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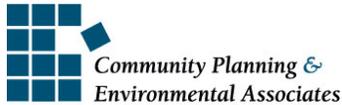
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## Town of Callicoon Agriculture and Farmland Protection Plan

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**List of Acronyms and Abbreviations Used in Plan**

Ag – Agriculture

AFPB – Agriculture and Farmland Protection Board

AG LDC – Agricultural Local Development Corporation

AML – Agriculture and Markets Law

BOCES – Board of Cooperative Education Services

CAFO – Concentrated Animal Feeding Operation

CCE – Cornell Cooperative Extension

CSA – Community Supported Agriculture

DHC – Delaware Highlands Conservancy

FFA – Future Farmers of America

IDA – Industrial Development Agency

LDR – Lease of Development Rights

LEED – Leaders in Energy and Environmental Design

NYS DAM – New York State Department of Agriculture and Markets

NYS DEC – New York State Department of Environmental Conservation

NYSERDA – New York State Energy Research and Development Agency

OSI – Open Space Institute

PDR – Purchase of Development Rights

SC – Sullivan County

TDR – Transfer of Development Rights

USDA – United States Department of Agriculture

# Executive Summary

The Town of Callicoon sought and received a grant from the New York State Department of Agriculture and Markets to develop a town-level plan to protect and enhance agriculture. The grant tasked the Town to locate farm areas that should be protected, look at the value of farmland open space and the agricultural economy to the municipality, evaluate consequences of possible conversion, and describe activities, programs and strategies to promote continued agricultural use. A local committee was established in cooperation with the Town of Bethel to develop this Plan.

This plan is designed to offer the Town a toolbox of ideas and actions that can be implemented over time to improve agricultural opportunities in Liberty, preserve important farmlands, and maintain open lands as part of the landscape. Overall, the Agriculture and Farmland Protection Plan will give the Town:

- Additional leverage and success in receiving future State aid;
- Assistance to local landowners who wish to participate in State or Federal purchase of development rights programs;
- A framework for the Town and interested landowners to promote farming and agri-tourism in Town;
- Tools the Town and Planning Board can use during project review to protect farms to the maximum extent practical;
- A timetable for the Town to implement recommendations;
- Policies to establish agriculture as a critical land use in Town;
- Opportunities to identify new farm operations;
- Aid to help the Town maintain agriculture to promote healthy and local food.

“Ag” or “ag operation” as used in this plan refers to agricultural operations, farms, and farming activities. “Agri-business” refers to those businesses such as machinery dealers, seed dealers and veterinarians that support agricultural operations.

## What is included in the Plan?

**1. Current status of farming:** The Plan documents changes in farming over time and offers information about the economic and development pressures facing area farmers. The Plan presents a map showing priority farmlands so the Town can target future programs to critical areas. A buildout analysis was done to illustrate the potential non-farm development

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capacity and building levels were analyzed to determine the conversion pressures on farmland. The Plan outlines issues facing farms including the milk price crisis, low profitability, and high production costs. A lack of understanding by the general public about agriculture, lack of a next generation of farmers, and new housing development pressures are other serious issues facing farmers. A summary of trends and challenges is also included.

**2. Role of Agriculture in Town:** The Plan discusses the important roles that agriculture plays in the Town of Callicoon, especially related to the economy, open space, rural character, and overall quality of life. The general public highly regards farms and how they contribute to the small town and rural character of the area. Farmers in particular also recognize the important economic value of farms.

**3. Vision and Goals:** The Plan establishes a long-range vision for agriculture in the Town that aspires for more profitable farms, more locally grown and supported foods, more involvement and understanding by the general public in agriculture, new land use patterns that support farming and prevent sprawl, and new, diversified farms and agri-businesses.

**4. Farmland Prioritization:** Criteria are established in the Plan to help prioritize agricultural lands based on farmland soils, agricultural activities, and development pressures. The priority map included in the Plan identifies critical areas where farmland protection and enhancement programs should be targeted.

**5. Strategies:** The heart of the Plan is its comprehensive toolbox of potential actions that can be put to work to address the many issues facing agriculture. Over 70 different ideas are presented in the Plan. A set of foundation actions are recommended to be implemented immediately after adoption of the Plan. These strategies, including formation of an inter-municipal Agricultural Implementation Committee (Callicoon and Delaware), are necessary to lay the foundation for success of future actions. The remaining strategies include economic development ideas, policy and regulation improvements, education and communication actions, and farmland preservation strategies suggested at the Town level. Because the success of this effort is in part based on regional efforts, County and State level strategies are also offered to support local initiatives. The Plan analyzes current land use regulations and makes specific recommendations aimed to help make zoning and subdivision laws more farm-friendly and supportive of ag businesses. In addition, new techniques such as transfer of development rights, conservation subdivisions, and purchase or lease of development rights are suggested. Helping match farmers to landowners

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who have farmland, promoting agricultural entrepreneurs, and helping new farms and farm expansions are central concepts included in the economic development strategies.

**6. Implementing the Plan:** All recommendations are included in a table to help the Town Board implement their plan. Each strategy has a priority, and agency or committee assigned to help with implementation.



## **Introduction**

### **History of Agricultural Planning In New York**

New York State has had a long history of promoting and planning for agriculture. In 1971, the State introduced agricultural districts through Agriculture and Markets Law 25-aa. This program allows farmers to voluntarily commit land in special areas called agricultural districts that encourage and protect commercial farming. In return, agricultural districts provide farmers with protections and safeguards from outside intrusions (such as the right-to-farm). Landowners may also be eligible for agricultural assessments to reduce the tax burden on farmlands (both inside and outside of agricultural districts).

In 1992, the State adopted the Agricultural Protection Act which strengthened farmers' right to farm, placed greater scrutiny on state projects that could negatively impact agriculture, and authorized development of county farmland protection plans. Article 25-aaa of this act helps to sustain the farm economy and promotes local initiatives to protect agriculture and farmland in New York State. This section authorized the creation of county Agriculture and Farmland Protection Boards (AFPB). These boards advise their county legislatures on actions that impact farms located in county agricultural districts. Sullivan County established their AFPB by legislative resolution in November of 1992.

County Agriculture and Farmland Protection Boards are authorized to:

- ✓ Advise their county legislature about agricultural districts;
- ✓ Review notice of intent filings;
- ✓ Make recommendations about proposed actions involving government acquisition of farmland in agricultural districts;
- ✓ Request review of state agency regulations that affect farm operations within an agricultural district;
- ✓ Review and endorse applications for New York Purchase of Development Rights (PDR) funding.

In 1994, New York State initiated funding for counties to develop agricultural strategic plans with a focus on education, agricultural development, and land protection. Sullivan County's plan was adopted in 1999.

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State legislation adopted in 1996 provides funding for the purchase of development rights of farmland by counties with approved plans.

Agriculture and Farmland Plans identify important county farmland, analyze the agricultural and environmental value of these farmlands, and highlight threats to their agricultural use. They also describe activities, programs, and strategies to keep land in agriculture.

State legislation modified Article 25-aaa in 2006 to authorize municipalities to develop agriculture and farmland protection plans (Section 324-a). The law requires that local plans include identification of land areas proposed to be protected, analysis of those lands related to their value to the agricultural economy, open space value, consequences of possible conversion, level of conversion pressure, and a description of actions intended to be used by the municipality to promote continued agricultural use.

### Overview of the Planning Process



The planning process in the Town of Callicoon was initiated in November 2007 when the Sullivan County Department of Grants Administration, on behalf of the Town, submitted a grant proposal to the New York State Department of Agriculture and Markets for funding to develop this plan. This funding was awarded in 2008 as a collaborative and joint planning process between the Town of Callicoon and the Town of Delaware. Throughout the

process, the Town of Callicoon has worked in partnership with Delaware by sharing a Steering Committee and implementing a completely integrated planning process. This was conducted with the understanding that the process would result in separate documents individualized to each town. In 2008, the Town hired a planning consultant to assist in development of the plan. Work began in August 2008.

Planning activities included the following steps:

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1. Documented the current conditions of farms and farmland in Town. This included inventorying farms and farmland, developing a comprehensive set of maps of farms, farmland and environmental conditions related to agriculture, and an analysis of this data.
2. Identified public as well as farmer/farmland owner attitudes towards agriculture. This was done through a farmer/farmland owner survey, an agri-business survey, interviews of local organizations, and interviews of local agri-businesses and restaurants. Also, during Fall of 2008, a public workshop and a farm focus group were held to identify issues, roles, and vision for the future of agriculture in Callicoon. These meetings were jointly held with a similar planning effort in the Town of Delaware.
3. Identified trends and issues facing agriculture. A buildout analysis was done to help Callicoon understand the potential development capacity established by the current Town Zoning Law.
4. Identified needs and opportunities and wrote a vision statement and a set of goals for agriculture.
5. Developed specific strategies to help the Town reach their agricultural vision and goals.
6. Developed a priority ranking system identifying locations that are critical to continuing agriculture in Callicoon.
7. Developed a full plan document that meets the statutory requirements of Section 324-a of Article 25 AAA of the New York State Agriculture and Markets Law.



The following public input activities took place as part of the planning process:

1. Meeting with the agricultural stakeholders to explore strengths, weaknesses, and opportunities related to agriculture.

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2. Conducted a Farm Focus Group meeting.
3. Conducted one workshop with the general public.
4. Conducted a survey of agri-businesses.
5. Conducted a survey of farmers and farmland owners.
6. Conducted personal in-depth interviews with representatives of the following groups, businesses, and agencies:



1906 Restaurant	Candy Cone
Catskill Mountainkeeper	SC Chamber of Commerce
Cornell Cooperative Extension	Farm Service Agency
SC Farmers Market Association	Friends Pub
Harvest Festival at Bethel Woods	Hudson Valley Regional Council
Lander's River Café	Matthew's on Main
Michelangelo's Restaurant	Murphy's Luncheonette
Panther Rock	Pizza Hut
Rolling River Café	Second to None
The Cutting Garden	The Inn in Callicoon
The Old North Branch Inn	Town of Liberty Chinatown, Inc.
Vita's Farm and Garden Market	Watershed Agricultural Council
Wingstreet	
Partnership for Economic Development	
Sullivan County Agriculture and Farmland Protection Board	
Sullivan County Farm Bureau	
Sullivan County Industrial Development Agency	
Sullivan County Soil and Water Conservation District	
Sullivan County Visitor's Association	

7. Conducted a public meeting to present the plan and hear comments from the public and farmers.

## Definition of Agriculture

Agriculture is defined and interpreted in different ways for different purposes. Defining agriculture to determine what operations or locations may be eligible for funding or incentive programs is an important function of this plan. Town land use laws may define agriculture one way for determining what, where, and how agriculture is regulated through zoning, where New York State defines agriculture from the perspective of the Agriculture and Markets Law related to the State Ag Districts and Ag Exemption programs. The following definition is established for the purpose of this local plan:

*Agriculture is an activity that produces food, fiber, animal products, timber, and other goods and services from the land including but not limited to maple syrup, bee products, and Christmas trees. A farm is the location where agriculture takes place. The Town of Callicoon recognizes that there are different kinds of farms: hobby or small farms that produce agricultural goods but whose intent may not be as a business and production or commercial farms that operate with the intent to make a profit as a business. On-farm buildings, equipment, processing facilities and practices that contribute to the production, preparation, or selling of crops, livestock, and wood products are all part of a farm operation. Agriculture is a working landscape that helps maintain the rural character of the Town.*

## Status of Farming in Callicoon



Appendix 1 and 2 offer many details about farms and the farm economy in Callicoon. A summary of this data points out several significant characteristics of farming in Town:

- There are 12,625 acres of land on 303 parcels farmed in Callicoon. Of these, 86 are classified by the Town Assessor as agricultural land and the others are farmlands that are part of residential parcels.
- There are 25,172 acres of land within

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the designated NYS certified Ag District. Of that, 11,787 acres (272 parcels) are farmland.

- There are about 1,230 acres of prime farmland soils in Callicoon, of which 433 acres are farmed. There are also almost 13,000 acres of farmland soils of statewide importance, of which 6,124 are farmed.
- Callicoon farms are dominated by dairy, hay and field cropland, cattle, and other livestock.
- There is a diversity of farming activities going on but these are at a much smaller scale than dairy and livestock. Of these other types of farms, horse and sheep operations are most numerous.
- As farms have gone out of business, remaining farmlands have been consolidated and some farms have gotten larger. There are fewer, but larger farms today compared to past years. The average farm size however is 42 acres.
- Farms are supported by a great deal of rented land (226 parcels) in Callicoon as well as other nearby locations. Farmers are concerned about the long-term availability of this land for agriculture.
- Most farms do not have products sold at local farmers markets, according to the survey.
- The number of farms supporting their owner as a principal occupation is decreasing.
- The majority of farms in Callicoon are small income earners (less than \$50,000).
- Many farms have secondary operations for added income.
- About 50% of farmland in Callicoon receives the NYS Ag Assessment (152 of the 303 parcels).
- Farms in Callicoon employ at least 64 people (according to survey participants). These farms add significant dollars to the local economy.
- Farmers indicate that they have to go out of the County to obtain some of their supplies and services Sullivan County.

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- The farm population is aging and there is concern about lack of a new generation of farmers to take over.

### Role of Agriculture in Callicoon



Farmers, farmland owners, and the general public feel that agriculture plays a very important role in Callicoon. These attitudes have been documented consistently over the past three decades. The Town's June 1980 Comprehensive Plan includes a chapter that describes the agricultural resources at that time and establishes a policy for the Town to "further such regulations and provisions as

shall maintain the rural, agricultural, and home site character of the Town."

Public input collected for this planning process confirms people's desire to maintain farming as an essential part of the Town as an activity that benefits everyone, not just the farmers. Participants in this plan's public input sessions identified the importance farming has in their lives and in the community. Farming is a highly valued part of the community and has fundamental economic, food and nutrition, environmental, recreation, and community character roles.

### Why Agriculture is Important to the Town of Callicoon

1. Farms contribute to the local economy through sales of agricultural products, job creation, and tourism. Since farms pay more in local taxes than they demand in public services, agriculture helps maintain the fiscal health of the Town. Farmers and residents feel that the open spaces provided by farms have a direct link to tourism and economic improvements.
2. Farms are working open spaces that enhance the diversity of the landscape, and contribute to the rural character in Callicoon. Farms provide for open space, scenic views, and add to the beauty of the area. Not only do farms form the basis for our community's character, but they add to the physical and emotional health and quality of life of residents,



and provide wildlife habitats and water protection.

3. There is a growing recognition of the value of having locally produced food available. Local, healthy food products are becoming more desirable as people become more aware of where and how food is grown, and how much it costs to transport from distant locations. Participants in the planning process said that the quality of

our food supply is a critical role for agriculture locally.

## Trends and Challenges Facing Agriculture

### 1. Summary of Development Trends and Buildout Analysis

Appendix 1 and 2 offer many details about population and development trends in Callicoon. One of the major concerns facing agriculture in Callicoon is long-term development pressure. Significant trends that will influence the ability to maintain farms in the future are:

- The population growth in Callicoon is quite low: Between 2000 and 2008, 64 persons were added, or about a 2.1% growth rate over that time frame.
- At the same time, there was a 10% rate of growth in the number of households and 9% in rate of growth in the number of new housing units. This means that the housing growth outpaces population growth. While the current economy may mean that this rate of growth will slow, these figures indicate that there will be growth pressure over the long-term.
- The population growth between 1990 and 2000 represents about 32 new households. Yet, there was an increase in the number of new homes for 215 households during that same time period. While many of these are most likely second homeowners, it indicates that there is housing growth occurring without population growth. This can be an

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indication of sprawl. Between 1990 and 2008, there has been an increase of 326 new homes.

- There were 458 new lots created from the subdivision process between 1990 and 2008.
- The buildout analysis shows that the Town zoning creates a development capacity for up to 10,000 additional homes in Callicoon without adjusting the density for environmental features. A conservative estimate that takes into consideration environmental constraints shows the capacity of development in Callicoon is about 7,700 new single family homes. About 3,500 to 4,100 of those potential homes are on lands currently farmed. See Appendix 2 for more details.

## 2. Strengths, Weaknesses, Opportunities, and Threats

The following list of strengths, weaknesses, opportunities, and threats was developed from public, farmer, stakeholder meetings; committee member input; and analysis of trends, maps, and data. Strengths and weaknesses that were priority features identified through the public and farm focus group meetings are identified below with a “\*” symbol.

### **Agricultural Strengths: resources or capabilities that help agriculture be successful.**

- Farms provide natural beauty and open space, which also helps to fuel the tourism industry. \*
- Farms contribute to the economy and quality of life in the area.\*
- They add significantly to the rural character of the area.\*
- Farms provide healthy food for our residents and there is a growing demand for local, healthy food products, especially in restaurants.\*
- Farms promote stability in the County.\*
- Farmers are good stewards of the land.\*



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- Proximity to New York City provides additional markets for farm products.
- Educational programs for farmers, and about farming are available through organizations such as the Sullivan County Chamber of Commerce and the Sullivan County Partnership for Economic Development, Cornell Cooperative Extension's, and the Farm Service Agency.
- Farmers' markets, especially the Harvest Market at Bethel Woods attracts people to the area, which also benefits other local businesses.
- Farms offer fiscal benefits to the Town by not costing as much as residences need in services.
- Farms protect water quality.
- Farms provide wildlife habitats.
- Innovative farming efforts are taking place.
- More value-added processes are being used.
- Various grants and programs exist to support farmers.
- There is a good market for niche farming.
- The area provides fertile soil and moderate weather that are supportive of agriculture.
- There is a diversity of farming opportunities available.
- There is a large multiplier effect on spending on food/products.
- The regional buy local campaign "Pure Catskills".

### **Agricultural Weaknesses: Internal deficiencies in resources or capabilities that hinder agriculture from being successful.**

- Farming is not recognized as the economic force that it should be within the Town and County.\*
- Development pressures are high and there is competition for land for non-farm development.\*
- Lack of education and understanding about agriculture on the part of non-farmers.\*
- Costs are increasing for fuel, fertilizer, taxes, and feed; and farm profitability is low.\*
- There is no local processing (milk, community kitchen, slaughterhouse). The meat processing plant in Liberty is not constructed.\*
- There is a lack of support for farmers who innovate and lack of technical assistance with grants and paperwork.\*
- There is a loss of small farms and diversity.\*
- Farmers markets need better advertising.

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- About half of the farmers experience nuisance complaints about farm practices.
- There is disconnect between home, schools and farms.
- Farmers do not take full advantage of educational programs offered within the County.
- Farmers lack skills and time to establish and market value-added products.
- Farmers often don't use formal rental agreements with landowners and this can cause problems in the future.
- Farmers can have difficulty getting their products to market.
- There are high expenses in starting a new farm.
- IDA and county agencies do not pay enough attention to agriculture and don't promote these businesses like they do other kinds of businesses.
- Lack of farmer control on dairy milk prices.
- Lack of skilled farm labor.
- People are not often aware that they can purchase certain products directly from farmers.
- Realtors are not using the Ag Disclosure Notice.
- Restaurants and ag specialty businesses have issues obtaining local products due to time and travel constraints.
- There is a lack of visibility of farmers with the general public.
- There is lack of high speed internet.
- There is poor communication, in all directions, between farmers, consumers, and support organizations.
- There is traffic and difficulty parking at the farmers markets.
- Zoning can impede farm business expansion and retail sales or direct sale of products.

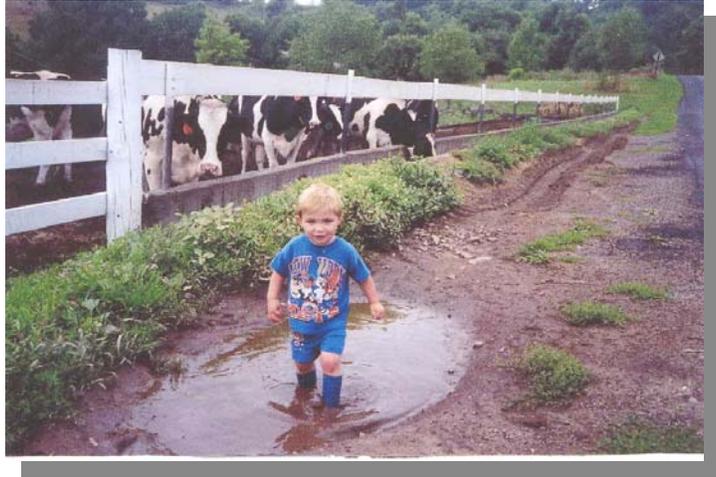
**Agricultural Opportunities: External or outside factors that can affect agriculture in a positive way. (Not in any priority order)**

- Build successful infrastructure to support the agricultural industry, including the creation of a slaughterhouse in the Town of Delaware. Develop local processing facilities, especially a community kitchen and dairy processing.
- Consider starting a delivery co-op among local businesses to share responsibilities of traveling to pick up products.
- Create more opportunities for underutilized dairy farms.
- Create uniform signs throughout the County advertising that the Town is a farm community.
- Develop a central depository of land rentals to help farmers and landowners connect easier.
- Develop a comprehensive guide that lists who is producing what, where, and when (possibly in the form of a monthly newsletter). Let local consumers know where they can go to buy products other than traditional produce.
- Develop a kosher market.
- Develop a workshop to inform farmers about all of the programs available to them.
- Develop large-scale community farms where new farmers can try out farming on an acre of land.
- Develop programs for alternative energy (ex. converting cow waste to energy, which would also create another potential source of income for farmers).
- Educate farmers about Town zoning and regulations.
- Promote use of formal rental agreements.
- Help provide liability insurance for those doing agri-tourism businesses.
- Implement and provide for educational seminar on TDR and PDR.
- Offer a subsidy for niche farmers and develop programs to help them market more effectively and cost efficiently.
- Reach out to landowners with large lots to encourage them to allow their land to be used for agriculture and promote farm/non-farm relations.
- Promote agriculture as the County's best economic opportunity.
- Promote public awareness and interest in local food.



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- Promote the multiplier effect of agriculture and how it contributes to the viability of the area's economy.
- Start aquaculture for fresh fish.
- Start more FFA programs and BOCES Animal Science programs in the County high schools in order to get kids interested in production agriculture.
- Take advantage of more direct marketing of products.
- Tax incentives could be developed for young farmers who are entering the agricultural business.
- Use existing programs like FFA and the Workforce Development Program to find interns and workers to deal with the labor issue.



### **Agricultural Threats: External or outside factors that can affect agriculture in a negative way. (Not in any priority order)**

- Farmers are holding back to wait and see what happens with gas drilling before they pursue conservation easements for their properties.
- There is a large financial instability for dairy farming.
- Gas leasing can cause conversion of land to non-farm owners. Speculators buying up a lot of land to lease to gas companies.
- Some feel gas drilling is a threat.
- There is a lack of next generation of farmers.
- There is a lack of zoning compatibility for mixed use and non-traditional farms.
- Rental land is supporting agricultural operations but is controlled mostly by non-farmers.
- Second home creep and the enticement of high land sale prices for non-farm uses can lead to sale of farmland.
- The combination of land price, the price of equipment, and access to a market are often too much for young farmers or transition farmers to deal with when starting up.



## Vision and Goals

### Year 2020 Vision for Agriculture in Callicoon:

Based on public input, the committee developed the following future vision for agriculture.

**Our entire community is optimistic about, involved with, and unwavering in its support for agriculture in the Town. Dairy farming is economically sustainable and remains the predominant agricultural activity. A diversity of all other kinds of farms such as specialty crops, organics, specialty livestock, hay, and agri-tourism prosper and take advantage of local, regional, and distant markets. Value-added operations and processing facilities support all kinds of agricultural enterprises. Agricultural-related employment continues to contribute to our area's economy and provides livable wage jobs. A strong agricultural economy weakens development pressures on farmland. Agriculture is an important and cost effective element of our Town's tax base. Our area attracts and retains younger farmers and those who want to take advantage of the diverse markets in the region.**

**Producers are entrepreneurial and have the necessary business and interpersonal skills to manage their operation, and successfully market their products. Up-to-date communication and information technologies are widespread on farms throughout Town.**

## Town of Callicoon Agriculture and Farmland Protection Plan

Residents and elected officials recognize agriculture as a critical part of the Town's economy and environment, and are knowledgeable about the agricultural industry and its practices. This education promotes peaceful co-existence between non-farm rural residents and farm families. Strong partnerships exist between farmers, policy makers, and government agencies resulting in new initiatives and aggressive promotion of agriculture in government plans, policies, programs, and funding.

Farmland remains in production, especially those locations identified in this plan as priority farmlands. Farm operators demonstrate their high regard for the environment by utilizing practices that protect water quality and preserve the earth and its resources for future generations. Farmers take advantage of alternate energy opportunities. Agricultural, environmental and public policy groups work together to achieve common goals.

### Goals and Objectives

*Goals describe future expected outcomes. They provide programmatic direction and focus on ends rather than means. Each goal statement is followed by objectives. Objectives are measurable, specific, and time-framed statements of action which when completed, will move towards goal achievement.*

#### **Goal 1. Local and county policies, plans, and regulations support agriculture and are farm friendly.**

##### Objectives

- Enact land use regulations that support a business environment for farming and integrate agriculture into local planning efforts.
- Limit negative impacts on agriculture by adopting Town policies on growth and development.
- Preserve agriculture as working open spaces.
- Agriculture is a critical component of economic development policy and programs, and receives the same government attention as other commercial and industrial businesses do now.
- Farms contribute to the rural character and economic health of the Town
- Maintain roads to support farm equipment.



**Goal 2. Farms are profitable and sustainable, and agriculture remains a critical part of the Town's economy and character.**

Objectives

- Diversify farm operations by producing value-added goods and niche products, by promoting agri-tourism and by increasing market opportunities for local produce.
- Market and attract our Town to young farmers and farm entrepreneurs.
- Increase variety, accessibility and availability of farm products to local residents.
- Develop strategically located processing facilities that will sustain a variety of farm operations and agri-businesses.
- Improve farmers and agri-businesses accessibility to affordable state-of-the-art communication and technology systems.
- Market and brand local farm products.
- Identify and attract related businesses that support our farms.
- Work regionally to promote localization of food and fiber products.
- Enhance training for farmers in business, marketing, and technical skills so that they successfully produce and market their products.

**Goal 3. Strong partnerships exist to advocate for agriculture and enhance education and communication between farmers, officials and the general public.**

Objectives

- Promote agriculture with local decision makers.
- Promote agriculture with the general public and area businesses.
- Increase public participation in promoting and protecting agriculture.
- Improve communication between farmers.
- Increase farmer participation in government activities.
- Develop Farm to School programs.

**Goal 4. Farmlands are preserved in active agriculture.**

Objectives

- Return idle farmlands to active production.
- Provide incentives to maintain land in farming.
- Promote purchase of development rights (PDR), lease of development rights (LDR), and/or transfer of development rights (TDR) programs.

## Town of Callicoon Agriculture and Farmland Protection Plan

- Encourage non-farm landowners to rent their land to farmers for active agricultural use.

### **Goal 5. Our water, air, wildlife and other environmental resources are protected.**

#### Objectives

- Promote farm practices that protect the environment.
- Establish farmers as leaders in the use of alternative energies.



## Prioritizing Farmland for Protection

Land Evaluation and Site Assessment, also referred to as LESA, is a tool to help citizens and local officials to prioritize those lands that should be protected from conversion to nonagricultural uses. LESA was developed by the United States Natural Resources Conservation Service, and is based on a technique developed in Orange County, NY in 1971 (the first place it was used in the United States.) LESA has a long history of use in New York, and throughout the United States. It is basically a rating system designed with local conditions and needs in mind. It is a tool that can help local officials identify farmlands needing protection by taking into account soil quality and other factors that affect agricultural practices.

LESA is an analytical tool. It is not a regulatory program. LESA's role in Callicoon is to provide a systematic and objective procedure to rate and rank sites in order to help people make decisions on where to target farmland protection programs. A LESA system can be useful to answer questions such as what lands are most appropriate to designate for long-term continuation in agricultural uses, and which farms should be given the highest priority for purchase of development rights monies.



### ***Sullivan Farms for the Future Program***

LESA is a rating system. The LESA system combines soil quality factors with other factors that affect the importance of the site for continued agriculture. In order to provide an unbiased method of selecting properties for the county-level Sullivan Farms for the Future Program, the Sullivan County Agricultural and Farmland Protection Board developed a ranking system modeled after the LESA ratings. The ranking system, based on a series of points per category enables each farmland property to be evaluated and prioritized based on the agricultural characteristics present.

The Town of Callicoon adapted the Sullivan Farms for the Future rating system to develop a town-level model that identifies priority farmlands. The following table shows this ranking system and details how the Town adopted the Farms for the Future program in order to incorporate it into the GIS

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system assembled for this plan. See Farmland Prioritization Map that illustrates results in Appendix 6.

Category	Criteria	Points	Town Modifications to the County LESA
<b>NYS Agricultural District</b>			
	Is the property within a NYS certified agricultural district	Must be in a NYS certified Agriculture District	Same Criteria
<b>Whole farm or conservation plan</b>			
	Does the property owner have a whole farm plan or a conservation plan in place?	Must have one of these plans in place	Same Criteria
<b>Prime Soils</b>			
	>80% of the farm	20	Same Criteria
	60 - 79% of the farm	15	
	40 - 59% of the farm	10	
	20 – 39% of the farm	5	
<b>Soils of statewide importance</b>			
	>80% of the farm	10	Same Criteria
	60 - 79% of the farm	7.5	
	40 - 59% of the farm	5	
	20 – 39% of the farm	2.5	
<b>Crop Yields</b>			
	20 – 50% above average	20	Same Criteria
	20% above average	10	
	10% above average	5	
<b>Soils highly suitable for development</b>			
	>=50%	10	Same Criteria
	25 – 50%	5	
<b>State Road Frontage</b>			
	>5,000 feet	20	Switched State and Town points to rank Town roads higher than State 5
	4,000 – 4,999 feet	15	3.25
	3,000 – 3,999 feet	10	2.5
	2,000 – 2,999 feet	5	1.25
<b>County Road Frontage</b>			
	>5,000 feet	10	Adjusted the road frontage footage to more accurately represent what is found in the Town 10
	4,000 – 4,999 feet	7.5	7.5
	3,000 – 3,999 feet	5	5
	2,000 – 2,999 feet	2.5	2.5

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Category	Criteria	Points	Town Modifications to the County LESA
<b>Town Road Frontage</b>			Switched State and Town points to rank Town roads higher than State
	>5,000 feet	5	
	4,000 – 4,999 feet	3.25	
	3,000 – 3,999 feet	2.5	
	2,000 – 2,999 feet	1.25	
<b>Distance from hamlet or village (road)</b>			
	< 1 mile	10	Removed as there was no need to rank by hamlet
	1 – 3 miles	5	
<b>Proximity to water and sewer</b>			
	On site	20	Same Criteria
	> ¼ mile	15	
	> ½ mile	10	
	> 1 mile	5	
<b>Significant natural resources</b>			Added proximity to Delaware River, Callicoon Creek, Flood plain, Scenic byway
	Within a major watershed	20	Same Criteria
	Within or bordering Catskill Park or Bashakill Preserve	20	
	Multiple Ag enterprises	15	Same Criteria
	Historically significant	5	(Century Farms)
<b>Formal estate or business plan</b>			
	Yes	25	Same Criteria
<b>Proximity to protected land</b>			
	Adjacent to permanently protected land	20	Same Criteria
	Within 2 miles of protected land	10	
	Within 2 to 5 miles of protected land	5	
<b>Proximity to viable agricultural lands</b>			Measured contiguous farms instead of distance from other farms
	> 10 farms within 3 miles	10	Shrink the radius, or consider only contiguous farms
	5 – 10 farms within 3 miles	5	
<b>Simultaneous applications</b>			
	1 contiguous neighbor	10	Not used
	2 or more contiguous neighbors	20	

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Category	Criteria	Points	Town Modifications to the County LESA
<b>Percent of property to be protected</b>			
	100%	10	Not used
	75 – 100%	5	
<b>Acreage to be protected</b>			
	>500 acres	25	Eliminate the 500 acre criteria
	100 – 500 acres	20	Same Criteria
	50 – 99 acres	10	
	< 50 acres	5	



## Strategies

This section is a toolbox. It details a variety of actions that could be taken to implement this Plan. Because success in protecting farmlands and enhancing farm profitability requires the involvement at all levels the actions are organized into local, county or state initiatives.

Local initiatives are those that will be carried out by the Town. These are organized into two types – Foundation Actions and Strategic Actions. In order to be successful, the Town should concentrate its initial efforts to implement the foundation actions.

Foundation actions are those that “set the stage” and establish a solid foundation to enable other, more detailed actions to take place. The **Foundation Actions**, when implemented, establish the leadership and structure needed to effectively carry out the other more topic-oriented actions. **Strategic Actions** are topic-oriented and are specific to meet one or more of the goals established in this plan. All the strategic actions related to land use laws are together in the “Recommended Land Use Changes” section.



## **Town Initiatives**

### **1. Foundation Actions**

- A. Callicoon: Incorporate this Plan as a chapter or appendix into a newly developed Town Comprehensive Plan and adopt it according to procedures of Town Law 272-a.
- B. Continue the inter-municipal cooperation and regional planning efforts initiated with the creation of this Plan. Create a formal inter-municipal agreement between at least the Towns of Delaware and Callicoon and explore cooperation with adjacent towns such as Freemont, Liberty or Bethel to establish the leadership, scope of work, and procedures to implementing this plan.
- C. Establish an Agricultural Implementation Committee and appoint members to represent farmer, open space, agri-business, and local government interests. This advisory committee should be an appointed, standing committee of the Town that is responsible for representing the farm community, encouraging and promoting agricultural-based economic opportunities, finding grant opportunities, and preserving, revitalizing, and sustaining the Town's agricultural businesses and land. The Town Board should assign terms of service, establish a time table and benchmarks for different actions as per this plan, establish a mission statement for the committee, and outline expectations for communicating with each other. This committee should be this Plan's implementing body, and should report regularly to the Town Board. Ideally, this committee should be shared between at least the Town of Callicoon and Delaware to assist both in implementing their plans. A multi-town committee could have sub-committees oriented to specific actions that may be needed for each town. This Committee should coordinate and work closely with the County agricultural economic development staff. Of prime importance should be to promote small farms and dairy farms.
- D. Consider hiring a part time person to serve as staff to the agriculture implementation committee. Funding this staff person will be most feasible if the costs are shared by multiple towns. A multi-town Agriculture Implementation Committee facilitated by one staff person could be very effective.
- E. Aggressively advocate to Sullivan County (County Manager, Legislators and staff, and the Agricultural and Farmland Protection Board) the

## Town of Callicoon Agriculture and Farmland Protection Plan

critical need to fully implement the County Agriculture and Farmland Protection Plan. Work to elevate the importance of that Plan with Sullivan County officials.

- F. Aggressively advocate to New York State (Department of Agriculture and Markets, Legislators, and Governor) the critical need to implement the state-level actions identified in this Plan.



- G. Seek funding for implementing this Plan. Funding sources, especially grants and public-private opportunities to be explored include, but are not limited to:

USDA: Has a variety of loans and grant programs including the Value-Added Producer Grant and the Rural Business Enterprise and Opportunity programs.

NYS DAM: Has a variety of loans and grant programs including the Agri-Tourism Project, Specialty Crop Block Grant, Farmers Market Grants, SARE Farmers/Grower Grant Program, Grow NY including Ag Research and Development Grants, Farmland Viability Grants, Enterprise Program, and Non-point Source Abatement and Control Grants

NYS DEC: Offers the Environmental Farm Assistance and Resource Management Program

NYS Office of Small Cities: Offers Community Development Block Grants

Sullivan County IDA: Has the Agriculture Local Development Corporation that currently exists to provide incentives and tax benefits for new and expanding agricultural businesses.

NYSERDA: Offers Innovation in Ag Grants for solar electric

Other sources of funding to explore include but are not limited to the Sullivan County Chamber of Commerce, Sullivan County Partnership

## Town of Callicoon Agriculture and Farmland Protection Plan

for Economic Development, Watershed Agricultural Council, Sullivan Alliance for Sustainable Development, and Pure Catskills (part of the Watershed Agricultural Council).

H. Keep both the Town Comprehensive Plan and this Agricultural Plan updated by reviewing and updating as needed every five years.

I. Support programs, organizations, and agencies that assist farmers and farmland owners. Successful implementation will depend on a team approach. These include but are not limited to Cornell Cooperative Extension of Sullivan County, SC Soil and Water Conservation District, USDA Natural Resource Conservation Service, Sullivan County Planning and Environmental Management, Sullivan County IDA, Rural Economic Area Partnership, Delaware Highlands Conservancy, Sullivan Alliance for Sustainable Development, and Pure Catskills.



J. Coordinate implementation efforts including, but not limited with Cornell Cooperative Extension of Sullivan County, the SC Soil and Water Conservation District, USDA Natural Resource Service, SC Agricultural and Farmland Protection Board, Open Space Institute, Delaware Highlands Conservancy, Sullivan Alliance for Sustainable Development, and the Catskill Mountainkeeper.

K. Incorporate the importance of agriculture in all town functions. Use every opportunity to convey the importance of agriculture to the Town including implementing this Plan and using Town websites, newsletters, offices, press releases, etc. Post this information on the Town web page.

## 2. Strategic Actions

### A. Topic: Economic Development

- (1) Provide information to farmers and farmland owners regarding tax relief programs that are available. Maintain copies of brochures and other information in Town Hall on these programs as well as land trusts, new farm marketing and start-up information, etc.
- (2) Ensure that the Town Assessor, farmers and farmland owners have up-to-date information on the tax relief programs and make this available to farmers.
- (3) Work with the Sullivan County Agriculture Economic Development Specialist to promote economic development programs including, but not limited to:
  - a. establishing agricultural cooperatives,
  - b. grant writing,
  - c. ag economic development zones,
  - d. utilize existing empire zones as they may be available to its maximum to promote agricultural cooperatives and other ag businesses. (As of 2004, agricultural cooperatives are eligible to be granted Empire Zone status, allowing them to receive current tax incentives for the creation and retention of new jobs. Agricultural cooperatives are comprised of farmers located in a specific region of the State who organize to market a bulk agricultural commodity. A number of dairy cooperatives exist in New York State.) Businesses operating inside a zone are eligible for a range of tax benefits that are applied against new capital investments. Benefits include tax reduction credits, real property tax credits, sales tax exemptions, wage tax credits, and utility rate reductions, among others.
- (4) Consider establishing a town or a Callicoon/Delaware Local Development Corporation (LDC) oriented to promoting farm and agri-business retention and expansion. This should work cooperatively with the Sullivan County AGLDC.
- (5) Promote agricultural entrepreneurship within the Sullivan County Partnership for Economic Development. Work with staff and their Board of Directors to build awareness of agricultural businesses and the role they play in the economic health of Sullivan County. This already-developed and successful private/public economic

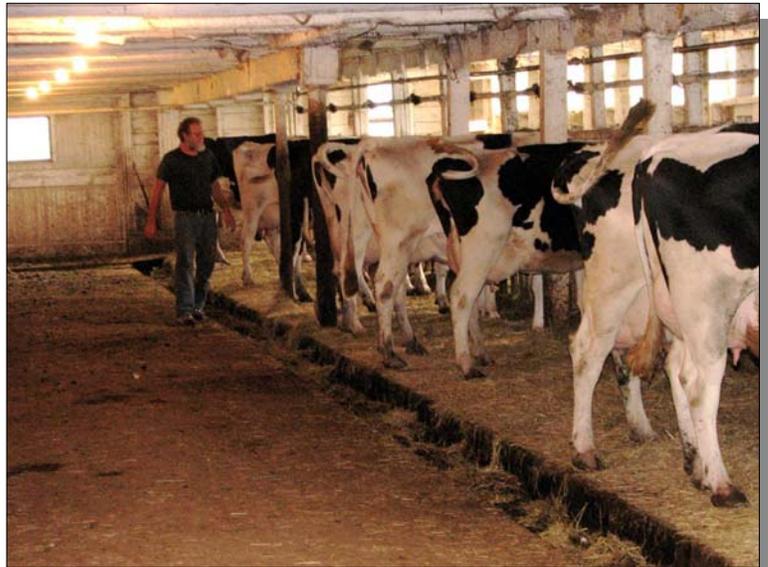
## Town of Callicoon Agriculture and Farmland Protection Plan

development effort could be support agriculturally related businesses and farm operations as part of their stated mission because they already have programmatic structures such as revolving loan funds in place. There is an opportunity to improve the status of agri-business in the region through this program.

- (6) Work with Sullivan County and expand the Sullivan County Agri-Business Revolving Loan Fund. This targets entrepreneurial, emerging and expanding agri-businesses and is available to agri-businesses for establishment or expansion in Sullivan County. Review their definition of eligible agri-businesses and ensure that production agriculture, not just processing facilities are included so that it could be used to promote additional farming operations. The loan may be used to purchase capital goods, such as:

- Inventory (including livestock)
- Machinery and Equipment
- Furniture
- Fixtures and Signage
- To make leasehold improvements directly related to needs of business and working capital.

- (7) Work with Cornell Cooperative Extension to create a clearing house of information including websites, and educational materials that can be used to help new farming and agri-business start-ups. Tie this into existing extension efforts such as the new farm start-up program.



- a. Many materials have already been developed by a variety of agencies and organizations. These materials should be consolidated into a single "one-stop-shopping" as a small farm marketing and business development tool kit.

## Town of Callicoon Agriculture and Farmland Protection Plan

- (8) Promote local branding and the “Pure Catskills” brand. The “Pure Catskills: Buy Fresh, Buy Local” and the “Made in the Sullivan County Catskills” are existing brands that could be promoted and more effectively utilized. However, evaluate if there are advantages to having an additional brand specific to agriculture. The Town should evaluate the effectiveness of these brands and consider developing an agricultural-based one if needed.
- (9) Inventory and develop a method to advertise all farms in the Town. Consider the following ideas:
  - a. Use the Town website as marketing for area farms with pictures



- that capture the agricultural character of the Town.
    - b. Create a local regional farm inventory website that includes location, products, availability, prices, etc. Work with Pure Catskills to enhance their geographic search options.
    - c. Encourage farmers to become members of Pure Catskills and increase the number of farms in Town that are listed in the Sullivan County Catskills and Pure Catskills brochures.
    - d. Work with local farms and encourage them to be listed in the New York MarketMaker website. This is an interactive mapping system that locates businesses and markets of agricultural products in New York, and provides a link between producers and consumers.  
(<http://ny.marketmaker.uiuc.edu>)
    - e. Create a map and guide showing farms and farm markets in the county.
    - f. Organize farm tours, especially for local and county elected officials.
- (10) Use the Grow NY and Pride of NY materials to promote fresh foods and agriculture. Provide restaurants and businesses that buy or sell local food products with promotion materials that advertise Sullivan County fresh, local foods. (See NYS Department of Agriculture and Markets website).

## Town of Callicoon Agriculture and Farmland Protection Plan

- (11) Work with Sullivan County and the Sullivan County IDA to finish development of the Southern Catskills Red Meat Processing Facility, in Liberty.
- (12) Establish a program to encourage entry of young and new entrepreneurial farmers into agricultural businesses. Consider the feasibility of using a Lease of Development Rights program (LDR, see below) for this purpose. An LDR could provide tax incentives for 10 years if farmers voluntarily agree to a term conservation easement and active farm operations for that time period.
- (13) Work with the Sullivan County IDA to enhance funding opportunities in the forms of loans, grants, and tax incentives directly for new farm, farm expansion, and ag-business development. Work to expand the Ag Local Development Corporation that currently exists to provide incentives and tax benefits for new and expanding agricultural businesses. Promote agricultural business development in this agency so that the same incentives are given to farms and ag businesses as other businesses.
- (14) Explore the feasibility of alternative agricultural opportunities such as aquaculture, and a kosher market in the region.
- (15) Partner with The Center for Workforce Development program, FFA, and establish a local intern program to help provide and train a skilled agricultural workforce.
- (16) Promote value-added farming, CSA's, niche farming, and agri-tourism opportunities with landowners and farmers. Use existing resources such as the Agricultural Marketing Resource Center ([www.agmrc.org](http://www.agmrc.org)) and the Small Scale Food Entrepreneurship program ([www.nysaes.cornell.edu](http://www.nysaes.cornell.edu)) to help.
- (17) Work with Sullivan County to enable provision of cable and high-speed internet access to all locations in the Town.



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- (18) Facilitate formation of buying cooperatives so farmers can pool resources together for lower costs of products and machinery.
- (19) Help local value-added food producers explore for-rent community kitchens such as the Hudson Valley Food Works (<http://hudsonvalleyfoodworks.org>) or other similar operations. The Hudson Valley Food Works is a facility that offers six separate but contiguous production spaces for rent, including well-equipped commercial kitchens, bakery and bottling lines and cooled packaging areas. They accommodate special production needs, including USDA and Kosher and have areas for shipping and receiving and secured spaces for dry storage, refrigeration and freezers. As the local need increases, consider developing, supporting, and marketing a similar multi-town or county-wide community kitchen.

### *B. Topic: Policies and Regulations*

- (1) Develop a "farm-friendly" regulatory environment in Town. (See Appendix 3 for a detailed list of recommendations.)
- (2) Use NYS Town Law 271.11 and appoint a farmer to serve as a member of the Planning Board to ensure that the agricultural perspective is included in the planning process.
- (3) Educate local realtors about the Ag Disclosure Notice and the critical role they play in informing new land buyers about agricultural practices.
- (4) Develop a brochure that summarizes zoning and other land use requirements as they relate to farms and agricultural businesses and distribute to farmers and farmland owners.



## Town of Callicoon Agriculture and Farmland Protection Plan

### *C. Topic: Education and Communication*

- (1) Establish an education campaign to publicize the value of farming to the total community and improve public understanding of farm practices. Concepts to concentrate on include the role of agriculture in the community (aesthetic, environmental, recreational, and economic), and the role agriculture plays in the broader open space of the community. Education needs to be three-pronged: for the general public, for local and county elected officials, and for farmers. Some ideas to consider include, but are not limited to:
  - a. Work with the County to continue establishment of an Agricultural Visitors Center with a working farm as a learning center;
  - b. Farm tours, for the general public and elected officials;
  - c. Work with school districts that serve Town residents and establish Farm-to-School, school-based gardens, and farm-based school trips;
  - d. Support local farmers markets and events to promote farms;
  - e. Include links on the Town website to local farms and farm events;
  - f. Welcome packets for new residents with maps, coupons, and other farm-related promotional materials, including information about farm practices, the agricultural district law, the Ag Disclosure Statement, local regulations and plans, and right-to-farm laws.
  - g. Work with Cornell Cooperative Extension and other agencies and organizations to help farmers learn ways to promote positive farmer/non-farm neighbor relationships.
  - h. Cooperate with WJFF to expand news coverage on agriculture.
  - i. Cooperate with and support 4-H and FFA youth agricultural education initiatives.
  
- (2) Work with Cornell Cooperative Extension and other agencies and organizations to coordinate a regularly held but informal farm focus group for Town farmers. Two or three times a year, invite farmers to the Town Hall for a lunch-time meeting to discuss farm-related issues and to provide information or training. If this is done at a town or bi-town scale, farmers might be more apt to take an hour to participate.

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- (3) The agricultural community should have an increased voice as local businesses in the area chambers of commerce. Encourage the Sullivan County Chamber of Commerce and other local Chambers of Commerce to reach out and recruit farms as members. Farmers should be educated about the benefits of Chamber membership.
- (4) Address gas drilling via educational programs and materials designed to help people learn about the various options and issues related to it as they relate to farming.

### *D. Topic: Farmland Preservation*

- (1) Initiate a conservation easement program.
- (2) Establish a Purchase of Development Rights program. Target PDR monies to those priority farmlands identified in this Plan (see Priority Farmland map). See Box 1 below for more information.

**Box 1:** Establishing a PDR Program. Under a PDR program, a landowner voluntarily sells his or her rights to develop a parcel of land to a public agency or a qualified conservation. The landowner retains all other ownership rights attached to the land, and a conservation easement is placed on the land and recorded on the title. The buyer of the development rights essentially purchases the right to develop the land and then extinguishes that right permanently, thereby assuring that development will not occur on that particular property. A PDR program should be based on the following principles:

## Town of Callicoon Agriculture and Farmland Protection Plan

1. The Farmland Priority map should be used to identify critical parcels so that the PDR program can be targeted.
  2. A PDR program will succeed only if implemented in tandem with other farmland protection strategies and is not the sole answer.
  3. All PDR programs are voluntary in terms of landowner participation.
  4. A PDR program results in the permanent protection of lands.
  5. In order to make a PDR program a reality, the Town should establish a Board or Committee to oversee the implementation of the program and to ensure that program dollars are spent wisely to acquire properties that meet the goals and objectives of the program. Committees consisting of local governments, land trusts, and members of the public work best.
  6. Identify Sources of Funding. Funding sources include federal and state grants, foundations, land trusts, and public money donations such as through local tax levies. Frequently used funding sources include local appropriations from general or discretionary Town funds, general obligation bonds (voted on as a referendum by the general public), establishment of development review fees where the funds are dedicated to the program, town real estate transfer taxes (must be approved of by the State legislature), Federal funding (USDA Farmland Protection Grants, Farmland Protection Programs of the Farm Bill), or State funding (NYS Farmland Protection Grants). Some communities have initiated a no-net-loss program (a mitigation law) that requires developers to permanently protect one acre of priority open space land for every acre of land they convert to other uses. Developers can place a conservation easement on land in another part of Town or pay a fee to satisfy mitigation.
- (3) Establish a Transfer of Developments Right Program. This is a program that allows the development rights from one parcel to be transferred and built on another parcel. Sending areas should be priority farmlands in the CD and RU districts. Receiving areas should be in the SD districts near the Village of Jeffersonville. Consider also expanding the SD areas around the village. A density bonus could be given when a TDR takes place. It works best when:
- o A demand for density bonuses that could be obtained through a TDR program is created. If developers are satisfied with the density they get through zoning without buying TDR's there is less chance for the program to be used.

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- o Receiving areas should have adequate infrastructure, be politically acceptable, compatible with existing development, be clearly



designated and in a location where developers perceive a market for higher density.

- o Sending areas must have strict regulations and densities. Too high a density in the sending area will make the TDR option not favorable.
  - o Voluntary TDR programs have not been found to be successful. Successful programs do not allow developments to circumvent TDR requirements.
  - o Develop a TDR program that is as simple as possible and give developers certainty in the planning and review process.
  - o Consider a TDR bank. This is an entity officially authorized by the community to buy, hold and resell TDR's. The bank can acquire TDRs from sending area landowners who cannot find private buyers. It can establish and stabilize TDR prices, facilitate transactions, and market the program. Further, a TDR bank can create a revolving fund by buying TDRs, selling them, and using the proceeds to buy more TDRs.
- (4) Establish a Lease of Development Rights Program. This is similar to a Purchase of Development Right program but the easement placed on a parcel is for a set term (usually 15 years) instead of permanent. The process, criteria, and funding for a LDR program is similar to the PDR (See Box 1). While PDR program pays a landowner for their development rights, the LDR program "leases" those rights and payment is often in a significant real property tax

## Town of Callicoon Agriculture and Farmland Protection Plan

savings.

- (5) Use development density incentives to encourage preservation of important farmlands. This is usually in the form of a density bonus that offers additional housing units in exchange for the use of the technique and permanent preservation of the land.
- (6) Connect land sellers and buyers to promote available farmlands for sale or rent to other farmers. Develop a program modeled on the Jefferson County "Come Farm with Us" program ([www.comefarmwithus.com](http://www.comefarmwithus.com)). Promote farmlands as potential niche farms to urban residents seeking a rural business opportunity.
- (7) Promote use of formal farmland rental agreements between farmers and farmland owners to stabilize availability of rental lands. Rental agreements are mostly verbal and informal agreements but farmers indicated a great deal of concern about continued availability of rented land.
- (8) Use this plan's farmland prioritization system for purposes of targeting PDR, TDR, LDR, incentive programs (mentioned above) and other farm-related programs to the critical mass of farmland in the Town. (See Prioritization of farmland section of this Plan).
- (9) Develop non-consumptive model leases (example recreational leases and hunting leases) to promote maintenance of open lands.

### *E. Topic: Environmental Protection*

- (1) Promote renewable energy such as solar, wind, water, and geothermal to take advantage of alternative energy options that will reduce energy costs of farms.
- (2) Ensure that zoning allows for the review and permitting of gas drilling to the full extent feasible under state laws and requirements.
- (3) Promote use of Best Management Practices.



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- (4) Ensure that gas drilling projects have minimal impact on roads.
- (5) Control nonpoint source pollution, runoff and flooding.

### County Initiatives

- (1) Promote and expand the County IDA's program to retain existing farms and expand new farming and agri-business opportunities. (See also Key Strategy 2 (A) above).
- (2) Update the County Agriculture and Farmland Protection Plan and commit to full implementation of it. Add more detail, time frames, and to-do-checklists to aid in implementation.
- (3) Facilitate more interaction between County legislators and the farming community.
- (4) Continue to fund the County agricultural economic development efforts.
- (5) Support with staff, funding, and leadership the various Town initiatives outlined in this Plan. Provide assistance to the Agricultural Implementation Committee (recommended under Foundation Actions, above) and farmers with finding and writing grants.
- (6) Direct IDA policies to target more than agricultural infrastructure and processing, but farm retention and expansion. Emphasizing dairy and livestock farm initiatives is critical.
- (7) Reach out and ensure that the farmers and farmland owners are familiar with county-level programs and opportunities. Provide additional information and training of local officials about the NYS Ag District Program, its purposes, and its requirements.
- (8) Evaluate the feasibility of developing a farmer-supported, but county-facilitated farm produce distribution network that would aid



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moving farm products to restaurants, farm markets and other retail opportunities. Interviews for this Plan indicated that some potential markets do not have easy access to local products.

- (9) Provide up-to-date county-based information on the cost/benefits of conservation easements that protect farmland.
- (10) Enhance agriculture and locally grown products on the Sullivan County Visitors Association website. Agriculture should have a more prominent role in tourism. The website currently has opportunities for people to request brochures on county antiques, pottery, gay-friendly businesses, and historic sites, but nothing about agriculture. Some agricultural events and businesses are included on the site, but not as many as included in the Made in the Sullivan County Catskill brochure.
- (11) Promote and support ag-educational programs for both youth and adults.
- (12) Create a farm inventory listing all farms and farm products in Sullivan County.

### **State Initiatives**

- (1) Provide additional incentives to landowners who rent their land for farmland to maintain the rented land farm base.
- (2) Create additional funding streams to assist towns and counties to implement the Ag and Farmland Protection Plans the State has already sponsored.
- (3) Lower the gross sales limits a farmer needs in order to be eligible to receive ag assessments (currently is \$10,000 or more if 7 acres are farmed or \$50,000 if less than 7 acres are farmed).
- (4) Increase the Farm to School initiatives.
- (5) Expand local options for raising funds for PDR and LDR programs including allowing for use of real estate transfer taxes.
- (6) Provide funding to reduce farm production costs such as on-farm methane digesters and use of solar or small wind facilities to reduce energy costs for farms.

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- (7) Allow local governments to use the penalties that are collected when land that has received ag assessments is taken out of production to be used for local PDR funding and other new farm incentives.
- (8) Create county by county information on cost of services, cost/benefit analyses, economic multipliers, and fiscal impacts of land conversion. This information is important to help local governments understand the implications of farms and farmland loss to their communities.



- (9) Develop mechanisms to help local communities bring their local planning to be more consistent with the Ag Districts Program.
- (10) Provide additional information and training of local officials about the NYS Ag District Program, its purposes, and its requirements.
- (11) Provide a mechanism, possibly through Cornell Cooperative Extension, to provide specific business plan development and marketing support for direct sale, niche farming, and value added operations.
- (12) Change state level policies that require creation of new jobs as part of the ranking criteria for economic development project proposals.
- (13) Provide more training for local officials using up-to-date technology such as webinars on a variety of topics such as:

## Town of Callicoon Agriculture and Farmland Protection Plan

- a. Valuation of farm properties (assessors)
  - b. Provisions of NYS Ag District Law
  - c. Operational details of farmland protection
  - d. Farmland protection techniques for towns and their attorneys.
  - e. More tools and models for local leaders to help them effectively incorporate agriculture into their plans, codes and ordinances.  
Needs a real toolbox that the average volunteer local official can easily and readily adapt to their situation.
- (14) Initiate state level programs to plan for local “foodsheds” to ensure that New York can “feed itself” in the future.
- (15) Establish a “farm viewshed protection program” by providing for tax incentives to farmers who maintain open farmland that are in public viewsheds (from State highways).



## Recommended Land Use Changes

### A. Town of Callicoon Comprehensive Plan

- (1) Update the Town of Callicoon Comprehensive Plan with a new data base of information and a comprehensive set of strategies to help guide the Town's growth in the future. It is recommended that this Plan be incorporated and made part of this new comprehensive plan. Any update to the comprehensive plan should establish goals, discuss the role of agriculture, and incorporate the strategies from this Plan to guide the future Town of Callicoon.

### B. Zoning Law Recommended Changes (For Full Explanations, See Appendix 3 (Land Use Recommendations)<sup>1</sup>)

- (1) Update §2 (Objectives) to strengthen the role of agriculture in land use regulations. Include additional statements similar to those contained in the Towns' 2003 Right-to-Farm law.
- (2) Update §3 (Definitions) to clarify and ensure agriculture and its various uses and terms are fully defined. Add definitions for a wide range of ag-related uses and terms including but not limited to agriculture, farm, nurseries, agri-tourism, u-pick operations, open space, etc. Further, each land use included in the table of uses should be also be defined in this section. Review and update the definition for Intensive Livestock Operation as well as Commercial Stable.
- (4) Amend Use Table to include other ag-related uses such as bed and breakfast, agri-tourism, u-pick or processing facilities, CSA's, road stands, community kitchen, corn mazes, bed and breakfasts and farm stays as permitted uses requiring only a modified farm-oriented site plan review by the Planning Board. This modified site plan review should be modeled after the NYSDAM guidelines for farm site plan review and should be limited to issues such as signs, parking, and lighting. Add farm stores and restaurants, support businesses such as slaughterhouses, and farm-compatible businesses as uses permitted as special uses.
- (5) Amend zoning to add purpose statements for each of the zoning districts to state the objectives for that district and what the Town hopes to accomplish by regulating land uses within each.

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<sup>1</sup> The review provides the rationale as to why the changes were recommended.

## Town of Callicoon Agriculture and Farmland Protection Plan

- (6) Consider methods to reduce density of residential development in Town and direct that development to locations suitable for denser development. Consider one or more of the following tools:
  - a. Use Average Lot Density: Do not require a minimum lot size, but instead rely on an average density to be attained over the entire parcel being developed. Minimum lot sizes can be as small as allowed by the Department of Health for septic systems or even smaller if sewers were provided for.
  - b. Reduce Density Using a Sliding Scale: This technique sets a density of development based on the size of the parcel to be divided.
  - c. Reduce Density by Using Net Acreage: This removes lands on a parcel having certain characteristics such as wetlands, open water, very steep slopes, or prime farmlands from being included in the calculation for how many new residential units the parcel is eligible for.
  - d. Reduce Density but give it back with Incentives: For conventional subdivision development with no open space protections, reduce the allowable density of development compared to existing regulations. Offer a density bonus if the applicant proposes a clustered subdivision, participates in a Transfer of Development Rights program, or otherwise protects agricultural lands in Town. A density bonus process that offer incentives for development could be added to zoning. Incentives could be offered for use of conservation easements, purchase and preservation of farmland off-site, use of conservation subdivisions, use of clustered subdivisions, or a participation in a transfer of development rights program, for example.
  - e. Design major subdivisions as a clustered or conservation subdivision. Although this does not change the overall density on the parcel, authorization of the Planning Board to require such subdivisions for large developments would protect both the environment and potentially agriculture.
- (7) Initiate a Transfer of Development Rights (TDR) Program. This program should include the following concepts:
  - a. A density bonus should be given when a TDR takes place. The TDR program should create a demand for density bonuses.

## Town of Callicoon Agriculture and Farmland Protection Plan

- b. Receiving areas should have adequate infrastructure, be politically acceptable, compatible with existing development, and be clearly designated and in a location where developers perceive a market for higher density. Receiving areas should be in the SD districts near the Village of Jeffersonville. To accommodate this growth, consider expanding the SD areas around the village where environmentally feasible.
  - c. Sending areas must have strict regulations and lower densities for TDR to work. Too high a density in the sending area will make the TDR option not favorable. Sending areas should be priority farmlands in the CD and RU districts.
  - d. The TDR program should be as simple as possible and set up to give developer's certainty in the planning and review process.
  - e. Consider use of a TDR bank. This is an entity officially authorized by the community to buy, hold and resell TDR's. The bank can acquire TDRs from sending area landowners who cannot find private buyers. It can establish and stabilize TDR prices, facilitate transactions, and market the program. Further, a TDR bank can create a revolving fund by buying TDRs, selling them, and using the proceeds to buy more TDRs.
- (6) Amend §19 (Special Lot Standards and Exceptions) to allow height waivers for poultry houses.
- (7) Amend §21 (Cluster Housing) to:
- a. state the percentage of land to be permanently preserved as open space;
  - b. define open space and offer standards as to what, where, and how this open space will be determined. This definition should allow for agriculture as a permitted use on the preserved open space. Zoning should de-emphasize active recreational uses of the open space such as golf courses;
  - c. detail how the land will be preserved and what the ownership options are;
  - d. offer incentives in the form of a density bonus for clustering;
  - e. incorporate conservation subdivision methods into the process to clearly establish the objective to have new houses designed

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around and away from important environmental features and farmlands to create meaningful and un-fragmented open space;



f. allow for maximum flexibility in placement of new lots and area dimensions for them so site conditions dictate how big and where each of the new lots should be. Consider removing or changing the requirement that lot dimensions are  $\frac{1}{2}$  of what is required without clustering; and

g. Consider removing the requirement for central water and sewer for a clustered subdivision as some effective designs may be feasible without

central water and sewer.

- (8) Review and amend §21 (Intensive livestock Operations) to be less restrictive and follow NYS DEC CAFO General Permit rules.
- (9) Update §27 (Conditional Uses and Site Plan Review) to ensure the Planning Board considers agriculture during review of a site plan process.
- (10) Update §23 (Accessory Uses, Home Occupations) to clarify that agriculturally-related home occupations are allowed as permitted by right as an agricultural activity and not as a home occupation.
- (11) Include in zoning a buffer requirement that new non-farm uses must provide for when they are adjacent to farm operations to reduce the potential for nuisance complaints.
- (12) Amend Zoning District Boundaries. Consider the following:
  - a. Expand the SD (Settlement) districts where environmentally feasible around the Village of Jeffersonville to expand the area available for the highest density of development within the Town.
  - b. Re-draw the CD (Conservation) district to coincide better with the steep slope/forested areas of the western portion of Town. This

## Town of Callicoon Agriculture and Farmland Protection Plan

would orient that district to environmental protection of those resources. Re-draw the RU (Rural) district accordingly.

- c. Split the RU District into two – one oriented primarily towards rural residential, and one oriented towards agriculture. The agriculture zone could allow very low density residential uses, but it would primarily be oriented to preserving the maximum amount of farmland.
- (13) Consider adding the following as added regulatory tools that can help maintain and promote farmland protection and farm operations in Callicoon:
- a. Ensure that any zoning regulations related to hours of business operation, use of temporary signs, and parking requirements are reduced or do not apply for farms, especially seasonal farm businesses.
  - b. Add all NYS Agriculture and Markets Law requirements such as use of the Ag Data Statement.
  - c. Add in all NYS State Environmental Quality Review Act (SEQRA) requirements. SEQRA also requires a review of a projects impact on agriculture.
  - d. Add in all NYS General Municipal Law requirements related to County Planning Board review of projects.
  - e. Add rural design and layout standards to help guide the placement of new structures in ways that would be the most advantageous to continuing agriculture and maintenance of rural character in Callicoon.
  - f. Add in to special use plan and site plan requirements the requirement to identify and locate critical farmlands and farmland soils so that they can be considered as an important resource during the development review process.



### **C. Subdivision Law**

- (1) Update §7 (Purposes) to include agriculture, and protecting and maintaining agricultural landscapes as an additional purpose for subdivision review.
- (2) Update §16 (Definitions) to include all definitions of agriculture, farm operations, and open space. These should be similar to those included in the zoning law.
- (3) Update Article III (Procedures) to reference Ag and Markets requirements for use of an Ag Data Statement.
- (4) Update Article IV (Plan Requirements) to elevate the importance of agricultural resources to a level on par with environmental resources. Require items of importance to agriculture such as identification of adjacent farm operations, prime soils or soils of statewide importance, and whether the proposal is within a NYS certified Ag District to be included on the plat.
- (5) Update Article V (Design Standards and Improvement Specifications) to strengthen the role of agriculture in the design and layout of a project as well as information about the parcel. Farmland should be on par with other important natural resources in Callicoon.
- (6) Update §47 (Cluster Development) to offer guidance as to the plan requirements, procedures, or design of clustered subdivisions and

## Town of Callicoon Agriculture and Farmland Protection Plan

simply references the zoning. This section must be consistent with zoning and should include conservation subdivision.



## Implementation Steps

This section outlines an action plan to implement the Agriculture and Farmland Protection Plan's recommended strategies. Leadership from the Town Board is critical to put this plan into action. Although the Town Board has the ultimate responsibility in implementing this plan, they will need assistance from various boards, agencies, and organizations for specific strategies recommended in the Plan.

This Plan calls for a variety of policy decisions, program initiation, regulatory changes, coordination with regional organizations and agencies, and securing funding. The following schedule is a compilation of all the actions identified in this Plan. The action table does not detail each strategy contained in the Plan. Instead, it is a compilation of the actions suggested and presents a prioritization of major categories of work to be accomplished in Callicoon. This Action Plan should not be a substitute for the details contained in the rest of the Plan.

The table below provides a checklist of strategies and identifies the level of priority each holds as well as staff, agencies and organizations who would be responsible for implementing that action, and the specific section in this plan where details about that action can be found.

### Key to Priorities

The priorities listed in the table below are based on the following scale:

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<b>Initial</b>	<b>Short</b>	<b>Medium</b>	<b>Long</b>	<b>Ongoing</b>
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Where

Initial = Highest priority to be implemented immediately following plan adoption (Within the First Year)

Short = High priority to be implemented within two years following plan adoption

Medium = Priority to be implemented within two to five years of adoption

Long = Important but not a critical priority, to be implemented within five to seven years following plan adoption

Ongoing = An action item that needs ongoing attention

## Implementation Chart

Topic of Action	Recommended Strategic Action	Implementation Priority	Responsibility	Plan Reference
Foundation	Callicoon - Update the Comprehensive Plan and include this Plan as part of that document.	Initial	Town Board	Foundation Action A
Foundation	Continue inter-municipal cooperation between Delaware and Callicoon	Initial/Ongoing	Town Board	Foundation Action B
Foundation	Establish an Agricultural Plan Implementation Committee	Initial	Town Board	Foundation Action C
Foundation	Advocate implementation of the Sullivan County Ag and Farmland Protection Plan	Initial/Ongoing	Town Board	Foundation Action E
Foundation	Advocate implementation of state-level strategies with New York State Department of Agriculture and Markets	Initial/Ongoing	Town Board	Foundation Action F
Ag Economic Development	Provide information and training on tax relief programs	Initial	Town Board/Ag Committee/Assessor/NYS DAM	Strategic Action (A) 1 and 2
Foundation	Seek funding and consider hiring part-time person to serve as staff and implementation facilitator	Short	Town Board/Ag Committee	Foundation Actions D and G
Ag Economic Development	Work with Sullivan County to establish ag economic development zones and enhance other IDA funding opportunities, expand the Agri-business Revolving Loan Fund, finish the Meat Processing Facility in Liberty	Short	Ag Committee/IDA/County Ag Economic Development	Strategic Action (A) 3, 6, 11, 13 and County Initiatives 1 and 6
Ag Economic Development	Enhance the role of agriculture in the Sullivan County Partnership for Economic Development programs	Short	Ag Committee/Sullivan County Partnership	Strategic Action (A) 5

## Town of Callicoon Agriculture and Farmland Protection Plan

<b>Topic of Action</b>	<b>Recommended Strategic Action</b>	<b>Implementation Priority</b>	<b>Responsibility</b>	<b>Plan Reference</b>
Policies and Regulations	Appoint farmer to serve on Planning board	Short	Town Board	Strategic Action (B) 2
Policies and Regulations	Delaware: Develop a Right to Farm Law	Short	Delaware Town Board	Strategic Action (B) 5
Education and Communication	Develop and disseminate educational materials on gas drilling to farmers and farmland owners	Short	Sullivan County Planning	Strategic Action (C) 4
Farmland Preservation	Update zoning to include an incentive program in the form of density bonuses for farmland protection	Short	Ag Committee/ Planning Board/ Town Board	Strategic Action (D) 5
Farmland Preservation	Promote use of formal farmland rental agreements	Short	Ag Committee/ Town Assessor	Strategic Action (D) 7
Environmental Protection	Update zoning to allow for review and permitting of gas drilling to the full extent feasible under state law	Short	Town Board/ Planning Board	Strategic Action (E) 2
County Initiative	Enhance the role of agriculture on the Sullivan County Visitors Association website	Short	Sullivan County Visitors Association	County Initiative 10
State Initiative	Develop new initiatives to encourage landowners to maintain long term leases for farming	Short	NYSDAM	State Initiative 1
State Initiative	Create new funding streams to help towns implement ag plans; provide funding to reduce productions costs	Short	NYSDAM	State Initiative 2, and 6
State Initiative	Expand local options for raising funds for PDR and LDR programs; Allow for local governments to use penalties collected for taking land out of production to be used for local PDR funding	Short	NYSDAM	State Initiative 5 and 7

## Town of Callicoon Agriculture and Farmland Protection Plan

<b>Topic of Action</b>	<b>Recommended Strategic Action</b>	<b>Implementation Priority</b>	<b>Responsibility</b>	<b>Plan Reference</b>
State Initiative	Develop mechanisms to help towns bring local planning to be consistent with Ag Districts program	Short	NYSDAM	State Initiative 9
State Initiative	Change state policies that require economic development project proposals to be oriented to employment creation to better mesh with agriculture	Short	NYSDAM	State Initiative 12
Ag Economic Development	Inventory and find ways to advertise all farms in town	Short/Ongoing	Ag Committee/Sullivan County Planning	Strategic Action (A) 9
Ag Economic Development	Promote value-added, Community Supported Agriculture (CSA), niche, and agri-tourism farming opportunities	Short/Ongoing	Ag Committee/ NYSDAM/ Cornell Cooperative Extension	Strategic Action (A) 16
Education and Communication	Establish an educational campaign to publicize value of farming to the total community and improve public understanding of farm practices	Short/Ongoing	Ag Committee/ Cornell Cooperative Extension/ NYSDAM/ Open Space Institute/ DHC/ SCSWCD	Strategic Action (C) 1
Ag Economic Development	Work with Cornell Cooperative Extension to create a clearing house of information for new farm startups and expansions	Medium	Ag Committee/Cornell Cooperative Extension	Strategic Action (A) 7
Ag Economic Development	Establish programs to encourage entry of young and new entrepreneurial farmers into agriculture in Town	Medium	Ag Committee	Strategic Action (A) 12

## Town of Callicoon Agriculture and Farmland Protection Plan

<b>Topic of Action</b>	<b>Recommended Strategic Action</b>	<b>Implementation Priority</b>	<b>Responsibility</b>	<b>Plan Reference</b>
Ag Economic Development	Explore feasibility of alternative agricultural opportunities such as kosher markets and aquaculture	Medium	Ag Committee	Strategic Action (A) 14
Ag Economic Development	Partner with Future Farmers of America (FFA), and the Workforce Development Program to establish a local intern program for training skilled agricultural workers	Medium	Ag Committee/FFA/ Cornell Cooperative Extension/County Workforce Development Program	Strategic Action (A) 15
Ag Economic Development	Work with Sullivan County to provide for high-speed internet and cable throughout Town	Medium	Town Board/Sullivan County	Strategic Action (A) 17
Ag Economic Development	Explore creation of a for-rent community kitchen to promote value-added farming	Medium	Ag Committee	Strategic Action (A) 19
Policies and Regulations	Update zoning, subdivision, and site plan laws to be farm-friendly (strategies within section are organized by priority)	Medium for Callicoon; Short for Delaware	Ag Committee/ Planning Board/ Town Board	Strategic Action (B) 1
Policies and Regulations	Work with area realtors to educate them about the ag disclosure notice	Medium	Ag Committee/ Area Real Estate Agencies	Strategic Action (B) 3
Policies and Regulations	Develop brochure that summarizes zoning and land use requirements and disseminate to farmers and farmland owners	Medium	Ag Committee/ Planning Board	Strategic Action (B) 4
Education and Communication	Work with the Sullivan County Chamber of Commerce to increase farmer membership in the Chamber	Medium	Ag Committee/ Sullivan County Chamber of Commerce	Strategic Action (C) 3

## Town of Callicoon Agriculture and Farmland Protection Plan

Topic of Action	Recommended Strategic Action	Implementation Priority	Responsibility	Plan Reference
Farmland Preservation	Establish a Purchase of Development Rights (PDR) program: Use this plans prioritization model to identify priority parcels	Medium	Ag Committee/ Planning Board/ Town Board/ Open Space Institute/ DHC	Strategic Action (D) 1, 2, and 8
Farmland Preservation	Promote use of model leases for landowners to use for recreation and hunting uses	Medium	Ag Committee/ Town Assessor	Strategic Action (D) 9
County Initiative	Explore a county-wide distribution network to improve local business access to local farm products	Medium	Sullivan County Planning	County Initiative 8
County Initiative	Conduct county study showing cost/benefits of use of conservation easements on Town budgets	Medium	NYSDAM/ Sullivan County Planning/ DHC/ Open Space Institute	County Initiative 9 and State Initiative 8
State Initiative	Change ag assessment rules to allow for more small farms to take advantage of the ag assessment program	Medium	NYSDAM	State Initiative 3
State Initiative	Initiate "foodshed" planning for long-term sustainability in New York State	Medium	NYSDAM	State Initiative 14
Education and Communication	Work with Cornell Cooperative Extension to coordinate and hold regular farm focus group meetings for Town farmers and farmland owners.	Medium/Ongoing	Ag Committee/ Cornell Cooperative Extension	Strategic Action (C) 2
State Initiative	Support business plan development and marketing support	Medium/Ongoing	NYSDAM	State Initiative 11
Farmland Preservation	Establish a Transfer of Development Rights (TDR) program: Use this plans prioritization model to identify sending and receiving parcels	Medium/Long	Ag Committee/ Planning Board/ Town Board/ Open Space Institute/ DHC	Strategic Action (D) 3 and 8

## Town of Callicoon Agriculture and Farmland Protection Plan

Topic of Action	Recommended Strategic Action	Implementation Priority	Responsibility	Plan Reference
Farmland Preservation	Establish a Lease of Development Rights (LDR) program	Medium/Long	Ag Committee/ Planning Board/ Town Board/ Open Space Institute/ DHC	Strategic Action (D) 4
Ag Economic Development	Consider establishing a local development corporation to promote farm and agri-businesses in Callicoon and Delaware	Long	Ag Committee/Cornell Cooperative Extension/ Town Attorney	Strategic Action (A) 4
Ag Economic Development	Explore formation of local buying cooperatives to help farmers pool resources and keep productions costs down	Long	Ag Committee/Cornell Cooperative Extension	Strategic Action (A) 18
Farmland Preservation	Develop a "Come Farm with Us" program to match buyers and sellers of farmland for farming	Long	Ag Committee/Local Real Estate Agents	Strategic Action (D) 6
State Initiative	Develop tax incentive program to encourage preservation of farms within viewsheds of State highways	Long	NYSDAM	State Initiative 15
Foundation	Advocacy to NYS to implement state-level initiatives, continue support of farm support agencies and organizations, incorporate agriculture into all Town functions	Long/Ongoing	Town Board, Ag Committee	Foundation Actions F, H, I and K
Ag Economic Development	Promote the "Pure Catskills" brand and consider establishing a new agriculturally-based theme, use Grow NY and Pride of NY materials and programs	Ongoing	Ag Committee/ Cornell Cooperative Extension/ NYS Ag and Markets	Strategic Action (A) 8, 10
Environmental Protection	Promote alternative energy for farms	Ongoing	Ag Committee	Strategic Action (E) 1

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<b>Topic of Action</b>	<b>Recommended Strategic Action</b>	<b>Implementation Priority</b>	<b>Responsibility</b>	<b>Plan Reference</b>
Environmental Protection	Promote use of best management practices	Ongoing	SC SWCD	Strategic Action (E) 3
Environmental Protection	Ensure gas drilling has minimal impact on local roads	Ongoing	Town Board/ Planning Board/ Highway Department	Strategic Action (E) 4
Environmental Protection	Control nonpoint sources of pollution, flooding, and runoff from farms	Ongoing	SC SWCD	Strategic Action (E) 5
County Initiative	Facilitate more interaction between County legislators, County Manager, and the farming community	Ongoing	Sullivan County Planning	County Initiative 3
County Initiative	Continue funding of County agricultural economic development staff and programs and continue staff and funding of ag programs as outlined in plan	Ongoing	Sullivan County Planning	County Initiative 4 and 5
County Initiative	Educate farmers and farmland owners about county level programs that support agriculture	Ongoing	Sullivan County Planning	County Initiative 7
State Initiative	Provide information and training on Ag District programs, farm valuation, farmland protection techniques, models and tools for land use planning	Ongoing	NYSDAM	State Initiative 10 and 13

## Appendix 1: Farms and Farm Resources

### 1. Farm Operations and Farmland

Feature	Acres
Productive Vacant Land (105) <sup>2</sup>	1,735
Poultry (111)	84
Dairy (112)	2,241
Cattle (113)	831
Sheep (114)	12
Bee (115)	5
Other Stock (116)	495
Horse (117)	200
Field Crops (120)	137
Non-Farm class properties, but identified as farmland through planning process	6,873
Total Farmland Acres and (Average Size of Farm)	12,625 (42)
Number of parcels rented for farmland (estimate)	~226 parcels
Average Size of Farm	42

Farmland Soils	Acres
Prime Farmland in the Town	1,234
Soils of Statewide Importance in the Town	12,980
Prime Farmland Soils on farms	433
Soils of statewide importance on farms	6,124

<sup>2</sup> The numbers in parenthesis indicate the land use property code assigned by the Town Assessor.

## Town of Callicoon Agriculture and Farmland Protection Plan

### Farm Employment for Residents over 16 Years of Age

	1990				2000			
	Bethel	Callicoon	Delaware	Liberty	Bethel	Callicoon	Delaware	Liberty
# with Farming, Fishing and Forestry as Occupations	91	42	56	48	18	4	5	66
# in Farming, Fishing and Forestry Industry	92	56	52	31	44	56	28	95

## 2. Snapshot of Callicoon Farms and Farmland Owners

### Results of Survey

During the Fall of 2008, all farmers and farmland owners in Town were included in a farm and agri-business survey (See Appendix 7). Thirty-three farm/farm landowners responded. The results of this effort reflect a snapshot, or sample, of farm and farm operations in Town. A summary of the results are as follows:

a. There are a wide variety of farms represented in the sample including:

Type of Farm	Number of Farms
Dairy	9
Livestock (including horses and alpaca)	12
Horticulture	2
Cash crop (hay)	5
Fruit	1
Vegetable	1
Christmas Trees	1
Maple products	1
Forestry	3
Other (eggs, evergreens, beef, dairy replacements, horse boarding, nursery,	9

## Town of Callicoon Agriculture and Farmland Protection Plan

hay)

b. Some farms had secondary operations including agri-tourism, lumbering, leasing of land to farmers, alternative energy, bees, logging, and Christmas trees.

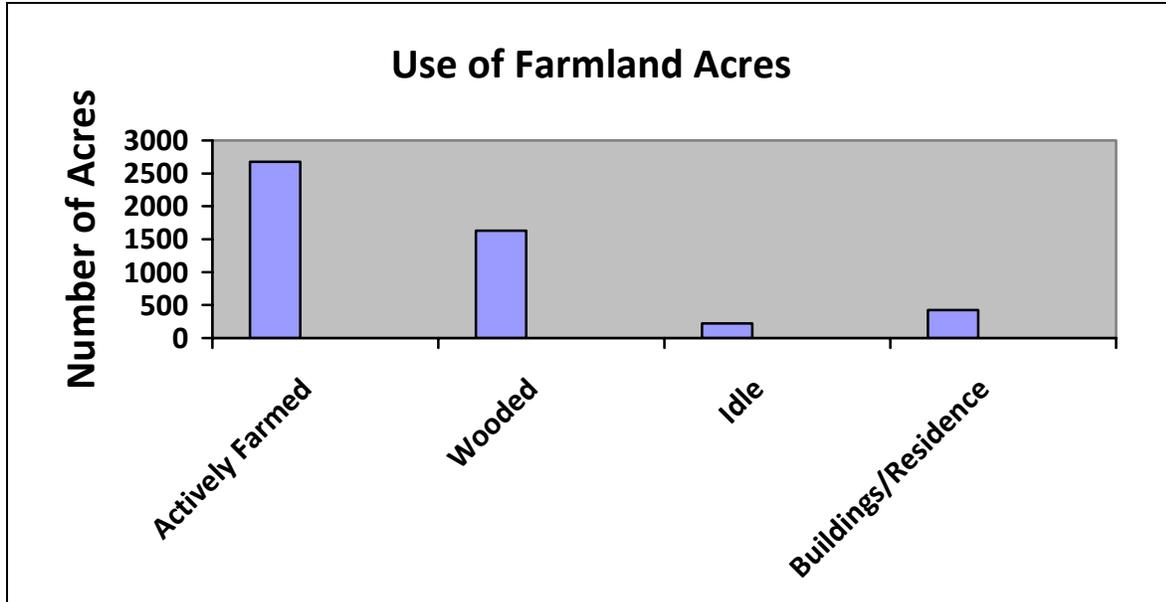
c. Two farms sold goods or services at farmers markets in Jeffersonville/Barryville and Callicoon.

d. Some Callicoon farmers also own or rent land in surrounding towns as shown below. The average size of owned land was 115 acres. About half of the farmland inventoried was actively farmed, with the other half either wooded or in farm residences/agricultural structures. Less than 5% of the land was considered idle.

Farmland Owned and Rented by Survey Participants

<b>Town</b>	<b>Total Acres Owned</b>	<b>Total Acres Rented</b>
Bethel	600	200
Callicoon	3691	1586
Delaware	60	120
Liberty	900	350
Total	5251	2256

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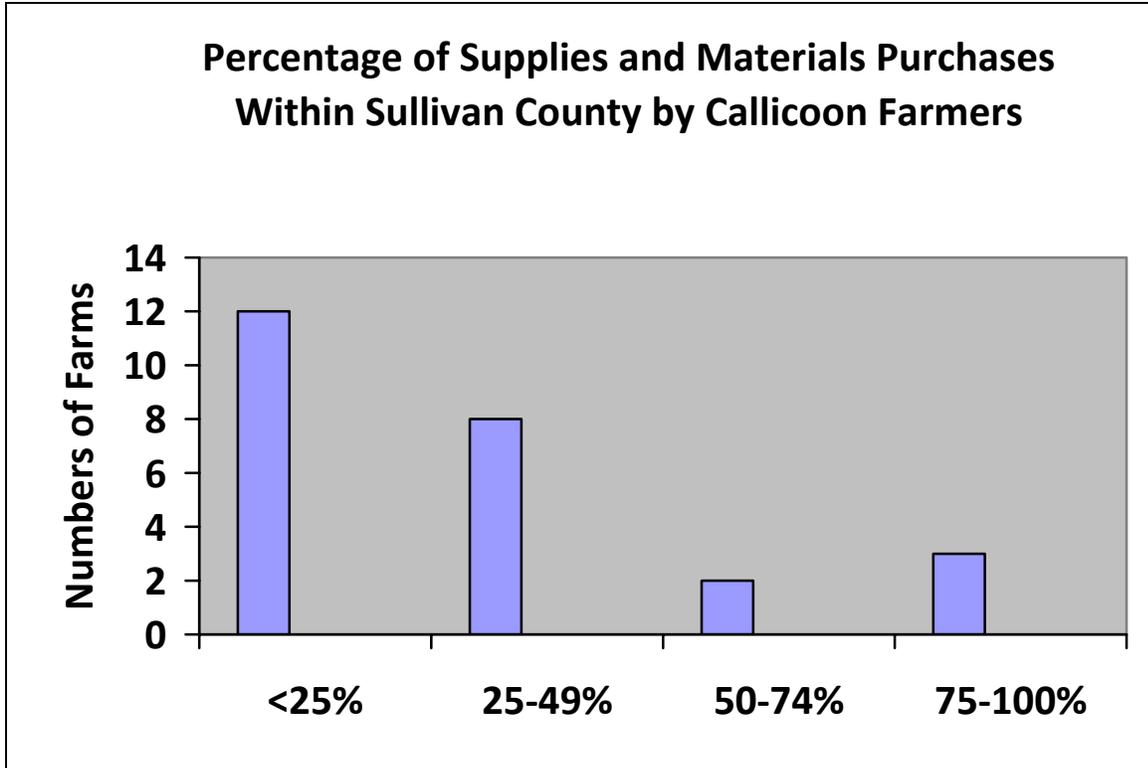


e. Sixty-three people (63) were employed by the farms that participated in the survey. This included 24 full time workers, 13 part time workers, six seasonal full time and 20 part time seasonal workers.

f. Farms typically support one household. Almost all farms have been in existence for a long time with farms having an average of 80 years in the same family.

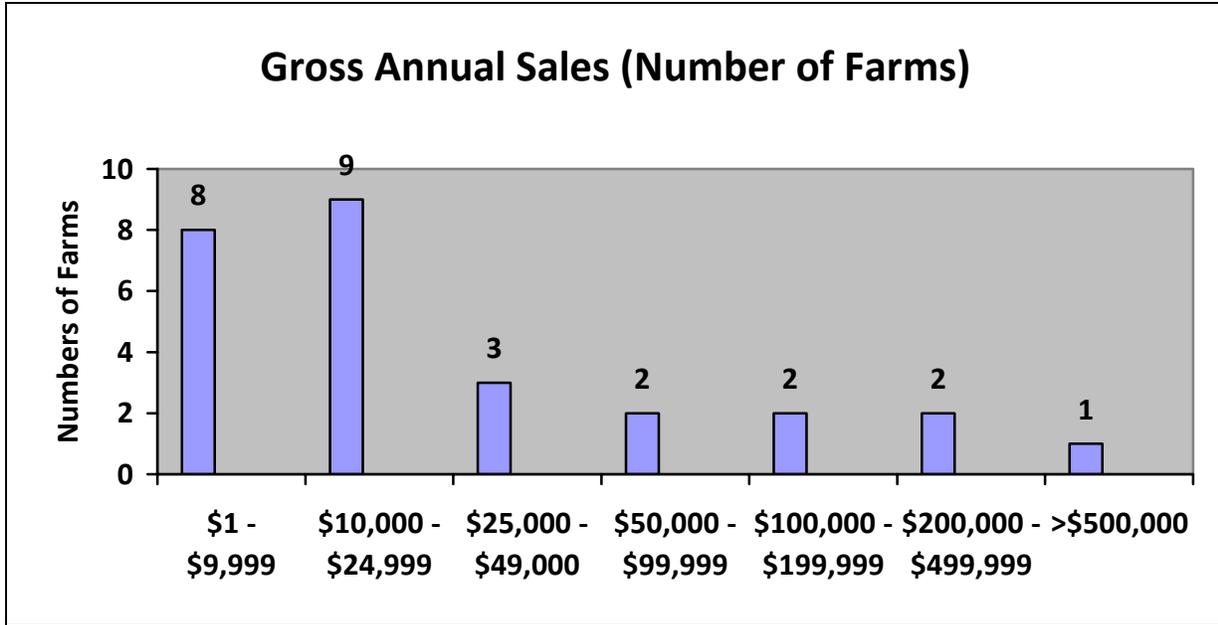
g. A majority of farmers received ag value assessments on their property and structures, participate in the STAR tax program, and were enrolled in a State certified Agricultural District. However, there was very little participation in the Sustainable Agriculture Research and Education program, IDA tax abatement, NYSERDA, or Watershed Ag Council programs.

h. Sullivan County agri-businesses supply farms only a portion of needed supplies and equipment as shown below.

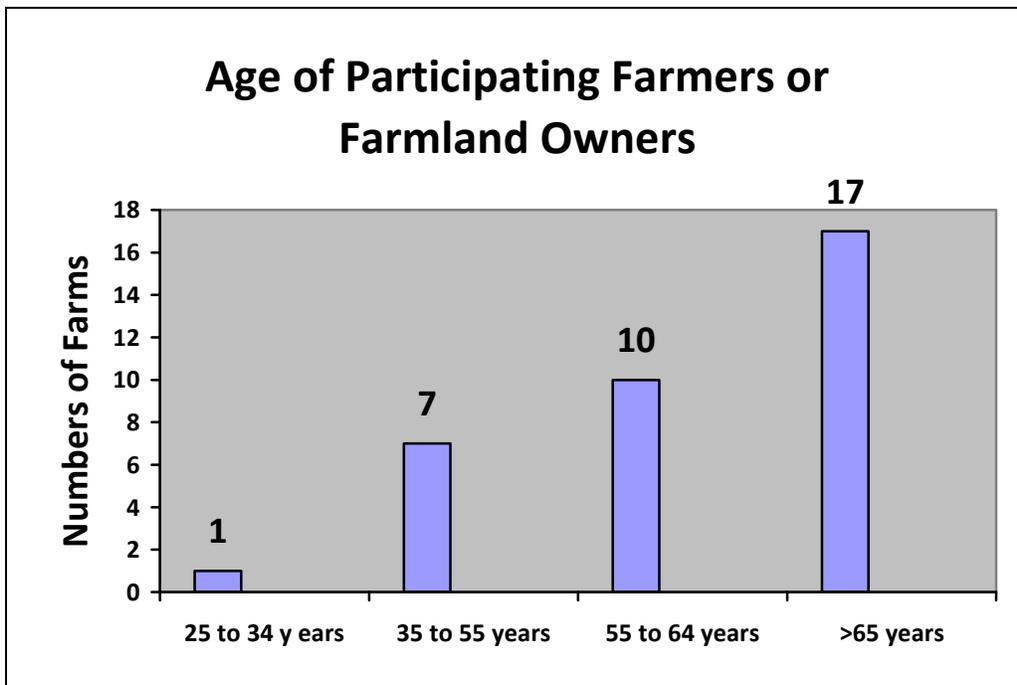


i. There was a wide variation in farm gross annual sales. Of the 27 farms that answered this question, 20 or 75% earned less than \$50,000 from their farm operation, and eight earned less than \$10,000. Although many farms had relatively small gross annual sales, taken together, these sample farms contributed a total of 1.4 to 2.0 million dollars of gross sales in Callicoon. Agriculture has a very large multiplier effect and thus positively impacts the area's economy. For example, gross sales of 1.5 million dollars would have a total economic impact of about \$570,000 from earnings and about \$2 million in output (using conservative multipliers).

Town of Callicoon Agriculture and Farmland Protection Plan



j. The farm population is an aging one. No participants were younger than 34 years of age. Fifty-one percent of the participants were middle aged (35 to 64 years), and 49% were over 65 years.



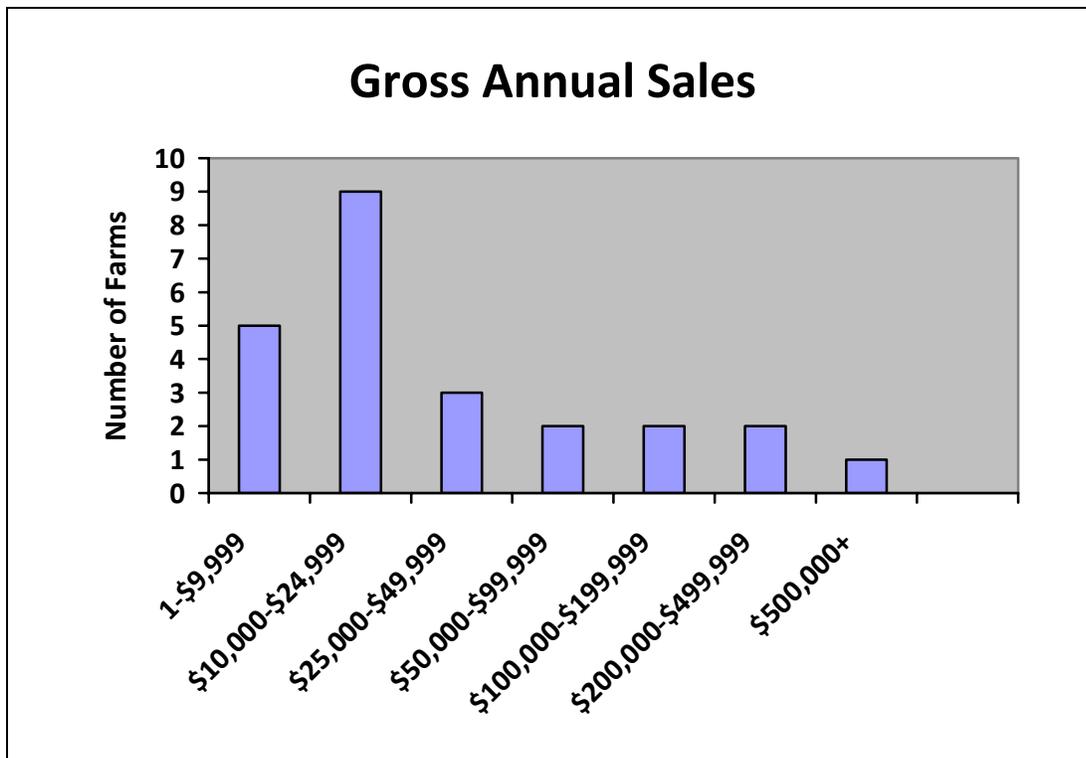
k. About 83% of the surveyed farmers have lived in Sullivan County for more than 20 years. All participants except one had at least a high school

## Town of Callicoon Agriculture and Farmland Protection Plan

degree. About 21% have high school degrees, 9% have some college, and 66% have a college degree. Among the participants were five with a master's degree and three with a PhD.

### 2. Agri-business Survey

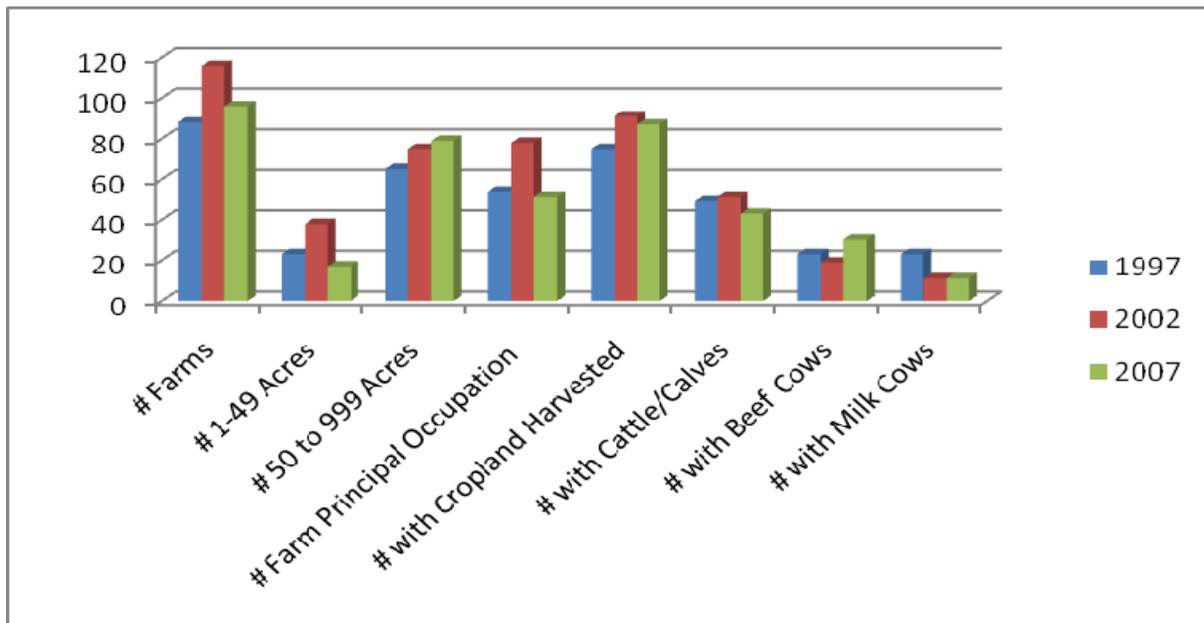
The agri-business survey went to businesses that support agriculture in the Sullivan County region. These included feed and see dealers, machinery sales, equipment, insurance, legal, financial, and veterinary businesses. Most of these businesses were long-lived being in business an average of 67 years. 71 seasonal workers (26 full time and 45 part time), and 374 year round (332 full time and 42 part time) are employed by these businesses. Even removing insurance, legal and financial businesses, all other agri-businesses employed 193 year round and 63 seasonal employees. The majority of businesses had gross sales over \$100,000 as shown below. Forty-three percent had gross sales over \$500,000. Taken together, these businesses contribute 1.3 million to over 10 million to the Sullivan County economy. These businesses are not totally supported from farms within the County however: only three businesses indicated that more than 75% of their client base is from within the county and most (58%) said that less than 25% of their clients are within the county.



### 3. Highlights of US Census of Agriculture by Zip Code

Appendix 4 details data from the US Census of Agriculture by zip code (See Zip Code Map). This census is completed every five years. Limited zip code level data is available for the 2007 census. The following table and chart compares highlights of the 1997 to 2007 data:

	# Farms	# 1-49 Acres	# 50 to 999 Acres	# Where Farming is Principal Job	# with Cropland Harvested	# with Cattle/Calves	# with Beef Cows	# with Milk Cows
1997	88	23	65	54	75	49	23	23
2002	116	38	75	78	91	51	19	11
2007	96	17	79	51	87	43	30	11



Between 1997 and 2007, several trends can be seen from the zip code data for the Callicoon region. There were fewer farms in 2007 compared with 2002, but still more than recorded in 1997. There are fewer smaller farms and more farms that were larger. This is most likely due to some farmlands being absorbed into larger farms. Fewer farms make agriculture their principal occupation. Amount of cropland harvested between 2007 and 2002

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was similar. There has been a slight decrease in the number of farms with cattle/calves, and slightly more with beef. The number of farms with milk cows decreased from 1997 levels, but is stable between 2002 and 2007. (It is important to note that the observed trend may be influenced by more farmers filling out the census from one year to the next.)

Some other trends comparing 1997 to 2007 include the following:

- o There has been an increase in the number of farms raising beef, hogs and sheep.
- o In 1997, 51% of farms had a market value of products less than \$10,000 and 29% had a market value between \$10,000 and \$99,999. In 2002, 64% had a market value of products of less than \$50,000 and 15% had more than \$50,000. (Note that the 2002 Ag Census did not break data into the same categories as in 1997). In 2007, 82% of farms had market values of less than \$50,000 and only six had values greater than \$250,000.

A look at changes in Bethel, Liberty, Callicoon, and Delaware towns offers additional insight. Using US Census data and US AG Census Data (zip code level), the following table summarizes trends and changes:

	1990-2008 Change in Population (number of people)	1990-2000 Change in Population (percent)	2000- 2008 Change in Population (percent)	# Residential Building Permits Issued 1990- 2008	# Lots Created 1990- 2008	Change in # of Farms 2002- 2007
Callicoon	+92	+.99%	+2%	326	458	-17%
Delaware	+166	+3.3%	+2.9%	288	202	-19%
Bethel	+850	+18%	+4.1%	869	732	No Change
Liberty (outside Village)	-163	-0.7%	-2.2%	622	727	-11%

In Callicoon, the population increased by 92 people with a higher rate of change between 2000 and 2008 than 1990 to 2000. At the same time, 326 new residences were built, 458 lots were created, and the number of farms decreased by about 17%. The Town of Bethel had the highest growth rate of the four towns, but no real change in the number of farms.

#### 4. County Trends

Understanding the agricultural trends facing Sullivan County assists in identifying changes or issues that may be influencing farms in the Town of Callicoon. The following 1997 to 2007 highlights summarize the major trends agriculture is experiences in the County (See full data set in Appendix 2).

Between 1997 and 2007 there were:

- A decrease in acres farmed.
- An increase in the number of farms.
- An increase in the market value of farm land and buildings.
- A decrease in the number of very small farms, and increase in the medium sized farms (10 to 179 acres) and a decrease in larger farms.
- A decrease in cropland and harvested cropland.
- An increase in the market value of farm products.
- An increase in the number of farms earning small amounts from the farm and a decrease in the number of farms earning larger amounts.
- A decrease in the per farm net cash return.
- A decrease in the number of farmers who farm as a principal occupation.
- A decrease in the number of farms raising, and in the number of cattle, calves, and cow animals.
- A decrease in the acreage planted to corn and hay, and in orchards.
- An increase in the number of farms and acreage planted to potatoes, sweet potatoes and vegetables.

#### 5. Ag Districts

Land in a NY Certified Ag District	25,172 acres
Farmland in a NY Certified Ag District	11,787 acres
Number of farmland parcels in a NY Certified Ag District	272 parcels
Total number of acres in Town	31,297 acres

## 6. Farm Parcel Tax Assessments

<b>PARCELS INCLUDED IN 2007 CALLICOON ASSESSMENT ROLL</b>					
<b><u>Property Use Code</u></b>	<b><u>Category</u></b>	<b><u>Number of Parcels</u></b>	<b><u>Number of Parcels With Ag. Exemption</u></b>	<b><u>Average Value (\$)</u></b>	<b><u>Total Market Value (\$)</u></b>
<b>Agriculture</b>					
105	Productive Vacant Land	40	32	59,485	2,438,900
111	Poultry	2	2	165,000	330,000
112	Dairy	24	22	209,696	5,032,700
113	Cattle	9	7	172,667	1,554,000
114	Sheep	1	1	215,000	215,000
115	Bee	1	0	60,000	60,000
116	Other Stock	4	4	301,250	1,205,000
117	Horse	3	2	156,333	469,000
120	Field Crops	2	2	192,750	385,500
<b>Subtotal</b>		<b>86</b>	<b>72</b>	<b>134,579</b>	<b>11,304,600</b>
	Non-farm class	217	80	NA	NA
<b>Total</b>	<b>All Farmed Parcels</b>	<b>303</b>	<b>152</b>		

## Appendix 2: Housing, Development and Demographic Trends

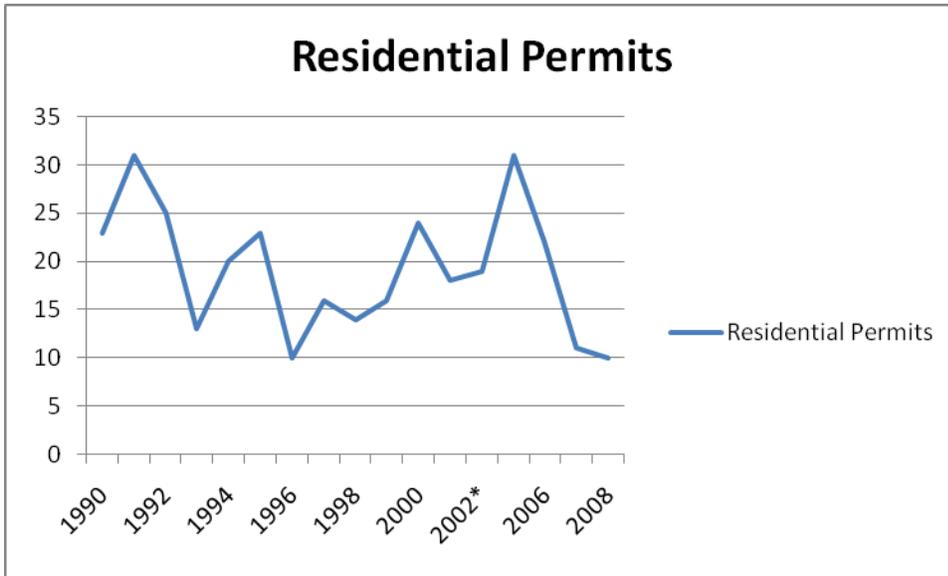
### 1. Housing and Development Trends

Year	Residential Permits	Miscellaneous Permits	Commercial Permits	Industrial Permits	Total
Town					
1990	23	61	1	0	85
1991	31	85	2	0	118
1992	25	51	2	0	78
1993	13	104	4	0	121
1994	20	87	0	0	107
1995	23	72	0	0	95
1996	10	76	1	0	87
1997	16	73	1	0	90
1998	14	67	2	0	83
1999	16	87	4	0	107
2000	24	66	1	0	91
2001	18	48	2	0	68
2002*	19	79	4	0	102
2005	31	70	0	0	101
2006	22	49	1	0	72
2007	11	42	4	0	57
2008	10	2	6	6	24
Total	326	1119	29	0	1486
Village of Jeffersonville for 1990 to 2008	2	83	8	0	93

\*2003 and 2004 data are unavailable.

In the past 18 years, 326 permits have been issued for new homes and 29 for commercial operations in Callicoon. Over the years there has been much variation in the number of new housing permits issued. The building permit information indicates that the number of houses increased by 191 units between 1990 and 1999. The ten-year average number of new homes per year is about 19 for the 1990's. Between 2000 and 2006, an additional 135 homes were built in Callicoon. New home construction fell by almost half in 2007 and 2008. Note that there has been only 2 new homes built in the Village of Jeffersonville in the past 18 years while 326 have been built in the rest of the Town of Callicoon.

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### Subdivision Plats and Lots, 1990 to 2008

Year	Number of Subdivision Plats Filed	Number of Lots Created
1990	19	75
1991	12	42
1992	7	15
1993	10	21
1994	6	14
1995	12	26
1996	12	41
1997	10	25
1998	8	16
1999	12	27
2000	8	28
2001	7	NA
2002	10	23

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<b>Year</b>	<b>Number of Subdivision Plats Filed</b>	<b>Number of Lots Created</b>
2003	9	18
2004	19	44
2005	7	18
2006	14	25
2007	NA	NA
2008	20	NA
<b>Total</b>	<b>202</b>	<b>458</b>

Four hundred fifty eight new lots were created between 1990 and 2008. No data was available as to how much acreage of converted land this represents. As shown on the table below, most of the subdivisions were small and four lots or less. Over this time frame, six subdivisions were major, and three of those included 11 to 49 lots.

### Number of Lots Created Per Plat, 1990-2008

<b>Year</b>	<b>Total Plats</b>	<b>1 - 4 Lots</b>	<b>5 - 10 Lots</b>	<b>11-49</b>	<b>50+</b>
1990	19	17	0	2	0
1991	12	11	1	0	0
1992	7	7	0	0	0
1993	10	10	0	0	0
1994	6	6	0	0	0
1995	13	13	0	0	0
1996	12	10	2	0	0
1997	10	10	0	0	0
1998	8	8	0	0	0
1999	12	12	0	0	0
2000	8	7	0	1	0

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Year	Total Plats	1 - 4 Lots	5 - 10 Lots	11-49	50+
2001	7	7	0	0	0
2002	10	10	0	0	0
2003	9	9	0	0	0
2004	19	19	0	0	0
2005	7	7	0	0	0
2006	14	14	0	0	0
2007	NA	NA	NA	NA	NA
2008	20	20	NA	NA	NA
Total	203	197	3	3	0

## 2. Demographic Trends

Demographic	1990	2000
Persons	3024	3052
Households	1110	1222
Persons on Farm	47	101
Non Farm Persons	2977	2951
Employed persons over 16 years of age in agriculture, forestry, fisheries	56	57
Farming occupations	42	5
Housing Units	1648	1797
Occupied housing units	1107	1222
Vacant housing units	541	575 (425 seasonal residences)

A comparison of the 1990 to 2000 census shows several significant trends that could affect agriculture in the Town of Callicoon. While the population in Town increased about 1%, the number of housing units increased 9% and the number of households increased 10.1%. This difference between population growth and housing growth is an indication of sprawl without

## Town of Callicoon Agriculture and Farmland Protection Plan

growth. The census also shows a decreasing number of people who have occupations in agriculture and a steady employment by farms.

A comparison of housing unit changes in Callicoon to adjacent towns shows that the Town had the highest increase in housing growth (9%) between 1990 and 2000.

Housing Characteristics

	<b>1990 Total Housing Units</b>	<b>2000 Total Housing Units</b>	<b>Percent Change 1990- 2000</b>
Bethel	3,616	3,649	0.9%
Liberty	4,966	5,338	7.5%
Callicoon	1,648	1,797	9.0%
Delaware	1,321	1,335	1.1%

\*data from Sullivan County

### 3. Build Out Analysis

A build-out analysis is an exercise designed to estimate the amount of development that can possibly occur if all developable land in a Town, Village, or County is built according to that municipality's current land use regulations. The buildout analysis applies current land use regulations, considers environmental constraints that would limit development in certain areas, and calculates the total residential density allowed at full buildout of the municipality. It does not predict when this would occur, at what rate it would occur, or where it would occur first. It only predicts the possible end result.

The general process followed to calculate full buildout conditions is:

- Identify areas that already have residential development and therefore would not allow new development.
- Identify properties subject to conservation easements, or are owned by government entities not likely to allow development.
- Identify areas in the Town having environmental constraints that would not support new residential development.
- Calculate the amount of new residential development allowed by the current land use regulations in the remaining undeveloped areas of the Town.

A geographic information system (GIS) software program is used to conduct the analysis. In essence, the analysis calculates the total land base of the

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Town, subtracts all lands having environmental constraints and completely built areas, and then applies the various development rules to calculate the number of allowable new residences. For purposes of this analysis, the buildout assumes that all new development would be single-family homes.

Note that the results of all of these calculations are only estimates. The GIS layers used are not exact replicas of what is actually found in the real world, only representations of what is there. The processing of the data also introduces a certain amount of error, and can increase the inaccuracy of the data layers. The only way to get an accurate count of allowed residential uses on a particular property is to do an on-site survey of existing conditions.

The following table summarizes the results of the Buildout analysis. See the Buildout Maps in Appendix 6 for illustrated results.

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<b>Using the Current Minimum Lot Size Requirements in Callicoon</b>					
<b>Zoning District</b>	<b>BD Business</b>	<b>SD Settlement</b>	<b>RU Rural</b>	<b>CD Conservation</b>	<b>Totals</b>
<b>Existing Residences</b>	104	359	789	286	1,538
<b>Minimum Lot Size</b>	1 acre	1 acre	2 acres	3 acres	
<b>Potential New Residences (No environmental constraints considered)</b>	62	967	6,167	2,861	10,057
<b>Potential New Residences (Water, Wetlands, and Flood Hazards constraints considered)</b>	49	884	6,020	2,724	9,677
<b>Potential New Residences (Water, Wetland, 100 ft buffers of Water and Wetlands, and Flood Hazard constraints considered)</b>	48	819	5,624	2,566	9,057
<b>Potential New Residences (All environmental constraints considered, including Slopes over 25%)</b>	32	724	5,040	1,925	7,721

## **Appendix 3: Planning, Land Use Regulations and Agriculture**

### **1. Town Comprehensive Plan and Agriculture**

The Town of Callicoon Comprehensive Plan (1980) establishes agriculture as an important land use in Town. The Plan does not specifically offer objectives or strategies, but states that maintaining the rural and agricultural character is important. The stated purpose in the plan is to provide for the improvement of the Town and its future growth, protection and development, and to afford adequate facilities for the public housing, transportation, distribution, comfort, convenience, public health, safety and general welfare of its population. To accomplish this, the Plan outlines policies to establish regulations and provisions to protect the beauty, agricultural, home site, and rural character of the Town. Related to agriculture, the plan further establishes a policy to provide for regulations and provisions that will reduce and eliminate the pollution of streams, lowering of the water table, prevention of air and noise pollution, and avoidance of building up areas of high population density where not warranted. As a result of this Plan, the Town of Callicoon initiated a zoning law (see below) but has not established other actions or strategies by which they could implement these long-term policies. The Town is currently working to update the Comprehensive Plan.

### **2. County Plans**

Sullivan County adopted a county-wide agricultural development and farmland protection plan in 1999. This plan presents data and maps related to agriculture at that time, and offers long-range goals, objectives and strategies to support farming. Eight goals are established along with strategies aimed at seven different topic areas. These major topics are right-to-farm, farmland preservation, land use planning, education and public relations, taxation, economic development of agriculture, and business, retirement and estate planning. The Plan also offers an implementation schedule for the protection of agriculture in Sullivan County.

In 2008, Sullivan County adopted a strategic plan, "Conserving Open Spaces and Managing Growth". This plan identifies the County's existing natural resources so that open space conservation can be focused in areas where it will have the greatest impact. It will serve as a "road map" for Sullivan County to protect and restore these resources. The document provides an

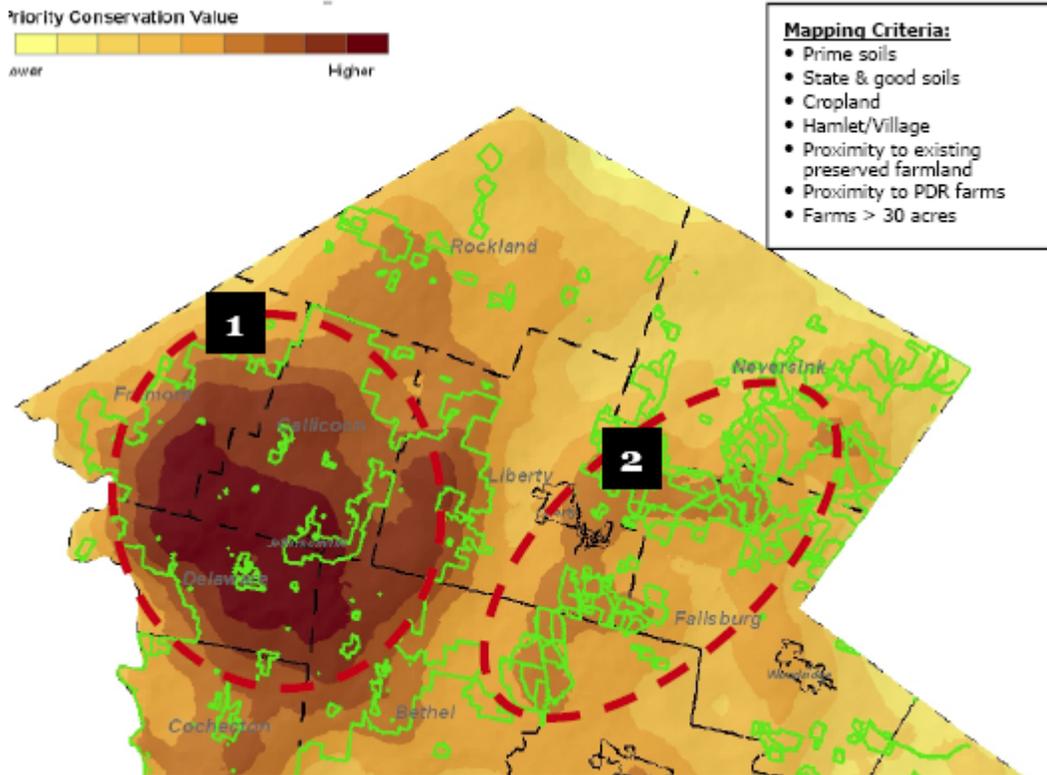
## Town of Callicoon Agriculture and Farmland Protection Plan

overview of related plans, and establishes goals and strategies. Agricultural resources are a major category of open space established by the County in that plan. It establishes a goal of maintaining the County's valuable farmland in active agricultural use while creating and promoting land use planning and zoning incentives that counter the conversion of farmland. To accomplish this, the strategic plan establishes several strategies and specific actions as follows:

- Secure priority areas by annually seeking Federal and State program Purchase of Development Rights (PDR) funding for selected parcels.
- Leverage funding from private organizations to assist in County farmland protection goals.
- Develop a local fund for purposes of acquiring agricultural conservation easements on a purchase or lease basis.
- Structure a simple transfer of development rights (TDR) program and broker it to prospective farmers and developers.
- Develop planning and zoning programs that offer incentives for agriculture conservation. Steps to accomplish this include develop a farm-friendly checklist for use by towns in evaluating land use regulations for impacts on agriculture, crafting model language for use in local land use regulations, and assisting land owners with use of conservation subdivision techniques.
- Provide educational assistance and technical assistance to farmers in estate and retirement planning to facilitate farm transfers to younger generations.

For agriculture, the County Strategic Plan prioritized lands based on prime soils, statewide important soils, cropland, locations of hamlets and villages, proximity to existing preserved farmland, proximity to farms already having PDR easements, and farms greater than 30 acres. The figure below shows two county agricultural priority areas: Priority Area #1 is concentrated in the towns of Callicoon and Delaware which includes the area called the Beechwoods.

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The Beechwoods is also significant in that it is an area named in the 2009 Draft NYS Open Space Plan as a statewide area for agricultural conservation. The following excerpt describes this:

### ***New York State Open Space Conservation Plan (2009 Draft)***

In its 2009 Draft update to the *New York State Open Space Conservation Plan*, the DEC identifies the Upper Delaware Highlands, which includes the project site, as a Regional Priority Conservation Project Area. As such, this area is eligible for funding from the State's Environmental Protection Fund, and other State, federal and local funding sources. For these project areas, the Plan advises that "a combination of State and local acquisition, land use regulation, smart development decisions, land owner incentives and other conservation tools used in various combinations, will be needed to succeed in conserving these open space resources for the long term" (47). The Plan specifically addresses farmlands:

- Agriculture is one of the leading economic sectors in Sullivan County's Upper Delaware Highlands Region, remaining equal to recreational tourism. Including poultry, dairy, livestock, horticulture and aquaculture, this agricultural industry produces more than \$72 million on 385 active farms covering more than 63,000 acres. To preserve important agricultural lands not only furthers this economic base for this Catskill region but retains a rural

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community character and protects critical water and wildlife resources. The best soils in Sullivan County are predominantly located in the Beechwoods, an area that encompasses the Towns of Bethel, Callicoon, Cochecton and Delaware, and along the Delaware River.

This has yielded the most dense concentration of active farming operations in the County and has been designated as Agricultural District One by the New York State Department of Agriculture and Markets. The concentration of operations here is an asset to make local farms economically strong and culturally important. As such, particular focus should be placed on encouraging the continued use of farmland for agricultural production in this area by purchasing development rights on farmland, as well as in the neighboring towns of Fremont and Rockland.

The Plan recommends several actions to support working farms and forests:

- Help to build the capacity of municipal and nonprofit partners working on farmland protection projects.
- Support the work of municipalities to develop or update local Agricultural and Farmland Protection Plans.
- Support tax incentives or regulatory relief for forest-based industries.
- Support technical assistance and financial support for new forest product development, industry modernization and new environmentally friendly technologies.
- Improve skill-building initiatives within forest-based industries to improve competitiveness, safety and economic viability. Continue to support state, local government and non-profit acquisition of or easements on priority forest lands

Finally, the Sullivan 2020 Plan addresses farmland protection under the open space section and agricultural diversification under the economic development section. Sullivan 202 is a strategic plan that establishes a vision for the County. The Conserving Open Space and Managing Growth Plan (above) is a recommended action directly from the Sullivan 2020 Plan. Intermunicipal collaboration, regional coordination of zoning laws, strategies to promote environmental consciousness, and identification of effective solutions and actions plans are keystone features of the Sullivan 2020 and agriculture plays a key role in helping meet Sullivan's vision.

### **3. Local Land Use Regulations**

#### General Description of Current Regulations

Regulations include zoning, subdivision, right-to-farm law, outdoor furnace law, and a junkyard law. Zoning (Chapter 203) was adopted in 1981 and has had subsequent amendments. It establishes several objectives including preserving the rural character and scenic beauty of Callicoon, and controlling density of residential and other development to protect valuable open spaces within the Town.

The Subdivision Law, adopted in 1992, provides standards for the development of subdivisions, assuring the provision of adequate community facilities such as roads, water supply and sewage disposal, stormwater and drainage control, and commercial/industrial subdivision. It also includes an allowance for cluster development.

The Town Right to Farm Law was adopted in 2000. It recognizes farming as an essential enterprise and important industry which enhances the economic base, natural environment and quality life in the Town of Callicoon. The law further declares the Town's intent to encourage agriculture, maintain the rural traditions and character of the Town, and maintain a viable farming economic. It establishes definitions for agricultural products, farm operation and farmland consistent with the State Agriculture and Markets Law (Section 301 of Article 25-aa).

#### **A. Review of the Town of Callicoon Comprehensive Plan**

1. The Plan was done in 1980. It included a detailed profile and inventory of resources and characteristics of Callicoon and established a series of policy statements oriented to development of the Town's first zoning law. It was developed by the Planning Board and did not include any policies, programs, or other tools that could be used by the Town to meet the overall goal of the Town. It is strongly recommended that the Town of Callicoon update this plan to provide a new data base of information and provide a comprehensive set of strategies to help guide the Town's growth in the future. It is recommended that any update to the plan be incorporated and made part of this new comprehensive plan.
2. Purpose Statement – there is nothing stated in the overall purpose statement about agriculture. Any update to the plan should establish an overall goal and discuss the role of agriculture in the future Town of Callicoon.

## Town of Callicoon Agriculture and Farmland Protection Plan

3. Policy Statements – The general direction established by the policy is to favor and maintain the present character and assets (of the 1980 Town). Although there is no specific policy towards agriculture, the plan recognizes that (at that time), over half the Town was in agricultural uses so it is presumed that agriculture is part of the character to be preserved. It is recommended that any update to the plan should establish specific goals related to agriculture and incorporate this strategic plan into its inventory and recommendations.

### **B. Review of the Town of Callicoon Zoning Law**

1. §2 Objectives. Although well stated and strongly oriented towards open space and rural character, there is no specific mention of agriculture as an important land use to continue in the future. The Town should consider adding in an additional purpose statement similar to what is in the 2003 Right-to-Farm law.
2. §3 Definitions. Few agriculturally related terms are included in the definitions. Consider adding definitions for agriculture, farm, nurseries, agri-tourism, u-pick operations, etc. The definitions should include a wide variety of ag-related uses and terms. The Schedule of Use Tables at the back of the zoning law lists many other agriculturally related uses that are not defined. Each land use included in the table should be defined. Open Space is not defined at all.
3. §3. Definition for Intensive Livestock Operation. This term is included and defines an operation to include 10 hogs or 5,000 poultry. Dairy and beef are not included. Further, the numbers of animals that define an intensive livestock operation is much less than required by New York State GENERAL PERMIT (GP-04-02) under the SPDES program for medium concentrated animal feeding operations. There are no acreage requirements at the state level. The local law is much more restrictive. The Town may want to consider bringing the local intensive animal operation definition and regulations more in line with the State.
4. §3 Definition for Stable, Commercial. This term defines a use having 3 or more horses as a commercial operation whether operated for profit or not. This seems restrictive and would prevent establishment of horse farms. It is unclear what the purpose of this is, and as farms transition from dairy or livestock to other types of agriculture, horse raising and stables may become more of an important ag use in Callicoon. It is recommended that this definition be changed and allow stables of all sorts to be considered agriculture. Further, the Town can consider

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adopting the NYS rules about riding stables (those could be considered commercial uses). The Use Schedule includes a permitted use called "private stables" but that is not defined so it is unclear what the difference is.

5. §9 Performance Standards and Development Standards related to Lot Size from Use Schedule (and Schedule of Use Tables): Five districts are established: Conservation (CD), Rural (RU), Settlement (SD), Business (BD), and Rural Business (RD). The majority of land in Town is in either the CD or RU districts. In both, agriculture, except intensive livestock operations and farm, garden, feed, fertilizer businesses are allowed as a permitted use. This includes stables, nurseries, greenhouses, vineyards, orchards, wood lots, and other horticultural and forestry enterprises. Farm stands, private stables and other typical farm accessory uses are allowed as a permitted accessory use. These uses appear to be reasonable. It is recommended however, that other ag uses such as bed and breakfast, agri-tourism, u-pick or processing facilities as mentioned in this audit be added to the use table as permitted uses.

No purpose statements are given for each of the districts. Therefore, it is difficult to determine why districts, especially the CD and RU were drawn the way they are. It appears as if the CD district (at least in part) is drawn to be coincident with forested areas and steep slopes, but not all. It is recommended that the Town include purpose statement for each zoning district stating the reasons for that district and what the Town hopes to accomplish by regulating land uses within each.

The CD requires a minimum lot size of 3 acres when slope is 0 to 15%. The RU district requires a minimum lot size of 2 acres when slope is 0 to 15%. Both prohibit structures on slopes > 25% and on slopes 15% to 25%, an erosion control plan is required. There does not appear to be any exemption for agricultural structures on steep slopes so the same prohibition may exist for ag uses on steep slopes.

The Buildout analysis shows that zoning creates a potential for 10,000 new homes. The Town will need to evaluate whether this level of development is consistent with what they want for their community. However, long-term, it is unlikely that this level of development would sustain agriculture. The analysis also shows that if the Town were to develop zoning that takes into consideration critical environmental features such as wetlands, slopes >25%, streams and water buffers in mind when density is calculated, the development capacity of the Town is reduced to about 7,721 new dwellings. In light of this analysis, the Town could consider methods to reduce the density of development and direct

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that development to locations suitable for denser development. These tools can be mixed/matched to create the most beneficial land use toolbox:

a. Use Average Lot Density: Do not require a minimum lot size, but instead rely on an average density to be attained over the entire parcel being developed. In this way, smaller lots can be created leaving more opportunity for preservation of open space. While the cluster provisions of zoning will work best on major developments, use of average lot density will assist with preservation of farmland on small subdivisions as well. Minimum lot sizes can be as small as allowed by the Department of Health for septic systems.

b. Reduce Density Using a Sliding Scale: This technique sets a density of development based on the size of the parcel to be divided. Smaller parcels get a higher density and larger parcels get a lower density. In this way, more growth is directed to those parcels already cut up and leaves a lower density on the larger parcels still farmed. At the same time, landowners can subdivide their farmlands if necessary.

c. Reduce Density by Using Net Acreage: This removes lands on a parcel having certain characteristics such as wetlands, open water, very steep slopes, etc. from being included in the calculation for how many units the parcel is eligible for. For instance, in the CD district a 100 acre parcel would be eligible for a maximum of 50 new lots using a gross acreage calculation. Using a net acreage calculation, the 100 acre parcel having 20 acres of environmental constraints would have 80 acres of land, and would be eligible for 40 dwellings.

d. Reduce Density but Give it back with Incentives: If someone wants to develop a conventional subdivision with no protections for open space or ag lands, then the density is reduced. If however, they cluster, participate in a Transfer of Development Rights program, or otherwise protect agricultural lands, then they would be eligible for a density bonus. This would not necessarily reduce density in the Town, but would help meet other protection goals.

e. Keep Density the Same as Now but Offer Incentives for Better Subdivision Design or Permanent Preservation of Farmlands: This would at least encourage better design and protection of some farmlands. It would not reduce densities overall in the Town.

f. Mandate cluster/conservation subdivision for major subdivisions: Currently, Callicoon does not mandate use of clustering. However,

## Town of Callicoon Agriculture and Farmland Protection Plan

mandatory use for all major subdivisions with the provision that the dedicated open space be oriented to farmland would direct growth to the more appropriate locations on the parcel. This would not change the density but re-direct it.

- g. Initiate a Transfer of Development Rights Program.
6. §19 Special Lot Standards and Exceptions. This section includes a waiver for height limitations. It waives the height requirements for farm structures, except poultry houses. It is unclear what the purpose of NOT waiving height requirements for poultry houses. Perhaps there is some local history that would shed light on this. In order to prevent zoning from imposing restrictions on agricultural activities, it is recommended that the Town allow height waivers for poultry houses.
7. §21 Cluster Housing. This section allows clustering anywhere in Town as a conditional use with site plan review. It requires a minimum of 10 acres, a reduction by ½ of building lot size requirements, and central water and sewage. It further requires that all preserved land be owned and maintained for the common use of the residents. No density bonuses are allowed. Although it is excellent that the zoning includes an option for clustering, the actual language gives little guidance to either the applicant or the Planning Board. Some issues that should be resolved in a zoning amendment include:
- a. The section should state the percentage of land to be permanently preserved as open space.
  - b. The section should define open space and offer standards as to what, where, and how this open space will be determined. Further, it should detail how the land will be preserved, what uses will be allowed on it, and what the ownership options are.
  - c. Agriculture should be listed as a specifically allowed use on the preserved open space.
  - d. De-emphasize active recreational uses of the open space such as golf courses.
  - e. Offer incentives for clustering. This is usually in the form of a density bonus that offers additional housing units in exchange for the use of the technique and permanent preservation of the land.

## Town of Callicoon Agriculture and Farmland Protection Plan

- f. Incorporate conservation subdivision tools into the process. These clearly outline that the houses are designed around important environmental features to create meaningful open space.
  - g. Allow for maximum flexibility in placement of new lots and area dimensions for them. Site conditions should dictate how big and where each of the new lots should be. Consider removing or changing the requirement that lot dimensions are ½ of what is required without clustering.
  - h. Some effective designs may be feasible without central water and sewer. Consider removing the requirement for central water and sewer for a clustered subdivision.
8. §21 Intensive livestock Operations. This requires 10 acres of land, 200' setbacks from property lines, and evaluation of manure and disposal plans. State CAFO rules do not establish acreage requirements. Requiring 10 acres for 10 hogs seems restrictive and the Town should consider amending this. This section also includes a reference to manure storage and disposal plans as recommended by Cornell Cooperative Extension. The Town may want to also reference DEC CAFO General Permit rules as well since this is a more definitive set of guidelines.
9. §27 Conditional Uses and Site Plan Review. This section directs the Planning Board to consider a variety of items as they make a decision about a special permit. No agriculturally related issues are included in the list of items the Planning Board should consider as they review a site plan for approval. It is recommended that this section be amended to strengthen the review of a project's impact on the agricultural operations in the district and offer specific standards and plan requirements needed for adequate evaluation. For instance, section B (Plan Requirements) do not ask for any information related to farming activities and how the project would affect them.
10. §23 Accessory Uses, (C) Home Occupations. The zoning should be such that agriculturally related home occupations are allowed as permitted by right as an agricultural activity and not as a home occupation.
11. There are no buffer requirements for new non-farm uses. It is recommended that the Town consider requiring a buffer for new non-farm uses when they are adjacent to farm operations to reduce the potential for nuisance complaints.

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12. Zoning Districts. Five districts are established: Conservation (CD), Rural (RU), Settlement (SD), Business (BD), and Rural Business (RD). The majority of land in Town is in either the CD or RU districts. The CD requires a 3-acre minimum lot size and the RU requires a 2 acre minimum lot size. In coordination with the density requirements (see #5, above) consider the following:
  - a. Expand the SD (Settlement) districts around the Village of Jeffersonville to expand the area available for the highest density of development within the Town.
  - b. Re-draw the CD (Conservation) district to coincide better with the steep slope/forested areas of the western portion of Town. This would orient that district to environmental protection of those resources. Re-draw the RU (Rural) district accordingly.
  - c. Split the RU District into two – one oriented primarily towards rural residential, and one oriented towards agriculture. The agriculture zone could allow low density residential uses, but it would primarily be oriented to regulations oriented to preserving the maximum amount of farmland.

### **C. Other Zoning Amendments Favorable Towards Agriculture**

The zoning does not include the following requirements. The Town should consider amending the zoning to include these in as added tools to maintain and promote farmland protection and farm operations in Callicoon.

13. Ensure that regulations related to hours of business operation, use of temporary signs, and parking requirements are reduced or do not apply for farms, especially season farm businesses.
14. Add to the Use Table additional agri-businesses such as u-picks, CSAs, expanded road stands, corn mazes, hay rides, pumpkin patches, seasonal events, school programs, weddings and parties, farm markets, dairy barns, bakeries, farm stores and restaurants, bed and breakfasts, farm stays; Farm support businesses such as slaughterhouse, community kitchen; and Farm-compatible businesses.
15. Add all NYS Agriculture and Markets Law requirements such as the Ag Data Statement.

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16. Add in all NYS State Environmental Quality Review Act (SEQRA) requirements. SEQRA also requires a review of a projects impact on agriculture.
17. Add in all NYS General Municipal Law requirements related to County Planning Board review of certain projects. This may offer additional insight into the regional impacts a proposed development might have on broader agricultural resources.
18. Add rural design and layout standards to help guide the placement of new structures in ways that would be the most advantageous to continuing agriculture.
19. Add in to special use plan and site plan requirements the identification and location of critical farmlands, and farmland soils so that they can be considered as an important resource during the development review process.
20. Add in a density bonus process to offer incentives for development that preserves farmland. Incentives could be offered for use of conservation subdivisions, clustered subdivisions, or a transfer of development rights program participation for example.
21. Direct more dense growth the hamlet areas or new hamlets. This could be accomplished with changes in districts, density, and development standards as discussed above.

### **D. Audit of the Town of Callicoon Subdivision Law**

The Town's subdivision law could be strengthened in relation to its review of and permitting of new subdivisions so as to maintain farmland to the maximum extent practical. These include the following:

1. §7 Purposes. There is no mention of agriculture or protecting and maintaining agriculture in the purpose statement. Consider amending this to strengthen the emphasis on agriculture.
2. §16 Definitions. Agriculture and farm operations are not defined. It defines Common Open Space but does not include reference to agriculture or conservation uses.
3. Article III (Procedures) does not reference Ag and Markets requirements for an Ag Data Statement. Not only should this be part of the subdivision

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application, the Planning Board should use this statement to inform farm owners of the subdivision proposal.

4. Article IV (Plan Requirements) includes a wide range of information that must be submitted and/or mapped for subdivision review. This section should be amended to also include items of importance to agriculture such as identification of adjacent farm operations, prime soils or soils of statewide importance, and whether the proposal is within a NYS certified Ag District. In order to fully evaluate a subdivision and its environmental and agricultural impact (as required by SEQRA), the Town should have a comprehensive set of information. Basic information about the agricultural environment should be part of both the preliminary and final plans.
5. Article V (Design Standards and Improvement Specifications). Similar to Article III and IV, this Article has opportunities to be strengthened in relation to agriculture. For example, sub-section 5 and 6 talk about the need to preserve natural features and steep slopes, but do not mention agricultural resources or soils. Farmland should be on par with other important natural resources in Callicoon. There is no mention about laying out lots in a manner which has the least amount of interference with agricultural operations. Buffers should be required to be created by new subdivisions when adjacent to existing farm operations.
6. §47 (Cluster Development) offers no further guidance as to the plan requirements, procedures, or design of clustered subdivisions and simply references the zoning. See # 7 above for limitations on existing language. Within the subdivision law, all procedures and plan information related to reviewing and approving a clustered subdivision should be included. Further, it is recommended that the Town consider amending these sections (subdivision and zoning) to be consistent with accepted conservation subdivision methods as a means to be more effective and flexible in a subdivision design. The actual incentive program would be included in the zoning law, but should be referenced in the subdivision law.

### **E. Audit of the Town of Callicoon Right to Farm Law**

Adopted in 2003, this law is excellent and appears to be up-to-date and comprehensive. It has excellent purpose statements and definitions. The definitions included in this law could be used in both subdivision and zoning laws for consistency. It includes a good right-to-farm declaration, notification of real estate buyers, and dispute resolution.

## Appendix 4: US Agriculture Census Zip Code Level Data

### 1. Description and Comparison of Farm Operations in Town of Callicoon Zip Codes

#### Farm Owner and Operator Characteristics in Callicoon by Zip Code

<b>ZIP</b>	<b>Town</b>	<b>Full owners</b>	<b>Part owners</b>	<b>Tenants</b>	<b>Operators living on the farm operated</b>	<b>Operators by Principal Occupation farming</b>
<b>1997</b>						
12776	Roscoe	1	4	3	9	10
12791	Youngsville	7	4	0	9	6
12766	North Branch	2	3	2	7	1
12748	Jeffersonville	21	10	1	23	27
12758	Livingston Manor	13	11	0	17	9
<b>Totals</b>		<b>44</b>	<b>32</b>	<b>6</b>	<b>65</b>	<b>53</b>
<b>2002</b>						
12776	Roscoe	10	8	*	17	11
12791	Youngsville	*	*	0	7	5
12766	North Branch	11	8	0	18	13
12748	Jeffersonville	14	19	0	31	23
12758	Livingston Manor	29	17	*	32	26
<b>Totals</b>		<b>64</b>	<b>52</b>	<b>0</b>	<b>75</b>	<b>78</b>
<b>2007</b>						
12776	Roscoe	7	5	2	10	7
12791	Youngsville	7	4	0	8	6
12766	North Branch	5	5	0	10	4
12748	Jeffersonville	17	15	2	24	18
12758	Livingston Manor	19	8	0	23	16
<b>Totals</b>		<b>55</b>	<b>37</b>	<b>4</b>	<b>85</b>	<b>51</b>

## 2. Type of Farms in Callicoon Zip Codes

### Livestock Inventory on Farms in Callicoon by Zip Code

ZIP	Town	Cattle and calves inventory total farms	Beef cow inventory total farms	Milk cow inventory total farms	Cattle and calves sold total farms	Hogs and pigs inventory total farms	Hogs and pigs sold total farms	Sheep and lambs inventory total farms	Hens & pullets laying age inventory total farms	Horses and ponies of all ages inventory total farms	Horses and ponies of all ages sold total farms	Broilers & other meat type chickens sold total farms	Turkeys sold total farms
<b>1997</b>													
12776	Roscoe	9	1	4	6	0	0	0	0	1	0	2	0
12791	Youngsville	5	3	2	5	0	0	1	0	2	0	0	0
12766	North Branch	3	0	2	3	3	0	0	0	1	0	2	1
12748	Jeffersonville	16	6	12	16	1	1	1	6	8	3	2	2
12758	Livingston Manor	16	13	3	16	4	3	1	2	8	1	1	0
Totals		49	23	23	46	8	4	3	8	20	4	7	3
<b>2002</b>													
12776	Roscoe	8	6	*	5	0	0	*	*	7		* 0	0
12791	Youngsville	*	*	*	*	*	*	*	*	*		* *	*
12766	North Branch	8	*	0	6	0	0	0	*	6	0	* 0	0
12748	Jeffersonville	16	*	11	12	*	*	*	7	8		* 0	0
12758	Livingston Manor	19	13	*	12	7	7	10	15	11		* *	*
Totals		51	19	11	35	7	7	10	22	32	0	0	0
<b>2007</b>													
12776	Roscoe	10	6	3	1	0	1	4	6	0	0	NA	NA

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ZIP	Town	Cattle and calves inventory total farms	Beef cow inventory total farms	Milk cow inventory total farms	Cattle and calves sold total farms	Hogs and pigs inventory total farms	Hogs and pigs sold total farms	Sheep and lambs inventory total farms	Hens & pullets laying age inventory total farms	Horses and ponies of all ages inventory total farms	Horses and ponies of all ages sold total farms	Broilers & other meat type chickens sold total farms	Turkeys sold total farms
12791	Youngsville	3	2	1	1	0	0	1	2	0	0	NA	NA
12766	North Branch	4	1	0	0	0	0	0	0	2	3	NA	NA
12748	Jeffersonville	14	10	5	12	8	0	0	1	5	5	NA	NA
12758	Livingston Manor	12	11	2	9	8	0	0	6	11	5	NA	NA
Totals		43	30	11	23	16	1	5	15	18	17	NA	NA

Source: US Agricultural Census. Note: 1997 Agricultural Census no data was available for zip codes in Hortonville (12746 or Kenoza Lake (12750).

Cropland Harvested in Callicoon by Zip Codes

ZIP	Town	Cropland harvested total farms	Cropland harvested 1 to 49 acres	Cropland harvested 50 to 499 acres	Cropland used for pasture or grazing total farms	Cropland idle total farms	Total woodland total farms	Pasture and rangeland other than cropland or woodland pastured total farms	All other land total farms	All other land 100 acres or more
1997										
12776	Roscoe	11	6	5	4	1	1	3	5	0
12791	Youngsville	10	5	5	4	2	8	3	7	0
12766	North Branch	5	2	3	2	0	3	3	5	0
12748	Jeffersonville	27	12	14	17	0	20	7	20	1

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<b>ZIP</b>	<b>Town</b>	<b>Cropland harvested total farms</b>	<b>Cropland harvested 1 to 49 acres</b>	<b>Cropland harvested 50 to 499 acres</b>	<b>Cropland used for pasture or grazing total farms</b>	<b>Cropland idle total farms</b>	<b>Total woodland total farms</b>	<b>Pasture and rangeland other than cropland or woodland pastured total farms</b>	<b>All other land total farms</b>	<b>All other land 100 acres or more</b>
12758	Livingston Manor	22	8	14	12	1	17	4	17	0
<b>Totals</b>		75	33	41	39	4	49	20	54	1
<b>2002</b>										
12776	Roscoe	17	8	9	12	*	13	6		*
12791	Youngsville	7	*	5	*	*	*	*		*
12766	North Branch	14	6	8	5	6	10	8		5
12748	Jeffersonville	27	11	14	19	*	21	10		0
12758	Livingston Manor	26	16	10	16	*	27	10		0
<b>Totals</b>		91	41	46	52	6	71	34		5
<b>2007</b>										
12776	Roscoe	13	4	9	4	NA	12	NA	NA	NA
12791	Youngsville	11	4	7	5	NA	5	NA	NA	NA
12766	North Branch	10	5	5	2	NA	6	NA	NA	NA
12748	Jeffersonville	31	15	16	7	NA	22	NA	NA	NA
12758	Livingston Manor	22	16	6	7	NA	21	NA	NA	NA
<b>Totals</b>		87	44	37	25	NA	66	NA	NA	NA

3. Farmland Acreage and Size of Farms in Town of Callicoon Zip Codes

Town of Callicoon Agriculture and Farmland Protection Plan

<b>ZIP</b>	<b>Town</b>	<b>Farms by size all farms</b>	<b>Farms by size 1 to 49 acres</b>	<b>Farms by size 50 to 999 acres</b>
<b>1997</b>				
12776	Roscoe	14	5	9
12791	Youngsville	11	3	8
12766	North Branch	7	3	4
12748	Jeffersonville	32	6	26
12758	Livingston Manor	24	6	18
Totals		88	23	65
<b>2002</b>				
12776	Roscoe	20	5	13
12791	Youngsville	7	*	6
12766	North Branch	19	6	13
12748	Jeffersonville	33	12	21
12758	Livingston Manor	37	15	22
Total		116	38	75
<b>2007</b>				
12776	Roscoe	14	3	11
12791	Youngsville	11	2	9
12766	North Branch	10	2	8
12748	Jeffersonville	34	5	29
12758	Livingston Manor	27	5	22
Total		96	17	79

4. Market Value of Farms, Economic Trends in Town of Callicoon Zip Codes

1997 Market Value of All Agricultural Products in Callicoon Zip Codes

Town of Callicoon Agriculture and Farmland Protection Plan

<b>ZIP</b>	<b>Town</b>	<b>Market value of agricultural products sold total farms</b>	<b>Market value of agricultural products sold less than \$10000</b>	<b>Market value of agricultural products sold \$10000 or more</b>	<b>Market value of agricultural products sold \$10000 to \$99999</b>	<b>Market value of agricultural products sold \$100000 or more</b>
<b>1997</b>						
12776	Roscoe	14	8	6	6	0
12791	Youngsville	11	8	3	1	2
12766	North Branch	7	2	5	2	3
12748	Jeffersonville	32	15	17	7	10
12758	Livingston Manor	24	12	12	10	2
Totals		88	45	43	26	17

2002 Market Value of All Agricultural Products in Callicoon Zip Codes

<b>Zip</b>	<b>Town</b>	<b>Total farms</b>	<b>Less than \$50,000 (farms)</b>	<b>\$50,000 to \$249,999 (farms)</b>	<b>\$250,000 or more (farms)</b>
12776	Roscoe	20	7	*	0
12791	Youngsville	7	5	*	0
12766	North Branch	19	11	7	*
12748	Jeffersonville	33	20	11	*

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12758	Livingston Manor	37	32	*	*
Totals		116	75	18	0

2007 Market Value of All Agricultural Products in Callicoon Zip Codes

Zip Code	Town	Value of all agricultural products sold			
		Total farms	Less than \$50,000 (farms)	\$50,000 to \$249,999 (farms)	\$250,000 or more (farms)
12776	Roscoe	7	6	1	0
12791	Youngsville	11	10	0	1
12766	North Branch	10	9	1	0
12748	Jeffersonville	34	26	5	3
12758	Livingston Manor	27	22	3	2
Totals		89	73	10	6

## Appendix 5. US Agricultural Census for Sullivan County

Census of Agriculture: Sullivan County	1997	2002	2007	% Change
Farms (number)	311	381	323	3.9
Land in farms (acres)	58,067	63,614	50,443	-13.1
Land in farms - average size of farm (acres)	187	167	156	-16.6
Land in farms - median size of farm (acres)	116	106	100	-13.8

Town of Callicoon Agriculture and Farmland Protection Plan

<b>Census of Agriculture: Sullivan County</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>% Change</b>
Estimated market value of land and buildings: average per farm (dollars)	379,677	522,088	546,478	43.9
Estimated market value of land and buildings: average per acre (dollars)	1,861	2,798	3,493	87.7
Estimated market value of all machinery/equipment: aver per farm (dollars)	62,091	72,534	81,001	30.5
Farms by size: 1 to 9 acres	27	27	19	-29.6
Farms by size: 10 to 49 acres	50	107	81	62.0
Farms by size: 50 to 179 acres	125	128	134	7.2
Farms by size: 180 to 499 acres	83	92	66	-20.5
Farms by size: 500 to 999 acres	23	19	19	-17.4
Farms by size: 1,000 acres or more	3	8	4	33.3
Total cropland (farms)	279	322	274	-1.8
Total cropland (acres)	34,813	34,476	24,614	-29.3
Total cropland, harvested cropland (farms)	261	274	236	-9.6
Total cropland, harvested cropland (acres)	25,045	26,541	21,198	-15.4
Irrigated land (farms)	19	35	24	26.3
Irrigated land (acres)	109	293	75	-31.2
Market value of agricultural products sold (\$1,000)	23,364	37,753	42,117	80.3
Market value of agricultural products sold, average per farm (dollars)	75,126	99,090	130,393	73.6
Market value of ag prod sold-crops, including nursery and greenhouse crops (\$1,000)	2,117	2,690	2,088	-1.4
Market value of ag products sold - livestock, poultry, and their products (\$1,000)	21,247	35,064	40,029	88.4
Farms by value of sales: Less than \$2,500	79	155	123	55.7
Farms by value of sales: \$2,500 to \$4,999	38	40	30	-21.1
Farms by value of sales: \$5,000 to \$9,999	39	34	26	-33.3

Town of Callicoon Agriculture and Farmland Protection Plan

<b>Census of Agriculture: Sullivan County</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>% Change</b>
Farms by value of sales: \$10,000 to \$24,999	54	43	62	14.8
Farms by value of sales: \$25,000 to \$49,999	21	27	28	33.3
Farms by value of sales: \$50,000 to \$99,999	28	32	16	-42.9
Farms by value of sales: \$100,000 or more	52	50	38	-26.9
Total farm production expenses (\$1,000)	19,833	26,504	40,529	104.4
Total farm production expenses, average per farm (dollars)	63,162	69,383	125,477	98.7
Net cash return from agricultural sales for the farm unit (see text)@1 (farms)	314	382	323	2.9
Net cash return from agricultural sales for the farm unit (\$1,000)	2,775	12,280	2,747	-1.0
Net cash return from ag sales for fm unit average per farm (dollars)	8,838	32,146	8,504	-3.8
Operators by principal occupation: Farming	194	243	164	-15.5
Operators by principal occupation: Other	117	138	159	35.9
Operators by days worked off farm: Any	154	181	179	16.2
Operators by days worked off farm: 200 days or more	90	123	123	36.7
Livestock and poultry: Cattle and calves inventory (farms)	160	155	119	-25.6
Livestock and poultry: Cattle and calves inventory (number)	11,012	8,900	6,300	-42.8
Beef cows (farms)	69	75	79	14.5
Beef cows (number)	1,082	875	1,215	12.3
Milk cows (farms)	72	53	32	-55.6
Milk cows (number)	4,505	3,948	2,272	-49.6
Cattle and calves sold (farms)	158	109	89	-43.7
Cattle and calves sold (number)	5,508	3,123	2,220	-59.7
Hogs and pigs inventory (farms)	11	19	23	109.1
Hogs and pigs inventory (number)	126	206	425	237.3
Hogs and pigs sold (farms)	11	19	21	90.9
Hogs and pigs sold (number)	182	227	525	188.5

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<b>Census of Agriculture: Sullivan County</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>% Change</b>
Sheep and lambs inventory (farms)	23	48	31	34.8
Sheep and lambs inventory (number)	334	1,010	729	118.3
Layers and pullets 13 weeks old and older inventory (farms)	31	65	64	106.5
Layers and pullets 13 weeks old and older inventory (number)	(D)	(D)	(D)	
Broilers and other meat-type chickens sold (farms)	11	15	13	18.2
Broilers and other meat-type chickens sold (number)	1,208,336	2,542,338	1,528,519	26.5
Corn for grain or seed (farms)	8	6	3	-62.5
Corn for grain or seed (acres)	693	670	(D)	
Corn for grain or seed (bushels)	69,580	26,627	(D)	
Corn for silage or green chop (farms)	52	30	21	-59.6
Corn for silage or green chop (acres)	2,523	1,324	882	-65.0
Corn for silage or green chop (tons, green)	27,579	11,970	14,451	-47.6
Wheat for grain (farms)	(N)		1	
Wheat for grain (acres)	(N)		(D)	
Wheat for grain (bushels)	(N)		(D)	
Barley for grain (farms)	(N)		1	
Barley for grain (acres)	(N)		(D)	
Barley for grain (bushels)	(N)		(D)	
Oats for grain (farms)	2		1	-50.0
Oats for grain (acres)	(D)		(D)	
Oats for grain (bushels)	(D)		(D)	
Soybeans for beans (farms)	(N)		2	
Soybeans for beans (acres)	(N)		(D)	
Soybeans for beans (bushels)	(N)		(D)	
Dry edible beans, excluding dry limas (farms)	(N)			
Potatoes, excluding sweet potatoes (farms)	6		12	100.0

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<b>Census of Agriculture: Sullivan County</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>% Change</b>
Potatoes, excluding sweet potatoes (acres)	17		22	29.4
Potatoes, excluding sweet potatoes (hundredweight)	1,262		(N)	
Hay-alfalfa, other tame, small grain, wild, grass silage, green chop, etc(farms)	210		186	-11.4
Hay-alfalfa, other tame, small grain, wild, grass silage, green chop, etc(acres)	23,488		19,636	-16.4
Hay-alfalfa, other tame, small grain, wild, grass silage, green chop, etc(tons, dry)	38,529		35,056	-9.0
Vegetables harvested for sale (see text) (farms)	25		31	24.0
Vegetables harvested for sale (see text) (acres)	157		151	-3.8
Land in orchards (farms)	13		9	-30.8
Land in orchards (acres)	101		25	-75.2
(D) Withheld to avoid disclosing data for individual farms.				
(N) Not available.				

## Appendix 6: Maps

Base Map

Property Class

Government Owned/Protected Properties

Farm Locations

New York State Agricultural Districts

Farmland Soils

Farmland Prioritization

Buildout Analysis (various maps)

Zoning

Water and Sewer Districts

Aerial Photo



## Appendix 7. Resources

There are many resources available through federal, state, county, and private agencies. The following is a partial list of organizations and agencies that provide information, assistance, funding, or other support for farming and agriculture related activities. Many of the organizations listed below have multiple programs that are available, and each website should be thoroughly explored. The following are resources that may be most relevant to farms in Sullivan County:

Agricultural Marketing Resource Center ([www.agmrc.org](http://www.agmrc.org))

Come Farm With Us In Jefferson County ([www.comefarmwithus.com](http://www.comefarmwithus.com))

Cornell Center For Food Entrepreneurship At The New York State Food Venture Center ([www.nysaes.cornell.edu/cecfe](http://www.nysaes.cornell.edu/cecfe)) see also A Technical Guide For Food Ventures:  
[www.nysaes.cornell.edu/necfe/pubs/booklet.html](http://www.nysaes.cornell.edu/necfe/pubs/booklet.html))

Cornell Community And Rural Development Institute Toolbox:  
([www.cdtoolbox.net](http://www.cdtoolbox.net))

Cornell Community And Rural Development Institute (CaRDI):  
[www.cardi.cornell.edu/](http://www.cardi.cornell.edu/)

Cornell Cooperative Extension in Sullivan County: [www.sullivancce.org](http://www.sullivancce.org)

Cornell Small Farms Program ([www.smallfarms.cornell.edu](http://www.smallfarms.cornell.edu))

Cornell Cooperative Extension: [www.cce.cornell.edu](http://www.cce.cornell.edu)

*Delaware Highlands Conservancy: [www.delawarehighlands.org](http://www.delawarehighlands.org)*

Environmental Protection Agency: [www.epa.gov](http://www.epa.gov)

Federal Grants: [www.grants.gov](http://www.grants.gov)

Market Maker (Food Industry Linking Agricultural Markets)  
([www.bational.marketmaker.uiuc.edu](http://www.bational.marketmaker.uiuc.edu)). The New York Market Maker  
is ([www.marketmaker.uiuc.edu](http://www.marketmaker.uiuc.edu))

National Sustainable Agriculture Information Service:  
[www.attrancat.org/field.html](http://www.attrancat.org/field.html)

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New England Small Farm Institute: [Http://www.smallfarm.org](http://www.smallfarm.org)

New York Agricultural Innovation Center ([www.nyaic.org](http://www.nyaic.org))

New York State Department of Agriculture and Markets  
([Http://www.agmkt.state.ny.us](http://www.agmkt.state.ny.us)) and  
(<http://www.agmkt.state.ny.us/RelatedLinks.html>) and

New York City Watershed Agricultural Council: [www.nycwatershed.org](http://www.nycwatershed.org)

New York Farm Bureau: [Http://www.nyfb.org/](http://www.nyfb.org/)

New York Farm to Fork ([www.nyfarmtofork.org](http://www.nyfarmtofork.org))

New York Farm Viability Institute ([www.nyfvi.org](http://www.nyfvi.org))

New York Farmlink: [www.nyfarmlink.org](http://www.nyfarmlink.org)

New York State Department Of Agriculture And Markets:  
[www.agmkt.state.ny.us](http://www.agmkt.state.ny.us)

New York State Energy Research and Development Authority  
(Nysesda): [www.nysesda.org](http://www.nysesda.org)

New York State Farmers' Direct Marketing Association:  
[www.nysfdma.com](http://www.nysfdma.com)

New York State Organic Resource Center:  
[www.agmk.state.ny.us/ap/organic](http://www.agmk.state.ny.us/ap/organic)

New York State Small Scale Food Processors Association:  
[www.nyssfpa.com](http://www.nyssfpa.com)

Northeast Organic Farming Association: [www.nofa.org](http://www.nofa.org) and  
Northeast Organic Farming Association – New York: [www.nofany.org](http://www.nofany.org)

Northern New York Agricultural Development: [www.nnyagdev.org](http://www.nnyagdev.org)

New York Farm Net: [www.nyfarmnet.org](http://www.nyfarmnet.org)

Open Space Institute: [www.osiny.org](http://www.osiny.org)

Organic Alliance: [www.organic.org](http://www.organic.org)

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Small Business Administration: [www.sba.gov/](http://www.sba.gov/)

Small Cities Program - Community Development Block:  
[www.nysmallcities.com](http://www.nysmallcities.com)

Sullivan County Division of Planning And Environmental Management:  
[www.sullivan.ny.us](http://www.sullivan.ny.us)

Sullivan County Soil and Water Conservation District (SWCD):  
[www.sullivancountyswcd.com](http://www.sullivancountyswcd.com)

The Farmers' Market Federation Of New York:  
[www.nyfarmersmarket.com](http://www.nyfarmersmarket.com)

United States Department Of Agriculture (USDA): [www.usda.gov](http://www.usda.gov)

University of Vermont's Women's Agricultural Network: [uvm.edu/wagn](http://uvm.edu/wagn)

USDA Farm Service Agency (FSA): [www.fsa.usda.gov](http://www.fsa.usda.gov)

USDA Natural Resource Conservation Service: [www.nrcs.usda.gov/](http://www.nrcs.usda.gov/) or  
in New York: [www.ny.nrcs.usda.gov](http://www.ny.nrcs.usda.gov)

USDA Rural Business Programs: [www.rurdev.usda.gov/rbs](http://www.rurdev.usda.gov/rbs)

Value Added Producer Grant (Contact Is the Local Rural Development  
Office at 225 Dolson Ave. Suite 104, Middletown, NY 10940 At  
548-343-1872, X 4)

Interns and internships may be located at a variety of web sites and  
organizations, especially through universities that offer agricultural  
programs. See also [www.agcareers.com](http://www.agcareers.com),  
[www.attra.ncat.org/attra-pub/internships](http://www.attra.ncat.org/attra-pub/internships), or [www.idealists.org](http://www.idealists.org).

## Appendix 8: Farmer and Agri-Business Survey

### Summary of Callicoon Farmer Survey

- Q 1 and 2. There are a wide variety of farms represented in the survey with the prevalent products being livestock (including horses, dairy and cash crops. Other farms were less prevalent but included one Christmas tree plantation, two horticulture, two vegetables, one fruit, three forestry, one maple products, and nine "other" kinds of farms. Other farms include eggs, evergreens, beef, dairy replacements, nursery, hay, and rental land to another farmer. Secondary farm operations included agritourism, lumber, leasing to farmers, alternative energy, bees, logging, and hay.
- Q 3. Two farms sold goods or services at farmers markets in Jeffersonville/Barryville, and in Callicoon.
- Q4. Some of the farmers who are based primarily in Callicoon also own or rent land in surrounding towns. About 1560 acres of land out of town are owned by Callicoon farmers and 670 additional acres are rented. Within Callicoon, 3691 acres are owned by the farmers who participated in the survey and 1586 additional acres are rented. That is a total of 5,277 acres of farmed land. The average size of owned land is 115 acres (mean of 78 acres).
- Q5. Participants categorized about 4958 acres of the total land into farmsteads, actively farmed land, wooded, idle, and rural residential acres. About 54% of the land is actively farmed and 33% is wooded. Less than 5% is considered idle.
- Q6. Sixty three people are employed by the farms that participated in the survey. This included 24 full time workers, 13 part time workers, 6 seasonal full time and 20 part time seasonal workers.
- Q 7 – 9. These farms typically support one household. Almost all farms have been in existence for a long time: the average number of years the farmer owned the farm was 34, with an average of 80 years in the family.
- Q10. This question explored the level of support for various farmland protection strategies. There was support for most of these techniques from most farmers. However, there was much less support for overlay zoning districts. Those techniques that were strongly supported by more than half the participants included conservation easements, purchase of development rights programs, transfer of development rights, lease of development rights, farm friendly zoning, conservation subdivisions, loan programs, differential assessments, growing new farmers, ag enterprise zones, exclusive agricultural zones, the Sullivan County Ag and Farmland

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Protection Plan, and the town comprehensive plan. The techniques that received the most support were differential assessments, growing new farmers, farm friendly zoning, purchase of development rights, conservation easements, and the County Ag and Farmland Plan.

Q11. The participants ranked the farmland protection strategies and in order, chose: farm friendly zoning, differential assessments, loan programs, purchase of development rights, growing new farmers, and exclusive agricultural zones as preferred methods.

Q12. In order to ensure that agriculture is reviewed adequately by local planning boards, farmers felt there needed to be more education, more communication with farmers, and a better understanding of farms issues and impacts. They also suggested having a map for the planning board to show where active agriculture and ag districts were.

Q13. A majority of farmers participated in ag value assessments on their property and structures, the STAR tax program, and were enrolled in a State certified Agricultural District. There was very little participation (0 to 5 maximum) in the Sustainable Agriculture Research and Education program, IDA tax abatement programs, NYSERDA programs, and Watershed Ag Council programs.

Q14. Farmers were asked to identify what their challenges were. Top challenges included property taxes, machinery costs, production costs, and fuel costs. Other challenging factors included land prices, loss of productive land, residential encroachment, limited new farmers, estate taxes, lack of dairy processing facility, and land use regulations. Factors that were not as challenging or not applicable to area farmers were availability of rental land, rental costs, water availability, access to financing, access to marketing or business support, lack of local consumers, and lack of processing facilities and a community kitchen.

Q15. Farmers felt that property taxes, fuel costs, residential encroachment, availability of farm labor, and access to agri-services were the top challenges facing them personally.

Q16. About 48% buy less than 25% of their supplies and equipment from within Sullivan County. Only three participants buy over 75% of their supplies locally. The remaining farms buy between 25% and 74% of their supplies locally.

Q17 - 18. Almost 63% of participants earn less than \$25,000 in gross sales from their farming operations. Three famers considered their farm personal use only and earned no income from it. About 11% (3 farms) earn over \$200,000 in gross farm income. 16 or about 62% (27 farmers answered this question) consider their farm to contribute less than 25% of their family net income. Six farms considered themselves to have the

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farm contribute greater than 75% of their family net income.

Q19. Most farmers indicated they were in Sullivan County because they had family roots and the farm was a family farm. Other factors that attracted people to the area included the beauty, open space, and proximity to markets.

Q20. Most farmers feel the future trends in farming will be either a smaller number of large farms or movement of farms out of Sullivan County. About half also felt there were trends towards more diversification and more operations that are smaller. The prevalent feeling however was loss of farms out of the county and creation of larger farms that remain.

Q21. This question explored farmers' future plans. Ten farmers indicated they would be increasing farming operations within 1 to 10 years. Six will be diversifying. Ten desire to increase their agricultural sales in that time frame. Six also want to sign a gas lease. More farms however indicated they would stay the same or transfer the farm to a family member. Five farmers indicated they would be selling a portion of their farm for non-farm use and three said they would be planning on selling the entire farm for non-farm use. Only one farm said they would be decreasing sales (within 10 years). For this most part, this question showed there are about half the farmers who plan on continuing and even increasing their operations.

Q22. Farmers were very concerned (76%) or somewhat concerned about loss of farmland in town. One participant was not very concerned and on one was not concerned at all. The reasons for this concern included: lack of economic returns to keep farms going; non-farmers moving in that don't understand farming; land prices going up, increased development. Farmers also expressed their concern IF there is a loss of farmland and that included an impact on the county's future, fewer properties to use for haying, changes in character to the community, increased food costs, and a change in the way we live.

Q23 - 24. Slightly more farmers feel that there is no negative relationship with non-farmers. About 62% (of 18 who answered this question) do not feel there are negative relationships. Eleven indicated there was a negative relationship. Most of the reasons given for the negative relationships revolved around the lack of awareness and information non-farmers have about farming. To improve these relationships, farmers felt there needed to be more of a public relations emphasis, education, and better involvement of non-farmers in local farms.

Q25. About 45% of participants feel gas leasing will help agricultural activities. 31% felt that it would help farmers and 7 participants had no opinion. Reasons given were mixed: some felt the added income would be very helpful to keep farmers going while others felt that there are many

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negative environmental impacts.

Q26. There were no young farmers that were included in the survey. One farmer was between the ages of 35 and 44. All others were older than 45 years and 59% of participants were over 65 years.

Q27. Four farmers are new to the area (less than 5 years), two participants have lived in Sullivan County between 11 and 20 years, and the rest (83%) have lived in Sullivan County for more than 20 years.

Q28. All participants except one had at least a high school degree. Almost 76% have at least some college and 68% have a college degree. Among the participants were five with a master's degree and three with a PhD. Seven, or 221 have high school degrees and no college.

Q29. See notes.

### **What the Survey Tells Us**

- There are a wide variety of farms, but dominated by livestock and dairy. Many farmers have secondary operations that further diversify farming in the town.
- Not many farms participate in farmers markets – probably due to the nature of the farm.
- Some Callicoon farmers actively own or rent farmland in surrounding towns to support their businesses. 30% of farmland depends on rental lands not owned by the farmer. There is potential that this loss could be very negative on Callicoon farmers.
- The 39 farms who participated in the survey contribute to the employment of the area by employing a total of 63 people for at least part of the year. This is not an unsubstantial contribution to the economy.
- Farms typically support one household and have mostly been in the family for many years. There is a lot of history and experience in the community as a result.
- There is support for many ag protection methods. Overlay zoning techniques would probably not be acceptable. Programs that attracted new farmers, farm friendly zoning, PDR and use of conservation easements, and continued tax benefits for farming are all priority solutions. However, other innovative ideas do have support such as conservation subdivisions, TDR, ag enterprise zones, and even exclusive agricultural zones.
- Overall, participants felt that more education and awareness of the role

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agriculture plays in the town as well as the potential negative impacts to agriculture need more attention by the local planning board.

- Farmers are taking advantage of some of the tax programs, but not all. This might indicate the need for more education of the farmers about these programs.
- Taxes and operations costs (fuel, machinery, production) were among the top challenges of farmers. They feel that rental land and its cost, water, and access to marketing and business support were not problems. Some farmers who concentrate on fresh produce felt that lack of local processing facilities were a challenge to them.
- Farmers are going out of the area to purchase many of their supplies and equipment. This might indicate that not all services are available locally. It also may indicate that there may be business opportunities for some of these services to be provided locally.
- Unfortunately, the overall economic picture of Callicoon farms is not strong. A majority of the farmers have small gross sales (less than \$25,000) and a majority have their farms contributing less than 25% of their family income. That means that off-farm income is required and that most of the farms are not large contributors to the owners income. From an income point of view, many Callicoon farms are very small.
- Farmers feel that there will be a loss of farms resulting in fewer farms (some moving out of the county) and farmland being incorporated into other farms. This would result in fewer, but larger farms. They also feel that some farm diversification will occur. Even so, many farmers hope to increase their sales, increase their agricultural operations, and maintain the farms in their families. Eight indicated that they would be selling all or part of their farm, but that means that most will be staying the same or attempting to expand.
- There is concern about loss of farmland both from an economic point of view as well as from a community character point of view. Increased development and continued loss of income were reasons why so many were concerned.
- Some farmers are clearly having difficulties with their non-farm relationships. There are still many farmers who have not had that problem, but given that 38% do have issues, it is a problem that needs addressing. Education was the key tactic felt to improve relationships.
- Although there were mixed feelings about the role gas drilling can play in maintaining farms, more people felt it would be good for farmers because they would earn additional income that could keep the farm going and the land in agriculture. Some were clearly concerned about possible negative

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environmental impacts.

- The farming community is aging and that means that in the next decade or two, there might be significant changes in farm and land ownership. Lack of young farmers is a potential large problem.

### **Analysis of Farm Business Survey**

#### **About the Business Participants**

A variety of ag-related and support businesses participated in the survey. These were mostly well-established businesses that have been around for many years. These 29 businesses provide jobs within Sullivan County to 332 full time employees and 113 part time or seasonal employees. Gross sales contribute at least \$8,784,999.00 to the economy. While not all of these businesses cater only to agriculture, the feed dealers, machinery sales and repair, equipment, and almost all but one direct sale of farm products businesses grossed over \$500,000 each.

Most participants were aged between 35 and 49 years old. Most had lived in the county for more than 20 years (73%). Seventy percent had college degrees and four had some college but no degrees. About 35% said that their business coming from Sullivan County has decreased over the past 5 years while 41% said it has stayed about the same. 21% said they have seen increases in local business. The businesses that saw increases were machinery sales and repair, equipment, direct sales of farm produce, financial, and a garden greenhouse business.

It is obvious that these businesses do not rely totally on ag clients from within the county to support their businesses. Only 10% had more than 74% of their business derived locally.

#### **Some Opinions**

There was general consensus that there would be a smaller number of farms in the county one way or another (either moving out or being absorbed into a bigger farm). About ½ felt that there were still opportunities for farm diversification.

About 45% felt that drilling could help agriculture, but 24% felt it could impede it. Others had no opinion.

Many of the businesses were optimistic about growing their business and of the 29, only three said they would be decreasing their agricultural sales over the next 10 years.

About 86% said they had some level of concern (very concerned or

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somewhat concerned) about loss of farmland. The three that indicated they were not very concerned included a pet feed company, equipment business and a roadside stand direct sale business.

### **General Businesses Support for**

- Farm friendly zoning
- Use of differential assessments
- Sullivan County Ag Plan
- Loan Programs
- Growing new farmers
- PDR
- Conservation Easements

### **General Lack of Businesses Support**

- Use of exclusive agricultural zones
- Use of overlay zoning districts

### **Strengths**

- Rural Character of the area
- Scenery and beauty of the area
- Adequate access to financing for business
- Adequate access to marketing and business support

### **Weaknesses**

- Property taxes
- Fuel costs
- Availability of skilled labor
- Lack of local clients
- Machinery and production costs
- Loss of farms and farmland to housing growth could lead to loss of business
- Some concern about negative farm/non-farm interactions

### **Opportunities**

- Communication and education of non-farmers
- Use of larger lots
- More county support of farms
- Farm diversification
- More direct contact between farms and non-farmers
- Use of Ag Districts
- Decrease taxes
- Farm friendly zoning
- PDR
- Loan Programs
- Growing new farmers