



Town of Hampton Agricultural and Farmland Protection Plan

November 2023

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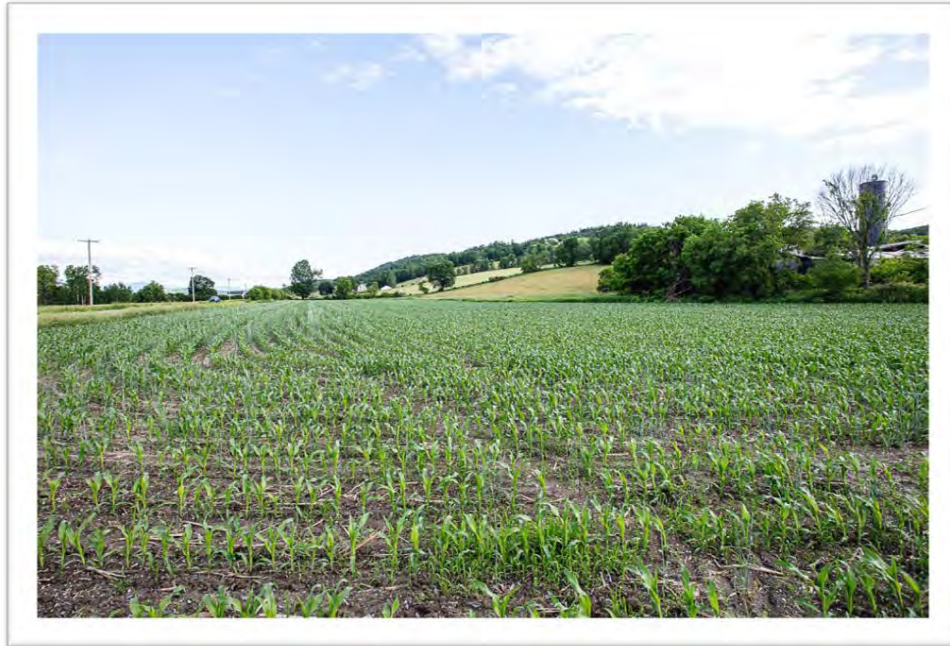
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List of Acronyms and Abbreviations Used in Plan

- Ag – Agriculture
- AFPB – Agriculture and Farmland Protection Board
- AML – Agriculture and Markets Law
- ASA – Agricultural Stewardship Association
- CAFO – Concentrated Animal Feeding Operation
- CCE – Cornell Cooperative Extension
- CSA – Community Supported Agriculture
- FFA – Future Farmers of America
- IDA – Industrial Development Agency
- NYS DAM – New York State Department of Agriculture and Markets
- NYS DEC – New York State Department of Environmental Conservation
- PDR – Purchase of Development Rights
- SWCD – Soil and Water Conservation District
- USDA – United States Department of Agriculture

Executive Summary

The Town of Hampton sought and received a grant in 2021 from the New York State Department of Agriculture and Markets to develop a town-level plan to protect and enhance agriculture. The grant allowed the Town to learn more about agriculture in Hampton, identify priority farmland areas, evaluate the value of farmland and the agricultural economy in Hampton, evaluate consequences of possible conversion of farms and loss of farming activities, and describe activities, programs and strategies that can be put to work to promote continued and expanded agricultural uses in the Town. The Planning Board was tasked with development of a draft Plan for Hampton by the Town Board, and they worked from August, 2021 until August 2023 to research and prepare this Plan.



This Plan is designed to offer the Town government, farmland owners, and farm operators a toolbox of ideas and actions that can be implemented over time to improve agricultural opportunities in Hampton and to promote farms and farm-related businesses. Overall, this Agriculture and Farmland Protection Plan offers the Town:

- Strategies to enhance agriculture as a critical land use in Town;
- Opportunities to promote new farm operations;

- Mechanisms to help promote more locally available healthy food;
- A framework for the Town and interested landowners to promote farming and agritourism in Hampton;
- Additional leverage and success in receiving future State aid;
- Assistance to local landowners who wish to participate in State or Federal purchase of development rights programs;
- A timetable and action steps the Town can follow to implement recommendations;

The first part of the planning process concentrated on gathering information about farmlands and farming activities in Town and creating a series of maps to help identify farmlands and understand the natural resources, soils, and other land uses that affect agriculture in Hampton. The second part concentrated on engaging the public to ensure that the Plan is informed by input from both farmers and the general public. The third part included development of strategies and actions that could be implemented to enhance agriculture in Town.



The public was engaged through meetings of the Planning Board with farmers in Town; conducting a town-wide survey of the general public, farmers, and farmland owners; and interviewing other stakeholders and agencies involved in agriculture in the area, such as FFA teachers from Granville Central School, staff from Cornell Cooperative Extension, Soils and Water Conservation District, and the Agricultural Stewardship Association and others. After this Plan was drafted, the Planning Board held a public hearing to gain additional input.

From these activities, strengths, challenges and barriers, and opportunities related to agriculture in Hampton were identified. From that, the Planning Board developed a long-term vision for what the community hopes agriculture will be over the next two decades along with specific goals to accomplish. They also developed and prioritized a list of recommended actions that, when implemented, could work to achieve the vision for agriculture in Hampton.

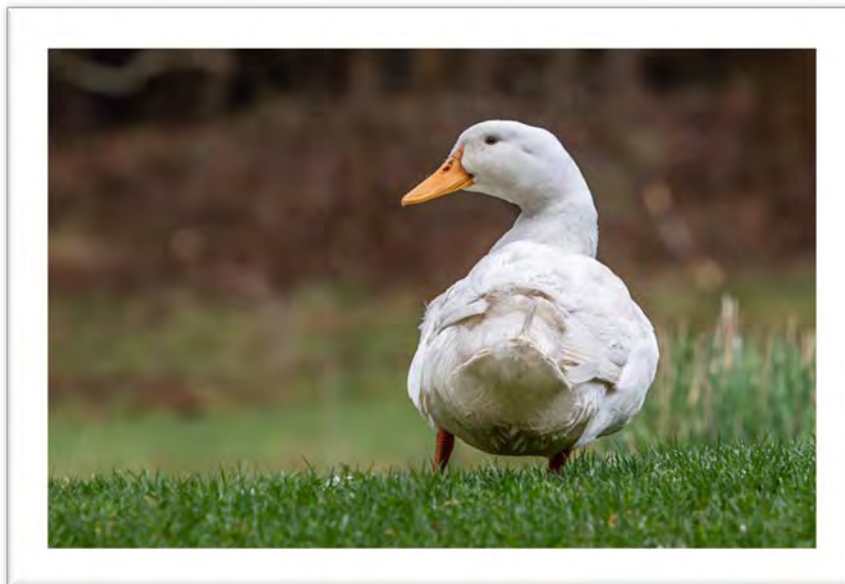
This Plan is a record of this process and more importantly, outlines steps and actions the Town of Hampton, its residents, landowners, and farmers can take to support farming and agriculture.

The following elements are included in this Plan – each with its own section:

- **Role of Agriculture in Hampton**
- **Current Status of Farming in Hampton**
- **Long-Term Vision and Goals**
- **Recommended Strategies and Actions**
- **Implementation Plan**
- **Other Helpful Information to Support Agriculture**

This Plan offers much information about the current status of farming in Hampton and how the community and farmers feel about issues and solutions. It includes detailed maps that can be used in the future by landowners and the Town to help make informed decisions related to agricultural activities. The Planning Board can also use this data and maps when reviewing projects that come for site plan review or subdivision.

Many ideas that could enhance agriculture in Hampton were identified through this planning process. The Planning Board discussed each thoroughly and identified 17 strategies felt to be the most relevant and important. These 17 strategies range from forming a Town of Hampton Agricultural Plan Implementation Committee, to working closely with the Granville FFA program to developing an online farmers' market. Implementing this plan, developing a marketing program, and working with the School are the top priority strategies promoted in this Plan. Of special importance is the need to have an implementation committee dedicated to putting this Plan to work. These strategies are all detailed in the Recommended Strategies section of this Plan.



Introduction

Agricultural Planning In New York

New York State has a long history of promoting and planning for agriculture. In 1971, the State introduced agricultural districts through passage of the Agriculture and Markets Law 25-aa. This program allows farmers to voluntarily enroll land in special areas called 'certified agricultural districts.' These state-recognized districts are designed to encourage and protect commercial farming. Agricultural districts provide farmers and farmland owners with various protections and safeguards from outside intrusions. These include protection from over-regulation and establishing agriculture as a primary use within those districts. As part of the Agriculture and Markets Law, landowners may also be eligible for agricultural-value land 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 have a negative impact on agriculture, and authorized development of county farmland protection plans. Article 25-aaa of this act helps to sustain the farm economy and promotes local initiatives to protect agriculture and farmland in New York State. This section also authorized the creation of county-level Agriculture and Farmland Protection Boards (AFPB). These boards advise their county legislatures on actions that could impact farms located in county agricultural districts. An AFPB has existed in Washington County since 1992.

New York State legislation modified the agricultural protection programs (Article 25-aaa) in 2006 to authorize local towns to develop agriculture and farmland protection plans (Section 324-a). The amendment established the general requirements for these local Plans. Local plans need to include identification of land areas proposed to be protected, to analyze the value of farming and farmlands to the agricultural economy, to identify the open space value(s) of farmland, to identify consequences of conversion of land away from farming, to evaluate the level of conversion pressure, and to describe actions to be used by the Town to promote continued agricultural use. The State established a funding program to assist local municipalities with the development of these plans.

Overview of Hampton's Planning Process

Planning activities to develop this Plan in the Town of Hampton included the following steps:

1. Assigning the Planning Board to draft this Plan;
2. Hiring a consulting firm to assist the Planning Board;
3. Developing and analyzing a farmer, farmland owner, and town resident survey;
4. Facilitating two workshops with town farmers to discuss ways agriculture can be improved in Hampton;
5. Facilitating a workshop with local ag-related agencies including Cornell Cooperative Extension, Washington County Soil and Water Conservation District, the Washington County Planning office, and the Agricultural Stewardship Association (a land trust);
6. Meeting with local FFA teachers from Granville Central School;
7. Creating a Geographic Information System (GIS) database and new maps showing farmlands, farmland soils, active farm operations, natural resources that influence farming such as streams, wetlands, and steep slopes, and other maps to help characterize farming and conditions in Hampton;
8. Identifying lands used for farm activities;
9. Identifying issues, strengths, weaknesses, and opportunities related to agriculture in Hampton;
10. Establishing a long-term agricultural vision and a set of goals;
11. Establishing recommended strategies and actions;
12. Identifying and mapping priority farmlands in Town;
13. Identifying and prioritizing actions that could be implemented to maintain or expand farming in Town;
14. Creating models that can be used to help enhance marketing of farms, farm products, and new farm entrepreneurs in Hampton;
15. Developing a Draft Plan ready for review and public input;
16. Seeking public input on the Draft Plan;
17. Submitting the Draft Plan to the Town Board for their consideration;
18. Developing a Final Plan;
19. Adopting of the Final Plan by the Town Board; and
20. Submitting the Final Plan to the Washington County Agricultural and Farmland Protection Board and the New York State Department of Agriculture and Markets.

Definition of a Farmer in Hampton: Anyone that is growing and selling food or agricultural products regardless of the size of their land or operation.



Agriculture in Hampton

Role of Agriculture

Hampton is a very rural community. It is largely forested, with most of the farmland concentrated in the Poultney River Valley. The Town has a low density of residential development found throughout Town. Agriculture remains a dominant land use in the Poultney River Valley (see Maps 1, 2 and 3).

There are a relatively small number of farmers, but a wide variety of agricultural types found in Hampton. These include:

- Orchard
- Greenhouse
- Soybean growing
- Potatoes
- Farmstand
- Perennial flowers
- Maple Syrup
- Logging/Forestry
- Beef
- Cow/calf operation
- Dairy
- Equine
- Field Crops
- Food Processing
- Horticulture
- Poultry and eggs
- Beekeeping
- Pork

Agriculture plays many important roles in Hampton. Overall, agriculture is perceived as vital in many ways to the Town of Hampton and the quality of life of its residents. Public engagement via meetings and the town-wide survey confirmed the role of agriculture: There were 108 members of the public that participated in the survey and 64% indicated that agriculture in Town is 'very important', and an additional 30% said that it was 'important'. Only two respondents said agriculture was not important. Residents identified agriculture as important to the Towns economy, open space, rural character, environment, sense of community, local food supply, and overall quality of life.

The survey provided the following list of the many roles people feel agriculture plays in the Town. These are listed in the following priority order, as learned from the Town-wide survey:



Agriculture in the Town of Hampton

- Offers healthy, local food;
- Contributes to open space and scenic landscapes;
- Contributes to the rural feel of the Town;
- Provides jobs; and
- Is an important part of the economy in Town.

Additionally, many other survey comments were offered that illustrate the many ways agriculture positively impacts Town of Hampton residents including that farms and farmland:

- Provides recreational opportunities such as snowmobiling and hunting on open fields and farm woodlands;
- Keeps taxes down as agricultural lands do not cost a lot of tax dollars to service (“Cows Don’t Go To School”);
- Protects water and air resources; and
- Is the basis for the Town’s farm-friendly community identity.



Community Perceptions About Agriculture in Hampton

Learning more about how people in the community feel about agriculture helps formulate needs and identify opportunities for the future.

In particular, the survey supports residents’ desire for local, fresh food. The survey showed that a large portion of the respondents (89%) buy from nearby farmers’ markets, or from a farm location in Hampton (76%). About 26% said they buy from a community supported farm (CSA). When buying food, residents indicated that freshness or nutritional quality of food was the #1 importance.

Other factors that influence food buying decisions were that food should be locally grown or produced, but there also was a recognition of the need for convenience in getting the product, affordable prices, and seasonality. The brand name of a product was not considered important by a majority of respondents. Similarly, food that is organic is also less important than being locally produced.

Residents are acutely aware of the many issues facing farms in Town and beyond. They identified the following top issues facing agriculture. These are presented in order by the number of times the issue was raised in participants responses:

- Low profitability of farms;
- Getting young people interested in farming;
- Costs of farming including taxes and land prices;
- Difficulty finding labor;
- Availability of affordable, high quality land to farm;
- Loss of farmland to non-farm uses;
- Federal and state regulations;
- Changing weather patterns;
- Lack of promotion and marketing of local products; and
- Lack of support for farming in the community.



Food items that are not currently grown in Hampton but are those that people would like to see include:

- Various vegetables – peppers, onions, sweet corn, carrots, lettuce saffron;
- Animal processing;
- Pork;
- Unpasteurized milk; and
- Poultry.

The Town of Hampton's Agricultural Enhancement and Farmland Protection Plan.

Please Take the Hampton Agricultural

What's Important To You?

Take the survey to help us know what are important needs and ideas to enhance Agriculture in the Town of Hampton.

Take the survey online at:

www.surveymonkey.com/r/HamptonPlan

Questions? hamptonplanning94@gmail.com

Quite a few people also answered that there is a need for a local farm stand or farmers market in Hampton. Unlike in many other communities across New York, nuisance complaints related to farming practices in Hampton are not common and this is reflected in perspectives voiced from farmers that the community and neighbors are very supportive of their farm operations.

Farmer and Farmland Owner Perspectives of Agriculture in Hampton

The survey also offers information from farmers that, together with ideas and perceptions received from farmers during farmer meetings, offers much insight that helped form actions and strategies in this Plan to sustain and improve agriculture in Hampton in the future.

Increases in New/Young Farmers in Town.

As per the meetings and survey, Hampton has a small but fairly diverse farming community made up of those who have been farming for a long time and those that are newcomers (less than 5 years). In the survey, 46% of farmer respondents have been here less than 5 years, and 39% have been here for more than 15 years, with 16% here 11 to 15 years. This mirrors recent trends in agriculture in many places throughout New York State where there are increasing numbers of younger/new farmers working smaller acreages that are oriented to niche products. Dairy farming while the foundation of agriculture here and in many places, is not the only kind of farming in Town.

Strengths

Farmers list a variety of strengths related to farming in Hampton. These include great neighbors, great land with good soils, and the positive attitudes that neighbors and community members have about their working farms. Low profitability was identified as the most important issue facing farmers.

Issues



The majority of farmers identified costs including equipment and machinery costs, property taxes, and land prices, and getting young people interested in farming as large issues facing farms in Hampton. While not major issues, other challenges and barriers identified by at least 25% of farmers and farmland owners include:

- Federal and state environmental or other restrictive regulations;
- Difficulty finding labor;
- Lack of promotion and marketing of local products; and
- Lack of local food and farm product processing facilities.

What are not issues is just as important to know about as those that are considered issues. Lack of local storage facilities for farm products, accessibility to credit/loans, lack of information and training, lack of support for farming in the community, nuisance complaints, solar and wind facilities on farms, and loss of farmland to non-farmers were NOT considered issues facing Hampton farmers.

Status of Farming in Hampton



Based on an analysis of the survey, farmer focus groups, maps, and other data contained in this Plan, the following trends and conditions characterize agriculture in Hampton:

- Farming activities take place on a variety of acreages, ranging from less than 10 acres to greater than 200 acres. Many of the new farmers have operations on smaller acreages.

- The following table shows different farmland soils:

Table 1: Types of Farmland Soils in Hampton (See also Map 6)

Soil Type	Total in Town (Acres)	Percent of Town	Total Acres on Ag Parcels	Percent of Town
Prime Farmland Soils	680	4.7%	488	3.4%
Statewide Important Soils	2037	14.1%	1383	9.5%
Prime Farmland Soils If Drained	137	0.9%	84	0.6%

- There are 7,288.9 acres included on farmland acreage (these include areas for houses, barns, and other structures) according to data obtained from the mapping done for this Plan (See Map 2 and 3). Parcel-based data from the County tax parcel information shows 5653 total acres across 72 parcels identified as agricultural lands.
- The average farmed parcel is 171 acres, the average size of agricultural fields is 58.8 acres (median is 43 acres) but they range widely in size.
- According to the mapped data, there are 2,165.6 field acres, with an average field size of 17.5 acres. However, 35 of the 125 farmed acres are not associated with any field crops. County data is a bit different showing 1987 field acres with an average field size of 60 acres.
- As of 2022, there were 11 active agricultural operations receiving an agricultural assessment, 8 parcels that have both residential uses and agricultural uses receiving an agricultural assessment, 5 vacant parcels having farming and an ag assessment, and 4 vacant parcels that have an ag assessment, for a total of 28 parcels of land receiving an ag assessment (3085 acres). See Map 5 – County Real Property Assessment Class.
- Many farms do not rely on rented land to support their operation. From the survey, 69% indicated they do not rent land, while 31% do rent land.
- There are 6,350 total acres of land located within the New York State Agricultural District. Of that and according to County tax parcel

information, 5,233 acres are agricultural lands (82% of the district). Thirty-five parcels that have farming on them are not enrolled in the New York State Agricultural District (Ag District #1).

- There are 271 acres of land that are permanently conserved with a conservation easement (See Map 5 – Protected Lands)
- According to information from the analysis used to identify potential agricultural land (See Table 4 and Map 6 - Priority Farmland Areas), there are 54 additional parcels of land with potential for future farm use.
- Field crops are the largest agricultural activity taking place on farmed acres. Dairy farms use the largest farmed acres (five parcels of land covering 1174 acres of land). This is followed by hay, hay and pasture, fruit crop, and pasture. The following table comes from Washington County tax information:

Table 2: Agricultural Data from Washington County Tax Parcel Information, 2022 (See also Map 2 and 3)

Agriculture Type	Number of Parcels	Parcel Acres	Percent of Town	Ag Field Acres
Dairy farm	5	1174.3	8.1%	524.9
Field Crops	3	66.6	0.5%	52.0
Fruit crop	4	402.1	2.8%	187.2
Hay	28	1227.0	8.5%	400.7
Hay and Field Crops	5	376.4	2.6%	150.2
Hay and Pasture	7	909.8	6.3%	306.2
Hay, Field Crops and Pasture	1	107.6	0.7%	37.6
Nursery	1	11.6	0.1%	7.4
Pasture	12	753.8	5.2%	179.2
Pasture and Field Crops	3	592.6	4.1%	142.0
Sugarbush	3	31.1	0.2%	0.0
Total	72	5653	39.0%	1987

- From the survey conducted, farm activities in Hampton include:
 - Vegetables
 - Poultry
 - Field crops
 - Beef
 - Cow/calf operations
 - Dairy
 - Forestry and wood products
 - Agri-tourism
 - Food processing
 - Equine
 - Horticulture
 - Maple products



- There are few value-added processing operations currently taking place in Town. For the five farms identified as having value-added, they do dairy processing, grinding/hulling/milling, and packaging.
- Farmers sell their products in a variety of ways: The most common was as direct sales from the farm, followed by wholesale, bulk milk or maple, and internet. See Map 7 – Direct Sales of Agricultural Products in Hampton).
- 50% of farmers indicate that they plan on keeping their farm operation the same over the next five years, while 33% plan on increasing their operation, diversifying their crops, or developing agritourism activities. No farmer indicated they would be decreasing their farm operation, selling or donating conservation easements, leasing land for wind or solar, or selling the land for non-farm uses.
- There are a total of 754 parcels in Hampton, 482 of which have a principal building (usually a house) on them (See Map 8 – Development Trends).
- There are 10 parcels identified as having a commercial use, and seven industrial use parcels (mine/quarry).

- Forest Products in Hampton

The utilization of woodlands for various industries has been a practice that dates back centuries. Historically, forests provided a rich source of timber for construction, fuel, and other essential needs. As industrialization took hold, woodlands played a pivotal role in powering the growth of industries such as shipbuilding, furniture manufacturing, and paper production. The abundant natural resources from woodlands laid the foundation for economic development and expansion.

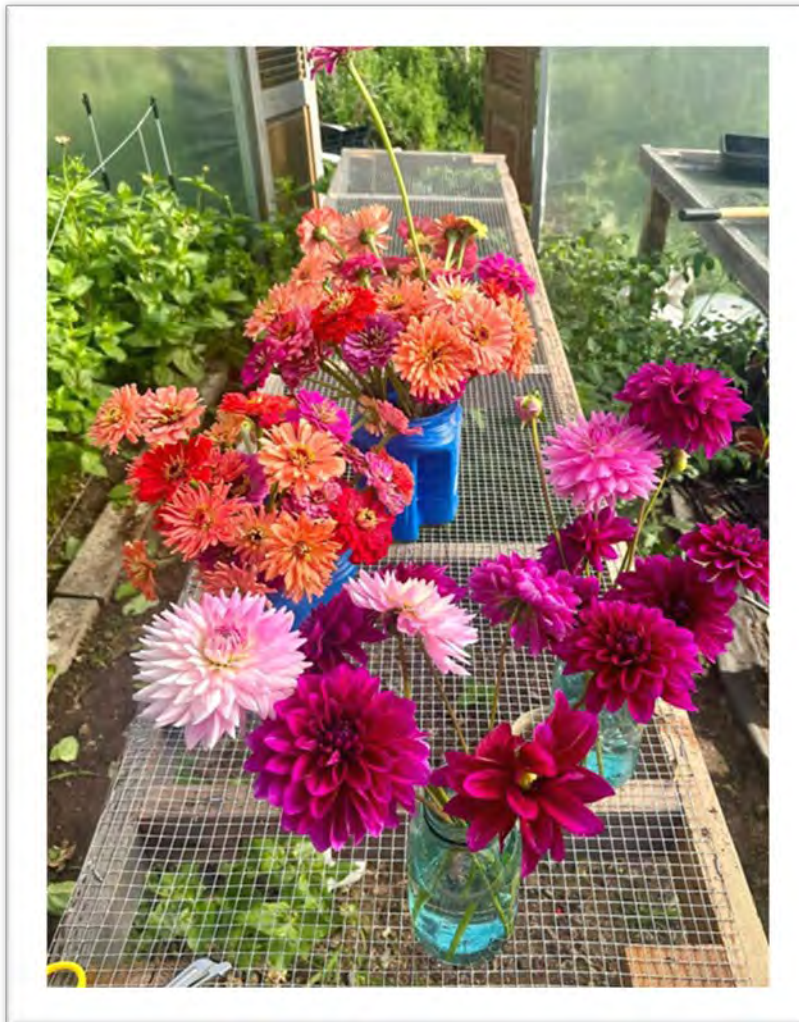
In modern times, the forestry and wood products industry has evolved significantly. Sustainable forestry practices aim to balance economic gain with environmental conservation, ensuring that woodlands continue to provide resources for industries without depleting the ecosystem. Timber from woodlands is still a crucial resource for construction, and advancements in wood processing technology have led to innovations like engineered wood products, which offer high strength and versatility while minimizing the need for traditional solid timber.

Woodlands are also integral to the renewable energy sector. Biomass energy, derived from organic materials including wood, has gained traction as a cleaner alternative to fossil fuels. By harnessing the energy potential of wood waste and other forest byproducts, industries are able to reduce their carbon footprint and contribute to a more sustainable energy future. Moreover, the production of wood pellets for heating systems has become an emerging market, providing efficient and eco-friendly heating solutions for residential and industrial purposes.

In addition to traditional uses, woodlands have found a place in the realm of eco-tourism and recreation. People around the world seek solace in forests, enjoying activities such as hiking, camping, and wildlife observation. This has given rise to a niche industry focused on providing guided tours, outdoor experiences, and nature-based accommodations. As society places a greater emphasis on environmental consciousness, the value of woodlands extends beyond raw materials, encompassing their role in promoting wellness and preserving biodiversity.

United States Agricultural Census Data

The US Agricultural Census provides some information about agriculture in Town. The last census was completed in 2022 but at the time this Plan was developed, that data was not available yet. Data is available, however, from earlier censuses and a comparison of 2007 to 2017 data across the zip codes covering the Town of Hampton can add insight into trends taking place in Hampton. See Appendix L (Other Resources) for full details from the agricultural census data (2017), and then the change in data from 2007 to 2017. As the majority of active farming in Hampton is taking place in zip code 12837, the Census data shows a generally decreasing level of farm activity in the Town.



Agricultural Trends in Washington County

Agriculture is important to the Washington County economy. The following summary, derived in part from the Washington County Agricultural and Farmland Protection Plan adopted in 2018, describes agricultural trends using the most recent (2017) data from the Census of Agriculture.

- In 2017, there were 915 farms in Washington County, an 8.5% increase from 851 in 2012 (Table 1). These farms covered 185,291 acres, a decrease from 189,391 five years earlier.
- Figure 1 presents the classification of farms by principal product. “Principal product” refers to the crop or animal accounting for at least 50% of the farm’s agricultural production.¹ Washington County has a mix of agricultural operations and activities, but three-quarters of the farms are classified as beef cattle farms, dairy operations, and “other” crop growers and livestock producers.



- Although cropland acreage in the County declined 32% between 1969 and 2012, it increased slightly from 101,904 to 103,030 in 2017.

- Leading crops by acreage in 2017 included forage (hay/haylage), corn for silage, and corn for grain (Table 2).

Cattle and calves topped the number of livestock on farms in the County, followed by dairy cows.

- The number of very large farms with 1,000 acres or more in Washington County is relatively small but has remained stable over the years (Table 3). In contrast, the County has experienced continued growth in the number of small (10- to 49-acre) and very small (1- to 9-acre) farms. The number of farms with 50 to 179 acres has increased. Continuing a

¹ Farms that produce a combination of crops or animals, with no one category accounting for 50% or more of its agricultural production, are included under “other crops” or “other animals.”

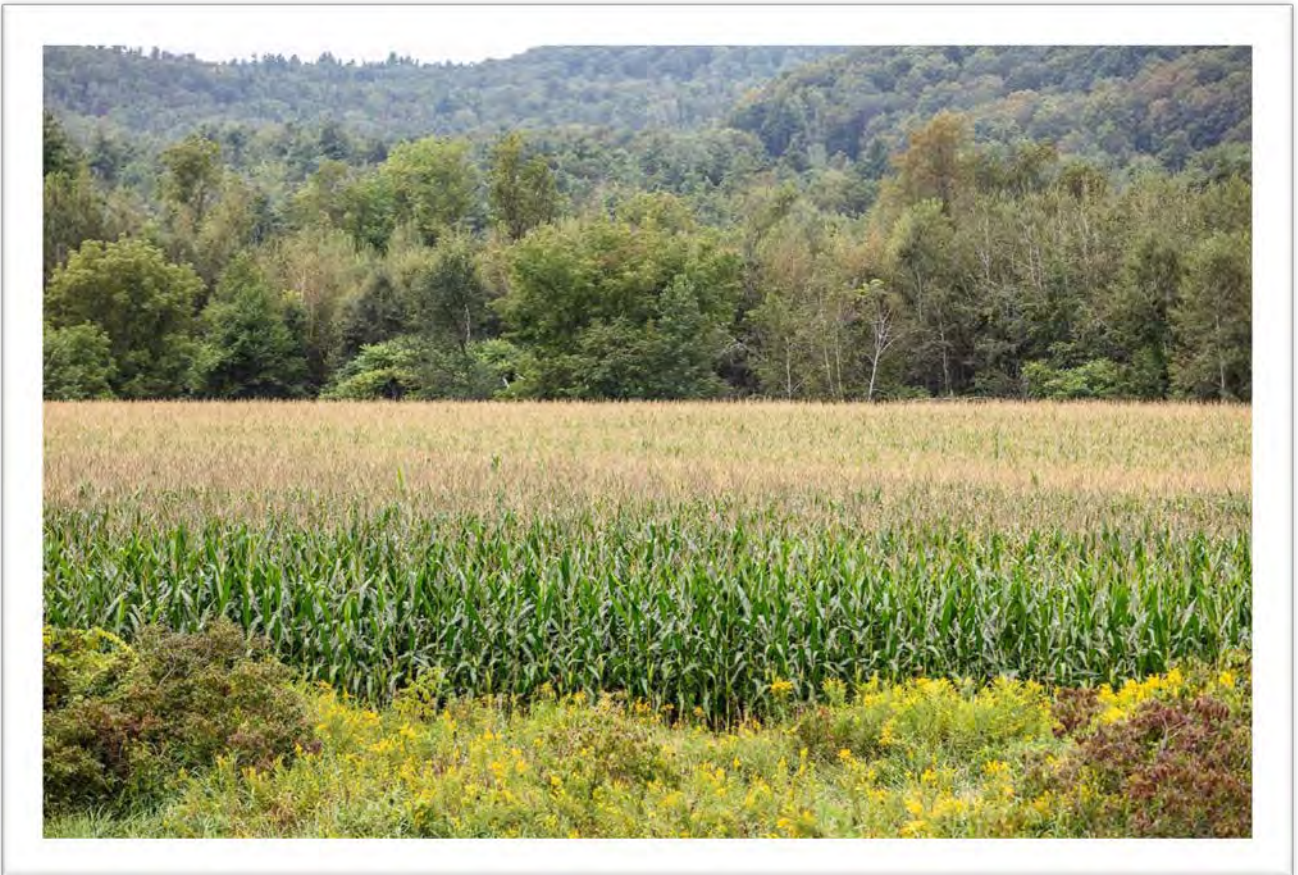
trend observed over the past two decades, the number of mid-sized farms (180-499 acres and 500-999 acres) declined between 2012 and 2017.

- Agriculture in the County generated more than \$139.8 million annually in sales in 2017. Of this total, 82% (\$111.3 million) was in livestock, poultry, and their products, with the largest share attributable to the sale of milk from cows.
- About 18% of the farms in 2017 – compared to 21% in 2012 – had sales of \$100,000 or more annually (Table 5). These farms are responsible for most of the sales activity in the County.
- More than two-thirds of the farms in Washington County (68.2%) had sales of less than \$25,000 per year, an increase from 61.9% in 2012. Nearly 33% of farms had annual sales below \$2,500.
- Since 2007, the County has seen a dramatic decline in the number of active dairy operations, from 161 in 2007 to 102 in 2017 – a decrease of 36.6%. There was also a reduction in the number of poultry and egg producers and hog farms during this time, but the impact is not as substantial, as these types of farms do not generate anywhere near the level of sales as milk.
- About 26% of farms in Washington County had hired workers who contributed to farm operations in 2017 (Table 6). These 240 farms provided employment for 1,218 people and had an annual payroll of \$20.6 million.
- Approximately 48% of principal farm operators in Washington County identified themselves as full-time farmers. The average age of principal farm producers/operators was 57.6 years, and they had spent, on



average, 24 years operating a farm. Only 4% of principal farm operators were under age 35.

- In 2017, Washington County ranked #16 in New York State in the total value of agricultural products sold, down from #9 in 2012. In terms of sales volume, the County ranked #6 in the state for horses and ponies; #10 for milk from cows; #10 for cattle and calves; #10 for other crops and hay; and #13 for sheep, goats, and their products.
- The average production expense per farm in 2017 was \$128,191, a decrease from \$135,734 reported in the 2012 Agricultural Census. The largest expense was for feed (28%), followed by hired labor (18%) and repairs, supplies, and maintenance costs (11%). Property taxes accounted for about 5% of total production expenses.



Topography and Soils in Hampton and Their Relation to Agriculture

Hampton's topography and soils are critical features that influence where farms have been and continue to be located. The Town of Hampton is in the Northeast corner of Washington County and the landscape is one of transition and extremes. Much of the topography is one of extreme slopes that rise to elevations of 1150' to 1200' in the rugged south-central area of the township (See Map 9 - Steep Slopes). Two main features having substantial elevation are Thorn Hill and Morris Hill located in close proximity to one another.

The soils in these highland areas consist primarily of Nassau and Bernardston shaley silt loams that are shallow to bedrock (NBC, NBF, BnD, and BSCK soil types); slopes associated with them are described as steep to very steep with the BnD Bernardston gravelly silt loam description of a 15 to 25 percent slope. These rugged elevation changes coupled with slate, ledge outcrops and thin soils over bedrock create perched wetlands and small ponds that dot the landscape of these highlands; examples being Melvin Pond, Hills Pond, and Crystal Lake - all located at elevations of over 600'.

Water eventually makes its way down these slopes and flows north to Lake Champlain through two main river conveyances: these being the Poultney and Mettawee Rivers. The Poultney River dictates much of the Town's eastern and northern border with neighboring Vermont.

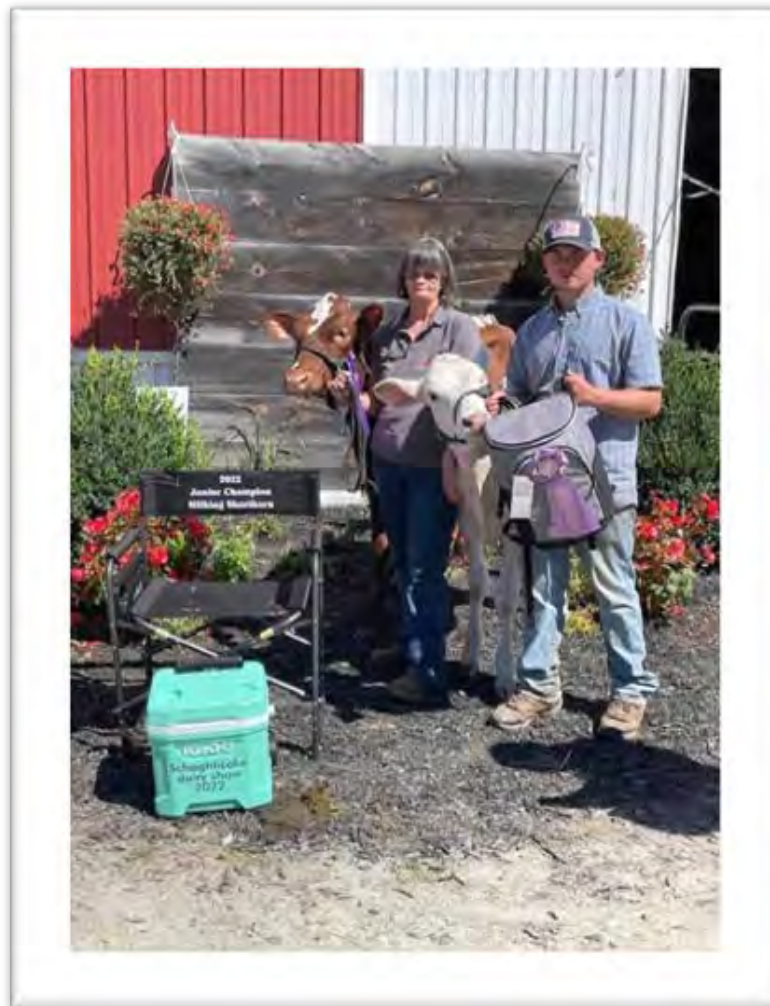
This rugged landscape and the Poultney River has effectively helped to create a barrier which splits the Town with two identifiers: Low Hampton and Hampton. Access to Low Hampton from the main portion of the township is only by way of entering Vermont to get back to NY. This creates a challenge for keeping a thriving "town center" identity.

Another extreme in the topographical landscape is what is considered the "Hampton Flats." This is an exceedingly flat ground of about 100' to 110' in elevation. It is an area having deeper soils washed from the foothills into the floodplain areas, and from deposition from flooding events associated with the Poultney River.

Much of the soils in this portion of the Town is listed as hydric (wet) and is

associated with the many wetland and flood prone areas found here. These soils consist of the following; Fredon (Fr), Fluvaquents (Fl), Saco (Sa), Sun (Su), Sun very stoney (Sv), Madalin (Ma), Limerick (Lm). Other soils in the lowlands of Hampton Flats are Carlisle (Ca) which is considered a muck soil; Hamlin (Hb), Teal (Te) and Wallington (Wa), which are considered prime farmland soils where drained; and to a very minor extent Kingsbury silty clay and Vergennes silty clay loam, both considered farmland of statewide importance. (See Map 10- Agricultural Soils.)

While the flat terrain is much more conducive to modern agricultural production, it is still ground that is challenging to produce high quality commercial crops from year to year due to the nature of the heavy soils that are hard to work in both wet and dry conditions. Coupled with a high water table in this low-lying landscape, the primary crop is predominately grass hay.



Strengths, Weaknesses, Opportunities, and Threats

This section identifies the many factors that affect agriculture in Hampton. The following list combines information from maps, trends and data, Planning Board input, and public input. The elements presented here are not ranked according to any specific set of criteria. What we have learned from our information collection is organized into strengths, weaknesses, opportunities, and threats.

The remaining sections of the Plan will address how to maintain the identified strengths, address and improve weaknesses, take advantage of opportunities, and understand and hold off threats.

Strengths (Positive Features About Farming In Hampton)

- 2 major roads – good for marketing
- Adds to rural lifestyle here
- Agriculture is Hampton's identity – as a farm town
- Amazing neighbors – everyone helps
- Economically positive for the Town
- Family farms continue
- Farmers keep land open and viable
- Farmers not priced out of the market here
- Good land for farming is being bought or rented by other farmers, not converted to non-farm uses
- Helps people feel safe in the community
- Hunting and recreation on farms
- Is one thing everyone likes – rural/farm/safe/clean water/clean air/hunting
- Location – close to Rutland and Glens Falls, equipment dealers
- New and young farmers showing more interest in coming here
- No major subdivisions or other development
- Provides fresh and local foods
- Supports regional businesses and services and their related jobs
- Small farms do not need a lot of land but can still have a positive impact
- Soils
- Strong sentiments for property rights of farmland owners

Weaknesses (Challenges and Barriers for Farming in Hampton)

- Cannot get people together and new people do not get to know each other
- Challenge for those raising meat because it is hard to get people to buy ½ or whole animal
- Changing weather patterns
- Concerned about solar development on open lands in Town
- Cost of equipment and machinery; Cost of seed, fertilizer, fuel, labor, and land are all going up
- Cottages that used to be seasonal are now being winterized and that is the development pressure
- Covid made situation with getting animals to slaughterhouse even worse
- Erosion along the River is causing loss of farmland; Flooding – most of our good farmland is in the floodplain
- Farmlands lack up to date land surveys
- Getting young people involved in farming is difficult
- Golf course on former farmland – used to be all farmland
- Hobby farmers are not thought of as farmers but should be
- Insurance problems that prevent people from doing agritourism
- Increasing cost of equipment
- Lack of ability to repair equipment on site
- Lack of income from farming
- Lack of access to markets and processing
- Lack of butchers
- Lack of farm succession planning
- Lack of funding for beginning farmers
- Lack of funding for Cornell Cooperative Extension
- Lack of hemp fiber processing and hemp marketing
- Lack of labor
- Lack of land access to beginning farmers
- Land prices; Labor issues and USDA issues prevent new slaughterhouses
- Loss of farm to marina storage facility; Lost medium sized farms
- Low profitability
- Many small farms do not get to take advantage of tax assessment program because of their small acreage or small incomes
- Maple is very expensive to produce, and competing with Canada drives price down
- Needless regulations (such as having a toilet in a barn)
- No FFA program at Whitehall

- Prices for milk
- Property taxes
- Regulations to sell produce to large supermarkets and GAP requirements
- Small farmers are not able to make a living by doing farming
- So many programs related to agriculture that farmers sometimes do not know where to turn to
- Uncertainty about who/what is a farmer/farm (mentioned that anyone interested in ag is a farmer)



Opportunities (To Improve or Maintain Farming in Hampton)

- Agri-forestry and silvipasturing (Silvipasture is the deliberate integration of trees and grazing livestock operations on the same land. These systems are intensively managed for both forest products and forage, providing both short- and long-term income sources.)
- Agritourism activities (festivals, Christmas Trees, pumpkin, u-pick)
- Apiary
- Attract small, niche farmers
- Build community support for farmers

- Could be a good place for a slaughterhouse
- Cut flowers
- Destination weddings
- Develop a farmers' market
- Develop more Facebook or social media sales and marketing
- Develop small farm incubator projects
- Enhance marketing and promotion of local agricultural products
- Explore agri-voltaic opportunities that allow farming and solar to coexist
- Farm to table dinners
- Find ways to increase dairy price
- Greenhouse growing
- Have a creamery and ice cream production area
- Have a mini-food hub here for local products
- Hay and corn maze agritourism
- Hemp growing for fiber
- Hogs and Beef – there are more opportunities for this here
- Hops and brewery activities and other craft brewing
- Identification of local products available in Town so people can find them and know they are here
- Improve availability of cellular service and broadband
- Increase public's awareness of local agriculture
- List the amenities Hampton has for farming
- More education to keep children in farming here in Town
- Opt into marijuana growing and dispensary (not lounges)
- Promote and support ag-tourism operations
- Promote farm-friendly land use laws
- Promote Town for farming – a marketing program
- Protect farmland through use of conservation easements or purchase of development rights
- Small grains – there is a growing niche for these. Bakeries are looking for local grains.
- Wineries – there is a microclimate for that here

Threats (Outside Factors that Adversely Affect Farming in Hampton)

- Development pressure, from Albany moving north
- Solar development
- Changing weather patterns
- Flooding



Priority Farmlands in Hampton

Protecting critical farmland is an important part of farmland protection programs and is among the goals identified in this Plan. One step in accomplishing this is to identify if there is a 'critical mass' of farmland in Town, and where that may be. Once these important farmlands are identified, a variety of programs can be targeted over time to help promote continued farming there that will lead to protecting those lands for agricultural uses.

In order to meet the requirements of the NYS Agriculture and Markets Municipal Farmland Protection program, and to give the Town a way to rank farmland for potential conservation, a GIS-based parcel rating system was created.

The benefits of understanding where there is a "critical mass" of farms and farmland is important for many reasons:

- Farmland owners who wish to participate in the New York State Farmland Protection Program (a State program with funding designed to preserve important farmlands) will need to show their land is identified as 'important' to the town;
- The Town can focus various programs as they work to implement recommendations of this Plan; and
- Farm entrepreneurs and new farmers can use this information as they seek farmland in Hampton to initiate or expand their farming operation.

The hope is that if the important farmlands can be maintained as active farms, the vision and goals presented above will be attained.

An analysis was used to identify important farmlands in Hampton that focuses on the location of parcels relative to agricultural resources, and assigns points based on a number of factors as outlined below. Project Consultants worked closely with the Planning Board to identify the



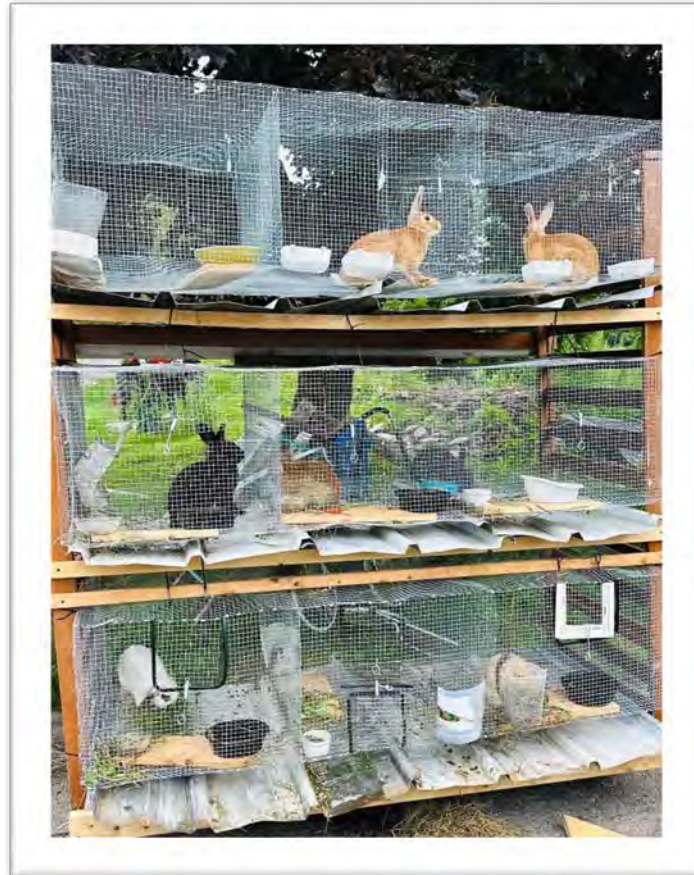
criteria and points which reflect conditions and values of the Hampton community. The table below summarizes the criteria and points used in the analysis and is followed by a map showing important parcels.

Table 4: Elements, Points, and Information Used in the Identification of Important Farmland in Hampton			
Scoring Criteria	Score	Notes	Data source
Agricultural Use			
Parcel with agriculture as primary use	2 Points	Protecting active farm properties is a primary focus	Parcels that are classified by the assessor as agricultural (i.e., class code in the 100's)
Parcel with agriculture as a secondary use	1 Point	Many properties utilize a portion of their land for agriculture, and are an important piece of the agricultural network	Parcels not classified as agriculture by the assessor, but have agricultural usage as determined by receiving an ag exemption, have farm related information in the description or class code, and/or have ≥ 2 acres of digitized farm fields.
Parcels containing significant active farmland	3 Points >75 acres 2 Points >25-75 acres 1 Point 7-25 acres	Preserving active farmland is critical to sustaining agriculture in the region	Apparent agricultural land was extracted from 1-meter 2016 land cover data and updated using 2019 imagery
Parcels receiving an agricultural tax exemption	1 Point	Landowners that receive an agricultural tax exemption have shown a commitment to agriculture	Data provided by county real property
Parcels enrolled in an agricultural district	1 Point	Parcels enrolled in an agricultural district have more protections against landowner complaints and therefore can be more sustainable	Parcels where the center falls within an agricultural district
Productive Soils			
Parcels containing Prime	3 Points >50 acres 2 Points	Prime farmland soils are critical to protect for current and future	Soil data from USDA NRCS, intersected with tax parcels

Table 4: Elements, Points, and Information Used in the Identification of Important Farmland in Hampton

Scoring Criteria	Score	Notes	Data source
Farmland Soil	20-50 acres 1 Point 5 - <20 acres	farming	
Parcels Containing Farmland Soil of Statewide Importance	2 Points >50 acres 1 Points 10-50 acres	Farmland Soils of statewide importance are important to protect for current and future farming	
Parcels containing Prime Farmland Soil if Drained	1 Points \geq 10 acres	While the state does not recognize these soils as important, USDA does	
Other Factors			
Within ¼-mile of conserved land	1 Point	Conserving farmland near other conserved land helps create a self-sustaining network of conserved lands	Conserved lands based on data from state and local sources, including ASA.
Parcels within 100' of a water resource	1 Point \geq 1 acres within 100' water resource buffer	Protecting water quality is an important consideration in the overall conservation effort - also access to water for ag purposes	USGS high resolution hydrology streams and waterbodies were used for water resources
Parcels within Principal Aquifer area	1 Point	Farms that are located over aquifers could have more available water for irrigation, also protecting farmland over aquifers (rather than converting to development) aids in water quality.	NY DEC 1:250000 "principal" aquifers

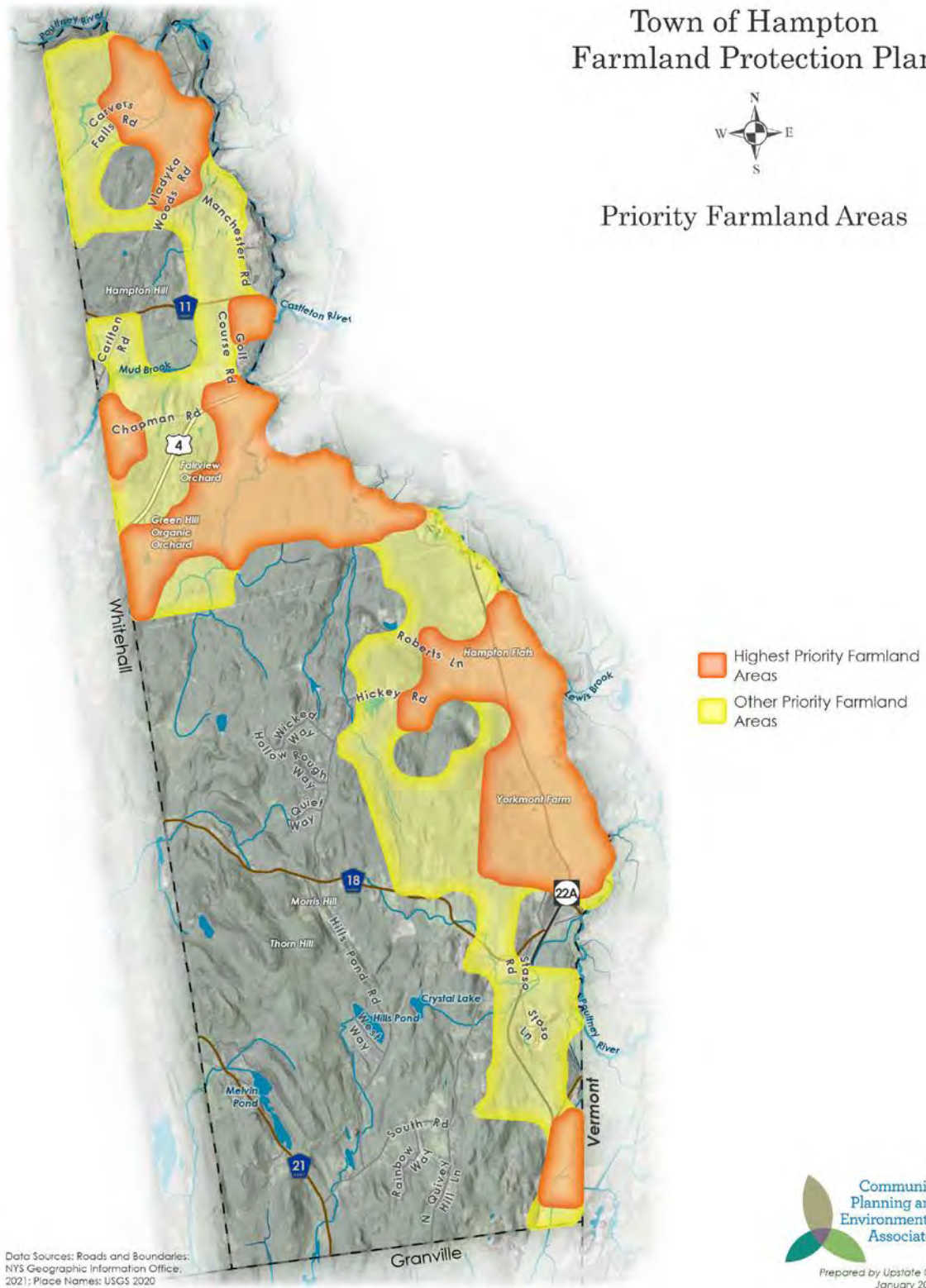
Each parcel is given a priority score, based on the sum of the individual criteria scores. Priority areas are identified in the map below as "Highest Priority Farmland Areas" or "Other Priority Farmland Areas."



Town of Hampton Farmland Protection Plan



Priority Farmland Areas



Data Sources: Roads and Boundaries:
NYS Geographic Information Office,
2021; Place Names: USGS 2020

Community
Planning and
Environmental
Associates
Prepared by Upstate GIS
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Vision and Goals

A Vision for the Future

A vision statement is one that establishes the overall direction for agriculture in the Town of Hampton.

The Town hopes that the future of agriculture in Hampton will look like:

1. Many smaller farms growing a wide variety of crops including:
 - a. Berries – strawberries, raspberries, blueberries, to sell locally or in other parts of the area close by in NY and VT.
 - b. Cut flowers of many types, bulbs, annuals, including sunflowers and strawflowers, and shrubs to be sold to local florists, wholesalers, or to the general public at Farmers Markets or at a farm facility.
 - c. Greenhouse/garden center selling locally grown annuals and perennials including many varieties that encourage the pollinators bees and butterflies.
 - d. Honey Bees – locally used for producing honey and other products that use honey. Including shipments to other places that need pollinators.
 - e. Home businesses producing value added products such as jams, jellies, salsas, pickles, baked goods,
 - f. Small farms raising animals for their fiber and/or meat – such as sheep, alpaca and having value added products such as yarns, scarves, etc.
 - g. Small farms raising chickens for eggs or meat.
 - h. Lavender farm producing lavender to sell in various forms.
 - i. Small farms raising vegetables, including lettuce varieties, kale, cabbage, garlic, many types of peppers, tomatoes, potatoes, etc.



2. Larger parcels of land would include:
 - a. Dairy farms producing milk, raising calves, growing corn and hay. Also, with a creamery for fresh milk, butter, cheese, ice cream etc.
 - b. Crops of soybeans, and assorted types of grains, oil seeds, beans and peas for drying.
 - c. Growing hops for a brewery.
 - d. Maple sugar groves producing sap, syrup, valued added products.
 - e. Christmas tree farms, with a nice barn selling trees, wreaths, garland, etc.
 - f. Orchards of smaller apple and pear trees. Retail sales of apples and pears, pies, and donuts and cider.
 - g. Farms raising angus beef, bison, chickens and selling along with other products in a farm store.
 - h. Farms raising goats for producing cheese and goat's milk. Goats also able to keep pastures and vacant land open of weeds.
 - i. Growing of hemp for many uses.
 - j. Vineyards for sale of wines, or other value- added products such as a tasting room.
 - k. Horse farms for boarding horses and riding lessons.
 - l. Private forests being managed for proper development of good timber.

Hampton's Vision Statement for Agriculture

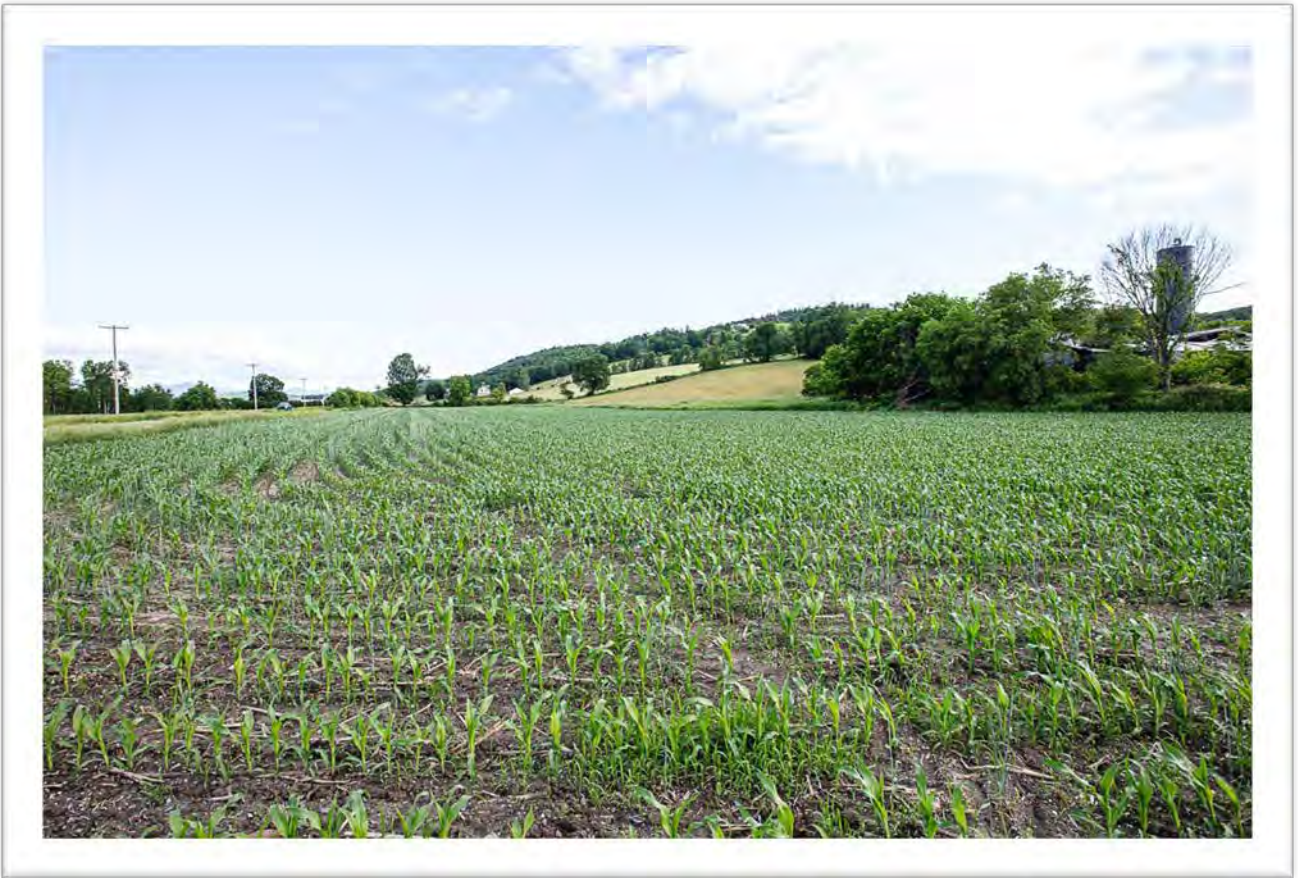
The Town's vision for Agriculture is:

"Agriculture is critical in maintaining the rural character of Hampton and its quality of life; clean air, water, forests, and prime farmland. Residents of Hampton understand the need for agriculture and are committed to protecting our rural lands to include farming. As the climate continues to bring changes to the food and forest products chain, the residents understand that we need to encourage the production of agricultural products that can be used locally, and throughout the surrounding area.

By promoting agriculture to new and beginning farmers, use of new technologies and best practices in a changing climate, working with renewable energy and cost efficiencies, there will be new opportunities to enhance the many types of agriculture that can flourish in Hampton. In turn this will allow for the retention and protection of valuable farmland.

A newly trained labor force, due to continuing education in agriculture as a business, will allow farming to expand. The net result is agriculture that will encourage new generations to have a future in all aspects of available types of agriculture and support

businesses in a community that supports agriculture and protects its quality farmland.”



Goals

Goals are statements that express the specific direction needed in order to attain the vision. They are guiding statements about the ideal condition of agriculture in Hampton in the future and guides future actions and programs.

Hampton has established the following goals:

1. Increase diversity, productivity, and economic success of farms in Hampton including promoting small, niche farming.
2. Enhance the production of foods in Hampton to be available locally and regionally.
3. Promote agriculture with new and beginning farmers.
4. Promote the resiliency of Hampton’s farms and farmlands through new agricultural technologies, best management practices, and use of renewable energy.

5. Retain and protect valuable farmland.
6. Expand agricultural opportunities through continuing education and by building a trained labor force.
7. Maintain strong community support for agriculture in Hampton.



Recommended Strategies

Just as many of the goals identified above have interrelated elements, many of the following strategies overlap, interlink with and mutually support each other. The “Action Toolbox” developed in this section was intended to be a comprehensive set of recommendations adoptable at and able to be led by local government and area farmers/residents; it is designed to provide specific ways to accomplish the goals specified in this Plan.

In addition, Hampton recognizes that the Town alone can only address certain aspects of the issues facing agriculture. The agriculture and farmland protection toolbox must therefore include both county and state solutions. In addition to actions capable of being initiated by the Town, recommended actions are offered for Washington County and New York State to ensure that broad support for agriculture continues.

Town Initiatives

To attain the stated vision and goals established in this Plan, the Town of Hampton, together with farmers, farmland owners, residents, and support from the Washington County Soil and Water Conservation District, Cornell Cooperative Extension and others, the following actions are recommended:

Action #1 Form a Town of Hampton Agricultural Plan Implementation Committee.

This Committee should include current farmers, as well as non-farming residents. It is recommended that it be an appointed, standing committee of the Town that is responsible for representing the farm community, encouraging and promoting agriculturally based economic opportunities, and preserving, revitalizing, and sustaining the Town’s agricultural businesses and land. It could also be the committee that works with the Town Board and others to implement the recommendations made in this Plan.

This Committee has an important role to play in helping Hampton realize its agriculture and farmland protection goals. Formation of this committee is a high priority, initial implementation step for the Town Board. Many of the potential roles of this committee are actions that could be long-term and ongoing. This group could be responsible for:

- serving as the information clearinghouse and forum for farm-town relations;

- fostering a working relationship among farmers, residents and the various organizations working in the County on behalf of farmers;
- advocating for agriculture, farmland protection, and agricultural economic development at county and state levels;
- marketing, promoting, and initiating community agricultural events and awareness programs;
- assisting the Town Board in grant seeking and writing for ag programs; and
- helping promote sustainable farming to landowners and farmers.

Action #2 Develop a marketing program to promote Hampton as an attractive place to come for small farm agriculture and ag related businesses.

This is a task that could be coordinated by the recommended Agricultural Committee (recommended above). See Appendix for additional information related to these recommendations. Some marketing ideas include:

- Implement farm and business inventory.
- Develop a branding strategy.
- Update town website to promote agriculture.
- Produce collateral material for marketing including print material.
 - Development and placement of signage. The Town could benefit from signage to direct people to farms and locations where products are available for direct sale. Also, install right-to-farm signage along roadways that enter the town.
 - Develop a directory and map of the town showing on-farm/direct sale opportunities. This should be available on the Town’s website and widely distributed to town residents. (See Direct Sales Map)
 - Have a farm-based welcome program to new homesteaders to help newcomers understand what and where agricultural resources and businesses in Town are.
- Develop a farm specialty food trail so visitors can experience local farms.
- Develop an educational tour (Farm Day) on farms to promote and enhance understanding of agriculture in Hampton.



- g. Co-create a New Farmer Development Program in conjunction with neighboring towns. The desire to attract new, niche farmers to the area is a shared goal common to many places in Washington County. Working cooperatively with adjacent towns in the region can be an effective way to find innovative ways to attract new farmers to the area.
- h. Promote Agritourism activities related to apples/orchards, greenhouses, produce farms, farms with fiber livestock, maple groves, and working farms with animals all have opportunities for diversifying into agritourism.
- i. Develop an Online Farmer's Market. Development of an online, direct sales customer ordering tool that brings together town and regional farms could be an important marketing tool to promote area farms. In the future, a weekly on-site Farmers Market can be developed to include more products and allow for community interaction in person for a more cohesive community (See Action #3).

See Appendix A through D for more detail and model marketing tools.

Action #3 Work with the School FFA to Support the Next Generation of Farmers.

Involve middle and high school students in farming and farm activities in Hampton. Granville Central School has a very active FFA program and Agriculture Program in Plant Science, Animal Science, Soil Science, and Food Science.

Foster a program that links students with experienced agribusiness owners and farmers in Town.

Work with Town landowners who may have viable lands for small, niche farming (see Potential Farm Map) and consider ways to open those lands up for small farmers or as new farm incubator locations (See Recommendation #13). It will be very important to identify these locations that also have housing available as that is the biggest barrier to new farmers.

Develop a multi phased program to securing training, finance, land, and market opportunities for new farmers. Partner with the Town of Granville to create a training and mentoring program that would benefit both municipalities. Look into possibility of obtaining land to start an Incubator Education Site for young people looking to learn by doing – with small plots of land that they can raise crops.

Action #4 Promote More Agritourism Activities

There are many new agritourism opportunities that can be taken advantage of in Hampton. Our existing farms can diversify to establish agritourism that not only expands sales of their products but will benefit other farmers with direct sales in Town. Apples/orchards, greenhouses, farms growing produce, farms with fiber livestock, maple groves, and working farms with animals all have opportunities for diversifying into agritourism. Coordinate with Washington County events they are promoting; i.e., Agri Festivals. See Box 1, below for additional agritourism activities that could be implemented by farmers, the Agricultural Plan Implementation Committee (see above in Recommendation #1), and/or others interested in promoting agritourism.

Map 11 shows existing and potential parcels that could be conducive for use as new farmland.



Box 1: Potential Agritourism Activities Viable to Diversity Hampton Agriculture

- Early spring maple syrup tour.
- Late spring A Plant and Veggie Trail at different farms.
- Summer U-Pick opportunities – cut flowers farm, veggies, berries
- Summer Town of Hampton Online ‘Landscape Garden Tour’ where residents can take photos of gardens they have and put online with description of each. This could be promoted on the Hampton Round Table website.
- Start a Front Porch Website for Hampton
- A creamery with ice cream.
- Fall apple picking with apple cider press, caramel apples, pumpkin patch with hay rides, corn maze with any combination of the above, selling corn stalks and mums.
- Fall nighttime corn maze with flashlights.
- Craft fair with local and regional crafters, artisans and farmers with food trucks as an added attraction.
- Petting zoo and farm tours.
- Townwide plant sale weekend. This could include promoting farmers to grow and sell native plants that are good for the environment. These could include milkweed, Joe Pye weed, black-eyed susan, native grasses, etc. Home grown blooming plants, annuals, and perennials are also good for butterflies and pollinators.
- Start a town free day where we have community members come and sell their wares and advertise different local businesses and farms. This could be an event to initiate a regular town ‘Market Day’.
- Seasonal education talks on growing plants that are good for our climate and environment could serve multi-purposes and involve niche farms in the area.

Each of the above agritourism opportunities could be enhanced by having food trucks as an added attraction. This would diversity each activity and make them attractive to individuals and families. Some of these ideas may be appropriate to have a more regional-wide event and those interested in Hampton should consider working in conjunction with neighboring towns and farmers.

Action #5 Update the Town's Site Plan Law and Subdivision Law to be more farmer friendly.

The Site Plan Law (which covers commercial building) should ensure that all applications for site plan approval include information such as the Ag Data Statement and identifies whether the parcel is in a NYS Agriculture District. The Planning Board, through its required environmental review, must evaluate a proposals' potential impact on agriculture in the NYS Agricultural district, and this information will be important to help them understand farming resources to be considered. The Site Plan Review law should also include development criteria designed to mitigate any adverse impacts on neighboring farms. See Appendix G for a review of the Site Plan and Subdivision regulations and additional recommendations.

The Town's subdivision law can be enhanced to be more farm friendly as well. This can be done by incorporating:

- a. Include information in applications that offer the Planning Board materials about agriculture such as whether the parcel to be subdivided is in a NYS Agricultural District, whether there are prime soils or farmland of statewide importance on the parcel, locations of farm field access and other questions that the Town Board can ask to determine and mitigate impacts to farms from new subdivision activity.
- b. Authorize the Planning Board to require use of buffers between farm and non-farm uses. The new, non-farm use would be the responsible entity for including a setback or buffer between itself and the neighboring farmland. This will serve to buffer farm activities from non-farm uses.
- c. Emphasize protection of agriculture as an important policy and purpose of the subdivision regulations.
- d. Add definitions of critical agricultural terms.
- e. Add language to ensure that new subdivisions are designed to minimize adverse impacts on any agricultural land remaining from the subdivision, such as preserving areas having prime and unique agricultural soils, existing natural buffers, and agricultural infrastructure including but not limited to surface and subsurface agricultural drainage systems, farm equipment access points on parcels, and equipment lanes that may need to be maintained.
- f. Require use of the Ag Data Statement in subdivision applications (New York State Law requires this when a subdivision takes place in or within 500' of a farm operation in a New York State Agricultural District). This Statement identifies adjoining farmers so that they are notified of any hearing related to a subdivision. This enhances their awareness and allows them to participate in any public hearing.

- g. Update the subdivision law to promote use of the conservation subdivision technique for major subdivisions (five lots or more) so that landowners can maximize their development potential while protecting important agricultural locations on their parcel. The conservation subdivision technique is a lot layout method that promotes preservation of a portion of the parcel for open space and agriculture while moving new development to appropriate locations on the parcel. It is not a zoning technique, nor does it regulate the number of new lots that can be created.

The Town could amend their subdivision regulations to add in the conservation subdivision process. This will help both applicants and the Planning Board better apply this technique. It could be a voluntary technique.

Conservation subdivisions include a requirement that 50% (or some other percentage) of a parcel be permanently preserved as open space and allowed to be used for farming. Other amendments should include a definition of open space, methods for identifying, preserving and maintaining the preserved land, lot layout, other criteria such as layout of roads and driveways, and procedures to review and approve a conservation subdivision. The conservation subdivision technique could be useful to protect important farmlands as illustrated below:²



² From the Dutchess County Greenway Guide: Fitting Into the Landscape, Dutchess County Planning and Development, Poughkeepsie, NY and Randall G. Arendt, Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks. 1996.

Step 1

Require a map of the open space system for the parcel and surrounding area.



Step 2

Conventional sketch layout determines maximum lot count under existing three-acre zoning.



Step 3

The same number of houses can fit in to the landscape while preserving 80 percent of the open space.



Action #6 Support Farmland Protection Applications.

Some local farmers may desire to use conservation easements to permanently protect their farmland and to participate in State and Federal programs to do so. Conservation easement programs are always voluntary but need to show Town support. State applications require that Town-support to be shown via a resolution of the Town Board. When desired by a landowner, the Town Board should support their applications.

Farmers can work with the Agricultural Stewardship Association in Washington County for help with conservation easement information and application.

The Priority Farmland Map enables identification of prime farmland and farmland of Statewide Importance. Consider the highest priority farmlands identified as Hampton's 'critical mass' of farmland to maintain over time.

Action #7 Develop an Online Farmers Market

Development of an online, direct sales customer ordering tool that brings together town and regional farms could be an important marketing tool to promote area farms. This relates to and can be part of Action #2 (Farm Marketing program). Over time, a weekly on site Farmers Market can be developed to include more products and will allow more community interaction in person for a more cohesive community.

See Appendix E for a Checklist of steps to form a farmers market, from <https://agriculture.ny.gov/system/files/documents/2019/10/communityfarmersmarketguide.pdf> .

Note that the USDA offers a Farmers Market Promotion Program that supports farmers markets, roadside stands, community-supported agriculture and other direct sale market opportunities (<https://www.ams.usda.gov/services/grants/fmpp>).

- a. Form a steering committee to organize the effort.
- b. Organize farmers and identify vendors to participate.
- c. Select a location.
- d. Develop marketing materials about the farmer's market.
- e. Consider bylaws and market rules.
- f. Evaluate need for market insurance.

Action #8 Provide Town Education Programs.

Support programs such as community gardens for beginning gardeners, the Cornell Cooperative Extension Master Gardener Program, and other educational programs that are available to the Town. See Appendix L for more information about Cornell Cooperative Extension's programs related to agriculture.

Action #9 Promote Greenhouse Use and Hydroponic Indoor Growing



Greenhouses and hoop houses are excellent structures that allow farmers to extend their growing season, and to grow additional crops. There are many new types of structures available for doing year-round growing of vegetable crops. Greenhouses could also help farmers provide new products such as those on the list of new farm products desired by the community (see list on page 14).

Hydroponics is a way to skip the soil, sub in a different material to support the roots of the plant and grow crops directly in nutrient-rich water. Hampton may have opportunities to promote this type of farming in Town. There are multiple approaches to designing hydroponic systems. Because they are not reliant on prime soils that are relatively scarce in Hampton,

hydroponics could be a farm-growth area to promote.

Support all farmers and new agricultural entrepreneurs by applying for or assisting them in applying for grants to support farmers who wish to do these types of farming.

Action #10 Promote the use of agri-voltaics During Solar Farm Development.

The Town of Hampton should consider establishing a solar facility law to provide a review process and development standards for these land uses. Require a site plan review for all large scale solar facilities.

Promote dual use of agricultural land for both solar and agricultural purposes – called agrivoltaics in the site plan review section. Agri-voltaics allows for or requires a solar farm to design the facility for certain crops or grazing.

Incorporate into the site plan review law, the NYS Ag and Markets guidance on solar facility siting on farms. (Planning Board will look at issue of solar as some is in Site Plan Law)

Action #11 Enhancement of forest products from the town. Integrate the forest product industry and forest landowners into outreach programming to enhance forest products. Hampton has an abundance of forested land that could be used to enhance forest- related agricultural products. These include firewood, lumber, compost materials, high value wood for furniture and flooring, maple products, seed and nut crops, mushrooms, and other specially biomass crops. (Much of the forested land is in the managed Private Forest Category, but there is much more forested land in Hampton.)

Action #12 Provide information on Sustainable Farming Methods. Working with SWCD and CCE, sponsor or co-sponsor an educational effort for farmers to provide information on methods that could be put to work to help them adapt to climate change. This could include cover cropping and other soil health methods, nutrient management, efficient irrigation, use of renewable energy, maintenance or restoration of creek/riverside vegetation, use of pollinator friendly plants, maintenance of hedgerows, and pasture-based livestock management. See Box 2 below on information related to climate change. Strategies for addressing climate resiliency in agriculture include:

- Diversity;
- Soil health;
- Increased storage capacities for livestock feed;

- Support development of localized agribusiness infrastructure for a diverse ag community;
- Community support of local farms and food producers through CSA sales-niche markets-find talent ;
- Farms work together across disciplines to help support each other through different seasons. Shared labor and or equipment;
- Support businesses that are multi-faceted that not only serve agriculture but other local businesses and the individual landowner/homeowner, such as accountants, hardware stores, mechanics, builders, construction and excavation.

Box 2. Agriculture and Climate Change in Hampton

Climate has and always will have a direct and immediate impact on agriculture. Situations with no rain or too much rain for extended periods can cause problems from crops not performing as expected to being unable to harvest them. Extreme temperature fluctuations at inopportune times in the calendar year can have devastating impacts on anything from grapes to greens. The local and global climate is changing, and those involved in agriculture will have to adapt and learn new management skills and techniques in order to prove successful. This may include anything from using new varieties and cultivars to rethinking timing and circumstances. One thing is certain farmers will not remain successful or viable without taking the new paradigm of weather extremes into account. In a word they will need to become resilient in their efforts to produce food in a sustainable long-term manner.

Resilience: "The capacity to withstand or to recover quickly from difficulties; toughness." Or as a secondary definition "the ability of a substance or object to spring back into shape; elasticity."

Synonyms abound - flexibility, pliability, suppleness, plasticity, give, durability, hardiness, adaptability, toughness, and strength. There are many more but the fact that there are so many synonyms and that they all correctly describe a farmer is amazing. Farmers are probably one of the only portions of the population that has, by nature, been trained to literally think on their feet, to be in effect, *resilient*.

When the words climate and resiliency are paired together it means a lot of things to a lot of people but at the end of the day, no matter what the individual or organizational interpretation is it means change needs to happen and as we don't have a huge amount of control over climate then we need to change how we plan for and or react to these extremes that we are now encountering.

Diversity can equate to resiliency- the old adage “don’t put all your eggs in one basket” is a good concept to keep in mind when planning agricultural enterprises for both established and new farms. Many of today’s dairy farms are caught in a vicious cycle because they are reliant on a sole source of income that is dictated by outside sources. They are at the mercy of not only weather extremes but market extremes, many smaller dairy enterprises are looking at creating value-added products to augment income. The same can hold true for fruit and vegetable operations as well. Products that require highly specialized conditions for growing may need to be re-evaluated for expected returns if additional management and inputs are required to achieve a crop.

Climate change is going to have a great deal of effect on agriculture beyond the obvious weather conditions that we see daily outside our window. Plant species that have traditionally enjoyed success in our northern climates may suffer in hotter summer temperatures be they dry or wet in nature, and this won’t just be the what we are trying to grow but those that we don’t want to see like weeds. Kudzu is slowly making its way north due to hotter summers and warmer winters. The same can happen with insect populations both good and bad, and changing weather patterns contribute to the introduction of new diseases that come in with the winds of major storm events originating in other parts of the country.

Many local farms may need to look at alternative forage crops for feeding livestock, or plan for risk by increasing storage capacity in case of weather that limits capacity for timely harvest or even prevents the ability to harvest.

Diversity across the landscape may be one of the single best management tools we have for climate adaptation both in the natural landscape and in the agricultural landscape. Being able to add newer species that may be more resilient to temperature extremes and moisture extremes can help transition agriculture operations. Looking for species that are resistant to disease and pest pressure will be priorities to help agricultural operations adapt. New and improved ways to grow the old reliable species in controlled environments will need to be created. In a rural landscape like Hampton the ability of the individual to have access to land, to farm, garden or homestead, will prove invaluable to many as produce and protein can be sold or shared to provide for the needs of the local community.

Many local farms may need to look at alternative forage crops for feeding livestock, or plan for risk by increasing storage capacity of feed in case of weather that limits capacity for timely harvest or even prevents the ability to harvest. Smaller more diversified income streams can lead to the continuing success of agricultural operations in Hampton.

Action #13 Education and Incubator Facility – Developing a program to support beginning farmers, calls for a multi phased approach to securing training, finance, land, and market opportunities. Partner with an adjoining town, if possible, to create a training and mentoring program. Maybe link students to experienced agribusiness owners. Look into possibility of obtaining land to start an Incubator Education Site for young people looking to learn by doing – raising some type of crops. This would involve each participant using a small plot of land to use for growing agriculture products or raising some types of animals or birds. Volunteers with experience in these individual areas would be able to guide them in their learning, leading to a future on a small farm of their own. See Box 3 below for additional specifics on a potential Hampton Incubator Farm.

Action #14 Seek Ways to Lower Property Taxes.

Aggressively advocate to New York State for the need to reduce the tax burdens on farmers. This includes allowing for smaller farms (less than 7 acres in size) to be eligible for an agricultural assessment if they make less than \$50,000 gross per year. This would promote small farms and encourage new farmers.

Action #15 Advocate to Washington County

The Town should advocate to the County, including the Agricultural and Farmland Protection Board, the critical need to fully implement the County Agriculture and Farmland Protection Plan.

Action #16 Enhance the use of the state required Agricultural Disclosure Notice.

Provide information to educate local realtors about the State-required Agricultural Disclosure Notice. This is an important way to inform new land buyers in the New York State Certified Agricultural District about agricultural practices and activities taking place there that they should be aware of. The disclosure notice is required via New York State Agricultural and Markets Law 25-aa and contains the following paragraph that needs to be in all purchase contracts for property that may be located either partially or wholly within an agricultural district. If property is in an agricultural district, the disclosure statement should be given to all new landowners. See Appendix F for the Disclosure Statement.

Box 3. Hampton Incubator Farm Project

This model incubator is for 5 farms on 12 acres.

What is an Incubator Farm? An Incubator Farm is typically a place where people who are interested in starting a farm are given temporary, exclusive and affordable access to small parcels of land, infrastructure (i.e. equipment, building, etc.), and often training, for the purpose of honing skills and launching a farm businesses.

An Incubator program will serve individuals having some agricultural experience (i.e. has grown up on a farm, has some education in agriculture, or participated as a student in FFA program) and who lack a direct path to farm business ownership. Types of products that a beginning farmer might produce in Hampton include stem cut flowers, mixed vegetables, medicinal and culinary herbs, berries, and perennial plants.

From a demographic perspective, farmers are an aging population, with the average age of New York farmers at 57. Young farmers, 35 years old or less, make up less than 9% of all farmers in the State. US military veterans represent over 8% of farmers. Women make up a growing share constituting more than 37% of farm producers. Agri-tourism represents a growing share of total farm income, more than doubling over the last 10 years (source USDA 2017). This all points to the need to create new opportunities for a new generation of farmers.

To create a sustainable food system, there is a need to promote and encourage young and new farmers. Supporting young and new farmers, however, needs to be a collaborative effort - one that connects the young people and beginning farmers with both financial and technical resources and that provides the knowledge necessary to develop a successful business. Organizations such as Cornell Cooperative Extension, SUNY Adirondack, and the New York State Ag & Markets all have important and critical roles in helping promote new farmers.

Steps to starting a Farm Incubator in Hampton should include:

- 1) Creating a Farm Development Plan that outlines production, sets business development goals, and sets benchmarks for creating a comprehensive business plan.
- 2) Build interest and community support for the project.
- 3) Provide resources where the beginning farmers can get technical help quickly on any problems, such as pest issues, or production challenges. Staff from CCE, SWCD and other farmers are critical to this step.

Action #17 Develop a Hampton Community Agriculture and Education Center.

The survey showed there is interest in a community center building to serve as an agricultural resource center and to be suitable for providing for agricultural training, a farmers market location, a community kitchen for ag product processing, a community garden, and a large gathering space for community residents.

Seek grants to support this to become an agriculture hub for agriculture in Town.



Action #18 Expand the New York State Agriculture District in Town.

Not all land that is currently being farmed, or that could potentially be farmed is located within the New York State Certified Agriculture District in Town. Landowners can request to be added to the Agricultural District on an annual basis by applying to the County Agricultural Protection Board. The program is voluntary and does not impose any land use regulations on the landowner. In fact, the benefit of being in a NYS Ag District is that it works to prevent over-regulation of farms.

Recommended County Initiatives to Enhance Agriculture

The following list of initiatives to be carried out at the County level are those that Hampton feels is needed to support agriculture in the Town:

1. Agriculture must be a critical component of county economic development policy and programs and receive the same government attention as other commercial and industrial businesses. Farm businesses should be targeted by the County for business expansion and retention programs.
2. Provide technical and grant writing assistance to town governments as they implement their local agriculture plans.
3. Continue support of Cornell Cooperative Extension, Washington County Soil and Water Conservation District, and other agencies that support agriculture.
4. Expand County website attention of farming and farm-related activities in Hampton.

Recommended State Initiatives to Enhance Agriculture

The following list of initiatives to be carried out at the State level are those that Hampton feels is needed to support agriculture in the Town:

1. Lobby the State to lower the agricultural assessment requirement of \$50,000 income for farmers having less than seven acres. This would help farm start-ups.
2. Create additional funding streams to assist towns and counties to implement the agricultural and farmland protection plans the State has

already sponsored.

3. Develop new programs and incentives that encourage small farms and new small farm start-ups.
4. Offer other agricultural exemptions to reduce taxes on farm structures.
5. Provide additional information and training for local officials and landowners about the NYS Ag District Program, its purposes, and its requirements.
6. Support specific farm business plan development and marketing support for direct sale, niche farming, and value added operations.
7. Provide more training for local officials using up-to-date technology such as webinars on a variety of topics including:
 - a. Valuation of farm properties (assessors)
 - b. Operational details of farmland protection and farmland protection techniques for towns and their attorneys.
 - c. More tools and models for local leaders to help them effectively incorporate agriculture into their plans, codes and ordinances. Create a real toolbox that the average volunteer local official can easily and readily adapt to their situation.
8. Initiate state level programs to plan for local "foodsheds" to ensure that New York can "feed itself" in the future.



Implementation Steps

Key to Priorities

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



Where:

Initial/Short = Highest priority to be implemented immediately following Plan adoption (Within the first two years after adoption).

Long = Important but not a critical priority, to be implemented after the initial/short priorities and after three years following Plan adoption.

Ongoing = An action item that needs ongoing attention.

High priority actions for implementation are also indicated by this highlight.

Action	Priority	Responsible Entity to Spearhead Implement Action
1. Form a Town of Hampton Agricultural Plan Implementation Committee.	Initial	Town Board
2. Develop a marketing program to promote Hampton as an attractive place to come for small farm agriculture and ag related businesses.	Short	Agricultural Plan Implementation Committee
3. Work with the School FFA	Short	Agricultural Plan Implementation Committee
4. Promote Agritourism Activities	Short	Agricultural Plan Implementation Committee with CCE, SWCD, Farmers

Action	Priority	Responsible Entity to Spearhead Implement Action
5. Update Site Plan Law and Subdivision Law	Short	Town Board with input from Planning Board
6. Support Farmland Protection Applications	Ongoing	Town Board and Farmers
7. Develop an Online Farmers Market	Long	Agricultural Plan Implementation Committee and Farmers
8. Provide Town Education Programs	Ongoing	Agricultural Plan Implementation Committee and CCE
9. Promote Greenhouse or Hydroponic Growing	Long	Agricultural Plan Implementation Committee
10. Promote Use of Agri-Voltaics	Ongoing	Town Board (via local law on solar farms)
11. Enhance Forest Products From the Town	Ongoing	Agricultural Plan Implementation Committee and CCE
12. Provide Information on Sustainable Farming Methods	Ongoing	Agricultural Plan Implementation Committee and CCE
13. Develop an Education and Incubator Facility	Long	Town Board and Agricultural Plan Implementation Committee
14. Seek Ways to Lower Property Taxes	Ongoing	Town Board
15. Advocate to Washington County	Short and Ongoing	Town Board
16. Enhance Use of State Required Agricultural Disclosure Notice	Short	Planning Board
17. Develop a Hampton Community Agriculture and Education Center	Long	Agricultural Plan Implementation Committee

Maps

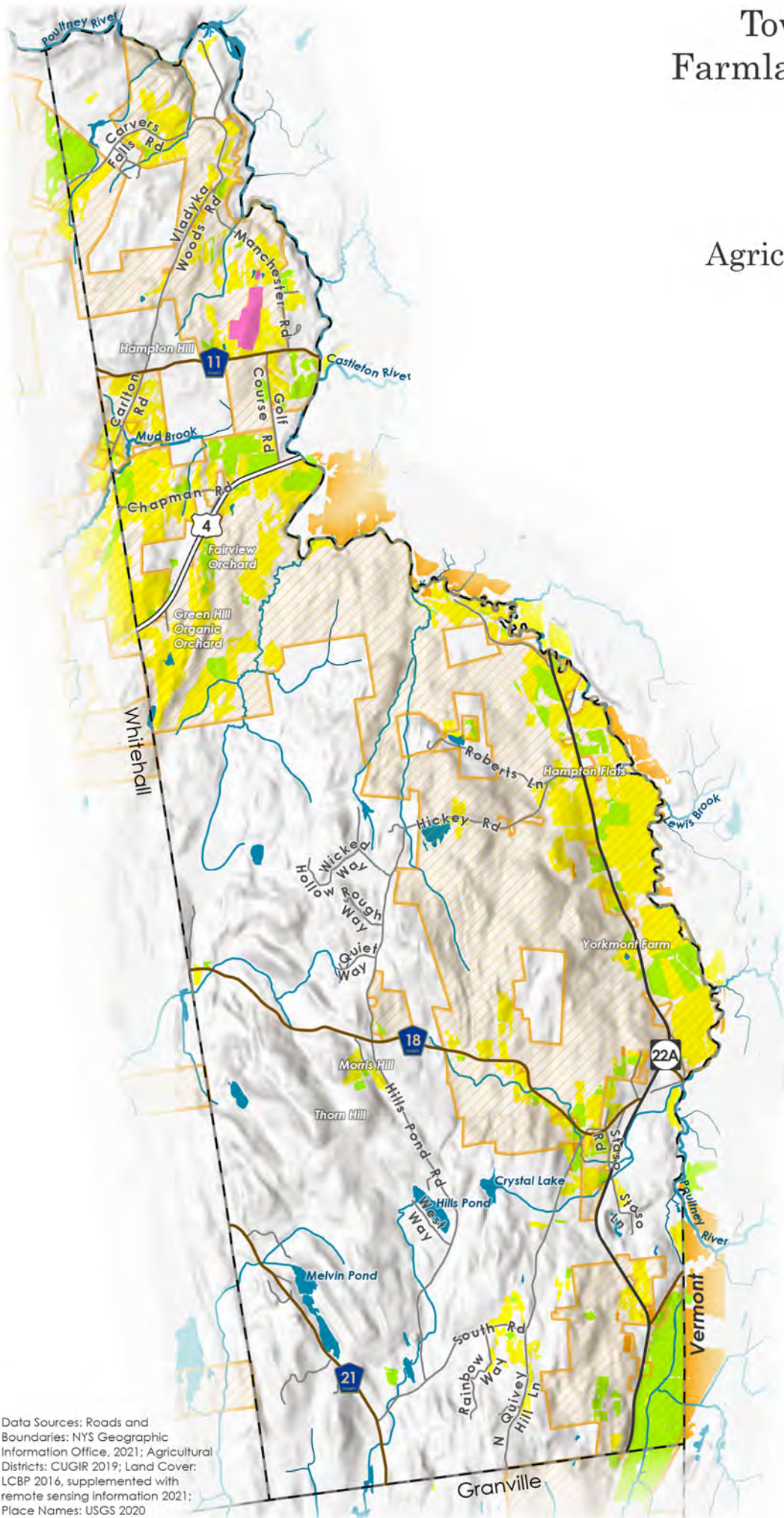
List of Maps Prepared for this Plan:

- 1. Agricultural Land Cover**
- 2. Agricultural Parcels**
- 3. Agricultural Parcels by Farm Use Type**
- 4. County Real Property Assessment Class (2021)**
- 5. Protected Lands**
- 6. Priority Farmland Areas**
- 7. Direct Sales of Agricultural Products in Hampton**
- 8. Development Trends**
- 9. Steep Slopes**
- 10. Agricultural Soils**
- 11. Agricultural Parcels Existing and Potential**
- 12. Land Cover (2020)**
- 13. Orthoimagery (2022) (Aerial Photo)**

Town of Hampton Farmland Protection Plan



Agricultural Land Cover



- Agricultural Districts
- Crops
- Hay
- Orchards
- Pasture

Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Agricultural Districts: CUGIR 2019; Land Cover: LCBP 2016, supplemented with remote sensing information 2021; Place Names: USGS 2020

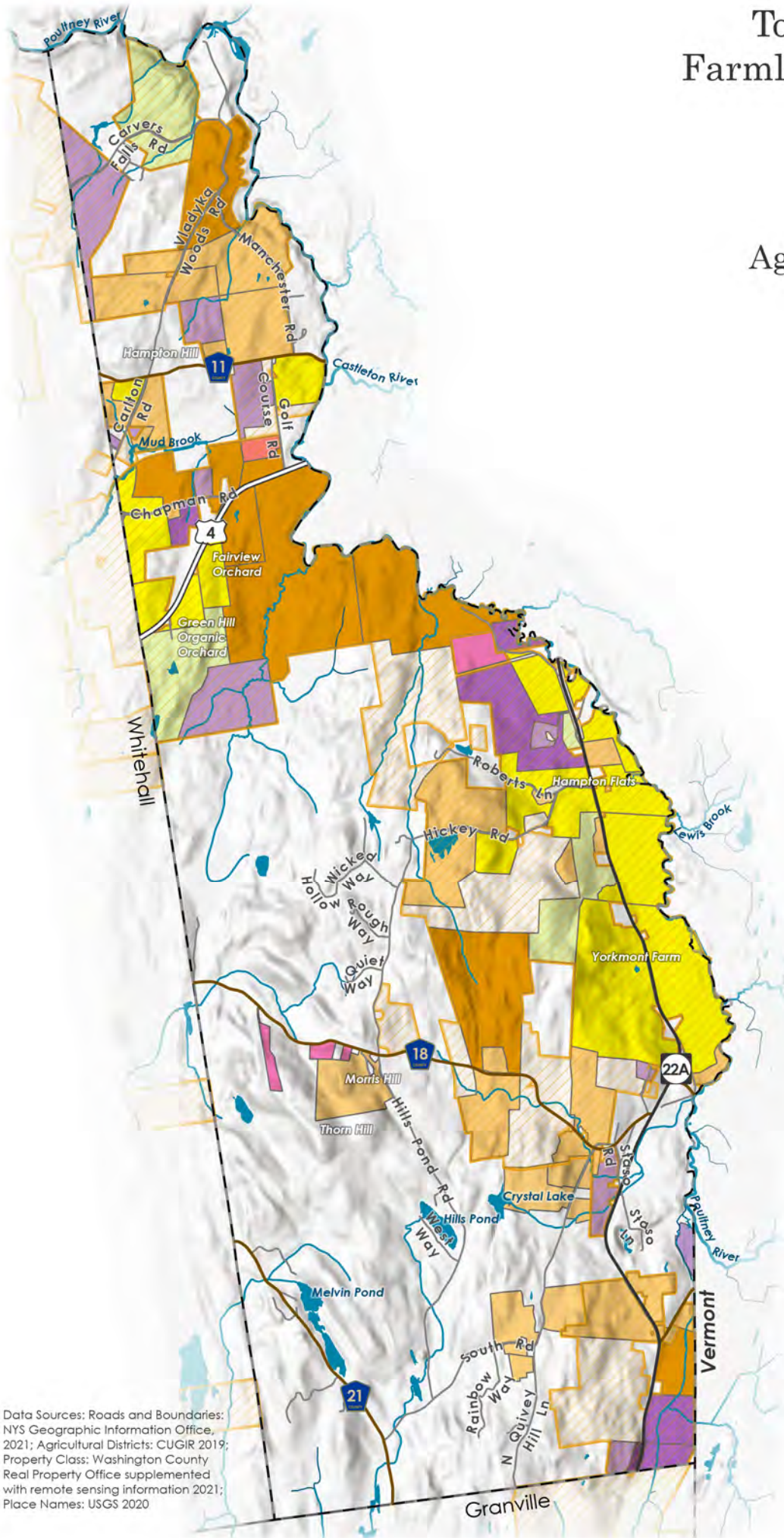
Map 1



Town of Hampton Farmland Protection Plan



Agricultural Parcels



-  Agricultural Districts
- Agricultural Parcels**
-  Active Agricultural with Assessment
-  Active Agricultural
-  Residential with Ag and Assessment
-  Residential with Ag
-  Vacant with Ag and Assessment
-  Vacant with Ag
-  Vacant with Assessment
-  Other with Ag

Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Agricultural Districts: CUGIR 2019; Property Class: Washington County Real Property Office supplemented with remote sensing information 2021; Place Names: USGS 2020

Map 2

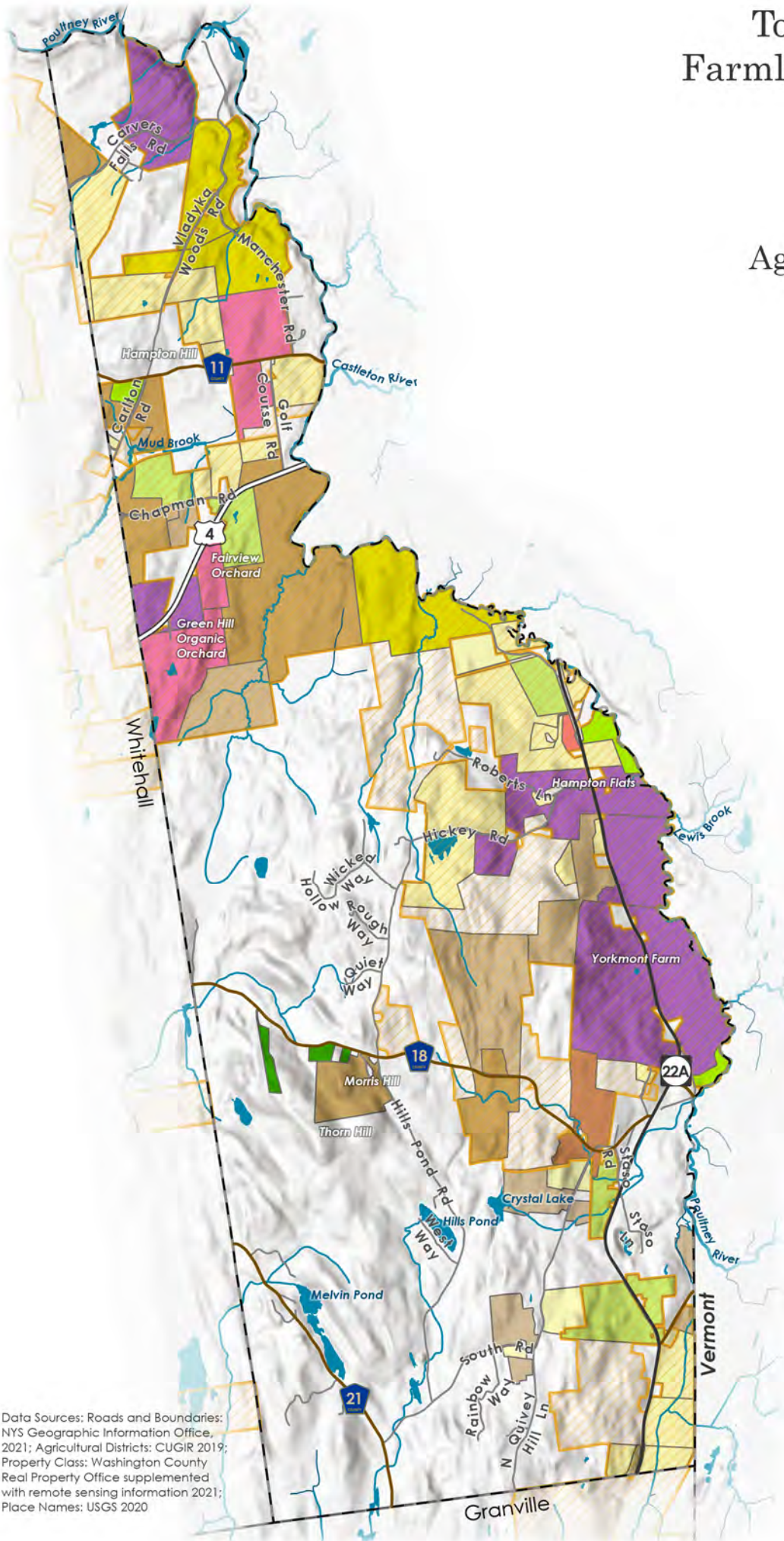














Prepared by Upstate GIS
January 2022

Town of Hampton Farmland Protection Plan



Agricultural Parcels Use Type



-  Agricultural Districts
- Agricultural Use**
-  Hay
-  Dairy farm
-  Hay and Pasture
-  Pasture
-  Pasture and Field Crops
-  Fruit crop
-  Hay and Field Crops
-  Hay, Field Crops and Pasture
-  Field Crops
-  Sugarbush
-  Nursery

Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Agricultural Districts: CUGIR 2019; Property Class: Washington County Real Property Office supplemented with remote sensing information 2021; Place Names: USGS 2020

Map 3

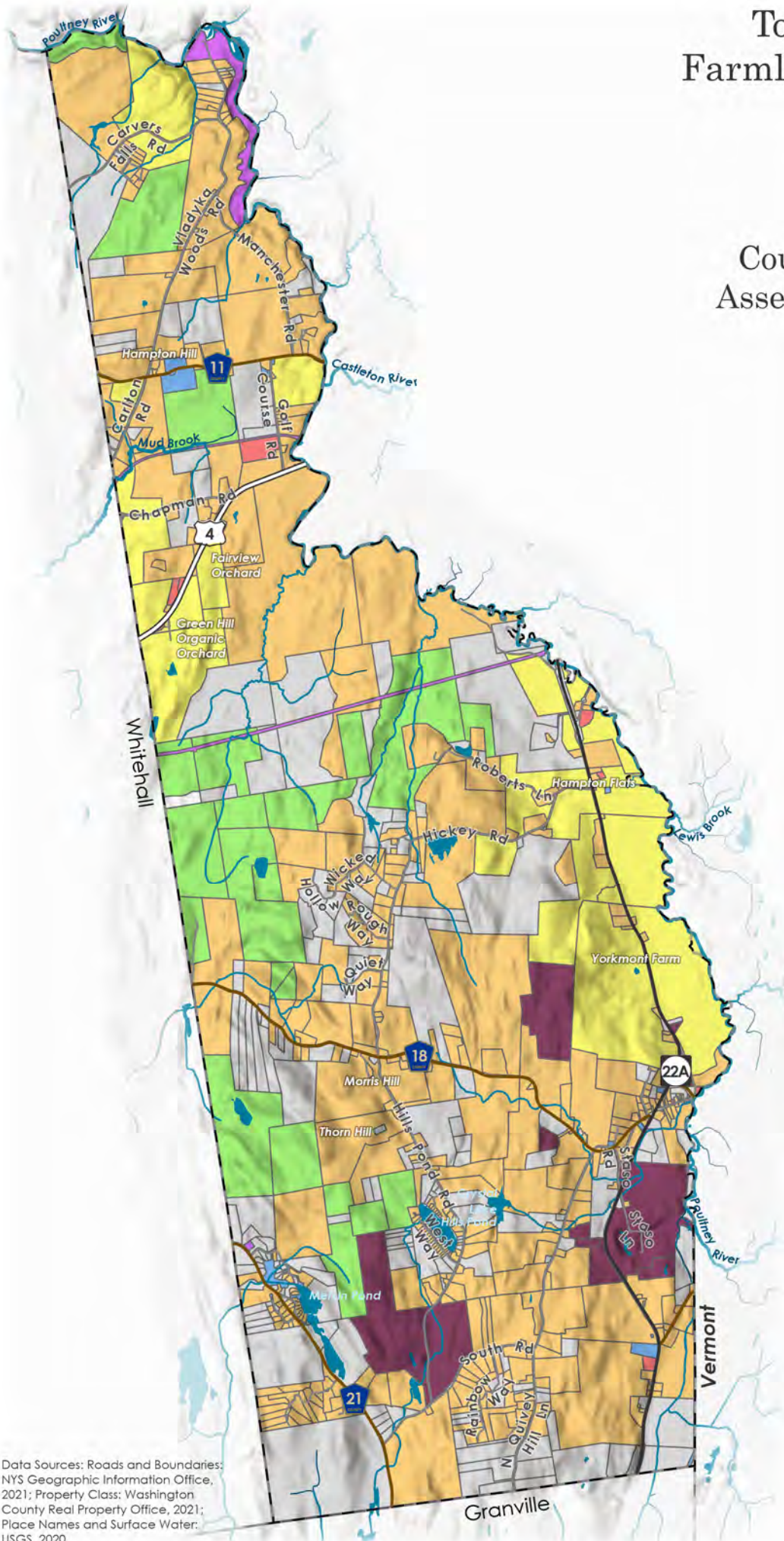


Prepared by Upstate GIS
January 2022

Town of Hampton Farmland Protection Plan



County Real Property Assessment Class (2021)



-  Surface Water
- Property Classifications**
-  Agricultural
-  Residential
-  Vacant
-  Commercial
-  Community Services
-  Mine/Quarry
-  Public Services
-  Private Forest

Map 4



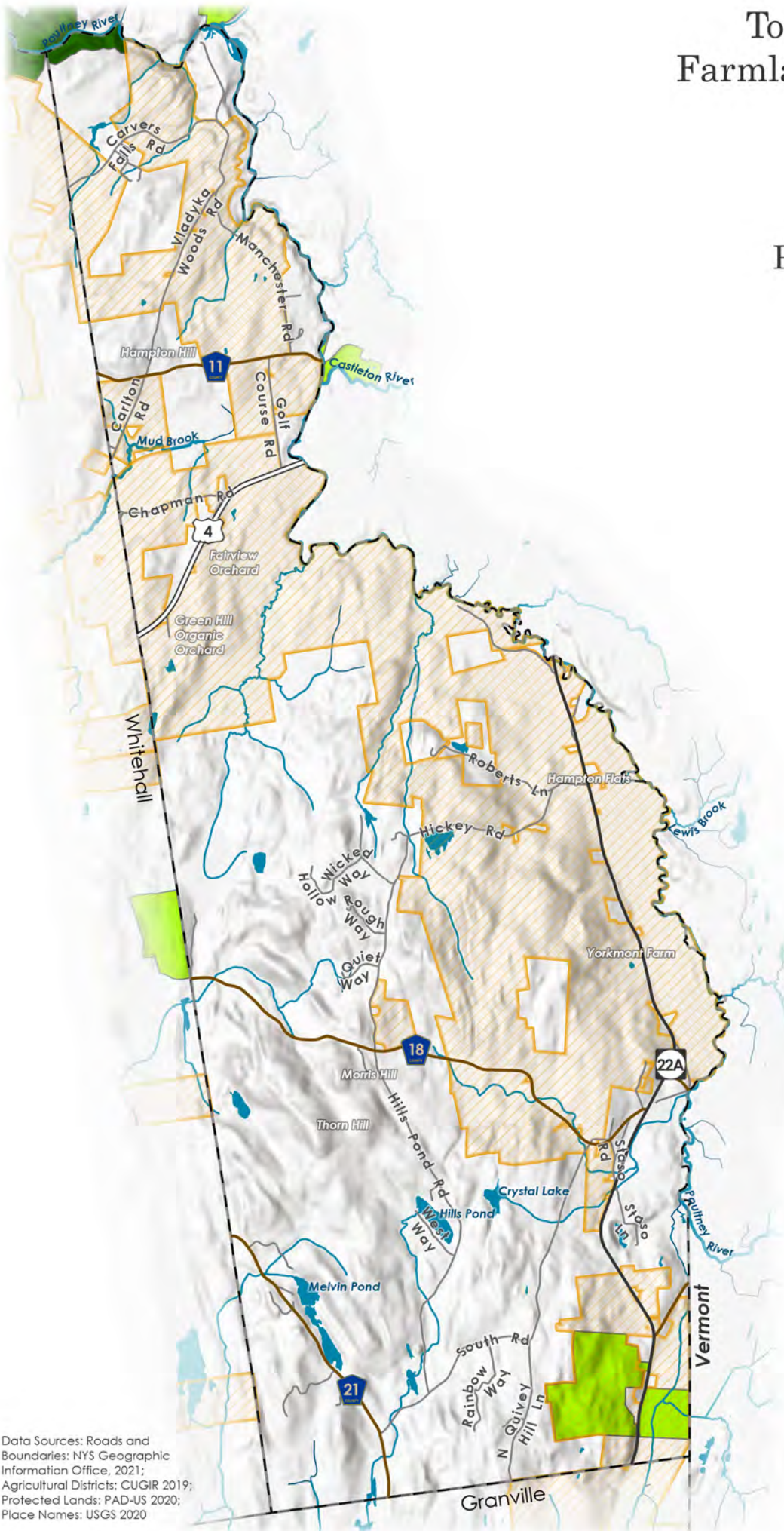
Prepared by Upstate GIS
January 2022




Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Property Class: Washington County Real Property Office, 2021; Place Names and Surface Water: USGS, 2020

Town of Hampton Farmland Protection Plan



Protected Lands



-  Agricultural Districts
-  Agricultural Conservation Easement
-  Poultney River Preserve

Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Agricultural Districts: CUGIR 2019; Protected Lands: PAD-US 2020; Place Names: USGS 2020

Map 5

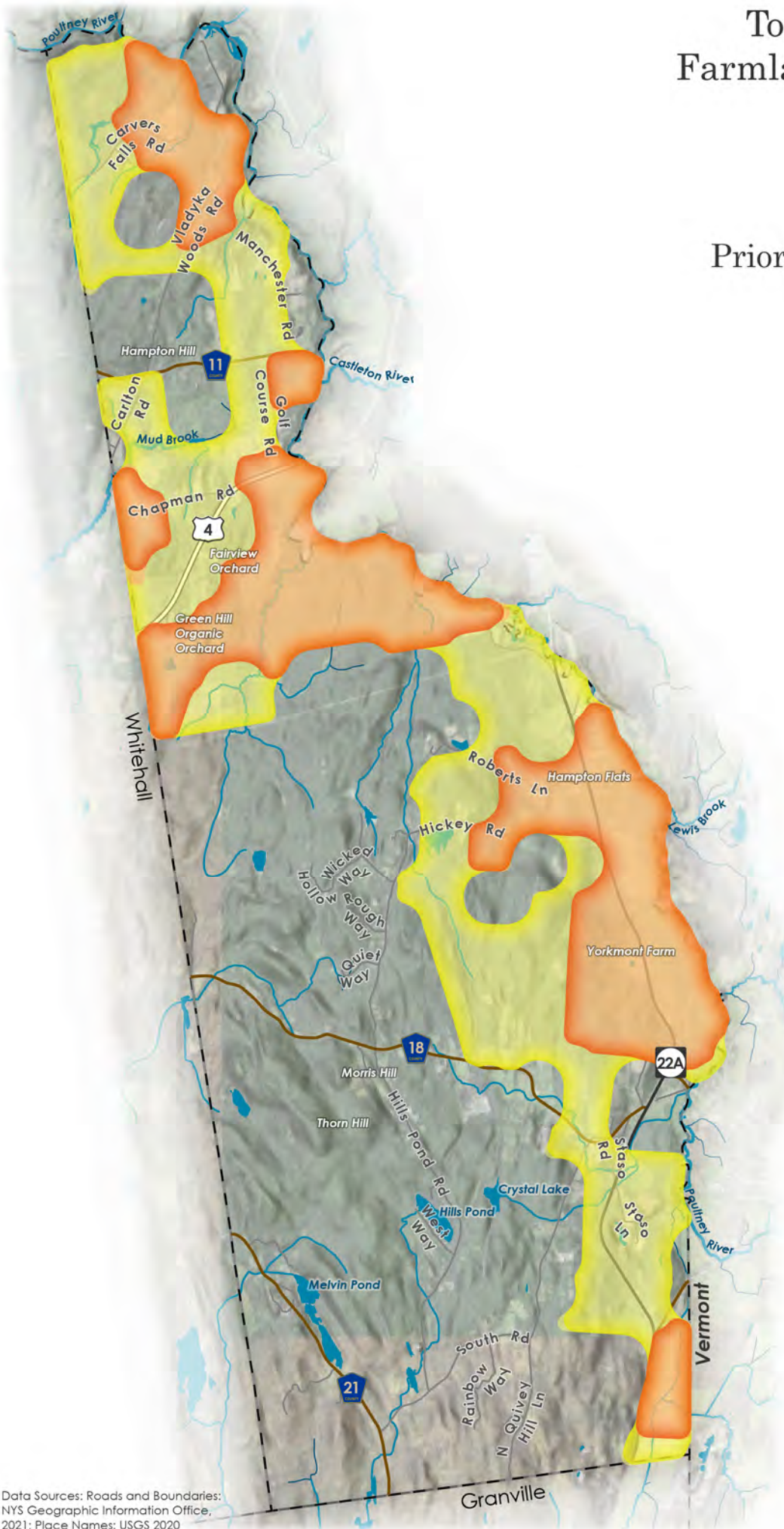


Prepared by Upstate GIS
January 2022

Town of Hampton Farmland Protection Plan



Priority Farmland Areas



-  Highest Priority Farmland Areas
-  Other Priority Farmland Areas

Map 6



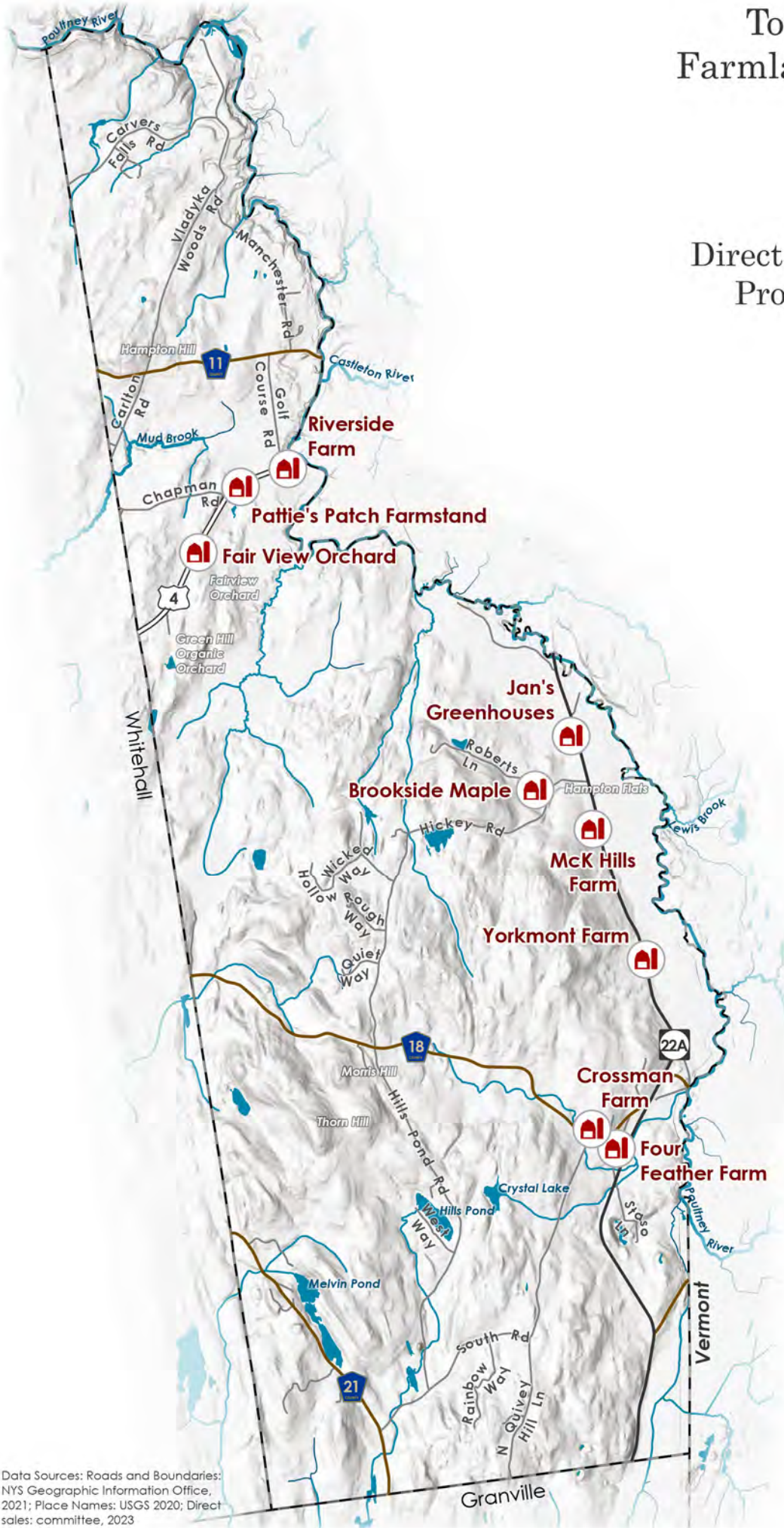
Prepared by Upstate GIS
January 2023

Data Sources: Roads and Boundaries:
NYS Geographic Information Office,
2021; Place Names: USGS 2020

Town of Hampton Farmland Protection Plan



Direct Sales of Agricultural Products in Hampton



 Agriculture Direct Sales

Map 7



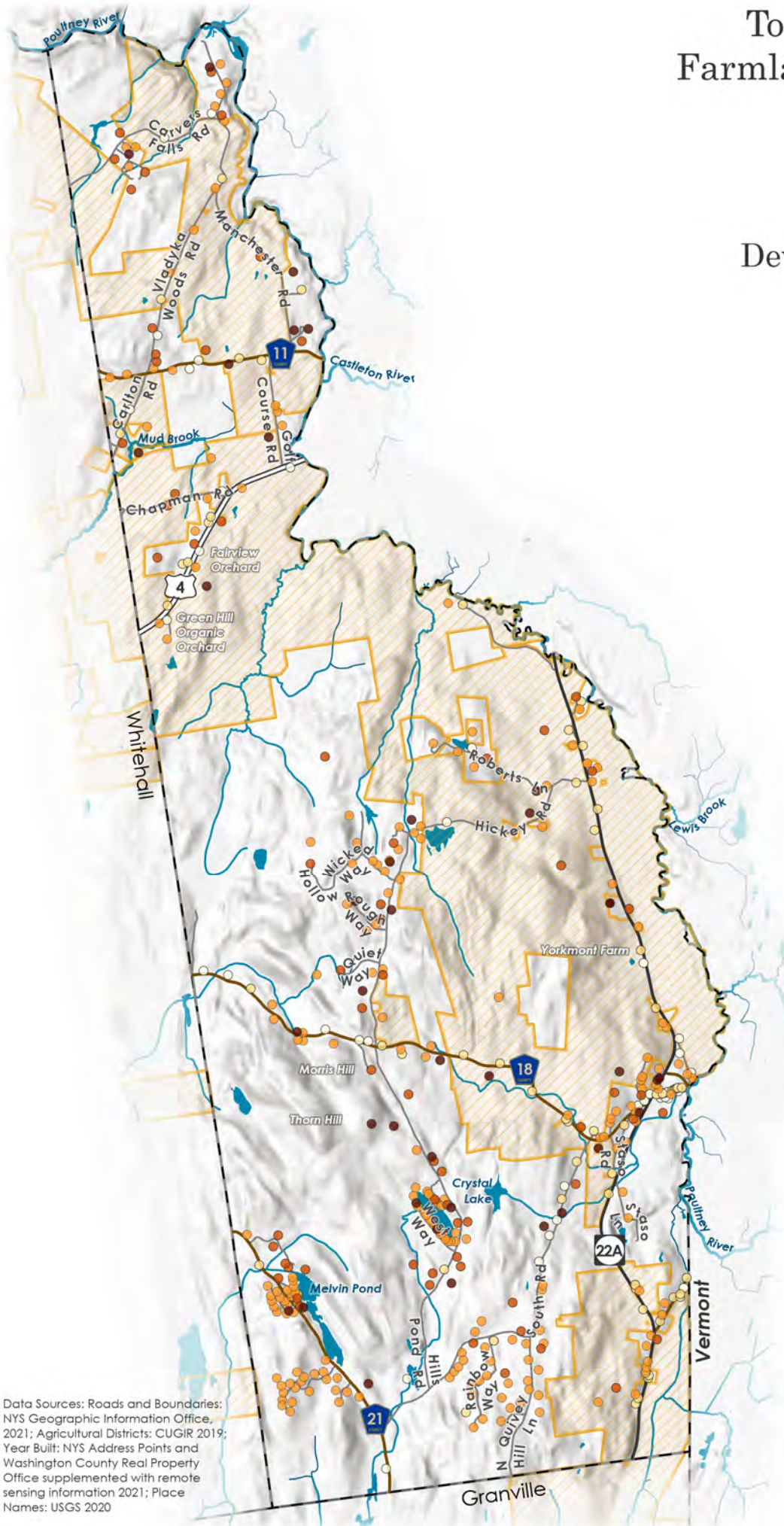
Prepared by Upstate GIS
November 2023







Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Place Names: USGS 2020; Direct sales: committee, 2023

Town of Hampton Farmland Protection Plan



Development Trends



-  Agricultural Districts
- Building Year Built
 -  2006 - 2020
 -  1991 - 2005
 -  1946 - 1990
 -  1865 - 1945
 -  1750 - 1864

Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Agricultural Districts: CUGIR 2019; Year Built: NYS Address Points and Washington County Real Property Office supplemented with remote sensing information 2021; Place Names: USGS 2020

Map 8

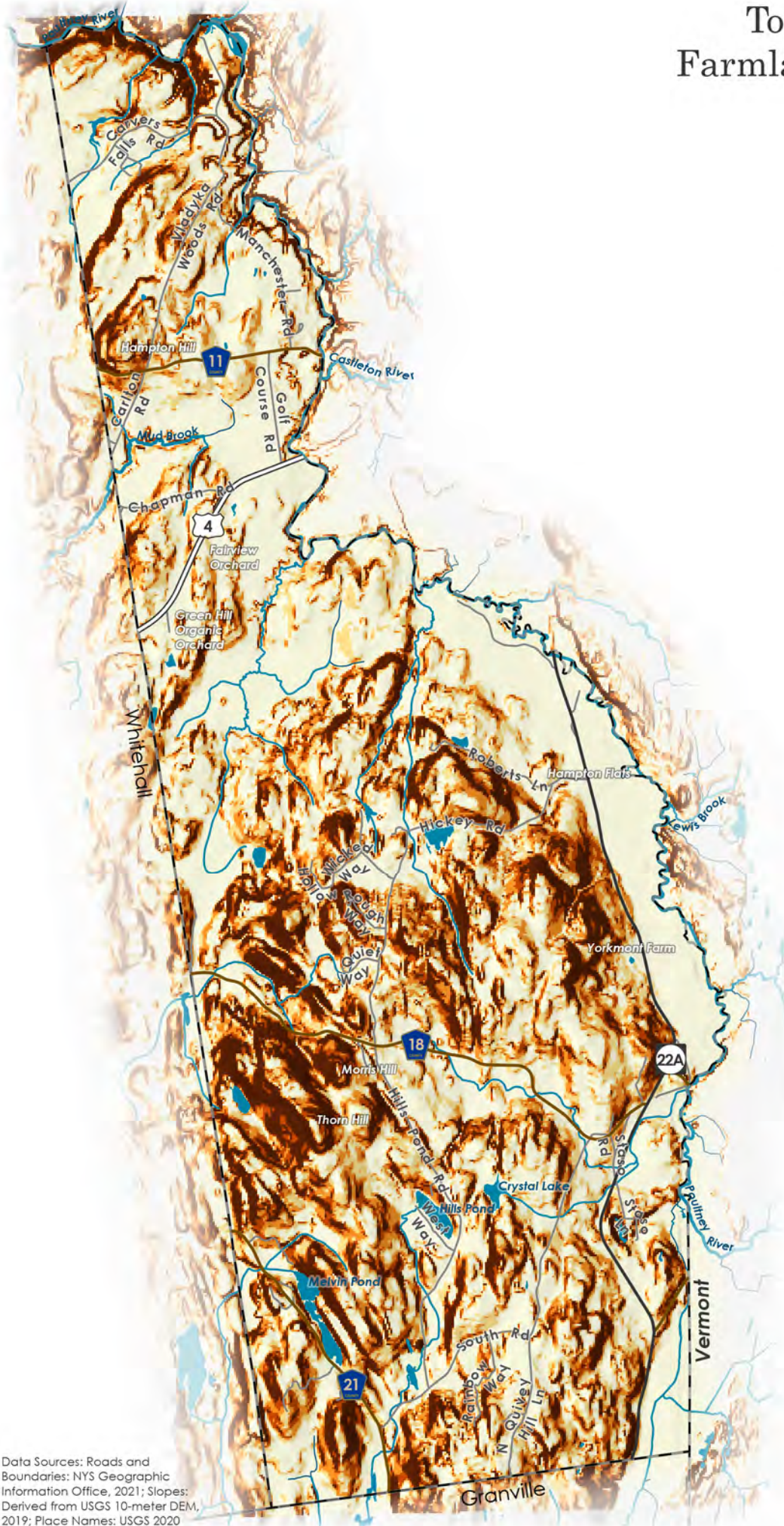


Prepared by Upstate GIS
January 2022

Town of Hampton Farmland Protection Plan



Steep Slopes



Percent Slope

- 0 to 10%
- >10% to 15%
- >15% to 20%
- >20% to 25%
- >25%

Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Slopes: Derived from USGS 10-meter DEM, 2019; Place Names: USGS 2020

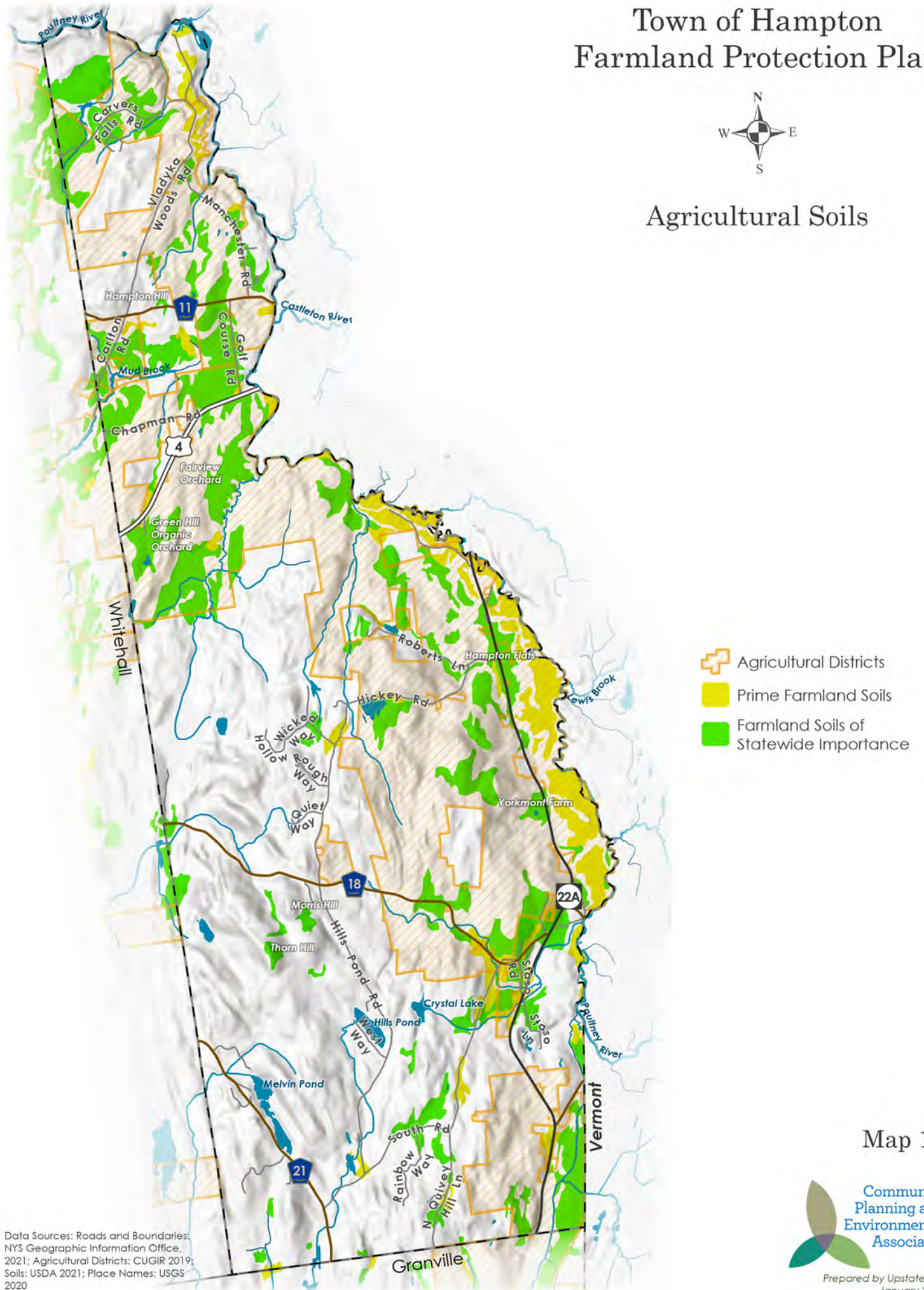
Map 9



Town of Hampton Farmland Protection Plan



Agricultural Soils



-  Agricultural Districts
-  Prime Farmland Soils
-  Farmland Soils of Statewide Importance

Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Agricultural Districts: CUGIR 2019; Soils: USDA 2021; Place Names: USGS 2020

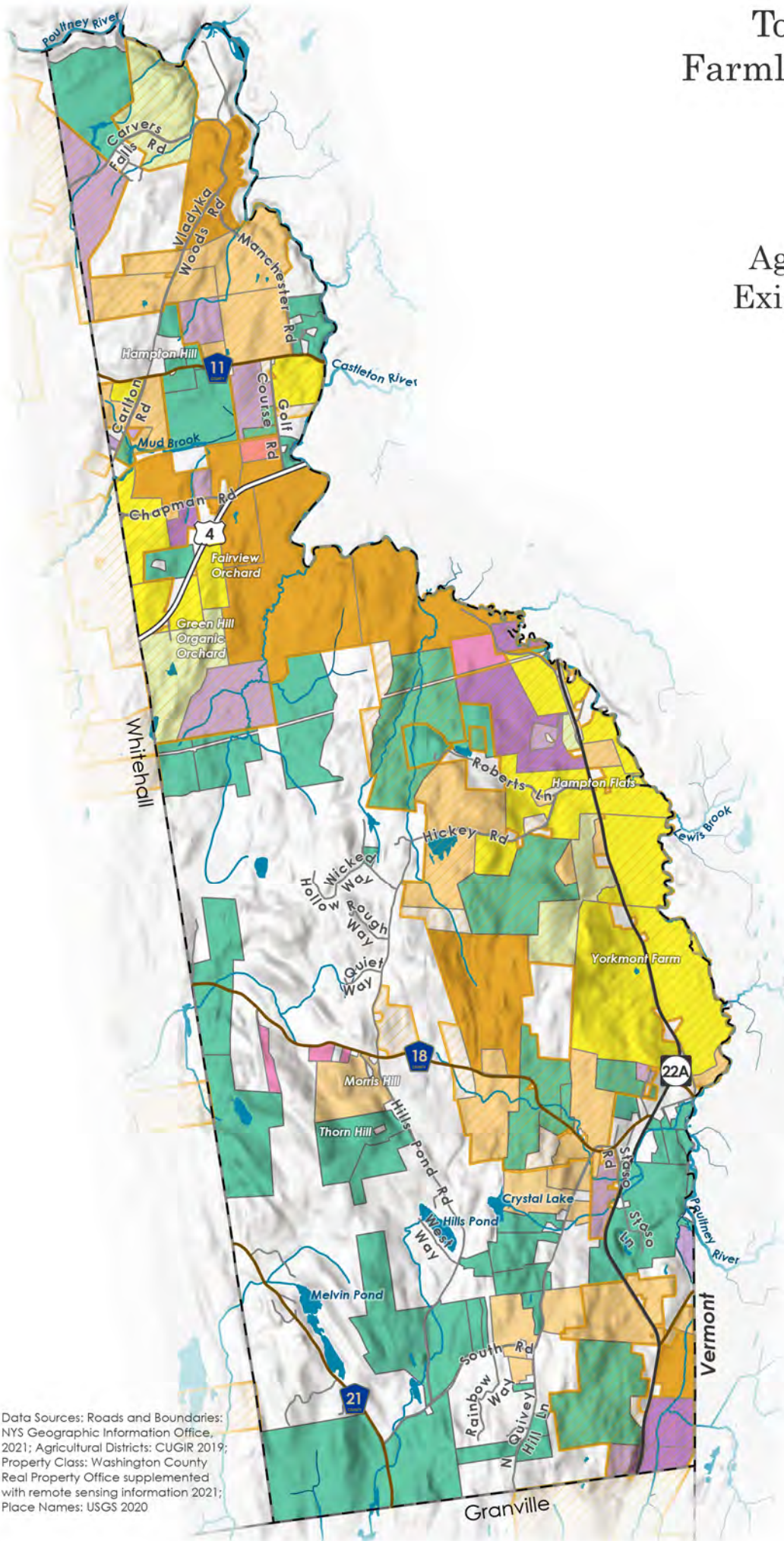
Map 10



Town of Hampton Farmland Protection Plan



Agricultural Parcels Existing and Potential



-  Agricultural Districts
 - Agricultural Parcels**
 -  Active Agricultural with Assessment
 -  Active Agricultural
 -  Residential with Ag and Assessment
 -  Residential with Ag
 -  Vacant with Ag and Assessment
 -  Vacant with Ag
 -  Vacant with Assessment
 -  Other with Ag
 -  Parcels with Agricultural Potential*
- *Vacant and/or large parcels with two or more acres of prime or statewide important farmland soils

Map 11

Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Agricultural Districts: CUGIR 2019; Property Class: Washington County Real Property Office supplemented with remote sensing information 2021; Place Names: USGS 2020



Prepared by Upstate GIS
March 2023

Town of Hampton Farmland Protection Plan



Land Cover (2020)



-  Agricultural Districts
- Land Cover Classification**
-  Water
-  Trees
-  Grass
-  Flooded vegetation
-  Crops
-  Scrub/Shrub
-  Built Areas
-  Barren ground

Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Agricultural Districts: CUGIR 2019; Place Names: USGS 2020; Land Cover: Esri 2021 (dataset is based on the dataset produced for the Dynamic World Project by National Geographic Society in partnership with Google and the World Resources Institute)

Map 12



Prepared by Upstate GIS
October 2021

Town of Hampton Farmland Protection Plan



Orthoimagery (2022)



 Agricultural Districts

Map 13

Data Sources: Roads and Boundaries: NYS Geographic Information Office, 2021; Agricultural Districts: CUGR 2019; Place Names: USGS 2020; Imagery: NYS Geographic Information Office, 2022



Prepared by Upstate GIS
December 2022

Appendices A – D: Agricultural Marketing Plan and Model Marketing Materials

Appendix A – Business Inventory

A comprehensive inventory of businesses in the Town is essential to many of the marketing activities proposed. We envision the inclusion of ALL businesses in the Town, with special emphasis on ag-related businesses.

The inventory will provide source information for materials to be developed by the Town to market local businesses, as well as for submission to County and regional ag-related and tourism websites and databases. The objective is to elevate recognition of Hampton businesses as a whole and agriculturally related businesses in particular with the broader public and visitors coming to or through Washington County.

This form can be used to collect information from local businesses. Ideally, businesses will opt to complete the form electronically and it can be made available on the Town's website. The Agriculture Plan Implementation Committee may also want to visit and work with local businesses and farms to fill this form out. A printed form is labeled as Exhibit A.

Appendix B - The Hampton Brand

A brand is important to any organization including municipalities, conveying its identity and values. Brands can foster trust, loyalty, and differentiation by helping to shape perceptions of the organization or Town.

In this section, we offer examples to illustrate the various elements of a brand. These examples can serve as starting points for further discussion and development as the Town implements this part of the Plan.

Branding statement.

The Town of Hampton offers natural beauty, history, heritage and agricultural bounty: attributes that can be the foundation of its branding statement. A first pass at a branding statement might read:

The historic Town of Hampton is a vibrant community, where both past and future are intertwined with agriculture.

This is an important first step in creating a brand that fits Hampton. It will be the reference point with which other elements can be compared.

Visual branding.

The Town's visual branding – starting with its signature or logo – should support the branding statement. The visual brand includes the Town's name, a design framework and a tag line. Examples include:

Name. 'Hampton' can be used when talking about lifestyle and economic development issues and opportunities. When talking about specific efforts by the town, the more specific term 'Town of Hampton' or 'Town' can be employed.

Design framework. The design framework sets the tone for the Town's communications. It should start to identify the typefaces, art styles and colors to be used throughout the Town's materials.

Tag line. A tag line is a short statement that recalls or reinforces the branding statement.

Examples include:

Rooted in our history

Building on agricultural heritage

Our roots go deep

The art should work in both full-color and grayscale (black-and-white) usages. It is preferable that the art be developed in a vector art format (vector art is a set of curves that describes an image, raster art renders the image as a pattern of dots). Vector art is usable at any scale and maintains crisp edges in any application.

Ownership of the logo and all other designs and marketing products should remain with the Town.

See Exhibit B for prototype visual identity/signatures.

ACTION STEPS TO IMPLEMENT BRANDING

1. Develop elements for the Hampton brand: Name/Design Framework/Tag Line
2. Select a graphic designer to provide different executions of the branding
3. Select final version and develop final art
4. Select a graphic designer to oversee the development of additional materials

APPENDIX C – Website Enhancements

The Town's website can be an important communication tool for the Town. It creates an opportunity to showcase the Town and its region, and it can support other communications with various constituencies.

While the current Town website includes useful information on Town policies and officials, it would benefit from an update overall. A few examples indicating this need are:

- The Supervisor's Corner has not been updated since 2015
- The Planning Board page is from 2020
- The Calendar page is blank

The website can more effectively convey the Town's vision, brand, and promote local farms. The initial site redesign should be undertaken by a professional web developer, but the site should be designed to allow easy and regular content updates by Town officials. Maintaining a website is an important ongoing process that needs to be incorporated into marketing efforts.

The revised Town government website might be organized to look something like this (new sections in bold):

TOWN GOVERNMENT

- Supervisor's Corner
- Assessor
- Assessment Roles
- Budgets and Finance
- Building Permits
- Dog Control
- Highway Department
- Planning Board
- Volunteer Fire Company

MEETINGS

- Calendar
- Meeting Agendas
- Minutes of Meeting

TOWN INITIATIVES

- Broadband

- **Agricultural Economic Development Efforts** (This is where the Agricultural Plan Implementation Committee could discuss, post, inform, and communicate its work related to implementation of this Plan.)

LIFESTYLE

- History
- **Newsletter**
- Photos
- **Business and Farm Inventory** (This is one place where the information learned from the business inventory could go.)
- **Relocation Information**
- Links

LOCAL LAWS AND REGS

- Local Laws
- Sexual Harassment Policy

CONTACTS

The proposed section on **Agricultural Economic Development** would describe the Town's plans and efforts to increase the economic importance of agriculture to the town. It would include resources for new, small farms and other ag-related businesses.

The **Newsletter** would be an online 'current events' page to be updated quarterly. The newsletter would provide a channel to keep residents informed about activities in the Town and region. If desired, the material could also be used in a physical newsletter to Town residents, annually.

The website should include **Relocation Information** for attracting visitors, new residents, farms/farmers, and businesses.

- **Relocation information for businesses**

- Land and buildings
- Transportation and other infrastructure
- Workforce
- Incentives

- **Relocation information for households**

- Housing information
- Regional employment information
- Schools
- Shopping and retail

- **Information for visitors**

- Attractions and services
- Annual events
- Directions and distances
- Regional points of interest
- Other travel resources

In addition to an enhanced Town website, It is recommended that a separate tourism/ag-tourism website – still under the control of the Town – be developed to address the specific needs related to promoting agriculture and local agricultural products. This freestanding site could be linked to the Town site and to other regional sites and can provide consumer information on local crops and agricultural products and availability:

See Exhibit C for a prototype design for the Town’s website.

ACTION STEPS

1. Secure additional domain name(s).

visithamptonny.com is available as of 6/9/23.

hamptonnyfresh.com and hamptonnyfarms.com are available as of 5/22/23.

2. Determine town contact person/organization for website administration,

3. Determine persons or organization to collect and organize information and images for inclusion in the site and begin collection process.

4. Issue RFP to qualified vendors soliciting information on website design and updates; make vendor selection

APPENDIX D - Marketing Communications

There are a number of constituencies important to the success of the Town’s marketing program. Each group will require a different set of communications tools.

Town residents and businesses. It is important to encourage current residents and businesses to support efforts to build a stronger community and they should be a primary target audience for our efforts.

By providing progress reports and other information (via a town website or newsletter), along with opportunities to participate in the efforts (through events and activities) we can make them partners in our efforts. Small window

decals can be distributed to residents, farms and businesses to help build a sense of community.

Regional visitor market. The Capital Region – and its 1 million inhabitants – is roughly an hour away. It is a prime market for our agritourism efforts. Ideally, the Town could be part of a larger effort by Washington County tourism.

As an initial step, the Town should undertake an inventory of its farms, farm businesses, and other businesses in order to populate the county's tourism listings as well as the Town's (See Exhibit A).

As more ag-related events occur over time, a small flyer could be developed for each event to inform visitors of special offerings from Town businesses.

Relocation market. Attracting new residents and farmers is vital to the agricultural success of the Town. The Town website would be the most valuable channel to provide the variety and depth of information these segments require, but a simple printed brochure would be a nice addition to the Town's marketing toolkit.

See the following exhibits showing examples of these marketing materials:

- Prototype roadside sign (Exhibit D1)
- Prototype residential/business window decal (Exhibit D2)
- Prototype event brochure (Exhibit D3)
- Prototype ag relocation brochure (Exhibit D4)

ACTION STEPS

1. Determine contact person/organization to oversee administration of this component.
2. Determine persons or organization to implement various elements of this component.
3. It is recommended that the Town become a more active participant the Washington County Tourism and participate in its regional marketing efforts.

EXHIBIT A - QUESTIONNAIRE



2629 State Route 22A, PO Box 125
Hampton, NY 12837
518-282-9830

TOWN OF HAMPTON BUSINESS QUESTIONNAIRE

The Town of Hampton is expanding its website to include information on all businesses operating in the town. Please complete this form and submit it to [TOWN OFFICIAL] for inclusion.

Be sure to complete the Contact information so we can contact you with any questions. Thanks!

If you'd like to complete this questionnaire on-line, visit hamptonny.org/dataentry.

BUSINESS INFORMATION (For publication)

BUSINESS NAME _____
ADDRESS 1 _____
ADDRESS 2 _____
CITY _____
STATE _____
ZIP _____
TELEPHONE _____
WEBSITE _____
EMAIL _____

OPEN TO PUBLIC (Y/N) _____
ADA ACCESSIBILTY (Y/N) _____
SEASONAL (Y/N) _____
DAYS/HOURS _____

PLEASE ATTACH BUSINESS DESCRIPTION (500 CHARACTERS), PHOTOS AND CAPTIONS

PHOTO 1 (1 Meg max) _____
CAPTION 1 _____
PHOTO 2 (1 Meg max) _____
CAPTION 2 _____

.....

CONTACT INFORMATION (Not for Publication)

CONTACT NAME _____
CONTACT TELEPHONE _____
CONTACT EMAIL _____

EXHIBIT B - TOWN SIGNATURE

TOWN ESTABLISHED 1786



WASHINGTON COUNTY, NY

TOWN ESTABLISHED 1786



WASHINGTON COUNTY, NY

EXHIBIT C - TOWN WEBSITE

TOWN GOVERNMENT

- Supervisor's Corner
- Assessor
 - Assessment Roles
- Budgets and Finance
- Building Permits
- Dog Control
- Highway Dept
- Planning Board
- Volunteer Fire Company

MEETINGS

- Calendar
- Meeting Agendas
- Minutes of Meeting

TOWN INITIATIVES

- Broadband
- Economic Development

LIFESTYLE

- History
- Newsletter
- Photos
- Business inventory
- Links

LOCAL LAWS AND REGS

- Local Laws
- Sexual Harrassment Policy

CONTACTS



WELCOME

The Town of Hampton is located in the northeast corner of Washington County, along the banks of the Poultney River. Hampton is an agricultural, rural community, with farms, small lakes, and ponds. With 950 residents, it's a wonderful environment for living in the country and raising your family or to retire to. With larger towns in both New York and Vermont within a short distance, we have the best of both worlds. Hampton is a Right to Farm community.

TOWN ESTABLISHED 1786



WASHINGTON COUNTY, NY

EXHIBIT D1 - MARKET SIGN

36 X 24 INCHES, 4-COLOR



EXHIBIT D2 - WINDOW DECAL

4 x 4 INCHES



EXHIBIT D3 - EVENT PROMO CARD

4 X 9 INCHES, 4-COLOR



SURE, WE'VE GOT APPLES. AND LOTS MORE.

Plenty of people come to Hampton in Washington County for our crisp, sweet apples, a fall favorite for generations.

But our bounty runs from all the way from apples to zucchini with plenty of family fun at farm stands throughout the area.

Keep this card to plan your next fall trip to Washington County!

FARM FRESH
 HAMPTON
 WASHINGTON COUNTY • NY

hamptonnyfresh.com

VISIT HAMPTON'S FARMS AND FARMSTANDS FOR THE BEST OF THE SEASON!



- ★ Pick-a-Pumpkin**
 Free hayrides to pick pumpkins, Indian corn, gourds, hay tunnel, food, crafts, Halloween needs. Route 22A, Hampton • 518-868-4893 • picka-pumpkin.com
- ★ Tater Barn**
 "A Unique Country Venue" inside an authentic rustic barn surrounded by seven acres of manicured lawns and endless perennial flower gardens. 138 Old Barn Road, Hampton • 518-868-9933 • theoldtaterbarn.com
- ★ Hampton Country Store**
 The ultimate country store - two floors jammed packed for your home, garden and you! Open daily. 115 US Route 4, Hampton • 518-295-7179 • hamptoncountrystore.com
- ★ Root Farm Acres**
 A family farm for all seasons. Growers of a wide variety of vegetables, small fruits, and greenhouse crops. 5605 US Route 4, Hampton • 518-295-7139 • rootfarmacres.com
- Smith Nurseries**
 Grower and seller of quality nursery stock for 120 years. Shade and flowering trees, shrubs, vines, perennials. 100 Bridge Street, Low Hampton • 518-295-7400 • smithnurseries.com
- Heritage Orchards**
 One of the finest apples. Pick your own or buy already picked. Fresh grown produce, pumpkins, gourds, nuts, pies and much more. 100 Heritage Mountain Road, Hampton • 518-295-7755 or 8212 • heritagemountainorchard.com

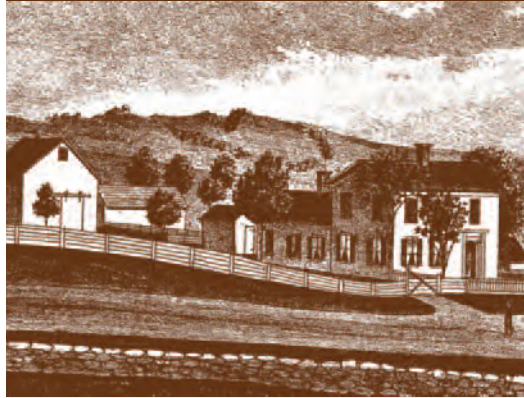
FARM FRESH
 HAMPTON
 WASHINGTON COUNTY • NY

hamptonnyfresh.com

EXHIBIT D4 - RELOCATION BROCHURE

4 X 9 INCHES, 4-COLOR

FARMING IN HAMPTON



A PLACE TO PUT DOWN SOME ROOTS

Embarking on a farm venture in the Town of Hampton, Washington County, New York, holds immense promise. Its serene landscapes and favorable climate create an ideal setting for agricultural pursuits.

With ample land available, aspiring farmers can cultivate a diverse range of crops and raise livestock, fostering sustainable practices and fostering community growth.

TOWN ESTABLISHED 1786



WASHINGTON COUNTY, NY

Appendix E: Checklist for Developing a Community Farmers Market

- ❑ Form a steering committee that is representational of the community.
- ❑ Determine goals for the market to accomplish and a mission statement.
- ❑ Assess community interest in a farmers' market
- ❑ Assess local agriculture's support for a new farmers market.
- ❑ Assess local business support/potential opposition to a farmers' market.
- ❑ Establish the market season, days and times of operation
- ❑ Search out legal requirements for operating a farmers' market
- ❑ Research other market's successes and failures
- ❑ Evaluate potential farmers market sites
- ❑ Design the layout of the market.
- ❑ Secure necessary permits and licenses for market
- ❑ Secure garbage cans/pickup; park benches; traffic barriers.
- ❑ Secure bathroom facilities
- ❑ Secure market insurance
- ❑ Enroll market in nutrition assistance programs
- ❑ Hire a market manager
- ❑ Establish rules and regulations
- ❑ Organizational structure for the market is developed; including bylaws, incorporation and a governing body
- ❑ Establish and advertising and promotions plan
- ❑ Develop an events schedule, including community participants
- ❑ Develop a vendor application/agreement
- ❑ Recruit farmers, assuring a diverse product mix
- ❑ Establish a market budget
- ❑ Identify potential funding sources.
- ❑ Hold a vendor meeting to introduce the new market
- ❑ Perform continuous evaluation of the market.

Appendix F: Demographic and Building Trends

Demographics in Hampton

A look at the Town's demographics contributes to understanding changes or trends facing the Hampton community. A snapshot of demographics in Town are:

The population increased 7.7% between 2000 and 2010. It was estimated by the American Community Survey (ACS) in 2015 to be 853 people. The updated ACS in 2021 estimated Hampton's population to be 1,170 people – a 25% increase in population³.

Other 2021 Data:

The median household income was \$66,130, compared to \$39,444 in 2000. The estimated per capita income is \$29,565.

The median house value was \$163,804, compared to \$75,400 in 2000.

Average household size was 2.5 people per house.

7.1% of residents have an income below the poverty level (compared to 14.6% in New York State).

82% of the town residents had high school or higher levels of education.

Unemployment in Hampton was 3.5% in 2020. The most common employment industries were in educational services (12.6%), construction, health care, public administration, food and beverage, agriculture and forestry (4.2%) and professional and technical services.

³ The American Community Survey is an estimate, so there is some margin of error here, but it does point to the trend of increasing population in Hampton.

Development in Town

Between 2013 and 2023, there have been:

- 22 subdivisions of land approvals, five boundary line adjustments, and six site plan approvals.
- One site plan approval was for an energy propane distribution center located along Golf Course Road at the state-identified Empire Zone area.
- Other small site plans have been approved including a gravel/shale pit on County Route 11, a small car repair shop, a used car business, a snowmobile repair shop, and an excavating business. A storage unit facility was recently approved, but not yet built.

Appendix G: Land Use and Agricultural-Related Regulations in Hampton

A variety of land use regulations may affect agricultural land uses and farm lands. One goal of any agricultural and farmland protection plan is to ensure that local laws consider agriculture and are written in a farm-friendly manner. The Town itself has adopted several pieces of legislation over the years that may have some impact on agriculture. These are described below.

A. The Town does not have a zoning law.

B. Land Subdivision Regulations. The Land Subdivision Regulations, last amended in 2016, are intended to promote “the orderly and efficient growth of the Town.” Among other considerations, the Subdivision Law also gives consideration to the relationship of the proposed subdivision to “aesthetic, agricultural, archaeological, historic or other natural or cultural resources of the Town of Hampton.” Agriculture and impacts of non-farm development on nearby farms is thus considered by the Town Board when subdivision takes place. Further, all subdivisions require an environmental review (through 6NYCRR 617 or SEQR) and that also requires the Town Board to evaluate potential impacts to agriculture and agricultural districts prior to approving a subdivisions.

The Subdivision Law defines agriculture as: “Any management or use of any land for agriculture by a bona fide farmer (individual whose primary source of income is derived from agricultural use) , including raising of cows, horses, pigs, poultry, and/or other livestock, truck gardens, horticulture or orchards, including the sale of products grown or raised directly on such land and including the construction, maintenance of fences for agricultural purposes, agricultural roads, agricultural drainage systems and farm ponds.” It also defines a Farm as “Any parcel of land used for agricultural use, including any structure, building which is incidental to the permitted use.”

Viable agricultural soils, forest resources, and open space resources are among the considerations given when a subdivision is reviewed by the Planning Board. It also allows for cluster development to preserve natural and scenic qualities of open lands and farmlands and to facilitate the adequate and

economic use of roads and utilities.

C. Site Plan Law. The Site Plan Law for the Town of Hampton was adopted in 2014.

The law was adopted in 2004 and establishes both the site plan review process/regulations and created the Planning Board. The Site Plan Law is excellent in that in its purpose and intent statements it strongly recognizes the vital importance of promoting agriculture and agricultural resources in Hampton. This sets the foundation for agriculture and a project's impacts on agriculture to be an important consideration during the site plan review process.

It is also excellent in that it defines agriculture broadly and refers to State law. This adds consistency between local definition and state definition of agriculture. Other definitions are included that relate to agriculture and these are agricultural uses, agricultural service use and agricultural structures.

The Law exempts from site plan review agricultural land uses and structures including farm mines on an agricultural parcel. This is consistent with guidance from the New York State Department of Agriculture and Markets, where requiring site plan review for agricultural uses on farms in a NYS Agricultural District are discouraged.

The law does not address some newer agricultural uses that may be in Hampton such as agritourism operations, on farm retail and direct sales, special events (like weddings) on a farmed parcel and clarifying that non-farm businesses that happen to be located on a farm are not part of the farm operation and may need site plan review. These are topics that often cause confusion and consternation in other places, and it would be beneficial for the Town's site plan law to define, and clarify if and if so, how the Site Plan Law affects those uses. The Town should use the New York State Department of Agriculture and Markets Guidelines for Review of Local Laws Affecting Direct Farm Marketing Activities should be reviewed if any updates to the Site Plan Law regarding these farm activities.

NYS Agriculture and Markets does recognize that some farm operations, especially those having direct sales that would generate traffic, lighting, signage, and other issues associated with a higher intensity of public use may

need some sort of minor site plan review. They recommend an abbreviated site plan review for those activities if desired by the Town. Hampton's Site Plan Law does allow for a less intensive review already, but that section of the local law is not detailed and may be hard for the Planning Board to use. To benefit those agricultural projects that may need a minor review from the Town, this section allowing for less intensive review processes could benefit from more detail on process and expectations to guide both Planning Board and applicant. The Town may also choose to include ag-tourism, direct sales, and things like breweries, tasting rooms, special events on farms, etc. as exempt under the site plan law as well. But if not, it is recommended a more detailed abbreviated site plan review process be established.

Section 6.5 allows for an escrow to be established but limits the escrow amounts to be equal to those established through Part 617 (SEQR). Article VIII (7) also offers the ability to require a broader application of escrow to engage other consultants the Planning Board may need during their review, but the dollar amount of this is also limited to not exceed those as established through the SEQR process. However, there may be expenses such as attorney, planner, engineer, etc. that are needed for the regular site plan process and not necessarily for SEQR. This section of the site plan law limits the ability for the Planning board to hire help as needed and the SEQR limits should be applied only to the SEQR process, not other aspects of reviewing a site plan.

The Site Plan Law has good rural design guidelines and overall, is friendly to agriculture, and has excellent language to ensure that new commercial development fits into the Town's character and landscape. However, it does not address specifically ways that non-farm development can adversely affect nearby agricultural operations, and this is an area in the local law recommended to be expanded. This can be addressed in several ways. The Town could consider:

- Requiring non-farm uses to establish buffers between themselves and active agricultural operations.
- Placing building envelopes of non-farm development away from prime soils and soils of statewide significance.
- Including requirement for use of an Ag Data Statement so that nearby farmers can be made aware of the application. See Model Ag Data Statement in Appendix I. The Ag Data Statement is required by NYS

Agriculture and Markets Law 25-aa. Use of this form should be incorporated into the local site plan law.

- Emphasizing the important questions SEQR requires asking and answering related to agriculture on both the Short EAF and Full EAF.

D. Right to Farm Law. The Town adopted a right to farm law in 1997. This law defines agricultural land, agricultural farm operations, and agricultural practices and establishes a policy to maintain agricultural operations within the Town, to reduce the loss to the Town of its agricultural industry as a whole by clarifying circumstances under which agricultural conditions may be considered a nuisance, and to promote a good neighbor policy by disclosing agricultural operations to new landowners. The Law further offers a dispute resolution option to help settle controversies that may arise regarding nuisances that may be occasioned by agricultural operations. Of especial importance, the law establishes that agricultural activities that are carried out with state and federal accepted agricultural practices are not considered nuisances.

The Town establishes a right to farm with the following statement: "Farmers, as well as those employed or otherwise authorized to act on behalf of farmers, may lawfully engage in farming practices within the Town at any and all such times and at all locations to conduct the business of farming."

E. Other local land use-related laws include:

- Flood Damage Prevention Law
- Mobile Home Parks
- Mobile Home Ordinance

Appendix H: Public Input

The Planning process included a variety of opportunities to involve farmers and the general Hampton community in development of this Plan. Efforts included conducting a farmer/farmland owner survey, a resident survey, two workshops and multiple conversations with farmers, open meetings with the Planning Board, and a public hearing. The input received from these efforts contributed to the identification of strengths, weaknesses, opportunities, threats. This in turn influenced the drafting of a unified vision and set of goals for agriculture by the Planning Board that are outlined in this Plan. The recommended strategies offered in this Plan are directly related to the ideas submitted, and support shown from these public engagement efforts.

This appendix details the results of all public input received.

Summary of the Town of Hampton Agricultural Survey

In the Fall of 2021, a town-wide survey was conducted as part of this planning process. A post card was mailed to all residents inviting them to participate. Roadside signs were placed at certain locations around Town, social media was used to advertise it, and hand delivered surveys were brought to each farm in Town. Separate questions were developed for the general public, for farmers, and for landowners who rent land to farmers. This resulted in:

- 130 total responses
- 108 members of the public
- 14 farmers
- 8 farmland owners who rent to farmers

General Public

- 64% said that agriculture is very important; 31% said it is important.
- The top reason why agriculture was important or very important was (in order) because agriculture provides healthy, local food (86%), it preserves open space and scenic landscapes (78%), contributes to the rural feel of the Town (67%), is an important part of the economy (64%), and provides jobs (58%).
- 91% say they buy local ag products at a local grocery store, 89% at a nearby farmers market, 76% directly at a farm, and 26% at a CSA.
- The most important features people look for when buying local produce are freshness or nutritional quality of food (85%), and that it is locally grown or produced (46%). Other important considerations are convenience of getting the product, price, and seasonality.
- The public recognizes issues facing agriculture. Low profitability of farms, getting young people interested in farming, and costs of farming

were among those issues most recognized. People did not feel that finding markets for farm products, nuisance complaints, solar or wind farms, or lack of support from the community were issues.

- 91% of respondents have not now or ever encountered conflicts with a farmer. Eight people (9%) did indicate they had had conflicts. A few comments were offered related to odors and mud from farms, loose animals, and treatment of livestock.
- When asked how agriculture may be enhanced in Hampton, people offered: more education, tax credits or lowered taxes, development of a farmers' market, more marketing and communication about farm products available, more networking among farmers, and new crops were among the many ideas offered. The most common response was to develop a farmers' market in Hampton.

Farmers

- 46% of farmer respondents have been farming in the Town of Hampton less than 5 years. 15% have been here 11-15 years, and 38% more than 15 years.
- Positive features about farming in Hampton included neighbors, great land, rural area, good soils, and positive local attitudes about farming.
- 31% of farmers work less than 10 acres of land. 23% have greater than 200 acres, 23% have between 1010 and 200 acres, 15% have 51 to 100 acres, and 8% have between 11 and 25 acres.
- The majority of farmers in Hampton do not rent land (69%). 31% rent land to support their operation.
- The most common agricultural operation was vegetables (38%), followed by poultry (31%), field crops (31%), dairy and cow/calf operations (23%) and forest products (23%). There was a wide diversity of other farm operations identified.
- The largest issues farmers feel affect their farms include low profitability (83%), equipment and machinery costs (67%), property taxes (67%), and land prices (50%). Finding labor, accessibility to credit/loans, lack of communication networks with other farmers, lack of distribution and transportation, lack of information and training, lack of local storage, lack of support for farming in the community, nuisance complaints, and solar/wind farms were among those features not considered to be large issues by the majority of farmers.
- When asked what actions would benefit farming in the Town, farmers liked most of the ideas offered except for promoting renewable resources on farms (biodiesel, solar, wind). The idea that had the highest support (75%) was to promote farm-friendly local land use laws.

Establishing processing facilities, protecting farmland through easements, and attracting new farmers and agri-businesses to Town had less than 25% of farmers support those ideas.

- A majority of farmers (55%) have direct sales located on the farm. Just one or two farmers market their products in other ways such as: sell wholesale to a retail store, bulk milk or maple syrup, internet sales or sales at a farmers' market. However, each of these methods are used by at least 1 farmer in Town.
- Most farms (83%) do not have any value-added products or processing on their farm. Five did and these were a mix of dairy processing, grinding/milling, and packaging.
- Farmers were asked about their future plans. Half said they plan on staying the same. Four said they were going to increase their farming operation, two were going to develop agritourism activities, and four others plan on diversifying the crops grown or products produced.

Landowners Who Rent Land to Farmers

- The acreage rented to farmers varies from less than 10 acres to 200 acres. Most were in the 26 to 50 acre range, but some were larger.
- 85% of landowners receive an agricultural value assessment to reduce property taxes on their farm (6 landowners).
- A variety of farm activities take place on rented land, but by far, field crops were the most common (86%). Two landowners said their land is used for forest products.
- 86% of landowners who rent land to farmers indicated that they plan on maintaining ownership of their land and continue renting it to farmers. One landowner indicated that they would be transferring the land to someone else, but that it would be staying in agriculture.
- Farmland owners were also asked to offer opinions on issues facing the farm community. Like farmers themselves, farmland owners also felt that low profitability, property taxes, land prices, and getting young people interested in farming were very important issues facing farms. Changing weather patterns, accessibility to credit/loans, lack of distribution and transportation to get products to market, promotion and marketing, support in the community, loss of farmland to non-farm uses, and solar/wind facilities on farms were not considered important issues facing farms in Hampton.
- Farmland owners were mostly supportive of all the ideas to enhance agriculture except that few liked the idea to promote and support agritourism operations. Their most favorable enhancement idea was to attract new farmers and agri-businesses to the Town (72%), develop

more programs to support small, niche and specialty farms (57%), improve cell and broadband (57%), and to protect farmland through use of conservation easements (57%).

Other Survey Analysis

The Planning Board compared answers to the survey of farmers who were new to town (< 5 years) compared to those who were established farmers (> 15 years) to determine if there were any differences in answers.

Here are the observations:

New Farmers (< 5 years) vs Long-Established Farmers (> 15 years)

Farmers in Hampton < 5 years	Farmers in Hampton > 15 years
Generally have < 10 acres	Generally have large acreages (½ 51 to 100 acres, and ½ > 200 acres)
Do not rent any land for their operation	Do rent land for their operations (80% do)
Grow a diversity of crops including vegetables	Are less diverse and concentrate on dairy and field crops
Do not perceive weather changes as a large issue	Perceive weather pattern changes as a larger issue
Do not perceive lack of youth in farming as a large issue	Perceive lack of youth getting involved in farming as a larger issue
Do not feel accessibility of agri-services is a large issue	Feels accessibility of agri-services is more of an issue
Majority feel that lack of promotion and marketing of local products are a large issue	Do not perceive lack of promotion and marketing of local products as a large issue
Do not feel loss of farmland is a large issue	More feel that loss of farmland is a large issue
Not concerned about nuisance complaints	More are concerned with nuisance complaints

Both new and established farms have similar perceptions related to labor, environmental regulations, costs of farming, land prices, property taxes, lack of distribution and transportation of products to market. They were unanimous in that costs and low profitability were the biggest issues they faced.

Appendix I: Sample Agricultural Data Statement to be Used in Site Plan and Subdivision Applications

Instructions: This form must be completed for any application for a site plan approval or a subdivision approval requiring Town review that would occur on property in or within 500 feet of a farm operation located in a NYS Ag and Markets certified Agricultural District.

1. Name and Address of Applicant

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

Site Plan Approval 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 #: _____
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 J: Sample Agriculture Disclosure Notice

The Town has a Right to Farm Law. One strategy recommended in this plan is to update the 1997 Right to Farm Law to expand the disclosure requirement (Section 6) which currently states that the Town shall publish an abbreviated copy of the right to farm law in the local newspaper to draw attention to the existence of the law. Because that was decades ago, it is recommended that an agricultural disclosure notice be included on all subdivision plats and site plans approved by the Planning Board. This will ensure that new non-farm landowners are aware they are buying land or developing land in an agricultural area. The agricultural disclosure notice below is recommended to be used:

"It is the policy of the Town of Hampton to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents or non-farm land users that the property they are about to acquire, or use lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law."

Appendix K: Tips for Siting New Non-Farm Development to Minimize Impacts on Farm Operations

One or more of the following are commonly used in rural communities to help minimize impacts of non-farm development on farms, and to maintain rural character, and preserve open space. These are offered as best management practices to be considered and are not intended to be construed as a local law:

- a. Structures should avoid being placed on lands defined by the Washington County Soil Survey as being Prime Farmlands, or Soils of Statewide Importance.
- b. Wherever feasible, retain and reuse existing old farm roads and lanes rather than construct new roads or driveways. This minimizes clearing and disruption of the landscape and takes advantage of the attractive way that old lanes are often lined with trees and stone walls.
- c. Siting of all structures should avoid placement on lands within the parcel that have been identified as having steep slopes > 15%, within 100 feet of stream banks, within 100 feet of any state or federal wetland, or within the 100 year floodplain. Siting should also take into consideration and plan for wetlands wildlife that also need adjacent upland habitats.
- d. Avoid placing buildings in the middle of open fields. Place them either at the edges of fields or in wooded areas. Septic systems and leach fields may be located in fields, however.
- e. Place utility lines and driveways on less productive land. Site driveways on the edge of farm fields rather than through the middle. Use shared driveways to limit the number of roadways that bisect farm fields.
- f. Locate new development so that water flows needed by farm properties are not impeded and in ways that are compatible with existing field drainage patterns.
- g. New non-farm structures shall not interfere with natural drainage patterns.

- h. New non-farm structures shall be sited so as to maintain the largest amount of contiguous acreage for agricultural use.
- i. New non-farm structures shall be sited within woodlands or along the far edges of open agricultural fields adjacent to any woodland to reduce encroachment on agricultural soils and areas.
- j. Preserve stone walls and hedgerows. These traditional landscape features define outdoor areas in a natural way and create corridors useful for wildlife. Using these features as property lines is often appropriate, as long as setback requirements do not result in constructing buildings in the middle of fields.
- k. Use existing vegetation and topography to buffer and screen new buildings if possible. Group buildings in clusters or tuck them behind tree lines or knolls rather than spreading them out across the landscape in a "sprawl" pattern.
- l. Minimize clearing of vegetation at the edge of the road, clearing only as much as is necessary to create a driveway entrance with adequate sight distance. Use curves in the driveway to increase the screening of buildings.

Appendix L: Other 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:

Cornell Cooperative Extension Washington County

Cornell Cooperative Extension (CCE) connects communities with research from Cornell University's College of Agriculture and Life Sciences (CALS) and the College of Human Ecology to enrich and empower New York state neighbors, local businesses, towns and cities. The focus of Cornell Cooperative Extension Washington County's programming is "Ag & Food Systems Education" designed to develop County residents that have a greater understanding and appreciation for the relationships between agriculture, the environment, food and fiber systems, and people. Through hands-on learning activities and lessons delivered in classrooms and in communities, youth learn about the agriculture around them including the food they eat and the fibers they wear. Partnering with 9 of our 11 school districts, CCE Educators delivered seasonally relevant programs to youth in grades Pre-K through 4th Grade.

Building on the success of these programs, several of these schools now maintain a school garden serving as both a learning laboratory and a source of food for the cafeteria. Community programs included Spring Garden Days where nearly 100 youth and families joined CCE Educators in planting several varieties of vegetables which they took home to nurture and grow. Participants received a weekly email providing them with growing tips, pest information, food system information, and recipes for their harvest.

Our "Farm-to-School Program" was successful in working with several local schools to expand their offering of NYS produced products. Bringing School Food Service Managers together, bulk purchasing was coordinated. Working with Comfort Food Community, (CFC) a local food access organization, we were able to begin to solve the problems of limited storage in school cafeterias and "last mile distribution." CFC was able to offer their facility as a drop off

point for the large bulk purchases, and if needed, serve as a place for short-term storage. Since CFC already distributes to food pantries throughout the county, we were able to coordinate cafeteria deliveries from their storage to the schools when needed.

Cornell Cooperative Extension Master Gardener Program (Washington County is in the process of re-establishing our program)

The Master Gardener Program provides horticultural education and resources through the gardening hotline, community events, demonstration gardens, hands-on workshops, and speaker's bureau. Additional services include pest identification, plant diagnostics and general growing information to home gardeners.

Capital Area Agriculture and Horticulture Program

This Cornell Cooperative Extension program provides agricultural and horticultural education through workshops, newsletters and consultations utilizing traditional and electronic means. Counties included in the program are Albany, Rensselaer, Schenectady and Washington.

The Primary program areas are:

- Market development
- Business Management and Analysis
- Soils and Field Crops
- Nursery/Greenhouse Crop Production
- Pasture Management
- Applied Research
- Dairy Farm Business Summary
- Pesticide Recertification
- Beginning and Small Farmers
- Cut Flower Farming Operations
- Cornell Cooperative Extension also offers guidance to the commercial ornamental horticulture industry to help growers enhance and protect the environment such as:
 - Plant Health Care
 - Greenhouse Management
 - Integrated Pest Management
 - Turfgrass and Alternative Lawn Management
 - Biological Control for Pest Management

Eastern NY Commercial Horticulture Program

The Eastern New York Commercial Horticulture is one of the premier regional agricultural Cornell Cooperative Extension programs in New York, serving a large multi-county area in the Champlain Valley, Capital Region and Hudson Valley of the state. The team's Specialists work together with Cornell faculty and extension educators statewide to address the issues that impact the vegetable, tree fruit, small fruit and grape industries. The Eastern New York Commercial Horticulture Program provides educational programs and information to growers and agri-business professionals, arming them with the knowledge to profitably produce and market safe and healthful horticultural crops, contributing to the viability of farms and the economic wellbeing of New York State. Specifically, our program focuses on food safety, variety evaluation, market development, pest management, and cultural practices. Programs are delivered via in-person workshops, virtual workshops, and on-farm visits.

Cornell Small Farms Program

The Cornell Small Farms Program is housed in the College of Agriculture and Life Sciences (CALS) at Cornell University. By working collaboratively with a network of CALS faculty and staff, Cornell Cooperative Extension educators, and other small farm advocates throughout New York, the Program generates innovative research and extension initiatives that enhance small farm viability. Current projects engage farmers at the front-end of challenges they face and also introduce them to new and emerging opportunities.

Projects include Agroforestry, Be Well Farming, Farm Ops, Reduced Tillage, Specialty Mushrooms, controlled environment agriculture, digital agriculture and sustainability.

The Cornell Small Farms Program can help build human capacity, revitalize communities, supply regional food systems, and foster ecological resilience in a changing world. Since 2001, the Cornell Small Farms Program has fostered programs that support and encourage the sustainability of diverse, thriving small farms.

The Cornell Small Farms Program is committed to ensuring, to the greatest extent possible, that their time, energy, and financial resources are

committed equitably to all people. The Program is actively engaged and involved in relationship building, collaboration, and support of efforts to build diverse, equitable and just food systems.

Farm Ops, a program of the Cornell Farms Program, provides the means for veterans, active duty service members, reservists, and members of the national guard to explore agricultural and horticulture avenues. These individuals may be seeking prospects to be their own boss, paths to connect with the soil or with nature, ventures to continue to serve the community in which they work and live, or just opportunities to connect with other veterans. Whatever their interests, Farm Ops aims to serve and support the men and women of NYS, who dedicated their lives in service and support of our nation. The Farm Ops vision is to:

- Provide a framework within which veterans can connect with their community, other military veterans involved in agriculture, and resources including targeted programs, information networks, and organizations oriented towards helping veterans transition to agricultural vocations.
- Grow the relationships between Farm Ops and the NYS military/veteran communities.
- Assist in synchronizing the efforts of veteran service/support organizations and farmer-oriented service organizations to gain efficiencies and better align services to farmer veteran needs.

US Agricultural Census Data

The United States Agricultural Census Data Census data comparing 2007 to 2017 in Hampton zip code areas is shown below for reference:

Table 3: United States Agricultural Census Data, 2007 to 2017

Year >	2017					Change, 2007-2017				
Zip Code >	12837	12832	12849	12887		12837	12832	12849	12887	
Place Name >	Hampton	Granville	Middle Granville	Whitehall	Combined	Hampton	Granville	Middle Granville	Whitehall	Combined
Ag Land, Cropland, Harvested, number of operations	4	55	2	52	113	-5	11	1	-5	2
Area harvested: 1.0 to 49.9 acres	1	28	0	19	48	0	14	0	-6	8
Area harvested: 50 to 499 acres	3	27	1	33	64	-3	-1	1	1	-2
Area harvested: 500 or more acres	0	0	1	0	1	-2	-2	0	0	-4
Ag Land, Pastureland (excluding Cropland and Woodland), number of operations	2	52	1	51	106	-6	1	0	8	3
Area: 100 or more acres	0	3	0	6	9	0	-4	0	1	-3
Ag Land, Woodland, number of operations	3	53	2	50	108	-6	8	-1	2	3
Ag Land (Excluding Cropland, Pastureland, and Woodland), number of operations	1	49	2	54	106	-6	-3	1	1	-7
Area: 100 or more acres	0	3	0	2	5	0	-1	0	2	1
Animal totals, including products, operations with sales	3	35	2	48	88	-6	-3	1	17	9
Sales: less than \$50,000	0	18	1	44	63	-3	1	1	23	22
Sales: \$50,000 to \$249,999	0	9	0	3	12	-1	0	0	-4	-5
Sales: \$250,000 or more	3	8	1	1	13	-2	-4	0	-2	-8
Commodity totals - operations with sales	4	65	3	75	147	-5	-8	0	8	-5
Sales: less than \$50,000	0	43	2	58	103	-3	-7	0	4	-6
Sales: \$50,000 to \$249,999	1	13	0	16	30	0	4	0	6	10
Sales: \$250,000 or more	3	9	1	1	14	-2	-5	0	-2	-9
Commodity totals, including value-added, retail, directly marketed,	2	9	1	14	26	NA	NA	NA	NA	NA

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human consumption - operations with sales										
Commodity totals, retail, human consumption - operations with sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Crop totals, operations with sales	4	49	3	48	104	1	17	0	11	29
Sales: less than \$50,000	3	43	2	32	80	1	13	-1	-1	12
Sales: \$50,000 to \$249,999	1	5	1	16	23	0	5	1	12	18
Sales: \$250,000 or more	0	1	0	0	1	0	-1	0	0	-1
Berry totals, operations	1	6	0	1	8	1	4	0	-1	4
Cattle, cows, beef, operations with inventory	0	19	1	21	41	-2	19	1	21	39
Cattle, cows, milk, operations with inventory	3	10	1	4	18	-3	10	0	4	11
Cattle, including calves, operations with inventory	3	39	2	30	74	NA	NA	NA	NA	NA
Cattle, including calves, operations with sales	3	28	1	28	60	-6	2	0	12	8
Sales: \$50,000 or more	0	10	1	0	11	-2	5	1	-2	2
Chicken, layers, operations with inventory	0	5	0	14	19	0	5	0	14	19
Chicken, broilers, operations with sales	0	0	0	1	1	0	-1	0	0	-1
Corn for grain, operations with area harvested	2	1	1	0	4	-2	-2	1	-2	-5
Area harvested: 0.1 to 99.9 acres	2	1	0	0	3	NA	NA	NA	NA	NA
Area harvested: 250 or more acres	0	0	1	0	1	NA	NA	NA	NA	NA

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Area harvested: 50 to 249 acres	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Corn for silage, operations with area harvested	3	8	0	9	20	-3	-12	0	-3	-18
Equine, horses and ponies, operations with inventory	0	20	0	22	42	-2	20	0	22	40
Equine, horses and ponies, operations with sales	0	4	0	3	7	0	0	0	-3	-3
Farm operations by area operated, total	4	65	3	75	147	-5	-8	0	8	-5
Area harvested: 1.0 to 49.9 acres	1	13	1	26	41	1	-8	-1	4	-4
Area harvested: 50 to 999 acres	3	52	1	43	99	-6	1	1	-2	-6
Area harvested: 1,000 acres or more	0	0	1	6	7	0	-1	0	6	5
Farm operations by tenure, total	4	65	3	75	147	-5	-8	0	8	-5
Full owner	2	40	0	50	92	0	-5	0	9	4
Part owner	2	19	3	19	43	-5	-6	0	-5	-16
Tenant	0	6	0	6	12	0	3	0	4	7
Field crops, other, including hay, operations with sales	0	41	2	37	80	-3	16	0	12	25
Sales: \$50,000 or more	0	1	0	9	10	0	1	0	7	8
Fruit and tree nut totals, operations with sales	0	6	0	1	7	0	4	0	-4	0
Sales: \$50,000 or more	0	1	0	0	1	0	0	0	-2	-2
Grain, operations with sales	3	6	1	9	19	1	-3	0	6	4
Sales: \$50,000 or more	0	2	1	4	7	0	2	1	4	7

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Hay & haylage, number of farms, total	3	50	2	43	98	-5	14	1	2	12
Area harvested: 0.1 to 99.9 acres	0	32	1	30	63	NA	NA	NA	NA	NA
Area harvested: 100 to 249 acres	3	15	0	9	27	NA	NA	NA	NA	NA
Area harvested: 0.1 to 49 acres	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Area harvested: 50 to 249 acres	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Area harvested: 250 or more acres	0	3	1	4	8	-2	-1	0	1	-2
Horticulture totals (excluding cut trees & vegetable seeds and transplants), operations with sales	1	2	0	1	4	1	1	0	-2	0
Sales: \$50,000 or more	1	2	0	1	4	1	1	0	1	3
Income, farm-related, operations with receipts	3	29	2	32	66	-3	-6	-1	11	1
Maple syrup, operations with taps	0	4	1	5	10	-1	-4	-1	0	-6
Milk, operations with sales	3	8	1	4	16	NA	NA	NA	NA	NA
Sales: \$50,000 or more	3	8	1	4	16	NA	NA	NA	NA	NA
Milk, including other dairy products, operations with sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Sales: \$50,000 or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Oats, operations with area harvested	0	2	0	0	2	0	1	0	0	1
Orchards, operations with area bearing and non-bearing	1	6	0	1	8	0	4	0	-4	0
Potatoes, number of farms	2	0	0	0	2	1	0	0	0	1

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Poultry totals, including eggs, operations with sales	0	0	0	12	12	0	-5	0	2	-3
Producers, total	7	130	4	131	272	-2	57	1	64	120
Producers whose primary occupation is farming	4	37	2	46	89	-4	-1	1	9	5
Producers with residence on operation	4	61	2	59	126	-4	2	-1	-1	-4
Sheep, including lambs, operations with inventory	0	7	0	1	8	NA	NA	NA	NA	NA
Sheep and goats totals (including mohair, wool, and milk), operations with sales	0	2	0	4	6	0	0	0	-3	-3
Specialty animal totals (excluding equine), operations with sales	0	1	0	2	3	-1	-2	0	2	-1
Vegetable totals, in the open - operations with area in production	3	7	0	2	12	2	4	0	-3	3
Area in production: 0.1 to 99.9 acres	3	7	0	2	12	NA	NA	NA	NA	NA
Area in production: 0.1 to 14.9 acres	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Area in production: 15 to 99.9 acres	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Vegetable totals (including seeds and transplants) in the open, operations with sales	3	7	0	2	12	2	4	0	-3	3