

MILFORD							
Question	Zoning	Site Plan	Subdivision	Yes	No	Not Mentioned	Notes
	Yes	Yes	Yes				
#1	X	X		Yes, Section X of zoning			In R districts private stables are allowed on areas of at least 1 acre. RA -Residential Agricultural District allows for Agriculture, Floriculture, and horticulture pursuits, general farms, greenhouses dairies, truck gardens, raising of bees, poultry and livestock, animal hospitals, riding stables, keeping of small animals etc along with customary buildings. In the RA Commercial Zone, the zoning does allow for customary retail shops under SUP. One condition includes operation shall not be noxious or offensive to adjacent occupant. Farm implement sales, service and rental allow under SUP. Animal matter processing is an allowable use in the Manufacturing /Industrial District under special use permit.
#2	X	X		Yes, Temporary Use Permit Section 6.3			All commercial uses require site plan and special use permit in RA commercial district. Section 6.3 (b) <i>Permitted Accessory Structures and Uses. Temporary use permits may be issued for display and sale of agriculture products not grown on the premises, if approved by the Town Planning Board. Any stand used for the display and sale of such products shall not contain more than 200 sq. feet of floor space and shall be set back at least 20 feet from the street line.</i>
#3	X	X		Section 5.3, 6.3			R District: Permitted accessory uses include garages; office of doctors, dentists and others; home occupations; roomers; lodgers; private stable at least 1 acre; building for private horticulture purposes. RA District: Section 6.3 same as R District. 6.3 (b) Permitted Accessory Structures and Uses. Temporary use permits may be issued for display and sale of agriculture products not grown on the premises, if approved by the Town Planning Board. Any stand used for the display and sale of such products shall not contain more than 200 square feet of floor space and shall be set back at least 20 feet from the street line. Section 6.5 does not place limit on height for any farm structures.
#4	X						
#5	X	X		Yes, Section 12.2			Section 12.2 Special Permits (f) states: <i>Any special use or site plan or use variance that would occur on property within an ag. District containing a farm operation or on property within boundaries of 500 feet of a farm operation in an ag. District must submit an "Agriculture Data Statement" with its application, including proposed project as it relates to the location of farm operations identified in the agriculture data statement.</i>
#6	X	X				X	
#7	X	X	X	Yes, Definitions			In the definitions there is a definition for Farm and Farm Pond. Farm is defined as <i>Any parcel of land which is used for the raising of agriculture products, livestock, poultry, dairy, fish farming and tree farming by a resident owner or tenant as a primary source of income.</i> There was no definition for agriculture. In their subdivision regulations there is no mention in the definitions of agriculture or farm. Milford's subdivision regulation mentions clustering but nothing related to the preservation of prime farm land.
#8	X	X		Yes			The only exception is the requirement in the R and RA district that private stables must be on at least one acre.
#9	X	X		Yes ?			Article 7.1 permitted uses in RA-commercial District includes <i>Customary Retail Shops, Restaurants and other eating places. As long as they are within enclosed buildings</i> Any such structure not in an enclosed building must receive a SUP.
#10					X	X	No members are farmers.
#11	X	X		Yes			Section 12.2 Special Permits (f) states: <i>Any special use or site plan or use variance that would occur on property within an ag. District containing a farm operation or on property within boundaries of 500 feet of a farm operation in an ag. District must submit an "Agriculture Data Statement" with its application, including proposed project as it relates to the location of farm operations identified in the agriculture data statement.</i>
#12	X	X				X	Nothing specifically mentioned and not aware this has been a practice of the town planning board.
#13	X	X		Yes			See notes above under question #1.

HARTWICK									
Question	Zoning	Site Plan	Subdivision	Right to Farm	Yes	No	Not Mentioned	Notes	
	None	Yes	Yes	Yes					
#1						X			Not mentioned in site plan review or subdivision or the Right to Farm Law.
									Section 2.010 of Site Plan regulation accessory structures or agriculture structures shall be exempt from site plan review. Nonstructural agricultural and gardening uses not involving substantial timber cutting of trees within the viewshed of any Town, County or State road or highway are also exempt. The sale of agricultural produce and temporary structures related to sale of agricultural produce are exempt from site plan review. Nothing mentioned in subdivision review. The Right to Farm law does not specifically reference Farm Stands.
#2		X				X			
#3		X			X				See notes in question #1. Not mentioned in Right to Farm Law
#4		X					X		Nothing mentioned in site plan or subdivision or Right to Farm Law
#5		X					X		Nothing mentioned in site plan, subdivision or Right to Farm law
#6		X					X		Nothing mentioned in site plan or subdivision or Right to Farm Law
					Yes, in Right to Farm Law	X			No definition for agriculture or farm in site plan regulations or subdivision regulations. Yes, in the Right to Farm Law, definitions for Farmer and Farm Practices.
#7		X							
					Yes in Right to Farm law	X			Not mentioned in site plan regulations or subdivision regulations. In the Right to Farm Law, definitions are broad and not confined to # of acres or income earned.
#8		X							
#9							X		Not mentioned in site plan or subdivision or Right to Farm Law.
#10					X				One Farmer on Planning Board - Meg Kennedy
#11		X				X			Not mentioned in regulations and typically submitted with GML 239 review. Not mentioned in Right to Farm Law.
#12		X				X			Not in site plan or subdivision or right to Farm Law.
#13						X			Not is site plan or subdivision or Right to Farm Law.

BUTTERNUTS

Question	Zoning	Site Plan	Subdivision	Right to Farm	Yes	No	Not Mentioned	Notes
	No Zoning with exception of Village of Gilbertsville.	Yes	Yes	No				
#1		X					X	Not mentioned in site plan review law or subdivision regulations.
#2		X				X	Not mentioned in subdivision review law	Section 2.0 exempts the sale of agricultural produce and temporary structures related to the sale of said produce from site plan review. Nothing mentioned in the subdivision regulations.
#3		X			X		Not mentioned in subdivision review law	Section 2.0 of the site plan regulations exempts agriculture or gardening uses and timber harvesting and the sale of agricultural produce and temporary structures related to the sale of said produce, from site plan review. Nothing mentioned in the subdivision review law.
#4		X					X	No mention of agricultural districts and farming activities or prime soil in site plan review or subdivision review law.
#5		X					X	Nothing mentioned in site plan review or subdivision review law.
#6		X					X	Nothing mentioned in Site Plan Review or Subdivision review law.
#7		X				X		No definition for agriculture, agricultural structure farm worker houses etc in site plan review or subdivision review law.
#8		X					X	Nothing mentioned in definitions in site plan review or subdivision review law.
#9		X					X	Nothing mentioned regarding non-traditional or retail based farm businesses allowed in districts with the exception of: exemption of agriculture or gardening uses; timber harvesting; sale of agricultural produce; and temporary structures related to the sale of said produce, in the site plan review law. Nothing mentioned in the Subdivision review law.
#10					X			5 members on PB are farmers K. Lingman;B.Lilley;.L.Roe; D. Muehnick;C.Eronemok
#11		X					X	Not mentioned In site plan regulation but may be part of application forms. Nothing mentioned in the subdivision review law.
#12		X					X	Not mentioned in site plan or subdivision review law.
#13		X				X	X	As mentioned in question #3 and #9, agriculture or gardening uses and timber harvesting and the sale of agricultural produce and temporary structures related to the sale of said produce are exempt from site plan review.

CHERRY VALLEY								
Question	Zoning	Site Plan	Subdivision	Right to Farm	Yes	No	Not Mentioned	Notes
	Yes local land use law	Yes	Yes	Yes, mentioned In land use law				
#1	X	X	X				X	Nothing specifically mentioned in land use law, site plan or subdivision regulations
#2	X	X	X		Yes, mentioned in site plan review law and land use law			Section 4.01 of the land use law, item g, allows by right, "The sale of agricultural produce and temporary structures related to the sale of agricultural produce. Section 2.010 of site plan review law Item #5, "Structural and nonstructural agricultural or gardening uses not involving substantial timber cutting"; and item 7 "The sale of agricultural produce and temporary structures related to the sale of agricultural produce" shall require a site plan review. Nothing mentioned in subdivision law. Section 6.04 item #4, exempts signs related to agriculture, displayed on the premises where the agriculture activity is conducted, provided that the principal use of the lot is residential or agricultural. Examples include advertising for milk drinking, breed of animals, type of seed used, manufacturers trade on silo, or signs advertising the sale of ag. products.
#3	X				Yes mentioned in land use law			In the land use law, Section 3.01 Agricultural/Rural Land Use District, purpose is to maintain and encourage the agricultural endeavors practiced in the rural areas of the Town. Section 4.01 item 1g, allows by right, "The sale of agricultural produce and temporary structures related to the sale of agricultural produce." Nothing specifically mentioned in site plan or subdivision regulations. Section 4.01 item 2. states All Agricultural, commercial and residential uses, except those uses that are expressly prohibited in this district shall be permitted provided all lot sizes, setbacks, or other requirements of the local law are met.
#4		X	X		Yes, in land use law		X	Section 1.05 Right to Farm states" No provision of this local law shall be interpreted, administered, or enforced in a manner that unreasonable restricts farm operations within State certified Agricultural districts established pursuant to Article 25AA of the NYS Ag. and Markets Law, unless it can be shown that the public health and safety can be threatened. As part of the site plan or subdivision review process, the planning board may require an Agricultural Data Statement, if the application is within 500 feet of a certified NYS Ag. District. Nothing mentioned in site plan or subdivision laws.
#5		X	X		X		X	In the land use law, Section 5.01 Residential/Agriculture area states, "Activities other than residential and agricultural functions may be permitted in the A/R land use area as long as these activities do not alter the essential character of the residential or agricultural character of the neighborhood, as established in section 1.04 (Community Development Objectives) by external changes obviously unrelated to residential or agricultural uses. Section 5.04 Uses with Nuisance Effect exempts those uses under the Right To Farm Law of Section 1.05. "Nothing mentioned in site plan or subdivision laws.
#6		X	X				X	Nothing mentioned in Land use law, site plan or subdivision laws.
#7	X	X	X	X	X			Definitions include are: Agricultural Data Statement; Agricultural use; The local land use law, section 1.03 Purpose, states "It is the purpose of this land use law to regulate the use of land in order to provide for the orderly growth of the Town while retaining and enhancing its unique rural, historical, scenic and agricultural character, and to provide for a compatible degree of growth and development, subject to those standards necessary to maintain irreplaceable historical natural features." Section 1.05 Right to Farm states" No provision of this local law shall be interpreted, administered, or enforced in a manner that unreasonable restricts farm operations within State certified Agricultural districts established pursuant to Article 25AA of the NYS Ag. and Markets Law, unless it can be shown that the public health and safety can be threatened. As part of the site plan or subdivision review process, the planning board may require an Agricultural Data Statement, if the application is within 500 feet of a certified NYS Ag. District. "No definitions in site plan or subdivision laws.
#8		X	X				X	Not applicable since not mentioned in site plan or subdivision law.
#9		X	X				X	Nothing mentioned in site plan or subdivision law.
#10		X	X		X			Yes, One Farmer on Planning Board Howard Young
#11		X	X		Yes, mentioned in land use local law		X	Section 1.05 Right to Farm states" No provision of this local law shall be interpreted, administered, or enforced in a manner that unreasonable restricts farm operations within State certified Agricultural districts established pursuant to Article 25AA of the NYS Ag. and Markets Law, unless it can be shown that the public health and safety can be threatened. As part of the site plan or subdivision review process, the planning board may require an Agricultural Data Statement, if the application is within 500 feet of a certified NYS Ag. District.
#12		X	X		Yes			See #11 above. Can be requested during site plan or subdivision review via the Planning Board.
#13		X	X		Yes			See #11 above. The Planning Board can request an ag. Data statement.

OTSEGO (T)									
Question	Zoning	Site Plan	Subdivision	Right to Farm	Yes	No	Not Mentioned	Notes	
	Yes	Yes	Yes	No					
#1	X	Part of land use law	X				X	Not specifically mentioned in LUL, but in the General Business District GB-1, Building and Farm Supply Stores are allowed under SPU. Not mentioned in subdivision law.	
#2	X		X				X	Farms stands are not specifically mentioned. Section 5.05 Exempt Signs include item #4, <i>Signs related to agriculture, displayed on the premises where the agricultural activity is conducted provided that the principal use of the lot is residential or agricultural. Including but not limited to: Advertisements promoting milk drinking, signs indicating the breed of animal or seed used on the farm, manufacturers trademarks on silos, signs advertising the sale of agricultural goods.</i> Nothing mentioned in subdivision law.	
#3	X		X		X			Section 6.01 Home Occupations allows <i>Any non-residential activity conducted as an accessory or secondary use on a residential or agricultural lot may be considered a home occupation if it meets the criteria contained herein. Home occupations may include hobbies and non-profit activities as well as activities conducted with the intention of making a profit.</i> Nothing mentioned in subdivision law.	
#4	X		X				X	Nothing mentioned in zoning or subdivision law	
#5	X				X			Section 3.01 <i>Residential and Agricultural Areas, states Activities other than residential and agricultural functions may be permitted in residential and agricultural areas as long as these activities do not alter the essential residential or agricultural character of the neighborhood by external changes obviously unrelated to residential or agricultural uses.</i> Nothing mentioned in subdivision law.	
#6	X		X					There are no specific design standards to allow farming to occur on remaining open space. Section 3.15 Heirloom Barns and Buildings: Barns and agricultural buildings older than 60 years and buildings of any kind older than 110 years add historic and rural character to the Town and merit protection afforded by adaptive rehabilitation for special permitted uses subject to site plan review to ensure restoration and protection of the historic external appearance and minimum impact on neighbors. Permitted special use of heirloom barns and buildings, for any land use district, included all listed special permitted uses for RA-1, RA-2, H-R, H-B, GB-1, GB-2 and R/E districts if additional required parking can be masked from roadway and adjacent property view. Nothing mentioned in subdivision law.	
#7	X	X				X		In the Town's LUL, the definitions include <i>Agricultural Use: "Any parcel of land which is used for the raising of agricultural products or livestock for commercial purposes. Such use includes necessary structures and equipment. Also included are farm stand, fruit stands, greenhouses and nurseries."</i> Nothing mentioned in subdivision law.	
#8	X	X			X			Yes, definition of Agricultural Use is "Any parcel of land which is used for the raising of agricultural products or livestock for commercial purposes. Such use includes necessary structures and equipment. No specifics are included regarding acres or income earned.	
#9	X	X					X	Nothing specifically mentioned other than Farm supply stores are an allowable use under SUP in the GB-1 District. Nothing mentioned in subdivision law.	
#10	X	X			X			No members of the PB are farmers.	
#11	X	X					X	Not mentioned in either document.	
#12	X	X					X	Not mentioned in either document.	
#13	X	X				X		In RA-1 and RA-2 Districts. Agriculture is an allowable use along with Forest Management Practices. Section 2.04 and 2.05 (HR) Hamlet Residential, and Hamlet Business (HB) do not mention agriculture as an allowable use or use by SUP. Section 2.06 General Business District (GB-1) and GB-2 allows building and farm supply under SUP. Nothing mentioned in subdivision law.	

AGRICULTURE FARMLAND PRESERVATION PLAN UPDATE
OTSEGO COUNTY

Action items for local municipalities to implement agricultural friendly ordinances.

Following the audit of the five communities below, identifiable action items are recommended to focus on agricultural friendly ordinances.

The audits of the five towns include:

CHERRY VALLEY
HARTWICK
BUTTERNUTS
OTSEGO
MILFORD

Suggested Action Items

Summary:

In completing the five audits for the communities in Otsego County, it was clearly recognized with the exception of one, that there is minimal identifiable and aggressive planning for the preservation of viable, active farm land and agriculture activities. Few of the five towns even include definitions farm, agriculture, etc. or mention an agricultural statement as a requirement for review. Although most of the regulations include “clustering” as an option for subdivision, there is no zoning or district that insist clustering occur. It is typically let up to the applicant to decide. Clustering can be a strong tool to preserving prime agricultural land and lands available for crops on a lease basis. It should also be noted that many of the regulations were more than 10 years old and should be updated. The following is an outline to assist those communities interested in addressing the preservation of Otsego county agriculture and farming.

A. Initial Action Items:

Municipalities should audit their current local land use ordinances to see if they are Ag. Friendly and compare the regulations to their comprehensive plan to see if the preservation of agriculture and farmland is identified.

If not, the municipality should review their comprehensive plan and its last update and focus on where the community stands in regards to preservation of agriculture and farming before initiating changes to their regulations without a comprehensive plan that identifies farming as a goal in their community.

B. Secondary Action Items:

Once the comprehensive plan identifies preservation of farming and agriculture as a goal for the community, the following recommendations will provide for supportive land use, site plan and subdivision regulations to preserve agriculture.

- ❖ Work with the County Soil and Water District to identify prime soils in your town and the active farms and farmland that is currently being used for agriculture.
- ❖ Prepare a map showing the prime soils, active farms and ag. Districts for consideration in rezoning these particular areas as “farm preservation districts” or identified lands economically viable for agricultural use.
- ❖ Consider a district to require clustering only in the identified lands from the research provided by Soil and Water. This would allow for these productive lands to remain open and available for farming and/or crop use.
- ❖ Develop or amend existing regulations that focus on the preservation of ag. Land. Items to include:
 - Adopt the Right to Farm Law in your community if not already on file
 - Require an ag. District statement for site plan, subdivision and land use zoning proposals within the identified “viable farm” lands in the community.
 - Require the applicant to identify all active farms and or tillable land within a identifiable radius of the proposed project to consider the projects impact on an existing farm and or the impacts potentially directed by an adjacent active farm to the proposed use.
 - Clearly define Agricultural uses and definitions and decide which of those your community wants to regulate and/or those you want to waive from review.
 - Reduce subdivision requirements to farms that are subdividing to relatives and/or on site workers as long as the properties do not significantly decrease the viable farm land.

Comprehensive Plan Review: Otsego (2008)

1. No, the plan does not specifically have a section on Agriculture.
2. Page 17 indicates all maps included and their topic areas. Map number 6 labels all parcels within the agricultural district as well as all the Agricultural districts in Otsego County. Map number 6 is located on page 23 at the end of the Comprehensive Plan.
3. Page 14 states that public surveys and input were used to assess the needs and wants of the town itself, while a database was created to inventory and profile the other parts of the town of Otsego. Surveys specific to agriculture were given and a strong desire to protect these locations was identified. 23% of people NOT being in support of any further residential development. This is found on page 13 of the Comprehensive Plan.
4. On page three, the vision statement briefly mentions the importance of Agriculture to the town of Otsego. They go on further to discuss the importance of conserving the beauty and purpose of the natural lands. The vision statement goes on to say that maintaining these lands is an essential portion of the town's future goals.
5. While they do not mention "in town" specifically on page five⁵, they indicate one of their goals to be "protect and promote agriculture and ag-tourism businesses.
6. No, they do not mention or establish the local, county, or NYS agricultural and farmland protection plans.
7. On page 15 they indicate that there are 105 parcels within the agricultural district. This, while small, makes up about 25% of the land in town. The farms in Otsego are mainly livestock farms.
8. There are not policies mentioned for Agriculture in the town of Otsego.
9. The plan does indicate on page 15 that Agriculture is a major concern to the community, but its profits make up a very low percentage of the overall economics of the community.
10. There is no mention in the plan on ways to enhance farming. It only indicates that it needs to be considered and discussed with the public again and more often in the future.
11. On page 5, they mention a goal indicating the preservation of open space and natural resources. This open and vacant land makes up about 28% of the land in the town of Otsego.

12. No, the plan does not mention the NYS agricultural districts, but they do mention the need to better understand the Agricultural laws and definitions for the local and county level.
13. Farmland in this plan is considered a natural and crucial resource for the town and surrounding communities, but they do not mention laws, easements, implementation plans, or any advanced knowledge of the topic. There is no mention of former or future policies, they even indicated that the comprehensive plan previous to this one was nearly 20 years outdated and much of the information was unknown.
14. The plan does indicate that the amount of farms had spiked around 2007, but this plan is nearly 10 years old now and that may not be the case. It does not mention growth or aiding in growth of agricultural locations. What it does emphasize throughout the document is avoiding large box stores, zoning which requires all building to maintain the same “look” as those already built, any avoiding any construction that causes access noise and risk along roadways. Example, not building any further up or anything commercial, not limited to these restrictions.

Comprehensive Plan Review: Butternuts (2013)

1. Yes, the plan includes a section on Agriculture.
-Heading: "Strategies and Actions;" page 48
2. Yes, a brief inclusion of maps can be found on pages 51-52. However, are very brief and lack necessary information and clarity.
3. The agricultural section, like the rest of the plan breaks down steps to accomplish various "goals." The original plan did NOT include public input, but throughout the Agricultural Section they refer to actions to be taken up with the public. This including forming a Town Agricultural Advisory Committee. A public survey was indicated in this section and included ways the committee formed could improve farm profitability, education and promotion, funding, and agro-economic developments; page 49 (within the green box).
4. Yes, agriculture is addressed and discussed briefly in the vision statement. Thus indicating the growth of agriculture in the area and the need to promote and protect this resource.
 - a. Page #34
5. Yes, it is indicated on page 35 and in the agriculture section pages 48-55. They place a high and increasing importance on agriculture and its natural benefits.
6. This comprehensive plan addresses all levels of Agricultural Protection plans including local, county, and statewide regulations. This is seen throughout the Agriculture section on pages 48-52. They also have a plan to "adopt a right to farm law" for their town in the next 5 years (published in 2013). This is found on page 49.
7. Yes, the plan indicates that 30% of the town's land is devoted to Agriculture. This is located with other specifics on page 48. Their goals include the land becoming 50% devoted to forestry and natural resources, indicated on page 51.
8. The plan does establish what the town wants to have in regards to policy. Found in the public needs portion on page 49. No other mention of previous policy is indicated.
9. The value of the farmland is both addressed and encouraged to better in the vision statement (page 34) and throughout the Agriculture section (pages 48-52).
10. The graphics discussed in question 2 shows ways in which Butternuts will improve its farming and aid to its increasing number of farms. This is shown on pages 51-52.

11. On page 51, under the heading “Strategies to Address Goal” we find the plan to avoid subdivision woes. The plan mentions updating the subdivision law to allow for the conservation subdivision design process.
12. The topic of NYS Agricultural districts is mentioned on page 52, alongside the idea of creating a local plan to promote knowledge of the Agricultural and Markets law statewide.
13. Yes, this plan considers farming a natural and recently growing resource. This town specifically focused on dairy, with an increasing number of small livestock farms, discussed on page 48. However, there are no specific policies or easements for the land discussed within the plan. This could be potentially discussed as an overall change in the goals section of this plan.
14. Yes, throughout the agriculture section of this plan they discuss ways to improve and grow the locations in and around the area. They accepted many ideas and proposals from the public which are touched on throughout this section. Pages 48-52.

Comprehensive Plan Review: Hartwick and Milford

Hartwick

1. No, there is no section devoted on agriculture.
2. Some maps included under other sub headings. These include “existing Land use map” under the Existing Land Use section. They also indicate agriculture questions.
3. Defined as “tax parcel” identification. There were no surveys mentioned in the plan. These numbers were all based on public mapping and legal classifications. 6,674 acres of land classified as Agricultural, 27% of the total land area. NYS Agriculture and Markets Agrigultural Districts cover 6,588 acres (10.3 Square miles). This was last updated in 1994.
4. Agriculture is not addressed in opening or introduction portions. Focus is on transportation planning and ongoing economic development. The Comprehensive Planning Committee was created and public is invited to attend any and all meetings. The town did hold community outreach workshops but no public surveys were conducted.
5. No, mentioned several times that these numbers were outdated agriculture numbers and increasing development.
6. Yes, indicated in Existing Land Use subsection.
7. Yes, it includes data on farms and farmland from 1994 or before. Nothing more recent. All demographic data is included besides farms and active farmers.
8. No, however informally mentioned the rapid decrease of farmland and its looming downfall.
9. No
10. No, only to update data and to encourage farming. This plan indicated a serious lack of agricultural support services.
11. No, “open space” is not addressed.
12. Yes, they wish for legal updates to help identify and propel conservation and protection efforts.
13. Farmland Soils are considered: Natural Resources, Prime Farmland soils, prime farmland soils if drained, and farmland of statewide importance.
 - a. This plan does share results of Otsego County Soil Survey
 - i. Figure 2-17 indicate those locations in Hartwick.
 - ii. These classifications automatically classify these lands as requiring protection.
 - iii. Agricultural land is NOT considered a natural resource.
14. No, very little agriculture mentioned.

Milford

1. Yes, agriculture has its own sub-heading (not exactly with this title) and is referenced throughout the plan. It is defined and its influence mentioned in a sub-heading under economic development. The most they talk about in this section is hops. They say this is the biggest type of farming in this community, whether this is true or not we can't know for sure.
2. Maps are provided if you are able to create an account with the website and are willing to download the maps onto your computer. Again no specific map for agriculture is included.
3. Yes, a public survey has addressed to residents before publishing the comprehensive plan. Basic questions were asked including those on agriculture several workshops were also held to discuss and open the floor for the Comprehensive Plan.
4. There is no mention of agriculture in the opening statement or vision statement. But they do mention the importance and influence of Natural Resources.

“ Amidst this confluence of circumstances, the inclination of rural communities to favor self-determination has softened. New interest in the role of local government and home rule abounds. The recognition of economic value in the protection and preservation of natural resources drives the robust pace to update existing regulations. As stewards of nature's majestic beauty that has remained intact for centuries, the residents of the Town of Milford wish to entrust to future generations the same promise that the first settlers saw here along the banks of the Susquehanna River. “
5. Again it says that “self-dependence” has softened but does mention the sheer importance of Natural Resources. However, under the economic development portion of the plan they do have a section focused on what agriculture can provide for the community and what is has provided in the past.
6. While this is no direct mention of agricultural law, they do suggest reference maps and the agricultural law that the Planning Department and local office can provide.
7. No. There is a major lack of demographic info of employment. While they do mention throughout that it is importance to focus on the resources of the community giving every soil type, water locations, as well as slope heights and definitions there is a lack of knowledge on agricultural influence.
8. No.
9. This plan identifies the values of Natural Resources not specifically agriculture as it should.
10. Yes it offers the history of the community and the high relevance of agriculture on its past. It refers to the steady decline of farming in the community and encourages that all members of the community educate themselves. It does not provide ways to enhance this resource and

limited way to protect it. Such as reference to water importance, flooding, and appreciating the abundance of natural resources that all communities around Milford have begun to ignore.

11. There was a student developed M.I.S.S.I.O.N. which focused on the future of Milford through 3 main subheadings Environment, Community, and Education. This was used to educate the youth in the school and the community members as well. They applied for several grants and completed a “beautify” project within the streets of the community. They do mention in the economic development section that dairy farming is predominate farming type within Milford.
12. No, there is not mention of the state at any point throughout this comprehensive plan. There is also no mention or expressed knowledge of an agricultural district.
13. Yes, farmland and the soil types on these farms are all considered natural resources and are referenced to as such. There are policies discussed and a tip-off mentioned to la, but there specifics and the towns willingness to enforce those is strongly lacking.
14. As far as agriculture and hops go the plan does includes several “goals” for this type of farming.

“Their goals are as follows:

- (1) Secure financial, scientific and community resources to support the commercial viability of commercial hops production in New York and the Northeast;
- (2) Enhance the cultural heritage of hops production through education, agri-tourism, and architectural preservation.”

They mention briefly to protect and not to develop onto any farmland or destroy any natural resources, but do not give clear laws prohibiting now or anytime in the future. Overall, the plan needs work on addressing agriculture as less of a right off and more of an economic importance of the community.