

City of Beacon

Topic	Review	Comments	Code References
<u>Comprehensive Plan</u>			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	N		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	N		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	N		N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	N		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y	There is no stated policy, but the City Comp Plan establishes "Conservation Residential" and "Residential - Low Density" zoning districts with conservation subdivision regulations.	N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y	The City Comp Plan has a recommendation to develop an Open Space Plan (which would detail methods to conserve open space (i.e. conservation easements, PDR, etc.)).	N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	N		N/A
<u>Zoning Code</u>			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	Y	Yes, but per §223-17(C) (Schedule of Regulations for Residential Districts), farms are a permitted principal use in residential districts "provided that there shall be no display of produce other than in growth, no advertising on the premises and no breeding, raising or maintaining of fur-bearing animals."	§223-17(C) (Schedule of Regulations for Residential Districts)

Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	Y		§223-17(C) (Schedule of Regulations for Residential Districts)
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	Y		§223-17(C) (Schedule of Regulations for Residential Districts)
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	N		
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		Ch. 187 (Slaughterhouses)
Farm stands are not limited to selling just products from that one farm?	N		
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	N		
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		

Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N		
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	Y	There are not special regulations for farms, but all districts can utilize solar power (in varying forms/types).	Article X (Solar Collectors and Installations)
Zoning does not regulate farms by acreage and/or number of animals?	N		
Does the community have a Right-to-Farm Law?	N		

Yes 6 15%
Maybe 0 0%
No 35 85%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

City of Poughkeepsie

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	N		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	N		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	N		N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	N		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	N		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	N		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	N		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N		
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N		
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N		
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		

Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§19-4.16 (Cluster development)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N		
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N	Although, once agriculture is granted a special use permit, they are considered accessory uses.	§19-3.25 (Walkway-Gateway District (W-G))
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	M	Agriculture is only defined in the Walkway-Gateway District regulations.	§19-3.25 (Walkway-Gateway District (W-G))
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N		

Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N		
Does the community have a Right-to-Farm Law?	N		

Yes	2	5%
Maybe	1	2%
No	38	93%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Amenia

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N	The Town Comp Plan recognizes the Partnership for Manageable Growth program, but not the County Plan.	N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y	Yes, but the Town Comp Plan seems to confuse agricultural districts and agricultural value assessment.	N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§121-3(F) (Scope, authority, and purposes)
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	Y	Agriculture and ag-related uses are permitted in every district (except riding academies, which AML does not consider agriculture and are only permitted in the Rural Agricultural & Rural Residential districts with site plan approval. Also, a riding academy operated in conjunction with a farm operation shall be deemed to be an agricultural accessory use).	Use Table §121 Attachment 1

Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	Y	Agriculture and ag-related uses are permitted in every district (except riding academies, which AML does not consider agriculture and are only permitted in the Rural Agricultural & Rural Residential districts with site plan approval. Also, a riding academy operated in conjunction with a farm operation shall be deemed to be an agricultural accessory use).	Use Table §121 Attachment 1
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	Y	Agriculture and ag-related uses are permitted in every district (except riding academies, which AML does not consider agriculture and are only permitted in the Rural Agricultural & Rural Residential districts with site plan approval. Also, a riding academy operated in conjunction with a farm operation shall be deemed to be an agricultural accessory use). Also, per §121-37 (Protection of Agriculture), "Agricultural structures and practices shall not require site plan review or special permit approvals, except that agricultural structures with a footprint greater than 10,000 square feet shall require minor project site plan approval pursuant to §121-67").	Use Table §121 Attachment 1 and §121-37 (Protection of agriculture)
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§121-31 (Rural Siting Principles)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y	An overlay district is described in the Town Comp Plan, but there is not one implemented in the zoning. There is, however, a Rural Agricultural (RA) district, which maintains "the Town's working landscape by promoting agriculture, forestry, recreation, land conservation, and low-density residential uses, as well as compatible open space and rural uses, by encouraging such activities and discouraging large-scale residential development."	§121-7 (Establishment of districts)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y		§121-74 (Definitions)
Are buffer zones between farmland and residential uses required for new construction or subdivision?	Y		§121-37(A) (Protection of agriculture)
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y	Town Zoning code calls transfer-of-development rights "density transfer" and it requires a special use permit.	Article V (Open Space Development)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Per §121-39 (Signs), exempt signs (erected/maintained without review or permits) include: "One sign, not exceeding 32 square feet in area, designating a farm" and "two temporary signs for a roadside stand selling agricultural produce grown on the premises in season, provided that such signs do not exceed 32 square feet each, are set back at least five feet from the public right-of-way, and are removed at the end of the selling season."	§121-39(B)(b) (Signs) and §121-39(B)(2)(C) (Signs)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	Y	The definition of agriculture is: "The commercial use of land and structures for the production, preservation, nonindustrial processing, storage and sale of agricultural commodities" which may include any and all of the following. Also, per §121-37(E)(3), "Agricultural structures and practices shall not require site plan review or special permit approvals, except that agricultural structures with a footprint greater than 10,000 square feet shall require minor project site plan approval pursuant to § 121-67."	§121-74 (Definitions) and §121-37(E)(3) (Protection of agriculture)

Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y	The definition of agriculture is: "The commercial use of land and structures for the production, preservation, nonindustrial processing, storage and sale of agricultural commodities" which may include any and all of the following. Also, per §121-37(E)(3), "Agricultural structures and practices shall not require site plan review or special permit approvals, except that agricultural structures with a footprint greater than 10,000 square feet shall require minor project site plan approval pursuant to § 121-67."	§121-74 (Definitions) and §121-37(E)(3) (Protection of agriculture)
Farm stands are not limited to selling just products from that one farm?	N	Farm stands are not defined in the definitions section, but are included in the definition of "agriculture" as sale of ag commodities." No limit placed on farm stands in aforementioned definition, but in 121-39(B)(2)(C), "Two temporary signs for a roadside stand selling agricultural produce grown on the premises in season, provided that such signs do not exceed 32 square feet each, are set back at least five feet from the public right-of-way, and are removed at the end of the selling season."	121-39(B)(2)(C) (Signs)
Farm stands do not need a special permit and/or site plan approval?	Y	Per §121-37(E)(3), "Agricultural structures and practices shall not require site plan review or special permit approvals, except that agricultural structures with a footprint greater than 10,000 square feet shall require minor project site plan approval pursuant to § 121-67."	§121-37(E)(3) (Protection of agriculture)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	The definition of agriculture is: "The commercial use of land and structures for the production, preservation, nonindustrial processing, storage and sale of agricultural commodities" which may include any and all of the following. Also, per §121-37(E)(3), "Agricultural structures and practices shall not require site plan review or special permit approvals, except that agricultural structures with a footprint greater than 10,000 square feet shall require minor project site plan approval pursuant to § 121-67."	§121-74 (Definitions) and §121-37(E)(3) (Protection of agriculture)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y	Yes, an Agricultural Data Statement (if applicable) and agricultural soils map are both required.	§121-37(C) (Protection of agriculture), §121-65 (Site plan review and approval), and §121-61 (Required submissions for special permit applications)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		§121-63 (Findings required)
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§121-3(F) (Scope, authority, and purposes) and §121-31 (Rural Siting Principles)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§121-74 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y	Yes, definitions are broad and flexible. (Note: §121-49 (Keeping of Animals) limits a certain number of animals per acre, but this section exempts farm operations.)	§121-74 (Definitions)

Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	Y		§121-37(C) (Protection of agriculture), §121-65 (Site plan review and approval), and §121-61 (Required submissions for special permit applications)
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	Y		§121-37(B) (Protection of agriculture)
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	Y	Farm residential housing is defined and included in the definition for "farm operation."	§121-74 (Definitions) and §121-44 (Mobile home and construction trailer regulations)
Are silos (and other farm structures) exempt from height requirements?	M	Per §121-30(E)(2), "barns, silos, solar energy systems, telecommunication towers, and wind energy conversion systems may exceed height limits in the Dimensional Table, provided that they comply with applicable sections of this Article VII and provided that for every one foot by which such structures exceed the height limit, the minimum setback requirements are increased by one foot", but per §121-37, "There shall be no height limits on agricultural structures, including but not limited to barns, silos, grain bins, and fences, as well as equipment related to such structures, as long as they are being used in a manner that is part of the farm operation."	§121-30(E)(2) (Supplementary dimensional regulations) and §121-37 (Protection of agriculture)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N	Renewable energy is noted in the Town Zoning Code scope, but there is no specific guidance regarding these systems. Also, "wind energy conversion systems" are defined in the definitions section, but not included anywhere else in code.	
Zoning does not regulate farms by acreage and/or number of animals?	Y	Agricultural activities on residential parcels of less than 7 acres shall be deemed to be not agriculture but a residential accessory use. Also, riding academies have number of horse limitations, but are not considered agriculture in the Town Zoning Code.	§121-74 (Definitions)
Does the community have a Right-to-Farm Law?	N		

Yes 35 85%
Maybe 1 2%
No 5 12%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Beekman

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	Y		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N	The Town Zoning Code discusses open space, but not agriculture specifically. (Note: Agriculture is considered open space in the definition of "open space," but best practice is for agriculture to have its own separate definition.)	

Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	Ag is not allowed in centers or commercial districts (except the Mixed Commercial (C-3) district). Farm stands are a separate use and only permitted in commercial districts and specially permitted in residential districts. Also, the keeping of animals is another separate use (although in the definitions section, it is defined as part of farming and also has a stand-alone definition); this use is allowed by special use permit in residential and commercial districts. Stables/riding establishments are another separate use, allowed by special use permit in residential and one commercial district (Highway Commercial District, C-2), and the Poughquag Hamlet (PH) and Sylvan Cottage (SC) districts. Nursery retail/greenhouse are allowed by special use permit in some residential and commercial districts, and the Poughquag Hamlet (PH) and Beekmanville Hamlet (BH) districts.	
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N		
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	Ag is not allowed in centers or commercial districts (except the Mixed Commercial (C-3) district). Farm stands are a separate use and only permitted in commercial districts and specially permitted in residential districts. Also, the keeping of animals is another separate use (although in the definitions section, it is defined as part of farming and also has a stand-alone definition); this use is allowed by special use permit in residential and commercial districts. Stables/riding establishments are another separate use, allowed by special use permit in residential and one commercial district (Highway Commercial District, C-2), and the Poughquag Hamlet (PH) and Sylvan Cottage (SC) districts. Nursery retail/greenhouse are allowed by special use permit in some residential and commercial districts, and the Poughquag Hamlet (PH) and Beekmanville Hamlet (BH) districts.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§155-54 (Conservation subdivision) and §130-45 (Conservation subdivision)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N	Definition of agriculture is relatively broad, but uses (as outlined in the Use Table) associated with agriculture are not.	
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		

Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§155-54 (Conservation subdivision), §155-55 (Incentive Zoning), and §130-45 (Conservation subdivision)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Per §155-57(C)(6), a farm product sign is exempt from requiring a permit so long as: "A farm product sign advertising the sale of farm products, provided that: (a) The size of any such sign is not in excess of six square feet in area in any district. (b) Up to four signs may be used, so long as the total area of all signs combined does not exceed 12 square feet. (c) The signs shall be displayed only when the advertised farm products are on sale."	§155-57(C)(6) (Signs)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N	Definition of agriculture is relatively broad, but uses (as outlined in the Use Table) associated with agriculture are not.	
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y	Definition for agriculture is broad and includes "the preparation and marketing of resulting products."	§155-4 (Definitions)
Farm stands are not limited to selling just products from that one farm?	Y	Definition is broad and does not specify where farm products can and cannot come from; definition only states that items may be sold "near" the farm.	§155-4 (Definitions)
Farm stands do not need a special permit and/or site plan approval?	N	Farm stands require special use permits in residential districts.	
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	The definition for "agricultural structure" is broad and is permitted per §155-26(C) (Agricultural Accessory Structures), but a commercial greenhouse/nursery is specified in the use table and requires a special use permit.	§155-26(C) (Accessory Structures)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y		Chapter 130 (Subdivision of Land)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		Chapter 130 (Subdivision of Land)
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§155-54 (Conservation subdivision) and §130-45 (Conservation subdivision)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y	Note: The definition for "agriculture" is different in the Zoning and Subdivision of Land chapters.	§155-4 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y		§155-4 (Definitions)

Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N	The agricultural data statement is only required in the Subdivision of Land section (Ch. 130) for a subdivision application.	Chapter 130 (Subdivision of Land)
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N	All can be higher than the height permitted by code, but need a special use permit per §155-26(C) (Accessory Structures). Also, per §155-22(K), silos can be above max building height limitations so long as they meet certain criteria of height (cannot extend 20 ft above roof).	§155-26 (Accessory Structures) and §155-22 (General supplementary regulations)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N	No, solar is not listed and wind is specially permitted in residential districts and one commercial (Mixed Commercial, C-3).	
Zoning does not regulate farms by acreage and/or number of animals?	N	§155-34 (Keeping of Animals) limits a number of animals per acre. This section applies to all districts where the keeping of these animals is not expressly permitted.	§155-34 (Keeping of Animals)
Does the community have a Right-to-Farm Law?	N		

Yes 25 61%
Maybe 0 0%
No 16 39%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Clinton

Topic	Review	Comments	Code References
<u>Comprehensive Plan</u>			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
<u>Zoning Code</u>			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§250-2 (Objectives)

Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	No, public stables are not considered agriculture in the Town Zoning Code and require a special use permit in the AR5 (Very Low Density Agricultural Residential) and AR3 (Low Density Agricultural Residential) districts. Also, nurseries (greenhouses) are considered a separate use in the use table (but are also included in the definition for "farm") and require a special use permit in the Residential Hamlet (RH) and Conservation Agricultural (C) districts, and are permitted in the Hamlet (H), Office-Light Industry (I), and Floodplain (F) districts.	
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	No, public stables are not considered agriculture in the Town Zoning Code and require a special use permit in the AR5 (Very Low Density Agricultural Residential) and AR3 (Low Density Agricultural Residential) districts. Also, nurseries (greenhouses) are considered a separate use in the use table (but are also included in the definition for "farm") and require a special use permit in the Residential Hamlet (RH) and Conservation Agricultural (C) districts, and are permitted in the Hamlet (H), Office-Light Industry (I), and Floodplain (F) districts.	
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	No, public stables are not considered agriculture in the Town Zoning Code and require a special use permit in the AR5 (Very Low Density Agricultural Residential) and AR3 (Low Density Agricultural Residential) districts. Also, nurseries (greenhouses) are considered a separate use in the use table (but are also included in the definition for "farm") and require a special use permit in the Residential Hamlet (RH) and Conservation Agricultural (C) districts, and are permitted in the Hamlet (H), Office-Light Industry (I), and Floodplain (F) districts.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§250-51 (Farming) and §250-42 (Cluster development, residential)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y	The Town Zoning Code includes the Conservation Agricultural Residential District (C) which "is intended to protect an area in north-central Clinton with critical natural resources. Silver Lake, Mud Pond, and Long Pond have been included in Dutchess County's Significant Areas because of their unique geological formation and important habitats. Agriculture, very-low-density residential development and recreational uses on a limited scale are allowed in the watershed area of these lakes, but with certain restrictions to preserve the surface water quality and underlying prime aquifer."	§250-10 (Conservation Agricultural Residential (C) District regulations)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y		§250-105 (Definitions)
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N	The buffer requirement is generally required and not specific to farmland.	

Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§250-42 (Cluster development, residential)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Yes, per §250-70(D)(8) (Signs): One sign per lot and two off-premise directional signs are allowed (without a permit) for roadside stands, but there is a time limit of 90 days for the off-premise signs.	§250-70(D)(8) (Signs)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N	Unclear based on definition of agriculture. Farming Section (250-51(B)) provides some flexibility, but not enough to justify a "Y" answer.	
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	M	Slaughterhouses are not permitted as of right (except in the Office-Light Industry (I) district). The farming Section (§250-51(B)) provides some flexibility for other processing facilities though.	§250-51(B) (Farming)
Farm stands are not limited to selling just products from that one farm?	N		§250-105 (Definitions)
Farm stands do not need a special permit and/or site plan approval?	Y		§250-75 (Temporary Permits)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	Defintion of farm says "The term "farm" includes necessary farm structures within the prescribed limits of the farm parcel and the storage of equipment as part of the farm operation." Farming Section (250-51(B)) also provides some flexibility. However, greenhouses/nurseries are considered outside of agriculture in the use table (but are included in the defintion of 'farm').	§250-105 (Definitions) and §250-51 (Farming)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y	Yes, these are required for subdivisions (in Ch. 206) and for residential cluster development applications. Site plans require a soil map/plan.	§250-42 (Cluster development, residential) and Chapter 206 (Subdivision)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		Chapter 206 (Subdivision)
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§250-42 (Cluster development, residential)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§250-105 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N	The defintion of "farm" includes acreage and fiscal limitations (i.e. 5 acres and \$1,000).	§250-105 (Definitions)
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N	It is only required in the Subdivision chapter (Ch. 206) for a subdivision.	Chapter 206 (Subdivision)
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	Y	Per §250-51(C): "The following notice shall be included in building permits and on plats of subdivisions submitted for approval pursuant to Town Law § 276: "This property borders a farm, as defined in Local Law No. 3 of 1991, the Zoning Law of the Town of Clinton. Residents should be aware that farmers have the right to undertake farm practices which may generate dust, odor, smoke, noise and vibration.""	§250-51 (Farming)

Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	Y	"Farmhouse" is defined in the definitions section and the use table lists a use, "Mobile homes on individual lot," which is prohibited in all districts, but says "except as permitted under ADL".	§250-105 (Definitions) and 250 Attachment 1 (Schedule of Use Regulations)
Are silos (and other farm structures) exempt from height requirements?	N	80 foot height requirement and per §250-20(C): "For each foot a building or structure exceeds the maximum height specified in the District Schedule of Area and Bulk Regulations, it shall be offset from the property lines one foot in addition to the applicable yard requirements."	§250-20(C) (Height Exceptions)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	Y		§250-49.1 (Energy Facilities) and 250 Attachment 1 (Schedule of Use Regulations)
Zoning does not regulate farms by acreage and/or number of animals?	N	5 acres or more and \$1,000 to be a farm, and the Animal Husbandry section (§250-32) also restricts agricultural activity.	§250-105 (Definitions) and §250-32 (Animal Husbandry)
Does the community have a Right-to-Farm Law?	N		

Yes 26 63%
Maybe 1 2%
No 14 34%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Dover

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	Y		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§145-3 (Authority and purposes)
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	Y		§145-10 (Allowable Uses)
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	Y		§145-10 (Allowable Uses)
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	Y		§145-10 (Allowable Uses)

No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§145-31 (Rural Siting Principles)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y	T/Dover has the "Rural District" to "promote agriculture and compatible open space and rural uses by discouraging large-scale residential development."	§145-8 (Establishment of districts)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y		§145-74 (Definitions)
Are buffer zones between farmland and residential uses required for new construction or subdivision?	Y		§145-37 (Protection of Agriculture)
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		Article V (Open Space Development)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Per §145-39 (Signs), roadside stand signs may be "erected and maintained without zoning permits, board review, or fees, provided that these signs comply with the general regulations...and all other requirements of this chapter."	§145-39 (Signs)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	M	All agriculture is allowed by right, but these uses are not specifically defined in agriculture. NOTE: Dover has unique part of code where something not included in the use table can apply to receive a special use permit.	§145-74 (Definitions)
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y	All agriculture is allowed and definition of farm operation is "Land used in agricultural production, farm buildings, equipment, and farm residential buildings" and definition of agriculture is "The commercial utilization of land, water, and structures for the raising, production, preservation, processing, storage, and sale of agricultural commodities such as crops, plants, flowers, vines, trees, sod, shrubs, livestock, poultry, fish, shellfish, honey, Christmas trees, or dairy products, not including light industry or use of land primarily for the disposal of offal or garbage."	§145-74 (Definitions)
Farm stands are not limited to selling just products from that one farm?	Y	Definition of agriculture is broad and does not specify where farm products can and cannot come from. §145-39 (Signs) only states that items must be "local" and "in season," and taken down when the selling season is finished.	§145-74 (Definitions) and §145-39 (Signs)
Farm stands do not need a special permit and/or site plan approval?	Y	Roadside stands are only specifically mentioned in §145-39 (Signs). Also, "A produce sales facility not exceeding 600 square feet in footprint area and a boarding stable operated in conjunction with a farm operation (as defined herein) shall be deemed to be agricultural accessory uses."	§145-74 (Definitions) and §145-39 (Signs)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	Definition of agriculture is "The commercial utilization of land, water, and structures for the raising, production, preservation, processing, storage, and sale of agricultural commodities such as crops, plants, flowers, vines, trees, sod, shrubs, livestock, poultry, fish, shellfish, honey, Christmas trees, or dairy products, not including light industry or use of land primarily for the disposal of offal or garbage."	§145-74 (Definitions)

Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y	Site plans require soil map/plan.	Article IX (Special Permits and Site Plan Review)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		§145-37 (Protection of Agriculture) and Article IX (Special Permits and Site Plan Review)
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§145-31 (Rural Siting Principles)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§145-74 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y		§145-74 (Definitions)
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	Y		§145-37 (Protection of Agriculture) and Article IX (Special Permits and Site Plan Review)
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	Y		§145-37 (Protection of Agriculture)
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N	Mobile homes are not permitted in any district. Only temporary mobile homes are permitted for a period of time. Town Zoning Code does not say anything about mobile homes in reference to ag.	
Are silos (and other farm structures) exempt from height requirements?	N	No, as height increases, setback needs to as well.	§145-30 (Supplementary dimensional regulations)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	§145-49 (Keeping of Animals) limits a certain number of animals per acre; this is the section that explains agricultural regulations (per the use table).	§145-49 (Keeping of Animals)
Does the community have a Right-to-Farm Law?	N		

Yes 35 85%
Maybe 1 2%
No 5 12%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of East Fishkill

Topic	Review	Comments	Code References
<u>Comprehensive Plan</u>			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	M	No vision statement, but agriculture seems to resonate some level of importance in the plan (mostly referencing rural past-times and open space, and not as a viable economic industry).	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y	Yes, but nothing too specific or defensible.	N/A
Does it identify the economic value of farmland and farms to the community?	M	Maybe, p. 107 of Comp Plan speaks to the Town recognizing the importance of acquisition of ag properties as part of a capital improvement program.	N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y	Yes, but the Town Comp Plan seems to confuse agricultural value assessment and agricultural districts.	N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y	Yes, but nothing too specific or defensible.	N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	M		N/A
<u>Zoning Code</u>			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		

Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	Farming is allowed in heavy commercial districts and in residential districts. There are inconsistencies between the definitions in the definitions section and the uses listed on the use table. Greenhouses are listed as a separate use on the use table, but are also included as part of other agricultural uses on the use table (the districts where they are allowed differs though, as greenhouses are only allowed in the GB-2 district when a stand-alone use)). Breweries are only allowed in I-2.	
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	Farming is allowed in heavy commercial districts and in residential districts. There are inconsistencies between the definitions in the definitions section and the uses listed on the use table. Greenhouses are listed as a separate use on the use table, but are also included as part of other agricultural uses on the use table (the districts where they are allowed differs though, as greenhouses are only allowed in the GB-2 district when a stand-alone use)). Breweries are only allowed in I-2.	
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	Commercial stables require a special use permit in residential districts.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N	The Town Comp Plan includes an "Active Farm Overlay" but there is not a district on the zoning map to reflect this. The Town Zoning Code also includes a Conservation Residential District, but it does not fully fit the description.	
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y	Definition of "farm, farm use, customary agricultural operation" is relatively broad, but does not match the use table.	§194-2 (Definitions)
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y	Yes, conservation subdivisions are mentioned in the Town Zoning Code and clustering is mentioned in the Subdivision chapter.	Article VI (Conservation Residential Subdivision) and Chapter 163 (Subdivision of Land)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N	Definition of "farm, farm use, customary agricultural operation" is relatively broad but not enough so to justify a "Y" response. Also, definitions do not match the use table.	
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y	Definition of "farm, farm use, customary agricultural operation" is relatively broad and notes "Customary agricultural operations accessory to the operation of a farm shall include the conducting of usual farm activities and the accessory processing of agricultural products, not including mineral or earth products, of the farm on which such agricultural processing is conducted." Note: The definitions related to agriculture do not match the use table.	§194-2 (Definitions)

Farm stands are not limited to selling just products from that one farm?	N	Per Section, 194-47(B), "No products other than the ones produced or customarily sold on the premises shall be publicly displayed or offered."	§194-47(B)(Farming; nurseries; greenhouses)
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	These structures are not included in the definition for agriculture, but are included in the definition for "temporary agricultural structure" and must be made from "white or untinted translucent material." Greenhouses are permitted by right.	§194-2 (Definitions)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		Article VII (Site Plan Approval) and Article IX (Special Permits)
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§194-2 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	Y		Article VII (Site Plan Approval), Article IX (Special Permits), and Chapter 163 (Subdivision of Land)
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N		
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N		
Does the community have a Right-to-Farm Law?	N		

Yes 16 39%
Maybe 3 7%
No 22 54%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Fishkill

Topic	Review	Comments	Code References
<u>Comprehensive Plan</u>			
Does the comprehensive plan have a section on agriculture?	M	Open space seems to have a section in the Town Comp Plan - elements of agriculture are somewhat incorporated into this larger theme.	N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	M	Yes, public input was sought, and residents replied that the "preservation of open space and scenic beauty" are two of their top priorities." In the Town Comp Plan, agriculture is considered a byproduct of open space preservation.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	M	Town Comp Plan vaguely defines that agriculture has value as open space preservation.	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	M	Agricultural land is mentioned as areas to conserve and preserve in perpetuity (as part of Smart Growth principles and open space).	N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	Y		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y	Yes, but nothing too specific or defensible, and really only for preservation purposes.	N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y	Yes, but nothing too specific or defensible.	N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	M		N/A
<u>Zoning Code</u>			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		

Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	No, and the regulations outlined for agriculture are somewhat confusing, limiting by acreage and type of animal. Farm uses (which in the definitions section includes keeping of animals) on 2 acres or more are permitted by right in residential zones. Horses, bees, and other farm animals are considered a permitted accessory use (acreage and animal type restrictions apply) in residential districts. Farm stands, nurseries, and greenhouses are specially permitted in residential districts. None are allowed in commercial districts.	
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	No, and the regulations outlined for agriculture are somewhat confusing, limiting by acreage and type of animal. Farm uses (which in the definitions section includes keeping of animals) on 2 acres or more are permitted by right in residential zones. Horses, bees, and other farm animals are considered a permitted accessory use (acreage and animal type restrictions apply) in residential districts. Farm stands, nurseries, and greenhouses are specially permitted in residential districts. None are allowed in commercial districts.	
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	No, and the regulations outlined for agriculture are somewhat confusing, limiting by acreage and type of animal. Farm uses (which in the definitions section includes keeping of animals) on 2 acres or more are permitted by right in residential zones. Horses, bees, and other farm animals are considered a permitted accessory use (acreage and animal type restrictions apply) in residential districts. Farm stands, nurseries, and greenhouses are specially permitted in residential districts. None are allowed in commercial districts.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	N		
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N		
Farm stands do not need a special permit and/or site plan approval?	N		

Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y	Not necessarily specific to agricultural uses, but yes.	Article XI (Site Development Plan Approval)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§150-2 (Word usage; definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y	Definitions are broad, but use table is not.	§150-2 (Word usage; definitions)
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N	In §150-28, "The maximum building height limitations of this chapter shall not apply to church spires and belfries in any case, nor to flagpoles, domes, silos, chimneys, ventilators, skylights, water tanks or television antennas or to similar features and such necessary mechanical appurtenances not used for human occupancy, provided that: A. They shall not extend more than 15 feet above the roof. B. The total area covered by such features shall not exceed 10% of the area of the roof upon which they are located. C. Parapets and cornices used for ornamentation and without windows shall not extend more than five feet above the roof."	§150-28 (Projecting features above roof level)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N		
Does the community have a Right-to-Farm Law?	N		

Yes 9 22%
Maybe 5 12%
No 27 66%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Hyde Park

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	M	Yes, public input was sought, and residents replied that "they also wish to encourage local residents to become entrepreneurs through...agricultural initiatives."	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	N		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y	Yes, but nothing too specific or defensible.	N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y	Yes, but nothing too specific or defensible.	N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y	Yes, but the plan seems to confuse agricultural value assessment and agricultural districts.	N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	M	This is not really noted. The Town Comp Plan supports organizations whose role is to preserve farmland, but there is no policy instituted.	N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§108-1.4 (Purposes)

Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	Agriculture is permitted in all districts with site plan approval except the Town Center Historic District (TCHD) and Crossroads Core (CC). Roadwide stands are permitted with site plan approval in all districts except the Town Center Historic District (TCHD) and Neighborhood Business District (NBD), and allowed by special permit (with site plan approval) in the Crossroads Core (CC). Animal husbandry is allowed by special use permit with site plan approval in all districts. Plant nurseries are allowed by special use permit with site plan approval in all districts except the Neighborhood Business District (NBD) and Town Center Historic District (TCHD). "Farm use" and "event barn" are included in the definitions section, but not in the use table.	
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	Y		Schedule of Use Regulations, §108 Attachment 1
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	Agriculture is permitted in all districts with site plan approval except the Town Center Historic District (TCHD) and Crossroads Core (CC). Roadwide stands are permitted with site plan approval in all districts except the Town Center Historic District (TCHD) and Neighborhood Business District (NBD), and allowed by special permit (with site plan approval) in the Crossroads Core (CC). Animal husbandry is allowed by special use permit with site plan approval in all districts. Plant nurseries are allowed by special use permit with site plan approval in all districts except the Neighborhood Business District (NBD) and Town Center Historic District (TCHD). "Farm use" and "event barn" are included in the definitions section, but not in the use table.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§108-3.1.1 (Land use districts and purposes)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y	Per §108-3.1.1, "the purpose of the Greenbelt District is to provide for low-density residential uses while retaining the open space quality of the land, to preserve and expand agricultural operations in the Town, to protect historic resources, to protect streams, wetlands and other natural resources, and to integrate natural resources into existing parklands. Large-scale development in the Greenbelt is discouraged."	§108-3.1.1 (Land use districts and purposes)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y	Not specifically noted, but definitions are broad.	§108-2.2 (Terms defined)
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		Chapter 96 (Subdivision of Land)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Yes, one sign is allowed (without a permit) for roadside stands, but must come down outside of the growing season.	§108-24.5(B)(3) (Signs)

Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N	Roadside stands require a special use permit and all other uses listed are not specifically outlined in the Town Zoning Code.	
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y	Not specifically defined, but definitions are broad; agriculture is defined as : "The commercial use of land for the raising, production, preservation, processing, storage, and sale of farm commodities such as crops, plants, flowers, vines, trees, sod, shrubs, livestock, poultry, fish, shellfish, honey, or dairy products, but not including industry or use of land primarily for the disposal of sewage or garbage."	§108-2.2 (Terms defined)
Farm stands are not limited to selling just products from that one farm?	N	No, per 108-24.5 (B)(3): "One temporary sign for a roadside stand selling agricultural produce grown on the premises in season, provided that such signs do not exceed 32 square feet each, are set back at least 10 feet from the public right-of-way, and are removed at the end of the selling season."	§108-24.5(B)(3) (Signs)
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	Not specifically defined, but definitions are broad; agriculture is defined as : "The commercial use of land for the raising, production, preservation, processing, storage, and sale of farm commodities such as crops, plants, flowers, vines, trees, sod, shrubs, livestock, poultry, fish, shellfish, honey, or dairy products, but not including industry or use of land primarily for the disposal of sewage or garbage."	§108-2.2 (Terms defined)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y	Not necessarily specific to agricultural uses but yes, these kinds of standards do exist.	§108.4.5 (Site development standards)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§108-2.2 (Terms defined)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y		§108-2.2 (Terms defined)
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	Y		§108-8.2 (Special Use Permits), §108-9.3 (Site Plan Approval), and Chapter 96 (Subdivision of Land)

Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	Y		§108-4.4(A)(4) (Bulk regulations)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	Y	Yes, these are permitted as of right but depending on the type, they are permitted either with or without site plan approval. Solar farms are only allowed in the Greenbelt district with a special use permit. No mention of wind mills.	Chapter 130 (Solar Energy Systems and Facilities)
Zoning does not regulate farms by acreage and/or number of animals?	N		§108-4.3 (Use Regulations)
Does the community have a Right-to-Farm Law?	N		

Yes 22 54%
Maybe 2 5%
No 17 41%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of LaGrange

Topic	Review	Comments	Code References
<u>Comprehensive Plan</u>			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	Y		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y	The Town Comp Plan seems to confuse agricultural districts and agricultural value assessment.	N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
<u>Zoning Code</u>			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		

<p>Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?</p>	<p>N</p>	<p>Farms are defined in the definitions section and are permitted in all residential districts, as well as the Town Center Business (TCB) and Hamlet (H) districts. Farm stands (not defined in definitions section) are permitted in the Hamlet (H), Manchester Gateway Hamlet (MGH), Gateway Hamlet (GH), and General Business (GB) districts, as well as the Residential Moderate-Density (RMD) and Residential Low-Density (RLD) districts. Stables, riding establishments and clubs (not defined in definitions section) are specially permitted in the Residential Moderate-Density (RMD) and Residential Low-Density (RLD) districts, and General Business (GB) district. Retail sale of products of horticulture (not defined in definitions section) are specially permitted in all residential districts (except Residential Frank & Sleight (RFS) and Town Center Residential (TCR), specially permitted in Town Center Business (TCB), and permitted in General Business (GB) and Commercial (C)).</p>	
<p>Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?</p>	<p>N</p>	<p>Farms are defined in the definitions section and are permitted in all residential districts, as well as the Town Center Business (TCB) and Hamlet (H) districts. Farm stands (not defined in definitions section) are permitted in the Hamlet (H), Manchester Gateway Hamlet (MGH), Gateway Hamlet (GH), and General Business (GB) districts, as well as the Residential Moderate-Density (RMD) and Residential Low-Density (RLD) districts. Stables, riding establishments and clubs (not defined in definitions section) are specially permitted in the Residential Moderate-Density (RMD) and Residential Low-Density (RLD) districts, and General Business (GB) district. Retail sale of products of horticulture (not defined in definitions section) are specially permitted in all residential districts (except Residential Frank & Sleight (RFS) and Town Center Residential (TCR), specially permitted in Town Center Business (TCB), and permitted in General Business (GB) and Commercial (C)).</p>	

No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	Farms are defined in the definitions section and are permitted in all residential districts, as well as the Town Center Business (TCB) and Hamlet (H) districts. Farm stands (not defined in definitions section) are permitted in the Hamlet (H), Manchester Gateway Hamlet (MGH), Gateway Hamlet (GH), and General Business (GB) districts, as well as the Residential Moderate-Density (RMD) and Residential Low-Density (RLD) districts. Stables, riding establishments and clubs (not defined in definitions section) are specially permitted in the Residential Moderate-Density (RMD) and Residential Low-Density (RLD) districts, and General Business (GB) district. Retail sale of products of horticulture (not defined in definitions section) are specially permitted in all residential districts (except Residential Frank & Sleight (RFS) and Town Center Residential (TCR), specially permitted in Town Center Business (TCB), and permitted in General Business (GB) and Commercial (C)).	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§240-31 (Preservation Overlay Zones)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y	Yes, the Preservation Overlay Zone is "intended to protect stream corridors, farmlands, historic and scenic resources, and groundwater resources. These Preservation Overlay Zones complement provisions of the established use districts to protect and enhance open space and the scenic and historic features of the Town and to maintain some of its rural character."	§240-31 (Preservation Overlay Zones)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y	Not specifically noted in the Town Zoning Code, but definitions are broad. Also, per 240-31 (C)(4), "Special use permit for auxiliary uses. Notwithstanding any other provision of this chapter, the owner of a bona fide commercial farming operation may request a special use permit to allow uses not permitted in the underlying Zoning use district if such uses would contribute to the economic viability of the farming operation without detracting from the rural character of the surrounding area. Such uses would include, without limitation, construction, reconstruction and reuse of farm buildings for agriculturally related light industry, farm labor housing and roadside stands for sale of products that include locally grown or processed products."	§240-112 (Definitions) and §240-31(C)(4) (Preservation Overlay Zones)
Are buffer zones between farmland and residential uses required for new construction or subdivision?	Y	Yes, these are outlined for the Farmland Preservation Overlay District.	§240-31 (Preservation Overlay Zones)
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§240-32 (Open space cluster subdivisions)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y		§240-43(G)(6) (Signs)

Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N	Roadside stands are not permitted by right in all districts and all other uses listed are not specifically outlined in Code.	
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N	Per §240-68, farm stands are limited to sell items from one farm (whether grown on site or grown on another premises).	§240-68 (Farm stands)
Farm stands do not need a special permit and/or site plan approval?	Y	No, they do not require special use permits or site plan approval, but they are not allowed in every district.	§240-68 (Farm stands)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	The uses listed in the question are not specifically outlined in the Town Zoning Code. The definition of "farm" likely includes these though because a farm is defined as "an area of land consisting of not less than seven acres, unless the parcel is located in a state-certified agriculture district, where crops are grown or animals are reared for commercial purposes, together with appropriate buildings."	§240-112 (Definitions)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y	A soil map is required and the Farmland Preservation Overlay Zone also includes requirements for determination of agriculture on the site.	§240-31 (Preservation Overlay Zones)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		§240-31 (Preservation Overlay Zones)
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§240-31 (Preservation Overlay Zones)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§240-112 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		

Are silos (and other farm structures) exempt from height requirements?	N	Per §240-26 (P): "Projecting features above roof level. The maximum building height limitations of this chapter shall not apply to church spires and belfries, in any case, nor to flagpoles, monuments, domes, cupolas, silos, chimneys, ventilators, windmills for power generation, skylights, water tanks or television antennas or to similar features and such necessary mechanical appurtenances not used for human occupancy, provided that: (1) They shall not extend more than 20 feet above the roof. (2) The total area covered by such features shall not exceed 10% of the area of the roof upon which they are located. (3) Parapets and cornices, used for ornamentation and without windows, shall not extend more than five feet above the roof."	§240-26(P) (General regulations)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N	Depending on the type, they are either permitted as accessory uses, permitted by right, or specially permitted. No special provision for solar/wind related to farms.	
Zoning does not regulate farms by acreage and/or number of animals?	N	7 acres minimum, unless in an agricultural district.	
Does the community have a Right-to-Farm Law?	N		

Yes 26 63%
Maybe 0 0%
No 15 37%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Milan

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y	Yes, public input was sought in the Town Comp Plan and residents' top concern was planning for "open space..avoid sprawl." (pp. 1.4)	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	N		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	Agriculture has a dedicated section on the use table, but not all agriculture and ag-related uses are allowed by right in every district. Some are prohibited (and not only in hamlet and commercial zones) and some require special use permits.	

Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	Agriculture has a dedicated section on the use table, but not all agriculture and ag-related uses are allowed by right in every district. Some are prohibited (and not only in hamlet and commercial zones) and some require special use permits.	
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	Agriculture has a dedicated section on the use table, but not all agriculture and ag-related uses are allowed by right in every district. Some are prohibited (and not only in hamlet and commercial zones) and some require special use permits.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y		§200-6 (Zoning Districts)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§200-22 (Cluster Development) and §200-39 (Open Space and Conservation Easements)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N		
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y		§200-5 (Definitions) and §200-18 (Accessory uses, buildings, and structures)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y		§200-22 (Cluster Development) and Chapter 177 (Subdivision of Land)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§200-22 (Cluster Development)

Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§200-5 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N	The agricultural data statement is only required in the Subdivision of Land section (Ch. 177) for a subdivision application.	Chapter 177 (Subdivision of Land)
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	Y		200-10(l)(1) (General Regulations)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	The Town Code stipulates that 3 or more acres is required to be a farm.	§200-5 (Definitions)
Does the community have a Right-to-Farm Law?	N		

Yes 15 37%
Maybe 0 0%
No 26 63%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of North East

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y	No formalized vision statement, but agriculture is presented throughout plan and seems to be valued.	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	No, each district has different regulations included in Article 5 (Schedule of Regulations) and agriculture and ag-related activities are very specifically either allowed as-of right, allowed by special use permit, or prohibited.	

Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	No, each district has different regulations included in Article 5 (Schedule of Regulations) and agriculture and ag-related activities are very specifically either allowed as-of right, allowed by special use permit, or prohibited.	
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	No, each district has different regulations included in Article 5 (Schedule of Regulations) and agriculture and ag-related activities are very specifically either allowed as-of right, allowed by special use permit, or prohibited.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§180-14(F) (Agricultural (A5A) District)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y	No description for this district, but the "Agricultural (A5A) District" is a specialized ag district (as evidenced by the allowable uses).	§180-14 (Agricultural (A5A) District)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§180-14(F) (Agricultural (A5A) District)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Some signs are allowed by right (for farm stands), but some require a permit (for farm markets). The difference between the two is the proximity to the roadway (farm stands are right on the road and farm markets are not).	§180-55 (Signs and billboards)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N	No, but they are allowed by special use permit in many districts.	
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N	Per, §180-67(C), "Such roadside farm stand shall be solely for the seasonal display and sale of agricultural products grown on premises. However, in the case of a farm stand operated on a farm, agricultural products may be grown on parcels owned or leased by the farm in conjunction with the farming operation." (Note: Farm markets (180-68) have different regulations and may sell products from another farm so long as they do not exceed the percentage of products sold from that one farm.)	§180-67 (Roadside farm stand) and §180-68 (Farm market)
Farm stands do not need a special permit and/or site plan approval?	Y	Farm stands and farm markets (and farmers' markets) are all different. Farm stands are an accepted accessory use to an agricultural operation.	§180-67 (Roadside farm stand) and §180-68 (Farm market)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	In all districts where farming is allowed by right, these uses are also allowed by right.	§180-5 (Definitions)

Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y	Site plans require soil map/plan.	Article VII (Procedures and Standards for Site Plan Approval)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§180-14(F) (Agricultural (A5A) District)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§180-5 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N	No, the definition for "agriculture" is very specific (which, in practicality, could be limiting). Also, 10 acres is a farm (unless in an ag district).	
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	Y		§180-46(C) (Mobile Homes)
Are silos (and other farm structures) exempt from height requirements?	N		
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N	Small wind energy conversion systems are allowed by special use permit in certain districts.	
Zoning does not regulate farms by acreage and/or number of animals?	N	10 acres to be a farm (unless in an ag district).	§180-5 (Definitions)
Does the community have a Right-to-Farm Law?	N		

Yes 20 49%
Maybe 0 0%
No 21 51%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Pawling

Topic	Review	Comments	Code References
<u>Comprehensive Plan</u>			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
<u>Zoning Code</u>			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		

<p>Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?</p>	<p>N</p>	<p>Farm, farm uses, and customary farm occupations (defined in definitions section) are permitted in the R-1 through R-4 and CD, VRD, HB, and MBI districts (Note: ALL permitted uses in HB and MBI require site plan approval). Animal husbandry is permitted in the R-1 through R-4 and CD, VRD, HB, and MBI districts. Roadside stands (defined in definitions section) are permitted in the R-1 through R-4 and CD, and VRD (only 1 allowed per farm) districts. Riding academies (defined in definitions section) are specially permitted in the R-1 through R-4 and CD districts. Stables (there are a few types and they are all defined in the Code) are either permitted or specially permitted in the R-1 through R-4 and CD districts. Cage-type poultry (not defined in definitions section and included in definition for farm use) is specially permitted in the R-1 through R-4 and CD districts. Fur farm (not defined in definitions section and included in definition for farm use) is specially permitted in the R-1 through R-4 and CD districts. Farm machinery and sales (not defined in definitions section) is permitted in the HB district. No farm use allowed in HA.</p>	
<p>Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?</p>	<p>N</p>	<p>Farm, farm uses, and customary farm occupations (defined in definitions section) are permitted in the R-1 through R-4 and CD, VRD, HB, and MBI districts (Note: ALL permitted uses in HB and MBI require site plan approval). Animal husbandry is permitted in the R-1 through R-4 and CD, VRD, HB, and MBI districts. Roadside stands (defined in definitions section) are permitted in the R-1 through R-4 and CD, and VRD (only 1 allowed per farm) districts. Riding academies (defined in definitions section) are specially permitted in the R-1 through R-4 and CD districts. Stables (there are a few types and they are all defined in the Code) are either permitted or specially permitted in the R-1 through R-4 and CD districts. Cage-type poultry (not defined in definitions section and included in definition for farm use) is specially permitted in the R-1 through R-4 and CD districts. Fur farm (not defined in definitions section and included in definition for farm use) is specially permitted in the R-1 through R-4 and CD districts. Farm machinery and sales (not defined in definitions section) is permitted in the HB district. No farm use allowed in HA.</p>	

No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	Farm, farm uses, and customary farm occupations (defined in definitions section) are permitted in the R-1 through R-4 and CD, VRD, HB, and MBI districts (Note: ALL permitted uses in HB and MBI require site plan approval). Animal husbandry is permitted in the R-1 through R-4 and CD, VRD, HB, and MBI districts. Roadside stands (defined in definitions section) are permitted in the R-1 through R-4 and CD, and VRD (only 1 allowed per farm) districts. Riding academies (defined in definitions section) are specially permitted in the R-1 through R-4 and CD districts. Stables (there are a few types and they are all defined in the Code) are either permitted or specially permitted in the R-1 through R-4 and CD districts. Cage-type poultry (not defined in definitions section and included in definition for farm use) is specially permitted in the R-1 through R-4 and CD districts. Fur farm (not defined in definitions section and included in definition for farm use) is specially permitted in the R-1 through R-4 and CD districts. Farm machinery and sales (not defined in definitions section) is permitted in the HB district. No farm use allowed in HA.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	M	The Conservation Density Residential and Agriculture-Conservation Density Residential districts may fit under these categories (as evidenced by the allowable uses), but there are no descriptions in the Town Zoning Code to substantiate it.	§215-4 (Districts enumerated) and 2015 Attachment 1 (Schedule of Permitted Uses)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y	The definition for "Farm, Farm Use; Customary Farm Occupation" has some embedded flexibility and may allow varying uses.	§215-3 (Definitions)
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§215-21 (Open space subdivisions)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N	No, permits from the Code Enforcement Officer are required.	§215-44 (Temporary permits)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y	The definition for "Farm, Farm Use; Customary Farm Occupation" has some embedded flexibility and likely allows these kinds of uses.	§215-3 (Definitions)
Farm stands are not limited to selling just products from that one farm?	N	No, at least half of the produce or products from the farm stand must come from that one farm.	§215-44 (Temporary permits)
Farm stands do not need a special permit and/or site plan approval?	N		

Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y	Yes, but only for open space subdivisions.	§215-21 (Open space subdivisions)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§215-3 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	Y	Yes, per §101-4 (Notice to prospective neighbors): "The following notice shall be included in building permits and on plats of subdivisions submitted for approval pursuant to Town Law § 276 or Village Law § 7-728: 'This property may border a farm, as defined in Town Law § 276. Residents should be aware that farmers have the right to undertake farm practices which may generate dust, odor, smoke, noise and vibration.'"	Chapter 101 (Farming)
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N	Per §215-11, "The maximum building height limitations of this chapter shall not apply to church spires and belfries, in any case, nor to flagpoles, domes, silos, chimneys, ventilators, skylights, water tanks or television antennas or to similar features and such necessary mechanical appurtenances not used for human occupancy, provided that: A. They shall not extend more than 20 feet above the roof. B. The total area covered by such features shall not exceed 10% of the area of the roof upon which they are located. C. Parapets and cornices, used for ornamentation and without windows, shall not extend more than five feet above the roof."	§215-11 (Projecting features above roof level)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	M	All wind turbines require a permit, but per 210-5 (B): "No permit or other approval shall be required under this chapter for mechanical, nonelectrical wind turbines utilized solely for agricultural operations."	Chapter 210 (Wind Energy Facilities)
Zoning does not regulate farms by acreage and/or number of animals?	N		

Does the community have a Right-to-Farm Law?	Y		Chapter 101 (Farming)
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Yes	19	46%
Maybe	2	5%
No	20	49%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Pine Plains

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§275-3 (Authority; purpose)

Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	No, agricultural operations are prohibited in the Hamlet-Business, Hamlet-Main Street, Hamlet-Center Residential, and Hamlet-Residential districts; allowed in all others. Farm markets are allowed by special use permit in all districts except Hamlet-Center Residential and Hamet-Residential districts. Farmers' markets are permitted in all except Hamlet-Center Residential and Hamet-Residential districts and specially permitted in the Wellhead Protection district. Farm stands are permitted in all districts. Riding stables or academies are allowed by special use permit in the Rural and Wellhead Protection districts.	
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	Y	Yes, agricultural operations are prohibited in the Hamlet-Business, Hamlet-Main Street, Hamlet-Center Residential, and Hamlet-Residential districts; allowed in all others. Farm markets are allowed by special use permit in all districts except Hamlet-Center Residential and Hamet-Residential districts. Farmers' markets are permitted in all except Hamlet-Center Residential and Hamet-Residential districts and specially permitted in the Wellhead Protection district. Farm stands are permitted in all districts. Riding stables or academies are allowed by special use permit in the Rural and Wellhead Protection districts.	275 Attachment 1 (Table A - Schedule of Use Regulations)
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	No, agricultural operations are prohibited in the Hamlet-Business, Hamlet-Main Street, Hamlet-Center Residential, and Hamlet-Residential districts; allowed in all others. Farm markets are allowed by special use permit in all districts except Hamlet-Center Residential and Hamet-Residential districts. Farmers' markets are permitted in all except Hamlet-Center Residential and Hamet-Residential districts and specially permitted in the Wellhead Protection district. Farm stands are permitted in all districts. Riding stables or academies are allowed by special use permit in the Rural and Wellhead Protection districts.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		275 Attachment 3 (Appendix A – Design Standards) and 275 Attachment 4 (Appendix A – Conservation Subdivision Design Standards)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y		§275-26 (Agricultural Overlay District (AG-O))
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y		§275-116 (Terms defined)

Are buffer zones between farmland and residential uses required for new construction or subdivision?	Y		§275-20(E) (Agricultural uses)
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§275-22 (Incentive zoning), §275-31 (Conservation subdivisions), and 275 Attachment 4 (Appendix A – Conservation Subdivision Design Standards)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Per §275-52, one farm produce sign is permitted by right and exempt from requiring a sign permit.	§275-52 (Sign requirements)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	Y	There is specific guidance for farm markets and farmer's markets, but the regulations seem broad enough to allow these other types of uses also.	§275-116 (Terms defined)
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y	Definitions are flexible and reference NYS Agriculture & Markets, which is used as a baseline for acceptable practices.	§275-116 (Terms defined)
Farm stands are not limited to selling just products from that one farm?	N	No, per definition of farm stand: "An accessory structure or vehicle used for the seasonal display and sale of agricultural products grown on the premises and which uses its proximity to a roadway to attract potential customers as permitted by §275-10 of this Zoning Law."	§275-116 (Terms defined)
Farm stands do not need a special permit and/or site plan approval?	Y		275 Attachment 1 (Table A - Schedule of Use Regulations)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	Definitions are flexible and reference NYS Agriculture & Markets, which is used as a baseline for acceptable practices.	§275-116 (Terms defined)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y		Article XI (Special Use Permits), Article XII (Site Plan Review), Chapter 230 (Subdivision of Land), and §275-20 (Agricultural uses)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		Article XI (Special Use Permits), Article XII (Site Plan Review), Chapter 230 (Subdivision of Land), and §275-20 (Agricultural uses)

Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		275 Attachment 3 (Appendix A – Design Standards) and 275 Attachment 4 (Appendix A – Conservation Subdivision Design Standards)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§275-116 (Terms defined)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y		§275-116 (Terms defined)
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	Y		§275-20(B) (Agricultural uses)
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	Y		§275-20(C) (Agricultural uses)
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	Y		§275-20(D) (Agricultural uses)
Are silos (and other farm structures) exempt from height requirements?	Y	Per 215-17 (H): "Barns, silos and other structures used in an agricultural operation shall not be subject to the maximum height requirements set forth in Table B, Schedule of Bulk Regulations (refer also to § 275-20)."	§215-17(H) (Supplemental bulk requirements)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	Y		§275-116 (Terms defined)
Does the community have a Right-to-Farm Law?	N		

Yes 35 85%
Maybe 0 0%
No 6 15%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Pleasant Valley

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§98-4 (Statutory authority; purposes)

Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	Agriculture (excluding animals) is permitted in every district. Agriculture (including animals), animal husbandry, and horse operations are not permitted in hamlets, commercial areas, and high-density residential (except animal husbandry is allowed in Higher Density Residential (HDR) and special use permits are required for agriculture (including animals in Lower Density Residential (LDR) and Medium Density Residential (MDR)). Agritourism and farm stands are permitted in every district (site plan approval is required for agritourism). Farm worker dwellings are permitted in every district except Manufactured Home Park (MHP) and Mixed Use Commercial District (MC).	
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	Agriculture (excluding animals) is permitted in every district. Agriculture (including animals), animal husbandry, and horse operations are not permitted in hamlets, commercial areas, and high-density residential (except animal husbandry is allowed in Higher Density Residential (HDR) and special use permits are required for agriculture (including animals in Lower Density Residential (LDR) and Medium Density Residential (MDR)). Agritourism and farm stands are permitted in every district (site plan approval is required for agritourism). Farm worker dwellings are permitted in every district except Manufactured Home Park (MHP) and Mixed Use Commercial District (MC).	
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	Agriculture (excluding animals) is permitted in every district. Agriculture (including animals), animal husbandry, and horse operations are not permitted in hamlets, commercial areas, and high-density residential (except animal husbandry is allowed in Higher Density Residential (HDR) and special use permits are required for agriculture (including animals in Lower Density Residential (LDR) and Medium Density Residential (MDR)). Agritourism and farm stands are permitted in every district (site plan approval is required for agritourism). Farm worker dwellings are permitted in every district except Manufactured Home Park (MHP) and Mixed Use Commercial District (MC).	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§98-4 (Statutory authority; purposes)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y		§98-6 (Establishment of districts)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y	Yes, definitions are flexible and use table matches that.	§98-103 (Terms defined)
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		

Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§98-24 (Conservation Subdivisions) and §98-51 (Transfer of development rights; purchase of development rights; density management)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Yes, an on-site sign is allowed up to 24 square feet.	§98-46(E)(12) (Signs)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	M	No specific guidance on farm markets or breweries, but agri-tourism uses are allowed with site plan approval. Also, the definition of agriculture and agritourism are broad.	§98-103 (Terms defined) and 98 Attachment 1 (Schedule of Permitted Uses)
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y		§98-103 (Terms defined) and §98-17 (Agricultural Protections)
Farm stands are not limited to selling just products from that one farm?	N	No, 50% of product must be from that one farm (per definition of a farm stand): "A building, portion of a building, shelter or product display area for the retail sale of agricultural products. At least 50% of the agricultural products sold from the stand shall be limited to those produced on the farm where the stand is located. This may or may not be a permanent structure. A farm stand not exceeding 800 square feet in footprint area for the retail sale of products of the farm is allowable. A larger roadside sales facility is allowable by special use permit only."	§98-103 (Terms defined)
Farm stands do not need a special permit and/or site plan approval?	Y		Attachment 1 (Schedule of Permitted Uses)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y		§98-103 (Terms defined) and §98-17 (Agricultural Protections)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y		Article VI (Subdivision, Special Use Permit, and Site Plan Approval) and Chapter 82 (Subdivision of Land)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		Article VI (Subdivision, Special Use Permit, and Site Plan Approval) and Chapter 82 (Subdivision of Land)

Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y	Yes, both Appendices A & B in the Subdivision of Land chapter.	Chapter 82 (Subdivision of Land)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§98-103 (Terms defined)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y	Definitions are broad. (Note: "Animal husbandry" section puts limitations on the type of animal per acre; a special use permit may be issued for exceptions. However, these types of uses are not considered commercial agricultural operations.)	§98-103 (Terms defined)
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	Y		Article VI (Subdivision, Special Use Permit, and Site Plan Approval) and Chapter 82 (Subdivision of Land)
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	Y	It is not required on the plan or plat, but on the sale contract.	§98-17 (Agricultural Protections)
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	M	Farm worker housing is defined and allowed, but mobile homes/manufactured home parks are only allowed as temporary farm worker housing.	§98-103 (Terms defined) and §98-36 (Manufactured home parks)
Are silos (and other farm structures) exempt from height requirements?	N		
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	Y	Both energy systems are permitted with site plan approval or building permits.	§98-54 (Wind Power Generating Facilities) and §98-54.1 (Solar Energy Systems)
Zoning does not regulate farms by acreage and/or number of animals?	Y	Definitions are broad. (Note: "Animal husbandry" section puts limitations on the type of animal per acre; a special use permit may be issued for exceptions. However, these types of uses are not considered commercial agricultural operations.)	§98-103 (Terms defined)
Does the community have a Right-to-Farm Law?	N		

Yes 29 71%
Maybe 2 5%
No 10 24%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Poughkeepsie

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y	No formal vision statement. Agriculture is presented in the Town Comp Plan and does seem to be valued (mostly as viable open space to maintain rural character).	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y	Yes, mostly though the Town's commitment to the Greenway Compact.	N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	M	Brief mention of an "agricultural economic strategy," but it appears that there are no real details regarding it in the Town Comp Plan.	N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N		
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N		

No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N		
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N	The buffer requirement is generally required and not specific to farmland.	
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		Chapter 177 (Subdivision of Land)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N	No, per definition of farm stand: "A structure used for the display and sale of farm products grown on the property on which the farm stand is located."	§210-9 (Definitions)
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y	Yes, soils maps are required.	Article XIII (Procedures and Standards for Site Plan Approval) and Chapter 177 (Subdivision of Land)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		Chapter 177 (Subdivision of Land)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§210-9 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y		§210-9 (Definitions)

Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	Y		Article XIII (Procedures and Standards for Site Plan Approval) and Chapter 177 (Subdivision of Land)
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N		
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N		
Does the community have a Right-to-Farm Law?	N		

Yes 17 41%
Maybe 1 2%
No 23 56%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Red Hook

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y	No formal vision statement, but agriculture is a prominent subject in the Town Comp Plan and also in their Community Preservation Plan (adopted in 2016).	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§143-3 (Enacting legislation and purposes) and Chapter 72 (Farming)
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	No, but all ag-related uses are allowed in the Agricultural Business (AB) zoning district.	
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	No, but all ag-related uses are allowed in the Agricultural Business (AB) zoning district.	

No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	No, farmers' markets and boarding stables do require these.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§143-33 (Conservation subdivision), §143-39.1 (Agricultural Business District), and §143-49.2 (Open space incentive zoning)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y		§143-39.1 (Agricultural Business District)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y		§143-4 (Word usage; definitions) and 143 Attachment 1 (District Schedule of Use Regulations)
Are buffer zones between farmland and residential uses required for new construction or subdivision?	Y	Yes, they are required for subdivisions, conservation subdivisions, and also for the Agricultural Business district via agricultural fencing.	§143-33 (Conservation subdivision), Chapter 120 (Subdivision of Land), and §143-39.1 (Agricultural Business District)
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§143-33 (Conservation subdivision) and §143-49.2 (Open space incentive zoning)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Per §143-40 "Signage shall be limited to a single sign, not greater than six square feet in area and located not less than five feet from any street line."	§143-40 (Roadside stands)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N	Farm stands are allowed, but the others are not mentioned specifically except farm markets (which are not allowed in every district) and there are no specific regulations for agri-tourist businesses except in the AB zoning district.	§143-4 (Word usage; definitions) and 143 Attachment 1 (District Schedule of Use Regulations)
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y	Yes, based on definition of agriculture, farm, and general accepted farm practices.	§143-4 (Word usage; definitions)
Farm stands are not limited to selling just products from that one farm?	N	No, products are limited to one operator (that farm and all other locations related to that operator/farm).	§143-4 (Word usage; definitions)

Farm stands do not need a special permit and/or site plan approval?	Y	Farm stands are an accepted accessory use to an agricultural operation. Note: Farm stands and farm markets (1, 2, and 3) are all different.	§143-40 (Roadside stands)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y		§143-4 (Word usage; definitions)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y	Yes, soils map are required for site plan approval, subdivisions, and conservation subdivisions.	§143-33 (Conservation subdivision), Chapter 120 (Subdivision of Land), and Article VII (Site Plan Review and Approval Procedure)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		§143-33 (Conservation subdivision), Chapter 120 (Subdivision of Land), and Article VII (Site Plan Review and Approval Procedure)
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§143-33 (Conservation subdivision), Chapter 120 (Subdivision of Land), and Article VII (Site Plan Review and Approval Procedure)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§143-4 (Word usage; definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y	Yes, except for in the definition of farm, one of the potential criteria to make it a farm is as follows: "Not less than seven acres of land used as a single operation during the preceding two years for the production for sale of crops, livestock or livestock products of an average gross sales volume of \$10,000 or more, or lands less than seven acres producing an average gross sales volume of \$50,000 or more." There are 2 other potential criteria though, so generally "yes" is the response to this question.	§143-4 (Word usage; definitions)
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		

Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	Y		Chapter 72 (Farming)
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	Y		§143-4 (Word usage; definitions)
Are silos (and other farm structures) exempt from height requirements?	Y		§143-15 (Height Exceptions)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	Y	Yes, solar is allowed per 143-37 (E). No provisions for wind mills.	§143-37 (Solar Energy Systems)
Zoning does not regulate farms by acreage and/or number of animals?	Y	Yes, but per §143-39, there are regulations related to the number of animals per acre; however, they are only applicable to nonfarm parcels outside of the agricultural district.	§143-39 (Agriculture)
Does the community have a Right-to-Farm Law?	Y		Chapter 72 (Farming)

Yes 31 76%
Maybe 0 0%
No 10 24%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Rhinebeck

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y	The vision statement mentions rural character, but not agriculture specifically. Agriculture, however, is presented throughout plan and seems to be valued.	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§125-3 (Purposes)

Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	Per §125-49 (Agriculture), "Agriculture is generally entitled to a "right-to-farm" and a "right-to-market" and shall be permitted in all zoning districts except the mixed-use and neighborhood residential districts (i.e., Rc-H, Rc-B, Rc-HT, NR, and VG) and the NI-O District." Note: It seems to be the intent of the Code to allow agriculture in all districts, but the use table seems to limit this.	
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	Y	Per §125-49 (Agriculture), "Agriculture is generally entitled to a "right-to-farm" and a "right-to-market" and shall be permitted in all zoning districts except the mixed-use and neighborhood residential districts (i.e., Rc-H, Rc-B, Rc-HT, NR, and VG) and the NI-O District." Note: It seems to be the intent of the Code to allow agriculture in all districts, but the use table seems to limit this.	§125-49 (Agriculture) and 125 Attachment 2 (District Schedule of Use Regulations)
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	No, specifically farm markets, public stables, animal husbandry, and horticulture, and roadside stands require these.	Article VI (Special Use Permit Requirements) and 125 Attachment 2 (District Schedule of Use Regulations)
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§125-15 (Zoning districts)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y	Yes, the "Rural Agricultural" zoning district.	§125-15 (Zoning districts)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	Y		§125-135 (Terms used throughout chapter)
Are buffer zones between farmland and residential uses required for new construction or subdivision?	Y		§125-49(D) (Agriculture)
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§125-43 (Conservation subdivisions) and §125-64 (Density transfer (transfer of development rights))
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Per §125-37(F)(9), one of the exempted signs listed is "one sign, not exceeding 16 square feet in area, on a farm or farm market premises is exempt from requiring a sign permit" but per §125-51(D) (Farm Stands): "Signage shall be limited to a single sign, not greater than three square feet in sign area per side and located not less than 15 feet from the edge of pavement."	§125-37(F)(9) (Sign regulations) and 125-51(D) (Roadside stands)

Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N	They require special use permits, but it appears that it is the intent of the Code to allow all agricultural uses in every district, but the use table seems to limit this ability.	
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y	Yes, based on definitions of agriculture, farm, and general accepted farm practices.	§125-135 (Terms used throughout chapter)
Farm stands are not limited to selling just products from that one farm?	N	Per definition of "roadside stand," most of the produce or products must come from that one farm or other locations of that one operator. Note: requirements are different for farm markets (§125-68 (II)).	§125-135 (Terms used throughout chapter)
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y		§125-135 (Terms used throughout chapter)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y	Yes, a soils map is required.	§125-43 (Conservation subdivisions), o Article VII (Site Plan Review and Approval), and Chapter 101 (Subdivision of Land)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		§125-43 (Conservation subdivisions), o Article VII (Site Plan Review and Approval), and Chapter 101 (Subdivision of Land)
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§125-43 (Conservation subdivisions), o Article VII (Site Plan Review and Approval), and Chapter 101 (Subdivision of Land)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§125-135 (Terms used throughout chapter)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y		§125-135 (Terms used throughout chapter)
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	Y		Chapter 101 (Subdivision of Land) and §125-49(F) (Agriculture)

Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	Y	Per §125-49 (E), "Deeded Declarations" are required references to be placed on deeds. Also, §125-75 (C)(1)(cc), gives more specific details regarding the map notes that are required on a site plan.	§125-49(E) (Agriculture)and 125-75(C)(1)(cc) (Application for site plan approval)
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	Y		§125-135 (Terms used throughout chapter)
Are silos (and other farm structures) exempt from height requirements?	M	Per §125-24(A), "Flagpoles, agricultural barns and silos, and similar structures, which in no case shall exceed 80 feet in height above average finished grade at its base. Special height requirements apply to communications towers found in Article VI, § 125-69." They are exempt, but there are still limitations v.s. per §125-49(G)(1): "There shall be no height limits on agricultural structures, including but not limited to barns, silos, grain bins, and fences, as well as equipment related to such structures, as long as they are being used in a manner that is part of the farm operation."	§125-24(A) (Height exceptions) and §125-49(G)(1) (Agriculture)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	Y		§125-47 (D)(1) (Solar energy systems)
Zoning does not regulate farms by acreage and/or number of animals?	Y	No, but nonfarm parcels are regulated like this.	§125-135 (Terms used throughout chapter)
Does the community have a Right-to-Farm Law?	M	This section notes that agriculture is "generally entitled to a 'right-to-farm' and a 'right-to-market' and shall be permitted in all zoning districts except the mixed-use and neighborhood residential districts..."	§125-49 (Agriculture)

Yes 33 80%
Maybe 2 5%
No 6 15%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Stanford

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y	No formal vision statement, but agriculture is consistently highlighted in the plan and clearly has value to the residents.	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y	The Town Comp Plan seems to confuse agricultural districts and agricultural value assessment.	N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§164-3 (Legislative authority; objectives)
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	Use table seems to be limiting because of its specificity.	
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	Use table seems to be limiting because of its specificity.	

No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	Use table seems to be limiting because of its specificity.	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§164-19 (Residential cluster development)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§164-19 (Residential cluster development)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N	Products must be grown on premises or by the operator of the farm elsewhere.	§164-59 (Definitions)
Farm stands do not need a special permit and/or site plan approval?	Y		§164-8 (District Schedule of Use Regulations)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§164-59 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		

Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	M	The Town Zoning Code allows for farm worker housing in the use table as a special use permit in some districts, but the term is not defined. More notes on this topic are contained in Chapter 151 (Trailers and Trailer Parks) and §164-22 (L) (Housing for farm employees).	Chapter 151 (Trailers and Trailer Parks) and §164-22(L) (Housing for farm employees).
Are silos (and other farm structures) exempt from height requirements?	N		
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N		
Does the community have a Right-to-Farm Law?	N		

Yes 18 44%
Maybe 1 2%
No 22 54%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Union Vale

Topic	Review	Comments	Code References
<u>Comprehensive Plan</u>			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y	The Town Comp Plan mentions agricultural districts, but seems to confuse them with agricultural value assessment.	N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	M	The Town Comp Plan encourages farming and agriculture, as well as preservation and conservation, but the maps do not show agricultural areas as undevelopable or less desirable for growth.	N/A
<u>Zoning Code</u>			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§210-3 (Enacting legislation purpose)and Chapter 124 (Farming)
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	It appears that the intent of code is to let agriculture and ag-related uses to be permitted in every district, but use table does not match this mission.	

Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	It appears that the intent of code is to let agriculture and ag-related uses to be permitted in every district, but use table does not match this mission.	
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N	Many ag-related uses require special use permits or are prohibited in certain districts (some of which are generally considered within the definition of agriculture, but are referenced separately in use table).	
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		Chapter 124 (Farming) and §210-32 (Residential cluster development)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y	The "Rural Development 10 District" is not exclusively for agriculture, but it fits the intent of this question.	§210-5 (Establishment and intent of zoning districts)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§210-32 (Residential cluster development)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Yes, per §210-41(D), "Signage shall be limited to a single sign, nonpermanent but securely mounted, not greater than six square feet in area and located not less than five feet from any street or highway right-of-way line."	§210-41(D) (Roadside stands)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N	Many ag-related uses require special use permits or are prohibited in certain districts (some of which are generally considered within the definition of agriculture, but are referenced separately in use table).	
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N	No per §210-41(C), products must be grown on premises or by the operator of the farm elsewhere.	§210-41(C) (Roadside stands)
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	Yes, per definition of a farm and the municipal Right-to-Farm law.	§210-86 (Definitions) and Chapter 124 (Farming)

Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y	Yes, a soils map and survey are required in the Town Zoning Code.	Article VI (Special Permit Uses), Article VII (Site Plan Review and Approval Procedure), and Chapter 192 (Subdivision of Land)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		Article VI (Special Permit Uses), Article VII (Site Plan Review and Approval Procedure), and Chapter 192 (Subdivision of Land)
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§210-86 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	Y		Article VI (Special Permit Uses), Article VII (Site Plan Review and Approval Procedure), and Chapter 192 (Subdivision of Land)
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	Y		Chapter 124 (Farming)
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	M	Both farm worker housing and mobile homes are defined, and they are allowed by special use permit as an accessory use to a farm operation.	§210-42(B) (Farms, farm operations, and related uses)
Are silos (and other farm structures) exempt from height requirements?	Y		§210-14(1) (Height exceptions)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	Y	Yes, farm operations are exempt from regulations related to these energy systems.	§210-36(l) (Solar and wind energy systems)
Zoning does not regulate farms by acreage and/or number of animals?	N		

Does the community have a Right-to-Farm Law?	Y		Chapter 124 (Farming)
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Yes	26	63%
Maybe	2	5%
No	13	32%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Wappinger

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y	No formal vision statement, but agriculture seems to be valued in the Town Comp Plan (especially related to open space & farmland preservation in the "Community Appearance and Character" section).	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y	Yes, but nothing too specific or defensible.	N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N		
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N		

No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N		
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	N		
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N		
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§240-5 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	Y	Definitions are somewhat broad, but the use table does not appear to be as broad and flexible.	§240-5 (Definitions)
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		

Are silos (and other farm structures) exempt from height requirements?	N	They are considered exempt, but limited by (per 240-22): "Projecting features above roof level for accessory structures. The maximum building height limitations of the Zoning Law shall not apply to church spires and belfries in any case, nor to flagpoles, domes, silos, chimneys, ventilators, skylights, water tanks or television antennas or to similar incidental and accessory features and such necessary mechanical appurtenances not used for human occupancy, provided that: (1) The projecting feature shall not extend more than 20 feet above the roof. (2) The total area covered by such features shall not exceed 10% of the area upon the roof upon which they are located. (3) Parapets and cornices, used for ornamentation and without windows, shall not extend more than five feet above the roof.	§240-22 (Exceptions to building height regulations)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		§240-36.3 (Solar energy systems)
Zoning does not regulate farms by acreage and/or number of animals?	N		
Does the community have a Right-to-Farm Law?	N		

Yes 11 27%
Maybe 0 0%
No 30 73%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Town of Washington

Topic	Review	Comments	Code References
<u>Comprehensive Plan</u>			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	Y		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
<u>Zoning Code</u>			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	Y		§106 (Purposes)
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N		
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	Y		Appendix A (Schedule of Use Regulations)
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N		

No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§315 (Agricultural Protection Overlay District Regulations) and §340 (Open Space Subdivisions)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y		§315 (Agricultural Protection Overlay District Regulations)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	Y		§315 (Agricultural Protection Overlay District Regulations)
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§340 (Open Space Subdivisions) and §341 (Cluster Subdivision Requirements)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	M	50% of products need to come from that one farm.	§315 (Agricultural Protection Overlay District Regulations)
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	Yes, greenhouses are permitted by right in the Ag Protection Overlay District and the definition of "farm" includes these structures.	§315 (Agricultural Protection Overlay District Regulations) and §610 (Definitions)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	Y	Yes, a soil map and survey are required.	§315 (Agricultural Protection Overlay District Regulations), §340 (Open Space Subdivisions), and §341 (Cluster Subdivision Requirements)
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	Y		§315 (Agricultural Protection Overlay District Regulations) and §340 (Open Space Subdivisions)

Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§315 (Agricultural Protection Overlay District Regulations), §340 (Open Space Subdivisions), and §341 (Cluster Subdivision Requirements)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§610 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	Y		§354 (Exceptions to Height Limitations)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	Definition for farm has limitations on size (3 acres).	§610 (Definitions)
Does the community have a Right-to-Farm Law?	N		

Yes 25 61%
Maybe 1 2%
No 15 37%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Village of Fishkill

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	N		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	N		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	N		N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	N		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	N		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	N		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	N		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N		
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N		
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N		

No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	N		
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N		
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	N		
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N		

Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	Zoning does not regulate farms at all.	
Does the community have a Right-to-Farm Law?	N		

Yes	0	0%
Maybe	0	0%
No	41	100%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Village of Millbrook

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	M	There is a brief mention of agriculture in the Village Comp Plan, but it is not enough to warrant a "yes" answer.	N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	M	Public input was sought and the public responded that part of Millbrook's charm is its rural character.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	M	No vision statement or true demonstration of value, but there are some very basic elements of the plan regarding agriculture (i.e. mentions cluster development, etc.).	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	M	Rural character is important to the Village.	N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	M	Very generic statements of support are included in the Village Comp Plan.	N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	M	Very generic statements of support are included in the Village Comp Plan.	N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	N		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N		
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	Agriculture is prohibited in residential and higher density residential districts, but is allowed in lower density residential and rural districts.	

No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	Y	No special use permits and/or site plan approval are required, but agriculture and ag-related uses are not permitted in every zone.	230 Attachment 1 (Schedule of Permitted Uses and Special Permit Uses)
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§230-24 (Cluster subdivisions) and §230-9 (Intent of Districts)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	Y	Yes, the "Rural District."	§230-9 (Intent of Districts)
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§230-24 (Cluster subdivisions)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N	No, a temporary permit is required to operate a farm stand.	§230-36 (Garage sales)
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N	No, per §230-36(B), 50% of product must be from that one farm and other half must be produced in the Village of Millbrook or Town of Washington.	§230-36 (Garage sales)
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	Y		§230-24 (Cluster subdivisions)
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	N		
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		

Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N	Yes, per 230-11(N) they are exempt, but there is still alimitation on height for silos: "Projecting features above roof level. The maximum building height limitations of this chapter shall not apply to church spires and belfries, nor to flagpoles, domes, silos, chimneys, ventilators, skylights, water tanks or television antennas or to similar features and such necessary mechanical appurtenances not used for human occupancy, provided that: (1) They shall not extend more than 20 feet above the roof. (2) The total area covered by such features shall not exceed 10% of the area of the roof upon which they are located. (3) Parapets and cornices used for ornamentation and without windows shall not extend more than five feet above the roof.	§230-11(N) (Provisions applicable to all districts)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	Agriculture is included in the use table, but is not present anywhere else in the code.	
Does the community have a Right-to-Farm Law?	N		

Yes 8 20%
Maybe 6 15%
No 27 66%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Village of Millerton

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	Y	No formalized vision statement, but agriculture is presented throughout plan and seems to be valued.	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y		N/A
Does it identify the economic value of farmland and farms to the community?	Y		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	Y		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	Agriculture is only a permitted principal use in the Low-Density Residential (R1A) and Land Conservation (LC) districts.	§170-12 (Schedule of Regulations)
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	Agriculture is a permitted principal use in the Low-Density Residential (R1A) and Land Conservation (LC) districts; agriculture is not permitted in other higher density residential zones and commercial zones.	§170-12 (Schedule of Regulations)

No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	Y	Yes, but agriculture is not permitted in all districts.	§170-12 (Schedule of Regulations)
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§170-13 (Low Density Residential – R1A)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y		§170-41(D)(2)(e) (Signs and billboards)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N		§170-13(B)(11) (Low Density Residential – R1A)
Farm stands do not need a special permit and/or site plan approval?	Y	Per §170-13(B)(11), so long as a permitted accessory use to a farm, a special use permit and/or site plan approval are not needed for farm stands.	§170-13(B)(11) (Low Density Residential – R1A)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y	Yes, but these are only allowed in districts where agriculture is permitted.	§170-13(B)(11) (Low Density Residential – R1A)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§170-5 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N	Definition for agriculture is not broad/flexible and may be limiting.	§170-5 (Definitions)

Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	Y		§170-32(C) (Mobile homes)
Are silos (and other farm structures) exempt from height requirements?	N		
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	In order to be considered a farm by the standards of the Village Zoning Code, a farming operation must consist of 3 or more acres and \$150 value.	§170-5 (Definitions)
Does the community have a Right-to-Farm Law?	N		

Yes 17 41%
Maybe 0 0%
No 24 59%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Village of Pawling

Topic	Review	Comments	Code References
<u>Comprehensive Plan</u>			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	N		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	N		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	N		N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	N		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	N		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	N		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	N		N/A
<u>Zoning Code</u>			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N		
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N		
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	Y	Yes, because agricultural uses are only permitted in one district and not allowed in any other district (with or without a special use permit).	Table of Uses (pp. 59)

No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§98-15 (Incentive Zoning in New Subdivisions)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N		
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	N		
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		

Are silos (and other farm structures) exempt from height requirements?	N		
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	Zoning does not regulate farms at all.	
Does the community have a Right-to-Farm Law?	N		

Yes 3 7%
Maybe 0 0%
No 38 93%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Village of Red Hook

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	Y		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	Y		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	N		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	M	Agriculture is included as a preferred land use in the village, but the Village Comp Plan does not give detailed information regarding it.	N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	M	Agriculture is included as a preferred land use in the village, but the Village Comp Plan does not give detailed information regarding it.	N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	N		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	N		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	M	Agriculture is included as a preferred land use in the village, but the Village Comp Plan does not give detailed information regarding it.	N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		

Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N	The Land Conservation (LC) and Residential 20,000 (R-20) districts allow agriculture as a permitted principal use. The Highway Business (HB) district allows commercial greenhouses and plant nurseries as permitted uses (w/ site plan approval). Also, farm, animal husbandry, farm house, roadside stand, stable, riding academy, and farm products sign all have definitions in §200-5, but are not included in the general regulations for any district.	Article III (District Regulations)
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	The Land Conservation (LC) and Residential 20,000 (R-20) districts allow agriculture as a permitted principal use. The Highway Business (HB) district allows commercial greenhouses and plant nurseries as permitted uses (w/ site plan approval). Also, farm, animal husbandry, farm house, roadside stand, stable, riding academy, and farm products sign all have definitions in §200-5, but are not included in the general regulations for any district.	Article III (District Regulations)
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N		
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	N		
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N	No, per definition of "roadside stand."	§200-5 (Definitions)
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		

Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§200-5 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N	The Village Zoning Code defines "farm house" but that is only for the principal dwelling on the farm, not the workers house.	§200-5 (Definitions)
Are silos (and other farm structures) exempt from height requirements?	N		
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	In order to be considered a farm by the standards of the Village Zoning Code, a farming operation must consist of 3 or more acres and \$150 value.	§200-5 (Definitions)
Does the community have a Right-to-Farm Law?	N		

Yes 4 10%
Maybe 3 7%
No 34 83%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Village of Rhinebeck

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	N		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	M	The Village Comp Plan seems to deem open space (not agriculture specifically) as important because it functions as a delineator for where the Village starts and ends.	N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	Y		N/A
Does the comprehensive plan establish policies towards farmland and farming?	M	Policies, as related to the preservation of open space, are included, but there are not any related to farming/agriculture specifically.	N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	M	Policies, as related to the preservation of open space, are included, but there are not any related to farming/agriculture specifically.	N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	Y		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	M	Open space, in general, is a consideration of where growth should or should not take place; farming/agriculture is not mentioned specifically.	N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N		

Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N	Agricultural uses are not allowed in the Village Center (VC) or Medical Office (M) districts, but are allowed by special use permit in the Residential (R) district and allowed by right in the Gateway Business (G) district.	§120-6 (Allowable Use Groups Chart)
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N		
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	N		
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	N		
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§120-64 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		

Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N		
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	The Village Zoning Code requires seven (7) acres to be a farm. Also, the definition for "agricultural uses" states that "'Agricultural use' as defined in this chapter, does not include all of the uses defined as agricultural uses in New York's Agriculture and Markets Law."	§120-64 (Definitions)
Does the community have a Right-to-Farm Law?	N		

Yes 4 10%
Maybe 4 10%
No 33 80%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Village of Tivoli

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N		N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	M	The Village Comp Plan does not include a formalized vision statement, but there are some very basic elements of the plan regarding open space preservation/agriculture.	N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	Y	The Smart Growth Land Development section underlines the importance of agriculture and open space preservation to the Village.	N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	Y	The Smart Growth Land Development section underlines the importance of agriculture and open space preservation to the Village.	N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	Y	The Smart Growth Land Development section underlines the importance of agriculture and open space preservation to the Village.	N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	Y		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	N		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	Y		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N		
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N		

No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N		
No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	Y		§231-25 (Cluster subdivisions)
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	Y		§231-25(C)(7) (Cluster subdivisions)
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	Y		§231-25(C)(7) (Cluster subdivisions)
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	Y	Per §231-40.1, "Signage shall be limited to a single sign, not greater than six square feet in area per side, and located not less than 15 feet from the edge of the street pavement."	§231-40.1 (Roadside stand)
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	Y		§231-4 (Definitions)
Farm stands are not limited to selling just products from that one farm?	N	No, per §231-40.1(B), products/produce must be grown on premises or by the operator of the farm elsewhere.	§231-40.1(B) (Roadside stand)
Farm stands do not need a special permit and/or site plan approval?	Y	Roadside stands are a permitted accessory use in most districts.	§231-40.1(B) (Roadside stand)
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	Y		§231-4 (Definitions)
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	Y		§231-4 (Definitions)
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		

Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N	Per §231-9: "The maximum building height limitations shall not apply to spires and belfries of a place of worship, nor to flagpoles, silos, chimneys, ventilators, skylights, water tanks, television antennas, satellite antennas, solar access equipment or to similar features and such necessary mechanical appurtenances not used for human occupancy, provided that: (1) They shall not extend more than 20 feet above the roof. (2) Parapets and cornices used for ornamentation and without windows shall not extend more than five feet above the roof."	§231-9 (Building and structure height)
Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	The Village Zoning Code stipulates that 3 acres is required to be a farm.	§231-4 (Definitions)
Does the community have a Right-to-Farm Law?	N		

Yes 13 32%
Maybe 1 2%
No 27 66%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.

Village of Wappingers Falls

Topic	Review	Comments	Code References
Comprehensive Plan			
Does the comprehensive plan have a section on agriculture?	N		N/A
Does the comprehensive plan include maps of agricultural lands, important farmland soils, agricultural districts, etc.?	N		N/A
Was the comprehensive plan based on public input that included questions or exploration about the role of agriculture in the community? (I.e. did a survey include questions about agriculture? Was there anything in workshops about it?)	N	Yes, public input was sought, but there is no indication of specific questions related to agriculture.	N/A
In the Comprehensive Plan does the vision statement or goals address agriculture in any way? Is there any visible demonstration of the value of agriculture to the community in the plan?	N		N/A
Does the comprehensive plan consider agriculture as an important resource in Town?	N		N/A
Does the comprehensive plan recognize or reference a local or County agriculture and farmland protection plan?	N		N/A
Does the comprehensive plan include any data on farms and farmland? Acreage? Income or occupations from farming or other demographic data?	N		N/A
Does the comprehensive plan establish policies towards farmland and farming?	N		N/A
Does it identify the economic value of farmland and farms to the community?	N		N/A
Does the comprehensive plan offer any recommended actions related to farming or farmland or ways to preserve or enhance farming?	N		N/A
Does the comprehensive plan establish a policy and/or future actions for the agricultural use of open space that may be created in a conservation subdivision or clustering?	N		N/A
Does the comprehensive plan discuss NYS agricultural districts and how the town can be supportive of that?	N		N/A
Does the Comprehensive Plan consider farmland a natural resource and encourage easements or other protections of that land? Is there a policy discussed for PDR, LDR or TDR?	N		N/A
Is agriculture a consideration of where growth does or does not take place in the Comprehensive Plan?	N		N/A
Zoning Code			
Does the zoning's purpose statement include a discussion of agriculture or the promotion/preservation of agriculture specifically?	N		
Does zoning allow agriculture and/or ag-related uses as a permitted use by right in every district?	N		
Zoning does not prohibit agriculture and/or ag-related uses in any district (other than hamlet centers or commercial areas)?	N		
No special use permits and/or site plan approval for agriculture or ag-related uses in any district?	N		

No higher density or commercial growth in core farm areas or where a NYS Ag District exists?	N		
Does the zoning establish a local agricultural zoning district, ag overlay district, or special use district for agriculture?	N		
Does the zoning allow farms to have more than one business or offer flexibility to accommodate the needs of agricultural businesses?	N		
Are buffer zones between farmland and residential uses required for new construction or subdivision?	N		
Are innovative development patterns that preserve farmland encouraged, allowed, or mandated (e.g. conservation subdivision, clustering, TDR, etc.)?	N		
Are off-site and/or on-site signs allowed by right to attract and direct people to farm stands?	N		
Are non-traditional and/or retail-based farm businesses (e.g. farm stands, farm retail markets, agri-tourist businesses, farm breweries, etc.) allowed as of right?	N		
Are farm processing facilities (e.g. community kitchens, slaughterhouse, etc.) allowed as of right?	N		
Farm stands are not limited to selling just products from that one farm?	Y		§151-61 (Definitions)
Farm stands do not need a special permit and/or site plan approval?	N		
Does zoning allow for accessory agricultural structures (e.g. greenhouses, barns, garages, equipment storage, etc.) permitted as of right?	N		
Do application requirements include asking for submittal of information or maps about farming that might be taking place on or near the project parcel? (e.g. Whether it is in an ag district? What farming activities take place on or near the site? Whether prime farmland soils are present?)	N		
Do standards exist that require the PB or ZBA to evaluate impacts of a project on agriculture?	N		
Do any design standards exist to direct building envelopes to areas on a parcel that would still allow farming to occur on remaining open spaces?	N		
Does the regulation define agricultural terms (e.g. agriculture, agricultural structure, farm worker housing, agri-tourism, agri-business, etc.)?	N		
Are farm-related definitions broad and flexible (i.e. not confined to a certain number of acres and/or income earned)?	N		
Is an agricultural data statement (as per AML 25-aa) required as part of an application for site plan, special use permit, use variance, and/or subdivision?	N		
Does the community require placement of an ag disclosure statement on plans or plats when development takes place in a NY certified ag district?	N		
Does the regulation define and allow for farm worker housing and/or are mobile homes allowed as farm worker housing?	N		
Are silos (and other farm structures) exempt from height requirements?	N		

Are personal wind mills and solar panels permitted (as part of a farm) as of right?	N		
Zoning does not regulate farms by acreage and/or number of animals?	N	Zoning does not regulate farms at all.	
Does the community have a Right-to-Farm Law?	N		

Yes 1 2%
Maybe 0 0%
No 40 98%

Note: Percentages are rounded. Any totals that do not add up to or exceed 100% are a result of rounding.