

Town of Granville

April
2012

A plan to enhance, promote, and sustain agriculture in the
Town of Granville

Agriculture and
Farmland Protection
Plan

Acknowledgements

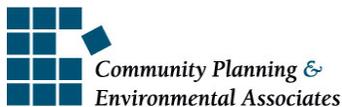
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List of Acronyms and Abbreviations Used in Plan

Ag – Agriculture
AFPB – Agriculture and Farmland Protection Board
AG LDC – Agricultural Local Development Corporation
AML – Agriculture and Markets Law
BOCES – Board of Cooperative Education Services
CAFO – Concentrated Animal Feeding Operation
CCE – Cornell Cooperative Extension
CSA – Community Supported Agriculture
FFA – Future Farmers of America
IDA – Industrial Development Agency
LDR – Lease of Development Rights
LEED – Leaders in Energy and Environmental Design
NYS DAM – New York State Department of Agriculture and Markets
NYS DEC – New York State Department of Environmental Conservation
NYSERDA – New York State Energy Research and Development Agency
PDR – Purchase of Development Rights
TDR – Transfer of Development Rights
USDA – United States Department of Agriculture

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Executive Summary

The Town of Granville Agriculture and Farmland Protection Plan (The Ag Plan) is designed to serve as a ten to fifteen year long-range framework for sustaining and improving agriculture in the Town. The Plan articulates a vision, specific goals and a detailed toolbox of actions that Granville can put to work to realize that vision.

Agriculture plays a crucial role in the Town: 46% of the land is used for farming; millions of dollars are brought into the town from agricultural sales; farms contribute \$10.7 million to the total value of land in Town; and they support local businesses and create jobs; provide opportunities for tourism and recreation; contribute to the tax base without requiring a lot of services in return; provide locally grown food; are the core of the Town's open space; and are the major contributors to Granville's rural character.

The Ag Plan envisions Granville as a place where there will be land available to farm. It also envisions the Town as having a diversity of both prosperous agricultural operations and related businesses. These will be supported by local, County and State governments as well as area residents that understand and value the important role farming plays in the economic, cultural, and environmental character of Granville.

The Ag Plan's framework provides the citizens, government, organizations, and farmers with the guidance necessary to support future decisions about agricultural economic development, farmland protection, land use planning, and communicating and cooperating as all are part of the foundation for agricultural success. This Plan is not a regulatory tool, but is a toolbox of strategies and actions the Town could take over time to achieve its goals.

The Plan describes four mutually supportive, overarching goals. These goals are:

1. Initiate agricultural economic development programs.
2. Implement farmland protection strategies and farm-friendly land use policies to ensure that farmland remains available for farming activities.
3. Promote communication and cooperation between farmers, and among farmers, residents and regional, county, State and Federal agencies and organizations. Increase the understanding of area residents about the important role agriculture plays in Granville.
4. Advocate farmland protection and farm enhancement programs at the state and local level.

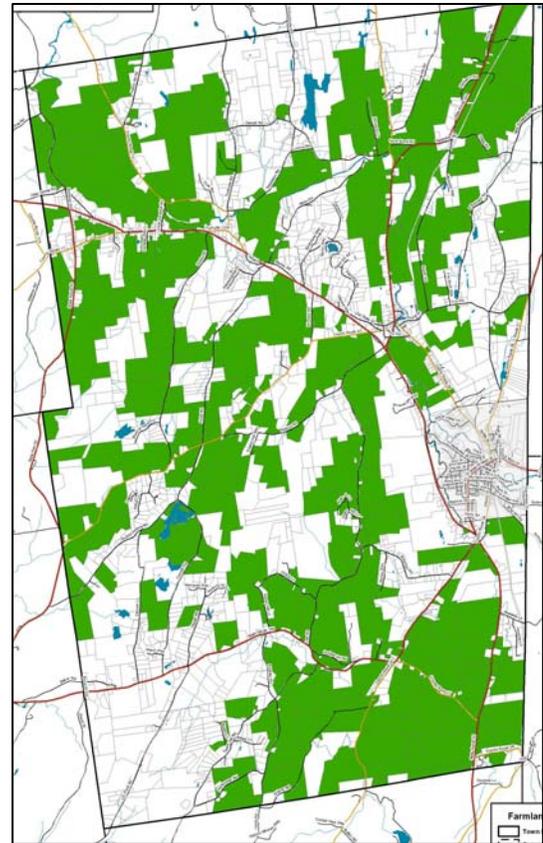
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This Ag Plan was produced by citizens and representatives of the farming community as directed by the Town Board. The Ag Steering Committee drew on input from farmers, farmland owners, the public, and the experience and findings of the many excellent town, county, and regional experts and organizations involved with agriculture. It reflects an effort to faithfully integrate the concerns, ideas, and knowledge from all of these sources.

The plan's toolbox includes many different actions, but the overriding foundation of these tools includes:

- Formation of a Granville agricultural advisory committee to help the Town Board implement the Plan.
- Support County and local efforts that sustain farming such as Cornell Cooperative Extension, Soil and Water Conservation District, 4-H, FFA, and other programs.
- Collaborate with nearby towns and regional organizations to develop a farm and farmland marketing and promotion program that will serve to economically sustain existing and new farms.
- Consider developing and adopting a town-wide comprehensive plan, update existing subdivision regulations and the right to farm law, and consider developing a site plan review local law for non-farm commercial development projects.
- Develop and support education programs for residents and farmers to expand understanding of the role agriculture plays in Granville and to encourage development or expansion of niche, value-added, and other entrepreneurial farm operations here.
- Advocate that the State and County take actions to further support and promote farming.
- Monitor and report on the Plan's implementation each year to the Town Board, residents, and farmers to evaluate its progress.



Farmland in Granville, 2012

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Introduction

Granville is a town located on the eastern edge of Washington County along the border between New York State and Vermont. According to the United States Census, the Town has a total area of 56.1 square miles. Major highway routes in the Town include NY Route 22A, 22, and 149.

Early settlers arrived in the area before 1770 and the Town of Granville was later founded in 1780. It originally included a larger land area because the New York/Vermont state line was not established until 1790. Once established, some residents were left in Vermont. Early agricultural activities included dairy and sheep. (See Appendix 6 for more history of Granville.)

Granville is also known for its slate quarries. Extensive slate deposits are found in Granville, especially near Middle Granville, and the first quarries opened around 1853. The Town has been called the ‘Colored Slate Capital of the World’ due to the many colors of slate that come from area mines.

Hamlets and villages in the Town include the Village of Granville, several hamlets including Hillsdale, Middle Granville, North Granville, Raceville, Slyboro, South Granville, Truthville, West Granville.

Agricultural Trends

There are many different kinds of agricultural operations taking place in Granville. About 46% of all land in the Town is used for farming. The average size of a farm is 78 acres. A large part of the Town is designated as a New York State Agricultural District and about 83% of that district is used for farming.

The following details illustrate the scope and importance of agriculture in Granville:

- 12,747 acres of land, or about 35% of the entire Town receives an agricultural assessment for tax purposes.
- The total market value of farmland in Granville is about 10.7 million dollars.
- The average assessed value of a farm in Town is \$217,000.
- There are 2,677 acres of prime farmland soils in Granville, 4,511 acres having soils of statewide importance, and 10,919 acres having county identified unique soils. Taking a closer look, there are 1,668 acres of prime farmland soils on active farms in Granville, 2,278 acres of soils

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of statewide importance on active farms, and 5,268 acres of unique soils identified by the county on active farms. Of the 204 parcels identified as being farmed, 99% of them have at least some prime soils or soils of statewide importance. All of the farms have some amount of county-identified unique soils. Out of the total farmland area of 16,322 acres, 10.2% is in prime farmland, 13.9% in soils of statewide importance, and 32.3% in county-identified unique soils.

Farms make important economic contributions since farmers purchase goods and services from local and regional businesses. The New York State Comptroller (Office of the State Comptroller document, 'Bet on the Farm: Farmland Protection as A Strategy For Economic Growth And Renewal, October 2010') indicated that In addition to the direct revenue produced by farm production and the agricultural service and food manufacturing industries, farm businesses generate further production valued at close to \$1 for every \$1 produced directly. And, for every dairy job created, 1.24 other jobs are created. Thus the millions of dollars produced from farms in Granville are a huge contributor to the local economy.

Agriculture is changing though. Over the past decade, there has been a loss of farmland, and a reduction in the number of livestock and dairy farms. At the same time there has been an increase in the number of horse farms. Although the total number of farms has increased over the past few years, the increase has been in small farms (< 49 acres). Small farms in general have smaller gross sales than larger farms so per farm incomes have decreased. About 68% of farms earn less than \$50,000 (in 2007 which was the last year local data is available). About 19% of farms earn > \$250,000.

Agricultural Planning In New York

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

In 1992, the State adopted the Agricultural Protection Act which strengthened farmers' right-to-farm. This Act placed greater scrutiny on state projects that could negatively impact agriculture, and authorized development of county farmland protection plans. Article 25-aaa of this act

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helps to sustain the farm economy and promotes local initiatives to protect agriculture and farmland in New York State. This section authorized the creation of county Agriculture and Farmland Protection Boards (AFPB). These boards advise their county legislatures on actions that impact farms located in county agricultural districts.

Washington County has an Agriculture and Farmland Protection Board and it is authorized to:

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

For many years, most counties across the State have developed county-wide agriculture and farmland protection plans. These were funded by the New York State Department of Agriculture and Markets. However, New York State legislation modified the agricultural protection programs (Article 25-aaa) in 2006 that authorized local towns to develop agriculture and farmland protection plans (Section 324-a). It is under this provision that the Town of Granville Agriculture and Farmland Protection Plan has been developed.

Section 324-a requires that these local plans include identification of land areas proposed to be protected, analysis of those lands related to their value to the agricultural economy, open space values of farmlands, the level of conversion pressure being faced by a community and consequences of possible conversion, and a description of actions intended to be used by the municipality to promote continued agricultural use. The State established a funding program to assist local municipalities with the development of these plans.

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Overview of the Granville Planning Process

The planning process in the Town of Granville was initiated in November 2010 when the Town was awarded State funding. The Town Board hired a planning consultant to aid in the process and appointed a steering committee to develop a draft plan. Work began in October 2010.

Planning activities in the Town of Granville included the following major steps:

1. Developed and analyzed a farmer and farmland owner survey.
2. Created a Geographic Information System (GIS) data base of maps. This resulted in both paper and digital maps used in this plan, and available for Planning Board and other town uses.
3. Identified lands used for farm activities in Granville.
4. Identified priority farmlands in Town using a set of criteria developed by area farmers.
5. Identified the issues facing agriculture as well as the strengths, weaknesses, and opportunities for agriculture in Granville.
6. Established a long-range vision and set of goals for agriculture in Town.
7. Held special meetings with Cornell Cooperative Extension in Washington County, Washington County Soil and Water Conservation District, and the Agricultural Stewardship Association to learn about their programs and seek advice on actions Granville could take to enhance agriculture.
8. Established recommended strategies and actions to help meet the vision and goals for Granville.
9. Prioritized the recommended strategies actions to help the Town Board implement this Plan.
10. Developed a full draft plan ready for public review. (In Progress)
11. Received public input on the draft plan. (TBA)

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12. Submitted the draft plan to Town Board for their review and adoption.
(TBA)

Agricultural Definitions

The following definitions are explained so that there is common understanding of what is meant when the terms agriculture, farmer, and agricultural operations are used in the context of this plan.

Agriculture is an activity that produces food, fiber, animal products, timber, and other goods and services from the land including but not limited to maple syrup, bee products, Christmas trees, on-farm direct marketing or value-added operations, and agri-tourism.

Agriculture includes both hobby farms that produce goods for profit or personal use, and commercial farms that produce goods, including value-added products primarily for profit. Farmland is also a parcel that qualifies for an agricultural assessment.

A farmer is a person engaged in agriculture to produce products for marketing or with the intention of producing a product for marketing. A farmer is also someone who can make land qualify for an agricultural assessment.

An agricultural operation includes all the agricultural buildings, equipment, processing facilities and practices which contribute to the production, preparation, or selling of crops, livestock, livestock and wood products.

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Agriculture in Granville

Role of Agriculture in Granville

Agriculture contributes to many aspects of life for residents and businesses in Granville. Farms are an economic force by adding employment and supporting a variety of local businesses and services. They are also critical in providing open spaces and contributing to community character. The following lists the many important roles agriculture plays in Granville:

Economic Roles:

- Produces products sold locally
- Supports other local businesses
- Provides employment
- Puts money back into the county economy
- Promotes tourism
- Supports recreational uses (hunting, snowmobiles) which promotes local economy
- Contributes to the tax base without requiring a lot in public services ("Cows don't go to school")

Open Space and Community Roles:

- We help support nearby urban areas by producing the food they need
- Contributes greatly to the character of the town
- People like the rural visual character, scenery, and landscapes
- Farms maintain open space
- Farmlands support wildlife species that need open lands
- Supports recreational uses (hunting, snowmobiles) which is an open space role

One of the purposes for conducting a survey of farmers and farmland owners was to understand what the issues facing agriculture in the Town. The survey asked participants what they felt were negative features about farming in Granville as well as what are the positive features. The list below summarizes those thoughts:

Issues that Negatively Affect Agriculture in Granville

- High property taxes
- High fuel costs
- High machinery and production costs
- Difficulty finding labor
- Residents don't value agriculture as much as they should
- People need to be more educated about agriculture

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- People don't have enough respect for the farmers who feed them
- People take ruralness of Granville for granted
- Rural sprawl is enemy of farming – lots of houses popping up with wells/septics
- Loss of farmland could negatively impact outdoor recreation
- Lack of high-speed Internet access
- Small fields makes it harder to get big equipment in
- Some nuisance complaints and issues with non-farm neighbors
- Out migration – retail stores have closed, causes a spiraling down of the community. This has an indirect effect on agriculture long-term if it becomes difficult to get needed goods and services locally.

Factors that Positively Affect Agriculture in Granville

- Good soils
- Good water supplies
- Open farmland is still available to farm
- FFA in Granville is very active and important
- Farms provide fresh and local food
- There is interest in fresh and local food and this movement is growing
- Support businesses for farms still exist in the area (veterinarians and machinery dealers, for example)
- Farming creates healthy lifestyles
- Granville is a good place to raise kids
- Available, cheap land for farming
- Area is centrally geographically located – not far away from metro areas
- There are lots of recreational opportunities in area
- Small farm nature in Granville contributes to regulations not being seen as a detriment to farming
- Stewarts ... they do a pretty good job of promoting local farmers. Other chains could promote local products better.
- Open spaces.
- Easy access to farm service agencies such as Soil and Water Conservation Services, Cornell Cooperative Extension, Natural Resources Conservation Service, etc.

Value of Farmlands in Granville to Economy

The gross economic impact of farming in the Granville area is estimated between \$3.9 and 5.8 million annually based on information directly from producers in Granville. The 2007 Agriculture Census confirms that number and a conservative estimate of farm sales in the Granville zip codes is about \$5 million.

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Agriculture has a high economic multiplier effect – calculated to be between 1.58 and 2.5. In addition, the New York State Comptroller (Office of the State Comptroller document, 'Bet on the Farm: Farmland Protection as A Strategy For Economic Growth And Renewal, October 2010') indicates that In addition to the direct revenue produced by farm production and the agricultural service and food manufacturing industries, and indirect economic benefits from local multipliers, farm businesses generate employment. The Comptrollers report said, "for every dairy job created, 1.24 other jobs are created."

Thus the approximately \$5 million in agricultural sales from Granville area farms offers economic benefits ranging from \$7.9 million to 12.5 million dollars. Farms in the Granville area are a huge contributor to the local economy. Research has also shown that agricultural land places less of a burden on municipal services than residential properties. Retaining farmland is more cost effective for municipalities than losing it to residential development. Loss of farmland to non-farm uses can actually increase the demand for municipal services without offsetting revenue generation to cover the cost of these services.

Identification of Priority Farmlands

The Town developed an assessment tool to help identify priority farmlands in Granville. This is a rating system designed with local conditions and needs in mind. It is a tool that can help local officials identify farmlands needing protection and it takes into account soil quality and other factors that affect agricultural practices. Granville used a technique called Land Evaluation and Site Assessment which was developed by the United States Natural Resources Conservation Service.

The table and map that resulted from the prioritization of farmland is an analytical tool. It is not a regulatory program. Its role in Granville is to provide a systematic and objective procedure to rate and rank farmlands in order to help people make decisions on where to target farmland protection programs.

It is a system that can help answer questions including what lands are most appropriate to designate for long-term continuation in agricultural uses, and which farms should be given the highest priority for purchase of development rights monies should any funding become available and interest among landowners develop.

The following table details the prioritization system developed by the Committee. This table identifies various soils, farm resources, land

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development pressures, and environmental features that are felt to contribute to defining critical farmlands in Granville. Each criterion was discussed, weighted and prioritized to create a Farmland Priority Map.

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Criteria Weights (20 Points Total)	Description of Criteria	Criteria Score Importance Level for Criteria: 4= Very Important, 3- Moderately Important, 2=Important, and 1= slightly important	Measurements
Soils Criteria			
7 Points	Percent of parcel in prime soils and having soils of statewide importance	3 pts	If parcel has >25% of parcel with prime or statewide soils
	Percent of soils in the higher Soil Capability Classes	3 pts	If parcel has > 25% of parcel with soil capability class I and II
	Percent of soils in the higher Soil Capability Classes	2 pts	If parcel has > 25% of parcel with soil capability class III and IV
Farm Resources Criteria			
7 points	Size parcel the entire parcel	4	If parcel is > 7 acres in size
		0	If parcel is < 7 acres in size
	Are surrounding uses compatible with farms	4	if parcel is over 75% surrounded by active farms
		3	if parcel is 50 to 75% surrounded by active farms
		0	If parcel has less than 50% surrounded by active farms
	Does active Ag activities take place on the parcel	4	If parcel is a 100 class ag parcel or receives an agricultural assessment
	Does active Ag activities take place on the parcel	2	If parcel is a 241 class parcel
	Does farm have a niche product, value added product, or specialty farm?	2	If parcel has a known niche or value added product (important, but mapped data is

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Criteria Weights (20 Points Total)	Description of Criteria	Criteria Score Importance Level for Criteria: 4= Very Important, 3- Moderately Important, 2=Important, and 1= slightly important	Measurements
			incomplete at this time)
Land Development Pressures Criteria			
4 points	Is parcel outside the N. Granville Water District?	1	If parcel is outside the water district (if yes, parcel is more valuable to maintain as farming where those in the district are more likely to be developed)
	Length of public road frontage	4	If parcel has >600 feet of road frontage (more likely to develop lots along road with no new roads needed)
	Length of public road frontage	3	If parcel has 300 to 600 feet of road frontage (somewhat more likely to develop lots along road with no new roads needed)
	Length of public road frontage	0	If parcel has <300 feet of road frontage (less likely to have higher development capacity)
	Is the parcel adjacent to protected lands	2	yes
	Does the parcel have River Frontage, but is outside a flood prone area	2	yes
	Environmental Criteria		
2 points	Do wetlands exist on property	2	If parcel has a DEC or Army Corps wetlands and 100' buffer present (for DEC regulated wetlands)
	Do streams or ponds exist to supply water for agricultural operation?	1	If parcel has a stream or pond within its boundaries
	Is there a scenic view or view point present on the parcel	4	If parcel has an identified scenic view or view point (as identified by the Committee)

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Criteria Weights (20 Points Total)	Description of Criteria	Criteria Score Importance Level for Criteria: 4= Very Important, 3- Moderately Important, 2=Important, and 1= slightly important	Measurements
	Is parcel in a Flood prone area, but without any frontage on the River	2	If parcel has a mapped FEMA floodplain but no river frontage
	Is there a Historic structure on site	1	If a historic structure listed on the State and National Register is present on parcel (if there are any)

Notes:

1. Total Score for Each Parcel = (Soil Criteria Score Total x 7) + (Farm Resources Score Total x 7) + (Land Development Pressure Score Total x 4) + (Environmental Criteria Score Total x 2)
2. Parcels with the highest score have the highest priority as farmland in Granville
3. We won't be able to map niche farms, since we don't really know what those are.
4. We made assumption that any pond or stream on a parcel could be a water supply, and that any pond or stream also contributes to the environmental resources of the town and would be important to preserve.

Example – If a parcel gets ALL the points it could possibly get, the formula for that parcel would be:

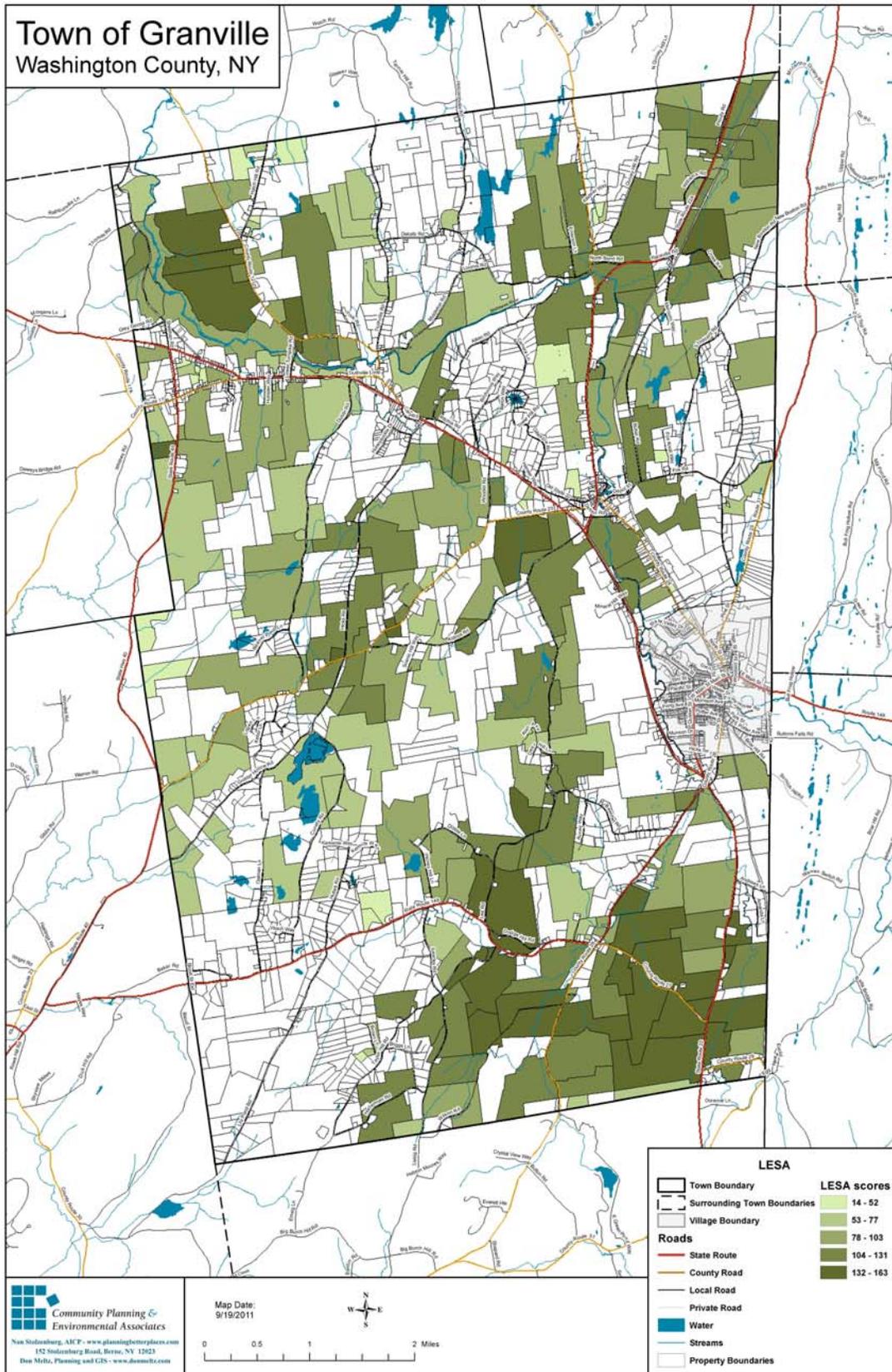
Total Score= (6 soil pts weighted x7) + (98 farm resource pts weighted x 7) + (28 pressure pts x 4) + (24 environmental pts x 2)

Total Score = 42 + 98 + 28 + 24

Total Score = 192 total possible points

This example shows that farm resources is most important, followed by soils, then by development pressure, and then environmental resources. You will need to evaluate whether this weighting is what you want.

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Level and Consequence of Conversion Pressure in Granville

Based on information from the Planning Board, Granville has experienced a steady trend of about 18 subdivisions per year. Since 1990, there have been 327 subdivision plats filed with the Town. The years between 2001 and 2005 saw the highest subdivision activity, with 95 subdivisions filed.

The 'Historic Buildout' map illustrates the general development pattern in Granville. This map shows the year each parcel was built upon and is based on the real property data collected by the assessor's office. There were 794 parcels built upon between 1700 and 1900, 433 between 1901 and 1960, 701 between 1961 and 1990, and 431 between 1991 and 2009.¹

There are about 209 parcels of land farmed in Granville (about 16,421 acres). While the number of parcels that are farmed is quite small compared to those having homes on them (2,359), the farmed parcels are large and take up a substantial portion of the total land area in Town.

The Historic Buildout map also shows that the parcels that have been subdivided and built upon are generally widespread throughout the Town and not located in any concentrated area. Only the southeastern corner and central portion of Town (Searles Road east to the Town boundary, Lee Road east to the Village Boundary, and south of Beecher Road) shows low levels of recent building. The area north of State Route 22, especially in the vicinity of Route 22A, has seen a great deal of development since the 1960's. It is likely this scattered development trend will continue.

¹ Note: This data was derived from the Real Property Tax data. Because the data is not totally complete, this data gives a general picture of the building trends in Granville. For example, there are 141 residential parcels with no build date attached to the data and there are 21 parcels classified as vacant or agricultural land uses that do have a year built date attached to them.

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Vision

In the future, the farmers, farmland owners, and residents of Granville hope that agriculture will have the following features:

- Farmers and their non-farm neighbors will have a better understanding of each other. The non-farm community will be informed about agriculture, and this understanding enhances the ongoing use of land for farming.
- Residents of Granville and the region will value local agricultural products and maximize opportunities for buying local.
- Priority farmlands will remain available for farming activities.
- The Granville community will support farmland protection efforts.
- Farms and farmland will be valued for their important contribution to healthy living, open space, recreation, environmental protection, and to the economy and rural character of Granville.
- Labor, agri-businesses, up-to-date telecommunications, and farm infrastructure will be available to Granville farmers. Robust numbers of ag-support businesses such as veterinarians, machinery and feed dealers, and organizations such as Soil and Water Conservation District and Cornell Cooperative Extension exist.
- There will be a diversity of farming activities and farms will be sustainable, successful and prosperous.
- Farmers and farmland owners will be supported in their efforts to maintain farmland through local land use policies that promote and support continued farming. Impacts of new development on farms are minimized.

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Goals

In order to reach the vision for agriculture in Granville, the Town has set the following goals to work towards:

5. Initiate agricultural economic development programs.
6. Implement farmland protection strategies and farm-friendly land use policies to ensure that farmland remains available for farming activities.
7. Promote communication and cooperation between farmers, and among farmers, residents and regional, county, State and Federal agencies and organizations. Increase the understanding of area residents about the important role agriculture plays in Granville.
8. Advocate farmland protection and farm enhancement programs at the state and local level.

Recommended Strategies to Promote Agriculture

In order to meet the agricultural goals in Granville, the following strategies and actions are recommended:

A. Form an agricultural advisory committee.

The Town Board should make a strong commitment to implementing this Plan. As part of that, form a Town Agricultural Advisory Committee to aid in implementation. TIME FRAME #1

B. Agricultural Economic Development Initiatives

1. The Town of Granville should support county funding for agricultural development. TIME FRAME #1
 - a. Support the Pride of New York program. The Town Board should pass a resolution indicating its support for this critical program to develop local agricultural markets and State branding. This resolution should be sent to the Governor, state legislative representatives, and the Commissioner of Agriculture and Markets.
 - b. The Town Board and Supervisor should be a vocal advocate of agriculture to ensure that the Regional Economic Development Council includes agriculture and farm business development in their state-funding requests.
2. Continue to vocally support the FFA program at the school and find innovative ways to promote a new generation of farmers for Granville. For example, consider coordinating the School, area farmers, and area colleges to develop farm internship programs. Consider reaching out to Green Mountain College, Vermont Tech College and Adirondack College to get students who are interested in farming to come to Granville. An internship or apprenticeship program with area farmers may be an attractive way to do that promotion and attract new farmers to the area. TIME FRAME #2
3. Network with neighboring towns and the County to develop a program that links those who want to sell their farmland with those who seek to

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buy farmland for farming. Use the NY Farm Link program as a model and work with Cornell Cooperative Extension to create a registry of interested farmers. It is recommended that the Washington County IDA, FSA, Farm Bureau and other organizations consult this list as projects and locations become available. TIME FRAME #1

4. Inventory all farms, farm products, and processing facilities and agri-businesses. Make local farmers and the community aware of existing processing facilities in the area. Seek ways to create, and advocate for investments in small or medium scale processing facilities that will help farmers in the area develop value-added products. This includes processing facilities from community kitchens to larger scale dairy processing. Work with Washington County and State economic developers to bring farm product distribution and delivery to Granville. This also includes promoting co-processing, co-packing, and innovative farm to table strategies. Certified community kitchens and small slaughterhouses are critical infrastructure to bring to the Granville area. TIME FRAME #2
5. Work with the County, IDA, and adjacent municipalities and continue working with the Village of Granville to promote up-to-date communication facilities including cell services and high speed internet and broadband services. Explore all mechanisms to expand these services in Granville, including the feasibility of providing these services through municipally-owned facilities. TIME FRAME #1
6. Develop a marketing program to promote Granville as the place to come for farming and ag-related businesses. This is a task that should be coordinated by the Granville Agricultural Committee (recommended in this plan). TIME FRAME #1
 - a. Recruit businesses and markets to come to Granville to use the raw agricultural products produced here. This could include signage, website, articles in the paper, a map of the town, development of a farm specialty food trail or gourmet food product trail through town. The Town especially needs better signage to direct people to farms and locations where products are available for direct sale.
 - b. To be most effective, this effort should be regional. Further, link websites and programs to other existing programs such as the Lakes to Locks Scenic Byway to capitalize on these efforts.
 - c. Work with adjacent municipalities and area farmers to:

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1. More fully develop a farmers market for Granville.
2. Cooperate in shared marketing or shared transportation of produce to market.
3. Develop a local farm to chef program.
4. Enhance and link the nearby cultural attractions with agriculture and the selling of agricultural products. Capitalize on existing destinations to promote agriculture.

C. Farmland Protection Initiatives

1. Land resources need to be secured so that it is available to grow food. Consider initiation of a tax incentive program that ties reduction or local taxes to a Term Easement program. TIME FRAME #3
2. Support applications of local farmers who wish use conservation easements to permanently protect their farmland as part of State and Federal programs. Work with ASA to promote use of these conservation easements to protect farmland. Consider options for initiation of a local conservation easement program. TIME FRAME #1
3. Work with ASA and other organizations to develop innovative arrangements of ownership of farmland that can help young farmers enter agriculture. TIME FRAME #2
4. Use the Priority Farmland information to target programs that work to protect farmland to those areas so that full use of available farmland is attained. Use this to help keep these large blocks of land in agriculture over the long-term. TIME FRAME #1
5. Encourage those landowners who are not in the Washington County CA001 (New York State Agricultural District) to include their land in the district. In Washington County, agricultural lands can be added into the district during the month of December of each year. TIME FRAME #1

D. Land Use Planning Initiatives

1. Update the existing subdivision laws to strengthen the ability of the Planning Board to review and mitigate negative impacts of new development on farmland. TIME FRAME #1.

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- a. Agriculture should be integrated better into the subdivision review process. As part of this, require submittal of an Ag Data Statement as part of the subdivision application so the Planning Board can notify adjacent agricultural operations of a subdivision hearing. The subdivision law should also ensure review of impacts on surrounding agriculture is part of process.
 - b. Require inclusion of the Ag Disclosure Notice (use from Right to Farm Law) as a Plat note on any approved subdivision and attached to building permits.
 - c. Incorporate use of the conservation subdivision technique for major subdivisions. This will allow 50% of the parcel to be preserved for open space and agriculture when major subdivisions are proposed. Conservation subdivisions can be required for all major subdivisions, or required in certain areas of the town – for instance in locations identified on the Farmland Priority map as being critical to continued farming. The Farmland Priority Map of this plan could be used as a guide.
 - d. Explore use of other development standards for new subdivisions that could limit impacts to farmland including use of shared driveways, establishing setbacks, and using buffers between farm and non-farm uses.
 - e. Ensure new rural roadways are designed to safely accommodate traffic for farm machinery, and that they allow for adequate access for farm vehicles, and crossings for animals.
 - f. Limit the impacts of new non-farm development on agriculture. This can be done by creative site planning of new development and requiring buffer zones between farmland and residential uses.
2. Develop a town-wide comprehensive plan and integrate this agriculture and farmland protection plan into it as a major component.
- TIME FRAME #1

The Comprehensive Plan should incorporate the following concepts that support agriculture:

- a. Identify where non-farm development is best suited in a manner that protects critical farmlands, and plan for growth in those areas.

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- b. Plan for proper infrastructure planning to prevent sprawl. Steer non-farm infrastructure away from priority farmland areas.
- c. New or extended water and sewer systems are appropriate to be provided in or near the village and hamlets. These are the locations where future growth should be encouraged. Water and sewer lines are the kind of infrastructure that can actually induce future growth where it is located. Therefore, the Town should establish policies so that water/sewer systems are not extended long distances from the village or from N. Granville into priority farmland areas. Such a policy will minimize growth inducement in those areas where farming should be a primary land use.

If future water and sewer projects are proposed to be extended to pass through priority farmlands, the Town should establish policies that restrict construction of lateral extensions to that farmland. Thus, the growth inducing aspects and conversion pressure of water and sewer infrastructure on farmlands would be minimized.

- d. The Plan should address road and bridge maintenance to ensure that town highway infrastructure is maintained in a way that allows farm vehicle equipment and traffic.
- e. Identify agricultural issues in the Champlain watershed. The Comprehensive Plans should highlight the Town's role in the watershed and recommend that a watershed plan be developed for the Metawee basin. This will help agriculture because it could help farmers receive cost-sharing and grants related to Champlain watershed improvements. Work with Champlain Watershed Coalition of New York (CWCNY) and the LCBP for assistance with planning and permitting.
- f. The Plan should evaluate different land use regulatory methods that could be used in Granville to protect farmland. This includes use of rural-appropriate zoning, and regulating the density of residential development. The Town should discourage future regulations that set a minimum lot size because that could result in loss of flexibility for landowners, further loss of farmland, rural sprawl, and can add to the cost of housing.

Instead, using a density measurement would be more beneficial to the Town because it offers much more flexibility in creating new lots, allows for smaller lots that would be more affordable, facilitates preservation of open space for farming, and can maintain

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rural character. A density is the number of housing units per acre and usually the minimum lot size equals whatever the Health Department will permit for water and sewer systems.

3. Update the existing Right to Farm law as follows: TIME FRAME #1
 - a. Include definitions for farmland, farmer, and agricultural products.
 - b. Add into Section 4 (Right to Farm) more specific language on what agricultural practices shall not be considered to be a nuisance. This language should mirror State and County laws.
 - c. Change the disclosure notice to include State disclosure notice language.
 - d. Remove the Town Board as the final arbiter of disputes from Section 11. If the committee cannot gain acceptance from both parties, it should not be the decision of the Town Board and the parties are free to go to the Commissioner of Agriculture and Markets, or via the court system.
4. Consider adopting a local law for site plan review for commercial businesses (reviews siting of structures, signs, access, etc.) so as to ensure the impacts on agriculture are reviewed and mitigated. TIME FRAME #2
5. Any future land use regulations that the Town may want to implement should farm-friendly rural to protect farmlands and reduce rural sprawl (see also Recommendation 2, above). Future regulations should incorporate use of conservation subdivision design for major subdivisions in the priority farm areas of town, require new non-farm uses to have buffers and larger setbacks when adjacent to farm uses; allow for flexibility for and a diversity of farm-related businesses on one farm including farm stands and farm markets; allow for slaughterhouses and other agri-businesses; and allow for rural businesses that are compatible with agriculture. Consider establishing a density of development that would allow growth along with protection of the most important farm lands. TIME FRAME #3
 - a. Use innovative strategies like transfer of development rights to direct non-farm development to areas that are most suitable and to protect critical farmlands.
 - b. Adopt a local law (or amendment to existing floodplain law) that

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would prohibit any kind of commercial or residential structure in the 100 year floodplain.

E. Communication and Cooperation Initiatives

1. Ensure that each Town Council member and Planning Board member have a copy of this Plan and any future plan to be developed in Granville. TIME FRAME #1
2. Develop a farm-related community education/public relations program. There is a great need to educate the non-farm community about agriculture, its activities, its role in Granville. TIME FRAME #1.
3. Develop an agricultural marketing program to market local food and farm products. TIME FRAME #1.

For example, the following actions could take place:

- a. Encourage the County Chamber of Commerce to be active in promoting agricultural businesses and the connections between other businesses and agriculture in the County. At the same time, encourage farmers and agri-businesses to become members of the Chamber.
 - b. Develop a town website or work with the County Chamber of Commerce and Village of Granville to develop a website to cover the Town that can be used to highlight different business and community activities, including agriculture. Use this media effectively to communicate to the community the importance of agriculture to Granville.
 - c. Consider working with area newspapers, perhaps in conjunction with area college students, to develop a series of regular newspaper articles that highlight agricultural activities in Town.
 - d. Create media that effectively help Town residents understand the important role agriculture plays in the community.
 - e. Develop a logo for town (see page 3 of the survey results) for agriculture as one way to help the community understand agriculture.
4. Work with school to promote use of local ag products. Promote the

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Farm to School program, work to get the School to require a certain percentage of the food they serve be locally produced, or initiate a school garden where produce could be processed, stored, and used during the school year. TIME FRAME #2

5. Promote a farmer to farmer mentoring program to provide hands-on training to develop new farmers. TIME FRAME #2

F. State-level Recommendations

1. Continue to support NYS SWCC, CCE, and other agencies that support agriculture.
2. Re-fund the New York State Environmental Protection Fund (EPF). The Town should pass a resolution to be sent to the Governor in support of the EPF as a funding mechanism for protecting farmland through conservation easements.
3. Work to coordinate various agencies that are involved with agriculture and economic development so that their policies better to benefit agriculture.
4. Expand funding and staff efforts in marketing, promotion, and ag-business planning. Recognize that the supports needed by new farmers starting smaller farms are different from the needs of already established family farms. Establish policies and provide funding that support new farm start-ups.
5. Expand funding for the Pride of New York Program.
6. Expand support and incentives for alternative energy production.
7. Seek ways to lower property taxes for farmers and consider other tax incentives to keep farms in production.
8. Ensure that the Regional Economic Development Council considers the needs of agriculture and agribusiness as part of our region's overall economic development strategy.
9. The State should advocate federal changes to FDA and USDA regulations so that livestock production and process can be easier to accomplish locally.
10. Remove regulatory barriers and decrease the cost of owning and

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operating a farm business in the State.

11. The State should work with New York City to rebuild the Terminal Market and Hunts Points in New York City to expand the ability for local farmers to market produce.
12. Find ways, such as through a farmer retirement plan, to help exiting farmers retire without having to sell their farmland for conversion to other uses.
13. Establish programs that accommodate new farmers and innovative businesses. Consider small venture grants for farm operations, establishment grants for new start-ups, loan guarantees, shared savings program for farmers, and incentives for farmers to have succession plans.

G. County-level Recommendations

1. Continue funding support of SWCD, CCE, and other agencies that are critical to agriculture.
2. Integrate Agriculture into County economic programs and make agriculture a priority. The County should make a strong statement that agriculture is and should continue to be the number one industry and economic activity in the County.
3. Provide additional funding for agricultural economic development and re-staff the county agricultural economic development specialist staff position. Programs to be funded include working with Washington County Soil and Water Conservation District, Cornell Cooperative Extension, and other agencies to promote existing and new farm operations including agri-tourism, horses, grass fed/rotational grazing programs, and ethnic farm products (lamb, game birds, rabbit) to help farmers adapt to new markets and changing trends in food.
4. Work with NYS and Washington County towns to create new local and regional farmers markets. Support grant applications for creation of new farmers markets under the State "Fresh Connect Farmers' Markets" program.
5. Support a partnership between Washington County and the Hudson Valley Agricultural Development Corporation. The county should enter into, and continue this relationship to promote incubator activities,

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shared use of processing, creation of local markets, and other initiatives.

6. Update the Agriculture and Farmland Plan for the County and commit to implement this updated plan.
7. Work with County municipalities and other counties in the region to create a network of regional processing facilities so that Granville homegrown products can be effectively processed and marketed.
8. Re-tool the County website so that it puts more emphasis on agricultural products and related businesses that are available in the County.

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Implementation Steps

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

This plan calls for a variety of policy decisions, program initiation, regulatory changes, coordination with regional organizations and agencies, and securing funding. The first step to implement this Plan should be to appoint a town-level agricultural committee as a standing committee to aid the Town Board in implementation. Members of this committee should be primarily engaged in some aspect of farming or farm marketing.

This Town Agriculture Committee can coordinate with appropriate agencies and organizations as mentioned in this Plan. The overall responsibility of the Agriculture Committee should be to promote agricultural-based economic opportunities and enhance the success of Granville's farms. This can be accomplished by:

- Serving as an information clearinghouse and forum for farm-town relations;
- Facilitating the technical, educational, business and regulatory assistance needed by farmers;
- Recommending actions on land use programs that would help agriculture thrive;
- Coordinating activities with the Planning Board and local organizations and agencies as needed;
- Assisting the Town Board in seeking funding and implementing programs as recommended in this Plan;
- Providing advice to the Town (Town Board, Planning Board, Board of Assessors, etc.), and other town and regional boards and committees on issues involving agriculture in Granville. Specific roles and actions that the Agriculture Committee could take should be outlined on an annual basis by the Town Board.

To further aid in implementation, the following schedule is a summary and compilation of all the actions identified in this Plan. The action table does not detail each strategy contained in the Plan. Instead, it is a compilation of the actions suggested and presents a prioritization of major categories of

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work to be accomplished in Granville. This Action Plan should not be a substitute for the details contained in the rest of the Plan.

Key to Implementation

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

Time Frame 1 = Highest priority to be implemented immediately following plan adoption (Within the first two years).

Time Frame 2 = Medium priority to be implemented within third and fourth years following plan adoption.

Time Frame 3 = Priority to be implemented within five years of adoption.

The table below provides a checklist of strategies and identifies the level of priority each holds as well as the page number in this plan where details about that action can be found.

Check off When Implemented	Action	Time Frame	Plan Page Number Reference
	Form an agricultural advisory committee to help implement this Plan.	Immediately	19
	Support County funding for an agricultural economic development specialist.	Immediately	19
	Support FFA and work with them and other organizations on new farmer programs such as apprenticeships.	2	19
	Develop a local farm link program with Cooperative Extension.	1	19
	Inventory and map all local farms, farm products, and locations where direct sales take place.	2	20
	Expand cellular and broadband internet services.	1	20
	Develop an agricultural marketing program to promote farms.	1 and then ongoing	20
	Consider using term easement programs to protect farmlands.	3	21
	Support farmers who wish to use state funds for conservation easements.	Ongoing	21

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Check off When Implemented	Action	Time Frame	Plan Page Number Reference
	Encourage all eligible landowners to become part of the Washington County Agricultural District – CA001.	Ongoing	21
	Update the subdivision regulations as recommended in this Plan.	1	21 to 22
	Develop a town-wide comprehensive plan.	1	22
	Update the Towns right to farm law.	1	23 to 24
	Adopt a local site plan review law for new commercial businesses.	1	24
	Consider new land use policies and regulations that are farm friendly, use conservation subdivision design, allow for a diversity of farm uses and rural businesses that are compatible with farming, and consider establishing a density to control how much residential development can be compatible with farming. Establish appropriate water and sewer infrastructure policies.	3	24
	Provide copies of this plan to all Town Board and Planning Board members.	1	25
	Develop a community education program to involve the residents in understanding the role of agriculture in Granville.	1	25
	Work with the school to promote use of local agricultural products.	2	25
	Promote a farmer to farmer mentoring program.	2	25 to 26
	Advocate that the State implements the state-level recommendations offered in this Plan.	1 and ongoing	26 to 27
	Advocate that the County implements the county-level recommendations offered in this Plan.	1 and ongoing	27 to 28

Farms and Farm Resources in Granville

1. Farm Operations and Farmland

Acres by Type of Farm

Feature	Acres	Number of Parcels
Productive Vacant Land (105)	1,130	21
Dairy (112)	3,919	17
Horse (117)	78.5	1
Field Crops (120)	732	7
Fruit Crop (151)	89.5	1
Berry/Others (160)	128	1
Nursery (170)	82	1
Rural Residential and Ag (241)	3,490.5	34
Other Vacant Land (300's)	3,702	77
Other Non-Farm class properties, but identified as farmland through planning process	3,069	49
Total Farmland Acres	16,421	209
Average Size of Farm Parcels	78.6	209

Farmland Soils²

Prime Farmland in the Town	2,677 acres
Soils of Statewide Importance in the Town	4,511 acres
County Identified Soils in the Town	10,919 acres
Prime Farmland Soils on farms	1,668 acres
Soils of statewide importance on farms	2,278 acres
County identified soils on farms	5,268 acres
Total farmland area	16,332 acres
% of total farm area having prime farmland soils	10.2%
% of total farm area having soils of statewide importance	13.9%
% of total farm area having county identified soils	32.3%

² Of the 204 farmed parcels identified 202 (99%) have at least some prime soils, or soils of statewide importance. ALL of the farms have some County identified soils on them. The percentages are to be read as "The percent of the AREA of farms that have a particular soil on them."

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New York Agricultural District Information

Total Land in a NY Certified Ag District	14,319 acres
Farmland in a NY Certified Ag District	11,907 acres
Number of farmland parcels in a NY Certified Ag District	125 parcels
Total Acres in Town	35,960 acres
Acres receiving an Agricultural Assessment	12,747 acres

Parcels, Acres, and Values of Farms

FARM CLASS PARCELS INCLUDED IN 2010 GRANVILLE ASSESSMENT ROLL					
Property Use Code from Assessor	Category	Number of Parcels	Number of Parcels With Ag. Exemption	Average Value (\$)	Total Market Value (\$)
105	Productive Vacant Land	21	17	70,314	1,476,600
112	Dairy	17	16	424,300	7,213,100
117	Horse	1	1	105,000	105,000
120	Field Crops	7	6	118,714	831,000
151	Fruit Crop	1	1	627,400	627,400
160	Berry/Others	1	1	168,400	168,400
170	Nursery	1	0	191,800	191,800
Total		49	42	216,598	10,613,300

2. Highlights of US Census of Agriculture in Granville Zip Codes

Appendix 2 details data from the US Census of Agriculture by zip code (See Zip Code Map). This section highlights that information. Three zip codes cover Granville including 12832, 12854, and 12849. Only 12832 is wholly within the Town of Granville. Zip code data for this area was analyzed for 1997 and 2007 US Agricultural Census data trends. This census is completed every five years and a comparison of this information offers insight into the trends agricultural operations are taking.

Evaluation of the Agricultural Census Data showed:

- The number of farms having full time owners increased by 28.6%. The number of farms with their operators having agriculture as their principal occupation decreased by 17.4%

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- The number of farms with livestock and dairy decreased: cattle and calf farms decreased from 51 to 30 (41%), farms with beef cows decreased 53%, farms with milk cows decreased 37%. Other livestock farms remained relatively stable, but there is a large increase in the number of farms with horses doubled from 10 to 21 farms.
- The number of farms with cropland harvested decreased.
- The number of farms increased between 1997 and 2007, with a large increase in the number of small farms (1 to 49 acres) and a slightly decreased number of large farms. The number of small farms more than doubled.
- The number of farms increased. There are more farms with smaller market values, than those with large market values. Of the 73 farms 68% earn less than \$50,000 while 19% earn over \$250,000.

As of the 2007 Agricultural Census, there is a diversity of farm activities in Granville including:

- Hay/Alfalfa
- Corn/Silage
- Orchard
- Poultry
- Dairy
- Hogs
- Sheep
- Horses
- Other Livestock
- Woodland/Timber
- Oats
- Vegetables
- Maple Products
- Berries
- Organic Farm
- Christmas Trees
- Grains
- Horticulture

3. Snapshot of Granville Farms and Farmland Owners from Survey

A survey was mailed to 122 farmland owners and farm operators in the spring of 2011 (See Appendix 1 for full results). This section summarizes

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that types of farmers, farm operations, and farm characteristics participating in the survey.

Forty-Eight surveys were returned (a 39% return rate). Of those, 20 participants were farmland owners/operators and 26 were farmland owners. Primary farm enterprises represented include (in order) hay, dairy, corn, livestock, vegetables, fruit, maple products, horticulture, Christmas trees, forestry and beekeeping. Many farms indicated they have secondary operations that diversity their farm and these included agri-tourism, winery, food processing, farm stand, methane digester, maple, and forestry. The survey represents about 7,100 acres of farmland in Granville. Of that, about a third is rented land used by farmers to support their operations.

Very few participants sell goods at local farmers markets: four farms sell produce at various markets including those at Clifton Park, Saratoga Springs, Glens Falls, Granville, Whitehall, Salem, Troy, Rhinebeck, and New York City. While farm tenure ranged from two years to over 200 years, farms averaged 64 years in operation. Two farms considered themselves to be organic and four considered themselves 'hobby farms'. The majority of farmers and farmland owners participated in the New York State school tax relief program (STAR), obtain agricultural value assessments on their properties and are included in the State certified Agricultural District. Twenty-one indicated they have agricultural exemptions on various structures on their farms. Three people indicated they participated in NYSERDA programs (energy related incentives).

Participating farms supported 67 full time workers (58 year-round and 9 seasonal), 82 year-round part time workers and 28 seasonal part time workers. That totals 177 workers supported by agriculture in Granville. About 21% of participating farms indicated they earned over \$200,000 per year in gross farm sales. Forty percent indicated they earn less than \$25,000 and of these, seven indicated they earn no dollars from their farmland or farm operation. However, the total gross income earned from all farms participating in the survey ranged from \$3.9 million to \$5.8 million. Since not all farms participated, the dollars coming into Granville likely exceeds this amount. This confirms the large economic impact agriculture has in Granville.

The majority of survey participants spent money for farm needs within Washington County. Not as many spent money in Granville on their farm operations though. About 63% said they spent less than 50% of their farm expenditures within Granville. Further, 38% said they used Granville-based businesses for less than 25% of their expenditures. There were some (38%

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farms that do use Granville businesses for more than 50% of their farm needs.

About 63% of farm participants said that their farm provides less than 25% of their net family income. About 22% said that their farms provide greater than 75% of their net family income.

When asked about future plans, Granville farmers and farmland owners were quite optimistic about staying in farming or even expanding farm operations. This indicates a relatively stable picture for agriculture. Most indicated they would increase their farm operation (12 people), diversify (14 people), or increase agricultural sales (10 people).

Four indicated they would decrease their farming operation, one would sell all of their land for non-farm purposes, and one would sell part of their land for non-farm purposes. Thirteen people said they plan on staying the same over the next 10 years. Sixteen people said they would transfer their farm to a family member. Key to interpretation of this question is the fact that 63% of these farmers are over 60 years in age with most of those being over 65 years.

Seventeen participants said they are very concerned about loss of farmland in Granville and 21 are somewhat concerned. Four were not very concerned and one was not concerned at all. Some farmers (12) have had negative interactions with non-farm neighbors and indicated that most were because non-farmers don't understand the practices and needs of agriculture.

4. Housing, Development and Demographic Trends in Granville

As of the census of 2000, there were 6,456 people and 2,411 households in the Town. Of this total, 2,644 are Village of Granville residents leaving a town outside-village population of 3,812 in 2000. The population in 2010 was 6,669 with 2,543 in the village. The population outside the Village of Granville in 2010 was 4,126 – a 314 person or 8.2% increase since 2000. At the same time, there was about an 8.5% increase in the number of housing units. Therefore, housing growth has kept pace with population growth.

The population density in Granville is about 115 people per square mile. Town-wide, including the village, there were 2,635 housing units (1024 in the Village) in 2000. About 34.1% of town households had children under the age of 18 living with them. The average household size was 2.56 in

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2000. About 26% of the population is under the age of 18, 7% from 18 to 24, 27% from 25 to 44, 23% from 45 to 64 and 17% older than 65 years. The median age was 38 years in 2000.

Demographic Information

Understanding population and housing trends will aid in evaluating trends affecting farms and farmland. Granville has seen a higher percent increase in population and housing units than many rural areas. Other changes show:

- An increase in housing units by 8.5%, or 223 homes between 2000 and 2010.
- An increase in population from 5935 in 1990 to 6669 (12.4%) town-wide. The Town gained population while the Village of Granville lost population.
- An increase in the number of households from 2093 in 1990 to 2,553 (22%) in 2010.
- An aging population with a loss of population of people aged less than 29 years old and an increase in those over 80 years.
- Overall median family incomes rising with 12% increase in those earning an income between \$75,000 and \$99,000, and a 12% increase in those earning over \$150,000
- 11.3% of families are households were living below the poverty level in 2010, up from 8.9% in 1990.

Highlights of US Census Data

2000 US Census	2000 US Census Granville Town	2000 US Census Granville Village	2010 Census Granville Town	2010 Census Granville Village
Per Capita Income	\$16,335	\$15,424	NA	NA
Total Population	6,456	2,644	6,669	2,543
Total Households	2,411	1,024	2,553	1,027
Family Households	1,669	631	1,720	611
Average Household Size	2.56	2.41	2.57	2.47
Average Family Size	3.06	3.04	2.98	2.96
Number of Housing Units	2,635	1,130	2,858	1,158
Number of Occupied Units	2,411	1,024	2,553	1,027
Number of Vacant Units	224 (67 are seasonal)	106 (13 are seasonal)	305 (103 are seasonal)	131 (17 are seasonal)

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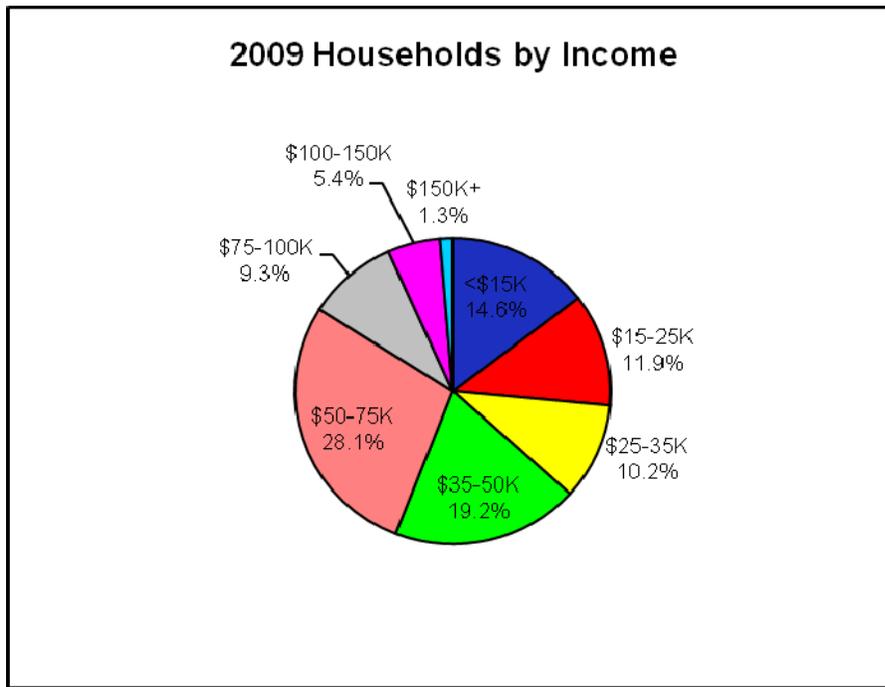


Figure 1: Breakdown of Household Income in 2009 (no 2010 Census Data Available)

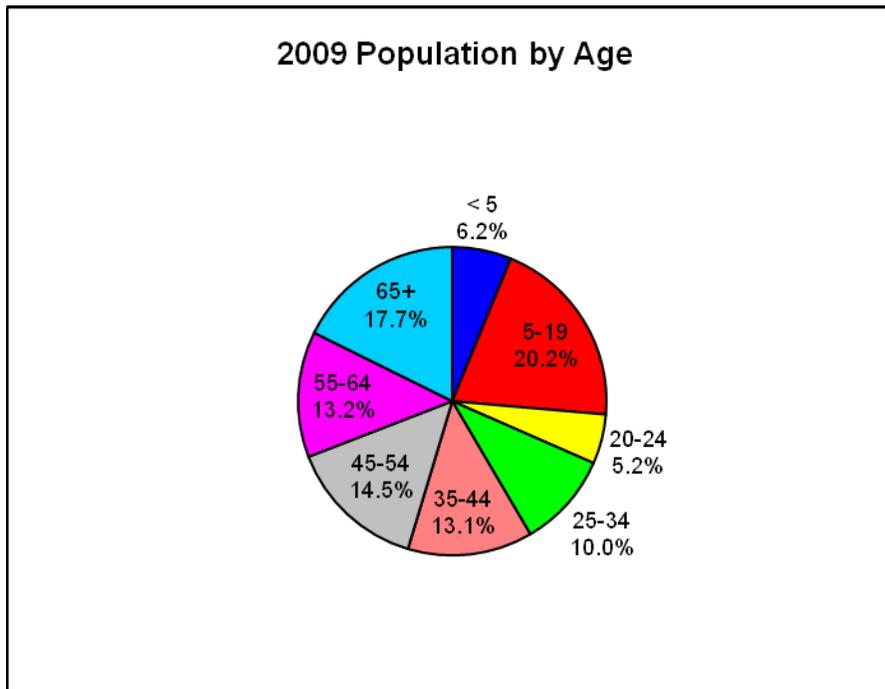


Figure 1: Breakdown of the 2009 Granville Population by Age

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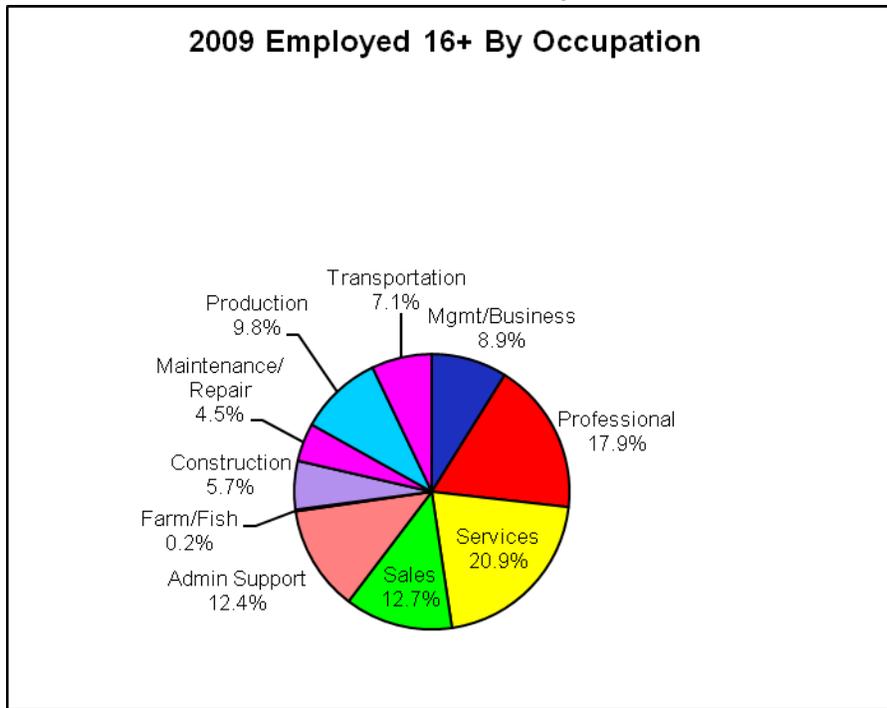


Figure 2: Breakdown of the 2009 Occupation Patterns.

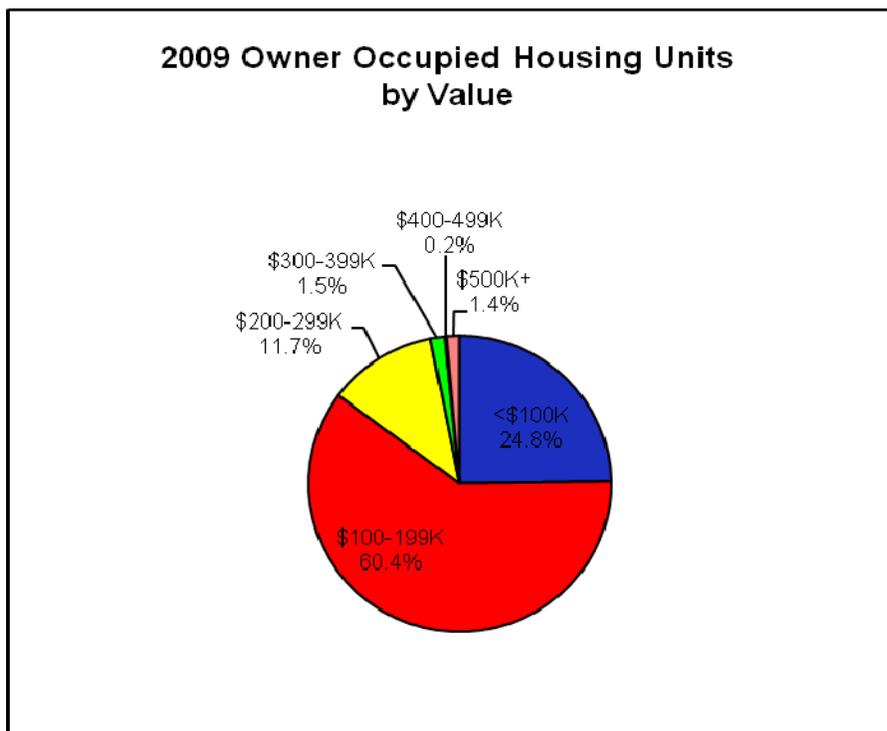


Figure 3: Breakdown of 2009 Housing Values

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Subdivision Plats and Lots Approved, 1990 to 2009

Year	Number of Subdivision Plats Filed
1990	20
1991	11
1992	11
1993	16
1994	9
1995	16
1996	13
1997	13
1998	10
1999	13
2000	11
2001	12
2002	18
2003	17
2004	30
2005	29
2006	15
2007	21
2008	17
2009	13
2010	12
Total	327

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Examining the food expenditures of Granville residents can help in understanding the opportunity for sales of local agricultural products. (The Tables below are based on households, and comes from the Consumer Expenditure Surveys developed by the US Bureau of Labor Statistics.)

Granville residents spent almost \$9 million dollars on food for their family at home. This information indicates what the economic potential for local agricultural products could be.

Retail Goods and Expenditures, Total Town

	Average Amount Spent	Total
Food	\$5,652.54	\$14,261,368
Food at Home	\$3,375.97	\$8,517,576
Bakery and Cereal Products	\$464.13	\$1,171,007
Meat, Poultry, Fish, and Eggs	\$759.24	\$1,915,554
Dairy Products	\$393.20	\$992,045
Fruit and Vegetables	\$560.91	\$1,415,181
Snacks and Other Food at Home	\$1,198.49	\$3,023,790
Alcoholic Beverages	\$379.21	\$956,742
Food Away from Home	\$2,276.57	\$5,743,793

Retail Goods and Expenditures, Village

	Average Amount Spent	Total
	\$5,087.23	\$5,148,281
Food at Home	\$3,077.65	\$3,114,580
Bakery and Cereal Products	\$421.58	\$426,635
Meat, Poultry, Fish, and Eggs	\$694.18	\$702,515
Dairy Products	\$359.70	\$364,015
Fruit and Vegetables	\$507.60	\$513,694
Snacks and Other Food at Home	\$1,094.59	\$1,107,722
Alcoholic Beverages	\$324.12	\$328,013
Food Away from Home	\$2,009.58	\$2,033,700

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Education and Employment Characteristics, Total Town and Village
from 2009 Census Estimates

	Town	Village
Enrolled in School	1549 (24%)	650(26.5%)
Worked out of State	561 (21%)	222 (22.4%)
Worked in Washington County	1446 (54.3%)	211 (21.3%)
Worked at Home (non-agricultural)	65 (2.4%)	20 (2%)
Worked within 15 Minutes of Home	698 (26.9%)	352 (36.2%)
In Farming Occupation (16 years +)	58 (2.1%)	0
In Farming Industry (includes agriculture, forestry, fishing, and hunting)	76 (2.8%)	5 (0.5%)
Households Below Poverty Level	385 (15.1)	189 (18.7%)

5. Local Land Use Regulations

The Town of Granville has the following laws related to land use and agriculture:

Right to Farm Law: This local law was passed in 1993 and its purpose is to declare a policy to enhanced and encourage agriculture in Granville, to clarify circumstances under which agricultural operations may be considered a nuisance, and to promote a 'good neighbor' policy. The law could be clarified and strengthened as recommended in this Plan.

Subdivision Law: This law was adopted in 1990. Its purpose is to ensure that land to be subdivided can be used safely without danger to health and safety, and that there is adequate water supply, waste treatment, emergency access. Other purposes of the law that are very relevant to agriculture are also to ensure that subdivisions are designed so that:

“The proposed development shall be esthetically compatible with the existing development and character of the Town.”

“That proper provisions be made for the protection of the town’s natural resources, including but not limited to, wetlands, aquifers, and protection against erosion.”

“To give due regard and consideration for the agricultural character of the Town.”

This Plan offers several recommendations on ways the subdivision law could be strengthened to support agriculture.

Mobile Home Ordinance: This law defines and addresses mobile homes and mobile home parks. Mobile homes are allowed only in mobile home parks unless used as farm worker housing, for a temporary dwelling in the case of emergency, or when a variance has been issued by the Town Board. Further, new mobile home parks are

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required to have at least 3 acres of land. Mobile homes allowed as farm worker housing must receive a permit first from the Town Clerk. The law establishes an application and renewable permit process for mobile homes. Any permitted mobile home must be placed on a lot 40,000 square feet in size with a 100 foot width and specific setbacks from the road right-of-way. The law gives the Town Board the ability to grant a variance and issue a permit to locate a mobile home in other locations provided several general standards are met including proof of ownership, a fee, supply of adequate water and septic systems, and skirting around the home is provided.

Appendix 1: Results of Farmer and Farmland Owner Survey

A. Survey Results

RESULTS OF GRANVILLE FARMER AND FARMLAND OWNER SURVEY

48 RETURNED OUT OF 122 = 39% (AS OF MAY 25, 2011)

1. Are you a:

20 Farmland owner and farm operator

26 Farmland owner, not farm operator but rents to farm operator (please answer questions that are relevant to your situation)

2. What is your farm's primary enterprise?
(Please choose one and indicate type or other relevant details.)

- 10 Dairy _____
- 7 Livestock _____
- 2 Horticulture _____
- 2 Christmas Trees _____
- 22 Hay _____
- 4 Vegetables _____
- 3 Fruits _____
- 2 Forestry _____
- 2 Beekeeping _____
- 4 Maple Products _____
- 10 Corn _____
- 0 Agri-tourism (what kind) _____

3. Are you engaged in any secondary farm and non-farm activities that diversifies your farm?
(For example, farmstands, lodging, alternative energy, agritourism, etc.)

AGRITOURISM, FARM WINERY, FOOD PROCESSING, FARMSTAND, BEGINNING METHANE DIGESTER, MAPLE SAP, FORESTRY

4. Do you sell goods or services at local farmers markets? 4 Yes 39 No

If so, which ones? Clifton Park, Saratoga Springs, Glens Falls, Granville, Whitehall, Salem, Troy, NYC, Rhinebeck

5. Please list the number of parcels and the number of acres that you farm including both land that you own and land that you rent.

Total Acres Owned	Acres of Land Rented for Your Operation?	Acres of Land Rented to Others Who Farm it?
7082.88	2460.00	1203.1
172.8 (Avg)	205 (Avg)	48.1 (Avg)

6. How many acres of your land are used for each of the following? (Do not include land that you rent.)

Farmstead (house, barns, etc.): 102.6 acres
Actively farmed: 2486.6 acres (46%)
Wooded: 2399.5 acres (44%)
Open, idle land: 400 acres
Rural residence: 51.1 acres

(note—does not add up to total acres owned reported in #5)

7. How many workers (including family) does your farm employ?

	Year-Round	Seasonal
Full-Time Workers	58	9
Part-Time Workers	82	28

8. How many years has your farm been operating? 64 years Average
Range from 2 years to 211 years

9. Is your farm organic?

2 Yes 33 No 3 Becoming Organic

10. Do you consider your farm a 'hobby farm'?

4 Yes 32 No

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11. Please rate your level of support for the following farm enhancement or farmland protection strategies on a scale of 1 to 4, with 1 being STRONGLY SUPPORT and 4 being STRONGLY OPPOSE (circle the appropriate number).

	STRONGLY SUPPORT			STRONGLY OPPOSE
A. Conservation Easements <i>A legal document that restricts the use of land to farming, open space, or wildlife habitat. A landowner may voluntarily sell, lease, or donate an easement to a government agency or private land trust and as a result may be eligible for federal tax and NY property tax benefits.</i>	21	10	4	5
B. Sale or Lease of Development Rights <i>The voluntary sale or leasing of the rights to develop a piece of property by the landowner to a government agency or land trust. The sale price is determined by an appraisal. The land is permanently restricted to farming or open space.</i>	17	10	8	7
C. Transfer of Development Rights <i>Property rights that are not used on the land from which they come. These may be sold to be used on another designated site in a growth area in order to allow the farm or open space to remain undeveloped. It allows landowners to receive the full equity of the property.</i>	12	12	8	8
D. Ag-Economic Development Programs <i>Programs designed to market local agricultural products, grow local support and customers, recruit new farmers, promote agri-business development, support farm expansions or grow the number of farm employees.</i>	30	6	4	1
E. Zoning that is Farm Friendly <i>Local regulations that do not restrict agricultural activities. Zoning laws that are farm friendly allow agriculture in more than one zoning district, simplify regulations and standards for farms and agricultural businesses, and allow flexibility in agriculture related businesses on the farm.</i>	31	9	2	1
F. Subdivisions Designed for Open Space <i>A development design technique that concentrates buildings on a portion of the parcel to allow the remaining land to be used for recreation, open space, or farming.</i>	9	16	10	4
G. Loan Programs <i>Dedicated funding stream to disburse loan funds to farms and agricultural businesses to start new businesses, expand operations and/or diversify.</i>	17	14	5	3
H. Differential Assessments or other Tax Incentives <i>When land is assessed for tax purposes as farmland, it is based on its use-value for farming rather than on its "highest and best" use for potential development. New York State offers an agricultural exemption program which lowers the assessment of lands devoted to farming.</i>	40	3	0	0
I. Attracting New Farms or Farmers <i>Promotes and encourages new farmers to locate in the town by offering information, incentives and programs to help them get started.</i>	26	11	7	0
J. Washington County Agriculture & Farmland Protection Plan <i>A plan created in the County to specifically address the development and preservation of farmland in Washington County.</i>	26	14	3	0
L. Town Comprehensive Plan <i>A plan created at the town level that summarizes the current condition of the community, projects future needs, and develops general policy goals and objectives. The comprehensive plan is the legal basis for land use laws.</i>	18	14	4	4
M. Other please explain: _____	0	0	0	0

12. Please list your top 3 strategies, either from the above list or others, that you feel the town should pursue to help keep farming viable in Granville.

In Order: Differential Assessments and Tax Incentives (16), Farm Friendly Zoning (12), Attracting New Farms or Farmers(9), Ag-Economic Development Programs(7), Conservation Easements(4), Town Comprehensive Plan(3)

Numbers indicate how many people put that item in their top three list.

13. What farm-related businesses do you feel are needed in or around Granville?

See Text Answers

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14. Which of the following programs do you currently participate in or have you taken advantage of?
(Check all that apply.)

- 26** Enrolled in a State certified Agricultural District
30 Agricultural Value Assessment on your property
21 Agricultural Exemptions on agricultural structures
0 None
3 New York State Energy Research and Development Authority (NYSERDA) Programs
33 School Tax Relief (STAR) Program
1 Other: 480-a forest

15. Please rate the following challenges on a scale of 1 to 4 with 1 being VERY CHALLENGING and 4 being NOT CHALLENGING AT ALL to the future success of your farm (circle the appropriate number).

	VERY CHALLENGING		NOT CHALLENGING AT ALL		NOT APPLICABLE
A. Availability of farm labor	12	8	3	4	0
B. Property taxes	29	10	1	0	0
C. Land prices	16	8	7	1	0
D. Loss of productive farmland	11	11	7	4	0
E. Land Rental costs	2	6	9	6	0
F. Availability of rental land	4	7	10	4	0
G. Fuel cost	26	5	3	2	0
H. Residential encroachment/ nuisance complaints	9	6	13	5	0
I. Limited succession plans for the farm (few new farmers)	8	13	7	2	0
J. Estate taxes	13	10	7	2	0
K. Environmental regulations	13	14	5	4	0
L. Land use regulations (zoning & permitting)	7	9	13	8	0
M. Water availability (quality & quantity)	4	9	9	10	0
N. Lack of Understanding of Agriculture in Community	6	12	16	2	0
O. Access to adequate financing	7	6	8	8	0
P. Access to agri-services	2	6	14	9	0
Q. Access to marketing or business support	3	7	13	7	0
R. Lack of local consumers/ clients	4	8	10	5	0
S. Lack of processing facilities	3	4	13	6	0
T. Lack of local dairy processing	4	5	7	4	0
U. Lack of community kitchen	1	8	6	7	0
V. Machinery costs	22	7	4	1	0
W. Production costs	20	10	2	2	0
X. Other: _____	0	0	0	0	0

16. Of the above challenges, what are the top three greatest challenges facing you individually?

In order: Property taxes (25), fuel cost (19), machinery cost (11), production cost (9), farm labor (6)

17. What percentage of your farm expenditures are spent within Washington County?

- 1 Less than 25% 5 25-49% 15 50-74% 12 75-100%

What percentage of those expenditures are spent locally, within the Town of Granville?

- 12 Less than 25% 8 25-49% 9 50-74% 3 75-100%

18. What were your gross annual sales last year from your farm?

- 7** \$0 (personal use only) **0** \$25,000 – \$49,999 **5** \$200,000 – \$499,999
8 \$1- \$9,999 **2** \$50,000 – \$99,999 **5** \$500,000 +
4 \$10,000 – \$24,999 **2** \$100,000 – \$199,999

19. About how much of your net family income came from your farm last year?

- 20 Less than 25% 2 25-49% 3 50-74% 7 75-100%

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20. What Opportunities for your farm or farming in general are there in Granville?

See Text Answers

21. Indicate which of the following you plan to do, and within which timeframe. (Check all that apply.)

	Within 1 year	... 5 years	... 10 years or more
Increase your farming operation	7	2	3
Decrease your farming operation	1	2	1
Diversify your farming operation	5	8	1
Stay the same	5	3	5
Sell all or a portion of your land to another farmer for farm use	0	2	2
Sell a portion of your land for non-farm purposes	0	1	0
Sell all of your land for non-farm purposes	0	0	2
Relocate and continue to farm elsewhere	0	1	1
Transfer the farm to a family member	1	6	9
Begin a farming operation on your land	1	0	0
Stop renting your land for farm use	0	1	1
Increase agricultural sales	7	2	1
Decrease agricultural sales	1	1	0
Eliminate agricultural sales	0	0	0
Other, please explain:	0	0	0
Please Explain Why You Plan On This:			

22. How concerned are you about the loss of farmland in your town?

17 Very concerned 21 Somewhat concerned 4 Not very concerned 1 Not concerned at all

Why? See Text Answers

23. Do you feel there is a negative relationship between local farms and non-farm neighbors?

12 Yes 26 No Why or why not? See Text Answers

24. If yes, what can be done to improve/strengthen the relationship between local farms and non-farm neighbors?

See Text Answers

25. Do you plan on using wind, solar, or other renewable energy resources on your farm?

8 Yes 13 No 15 Maybe Explain. See Text Answers

26. How old are you?

1 Under 25	5 45 - 54	19 65 - 74
1 25 - 34	5 55 - 59	7 75 or older
5 35 - 44	3 60 - 64	

27. What ideas do you have for a slogan or brand/logo that describes agriculture in Granville that could be used for marketing purposes? See Text Answers

28. What could Washington County do to help keep your farm active and prosperous? What could New York State do? Please use the space below for your ideas: See Text Answers

Agriculture and Farmland Protection Plan April 2012

B. Granville Farmer and Farmland Owner Survey - Text Answers

13. What farm-related businesses do you feel are needed in or around Granville?
A good ag bank
Any and all
Business will return when farms/farmers return, farm will return when taxes are lowered
Dairy - milk, beef, and vegetables; timber - quality lumber; nursery - trees, shrubs, and related services
Farm product distribution/delivery, high speed internet service, tourism/events to attract people to farms
Farm store
Farming has been very important to Granville and this area since forever. I feel that a lot of good can come from this program. Would like a part of it - good luck!
I don't believe that the government should subsidize or provide any funding or tax payer dollars for any programs, however, the govt. should provide a clear path for farming by decreasing laws and other intervention that costs farmers many and restricts them
Larger farmer's markets - made more accessible to elderly; some don't drive and need a way to access this commodity (fresh fruit and veggies)
Local dairy like Battenkill, market for selling locally produced meats (not from coolers in the farmer's market)
Marketing, promotion
More outlets for farmers' products
More vibrant farmers market
Only ag support business
Orchard, slaughter house
Orchids and veggies
Processors, cheese makers
Truck gardens, beef farms, horse farms
TSCO-good start, feed, fertilizer, crop protectant supplier

20. What opportunities for your farm or farming in general are there in Granville?
Don't know
Farmers markets, agri-tourism
Good agricultural land, plenty of water
Great land
Hay production for local animal owners
None I just rent land
Sky's the limit - was part of horse farm, nice 8 acre pasture - used for corn and alfalfa every 2 years, lot of potential
We have great farm services, coop-extension, good land, access to markets, relatively low development pressure, and diversity of farms. My business continues to grow

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22. How concerned are you about the loss of farmland...Why?
Agriculture is important
Because you can never get the farmland back
Lack of support for farmers
Like the APA. Flat landers don't have a clue
Like the lifestyle
loss of business to support farming due to less farming consumers
Loss of local food sources, unplanned development, unhealthy living conditions, aesthetic impacts
Markets will determine availability of farm land
Quality of life
Small farms can no longer be financially profitable to support families
Takes decades to build, years to destroy
The beauty of nature
The cost of land for ag purposes
The infrastructure that supports farms is dependent on number of farming customers
The land is a resource, the more we lose the less we pass to our children
Too many 5 acre building lots
We will lose out rural character and development only means, higher taxes

23. Do you feel there is a negative relationship between local farms and non-farm neighbors – why?
Ag has a long history in this area
Depends on the person
Do not feel local neighborhood understand challenges of farming
Do not know
Everyone around seems nice about it
Flat landers are moving in and think they should not have farmers as neighbors
Haven't felt this yet
I have encountered no negative
lack of acceptance, some resentment
negative relationship is with developers
Non-farmers pay too much for land causing higher assessments
Not now, but further controversy to non-farm use will increase pressure on farms
Not right now but I think this could become a big problem in the future
Some not all
Sometimes because individuals move here from non-farming areas and need to be told from the 1st meeting with a realtor about farming
Sometimes due to smell and noise
Tenants on land zones "rural vacation". Think farm fields are there for their recreational vehicles and destroy parts of crop, do damage to fences, fields, etc
We all use same services

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24. What can be done to improve/strengthen the relationship between local farms and non-farm neighbors?
Appreciation for the goods, settling in to the right area for their comfort level
Do not use non-farm sales for assessing farm land
For the future-more information to people that move to our area on the normal farming practices
People from Conn. And NYC need to realize this is Granville
Point out that our being here doesn't compete with or threaten out farmer-neighbors
Positive education
Respect for non-farm neighbors
You can't educate liberals they already know everything!

25. Do you plan on using wind, solar, or other renewable energy resources on your farm? Explain.
As energy costs rise, alternatives will become more cost effective
Cost
Cost
Cost of set up
Depending on cost effectiveness
Geotherms interest
Getting ready to sell
If affordable
Investigating solar
Like to its sort of cost prohibition at this time
Methane digester
Need further research
Solar
We are considering solar power
We are exploring these options

27. What ideas do you have for a slogan or brand/logo that describes Granville agriculture that could be used for marketing purposes?
A farming Granville is a prosperous Granville
Agriculture, the bedrock of Granville
Blue and gold means green and eat
Come check out our taxes
first, focus on lowering taxes to lure farms back in business, slogan not necessary just lower taxes
Granville grows green, or Farms, friends, and our future grows in Granville!
Keep our land open and useful
Needs more thought that I have right now!
None the people in town do no unite at all so until, some kind of unity none. No togetherness amongst all farmers there's no need, corporate will lead

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28. What could Washington County do to help keep your farm active and prosperous? What could New York State do?
Be active and organize meetings
Be more careful with new regulations - assess the advantages and disadvantages. Sometimes the disadvantages outweigh the advantages especially financially for everyone. Put more information in public news as to how agriculture works and its effect on the community and country. We read it in ag papers but we are not the ones that really need to know.
Cut taxing the people right out of the state. There is very little incentive for small business when the lawyers and politicians continue to rape the folks
Design, pass, and implement a comprehensive plan before we end up with either a nuclear energy plan or more residential development than the town can sustain, and stop delaying it.
Farm development and apprenticeship programs through this educational system. Rezoning that reestablishes the agricultural status of lands sold for development but not used for such; tax breaks for wood lots
Gaining grant money to make our land more accessible to wild life
Incentives, grants for solar, wind, and biomass crops
Keep our taxes low, help with fuel costs
Limit government intervention and let people farm free from laws and environmental restrictions. Don't throw money at the issue!
Lower land taxes
Lower tax, lower estate tax - make it more economic
Lower taxes
Maintain support for cooperative extension, 2. work toward developing high speed internet access throughout county, 3. foster "buy local" programs
Make tougher development laws. Michael Kilpatrick here-would be willing to give more thoughts on issue 744-5448, thanks!
More awareness through advertizing
New York state should stop treating agricultural people as peasants and let them become financially strong like wall street, after all farmers produce the #3 thing all people need in life after #1 oxygen and #2 H2O
Promote a farm-friendly environment especially by tax and zoning policies
Reduce property taxes, employment taxes, and workers compensation ins. Rates
Reduce taxes, reduce fuel cost
Voluntary compliance to agricultural zoning to separate farmers from speculators. Looking into 50 or 100 acre zones to reduce taxes and keep it green and active and receive a tax reduction for "x" many years. For the county to do quality deer management to increase tourism for hunting season. Assist farmers to get higher lease prices for hunting.
Washington county and new York state cant. Should stop the negative and promote to positive, our citizens will do the rest
Work to get milk prices near production cost levels

Appendix 2: US Agriculture Census Zip Code Level Data

Number of Farm Owner and Operator Characteristics in Granville by Zip Code 12832

ZIP	Town	Full owners	Part owners	Tenants	Operators living on the farm operated	Operators by Principal Occupation farming
1997						
12832		35	28	3	54	46
2007						
12832		45	25	3	59	38

Summary: the number of farms having full time owners increased by 28.6%. The number of farms with their operators having agriculture as their principal occupation decreased by 17.4%

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2. Type of Farms in Granville Zip Codes

Livestock Inventory on Farms in Granville by Zip Code

1997													
ZIP	Town	Cattle and calves inventory total farms	Beef cow inventory total farms	Milk cow inventory total farms	Cattle and calves sold total farms	Hogs and pigs inventory total farms	Hogs and pigs sold total farms	Sheep and lambs inventory total farms	Hens & pullets laying age inventory total farms	Horses and ponies of all ages inventory total farms	Horses and ponies of all ages sold total farms	Broilers & other meat type chickens sold total farms	Turkeys sold total farms
1997													
12832		51	17	30	53	3	1	3	3	10	1	0	0
2007													
12832		30	8	19	26	2	2	3	8	21	4	0	0

Summary: The number of farms with livestock and dairy decreased: cattle and calf farms decreased from 51 to 30 (41%), farms with beef cows decreased 53%, farms with milk cows decreased 37%. Other livestock farms remained relatively stable, but there is a large increase in the number of farms with horses doubled from 10 to 21 farms.

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Cropland Harvested in Granville by Zip Codes

1997										
ZIP	Town	Cropland harvested total farms	Cropland harvested 1 to 49 acres	Cropland harvested 50 to 499 acres	Cropland used for pasture or grazing total	Cropland idle total farms	Total woodland total farms	Pasture and rangeland other than cropland or woodland pastured	All other land total farms	All other land 100 acres or more
1997										
12832		56	19	35	47	14	51	22	51	7
2007										
12832		44	14	28	51	15	45	20	51	7

Summary: The number of farms with cropland harvested decreased.

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

ZIP	Town	Farms by size all farms	Farms by size 1 to 49 acres	Farms by size 50 to 999 acres
1997				
12832		66	8	56
2007				
12832		73	21	51

Summary: the number of farms increased between 1997 and 2007, with a large increase in the number of small farms (1 to 49 acres) and a slightly decreased number of large farms. The number of small farms more than doubled.

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

1997 Market Value of All Agricultural Products in Granville Zip Codes

1997						
ZIP	Town	Total Farms	Less than \$10000	\$10000 or more	\$10000 to \$99999	\$100000 or more
12832		66	24	42	21	21

2002 and 2007 Market Value of All Agricultural Products in Granville Zip Codes

Zip	Town	Total farms	Less than \$50,000 (farms)	\$50,000 to \$249,999 (farms)	\$250,000 or more (farms)
2007					
12832		73	50	9	14

Summary: The number of farms increased. There are more farms with smaller market values, than those with large market values. Of the 73 farms 68% earn less than \$50,000 while 19% earn over \$250,000.

1997 and 2007 Number of Other Farm Types in 12832 Zip Code

	1997	2007
Organic farms	NA	1
With Direct Sales	NA	8
With Berry's for sale	1	2
With Christmas Trees for sale	0	2
Horticulture, greenhouse	3	1
Maple Syrup	3	8
Orchard	4	2
Vegetable	3	3

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Appendix 3. Some US Agricultural Census Data for Washington County

Census of Agriculture: Washington County	1997	2007	1997 to 2000 % Change
Farms (number)	875	843	-3.7
Land in farms (acres)	203,646	202,877	-.4
Farms by size: 1 to 9 acres	60	63	5.0
Farms by size: 10 to 49 acres	136	189	40.0
Farms by size: 50 to 179 acres	294	138	-53.1
Farms by size: 180 to 499 acres	280	268	-4.3
Farms by size: 500 to 999 acres	90	87	-3.3
Farms by size: 1,000 acres or more	15	26	73.3
Total cropland (farms)	765	698	87.6
Total cropland (acres)	124,596	112,016	-10.1
Total cropland, harvested cropland (acres)	97,090	95,018	-2.1
Income from farm receipts, total	1,340,000	5,662,000	322.5
Farms by value of sales: Less than \$2,500	86	293	240.7
Farms by value of sales: \$2,500 to \$4,999	89	73	-18.0
Farms by value of sales: \$5,000 to \$9,999	87	59	-32.2
Farms by value of sales: \$10,000 to \$24,999	113	114	1.0
Farms by value of sales: \$25,000 to \$49,999	77	143	85.7
Farms by value of sales: \$50,000 to \$99,999	75	38	-49.3
Farms by value of sales: \$100,000 or more	200	180	-10.0
Operators by principal occupation: Farming	517	419	-19.0
Operators by principal occupation: Other	358	424	18.4
Operators by days worked off farm: Any	408	534	31.0
Operators by days worked off	288	321	11.5

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Census of Agriculture: Washington County	1997	2007	1997 to 2000 % Change
farm: 200 days or more			
Beef cows (farms)	172	169	-2.0
Milk cows (farms)	273	170	-37.7
Cattle and calves sold (farms)	537	203	-62.2
Hogs and pigs inventory (farms)	45	47	4.4
Sheep and lambs inventory (farms)	61	26	-57.3
Layers and pullets 13 weeks old and older inventory (farms)	58	18	-69.0
Broilers and other meat-type chickens sold (farms)	10	18	80.0

Appendix 4: Sample Agricultural Data Statement

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Ag and Markets certified Agricultural District. County Planning Board review is also required. A copy of this Agricultural Data Statement must be submitted along with the referral to the Columbia County Planning Department.

1. Name and Address of Applicant: _____

2. Type of application (Check one or more):

Special Use Permit Site Plan Approval Use Variance

Subdivision approval

3. Description of proposed project to include (1) size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) the type of action (single-family dwelling or subdivision, multi-family development, apartment, commercial or industrial, school, non-residential use, etc., and (3) project density (Please provide this information on the reverse side of this application and attach additional description as necessary).

4. Is this parcel within an Agricultural District? Yes No

5. If Yes, what is the Agricultural District Number? _____

6. Is this parcel actively farmed? Yes No

7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

A. Name: _____

Address and Telephone

#: _____

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Type of Farm: _____

Is this parcel actively farmed? Yes No

B. Name: _____

Address and Telephone #: _____

Type of Farm: _____

Is this parcel actively farmed? Yes No

C. Name: _____

Address and Telephone #: _____

Type of Farm: _____

Is this parcel actively farmed? Yes No

D. Name: _____

Address and Telephone #: _____

Type of Farm: _____

Is this parcel actively farmed? Yes No

8. Signature of Applicant: _____

9. Reviewed by: _____

Date: _____

Appendix 5: Maps

Roads and Property Boundaries

Property Classes

Farmland Locations

Farmland

Agriculture

Aerial Photo

Water Features

Steep Slopes

Farmland Soil Drainage Classification

Farmland – Land Capability Classes

Farmland – Prime, Statewide Importance, and County Unique Soils

Lake Champlain Basin Watersheds and Lakes to Locks Scenic Byway Passage

Soil Capability Classes

Public Water Supplies in Granville

Historic Buildout of Residences

Farmland Priorities (LESA)

Flood Hazards

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Appendix 6: Resources

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

Agricultural Marketing Resource Center (www.agmrc.org)

Agricultural Stewardship Association (www.agstewardship.org)

Come Farm With Us In Jefferson County (www.comefarmwithus.com)

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

Cornell Community And Rural Development Institute Toolbox:
(www.cdtoolbox.net)

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

Cornell Cooperative Extension in Washington County:
www.Washingtoncce.org

Cornell Small Farms Program (www.smallfarms.cornell.edu)

Cornell Cooperative Extension: www.cce.cornell.edu

Delaware Highlands Conservancy: www.delawarehighlands.org

Environmental Protection Agency: www.epa.gov

Federal Grants: www.grants.gov

Market Maker (Food Industry Linking Agricultural Markets)
(www.bational.marketmaker.uiuc.edu). The New York Market Maker is
(www.marketmaker.uiuc.edu)

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National Sustainable Agriculture Information Service:

www.attranecat.org/field.html

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

New York Agricultural Innovation Center (www.nyaic.org)

New York State Department of Agriculture and Markets

([Http://www.agmkt.state.ny.us](http://www.agmkt.state.ny.us)) and

(<http://www.agmkt.state.ny.us/RelatedLinks.html>) and

New York City Watershed Agricultural Council: www.nycwatershed.org

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

New York Farm to Fork (www.nyfarmtofork.org)

New York Farm Viability Institute (www.nyfvi.org)

New York Farmlink: www.nyfarmlink.org

New York State Department Of Agriculture And Markets:

www.agmkt.state.ny.us

New York State Energy Research and Development Authority
(NYSERDA): www.nyserda.org

New York State Farmers' Direct Marketing Association: www.nysfdma.com

New York State Organic Resource Center: www.agmk.state.ny.us/ap/organic

New York State Small Scale Food Processors Association: www.nyssfpa.com

Northeast Organic Farming Association: www.nofa.org and

Northeast Organic Farming Association – New York: www.nofany.org

Northern New York Agricultural Development: www.nnyagdev.org

New York Farm Net: www.nyfarmnet.org

Open Space Institute: www.osiny.org

Organic Alliance: www.organic.org

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Small Business Administration: www.sba.gov/

Small Cities Program - Community Development Block:
www.nysmallcities.com

Washington County Division of Planning And Environmental Management:
www.Washington.ny.us

Washington County Soil and Water Conservation District (SWCD):
www.Washingtoncountyswcd.com

The Farmers' Market Federation Of New York: www.nyfarmersmarket.com

United States Department Of Agriculture (USDA): www.usda.gov

University of Vermont's Women's Agricultural Network: uvm.edu/wagn

USDA Farm Service Agency (FSA): www.fsa.usda.gov

USDA Natural Resource Conservation Service: www.nrcs.usda.gov/ or in
New York: www.ny.nrcs.usda.gov

USDA Rural Business Programs: www.rurdev.usda.gov/rbs

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

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

Appendix 7. About Agricultural Districts

FREQUENTLY ASKED QUESTIONS REGARDING AGRICULTURAL DISTRICTS:
Enacted in 1971, New York's Agricultural Districts Law (ADL) is a very effective tool for maintaining lands in agriculture, and ensuring New York's position as an outstanding agricultural state. The ADL recognizes that agricultural lands are important and irreplaceable resources, which are in jeopardy of being lost as a result of increasing costs of agricultural businesses, development pressures and regulatory constraints. The Law seeks to create economic and regulatory incentives which encourage farmers to continue farming. Relying primarily on the initiative of landowners and local governments, with state oversight, the law provides agricultural landowners with a number of benefits and protections described in this brochure.

Prepared by:

New York State Department of Agriculture & Markets
Agricultural Protection & Development Services
10B Airline Drive, Albany, NY 12235
www.agmkt.state.ny.us 518-457-7076

What is an agricultural district?

A geographic area which consists predominantly of viable agricultural land. Agricultural operations within the district are the priority land use and afforded benefits and protections to promote the continuation of farming and the preservation of agricultural land. In practice, districts may include land that is actively farmed, idle, forested, as well as residential and commercial.

How is an agricultural district created?

Interested landowners who own at least 500 acres or 10 percent of the land proposed for a district submit a proposal to their county legislative body (CLB). The county agricultural and farmland protection board (AFPB) and the county planning board (CPB) review the proposal and make recommendations to the CLB. The CLB considers the following factors:

- viability of farming in the area
- presence of viable farmland
- the extent of other land uses
- county development patterns and needs

Once the CLB adopts the district plan it is submitted to the Commissioner. The Commissioner determines whether the area consists of predominantly viable agricultural land, whether it is feasible and will serve the public interest. The Commissioner shall certify if the above conditions are met and the Department of Environmental Conservation has determined that the area is consistent with state environmental plans, policies and objectives.

How are agricultural districts reviewed?

Districts are usually renewed every 8 years. The CLB, after receiving the report and

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recommendation of the AFPB and after a public hearing, determines whether the district shall be continued, terminated or modified. During the review process, land may be added or deleted from the district. Counties are also required to designate an annual 30-day period when landowners may petition the county for inclusion of viable agricultural lands in an existing agricultural district.

Who benefits from an agricultural district?

Everyone benefits. Besides its value for the production of food, agricultural land provides many environmental benefits including groundwater recharge, open space, and scenic viewsheds. Agriculture benefits local economies too, by providing on-farm jobs and supporting agribusinesses. Agricultural land requires less public services than developed land and results in cost savings for local communities.

Does an agricultural district guarantee a farmer's "right to farm"?

The ADL protects farm operations within an agricultural district from the enactment and administration of unreasonably restrictive local regulations unless it can be shown that public health or safety is threatened. The Department evaluates the reasonableness of a specific requirement or process imposed on a farm operation on a case-by-case basis. The Commissioner may institute an action or compel a municipality to comply with this provision of the ADL.

Do agricultural districts prohibit selling land?

The ADL does not restrict the transfer of real property. The ADL does provide for a real estate transfer disclosure by the seller to the prospective purchaser. The disclosure states that the property is located within an agricultural district and that farming activities including noise, dust and odors occur within the district. Prospective residents are also informed that the location of the property within an agricultural district may impact the ability to access water and/or sewer services.

Do agricultural districts consist entirely of farmland?

Districts must consist predominantly of viable agricultural land. Predominance has been interpreted as more than 50 percent of land in farms. On average, districts statewide contain approximately 70 percent farmland. The benefits and protections under the ADL, however, apply only to farm operations and land used in agricultural production.

Does an agricultural district preserve farmland?

Agricultural districts do not preserve farmland in the sense that the use of land is restricted to agricultural production forever. Rather, districts provide benefits that help make and keep farming as a viable economic activity, thereby maintaining land in active agricultural use.

Do agricultural districts eliminate a municipality's ability to control growth?

No. To the contrary, an agricultural district can be an effective tool in helping local governments to manage growth. The existence of a district, for example, can help direct development away from traditional farming areas.

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Can government acquire or condemn farmland within an agricultural district against a landowner's wishes?

The ADL does not supersede a government's right to acquire land for essential public facilities like roads or landfills. However, the ADL provides a process which requires a full evaluation of the effects of government acquisitions on the retention and enhancement of agriculture and agricultural resources within a district.

Who bears the cost of the agricultural assessment benefit?

Property taxes saved by farmers as a result of agricultural assessments must ultimately be made up by all taxpayers in the affected municipality. Farmers, as other homeowners, must bear their fair share of any tax shift since their residences are not subject to an agricultural assessment.

Agricultural Assessment

The agricultural assessment program allows eligible farmland located both within and outside agricultural districts to be taxed at its agricultural assessment, rather than at its fair market value. The agricultural assessment value establishes an "upper limit" for taxable assessments on eligible farmland. Any assessed value which exceeds the equalized agricultural assessment on the land is exempt from real property taxation. Any owner of at least seven acres of land which produces a minimum of \$10,000 annually, or any owner of less than seven acres of land which produces a minimum of \$50,000 annually, on average, in the preceding two years from the sale of crops, livestock, or livestock products, is eligible to receive an agricultural assessment.

Start-up farm operations are eligible to receive an agricultural assessment in the first year of operation on owned or rented land if they meet the minimum acreage and sales thresholds.

Owners of rented land may qualify for an agricultural assessment if their land independently satisfies the minimum acreage and sales requirements or is being used pursuant to a lease agreement of five or more years in conjunction with land which independently qualifies. Landowners must apply to their local assessor annually for an agricultural assessment.

Owners who convert lands benefiting from an agricultural assessment to non-farm use are liable for conversion payments based on the amount of taxes saved. Owners contemplating a conversion may determine the payment owed by contacting their assessor or their county real property tax office.

Limitation on Local Regulation

An increase in the number of non-farm residents in agricultural areas may result in new zoning and regulatory actions by localities which inhibit farming operations. To safeguard against this, §305-a of the ADL prohibits the enactment and administration of comprehensive plans, laws, ordinances, rules or regulations by local governments which would unreasonably restrict or regulate farm operations within an agricultural

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district, unless it can be shown that the public health or safety is threatened.

The Commissioner may independently or upon a complaint initiate a review of the enactment or administration of a local law. The Commissioner is authorized to bring an action or issue an order to enforce ADL §305-a.

The Department has developed guidelines on the effect of ADL §305-a on enactment and administration of local laws and regulations. These documents are updated periodically and may be obtained from the Department's website at www.agmkt.state.ny.us by clicking on Divisions and then Agricultural Protection and Development Services, or by contacting the Department at 10B Airline Drive, Albany, New York 12235 or (518) 457-7076.

Sound Agricultural Practices

The Commissioner may, in consultation with the Advisory Council on Agriculture (ACA), issue opinions upon request as to whether a particular agricultural practice is sound (ADL §308). A sound agricultural practice (SAP) refers to the practices necessary for the on-farm production, preparation, and marketing of agricultural commodities. An agricultural practice conducted in an agricultural district or on land receiving an agricultural assessment shall not constitute a private nuisance provided that the practice is determined to be an SAP pursuant to an opinion of the Commissioner. The Commissioner is also authorized, in consultation with the ACA, to issue advisory opinions on a case-by-case basis as to whether particular land uses are agricultural in nature.

Public Actions Notice Requirements

Government actions may impact farms and agricultural resources through the acquisition of property interests or funding of infrastructure development. The ADL (§305, subd. 4) requires that State agencies, local governments and public benefit corporations which intend to acquire more than one acre of land from any active farm within an agricultural district or more than 10 acres in total from a district, must file a notice of intent with the Commissioner at least 65 days prior to taking the action. Similarly, a notice must be filed for all actions where the government sponsor intends to advance a grant, loan, interest subsidy or other form of public funding for the construction of dwellings, commercial or industrial facilities, or water or sewer facilities to serve non-farm structures within an agricultural district. The notice requirement does not apply in the case of an emergency project which is immediately necessary for the protection of life or property.

The notice requirement provides for a full evaluation of the potential impacts of a government-sponsored acquisition or construction project on farms and farm resources. The ADL and implementing regulations require a project sponsor to provide information essential to analyzing agricultural impacts along with a report justifying the proposed project.

Upon receipt of a notice of intent that has been determined by the Department to be

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complete, the Commissioner has 45 days to determine the effect the action would have on agricultural operations within the district.

If it is determined that the proposed action would have an unreasonably adverse effect, the Commissioner may issue an order delaying the action for an additional period of 60 days. During this time, the Commissioner may conduct a public hearing, upon providing public notice, within or accessible to the area affected. On or before the expiration of the 60 days, the Commissioner must report his or her findings to the project sponsor, the public at large and any public entity having the power of review or approval of the action.

The Commissioner may propose that an alternative which minimizes or avoids adverse impacts be accepted. The project sponsor must provide a detailed evaluation and reasons if the proposed mitigation is rejected. At least 10 days prior to commencing the action, the project sponsor must certify to the Commissioner that adverse impacts will be minimized or avoided. The Commissioner may bring an action to enforce mitigation measures. He or she may also request that the Attorney General institute an action to compel compliance with these requirements.

Limitation on Local Benefit Assessments

Benefit assessments, special *ad valorem* levies and other rates or fees for local improvements in certain improvement districts or benefit areas are generally calculated on the basis of the value, acreage, or frontage of the properties benefited. Agricultural operations commonly involve large tracts of land and multiple structures. The ADL restricts assessments for local improvements to a lot not exceeding one-half acre surrounding any dwelling or non-farm structure located on land used in agricultural production in an agricultural district, and to farm structures directly benefited by the services. This limitation does not apply in those instances where the benefit assessments, special *ad valorem* levies or other rates or fees were imposed prior to the formation of the agricultural district.

Policy of State Agencies

The ADL (§305, subd. 3) directs all State agencies to encourage the maintenance of viable farming in agricultural districts and directs the modification of their administrative regulations and procedures to effectuate this policy insofar as is consistent with the promotion of public health and safety and any federal laws, standards, criteria, rules, regulations, policies or requirements, including provisions applicable only to obtaining federal funding.

Appendix 8: Town History

The following material was taken directly from the Town Website <http://www.granville-ny.com/history1.htm> which used the following:

History of Granville, Middle Granville
& North Granville, New York
1737-1878

*Reproduced from 1878 History of Washington County
Published by The Bicentennial Committee of Granville, New York 1975*

This town is located upon the eastern border of the county, centrally distant seventeen miles from Salem, one of the half-shire towns. It is bounded on the north by Whitehall and Hampton, east by Vermont, south by Hebron, west by Hartford and Fort Ann. It contains thirty-three thousand one hundred and forty three acres, or nearly fifty-two square miles.

The surface of the town is undulating and hilly. The ridges are elevated from three hundred to five hundred feet above the valleys. A large portion of the township lies on what is sometimes called the Granville river, though it is better known historically as the Pawlet, the name Granville not applying to the stream until after it receives the tributaries near North Granville. It has somewhat romantically been called the Mettawee. In most of the town the slopes of the hills are gradual, and with few or no precipitous heights; the valleys are delightful. There is a quiet pastoral beauty, very attractive and charming, in the natural scenery of the town. The surface is drained almost wholly by the stream already named and its tributaries.

The main river enters the town from Vermont at Granville village. The largest southern branch, formed of two streams flowing from Hebron, unites a little northwest of the village. Another southern branch forms a junction with the Pawlet a little east of North Granville. Almost exactly opposite is the entrance of the principal branch from the north. These streams are beautifully clear and limpid, and are fringed with the alluvial meadows through most of their course. They furnish a large amount of water-power, which is, however, but partially utilized.

A range of slate deposits passes through the center of the town, mostly on the southwestern bank of the Pawlet, which furnishes an inexhaustible supply of roofing material and stock for other purposes. Clay for the manufacture of brick crops out in various places, and is used to some extent at Middle Granville.

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- *Early Settlement*

Of early settlement, and of the union with Vermont, Hon. Hiel Hollister writes:

"Settlements were effected prior to the Revolution. The first emigrants were mostly from New England. The attempt in 1781 to place themselves under the jurisdiction of Vermont was due to the fear of invasion, as the Revolutionary war was not then closed, and it was thought to be easier to secure the necessary protection from Vermont than from New York. Besides, they favored the New England institutions of universal suffrage and individual ownership of land, rather than the property qualification required by New York and the feudal land system, granting the soil in large manors to be cultivated by tenants."

The progress of early settlement was slow. A state of war was unfavorable to emigration and to the development of the arts of peace. Conflicting land-titles also discouraged settlers. Soon after the war closed these valleys filled up. The settlement of the boundary lines cleared away the difficulties to some extent, and the final adjustment between New York and Vermont, in 1790, left titles mostly clear and unquestioned. Emigrants purchased with confidence, cleared their lands, and erected their dwellings without fear of ejection.

The first settlement undoubtedly dates back to about 1770, and probably even earlier than that,—at least twenty years before the first recorded town-meeting of 1787. Several lists of names that appear under the head of church history, etc., show quite a population in the midst of the Revolutionary war. The Congregational church of Middle Granville had, in 1782, a membership on seventy-two. The petitioners for pardon and amity in 1782, thirty-seven.

These lists, together with the names found upon the town books for 1787-88, constitute the sources from which we determine the early settlers and, approximately, the time when they came to this town.

Daniel Curtice came from New Lebanon about 1780. He was the first supervisor of the town, and a prominent citizen.

- *Granville*

It is supposed that the first house built in this place was by John C. Bishop, when he came into this beautiful valley in 1780. Mr. Bishop opened the first store, and that stood near the site of the present Friend's meeting-house. The village first grew up on the west side of the river, but was afterwards changed to the corners. Mr. Bishop secured the opening of the so-called

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Shun pike, drawing the travel and the business from Hebron and from the south generally. The grist-mill is very old,—erected before 1800. There was also a saw-mill and fulling-mill, long since gone.

About 1840 a woolen-mill was established in the place of an earlier hemp-mill, and it is now a knitting-mill. The water-power is regarded as very valuable.

This village is connected by a stage-line daily to West Granville, and through to Comstock's, uniting conveniently the two railroads.

There has been a partial incorporation of this village for the purpose of protection from fire. Latterly, the friends of incorporation have been defeated by a popular vote.

John Bishop opened the first store. Isaac Bishop succeeded to his father's business.

The Bishops and their partners were thus the prominent merchants for the first fifty years or more of Granville history. Jonathan Todd and Colonel Lee T. Rowley were also a noted mercantile firm from 1828 to 1840.

The site of Granville was originally covered with a growth of splendid pines.

- *Schools*

The earliest mention of school-houses in the records of the town occurs in connection with a road survey. The minute of a road laid out Sept. 4, 1784, refers to a school-house standing between Joseph Herrington's and Ebenezer Gould's. Another road survey, the same year, refers to a school-house that "David Skinner had set up for a blacksmith-shop." This must indicate that an old school-building had stood there years before. A school was taught at South Granville as early as 1783, by James Richards.

- *Slate Works*

The importance of the slate business to the town of Granville justifies a brief statement concerning the geological and mineralogical character of slate as a preface to the notice of the companies developing it, taken from the catalogue of the Penrhyn Company. Slate is one of the most common and universally-distributed rocks, forming in some cases very extensive beds, and even tracts of country. The principal constituents of slate are alumina, silex, talc, mica, oxide of iron, manganese, magnesia, potash, carbon and water; hence the different varieties are distinguished by the names of "Mica Slate," "Hornblende Slate," "Chlorite Slate," "Talcose Slate," "Drawing Slate," "Red Slate," and last, but of the greatest value, "Clay Slate."

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The discovery of slate near Middle Granville was about the year 1850. A gentleman having bargained for one of the farms upon which works now exist, and walking over the farm with the owner, and carelessly kicking over a stone or two, remarked, "There is slate here." The remark awoke a train of thought in the proprietor, and the half-completed bargain was delayed to give time to investigate. Procuring two experts from Vermont, an examination showed valuable slate. The bargain was not completed, but soon after, George N. Bates, in company with Stebbins and Barabrandt, purchased the farm. Wm. R. Williams and brothers were the first to open quarries, about 1853.

The Penrhyn Slate Company owns a tract of slate deposits very near to the village of Middle Granville, and are employing about one hundred and fifty men in the quarries and the mills. The company manufacture roofing-slate, and have also undertaken and successfully prosecuted the manufacture of a large variety of other slate work, plain, marbleized, enameled and decorated. Their warehouse displays a choice variety and the artistic display, rivaling in richness and beauty the costliest marbles of the world.

The mills of the Penrhyn Company are picturesquely located upon the Mettawee, and the fine bridge they have built over the stream for convenience of railroad connection adds to the beauty of the arrangement. The heaped up masses from their quarries, and the high, swinging derricks, afford a background for a picture worthy the pencil of an artist.

The slate business at Granville village was commenced about 1871. The quarries are over the line in Vermont, town of Pawlet, Hugh W. Hughes, proprietor. The quarries are worked by contract, about sixty men being employed. The office is in Granville. Mr. Hughes is also a dealer in slate, buying largely of others. His shipments in 1876 were twenty-three thousand squares of roofing-slate.

At the same village is located the Warren Slate company, J.S. Warren, Edward Williams, and Wm. P. Francis. Their quarries are also in Vermont. They manufacture sea-green roofing slate, employing from fifty to sixty men, making ten or twelve thousand squares a year. They are also purchasers to some extent from others for shipment.

- *St. Francis Indians*

Mr. Thompson relates the following: In 1850, when he was building his dwelling in Granville village, a company of St. Francis Indians, carrying bead-work southward for sale, came here and desired to encamp for a few days upon his grounds. The leader was an intelligent man and quite civilized. He claimed the right, by virtue of immemorial usage, to encamp at various

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places in this vicinity, and among them, on the beautiful spot Mr. Thompson was building upon. He said that it was the tradition among his people that their ancestors had for ages fished and hunted in this town, finding here their best beavers, and that in this section and at this place they had formerly come to make their arrows and hatchets. The chief's mother, traveling with him, an old woman of a hundred years, confirmed his account. Mr. Thompson, in the progress of his excavations for building had the pleasure of throwing up a quantity of defective arrow-heads and hatchets, clearly showing the truth of the Indian's story, that at this spot, for aged, they had made their weapons, and that here were the favorite hunting-grounds of the tribe.

- *Agricultural*

The soil of this town is described as a slaty, gravelly loam. It is particularly adapted to potatoes, and large quantities are exported at times. Sheep husbandry, treated of in the general county history, has prevailed extensively. In later years the dairy business has largely engrossed the attention of farmers. The town of Granville not only contains within its own limits several cheese-factories, but it is the country beyond its own borders. The town is not, however, limited to any one form of rural industry. There is no product of this latitude to which the soil of this town is not adapted. Its hillsides as well as its plains and the meadows on its water-courses are fertile and productive.

The town is peculiarly favored with commercial facilities, having the Rutland and Washington railroad on the east, which runs the entire length of the town, and has two stations; and the Champlain canal and the Rensselaer and Saratoga railroad on the west, but three miles from its western boundary,—thus giving the people a choice of markets and a choice in the mode of reaching them.

The population of this town is rapidly increasing, which is true of but few rural towns in the State. With references to the sheep husbandry of earlier years, it may be added that there were then many fine flocks in Granville. The number of sheep in Granville in 1845 was 10,902.