



Onondaga County Legislature

HASSINA K. ADAMS
Clerk

NICOLE WATTS
Chairwoman

SPENCER BERG
Deputy Clerk

BRIAN REEVES - CHAIRMAN **AGENDA FOR THE FEBRUARY MEETING OF THE** **AGRICULTURAL & FARMLAND PROTECTION BOARD**

MEMBERS PRESENT: Mr. Reeves (Chairman), Mr. Tucker, Mr. Skeele, Mr. Skeval, Mr. Lofner, Mr. Winkelman, Mr. Hudson, Ms. Oppedisano, Mr. May

MEMBERS ABSENT: Mr. Manley

Chairman Reeves called the meeting to order, and the previous meeting's minutes were approved.

1. UPDATE AND DISCUSSION OF NYSAGM FARMLAND PROTECTION IMPLEMENTATION GRANT (FPIG) PROGRAM: Lisa Welch, OCDOP (*Attachment No. 1*)

Presentation by Ms. Lisa Welch:

AFPB SCHEDULE

October:

Prep for Pre-App Release (minor updates)

November:

Release Pre-App
Pre-App Workshop 11/12/2025
Pre Ag District 1 Review

December:

Pre-App Site Plan Workshop 12/09/2025
Ag District 1 Review Mailing/Publicity
Ag Dist Annual Adds Publicity

January:

Pre-Apps Due 1/2/2026
Finalize Draft Site Plans
Pre-Apps Staff Scoring & Mapping
Ag District 1 Review – Open
Ag Dist Annual Adds – Open

February 24, 2026:

AFPB – Forward Members Pre-Apps and Scoring Materials
AFPB – Pre-Apps Review
AFPB – Pre-Apps Meetings
AFPB – Member Scoring
Prep Ag District 1 Review Report
Prep Ag District Annual Adds Report

March 31, 2026:

AFPB – Pre-App Endorsements
AFPB – Ag District 1 Review Report
AFPB – Ag District Annual Adds Report

AFPB Schedule 2025–26

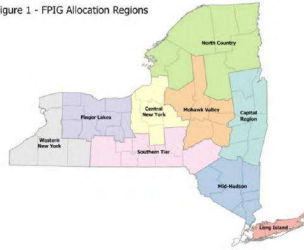
- October: Pre-app updates, preparation for pre-app release
- November: Pre-app workshop; Ag District 1 annual additions publicity
- December: Site plan workshop; Ag District 1 annual additions
- January: Pre-apps due; draft site plans finalized; pre-apps staff scoring; Ag District 1 review open
- February (current meeting): AFPB pre-apps review; AFPB pre-apps interviews; AFPB member scoring

- March 31 (next meeting): AFPB pre-app endorsements; Ag District 1 annual additions review
- Ag District 1: 8-year review preparation underway for 2027

FPIG Round 20

- Announced in December 2025
- First come, first served
- No application deadline
- Awards begin in Mid-March 2026
- \$67 million total
- \$6.365 million per region
- +\$6.365 million State-wide
- Minor changes to categories

Figure 1 - FPIG Allocation Regions



App	Category	% of Total Production	Project Acres	Active Ag Prod Extent	Prime/State Soils Extent
1	Access to Farmland		9	60%	40%
2	Agroforestry	>50%	45	60%	10%
3	Climate Resiliency		45	60%	60%
4	Equine	>50%	45	50%	10%
5	Field Crops	>50%	45	50%	50%
6	Food Security	>50%	22	60%	60%
7	Livestock/Products	>50%	45	50%	10%
8	Source Water Protection		45	60%	50%
9	Specialty Crops	>50%	22	60%	10%
10	Viability - Other		89	62%	41%
11	Vineyard	>50%	22	60%	25%

Report Date/Time = 2/18/2026 @ 1:15pm

Central New York Region	2/4/2026									
Central New York Region	3:39:40 PM	Under review	Viable Agricultural Land-Other	243	\$1,490,659					\$ 6,365,000
										\$ 6,365,000

FPIG Round 20 Funding Update

- NYS Ag & Markets announced FPIG Round 20 in December 2025
 - Total available funding: \$67 million; \$6.365 million allocated per region (excluding NYC area); additional \$6.365 million available statewide
 - No application deadline; awards begin mid-March 2026 on a first-come, first-served basis
 - As of February 18, 2026: one application submitted statewide; NYALT confirmed submission of one application and is working on a second

Endorsement Updates

FPIG Round 19 – Awards In Progress

App Year	Status	Land Trust	Farm	Last	Operation	Town(s)	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
2020	Awarded	NYALT	Maple Lane Farms (1)	Leubner	Dairy	Marcellus, Spafford	691				
2023	Awarded	NYALT	Lockwood Farm	Lockwood	Field Crops, Lavender, Sheep	Skaneateles	119				

FPIG Round 20 – Applications

App Year	Status	Land Trust	Farm	Last	Operation	Town(s)	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
2020	Selected	NYALT	Heer Farm	Heer	Cash Crops (Field)	Onondaga, Marcellus	230	153	66%	141	61%
2021-22	Selected	CPF	M+D Farms	Spicer	Beef, Crops	Manlius	275	163	59%	198	72%
2024	Selected	NYALT	Cuddeback	Cuddeback	Grain (100%)	Skaneateles (75.88 acs)	589	408	69%	461	78%
2024	Selected	FLT	Pe-Car Farms	Cargile	Beef/Processing (80%), Grain (20%)	Skaneateles	165	93	56%	91	55%

On Hold

App Year	Status	Land Trust	Farm	Last	Operation	Town(s)	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
2024	Donation	NYALT	Field House Farm	Ward	Beef (80%), Leased Cropland (20%)	Fabius	126	72	57%	91	72%

App Year	Status	Land Trust	Farm	Last	Operation	Town(s)	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
2020	On Hold	NYALT	Maple Lane Farms (2)	Leubner	Dairy	Marcellus, Spafford	293	230	78%	215	73%
2024	On Hold	FLT	1741 Pork St	Lee	Diary (100%)	Skaneateles	185	151	82%	116	63%

Endorsements & FPIG Updates:

- FPIG Round 19 – Awards in Progress
- Maple Lane Farms (Leubner) – Marcellus/Spafford – NYALT
- Lockwood Farm – Skaneateles – NYALT

- FPIG Round 20 – Land Trusts Planning to Submit:
 - Heer Farm (Onondaga/Marcellus) – NYALT
 - M&D Farms/Spicer (Manlius) – Cazenovia Preservation Foundation
 - Cuddeback Farm (Skaneateles/Cayuga County) – NYALT
 - Pe-Car Farms/Cargile (Skaneateles) – Finger Lakes Land Trust

Projects Currently On Hold:

- Field House Farm/Ward (Fabius) – donating development rights; transaction costs exceed available funding
- Maple Lane Farms (Leubner) – second project on hold pending completion of first
- 1741 Pork Street/Lee (Skaneateles) – on hold; reevaluating

Endorsement Updates

Remove from Pool

None yet (waiting for responses to inquiry)

Remaining in Pool

App Year	Status	Land Trust	Farm	Last	Operation	Town(s)	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
2023	In Pool		4 Erratic Farm	Dzielak	Leased (Dairy - Crops)	Spafford	55	39	71%	42	76%
2023	In Pool		Moore Property	Moore	Leased (Dairy - Crops)	Elbridge	87	52	60%	57.2	65%
2024	In Pool		Albanese-Herlihy	Albanese	Beef Cattle (50%); Dry Hay (50%)	LaFayette	108	36	33%	63	58%
2024	In Pool		Costello Family Farm	Costello	Leased - Crops (100%)	Pompey	202	95	47%	151	75%
2024	In Pool		Hourigan Family Dairy	Hourigan	Dairy (100%)	Van Buren	825	591	47%	544	66%
2024	In Pool		Watervale Farms	Herlihy	Beef Cattle (30%); Cash Crop (60%); Dry Hay (10%)	Pompey	314	206	47%	226.8	32%

Remaining Endorsement Pool:

- 4 Erratic Farm (Spafford) – small parcel; has not scored competitively
- Moore Property (Elbridge) – small parcel; on edge of qualifying
- Albanese-Herlihy, Costello Family Farm, Hourigan Family Dairy, Watervale Farms (Herlihy) – all endorsed in prior year; land trusts still evaluating

2. REVIEW OF FIVE FARMLAND CONSERVATION EASEMENT PRE-APPLICATIONS SUBMITTED FOR 2026 (*Attachment No. 2*); *Farmland Conservation Easement Preapplication, Protected Farmland in Onondaga County Map on file with the Clerk*

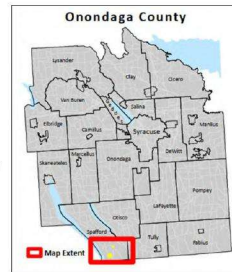
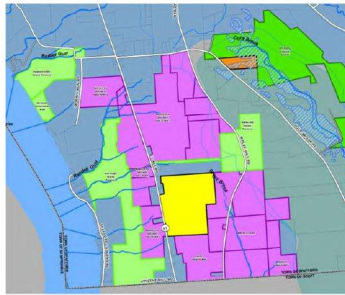
The following pre-applications were presented by Lisa Welch in alphabetical order, followed by applicant interviews.

Hodgepodge Farm – Waters, Town of Spafford: (*Map on file with the Clerk*)

HodgePodge Farm (Waters)

(T) Spafford - 181 acres
 Apiary (70%), Leased Crops Dairy (25%),
 Agritourism (5%), Agroforestry

Farm	Last	Total Acres	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
HodgePodge Farm	Waters	206	181	57	31%	152	84%
Field Crops			45	57	50%	57	50%
Forest		206	181	105	58%	152	84%
Agroforestry Category			45	109	60%	18	10%



- Near Cortland Co (and Cayuga Co) border
- State Rt 41 (East Lake Rd)
- FPIG Agroforestry Category project (potential)
- Needs a professional forest management plan (\$\$\$)
- Residence located to the northeast (excluded)
- No farmstead (hopes to build in the future)
- Surrounded by FLLT properties and farmland conservation easements (applicant approached by FLLT)
- Skaneateles Lake Watershed – Lake is 0.7 miles E
- Spafford County Forest to the east

- 181 total acres on State Route 41/East Lake Road near Skaneateles Lake; borders Cortland and Cayuga Counties
- Primary operation: apiary (honeybees, 200–500 colonies); approximately 60 acres leased to Butts Farm for dairy crop support; agritourism; managed forest in development
- 105 acres forested, 57 acres tilled; would qualify under the agriforestry FPIG category (requires 45 project acres, 60% forest/ag land, 10% prime/statewide soils)
- Forest management plan not yet completed; applicant plans to obtain one if endorsed; NYS Ag & Markets indicated this is a viable project
- Finger Lakes Land Trust (FLLT) approached applicant; property is surrounded by existing farmland conservation easements and FLLT lands
- Received county agritourism grant; honeybee education structure has been constructed

Pre-App Scores – HodgePodge Farm (Waters)

PRE-APPLICATION INFORMATION	6	3
1 Easement (Purchase (PDR) -1, Pre-Emptive (PPR) -2, Donate (DDR) -3)	0-3	1
4 Contacted Land Trust (No -0, Yes -1)	0-1	1
5 Contacted Municipality (No -0, Yes -1)	0-1	1
6 Attended Workshop (No -0, Yes -1)	0-1	0
FARM OPERATION	32	19
14 Farmstead (Main Farmstead -10, Nearby Farmstead -5, Buildings Only -5)	0-10	0
15 % of Total Active Ag Production Acres (Each 10% increment -1 pt)	1-10	6
16 Water Resources (Seasonal -1-2, Drainage Only -3-5, Constant -6-7)	1-7	6
17 Forest Management (Practices Only -1, Practices & Plan -2)	1-2	1
18 Agricultural Environmental Management AEM (Tier 1 -1, Tier 2 or 3 -2, Tier 4 or 5 -3)	0-3	0
FARM BUSINESS	18	12
21 Farm Business Plan (In Process -1, Written Only -2, Implemented -3)	0-3	3
22 Major Improvements (\$0-10k -1, \$10-25k -2, \$25-50k -3, \$50-100k -4, \$100k+ -5)	1-5	4
25 Future Ownership (Plan in Process / Interest -5, Plan Written / Transition -10)	0-10	5
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)	12	0.0
30 Economic Development	0-2	0.0
30 Protect Agricultural Land	0-2	0.0
30 Local Agriculture & Food Systems	0-2	0.0
30 Support the Next Generation	0-2	0.0
31 Enhance the Natural Environment	0-2	0.0
31 Owner Importance	0-2	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)	0-22 (Avg 7.71)	9.41
Soil Value (Prime/Drained, Statewide)	0-6 (Avg 3.92)	3.54
Agricultural Density (Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land)	0-6 (Avg 1.72)	3.91
Natural Resources (Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds)	0-4 (Avg 1.18)	1.96
Land Development (345 KV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time)	0-6 (Avg 0.88)	0.00
GRAND TOTAL	90.00	37.41

Out of 5 Pre-Applications:

- Scoring 4th overall (so far)
- Scored 1st on Farm Business
- Scored 5th on Farm Operation (No Farmstead/Buildings)

- Pre-Application Score: 4th overall; 1st on farm business; 5th on farm operation; 1st on natural resources (Skaneateles Lake watershed); 5th on soil value and land development; Ag Mapper score 9.41 (county average 7.71)
- Grand Total: 37.41/90

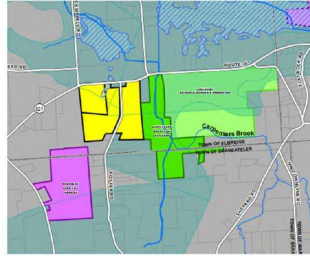
Questions/Comments:

- Mr. Winkelman asked whether the proposed farmstead location, deep in the property, far from the road, was consistent with FPIG requirements
- Ms. Welch noted that NYS Ag & Markets reviewed the concept and indicated it could be viable given the agroforestry/apiary nature of the operation
- Chairman Reeves noted there is an existing honey operation nearby on a road and questioned why that could not serve as the farmstead location
- Ms. Welch indicated the applicant's preference is to relocate his residence to the subject property
- Mr. Skeval noted that the tillable acreage (approximately 50 acres) supporting dairy operations is a significant asset for the county's agricultural base, and suggested treating the forestry component as a secondary consideration
- Mr. Skeval discussed the applicant's qualifications for agroforestry; cautioned that evaluating the depth of a timber management program would require an extended discussion and recommended the board focus on the broader land protection value
- Ms. Oppedisano asked whether the agroforestry FPIG category requires a certain level of ongoing maintenance or harvesting activity to qualify
- Ms. Welch confirmed that active forestry work is underway but noted that a full timber harvest is estimated to be 8–10 years away; the applicant has been removing ash, culling low-value trees, and replanting oaks and other species in the interim.
- Mr. Skeele asked about the apiary operation
- Ms. Welch explained the applicant maintains 200–500 hive colonies, does not transport bees to other operations, and has developed a strong reputation for northern-raised queens
- Mr. Skeele noted the farm fits well within an existing cluster of easements and protected lands, which adds geographic value despite its relatively lower individual scores
- Mr. Hudson observed the property is within the Skaneateles Lake watershed and predicted it would ultimately receive funding on that basis alone
- Chairman Reeves asked Ms. Welch to explain how the Ag Mapper scoring system works
- Ms. Welch explained that it measures four main categories:
 - (1) Soils - including prime, statewide importance, and prime-if-drained designations
 - (2) Agricultural density - parcel size, distance to adjacent protected farms, ag assessment status, and cultivated land cover
 - (3) Natural resources - drinking water source watersheds, aquifer overlay, wetlands, floodplains, protected streams, and surrounding protected lands
 - (4) Land development pressure - distance to major transmission lines, availability of public water and sewer, recently developed parcels (2016–2021 data), and distance to interstate ramps
- Chairman Reeves noted that the highest Ag Mapper score in the county is 14.72
- Ms. Welch confirmed this and noted the county average is 7.71, with Hodgepodge Farm scoring 9.41, above average, driven largely by its natural resources score

James Manley Farm – Town of Elbridge: (Map on file with the Clerk)

James Manley Farm

(T) Elbridge
Leased Cash Crop (100%)
Recently Retired Livestock



Farm	Last	Total Acres	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
James Manley Farm	Manley	113	113	76	67%	88	78%
Field Crops		45	45	57	50%	57	50%

- Border of Elbridge and Skaneateles
- State Rt 321 – Primary Route to (V) Skaneateles
- Barns on site, former residence across the road burned
- Adjacent to Hourigan farmland conservation easement & numerous farmland conservation easements to the north
- Next to the County Carpenters Brook Fish Hatchery & Limeledge Botanical Garden & Arboretum
- Lower Seneca River Basin / Carpenters Brook Watershed
- Primary/principal aquifer



- 113 total acres; 76 acres agricultural (67%); 88 acres prime/statewide soils (78%)
- Retired owner; currently a leased crop operation (formerly livestock); located on State Route 321; barns on site; former residence across the road was destroyed by fire
- Adjacent to Hourigan Farmland Conservation Easement and multiple easements to the north; adjacent to Carpenters Brook Fish Hatchery and Limeledge Botanical Garden Arboretum
- Located in lower Seneca River Basin/Carpenters Brook Watershed; overlies principal aquifer; qualifies under field crops FPIG category
- Previously endorsed; owner sold the property and has resubmitted a new pre-application

Pre-App Scores – James Manley Farm

PRE-APPLICATION INFORMATION	6	3
1 Easement (Purchase (PDR) - 1, Pre-Emptive (PPR) - 2, Donate (DDR) - 3)	0-3	1
4 Contacted Land Trust (No - 0, Yes - 1)	0-1	1
5 Contacted Municipality (No - 0, Yes - 1)	0-1	0
6 Attended Workshop (No - 0, Yes - 1)	0-1	1
FARM OPERATION	32	20
14 Farmstead (Main Farmstead - 10, Nearby Farmstead - 5, Buildings Only - 5)	0-10	5
15 % of Total Active Ag Production Acres (Each 10% Increment - 1 pt)	1-10	6
16 Water Resources (Seasonal - 1-2, Drainage Only - 3-5, Constant - 6-7)	1-7	6
17 Forest Management (Practices Only - 1, Practices & Plan - 2)	1-2	1
18 Agricultural Environmental Management AEM (Tier 1 - 1, Tier 2 or 3 - 2, Tier 4 or 5 - 3)	0-3	2
FARM BUSINESS	18	2
21 Farm Business Plan (In Process - 1, Written Only - 2, Implemented - 3)	0-3	0
22 Major Improvements (\$0-10K - 1, \$10-25K - 2, \$25-50K - 3, \$50-100K - 4, \$100K+ - 5)	1-5	2
25 Future Ownership (Plan In Process / Interest - 5, Plan Written / Transition - 10)	0-10	0
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)	12	0
30 Economic Development	0-2	0.0
30 Protect Agricultural Land	0-2	0.0
30 Local Agriculture & Food Systems	0-2	0.0
30 Support the Next Generation	0-2	0.0
31 Enhance the Natural Environment	0-2	0.0
31 Owner Importance	0-2	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)	0-22 (Avg 7.71)	11.15
Soil Value (Prime/Drained, Statewide)	0-6 (Avg 3.92)	5.49
Agricultural Density (Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land)	0-6 (Avg 1.72)	3.33
Natural Resources (Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds)	0-4 (Avg 1.18)	1.92
Land Development (345 kV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time)	0-6 (Avg 0.88)	1.24
GRAND TOTAL	90.00	36.15

Out of 5 Pre-Applications:

- Scoring 5th overall (so far)
- Scored 5th on Farm Business (No Plan or Future Ownership)

- Pre-Application Score: 5th overall; 2nd on Ag Mapper; 1st on soil value; 5th on farm business
- Grand Total: 36.15/90
- Owner was not present at the meeting

Questions/Comments:

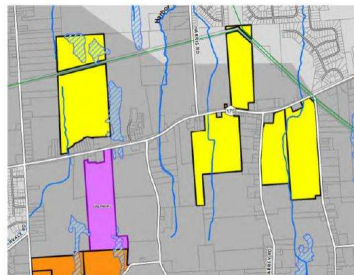
- Chairman Reeves asked whether the farmstead allotment could include not just a residence but also building and infrastructure expansion areas
- Ms. Welch confirmed yes, and clarified that two farmstead areas are delineated on the site plan, the old homestead site across the road (right side) and the existing barn area on the main parcel (left side)
- Chairman Reeves noted that including both sides is important for the owner's flexibility to expand operations in the future if the land is preserved
- Ms. Oppedisano recalled that Mr. Manley had previously been endorsed (approximately 2017–18), and that the project had been explored with NYALT including a possible open space grant concept, but it did not advance at that time; Mr. Manley resubmitted a new pre-application
- Mr. Tucker noted that county land had previously been associated with the property
- Mr. Hudson confirmed that is the land Mr. Manley had since sold
- Mr. Winkelman asked about the future plans for the Carpenters Brook Fish Hatchery and whether it would continue operating long-term
- Mr. Hudson expressed support for its continuation, noting ESF's involvement and the hatchery's value to the community and the environment

Rohe Farms – Town of Onondaga: (Map on file with the Clerk)

Rohe Farms

(T) Onondaga
Cash Crop – Field (100%)
Former Dairy

Farm	Last	Total Acres	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
Rohe Farms	Rohe	838	476	275	58%	273	57%
Field Crops			45	238	50%	238	50%



- In the Syracuse Urban Area west of Onondaga Hill
- State Rt 175 - W Seneca Tpke, major E/W commuting corridor
- No farmstead (farmstead next door on mother's property)
- Cell tower (need to confirm FPIG eligibility with NYSAGM)
- 345 kV transmission line cross property
- Adjacent to CBG Farms farmland conservation easement
- Wetlands onsite
- Onondaga Lake / Onondaga Creek Watershed



- 838 total acres; project area = 476 acres; 275 acres active ag (58%); 273 acres prime/statewide soils (57%)
- Former dairy; now a cash crop operation; located on State Route 175 (West Seneca Turnpike) within/adjacent to the Syracuse urbanized area boundary; significant development pressure from the Onondaga Hill area
- No farmstead on project parcels; family farmstead is on an adjacent property owned by the applicant's mother (not included); floating farmstead concept discussed
- Cell tower on one parcel – Ag & Markets indicated acceptable if easement area is under 10,000 sq. ft.; additional documentation will be required

- 345 kV transmission line crosses the property; adjacent to CBG Farms Farmland Conservation Easement; wetlands on site; in Onondaga Lake Basin/Onondaga Creek watershed

Pre-App Scores – Rohe Farms

PRE-APPLICATION INFORMATION	6	1
1 Easement (Purchase (PDR) - 1, Pre-Emptive (PPR) - 2, Donate (DDR) - 3)	0-3	1
4 Contacted Land Trust (No - 0, Yes - 1)	0-1	0
5 Contacted Municipality (No - 0, Yes - 1)	0-1	0
6 Attended Workshop (No - 0, Yes - 1)	0-1	0
FARM OPERATION	32	16
14 Farmstead (Main Farmstead - 10, Nearby Farmstead - 5, Buildings Only - 5)	0-10	5
15 % of Total Active Ag Production Acres (Each 10% Increment - 1 pt)	1-10	5
16 Water Resources (Seasonal - 1-2, Drainage Only - 3-5, Constant - 6-7)	1-7	6
17 Forest Management (Practices Only - 1, Practices & Plan - 2)	1-2	0
18 Agricultural Environmental Management AEM (Tier 1 - 1, Tier 2 or 3 - 2, Tier 4 or 5 - 3)	0-3	0
FARM BUSINESS	18	8
21 Farm Business Plan (In Process - 1, Written Only - 2, Implemented - 3)	0-3	0
22 Major Improvements (\$0-10k - 1, \$10-25k - 2, \$25-50k - 3, \$50-100k - 4, \$100k+ - 5)	1-5	3
25 Future Ownership (Plan In Process / Interest - 5, Plan Written / Transition - 10)	0-10	5
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)	12	0.0
30 Economic Development	0-2	0.0
30 Protect Agricultural Land	0-2	0.0
30 Local Agriculture & Food Systems	0-2	0.0
30 Support the Next Generation	0-2	0.0
31 Enhance the Natural Environment	0-2	0.0
31 Owner Importance	0-2	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)	0-22 (Avg 7.71)	13.01
Soil Value (Prime/Drained, Statewide)	0-6 (Avg 3.92)	4.11
Agricultural Density (Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land)	0-6 (Avg 1.72)	4.11
Natural Resources (Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds)	0-4 (Avg 1.18)	1.50
Land Development (345 kV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time)	0-6 (Avg 0.88)	3.45
GRAND TOTAL	90.00	38.01

Out of 5 Pre-Applications:

- Scoring 3rd Overall (so far)
- Scored 1st on Ag Mapper
- Scored 5th on Pre-Application Information

- Pre-Application Score: 3rd overall; 1st on Ag Mapper (highest land development pressure and agricultural density scores of the five applicants; scored 1st on both subcategories)
- Grand Total: 38.01/90

Questions/Comments:

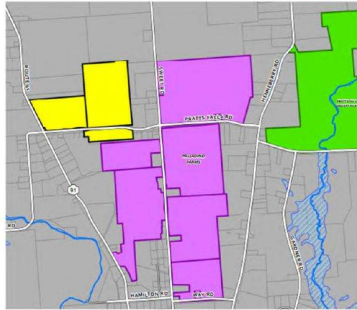
- Mr. Skeval asked Ms. Welch to define the floating farmstead concept
- Ms. Welch explained that the easement designates a potential farmstead location on the property with a maximum acreage, without fixing a specific site; noted that NYALT has used this approach before and Ag & Markets has agreed to it
- Mr. Skeval noted approximately 30% of Onondaga County farmland is leased rather than owned by active farmers, and this group of applicants represents the first time the board has meaningfully captured that leased land base through its outreach efforts; Mr. Skeval expressed hope that the floating farmstead concept would be utilized more going forward to protect that portion of the county's agricultural land base
- Mr. Skeelee asked for an overview of the parcels adjacent to the yellow (project) area on the map
- Ms. Welch clarified that the yellow indicates the proposed easement area; the pink parcel is the CBG Farms conservation easement already in place; green is Lockwood/Pleasant Valley land trust property; and the lighter shaded area represents the US Census Bureau urbanized area boundary, visibly encroaching westward along Seneca Turnpike toward the property
- Mr. Skeelee noted the property is directly adjacent to cul-de-sac development.
- Mr. Tucker asked whether there is a farmstead on any of the yellow project parcels
- Ms. Welch explained the family farmstead is on the mother's adjacent property on Harris Road, which could not be included as she is elderly and the family was not ready to bring her into the process
- Chairman Reeves expressed concern about the strips of unprotected tillable land between the protected parcels, noting it is beyond the board's control but expressing hope the applicants return in future rounds to protect additional parcels as ownership transitions occur

Shurtleff Farm – Town of Pompey: (Map on file with the Clerk)

Shurtleff Farm

(T) Pompey
 Livestock (86%), Leased Crop (15%)
 Former Dairy

Farm	Last	Total Acres	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
Shurtleff Farm	Shurtleff	154	154	101	66%	142	92%
Viable - Other			89	95	62%	63	41%



- Mid-western (T) Pompey
- State Rt 91, 4 miles south of Jamesville
- Farmstead onsite
- Next to Palladino farm easement
- Chittenango Creek Basin/Butternut Creek Watershed
- West of Pratts Falls County Park

- 154 total acres; 101 acres agricultural (69%); 142 acres prime/statewide soils (92%)
- Former dairy; now primarily livestock (20–25 beef cows/heifers) plus leased cropland (approximately 15%); located on State Route 91 four miles south of Jamesville; qualifies under Viable – Other FPIG category
- Adjacent to Paladino Farm Conservation Easement; in Chittenango Creek Basin/Butternut Creek Watershed; west of Pratts Falls County Park; farmstead on site
- Solar companies have approached the applicant; applicant does not want solar development on the property

Pre-App Scores – Shurtleff Farm

PRE-APPLICATION INFORMATION	6	3
1 Easement (Purchase (PDR) - 1, Pre-Emptive (PPR) - 2, Donate (DDR) - 3)	0-3	1
4 Contacted Land Trust (No - 0, Yes - 1)	0-1	1
5 Contacted Municipality (No - 0, Yes - 1)	0-1	0
6 Attended Workshop (No - 0, Yes - 1)	0-1	1
FARM OPERATION	32	23
14 Farmstead (Main Farmstead - 10, Nearby Farmstead - 5, Buildings Only - 5)	0-10	10
15 % of Total Active Ag Production Acres (Each 10% Increment - 1 pt)	1-10	6
16 Water Resources (Seasonal - 1-2, Drainage Only - 3-5, Constant - 6-7)	1-7	7
17 Forest Management (Practices Only - 1, Practices & Plan - 2)	1-2	0
18 Agricultural Environmental Management AEM (Tier 1 - 1, Tier 2 or 3 - 2, Tier 4 or 5 - 3)	0-3	0
FARM BUSINESS	18	6
21 Farm Business Plan (In Process - 1, Written Only - 2, Implemented - 3)	0-3	0
22 Major Improvements (\$0-10k - 1, \$10-25k - 2, \$25-50k - 3, \$50-100k - 4, \$100k+ - 5)	1-5	1
25 Future Ownership (Plan In Process / Interest - 5, Plan Written / Transition - 10)	0-10	5
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)	12	0.0
30 Economic Development	0-2	0.0
30 Protect Agricultural Land	0-2	0.0
30 Local Agriculture & Food Systems	0-2	0.0
30 Support the Next Generation	0-2	0.0
31 Enhance the Natural Environment	0-2	0.0
31 Owner Importance	0-2	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)	0-22 (Avg 7.71)	10.03
Soil Value (Prime/Drained, Statewide)	0-6 (Avg 3.92)	5.25
Agricultural Density (Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land)	0-6 (Avg 1.72)	3.84
Natural Resources (Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds)	0-4 (Avg 1.18)	0.54
Land Development (345 kV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time)	0-6 (Avg 0.88)	0.89
GRAND TOTAL	90.00	42.03

Out of 5 Pre-Applications:

- Scoring 2nd overall (so far)
- Scored 1st on Farm Operation

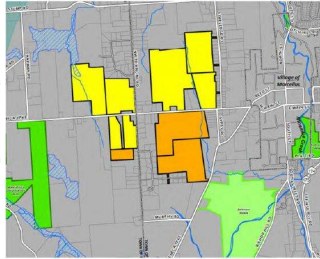
- Pre-Application Score: 2nd overall; 1st on farm operation; 3rd on Ag Mapper; 5th on natural resources
- Grand Total: 42.03/90

Sycamore Hill Farm and Gardens – Hanford, Towns of Marcellus and Skaneateles:

Sycamore Hill Farm & Gardens (Hanford)

(T) Marcellus, (T) Skaneateles
 Leased Crop - Dairy (100%)
 Former Dairy

Farm	Last	Total Acres	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
Sycamore Hill Farm & Gardens	Hanford	561	381	194	51%	242	64%
Field Crops			45	191	50%	191	50%



- 0.3 miles west of (V) Marcellus
- Old Seneca Tpke
- Farm buildings onsite (no residence)
- Also owns Sycamore Hill Gardens
- Excluding son's residence (need NYSAGM approval)
- Between/near Skaneateles Conservation Area, Baltimore Woods, and Marcellus Park
- Lower Seneca Basin/Carpenters Brook Watershed & Onondaga Lake Basin/Nine Mile Creek Watershed
- Carpenters Brook

- 561 total acres; project area = 381 acres; 194 acres agricultural (51%); 242 acres prime/statewide soils (64%)

- Former dairy; now leased cropland operated by Hourigan Family Farm; qualifies under field crops FPIG category; farm buildings on site; located on Old Seneca Turnpike approximately 0.3 miles west of the Village of Marcellus
- Adjacent to Skaneateles Conservation Area and Baltimore Woods; Carpenters Brook runs through the property; in lower Seneca Basin/Carpenters Brook and Onondaga Lake Basin/Nine Mile Creek watersheds
- 35-acre garden/arboretum excluded from the project (hosts not-for-profit events including the Baltimore Woods Mother's Day event and Onondaga County Preservation Society fall event); no residence on farm parcels

Pre-App Scores – Sycamore Hill (Hanford)

PRE-APPLICATION INFORMATION	6	4
1 Easement (Purchase (PDR) - 1, Pre-Emptive (PPR) - 2, Donate (DDR) - 3)	0-3	1
4 Contacted Land Trust (No - 0, Yes - 1)	0-1	1
5 Contacted Municipality (No - 0, Yes - 1)	0-1	1
6 Attended Workshop (No - 0, Yes - 1)	0-1	1
FARM OPERATION	32	20
14 Farmstead (Main Farmstead - 10, Nearby Farmstead - 5, Buildings Only - 5)	0-10	5
15 % of Total Active Ag Production Acres (Each 10% Increment - 1 pt)	1-10	5
16 Water Resources (Seasonal - 1-2, Drainage Only - 3-5, Constant - 6-7)	1-7	7
17 Forest Management (Practices Only - 1, Practices & Plan - 2)	1-2	0
18 Agricultural Environmental Management AEM (Tier 1 - 1, Tier 2 or 3 - 2, Tier 4 or 5 - 3)	0-3	3
FARM BUSINESS	18	12
21 Farm Business Plan (In Process - 1, Written Only - 2, Implemented - 3)	0-3	1
22 Major Improvements (\$0-10k - 1, \$10-25k - 2, \$25-50k - 3, \$50-100k - 4, \$100k+ - 5)	1-5	1
25 Future Ownership (Plan In Process / Interest - 5, Plan Written / Transition - 10)	0-10	10
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)	12	0.0
30 Economic Development	0-2	0.0
30 Protect Agricultural Land	0-2	0.0
30 Local Agriculture & Food Systems	0-2	0.0
30 Support the Next Generation	0-2	0.0
31 Enhance the Natural Environment	0-2	0.0
31 Owner Importance	0-2	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)	0-22 (Avg 7.71)	7.47
Soil Value (Prime/Drained, Statewide)	0-6 (Avg 3.92)	4.67
Agricultural Density (Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land)	0-6 (Avg 1.72)	1.87
Natural Resources (Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds)	0-4 (Avg 1.18)	0.85
Land Development (345 kV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time)	0-6 (Avg 0.88)	1.29
GRAND TOTAL	90.00	43.47

Out of 5 Pre-Applications:

- Scoring 1st Overall (so far)
- Scored 1st on Pre-Application Information & Farm Business
- Scored 5th on Ag Mapper

- Pre-Application Scoring: 1st overall; 1st on pre-application information and farm business; 5th on Ag Mapper (lower agricultural density – no proximity to currently protected farms)
- Grand Total: 43.47/90; some parcels formerly enrolled in Conservation Reserve Program (CRP)

Questions/Comments:

- Chairman Reeves asked about the notched parcel near the farmstead
 - Ms. Welch clarified it is a separately owned parcel the Hanfords do not own
 - Chairman Reeves raised concern about the large orange excluded area to the south, noting that whether it is CRP or agricultural ground he sees no reason it could not be part of the project, but acknowledged that if acreage drives up the donation value he understands the family's position
 - Chairman Reeves stated he does not believe the garden constitutes agritainment that requires buffering from agricultural land and that it could be protected as such
 - Mr. May asked what would discourage the family from eventually developing the excluded southern parcel
 - Mr. Skeval flagged the acreage discrepancy, the application lists approximately 50 acres leased to Hourigan, but the aerial photo suggests considerably more cropland exists on the property
 - Ms. Welch acknowledged some of it may be shrubbed over or in CRP and suggested ground-truthing
-
- Staff Pre-Application Scores (without member Agriculture & Farmland Protection Plan scores):
 - 1st – Sycamore Hill Farm & Gardens (43.47)
 - 2nd – Shurtleff Farm (42.03)
 - 3rd – Rohe Farms (38.01)
 - 4th – HodgePodge Farm (37.41)
 - 5th – James Manley Farm (36.15)
 - Out of a possible 90 points

3. MEETING WITH FARMLAND CONSERVATION EASEMENT PRE-APPLICATION APPLICANTS

Applicant Interview – Shannon Waters, Hodgepodge Farm

- Purchased 180-acre property in the Skaneateles watershed; property was fallow when acquired; invested in thousands of feet of drain tile to restore productivity
 - Currently leasing approximately 60 acres to Butts Farm; dairy and bee operations function cooperatively
 - Forest management: removed ash, culled low-value maples and cherry trees in year one; replanting with oaks and other species; expects first timber harvest in 8–10 years
 - Runs 200–500 honeybee colonies with strong northern-raised genetics; does not transport bees for pollination services; all honey production is on-site
 - Plans to expand retail and agritourism: honey extraction facility, educational tours, and retail shop – requiring a new facility at this location
 - Has environmental science background; meets Society of American Forestry requirements except for the exam; willing to obtain certification if required for endorsement
-
- Mr. Skeelee asked about the rationale for siting the farmstead deep in the property
 - Mr. Waters explained the security motivation having had uncomfortable situations with customers arriving at off hours, he wants the residence separated from the customer-facing operation, with the agritourism/extraction facility sited at the lower end of the property closer to the road

- Mr. Skeval asked whether the CNY Land Clearing business would be incorporated into the subject property
- Mr. Waters clarified that CNY Land Clearing is primarily off-site client work; equipment is currently stored at the excluded 28-acre parcel where he lives and would remain there
- Mr. Tucker asked whether Mr. Waters transports bees to other properties for pollination services
- Mr. Waters confirmed he does not

Applicant Interview – Steven Rohe and Patricia Rohe (daughter), Rohe Farms

- Three-generation farm; sold the dairy operation in 2010; now farms cash crops (corn, beans, wheat, oats, hay) and some beef; does not lease out land
- Sells hay to the Rosamond Gifford Zoo; motivated to protect farmland close to the city from development and solar pressure
- Daughter (a teacher at Marcellus Central School) runs a summer camp for children on the farm; passionate about agricultural education
- Ms. Rohe noted that Nancy Horgan had spoken to her students at Marcellus Central School about farmland protection, which directly inspired the family to apply
- Mr. Skeval asked whether Steve crops the land himself or leases to a dairy
- Mr. Rohe confirmed he crops all acres himself
- Chairman Reeves offered a personal observation about the risks of setting aside farmland parcels for family members to build homes on, noting that divorces and transitions often result in strangers occupying those parcels in the middle of farm operations, and encouraged the family to think carefully about that
- Excluded parcels include land where family members are building homes and the mother's adjacent property on Harris Road (not yet transferred)

Applicant Interview – Stephen Shurtleff, Shurtleff Farm

- Family has farmed this property for approximately 120 years; development pressure from the Jamesville area is advancing toward the property
Applicant's primary motivation is to keep the land in farmland use; leases most cropland to Vandermark and maintains 20–25 beef cows/heifers

Applicant Interview – Karen Hanford, Sycamore Hill Farm and Gardens

- Began farming in 1971 with a Jersey dairy (high rolling herd average); currently leasing farmland to Hourigan Family Farm for 15–20 years with plans to eventually sell all farmland to that operation
- Husband George has been managing a viral brain infection that left him without the ability to form new memories for four years; Karen has been managing the process alone
- 35-acre garden/arboretum open spring through fall for self-guided tours; hosts multiple not-for-profit events annually; all four children support the farmland protection effort
- Snapshot New York wildlife cameras have documented diverse wildlife on the property; Carpenters Brook originates on or near the parcel
- Chairman Reeves noted that deed language on some parcels states the property is restricted for agricultural use and raised the question of whether that restriction is enforceable
- Ms. Hanford responded that neither she nor her daughter Cecily knew the origin of that language, noting that when you buy and farm a property you don't pay attention to those details

- Chairman Reeves observed that if enforceable it would effectively protect the land for agriculture, but cautioned that if it is not, the language may carry little weight, and encouraged the Hanfords to have that clarified further in the process with their land trust or legal counsel

4. OTHER BUSINESS:

2026 Preapplication Scoring Sheet on file with the Clerk

- Members received pre-application scoring sheets; yellow-highlighted sections are to be completed independently by each member
- Scoring deadline: March 17, 2026; sheets may be submitted by mail, email (LisaWelch@ongov.net), or text/call (315-406-1610) to Lisa Welch
- At the request of Chairman Reeves, Lisa Welch will email the FPIG pool/status slides to all members for reference
- Next meeting: March 31, 2026 at 10:00 a.m., County Legislature Chambers – final scores will be reviewed, final pre-application endorsements and rankings decided, and Ag District 1 annual additions reviewed

The meeting was adjourned

Next meeting: March 31, 2026, at 10:00 a.m.

Respectfully submitted,



Spencer Berg, Deputy Clerk
Onondaga County Legislature

ATTENDANCE

COMMITTEE: Agricultural & Farmland Protection Board
DATE: JANUARY 24th, 2025

NAME (Please Print)	DEPARTMENT/AGENCY
SCOTT WINKELMUTH	AFPB member
Mark Tucker	AFPB member
Megan Costa	Planning
Kathleen Kearney	Real Property
Lee Hudson	AFPB Member
SHANNON WATERS	HORSE PIDGE FARM
Steve [unclear]	
[unclear]	
Kevin Hanford	Spruce Hill Farm
DAVID SKEWAL	CCE, FLPB

ATTACHMENT NO. 1:
ONONDAGA COUNTY AGRICULTURAL &
FARMLAND PROTECTION BOARD

ONONDAGA COUNTY AGRICULTURAL & FARMLAND PROTECTION BOARD

February 24, 2026

- AFPB Schedule
- Endorsements & FPIG Updates
- Pre-Application Review
- Other Business
- Pre-Applicant Meetings
- Next Meeting

AFPB SCHEDULE

October:

Prep for Pre-App Release (minor updates)

November:

Release Pre-App

Pre-App Workshop 11/12/2025

Pre Ag District 1 Review

December:

Pre-App Site Plan Workshop 12/09/2025

Ag District 1 Review Mailing/Publicity

Ag Dist Annual Adds Publicity

January:

Pre-Apps Due 1/2/2026

Finalize Draft Site Plans

Pre-Apps Staff Scoring & Mapping

Ag District 1 Review – Open

Ag Dist Annual Adds – Open

February 24, 2026:

AFPB – Forward Members Pre-Apps and Scoring Materials

AFPB – Pre-Apps Review

AFPB – Pre-Apps Meetings

AFPB – Member Scoring

Prep Ag District 1 Review Report

Prep Ag District Annual Adds Report

March 31, 2026:

AFPB – Pre-App Endorsements

AFPB – Ag District 1 Review Report

AFPB – Ag District Annual Adds

Report

Endorsements

FPIG Round 19 – Awards In Progress

App Year	Status	Land Trust	Farm	Last	Operation	Town(s)	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
2020	Awarded	NYALT	Maple Lane Farms (1)	Leubner	Dairy	Marcellus, Spafford	691				
2023	Awarded	NYALT	Lockwood Farm	Lockwood	Field Crops, Lavender, Sheep	Skaneateles	119				

FPIG Round 20 – Apps

App Year	Status	Land Trust	Farm	Last	Operation	Town(s)	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
2020	Selected	NYALT	Heer Farm	Heer	Cash Crops (Field)	Onondaga, Marcellus	230	153	66%	141	61%
2021-22	Selected	CPF	M+D Farms	Spicer	Beef, Crops	Manlius	275	163	59%	198	72%
2024	Selected	NYALT	Cuddeback	Cuddeback	Grain (100%)	Skaneateles (75.88 acs)	589	408	69%	461	78%
2024	Selected	FLLT	Pe-Car Farms	Cargile	Beef/Processing (80%), Grain (20%)	Skaneateles	165	93	56%	91	55%

On Hold

App Year	Status	Land Trust	Farm	Last	Operation	Town(s)	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
2024	Donation	NYALT	Field House Farm	Ward	Beef (80%), Leased Cropland (20%)	Fabius	126	72	57%	91	72%

App Year	Status	Land Trust	Farm	Last	Operation	Town(s)	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
2020	On Hold	NYALT	Maple Lane Farms (2)	Leubner	Dairy	Marcellus, Spafford	293	230	78%	215	73%
2024	On Hold	FLLT	1741 Pork St	Lee	Diary (100%)	Skaneateles	185	151	82%	116	63%

Endorsements & FPIG Updates

Remove from Pool

None yet (waiting for responses to inquiry)

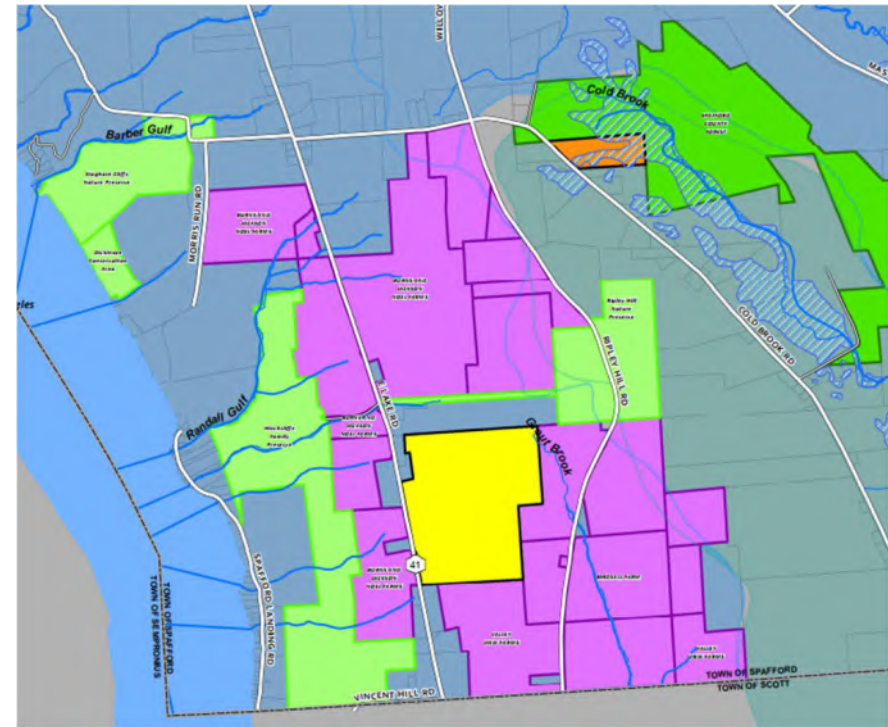
Remaining in Pool

App Year	Status	Land Trust	Farm	Last	Operation	Town(s)	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
2023	In Pool		4 Erratic Farm	Dzielak	Leased (Dairy - Crops)	Spafford	55	39	71%	42	76%
2023	In Pool		Moore Property	Moore	Leased (Dairy - Crops)	Elbridge	87	52	60%	57.2	65%
2024	In Pool		Albanese-Herlihy	Albanese	Beef Cattle (50%); Dry Hay (50%)	LaFayette	108	36	33%	63	58%
2024	In Pool		Costello Family Farm	Costello	Leased - Crops (100%)	Pompey	202	95	47%	151	75%
2024	In Pool		Hourigan Family Dairy	Hourigan	Dairy (100%)	Van Buren	825	591	47%	544	66%
2024	In Pool		Watervale Farms	Herlihy	Beef Cattle (30%); Cash Crop (60%); Dry Hay (10%)	Pompey	314	206	47%	226.8	32%

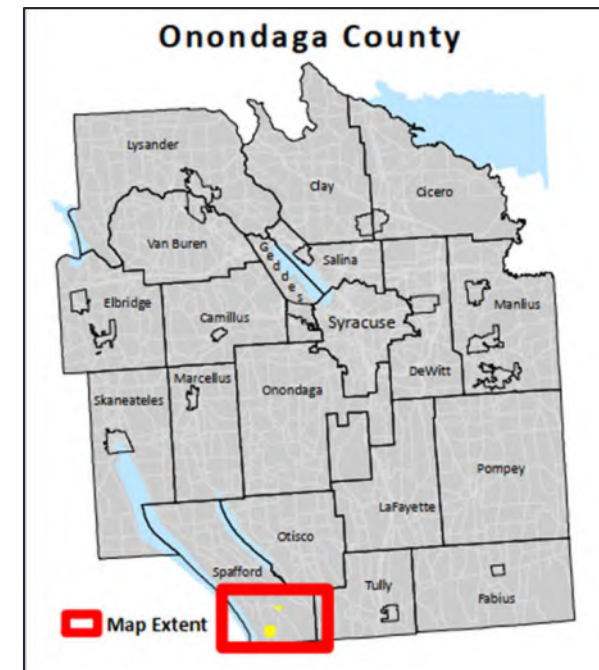
HodgePodge Farm (Waters)

(T) Spafford - 181 acres
 Apiary (70%), Leased Crops Dairy (25%),
 Agritourism (5%), Agroforestry

Farm	Last	Total Acres	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
HodgePodge Farm	Waters	206	181	57	31%	152	84%
Field Crops			45	57	50%	57	50%
Forest		206	181	105	58%	152	84%
Agroforestry Category			45	109	60%	18	10%



- Near Cortland Co (and Cayuga Co) border
- State Rt 41 (East Lake Rd)
- FPIG Agroforestry Category project (potential)
- Needs a professional forest management plan (\$\$\$)
- Residence located to the northeast (excluded)
- No farmstead (hopes to build in the future)
- Surrounded by FLLT properties and farmland conservation easements (applicant approached by FLLT)
- Skaneateles Lake Watershed – Lake is 0.7 miles E
- Spafford County Forest to the east



Aerial Image – HodgePodge Farm (Waters)



Pre-App Scores – HodgePodge Farm (Waters)

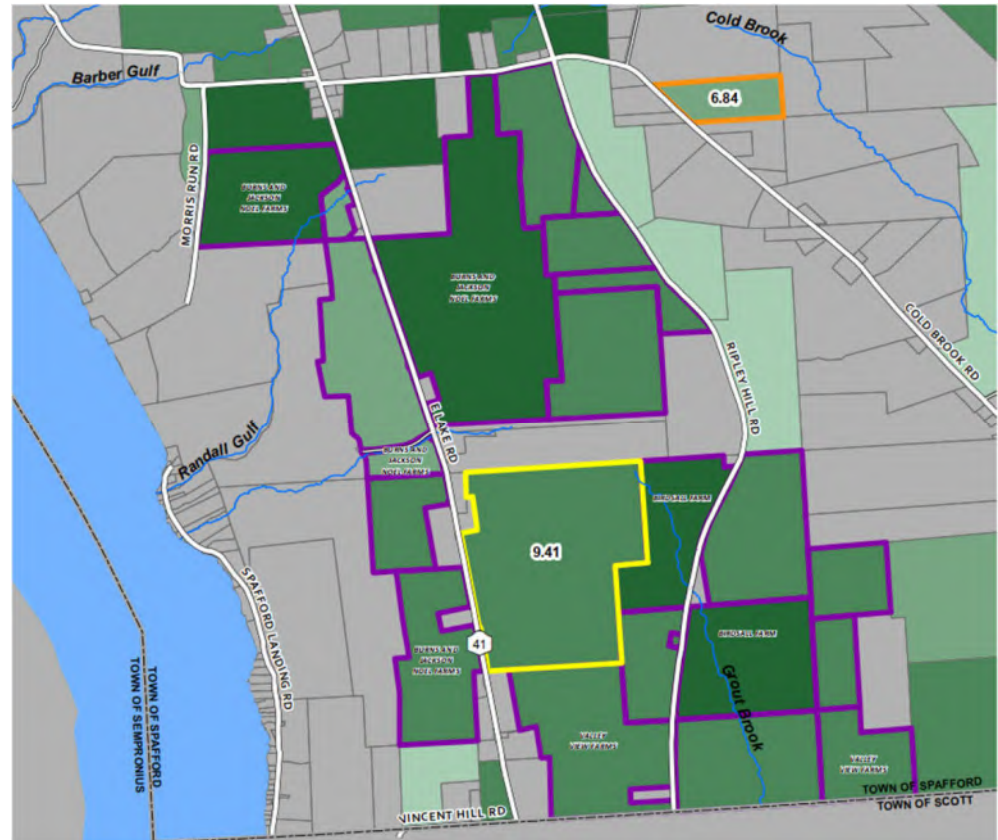
PRE-APPLICATION INFORMATION		6	3
1	Easement (<i>Purchase (PDR) - 1, Pre-Emptive (PPR) - 2, Donate (DDR) - 3</i>)	0-3	1
4	Contacted Land Trust (<i>No - 0, Yes - 1</i>)	0-1	1
5	Contacted Municipality (<i>No - 0, Yes - 1</i>)	0-1	1
6	Attended Workshop (<i>No - 0, Yes - 1</i>)	0-1	0
FARM OPERATION		32	13
14	Farmstead (<i>Main Farmstead - 10, Nearby Farmstead - 5, Buildings Only - 5</i>)	0-10	0
15	% of Total Active Ag Production Acres (<i>Each 10% Increment - 1 pt</i>)	1-10	6
16	Water Resources (<i>Seasonal - 1-2, Drainage Only - 3-5, Constant - 6-7</i>)	1-7	6
17	Forest Management (<i>Practices Only - 1, Practices & Plan - 2</i>)	1-2	1
18	Agricultural Environmental Management AEM (<i>Tier 1 - 1, Tier 2 or 3 - 2, Tier 4 or 5 - 3</i>)	0-3	0
FARM BUSINESS		18	12
21	Farm Business Plan (<i>In Process - 1, Written Only - 2, Implemented - 3</i>)	0-3	3
22	Major Improvements (<i>\$0-10k - 1, \$10-25K - 2, \$25-50K - 3, \$50-100k - 4, \$100k+ - 5</i>)	1-5	4
25	Future Ownership (<i>Plan In Process / Interest - 5, Plan Written / Transition - 10</i>)	0-10	5
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)		12	0.0
30	Economic Development	0-2	0.0
30	Protect Agricultural Land	0-2	0.0
30	Local Agriculture & Food Systems	0-2	0.0
30	Support the Next Generation	0-2	0.0
31	Enhance the Natural Environment	0-2	0.0
31	Owner Importance	0-2	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)		0-22 (Avg 7.71)	9.41
	Soil Value (<i>Prime/Drained, Statewide</i>)	0-6 (Avg 3.92)	3.54
	Agricultural Density (<i>Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land</i>)	0-6 (Avg 1.72)	3.91
	Natural Resources (<i>Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds</i>)	0-4 (Avg 1.18)	1.96
	Land Development (<i>345 kV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time</i>)	0-6 (Avg 0.88)	0.00
GRAND TOTAL		90.00	37.41

Out of 5 Pre-Applications:

- Scoring 4th overall (so far)
- Scored 1st on Farm Business
- Scored 5th on Farm Operation (No Farmstead/Buildings)

Ag Mapper – HodgePodge Farm (Waters)

	Total Available Points	HODGEPODGE FARM (WATERS)
AG MAPPER - MAXIMUM	0-22 (Avg 7.71)	9.41
Soil Value	0-6 (Avg 3.92)	3.54
Prime	6	0.35
Statewide Importance	4	3.14
Prime if Drained	2	0.05
Agricultural Density	0-6 (Avg 1.72)	3.91
Parcel Size	2	0.59
Protected Farms	2	2.00
Ag Assessment	1	1.00
Cultivated Land	1	0.33
Natural Resources	0-4 (Avg 1.18)	1.96
Drinking Water Source	1	1.00
Wetlands	0.5	0.50
Floodplains	0.5	0.00
Protected Water/Streams	1	0.00
Protected Land	0.5	0.46
Rt 20/80 Viewsheds	0.5	0.00
Land Development	0-6 (Avg 0.88)	0.00
345 kV Transmission	1	0.00
Public Water	1	0.00
Public Sewer	1	0.00
Development 2016-2021	2	0.00
Interchange Travel Time	1	0.00



Out of 5 Pre-Applications:

- Scored 4th overall
- Scored 1st on Natural Resources
- Scored 5th on Soil Value
- Scored 5th on Land Development

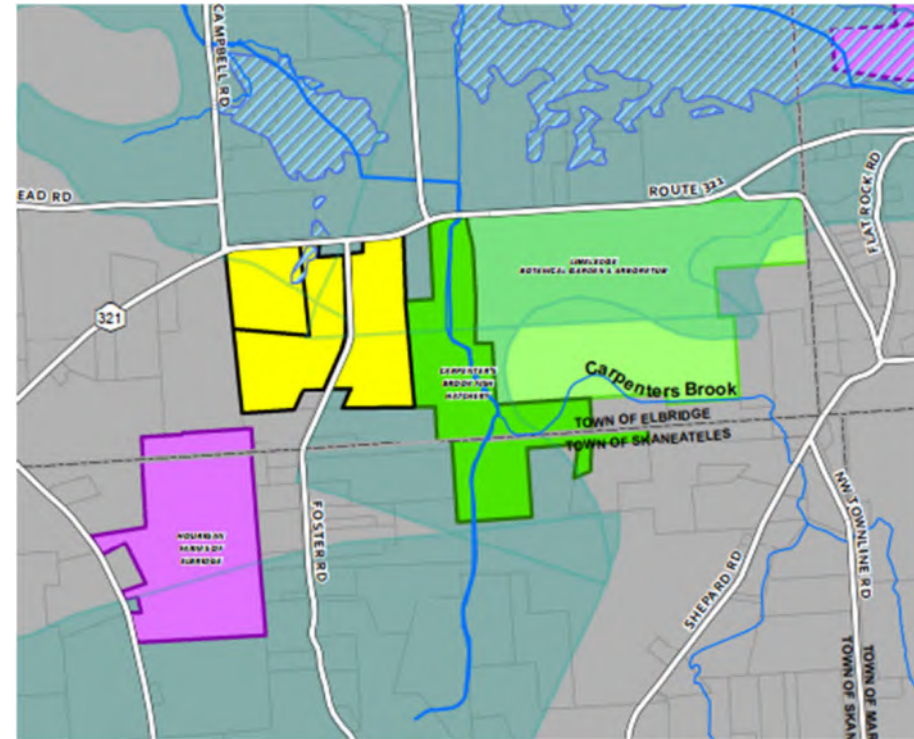
James Manley Farm

(T) Elbridge

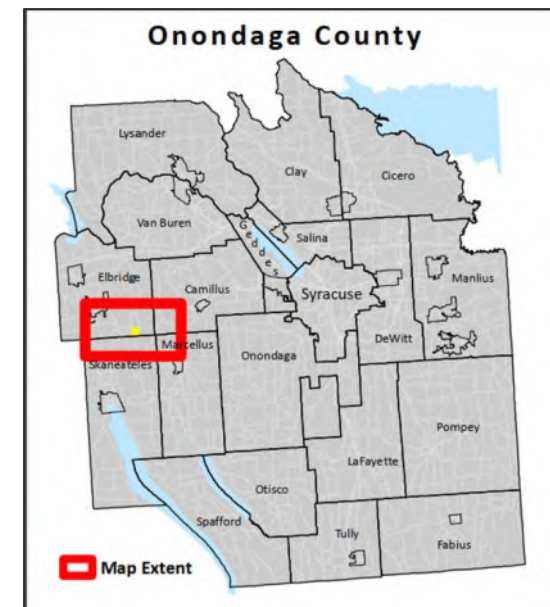
Leased Cash Crop (100%)

Recently Retired Livestock

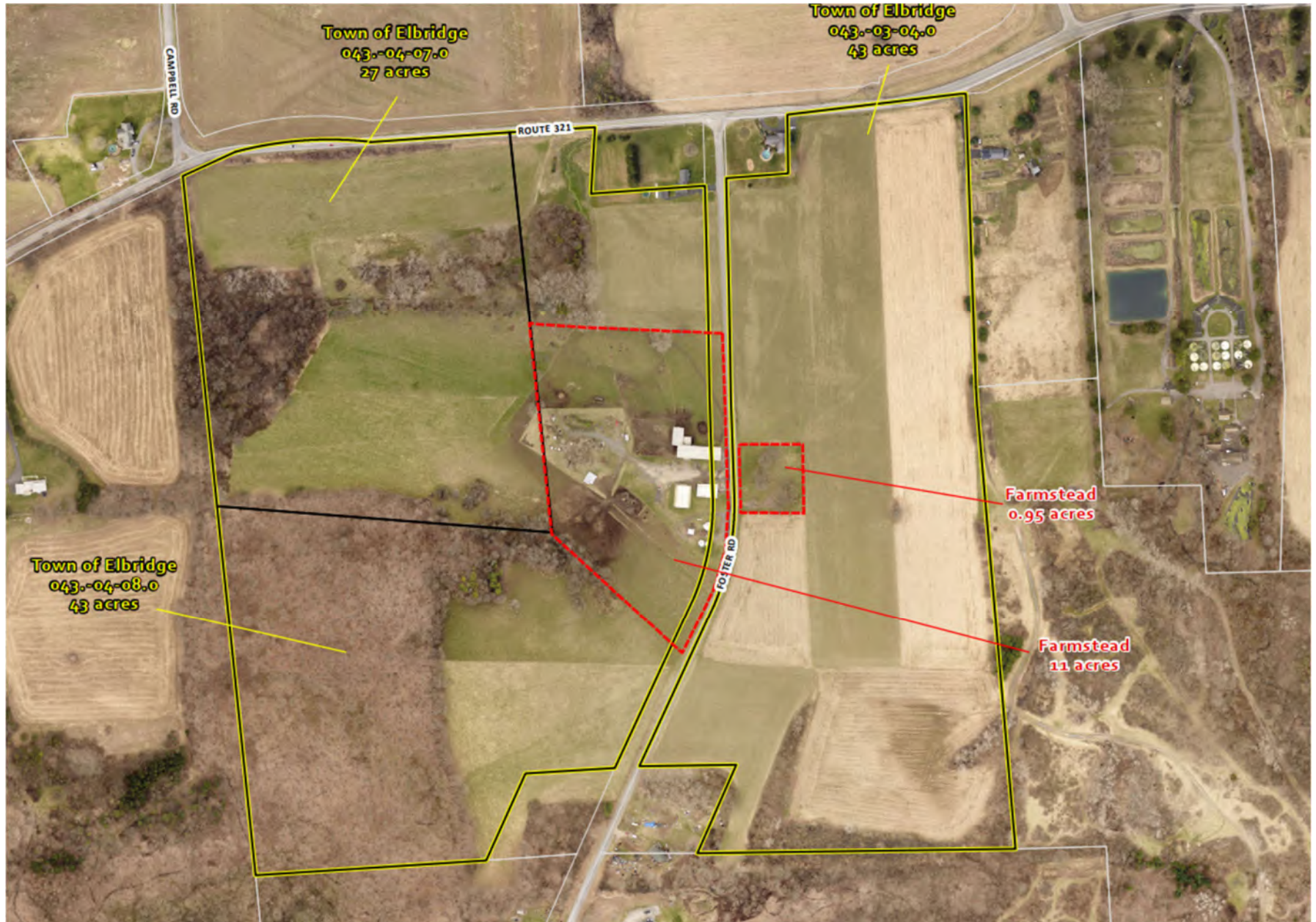
Farm	Last	Total Acres	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
James Manley Farm	Manley	113	113	76	67%	88	78%
Field Crops			45	57	50%	57	50%



- Border of Elbridge and Skaneateles
- State Rt 321 – Primary Route to (V) Skaneateles
- Barns on site, former residence across the road burned
- Adjacent to Hourigan farmland conservation easement & numerous farmland conservation easements to the north
- Next to the County Carpenters Brook Fish Hatchery & Limeledge Botanical Garden & Arboretum
- Lower Seneca River Basin / Carpenters Brook Watershed
- Primary/principal aquifer



Aerial Image - James Manley Farm



Pre-App Scores – James Manley Farm

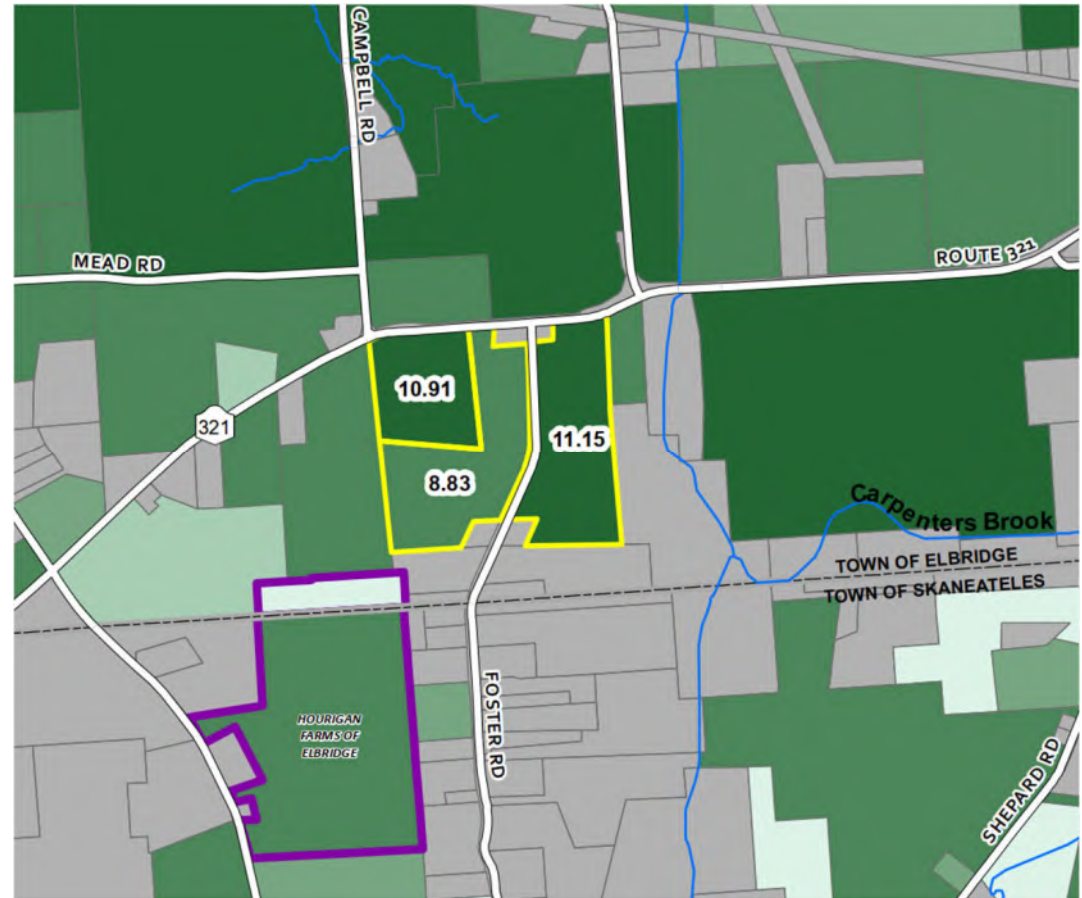
PRE-APPLICATION INFORMATION		6	3
1	Easement (<i>Purchase (PDR) - 1, Pre-Emptive (PPR) - 2, Donate (DDR) - 3</i>)	0-3	1
4	Contacted Land Trust (<i>No - 0, Yes - 1</i>)	0-1	1
5	Contacted Municipality (<i>No - 0, Yes - 1</i>)	0-1	0
6	Attended Workshop (<i>No - 0, Yes - 1</i>)	0-1	1
FARM OPERATION		32	20
14	Farmstead (<i>Main Farmstead - 10, Nearby Farmstead - 5, Buildings Only - 5</i>)	0-10	5
15	% of Total Active Ag Production Acres (<i>Each 10% Increment - 1 pt</i>)	1-10	6
16	Water Resources (<i>Seasonal - 1-2, Drainage Only - 3-5, Constant - 6-7</i>)	1-7	6
17	Forest Management (<i>Practices Only - 1, Practices & Plan - 2</i>)	1-2	1
18	Agricultural Environmental Management AEM (<i>Tier 1 - 1, Tier 2 or 3 - 2, Tier 4 or 5 - 3</i>)	0-3	2
FARM BUSINESS		18	2
21	Farm Business Plan (<i>In Process - 1, Written Only - 2, Implemented - 3</i>)	0-3	0
22	Major Improvements (<i>\$0-10k - 1, \$10-25K - 2, \$25-50K - 3, \$50-100k - 4, \$100k+ - 5</i>)	1-5	2
25	Future Ownership (<i>Plan In Process / Interest - 5, Plan Written / Transition - 10</i>)	0-10	0
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)		12	0
30	Economic Development	0-2	0.0
30	Protect Agricultural Land	0-2	0.0
30	Local Agriculture & Food Systems	0-2	0.0
30	Support the Next Generation	0-2	0.0
31	Enhance the Natural Environment	0-2	0.0
31	Owner Importance	0-2	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)		0-22 (Avg 7.71)	11.15
	Soil Value (<i>Prime/Drained, Statewide</i>)	0-6 (Avg 3.92)	5.49
	Agricultural Density (<i>Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land</i>)	0-6 (Avg 1.72)	3.33
	Natural Resources (<i>Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds</i>)	0-4 (Avg 1.18)	1.92
	Land Development (<i>345 kV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time</i>)	0-6 (Avg 0.88)	1.24
GRAND TOTAL		90.00	36.15

Out of 5 Pre-Applications:

- Scoring 5th overall (so far)
- Scored 5th on Farm Business (No Plan or Future Ownership)

Ag Mapper – James Manley Farm

	Total Available Points	JAMES MANLEY FARM
AG MAPPER - MAXIMUM	0-22 (Avg 7.71)	11.15
Soil Value	0-6 (Avg 3.92)	5.49
Prime	6	5.21
Statewide Importance	4	0.91
Prime if Drained	2	0.00
Agricultural Density	0-6 (Avg 1.72)	3.33
Parcel Size	2	0.14
Protected Farms	2	2.00
Ag Assessment	1	1.00
Cultivated Land	1	0.84
Natural Resources	0-4 (Avg 1.18)	1.92
Drinking Water Source	1	1.00
Wetlands	0.5	0.50
Floodplains	0.5	0.00
Protected Water/Streams	1	0.00
Protected Land	0.5	0.50
Rt 20/80 Viewsheds	0.5	0.00
Land Development	0-6 (Avg 0.88)	1.24
345 kV Transmission	1	0.47
Public Water	1	0.50
Public Sewer	1	0.00
Development 2016-2021	2	0.02
Interchange Travel Time	1	0.25



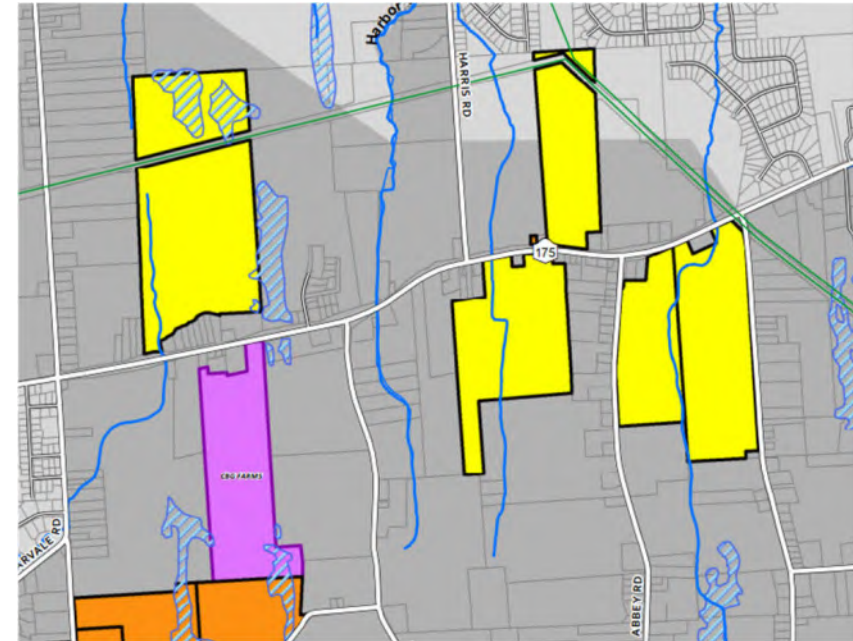
Out of 5 Pre-Applications:

- Scored 2nd overall
- Scored 1st on Soil Value

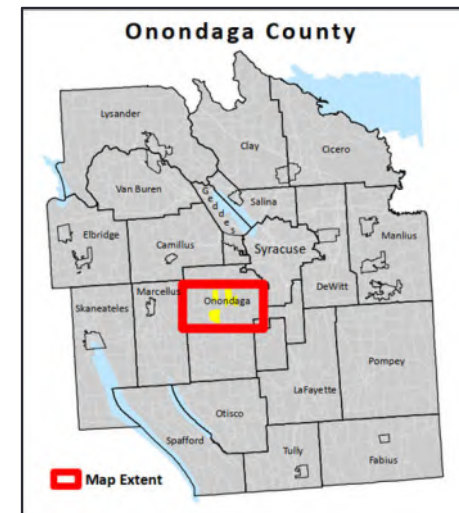
Rohe Farms

(T) Onondaga
Cash Crop – Field (100%)
Former Dairy

Farm	Last	Total Acres	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
Rohe Farms	Rohe	838	476	275	58%	273	57%
Field Crops			45	238	50%	238	50%



- In the Syracuse Urban Area west of Onondaga Hill
- State Rt 175 - W Seneca Tpke, major E/W commuting corridor
- No farmstead (farmstead next door on mother's property)
- Cell tower (need to confirm FPIG eligibility with NYSAGM)
- 345 kV transmission line cross property
- Adjacent to CBG Farms farmland conservation easement
- Wetlands onsite
- Onondaga Lake / Onondaga Creek Watershed



Aerial Image – Rohe Farms



Pre-App Scores – Rohe Farms

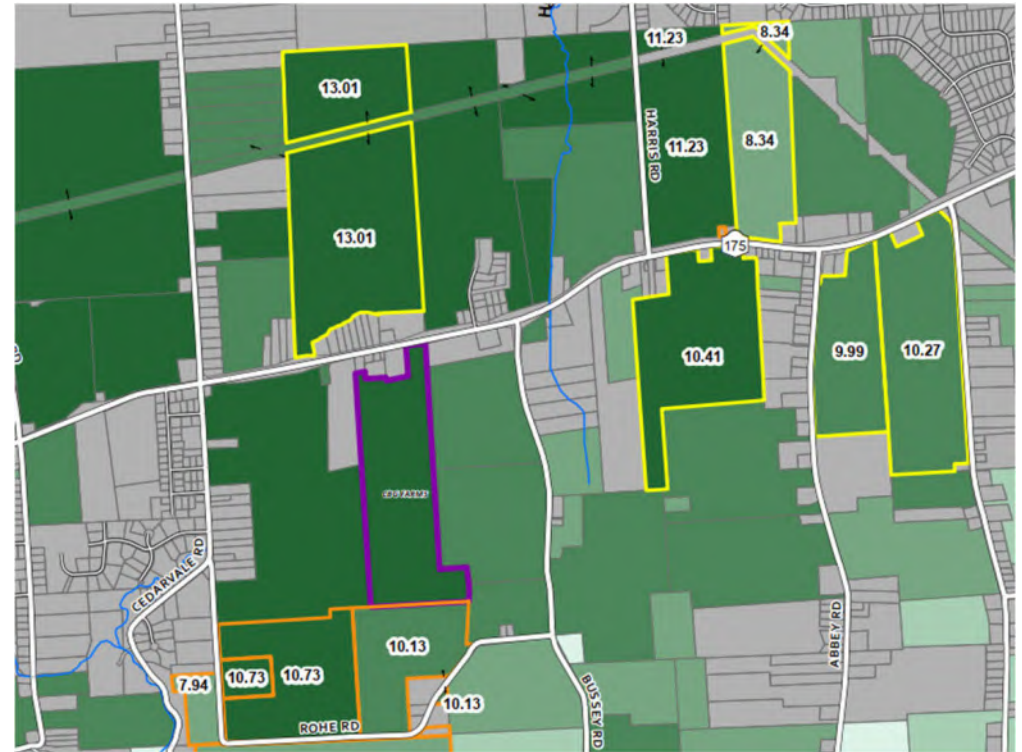
PRE-APPLICATION INFORMATION		6	1
1	Easement (<i>Purchase (PDR) - 1, Pre-Emptive (PPR) - 2, Donate (DDR) - 3</i>)	0-3	1
4	Contacted Land Trust (<i>No - 0, Yes - 1</i>)	0-1	0
5	Contacted Municipality (<i>No - 0, Yes - 1</i>)	0-1	0
6	Attended Workshop (<i>No - 0, Yes - 1</i>)	0-1	0
FARM OPERATION		32	16
14	Farmstead (<i>Main Farmstead - 10, Nearby Farmstead - 5, Buildings Only - 5</i>)	0-10	5
15	% of Total Active Ag Production Acres (<i>Each 10% Increment - 1 pt</i>)	1-10	5
16	Water Resources (<i>Seasonal - 1-2, Drainage Only - 3-5, Constant - 6-7</i>)	1-7	6
17	Forest Management (<i>Practices Only - 1, Practices & Plan - 2</i>)	1-2	0
18	Agricultural Environmental Management AEM (<i>Tier 1 - 1, Tier 2 or 3 - 2, Tier 4 or 5 - 3</i>)	0-3	0
FARM BUSINESS		18	8
21	Farm Business Plan (<i>In Process - 1, Written Only - 2, Implemented - 3</i>)	0-3	0
22	Major Improvements (<i>\$0-10k - 1, \$10-25K - 2, \$25-50K - 3, \$50-100k - 4, \$100k+ - 5</i>)	1-5	3
25	Future Ownership (<i>Plan In Process / Interest - 5, Plan Written / Transition - 10</i>)	0-10	5
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)		12	0.0
30	Economic Development	0-2	0.0
30	Protect Agricultural Land	0-2	0.0
30	Local Agriculture & Food Systems	0-2	0.0
30	Support the Next Generation	0-2	0.0
31	Enhance the Natural Environment	0-2	0.0
31	Owner Importance	0-2	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)		0-22 (Avg 7.71)	13.01
	Soil Value (<i>Prime/Drained, Statewide</i>)	0-6 (Avg 3.92)	4.11
	Agricultural Density (<i>Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land</i>)	0-6 (Avg 1.72)	4.11
	Natural Resources (<i>Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds</i>)	0-4 (Avg 1.18)	1.50
	Land Development (<i>345 kV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time</i>)	0-6 (Avg 0.88)	3.45
GRAND TOTAL		90.00	38.01

Out of 5 Pre-Applications:

- Scoring 3rd Overall (so far)
- Scored 1st on Ag Mapper
- Scored 5th on Pre-Application Information

Ag Mapper – Rohe Farms

	Total Available Points	ROHE FARMS
AG MAPPER - MAXIMUM	0-22 (Avg 7.71)	13.01
Soil Value	0-6 (Avg 3.92)	4.11
Prime	6	2.73
Statewide Importance	4	1.35
Prime if Drained	2	1.19
Agricultural Density	0-6 (Avg 1.72)	4.11
Parcel Size	2	0.54
Protected Farms	2	2.00
Ag Assessment	1	1.00
Cultivated Land	1	0.76
Natural Resources	0-4 (Avg 1.18)	1.50
Drinking Water Source	1	0.00
Wetlands	0.5	0.50
Floodplains	0.5	0.00
Protected Water/Streams	1	1.00
Protected Land	0.5	0.00
Rt 20/80 Viewsheds	0.5	0.00
Land Development	0-6 (Avg 0.88)	3.45
345 kV Transmission	1	0.99
Public Water	1	1.00
Public Sewer	1	1.00
Development 2016-2021	2	0.21
Interchange Travel Time	1	0.25



Out of 5 Pre-Applications:

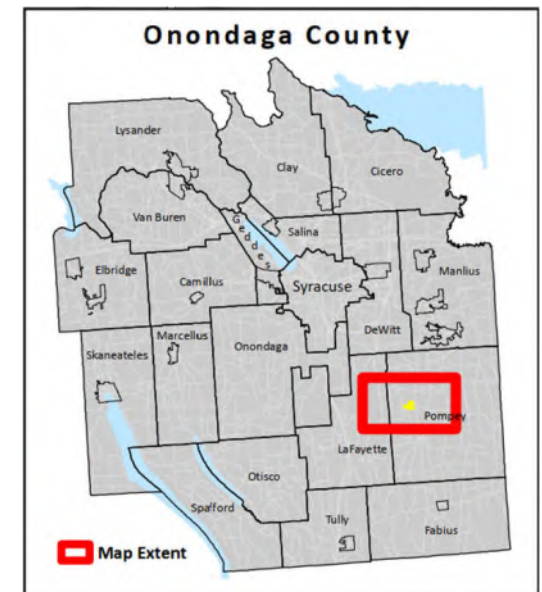
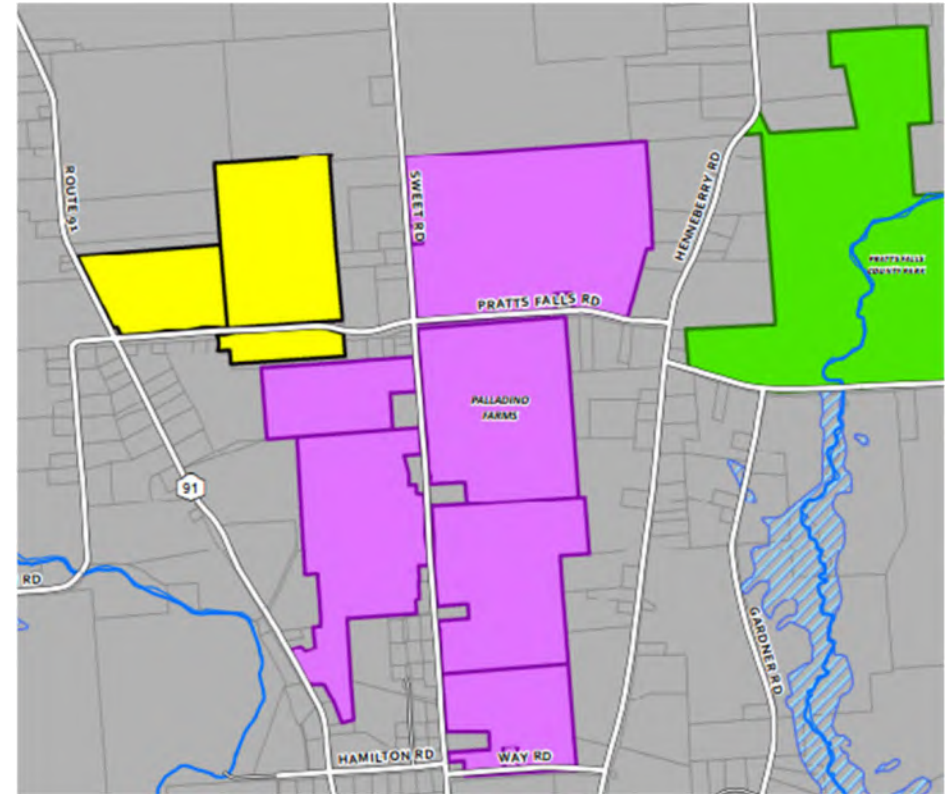
- Scored 1st overall
- Scored 1st on Agriculture Density
- Scored 1st Land Development

Shurtleff Farm

(T) Pompey
 Livestock (86%), Leased Crop (15%)
Former Dairy

Farm	Last	Total Acres	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
Shurtleff Farm	Shurtleff	154	154	101	66%	142	92%
<i>Viable - Other</i>			89	95	62%	63	41%

- Mid-western (T) Pompey
- State Rt 91, 4 miles south of Jamesville
- Farmstead onsite
- Next to Palladino farm easement
- Chittenango Creek Basin/Butternut Creek Watershed
- West of Pratts Falls County Park



Aerial Image – Shurtleff Farm



Pre-App Scores – Shurtleff Farm

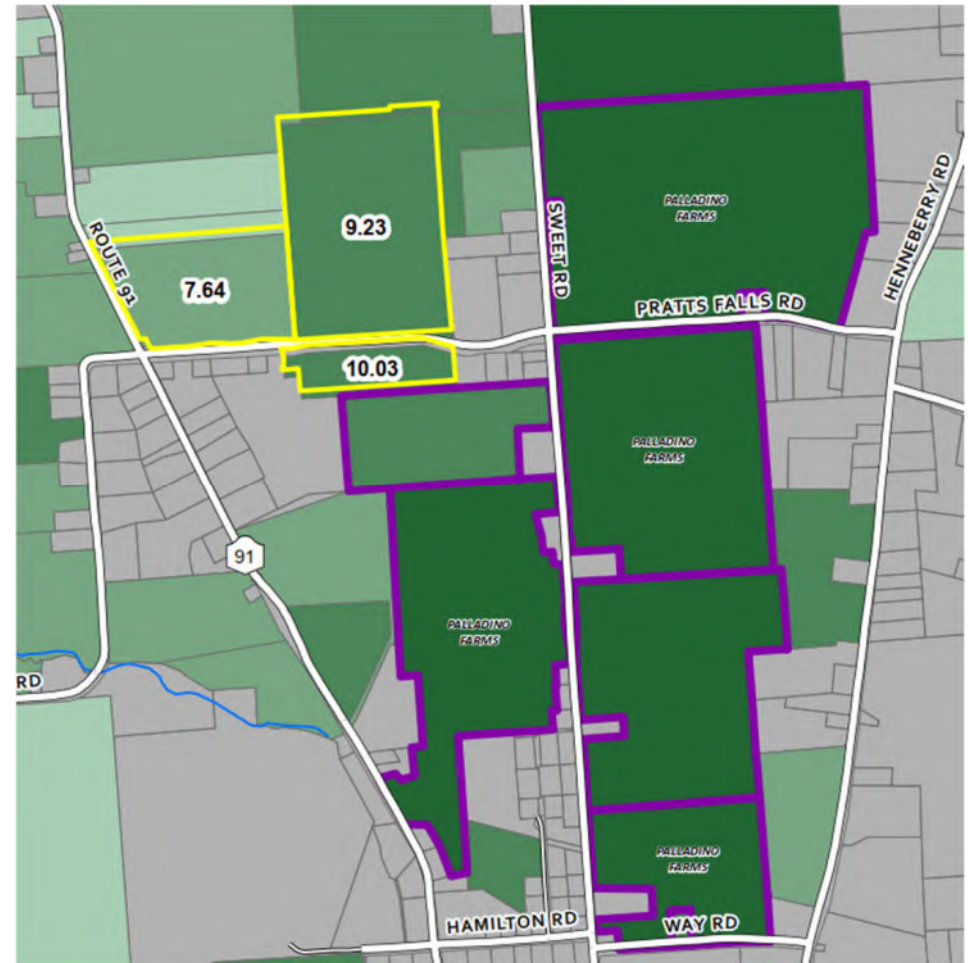
PRE-APPLICATION INFORMATION		6	3
1	Easement (<i>Purchase (PDR) - 1, Pre-Emptive (PPR) - 2, Donate (DDR) - 3</i>)	0-3	1
4	Contacted Land Trust (<i>No - 0, Yes - 1</i>)	0-1	1
5	Contacted Municipality (<i>No - 0, Yes - 1</i>)	0-1	0
6	Attended Workshop (<i>No - 0, Yes - 1</i>)	0-1	1
FARM OPERATION		32	23
14	Farmstead (<i>Main Farmstead - 10, Nearby Farmstead - 5, Buildings Only - 5</i>)	0-10	10
15	% of Total Active Ag Production Acres (<i>Each 10% Increment - 1 pt</i>)	1-10	6
16	Water Resources (<i>Seasonal - 1-2, Drainage Only - 3-5, Constant - 6-7</i>)	1-7	7
17	Forest Management (<i>Practices Only - 1, Practices & Plan - 2</i>)	1-2	0
18	Agricultural Environmental Management AEM (<i>Tier 1 - 1, Tier 2 or 3 - 2, Tier 4 or 5 - 3</i>)	0-3	0
FARM BUSINESS		18	6
21	Farm Business Plan (<i>In Process - 1, Written Only - 2, Implemented - 3</i>)	0-3	0
22	Major Improvements (<i>\$0-10k - 1, \$10-25K - 2, \$25-50K - 3, \$50-100k - 4, \$100k+ - 5</i>)	1-5	1
25	Future Ownership (<i>Plan In Process / Interest - 5, Plan Written / Transition - 10</i>)	0-10	5
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)		12	0.0
30	Economic Development	0-2	0.0
30	Protect Agricultural Land	0-2	0.0
30	Local Agriculture & Food Systems	0-2	0.0
30	Support the Next Generation	0-2	0.0
31	Enhance the Natural Environment	0-2	0.0
31	Owner Importance	0-2	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)		0-22 (Avg 7.71)	10.03
	Soil Value (<i>Prime/Drained, Statewide</i>)	0-6 (Avg 3.92)	5.25
	Agricultural Density (<i>Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land</i>)	0-6 (Avg 1.72)	3.84
	Natural Resources (<i>Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds</i>)	0-4 (Avg 1.18)	0.54
	Land Development (<i>345 kV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time</i>)	0-6 (Avg 0.88)	0.89
GRAND TOTAL		90.00	42.03

Out of 5 Pre-Applications:

- Scoring 2nd overall (so far)
- Scored 1st on Farm Operation

Ag Mapper – Shurtleff Farm

	Total Available Points	SHURTLEFF FARM
AG MAPPER - MAXIMUM	0-22 (Avg 7.71)	10.03
Soil Value	0-6 (Avg 3.92)	5.25
Prime	6	3.90
Statewide Importance	4	2.66
Prime if Drained	2	0.12
Agricultural Density	0-6 (Avg 1.72)	3.84
Parcel Size	2	0.29
Protected Farms	2	2.00
Ag Assessment	1	1.00
Cultivated Land	1	0.78
Natural Resources	0-4 (Avg 1.18)	0.54
Drinking Water Source	1	0.00
Wetlands	0.5	0.50
Floodplains	0.5	0.00
Protected Water/Streams	1	0.00
Protected Land	0.5	0.04
Rt 20/80 Viewsheds	0.5	0.00
Land Development	0-6 (Avg 0.88)	0.89
345 kV Transmission	1	0.61
Public Water	1	0.00
Public Sewer	1	0.00
Development 2016-2021	2	0.05
Interchange Travel Time	1	0.25



Out of 5 Pre-Applications:

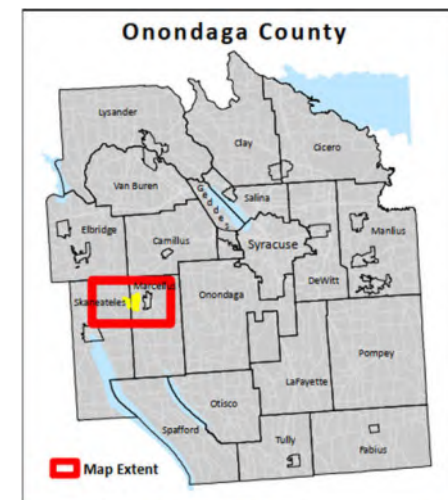
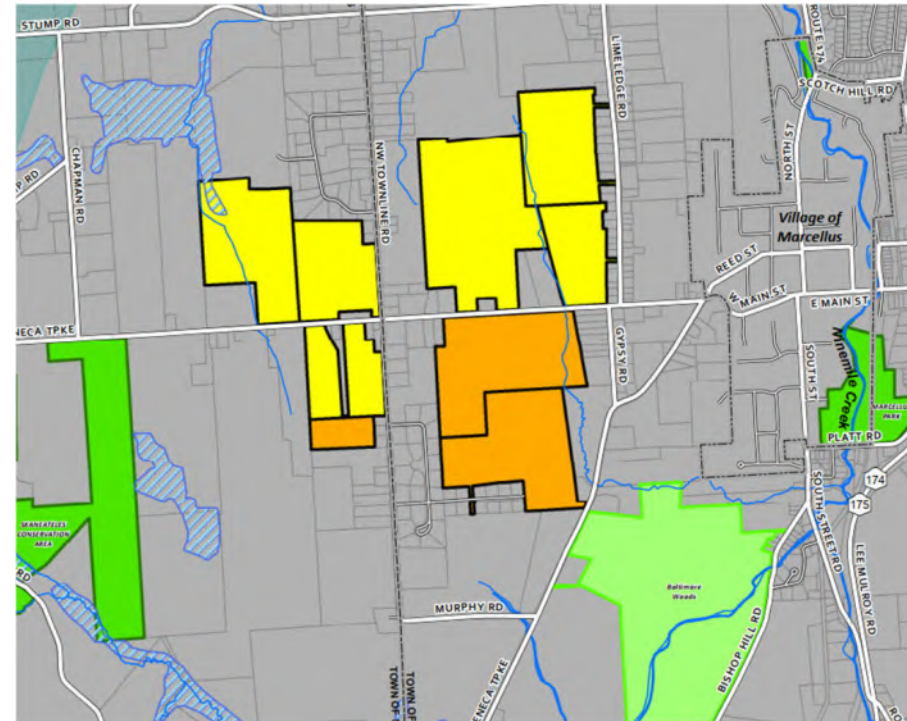
- Scored 3rd overall
- Scored 5th on Natural Resources

Sycamore Hill Farm & Gardens (Hanford)

(T) Marcellus, (T) Skaneateles
 Leased Crop - Dairy (100%)
Former Dairy

Farm	Last	Total Acres	Project Acres	Ag Acres	Ag %	Soil Acres	Soil %
Sycamore Hill Farm & Gardens	Hanford	561	381	194	51%	242	64%
<i>Field Crops</i>			45	191	50%	191	50%

- 0.3 miles west of (V) Marcellus
- Old Seneca Tpke
- Farm buildings onsite (no residence)
- Also owns Sycamore Hill Gardens
- Excluding son's residence (need NYSAGM approval)
- Between/near Skaneateles Conservation Area, Baltimore Woods, and Marcellus Park
- Lower Seneca Basin/Carpenters Brook Watershed & Onondaga Lake Basin/Nine Mile Creek Watershed
- Carpenters Brook



Aerial Image – Sycamore Hill (Hanford)



Pre-App Scores – Sycamore Hill (Hanford)

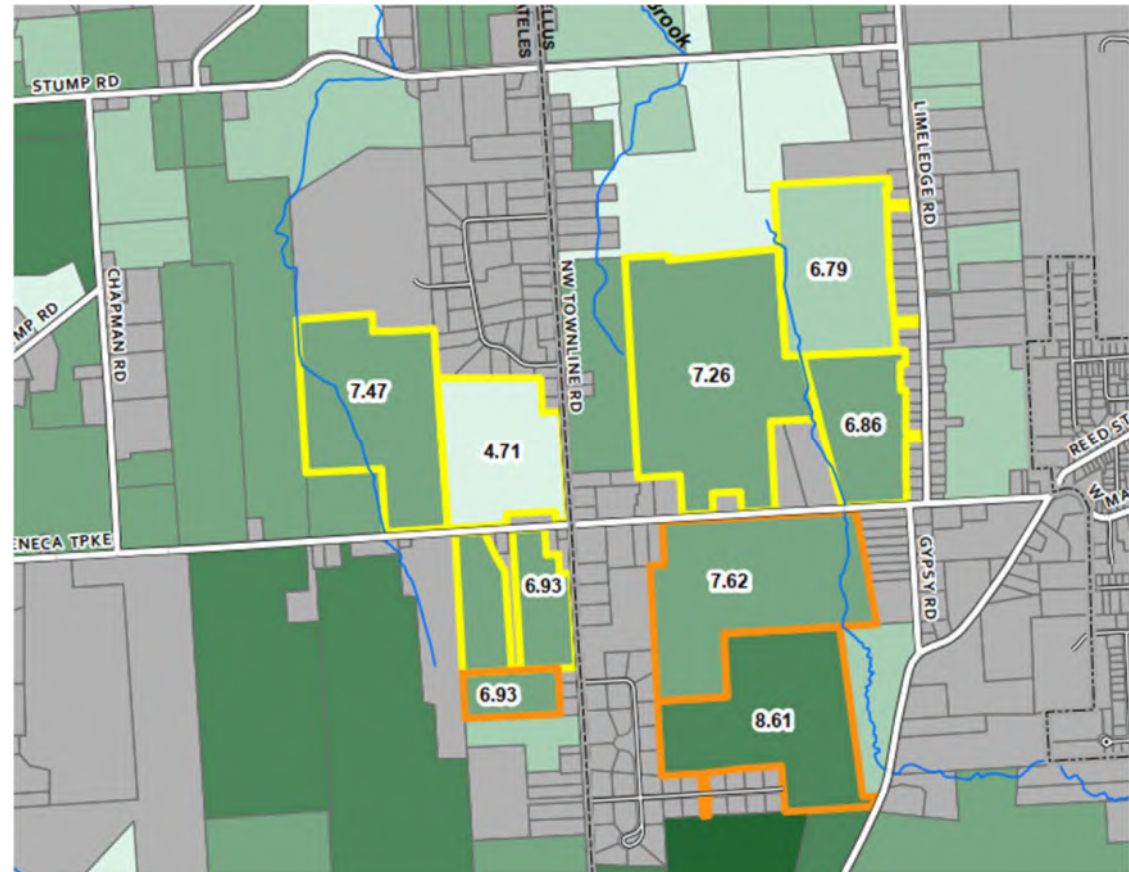
PRE-APPLICATION INFORMATION		6	4
1	Easement (<i>Purchase (PDR) - 1, Pre-Emptive (PPR) - 2, Donate (DDR) - 3</i>)	0-3	1
4	Contacted Land Trust (<i>No - 0, Yes - 1</i>)	0-1	1
5	Contacted Municipality (<i>No - 0, Yes - 1</i>)	0-1	1
6	Attended Workshop (<i>No - 0, Yes - 1</i>)	0-1	1
FARM OPERATION		32	20
14	Farmstead (<i>Main Farmstead - 10, Nearby Farmstead - 5, Buildings Only - 5</i>)	0-10	5
15	% of Total Active Ag Production Acres (<i>Each 10% Increment - 1 pt</i>)	1-10	5
16	Water Resources (<i>Seasonal - 1-2, Drainage Only - 3-5, Constant - 6-7</i>)	1-7	7
17	Forest Management (<i>Practices Only - 1, Practices & Plan - 2</i>)	1-2	0
18	Agricultural Environmental Management AEM (<i>Tier 1 - 1, Tier 2 or 3 - 2, Tier 4 or 5 - 3</i>)	0-3	3
FARM BUSINESS		18	12
21	Farm Business Plan (<i>In Process - 1, Written Only - 2, Implemented - 3</i>)	0-3	1
22	Major Improvements (<i>\$0-10k - 1, \$10-25K - 2, \$25-50K - 3, \$50-100k - 4, \$100k+ - 5</i>)	1-5	1
25	Future Ownership (<i>Plan In Process / Interest - 5, Plan Written / Transition - 10</i>)	0-10	10
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)		12	0.0
30	Economic Development	0-2	0.0
30	Protect Agricultural Land	0-2	0.0
30	Local Agriculture & Food Systems	0-2	0.0
30	Support the Next Generation	0-2	0.0
31	Enhance the Natural Environment	0-2	0.0
31	Owner Importance	0-2	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)		0-22 (Avg 7.71)	7.47
	Soil Value (<i>Prime/Drained, Statewide</i>)	0-6 (Avg 3.92)	4.67
	Agricultural Density (<i>Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land</i>)	0-6 (Avg 1.72)	1.87
	Natural Resources (<i>Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds</i>)	0-4 (Avg 1.18)	0.85
	Land Development (<i>345 kV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time</i>)	0-6 (Avg 0.88)	1.29
GRAND TOTAL		90.00	43.47

Out of 5 Pre-Applications:

- Scoring 1st Overall (so far)
- Scored 1st on Pre-Application Information & Farm Business
- Scored 5th on Ag Mapper

Ag Mapper – Sycamore Hill (Hanford)

	Total Available Points	SYCAMORE HILL FARM & GARDENS (HANFORD)
AG MAPPER - MAXIMUM	0-22 (Avg 7.71)	7.47
Soil Value	0-6 (Avg 3.92)	4.67
Prime	6	3.94
Statewide Importance	4	2.13
Prime if Drained	2	1.79
Agricultural Density	0-6 (Avg 1.72)	1.87
Parcel Size	2	0.37
Protected Farms	2	0.00
Ag Assessment	1	1.00
Cultivated Land	1	0.69
Natural Resources	0-4 (Avg 1.18)	0.85
Drinking Water Source	1	0.00
Wetlands	0.5	0.50
Floodplains	0.5	0.00
Protected Water/Streams	1	0.00
Protected Land	0.5	0.35
Rt 20/80 Viewsheds	0.5	0.00
Land Development	0-6 (Avg 0.88)	1.29
345 kV Transmission	1	0.09
Public Water	1	0.50
Public Sewer	1	0.50
Development 2016-2021	2	0.04
Interchange Travel Time	1	0.25



Out of 5 Pre-Applications:

- Scored 5th overall
- Scored lowest on Agricultural Density (no proximity to protected farms)
- Scored low on Natural Resources

Total Scores (without Member “Plan” Scores)

	Total Available Points	HODGEPODGE FARM (WATERS)	JAMES MANLEY FARM	ROHE FARMS	SHURTTLEFF FARM	SYCAMORE HILL FARM & GARDENS (HANFORD)
PRE-APPLICATION INFORMATION	6	3	3	1.00	3	4.00
1 Easement (<i>Purchase (PDR) - 1, Pre-Emptive (PPR) - 2, Donate (DDR) - 3</i>)	0-3	1	1	1	1	1
4 Contacted Land Trust (<i>No - 0, Yes - 1</i>)	0-1	1	1	0	1	1
5 Contacted Municipality (<i>No - 0, Yes - 1</i>)	0-1	1	0	0	0	1
6 Attended Workshop (<i>No - 0, Yes - 1</i>)	0-1	0	1	0	1	1
FARM OPERATION	32	13.00	20	16	23.00	20
14 Farmstead (<i>Main Farmstead - 10, Nearby Farmstead - 5, Buildings Only - 5</i>)	0-10	0	5	5	10	5
15 % of Total Active Ag Production Acres (<i>Each 10% Increment - 1 pt</i>)	1-10	6	6	5	6	5
16 Water Resources (<i>Seasonal - 1-2, Drainage Only - 3-5, Constant - 6-7</i>)	1-7	6	6	6	7	7
17 Forest Management (<i>Practices Only - 1, Practices & Plan - 2</i>)	1-2	1	1	0	0	0
18 Agricultural Environmental Management AEM (<i>Tier 1 - 1, Tier 2 or 3 - 2, Tier 4 or 5 - 3</i>)	0-3	0	2	0	0	3
FARM BUSINESS	18	12.00	2.00	8	6	12.00
21 Farm Business Plan (<i>In Process - 1, Written Only - 2, Implemented - 3</i>)	0-3	3	0	0	0	1
22 Major Improvements (<i>\$0-10k - 1, \$10-25K - 2, \$25-50K - 3, \$50-100k - 4, \$100k+ - 5</i>)	1-5	4	2	3	1	1
25 Future Ownership (<i>Plan In Process / Interest - 5, Plan Written / Transition - 10</i>)	0-10	5	0	5	5	10
AGRICULTURE & FARMLAND PROTECTION PLAN (AVERAGE)	12	0.0	0	0.0	0.0	0.0
30 Economic Development	0-2	0.0	0.0	0.0	0.0	0.0
30 Protect Agricultural Land	0-2	0.0	0.0	0.0	0.0	0.0
30 Local Agriculture & Food Systems	0-2	0.0	0.0	0.0	0.0	0.0
30 Support the Next Generation	0-2	0.0	0.0	0.0	0.0	0.0
31 Enhance the Natural Environment	0-2	0.0	0.0	0.0	0.0	0.0
31 Owner Importance	0-2	0.0	0.0	0.0	0.0	0.0
AG MAPPER - IMPORTANT FARMLAND (MAXIMUM VALUES)	0-22 (Avg 7.71)	9.41	11.15	13.01	10.03	7.47
Soil Value (<i>Prime/Drained, Statewide</i>)	0-6 (Avg 3.92)	3.54	5.49	4.11	5.25	4.67
Agricultural Density (<i>Parcel Size, Nearby Farm Easements, Ag Assessment, Cultivated Land</i>)	0-6 (Avg 1.72)	3.91	3.33	4.11	3.84	1.87
Natural Resources (<i>Drinking H2O, Wetlands, Floodplains, Protected H2O, Public Land, Viewsheds</i>)	0-4 (Avg 1.18)	1.96	1.92	1.50	0.54	0.85
Land Development (<i>345 kV Transmission, Water, Sewer, Dev 2016-2021, Interchange Travel Time</i>)	0-6 (Avg 0.88)	0.00	1.24	3.45	0.89	1.29
GRAND TOTAL	90.00	37.41	36.15	38.01	42.03	43.47

Out of 5 Pre-Applications:

- Sycamore Hill scored 1st (Farm Operation & Farm Business)
- HodgePodge Farm scored 5th (Farm Operation)

Scoring & Next Meeting

- Member Scoring
 - Please submit your scores by Tuesday March 17, 2026
 - Lisa Welch, Onondaga County Department of Planning
LisaWelch@ongov.net or 315-406-1610
- Next Meeting
- March 31, 2026 at 10 am, County Leg Chambers
 - Review final Pre-App Scoring and Endorsements
 - Ag District 1 Review
 - Annual Additions Review

ATTACHMENT NO. 2:
AFPB 2026 FARMLAND CONSERVATION
EASEMENT PRE-APPLICATION

ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II, County Executive
Troy W. Waffner, Director

To: AFPB Members
From: Lisa Welch
Date: February 20, 2026
Re: AFPB 2026 Farmland Conservation Easement Pre-Applications Review

The County has received five Farmland Conservation Easement Pre-Applications that will be reviewed at the upcoming meeting on **Tuesday, February 24, 2026 at 9:00 am**. Applicants have been invited to the meeting to discuss their Pre-Applications with the Board and four have confirmed they will be attending.

Pre-applications, maps, and scoring sheets are available online via OneDrive at [AFPB 2-24-2026](#) for previewing, and **printed versions will be made available at the February 24 meeting**. Following the February 24 meeting AFPB members will score the Pre-Applications and forward their scoring sheets to Lisa Welch at the Onondaga County Department of Planning (LisaWelch@ongov.net or 314-406-1610) by **Tuesday, March 17, 2026**. The final score tallies will be reviewed and endorsements made at the next AFPB meeting scheduled for **Tuesday, March 31, 2026 at 10:00 am**.

Pre-Application Scoring

The scoring system initiated in 2024 and 2025 will be used again. Printed scoring sheets will be made available at the February 24, 2026 meeting. AFPB members will fill out the areas highlighted in yellow on the scoring sheet, including the Agriculture & Farmland Protection Plan question scores, which are based on vision and goals in the Agriculture & Farmland Protection Plan found at the link below.

The remaining questions have been scored by staff using a point system (as noted on the scoring sheet) and the Ag Mapper. Links to the Ag Mapper and background information are also found below.

Agriculture & Farmland Protection Plan

<https://agriculture.ongov.net/wp-content/uploads/2022/11/Ag-Plan-Full-Plan-.pdf>

Ag Mapper

<https://socpa.maps.arcgis.com/apps/webappviewer/index.html?id=1ae5312cc92c4add939f56f4dbc622fd>

Ag Mapper Description

<https://storymaps.arcgis.com/stories/aa7e3c875cc24e1e9c5698eb51214d31>

Ag Mapper Detailed Methodology

<https://agriculture.ongov.net/wp-content/uploads/2022/11/Appendix-C-Ag-Mapper-Methodology.pdf>

If you have any questions, suggestions, etc., please feel free to contact me at 315-435-2812, or LisaWelch@ongov.net.

Thank you.