

**Site Plans NOT Fully Consistent with Department Land Planning Guidance –**

**Most Common Themes (in order of recurrence amongst submitted site plans)**

**1. Exclusion(s) Not Acceptable = 7:**

- **Genesee Land Trust –**
  - De Meyer Farms = each exclusion requires mitigation
  - Reedland Farm = requires mitigation (*NOTE: Cell tower lease may contain unreasonable restrictions on remainder of Property and, if so, each must be resolved to satisfaction of the Department if this project is selected for an award.*)
- **Genesee Valley Conservancy –**
  - Craig Rice Farm [GVC]:
    - a) CE-1 = two northern-most exclusions require mitigation
  - Hill Crest Farm:
    - a) Ag Unit D = requires mitigation
- **Onondaga County –**
  - Leubner Farm = each exclusion that abuts a parcel to be protected (except for the 68-acre parcel and the 98-acre parcel) requires mitigation
  - Oliver Farms = each exclusion is particularly troublesome because each abuts the Farmstead Area and neither is buffered by the landscape; if each transfer occurs **prior to** submitting this project as an application/proposal AND if each new owner is **not associated** with the Farm Operation, then each such parcel would be deemed an outparcel rather than an exclusion
  - Snavlin Farm = exclusion is insufficiently buffered by the landscape; if transfer occurs **prior to** submitting this project as an application/proposal AND if new owner is **not associated** with the Farm Operation, then this parcel would be deemed an outparcel rather than an exclusion

**2. Farmstead Area(s) (please enlarge) = 7:**

- **Agricultural Stewardship Association –**
  - Somers & Cohen Properties:
    - a) Ag Unit A
- **Finger Lakes Land Trust –**
  - Jackson-Noel and Burns Farms:
    - a) Ag Unit B
- **Genesee Valley Conservancy –**
  - Hill Crest Farm:
    - a) Ag Unit B
    - b) Ag Unit C
    - c) Ag Unit F
- **Onondaga County –**
  - Marshfield Farms:
    - a) Ag Unit 1
    - b) Ag Unit 2

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3. Inappropriate Location or Size or Configuration of a particular Use Area = 6:

- **Agricultural Stewardship Association –**
  - Berle Farm = 21-acre Farmstead Area seems excessive
- **Genesee Land Trust –**
  - Amsler Farm = please reconfigure northern boundary of 13-acre Farmstead Area to move it away from adjoining neighbor
  - Reedland Farm = 26.1-acre Farmstead Area seems excessive
- **Onondaga County –**
  - Gridley Farm = 20-acre Farmstead Area seems excessive
  - Hourigan Farm:
    - a) Detail map #1 = 30-acre Farmstead Area seems excessive
  - Leubner Farm = 27-acre Farmstead Area seems excessive

4. Reconfigure easements or Ag Units = 3:

- **Genesee Land Trust –**
  - Amsler Farm:
    - a) Parcels west of Ontario Center Road = please consider forever linking them together as one easement area with prohibition on subdivision of same
    - b) Parcels east of Ontario Center Road; northern-most parcels = please consider forever linking them together as one easement area with prohibition on subdivision of same
    - c) Parcels east of Ontario Center Road; southern-most parcels = please consider forever linking them together as one easement area with prohibition on subdivision of same

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**5. Multiple Farmstead Areas (too many) = 3:**

- **Finger Lakes Land Trust –**
  - Jackson-Noel and Burns Farms:
    - a) Ag Unit A = please reconfigure two proposed Farmstead Areas as one split Farmstead Area with smaller residential-only component at south end of property
    - b) Ag Unit D = please reconfigure two proposed Farmstead Areas as one split Farmstead Area with smaller residential-only component in southern portion of property and larger portion along State highway in northern portion to accommodate most of agricultural infrastructure as well as Rural Enterprises
- **Genesee Land Trust –**
  - Amsler Farm = please remove 2.5-acre Farmstead Area E of Ontario Center Road on central parcel – it is unnecessary

**6. Unnecessary Acreage = 3:**

- **Genesee Valley Conservancy –**
  - Craig Rice Farm:
    - a) CE-3 = please exclude area east of former railroad right-of-way
    - b) CE-4 = please exclude north half of area east of former railroad right-of-way
- **Onondaga County –**
  - Manley Farm:
    - a) Ag Unit 2 = due to large extent of what appears to be non-productive land, please consider excluding entire NE'ly parcel (24 acres) and most of wooded portion of 103-acre parcel along with access off Campbell Road while retaining an adequate landscape buffer on the remainder to be protected

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#### 7. Need to designate Ag Units = 2:

- **Tug Hill Tomorrow Land Trust –**

- Thompson Farm [Tug Hill Tomorrow Land Trust] = narrative page references two agricultural units, but none are designated on site plan maps – any conservation easement that will reference Ag Units must depict each Ag Unit on its easement map (Exhibit B), which is preceded by a site plan containing both a context map and a detail map for each Ag Unit; prior to submitting this farm as a proposed project, please be sure that its site plan designates each Ag Unit proposed and that each corresponding narrative page discusses each Ag Unit
- Wightman Farm [Tug Hill Tomorrow Land Trust] = narrative page references two agricultural units, but none are designated on site plan maps – any conservation easement that will reference Ag Units must depict each Ag Unit on its easement map (Exhibit B), which is preceded by a site plan containing both a context map and a detail map for each Ag Unit; prior to submitting this farm as a proposed project, please be sure that its site plan designates each Ag Unit proposed and that each corresponding narrative page discusses each Ag Unit

#### 8. Rural Enterprise Area(s) – too many or too small or too few = 2:

- **Genesee Valley Conservancy –**

- Craig Rice Farm:
  - a) CE-1 = in addition to the already designated REA, there will be a need to add another much larger REA (but one with a very limited allowed uses therein) so as to accommodate other the grass runway and taxi area used by aircraft associated with the non-profit organization, but only for the duration of that particular non-profit organization’s exclusive use, thereafter reverting back to Farm Area

- **Onondaga County –**

- Gridley Farm = Why is second Rural Enterprise Area necessary (via reserved right to establish it) and why is 10 acres necessary for it?

#### 9. Insufficient number of building envelopes = 1:

- **Onondaga County –**

- Leubner Farm = size/configuration of this 700-acre farm necessitates more than one Farmstead Area; please acknowledge that the conservation easement will reserve the right to designate at least one additional (as appropriate) Farmstead Area (each up to 10 acres in size); please also consider creating two or more Ag Units as pre-approved subdivisions of this 700-acre land mass after deliberating about size/configuration/road frontage of each and which one(s) may designate a Farmstead Area in the future