	3.47	83.07	95.48	0	0	61.77

Rank	Tax Map Number	Parcel Size (Norm)	Soil Quality (Norm)	% of Parcel Covered by Ag	Distance from Protected Ag Land	Distance from Critical Envi Resources	Suitability Index (Values = 15/45/25/10/5)
104	70.00-1-19.116	2.35	42.15	91.57	0	50	44.71
32	70.00-1-14.5	0.72	85.14	89.54	0	0	60.81
37	70.00-1-11.21	8.42	69.09	96.08	33	0	59.67
3	65.00-1-58	3.64	94.91	96.78	100	0	77.45
93	65.00-1-56	21.16	39.15	56.45	100	50	47.41
13	65.00-1-54.1	14.04	81.12	93.33	66	0	68.54
4	65.00-1-53.2	10.32	88.44	92.11	100	0	74.38
115	65.00-1-50.21	4.28	63.18	25.62	66	0	42.08
92	65.00-1-50.1	6.90	80.64	10.16	66	25	47.72
95	65.00-1-49.14	1.37	64.22	45.81	66	0	47.16
33	65.00-1-49.12	8.52	70.86	95.99	33	0	60.46
170	65.00-1-47.41	7.41	1.09	17.71	33	50	11.83
87	65.00-1-46.7	27.19	50.10	61.10	33	75	48.95
30	65.00-1-40.2	29.29	65.63	86.62	33	50	61.38
138	65.00-1-16.11	20.30	32.19	31.62	66	50	34.53
172	65.00-1-13.5	6.13	11.48	11.44	0	50	11.45
84	65.00-1-10.2	21.32	58.08	60.11	33	50	50.16
46	65.00-1-1	2.29	60.31	79.10	66	50	56.36
112	64.00-1-7.2	0.27	58.92	54.35	33	0	43.44
48	64.00-1-56	36.60	54.93	56.94	100	25	55.69
105	64.00-1-55.1	20.82	29.87	57.21	100	75	44.62
57	64.00-1-53	27.48	54.12	51.82	100	75	55.18
6	64.00-1-50.11	19.07	84.13	92.78	100	0	73.91
5	64.00-1-43.11	11.32	85.61	85.94	100	50	74.21
1	64.00-1-42	14.28	96.73	98.46	100	25	81.53
96	64.00-1-4	18.51	39.38	92.77	33	0	46.99
102	64.00-1-35.513	12.08	29.52	88.27	66	25	45.02
173	64.00-1-34.2	14.62	0.00	6.79	33	50	9.69
9	64.00-1-34.1	88.28	62.48	66.34	100	75	71.69
151	64.00-1-33.11	24.07	34.63	9.92	33	50	27.47
18	64.00-1-27.1	21.23	75.04	96.17	66	0	67.59
66	64.00-1-26	6.18	57.10	66.94	66	75	53.71
143	64.00-1-24.11	5.20	18.85	39.78	100	75	32.96
59	64.00-1-23	13.24	44.16	76.37	100	75	54.70
145	64.00-1-20.5	0.27	46.34	0.00	100	25	32.14
79	64.00-1-2.11	26.86	53.16	67.99	33	50	50.75

Rank	Tax Map Number	Parcel Size (Norm)	Soil Quality (Norm)	% of Parcel Covered by Ag	Distance from Protected Ag Land	Distance from Critical Envi Resources	Suitability Index (Values = 15/45/25/10/5)
62	64.00-1-11.111	23.56	52.88	67.35	66	75	54.52
49	64.00-1-10.12	21.83	53.68	71.52	66	75	55.66
69	64.00-1-1.51	11.46	54.15	86.39	33	25	52.23
106	63.00-1-8.112	13.47	51.46	76.32	0	0	44.26
123	63.00-1-29	13.17	46.27	69.38	0	0	40.14
7	63.00-1-27.12	8.79	99.86	92.17	33	25	73.85
117	63.00-1-23	15.79	58.13	40.89	0	50	41.25
64	59.00-1-6.3	5.25	71.32	79.82	0	25	54.09
35	59.00-1-6.12	16.20	69.39	99.32	0	25	59.74
12	59.00-1-24	2.89	84.15	95.17	66	0	68.69
88	59.00-1-22	21.64	51.42	66.80	33	50	48.88
70	59.00-1-19.111	13.79	57.04	92.89	0	25	52.21
68	59.00-1-18.34	2.29	65.39	94.12	0	0	53.30
137	59.00-1-18.32	32.44	51.96	27.81	0	0	35.20
152	59.00-1-15.2	19.80	28.61	28.23	33	25	27.45
85	59.00-1-13.21	45.24	48.93	61.86	33	50	50.07
144	59.00-1-12.4	7.27	34.86	51.08	33	0	32.85
113	59.00-1-11.3	0.03	40.65	94.99	0	25	43.29
156	59.00-1-11.11	27.11	32.19	7.42	33	50	26.21
43	59.00-1-1.111	2.11	73.34	92.88	0	25	57.79
63	58.00-1-51.2	12.94	62.03	92.29	0	25	54.17
21	58.00-1-48.112	0.00	81.06	96.73	33	25	65.21
158	58.00-1-46.23	2.20	22.57	27.44	33	75	24.40
14	58.00-1-42.21	6.47	79.96	98.00	66	0	68.05
10	58.00-1-41.111	10.66	94.91	85.50	33	25	70.23
39	58.00-1-4.12	40.69	66.02	80.23	0	75	59.62
162	58.00-1-4.112	12.53	14.00	45.95	0	50	22.17
38	58.00-1-35.11	35.08	60.40	80.68	33	75	59.66
109	58.00-1-34.2	2.68	54.83	65.20	0	50	43.88
97	58.00-1-34.1	3.91	63.61	60.49	0	50	46.83
140	58.00-1-32	38.67	24.78	58.26	0	50	34.01
146	58.00-1-27.3	0.48	25.07	80.22	0	0	31.41
108	58.00-1-27.221	2.76	40.80	95.71	0	25	43.95
161	58.00-1-27.21	25.03	17.53	30.77	0	75	23.09
169	58.00-1-27.1	2.60	12.70	23.34	0	0	11.94
166	58.00-1-23.4	12.22	10.53	13.15	33	75	16.91

Rank	Tax Map Number	Parcel Size (Norm)	Soil Quality (Norm)	% of Parcel Covered by Ag	Distance from Protected Ag Land	Distance from Critical Envi Resources	Suitability Index (Values = 15/45/25/10/5)
99	58.00-1-2	4.81	49.22	84.16	0	50	46.41
168	58.00-1-19	7.99	3.06	15.20	33	50	12.17
81	58.00-1-18	9.99	67.61	64.60	0	50	50.57
61	58.00-1-16	17.62	69.46	78.07	0	25	54.67
135	58.00-1-1.121	20.98	33.52	56.33	0	75	36.07
67	57.00-1-9.1	9.76	63.15	83.81	0	50	53.33
121	57.00-1-8.122	42.10	43.38	49.55	0	50	40.72
94	57.00-1-8.121	25.67	52.73	68.93	0	50	47.31
136	57.00-1-4.111	11.11	32.90	65.94	0	50	35.46
171	57.00-1-21.1	22.77	12.01	0.82	0	50	11.52
133	57.00-1-20	18.19	38.43	54.84	0	50	36.23
148	57.00-1-19.61	25.83	32.17	40.58	0	25	29.74
127	57.00-1-18	15.65	28.41	81.54	0	25	36.77
114	57.00-1-17.11	7.66	47.06	81.41	0	0	42.68
153	57.00-1-13	39.45	33.07	21.17	0	25	27.34
126	57.00-1-11.1	28.98	37.87	51.57	0	50	36.78
131	57.00-1-1	12.21	41.58	53.62	0	50	36.45
50	53.00-1-30	8.00	68.20	90.06	0	25	55.66
11	53.00-1-27	100.00	63.05	84.29	0	100	69.45
150	53.00-1-24	12.80	31.63	31.89	0	75	27.87
116	53.00-1-19	50.81	35.34	55.92	0	75	41.25
40	53.00-1-17.11	26.00	69.24	88.22	0	50	59.61
53	53.00-1-16	20.59	68.17	77.55	0	50	55.65
111	53.00-1-15.171	18.51	47.83	67.59	0	50	43.70
65	52.00-1-53.11	9.75	74.30	76.52	0	0	54.03
73	52.00-1-52	13.10	62.64	82.37	0	25	51.99
72	52.00-1-49.11	0.31	73.50	70.54	0	25	52.01
58	52.00-1-43.2	40.58	60.66	76.15	0	50	54.92
31	52.00-1-41.1	16.19	69.79	93.58	0	75	60.98
56	52.00-1-39	7.91	63.88	96.92	0	25	55.41
98	52.00-1-38.1	55.43	45.02	57.80	0	75	46.77
128	52.00-1-36	32.68	34.86	49.71	0	75	36.77
122	52.00-1-34.1	44.42	36.30	50.57	0	100	40.64
54	52.00-1-30.11	28.01	63.70	85.66	0	25	55.53
82	52.00-1-29	15.78	58.85	81.69	0	25	50.52
75	52.00-1-24	11.61	51.98	94.99	0	50	51.38

Rank	Tax Map Number	Parcel Size (Norm)	Soil Quality (Norm)	% of Parcel Covered by Ag	Distance from Protected Ag Land	Distance from Critical Envi Resources	Suitability Index (Values = 15/45/25/10/5)
101	52.00-1-23	11.55	49.36	84.94	0	0	45.18
47	52.00-1-20.1	40.03	60.39	86.00	0	25	55.93
60	52.00-1-19	2.16	67.28	96.33	0	0	54.69
80	52.00-1-18	4.02	55.79	100.00	0	0	50.71
159	52.00-1-17.11	18.78	15.60	44.74	0	50	23.52
124	52.00-1-15.111	39.40	34.43	57.09	0	75	39.43
118	52.00-1-14.1	26.32	40.93	55.02	0	100	41.12
77	52.00-1-12.1	15.68	58.12	76.07	0	75	51.27
110	51.00-1-27.2	20.77	45.53	70.42	0	50	43.71
76	51.00-1-27.1	11.28	53.54	97.08	0	25	51.31
157	51.00-1-24	10.43	25.20	42.33	0	50	25.99
134	51.00-1-14.1	33.04	30.79	64.35	0	25	36.15
74	51.00-1-12.11	49.34	45.23	76.06	0	100	51.77
86	51.00-1-1	11.29	53.65	96.84	0	0	50.05
154	47.00-1-50.12	2.71	32.69	38.84	0	50	27.33
130	47.00-1-50.111	16.00	42.32	50.26	0	50	36.51
103	47.00-1-49.31	1.60	46.54	95.24	0	0	44.99
120	47.00-1-40.112	18.39	41.83	67.03	0	50	40.84
90	47.00-1-4	9.91	56.27	87.93	0	0	48.79
129	47.00-1-39.1	24.12	27.79	66.57	0	75	36.52
42	47.00-1-35.4	30.79	68.24	90.44	0	0	57.94
20	47.00-1-30.21	9.14	89.03	99.20	0	0	66.23
132	47.00-1-28.31	0.62	24.21	96.25	0	25	36.30
36	47.00-1-20	19.71	72.58	91.24	0	25	59.68
45	47.00-1-15.111	35.76	61.09	81.91	0	75	57.08
83	47.00-1-1.9	10.28	64.07	79.81	0	0	50.32
89	47.00-1-1.112	13.14	51.75	89.25	0	25	48.82
19	46.00-2-3.11	5.68	93.21	91.90	0	25	67.02
24	46.00-2-2.11	13.86	81.83	95.53	0	25	64.03
164	46.00-1-2.2	25.84	13.65	26.34	0	75	20.35
55	45.00-1-1.1	13.94	68.37	90.25	0	0	55.42

