

Definitions

Unless otherwise indicated, definitions are drawn directly from Chapter 98, Article X, Definitions, of the Town of Pleasant Valley Code.

Agriculture: The utilization of land and structures for the production, preservation, nonindustrial processing, storage, and sale of Agricultural Products, not including agricultural industry or farms primarily for the disposal of offal or garbage. Commercial Horse Operations, as defined herein, and the raising and breeding of horses are agricultural uses, distinguished from the business use of teaching or training people to ride a horse (see “Riding Academy”). Preservation, processing and storage are limited to those products produced on the farm where located. See definition for “Farm Stand” regarding retail sales of Agricultural Products.

Agricultural Products: Including but not limited to field crops, fruits, vegetables, livestock, livestock products, map sap products, honey, Christmas trees, and horticultural items such as trees, shrubs and flowers.

Agritourism: Activities that is intended to inform visitors about farm operations, products, and/or history and are conducted as an accessory use to the farm use of the site. The activity may allow visitors to participate in Farm Operations. The term “Agritourism” does not include “Farm Stand.”

Biodiversity: The variety of life and its processes. (*Source: Biodiversity Assessment Manual for the Hudson River Estuary Corridor, Erik Kiviat and Gretchen Stevens, Hudsonia Ltd., 2001.*)

Development: Any man-made change to improved or unimproved real estate, including but not limited to Buildings or other Structures, mining, dredging, filling, paving, excavation or drilling operations.

Development Right: The right to develop a principle dwelling unit and any other accessory buildings or structures in addition thereto on the number of acres specified by the zoning district.

Farm: A parcel or parcels of land used principally in the production of Agricultural Products with the necessary or usual dwellings, farm structures, storage, and equipment.

Farm Operation: As defined in the New York State Agriculture and Markets Law, Article 25AA §301(11), land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation, and marketing of crops, livestock, and livestock products as a commercial enterprise, including a Commercial Horse Boarding Operation. Such Farm Operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

Farmstand: A Building, portion of a building, shelter or product display area for the retail sale of Agricultural Products. At least 50% of the agricultural products sold from the stand shall be limited to those produced on the Farm where the stand is located. This may or may be a permanent Structure. A Farm Stand not exceeding 800 square feet in footprint area for the retail sale of products of the Farm is allowable. A larger roadside sales facility is allowable by special use permit only.

Floodplain: As defined by the Federal Emergency Management Agency (FEMA), any land area susceptible to being inundated by flood waters from any source.

Open Space/Greenspaces: Lands in agricultural use and/or undeveloped lands such as forests, wetlands, open fields, or meadows, which together can form continuous blocks or corridors of land available for biodiversity, groundwater recharge, carbon absorption, and other important ecological functions. Recreation parks are also considered Greenspaces.

Purchase of Development Rights: The severance of certain rights to develop land pursuant to the purchase of those rights from the landowner.

Transfer of Development Rights: The process by which development rights are transferred from and extinguished upon one parcel of land, the “Sending Parcel”, which rights may then be transferred to another parcel, the “Receiving Parcel,” to increase the base density of the receiving parcel

Vernal Pool: Seasonal bodies of water that attain maximum depths in spring or fall, and lack permanent surface water connections with other wetlands or water bodies. Vernal pools do not support fish populations, but allow for a community of a diverse group of invertebrates and amphibians that depend upon temporary pools as breeding ponds. A vernal pool in a woodland setting is referred to as an Intermittent Woodland Pool.

Water Body: A water body is any area that in a normal year has water flowing or standing above ground to the extent that evidence of an ordinary high water mark is established. Wetlands contiguous to the water body are considered part of the water body.

Watercourse: Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or flood water.

Wetland: Wetlands (swamps, marshes, bogs, and similar areas) are areas saturated by surface or ground water sufficient to support distinctive vegetation adapted for life in saturated soil conditions. Wetlands serve as natural habitat for many species of plants and animals and absorb the forces of flood and tidal erosion to prevent loss of upland soil. Protections of wetlands are defined by the rules, regulations, and policies of the New York State Department of Environmental Conservation and/or the United States Army Corps of Engineers, and/or the Town of Pleasant Valley.