

Town of Batavia Agricultural & Farmland Protection Plan
Summary of Revisions to November 2009 Draft
March 15, 2010

Section A. 6- Existing Plans

Smart Growth Plan: Add: “Provisions are in place to ensure that water hookups are made available when new development is proposed that would result in significant regional economic benefits.” (Also added to C.5).

Section B.4. Land Use

Add to first paragraph about agriculture: “A total of 13,571 acres comprise active cropland, representing 44% of the Town’s land area. “

Section C.3. Land to be Protected

Replace section with the following:

The agricultural land that is most suitable for long term protection has been identified using the following parameters:

- 1) Actively farmed land that consists of high quality soils
- 2) Land located in areas consistent with the Town’s long term plans for conservation and development

GIS maps were utilized to identify those lands in the Town that are both actively farmed and consist of high quality agricultural soils (prime, prime if drained, and muck.) A total of 74% of these lands are designated as suitable for long-term protection for agricultural uses. A total of 26% are included in long-term development areas that were delineated by the Town in its 2007 Comprehensive Plan (see Map 9).

Actively Farmed Land by Soil Suitability (acres)	Prime	Prime if Drained	Muck	Total	% of Total
Proposed Agricultural Production Zone	2,219	753	171	3,143	29.3%
Proposed Development Areas (2007 Comprehensive Plan)	1,976	435	11	2,422	26.1%
Other Areas	3,374	1,238	101	4,713	44.6%
Total	7,569	2,426	283	10,278	100.0%

Farmland Suitable for Protection

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The Town proposes to include 29% of the high quality agricultural soils that are currently farmed within a proposed "Agricultural Production Zone." (See areas shown in purple and pink in the attached map.) This proposed zoning district would designate agriculture as the preferred use and significantly limit the density of new residential development. This area includes most of the land designated for "Agricultural Preservation" in the 2008 Comprehensive Plan.

High quality farmland predominates within the proposed "Agricultural Production Zone;" a total of 64% of the land in this area consists of high quality agricultural soils that are currently farmed. By comparison, 33% of the total land area in the Town consists of high quality agricultural soils that are currently farmed.

An additional 45% of the high quality agricultural soils that area currently farmed are suitable for long-term protection for agricultural uses. (See areas shown in shades of green in the attached map.) Non-zoning preservation techniques are encouraged for these areas, which would continue to be zoned Agricultural/ Residential.

Agricultural Land Designated for Future Development

A total of 24% of the high quality agricultural soils that are currently farmed are designated for future development, consistent with the findings of a year-long comprehensive planning process completed in 2007 that resulted in the Town's adopted Comprehensive Plan. (See the Future Land Use categories and farmland depicted in red, orange and yellow in the attached map.) These areas were identified as most suitable for future development based on their proximity to existing developed areas, and access to the State highways and the NYS Thruway and potential for future infrastructure extensions.

The Town encourages continued agricultural use in these areas but considers them most suitable in the long term for high quality development projects. Long-term agricultural land protection measures in these areas would conflict with the Town's long-term development goals. Development in many of these areas will likely not take place for several years, as existing constraints limit the potential for intensive development.

The following narrative describes three areas designated for non-agricultural uses that currently include a concentrated amount of high quality farmland.

Area 1: West side of Route 98, north of the City of Batavia

This area is designated for "Planned Business" in the 2007 Comprehensive Plan and was rezoned to Planned Business (PB) in 2008. The PB zoning provisions significantly limit non-agricultural development and prohibit small scale development. Non-agricultural development would be permitted if a significant project with regional economic benefits were proposed. Such a project would require the extension of sewer to the site, as such infrastructure is not available at this time.

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Area 2: South of NYS Thruway, northwest of the City of Batavia

This area is designated for “Business/ Industrial” and “Higher Density Residential” uses in the 2007 Comprehensive Plan. Development in these areas would continue the pattern of large commercial development that has occurred along Veteran’s Memorial Drive. While the Town has designated this area for business and residential development as the long-term goal, the infrastructure is not yet in place to accommodate such uses. Such development would likely require the construction of new access roads, as shown in the 2007 Future Land Use Map. This area is currently zoned Agricultural/ Residential and continued agricultural uses in this area are encouraged.

Area 3: Southeast of the City of Batavia, northeast of Ellicott Street Road

This area is designated for “Business/ Industrial” uses and is the site of the proposed Agricultural Industrial Park. Continued agricultural uses is encouraged as a short-term use. However, the development of the Agricultural Industrial Park would benefit the regional agricultural economy by providing additional space, with high quality water supply and access to markets, for agricultural processing.

A total of 2,422 acres of high quality agricultural land that is currently farmed are included in proposed development areas. This represents approximately ¼ of the total in the Town.

Criteria for Long-term protection

Add: “Landowner Commitment”

Section D. 2. – Direct Marketing

Add: Cornell Cooperative Extension of Genesee County has published a guide to agritourism that identifies many of the direct market outlets in Genesee County.

Section C.5 – Drainage Issues

Drainage

Replace last paragraph with the following:

The Genesee County Soil & Water Conservation District (SWCD) regularly installs and maintains drainage projects within the Town of Batavia. At this time, no specific large-scale projects that require outside funding have been identified in the Town.

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Once constructed, drainage ditches need to be maintained. As most drainage projects occur on private property, ongoing maintenance requires the cooperation of the property owner. Farmers need to communicate regularly neighboring landowners and work with them to ensure that drainage ditches on private property are properly maintained.

F. 3.d: Obtain funding to support job creation for agribusinesses

Add to responsible agencies: Genesee County EDC; Lake Plains RC&D Council

G. Next Steps

New: “The Town Board should appoint a municipal Agriculture & Farmland Committee, which will take the lead in implementing the recommendations of this Agricultural & Farmland Protection Plan under the guidance of the Town Board. The Committee will include farmers as well as non-farming residents.”

MAPS

New: Map 10: Active Cropland by Soil Classification and Future Land Use Categories. *Renumber subsequent maps.*

APPENDICES

Revised: Appendix F: Proposed Agricultural Production Zone (APZ) regulations to incorporate sliding scale for number of permitted non-farm lots and to remove references to cluster subdivisions.