

# Agenda

## Planning, Energy, and Environmental Quality Committee

Wednesday, January 17, 2024 10:00 AM

### Locations:

Legislature Chambers, 121 East Court Street, 2<sup>nd</sup> Floor, Ithaca NY 14850 and  
North Fort Myers Public Library, 2001 North Tamiami Trail, North Fort Myers, FL 33903

### Meeting can be viewed live at:

[https://www.youtube.com/channel/UCkpJNVbpLLbEbhoDbTIEgSQ?view\\_as=subscriber](https://www.youtube.com/channel/UCkpJNVbpLLbEbhoDbTIEgSQ?view_as=subscriber)

Members of the public may attend in person or complete the contact form below to submit written comments to request to speak via Zoom. Requests to speak remotely must be submitted at least 24 hours in advance of all meetings. A Zoom link will be provided upon request.

<https://tompkinscountyny.gov/legislature/publiccomment>

1. **Call to Order (10:00)**
2. **Public Comment (10:00)**
3. **Changes to Agenda (10:05)**
4. **Minutes Approval (10:05)**
  - a. December 18, 2023
5. **Advisory Board Appointments (10:10)**
  - a. **Appointment:** Advisory Board Appointments (ID #12146)
6. **Chair's Report (10:15)**
7. **County Administrator's Report (10:25)**
8. **Department of Recycling and Materials Management (10:35)**
  - a. **Information Item:** Department Updates (ID #12161)
  - b. **Information Item:** B&L Capital Payment (ID #12162)
  - c. **Resolution:** Acceptance of Grant Funding from the New York State Department of Environmental Conservation (NYSDEC) Municipal Waste Reduction and Recycling (MWRR) Program (ID #12164)
9. **Department of Planning and Sustainability (10:50)**
  - a. **Resolution:** Acceptance of New York State Energy Research and Development Authority Clean Energy Communities Grant for Improving Health with Portable Induction Cooktops (ID #12155)
10. **Cornell Cooperative Extension (11:05)**
  - a. **Presentation:** Update on the Continuation of and Modifications to Ag District No. 2 (ID #12167)
  - b. **Resolution:** Scheduling a Public Hearing for the Continuation of and Modifications to Agricultural District No. 2, Located on the West Side of Cayuga Lake and Encompassing the Towns of Newfield, Ulysses, Ithaca, and Parts of Danby (ID #12165)
11. **Committee Members' Reports (11:40)**
12. **Adjournment (12:00)**

**Planning, Energy, and Environmental Quality Committee**  
 Regular Meeting Minutes - DRAFT  
 Monday, December 18, 2023 10:00 AM  
 Legislature Chambers

**Attendance**

Attendee Name	Title	Status	Arrived
Anne Koreman	Chair	Present	
Veronica Pillar	Vice Chair	Present	
Greg Mezey	Member	Present	10:03 AM
Randy Brown	Member	Present	
Susan Currie	Member	Present	
Norma Jayne	Deputy County Administrator	Present	
Lisa Holmes	County Administrator	Present	
Darby Kiley	Planner, Planning and Sustainability Department	Present	
Leo Riley	Director, Recycling & Materials Management	Present	
Kat McCarthy	Deputy Director, Recycling & Materials Management	Present	
Lorraine Scarrott	Finance Director	Present	
Fernando de Aragon	ITCTC Director	Present	
Katie Borgella	Planning & Sustainability Commissioner	Remote	
Brittni Griep	Chief Deputy Clerk	Present	

Guests: Meg Cole and Rob Brown, Cornell Cooperative Extension; Irene Weiser, Fossil Free Tompkins

**Call to Order**

Ms. Koreman, Chair, called the meeting to order at 10:01 a.m.

**Public Comment**

There were no members of the public present and no comments were submitted to be read.

**Changes to Agenda**

There were no changes made to the agenda.

**Minutes Approval**

November 20, 2023

<b>RESULT:</b>	<b>ACCEPTED [4 TO 0]</b>
<b>MOVER:</b>	Susan Currie, Member
<b>SECONDER:</b>	Veronica Pillar, Vice Chair
<b>AYES:</b>	Koreman, Pillar, Brown, Currie
<b>AWAY:</b>	Mezey

Minutes Acceptance: Minutes of Dec 18, 2023 10:00 AM (Minutes Approval)

Minutes  
Planning, Energy, and Environmental Quality Committee  
Monday, December 18, 2023

**Advisory Board Appointments (ID #12067)**

Environmental Management Council

Cait Darfler, Village of Trumansburg Representative, term expires December 31, 2025  
Marc Devokaitis, At-Large Member, term expires December 31, 2025

Water Resources Council

Becky Sims, Municipal Government Representative, term expires December 31, 2025  
Brett Hayhurst, At-Large Representative, term expires December 31, 2025  
Cynthia Brock, Recreation Representative, term expires December 31, 2025  
Jenna DeRario, Cornell Cooperative Extension Representative, term expires December 31, 2026  
Kristen Hychka, Municipal Government Representative, term expires December 31, 2026  
C. Elizabeth Cameron, Environmental Health Representative, term expires December 31, 2026  
Linda Wagenet, At-Large Representative, term expires December 31, 2026  
Stephanie Redmond, At-Large Representative, term expires December 31, 2026  
Shawn Bossard, Agriculture Representative, term expires December 31, 2026

Mr. Mezey arrived at this time.

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Veronica Pillar, Vice Chair
<b>SECONDER:</b>	Susan Currie, Member
<b>AYES:</b>	Koreman, Pillar, Mezey, Brown, Currie

\*\*\*\*\*

**Chair's Report**

Ms. Koreman announced that Dr. Pillar, Vice Chair, will be chairing the January meeting and thanked them in advance for taking on this responsibility next month.

Ms. Koreman thanked Department Heads, Staff, Administration, Legislature Clerks, Advisory Boards and others in the community for their work this year.

**Cornell Cooperative Extension Update**

Ms. Cole thanked the Committee and the Legislature for the support they have given Cornell Cooperative Extension (CCE). She introduced Rob Brown, the new Finance Manager at CCE and stated the position was made possible due to the approved over target request (OTR) by the Legislature.

Ms. Cole shared other initiatives and positions that exist due to the OTRs the Legislature has approved.

Mr. Brown shared information regarding CCE as well as programs that have improved due to the improved financial nature of the organization.

Dr. Pillar thanked Ms. Cole and Mr. Brown for their update and stewardship within the organization and asked about the missions of CCE, which Mr. Brown shared with the Committee.

Minutes Acceptance: Minutes of Dec 18, 2023 10:00 AM (Minutes Approval)

Minutes  
Planning, Energy, and Environmental Quality Committee  
Monday, December 18, 2023

Ms. Currie thanked Ms. Cole for her leadership and said she was honored to serve on the Board of Directors this year as CCE is an amazing organization.

Mr. Brown has been on Board for CCE for two years and has had a great experience. It has been fun to watch the success of everyone there and thanked Ms. Cole and all staff at CCE for their efforts.

Ms. Koreman added her thanked to Ms. Cole and Mr. Brown as well.

**County Administrator's Report**

Ms. Holmes reported areas of localized flooding in the area due to recent weather. She has checked in with the Highway Department and the Department of Emergency Response who report stable conditions at this time. The Highway Department is aware of blocked culverts and is working to correct those.

**Department of Planning and Sustainability**

**Resolution No. - Acceptance of the Tompkins Priority Trails Strategy 2023 Update (ID #12124)**

Ms. Kiley discussed the Tompkins Priority Trails Strategy which was a compilation of work between herself, Mr. de Aragon, Ithaca Tompkins County Transportation Council (ITCTC), and others in the Department of Planning and Sustainability.

Committee members and staff discussed the various trails and potential ways to improve and/or connect other municipalities.

Mr. de Aragon introduced himself and provided a background of the work he does for ITCTC in the County.

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Greg Mezey, Member
<b>SECONDER:</b>	Randy Brown, Member
<b>AYES:</b>	Koreman, Pillar, Mezey, Brown, Currie

WHEREAS, the Tompkins County Department of Planning and Sustainability and the Ithaca-Tompkins County Transportation County (ITCTC), working with the Tompkins County Parks and Trails Network, updated the 2014 Tompkins Priority Trails Strategy, and

WHEREAS, the updated Strategy seeks to develop and sustain trails that will move the County significantly towards a cohesive, destination-quality trail network providing linkages to local recreation, employment, services, and transit in Tompkins County, and

WHEREAS, the updated Strategy identifies 27 specific near-term actions that can be taken collectively by municipalities, Tompkins County, New York State, trails advocates, property owners, conservation groups, institutions of higher education, and other stakeholders, and

WHEREAS, a policy in the Tompkins County Comprehensive Plan is to “foster the expansion of a countywide trail network,” and

Minutes Acceptance: Minutes of Dec 18, 2023 10:00 AM (Minutes Approval)

Minutes  
Planning, Energy, and Environmental Quality Committee  
Monday, December 18, 2023

WHEREAS, through its Long-Range Transportation Plan, ITCTC supports implementation of the County’s multi-use trail network, and

WHEREAS, the County’s acceptance of this Strategy demonstrates its support for the key actions and priorities described in the Tompkins Priority Trails Strategy but does not commit the County to specific future funding or action, now therefore be it

RESOLVED, on recommendation of the Planning, Energy, and Environmental Quality Committee, That the Tompkins County Legislature accepts the Tompkins Priority Trails Strategy 2023 Update.

**SEQR ACTION:** TYPE II-27

\* \* \* \* \*

**Department of Recycling and Materials Management**

Departmental Updates (ID #12105)

Ms. McCarthy provided an update regarding the reusable bag initiative. So far, in 2023, the Department has distributed about 2,800 bags with a total of 14,000 bags throughout the initiative.

Ms. McCarthy also provided an update on the scrap food drop bins throughout the community.

**RESULT: COMPLETED**

\* \* \* \* \*

Capital Summary (ID #12106)

**RESULT: COMPLETED**

\* \* \* \* \*

**Resolution No. - Award of Bid – 2023 Recycling and Solid Waste Cener Infrastructure Upgrade Project - American Rescue Plan Act - Recycling and Materials Management Department (ID #12131)**

**RESULT: RECOMMENDED [UNANIMOUS]**  
**MOVER:** Veronica Pillar, Vice Chair  
**SECONDER:** Randy Brown, Member  
**AYES:** Koreman, Pillar, Mezey, Brown, Currie

WHEREAS, the Department of Finance-Division of Purchasing has duly advertised and received construction bids for renovations to the Recycling and Solid Waste Center (RSWC) for remodeling the employee breakroom, public restrooms, and employee locker rooms; concrete repairs to facility push walls and tipping floor areas; and replacement of office HVAC equipment, and

WHEREAS, two bids were received for general contracting and one bid each for mechanical,

Minutes Acceptance: Minutes of Dec 18, 2023 10:00 AM (Minutes Approval)

Minutes  
Planning, Energy, and Environmental Quality Committee  
Monday, December 18, 2023

plumbing, and electric upgrades at the Tompkins County RSWC, and

WHEREAS, all bids were received, publicly opened and reviewed Tuesday, December 5, 2023, and

WHEREAS, Streeter Associates, Inc., of Elmira, New York, was found to be the lowest responsible bidder for Contract No. 1 - General Construction with a bid of \$486,000, and

WHEREAS, sole bids were received as follows:

- Kimble, Inc., of Elmira, NY for Contract No. 2 - Mechanical Construction with a bid of \$96,600
- Kimble, Inc, of Elmira, NY for Contract No. 3 - Plumbing Construction with a bid of \$104,400
- Matco Electric Corporation, of Vestal, NY for Contract No. 4 - Electrical Construction with a bid of \$54,400

,now therefore be it

RESOLVED, on recommendation of the Planning, Energy, and Environmental Quality Committee, That the following bids be awarded:

- Contract No. 1 - General Construction be awarded to Streeter Associates, Inc., as the lowest responsible bidder with a bid of \$486,000
- Contract No. 2 - Mechanical Construction be awarded to Kimble, Inc., as the sole bidder with a bid of \$96,600,
- Contract No. 3 - Plumbing Construction be awarded to Kimble, Inc., as the sole bidder with a bid of \$104,400,
- Contract No. 4 - Electrical Construction be awarded to Matco Electric Corporation, as the sole bidder with a bid of \$54,400,

RESOLVED, further, That funds are available in the Capital Budget 81.60 8101.59239,

RESOLVED, further, That the County Administrator or his designee be authorized to execute this bid on behalf of the County and contract with Streeter Associates, Inc., Kimble, Inc., and Matco Electric Corporation.

**SEQR ACTION:** TYPE II-1

\* \* \* \* \*

**Resolution No. - Budget Adjustment Reappropriation –Establish Funding Sources for the Recycling and Solid Waste Center Facility Site Improvements in 2023 (ID #12090)**

<b>RESULT:</b>	<b>RECOMMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Veronica Pillar, Vice Chair
<b>SECONDER:</b>	Susan Currie, Member
<b>AYES:</b>	Koreman, Pillar, Mezey, Brown, Currie

WHEREAS, Resolution No. 2022-189 directed the Director of Finance to make a budget adjustment on the books for 2022, Establishing Funding Sources for the Recycling and Solid Waste Center Facility Site Improvements, and

Minutes Acceptance: Minutes of Dec 18, 2023 10:00 AM (Minutes Approval)

Minutes  
Planning, Energy, and Environmental Quality Committee  
Monday, December 18, 2023

WHEREAS, the transfer of funds associated with the above referenced resolution was not completed due to the retirement of the Director of Finance and needs to be reappropriated in 2023, now therefore be it

RESOLVED, on recommendation of the Planning, Energy, and Environmental Quality Committee, That the Director of Finance be directed to make the following budget adjustments on the books for fiscal year 2023:

CL Fund - Solid Waste Fund

Increase Revenue: CL8163.42796 Appropriated Fund Balance \$120,000

Increase Expenses: CL8163.54802 Contribution to Construction \$120,000

HH Fund - Solid Waste Capital Fund

Increase Revenue: HH8101.45033.81.61 Interfund (CL) \$120,000

Increase Expenses: HH8101.59239.81.61 Construction Expense \$120,000

; along with any necessary budgetary and accounting entries to effectuate the intent of this resolution.

**SEQR ACTION:** TYPE II-26

\* \* \* \* \*

**Committee Members' Reports**

Dr. Pillar said the Soil & Water Conservation District approved their 2022 Audit at the last meeting and began discussions for the 2024 Annual Plan of Work.

Ms. Currie and Mr. Brown both recently attended the Cornell Cooperative Extension's annual meeting and Ms. Currie said there was a presenter who provided in-depth detail of the food system.

**Fossil Free Tompkins**

**Fossil Free Tompkins - CO2 Clean Energy Solutions (ID #12132)**

Ms. Weiser shared a presentation regarding CO2 Clean Energy Solutions and potential carbon dioxide fracking in New York State.

In response to Mr. Mezey, Ms. Weiser said the oil and gas industries are very influential in politics, which allows for tax credits for these industries.

**RESULT: COMPLETED**

\* \* \* \* \*

**Adjournment**

Ms. Koreman reminded Committee members that the next meeting is scheduled for January 17, 2024.

Minutes Acceptance: Minutes of Dec 18, 2023 10:00 AM (Minutes Approval)

Minutes  
Planning, Energy, and Environmental Quality Committee  
Monday, December 18, 2023

The meeting adjourned at 12:00 p.m.

Minutes Acceptance: Minutes of Dec 18, 2023 10:00 AM (Minutes Approval)





**Planning, Energy, and Environmental Quality Committee**

Governor Daniel D. Tompkins Building  
Ithaca, NY 14850

Meeting: 01/17/24 10:00 AM  
Department: Recycling and Materials Management Department  
Category: Solid Waste and Recycling Center  
Functional Category:

**SCHEDULED**

**INFORMATION ITEM (NO DISCUSSION INTENDED) NO.**

*DOC ID: 12161*

---

---

**Department Updates**



**Planning, Energy, and Environmental Quality Committee**

Governor Daniel D. Tompkins Building  
Ithaca, NY 14850

Meeting: 01/17/24 10:00 AM  
Department: Recycling and Materials Management Department  
Category: Solid Waste and Recycling Center  
Functional Category:

**SCHEDULED**

**INFORMATION ITEM (NO DISCUSSION INTENDED) NO.**

*DOC ID: 12162*

---

---

**B&L Capital Payment**

# Capital Payment Summary Report

## Recycling and Materials Management Department

Date: 1/10/24

January Committee Meeting

Request #	Project Name	Vendor	Account #	Total Project Amount	Current Payment Due	Date of Service	Paid to Date (inc. current pmt.)	Comments
50	RSWC Upgrades 2021-2026	Barton & Loguidice	HH8101.59239	\$2,676,210.00	\$26,494.53	11/18/23	\$181,939.37	Invoice # 138292, 138293

Attachment: RMM Capital Payment Summary Jan 2024 (12162 : B&L Capital Payment)



**Tompkins County Legislature**

Governor Daniel D. Tompkins Building  
Ithaca, NY 14850

Meeting: 01/17/24 10:00 AM

Department: Recycling and Materials Management Department

Category: Solid Waste and Recycling Center

Functional Category:

**SCHEDULED**

**RESOLUTION NO.**      *DOC ID: 12164*

1    **Acceptance of Grant Funding from the New York State Department of**  
 2    **Environmental Conservation (NYSDEC) Municipal Waste Reduction**  
 3    **and Recycling (MWRR) Program**

4            WHEREAS, the State of New York provides financial aid for municipal waste reduction and recycling  
 5 projects through the Department of Environmental Conservation's Municipal Waste Reduction and Recycling  
 6 (NYSDEC MWRR) Grants for Recycling Coordination, Education, Planning, and Promotion Projects, and  
 7

8            WHEREAS, funding will reimburse up to 50 percent of eligible projects, including recycling education and  
 9 outreach tools, recycling advertising, recycling websites, promotional items, and salary costs for a municipal recycling  
 10 coordinator, and  
 11

12            WHEREAS, the Tompkins County Department of Recycling and Materials Management has been notified of a  
 13 NYSDEC MWRR Grant for Recycling Coordination, Education, Planning, and Promotion Projects award in the  
 14 amount of \$171,791.83 with a contract term from January 1, 2024 to December 31, 2024, now therefore be it  
 15

16            RESOLVED, on recommendation of the Planning, Energy, and Environmental Quality Committee, That the  
 17 MWRR Grants for Recycling Coordination, Education, Planning, and Promotion Projects grant in the amount of  
 18 \$171,791.83 from the New York State Department of Environmental Conservation be accepted, and that the County  
 19 Administrator or designee be authorized to execute any contracts related to this award.

20    **SEQR ACTION: TYPE II-26**

**Resolution No. – Acceptance of Grant Funding from the NYSDEC MWRR Program**

WHEREAS, the State of New York provides financial aid for municipal waste reduction and recycling projects through the DEC’s MWRR Grants for Recycling Coordination, Education, Planning, and Promotion Projects, and

WHEREAS, funding will reimburse up to 50 percent of eligible projects, including recycling education and outreach tools, recycling advertising, recycling websites, promotional items, and salary costs for a municipal recycling coordinator, and

WHEREAS, the Tompkins County Department of Recycling and Materials Management has been notified of a NYSDEC MWRR Grant for Recycling Coordination, Education, Planning, and Promotion Projects award in the amount of \$171,791.83 with a contract term from January 1, 2024 to December 31, 2024, now therefore be it

RESOLVED, on recommendation of the Planning, Energy, and Environmental Quality Committee, That the MWRR Grants for Recycling Coordination, Education, Planning, and Promotion Projects grant in the amount of \$171,791.83 from the New York State Department of Environmental Conservation be accepted, and that the County Administrator or designee be authorized to execute any contracts related to this award.

SEQR ACTION: TYPE II-26



**Tompkins County Legislature**

Governor Daniel D. Tompkins Building  
Ithaca, NY 14850

Meeting: 01/17/24 10:00 AM

Department: Planning and Sustainability Department

Category: Grants

Functional Category: Environmental

**SCHEDULED**

**RESOLUTION NO.      DOC ID: 12155**

**Acceptance of New York State Energy Research and Development Authority Clean Energy Communities Grant for Improving Health with Portable Induction Cooktops**

WHEREAS, the Tompkins County Energy Strategy, adopted in 2019, states Tompkins County will lead by supporting and facilitating community work to reduce fossil fuel dependency and reduce greenhouse gas emissions, and

WHEREAS, the New York State Energy Research and Development Authority (NYSERDA) has a Clean Energy Communities (CEC) Leadership Round that provides resources and funding to help local governments implement sustainability goals within their community by completing high impact action items, and

WHEREAS, Tompkins County completed enough high-impact actions to qualify for a \$30,000 grant under NYSERDA’s current CEC Leadership Round, and

WHEREAS, Tompkins County was notified on December 18<sup>th</sup>, 2023 of our successful application for Improving Health through Induction Cooktops, and

WHEREAS, Tompkins County’s Healthy Neighborhoods Program (HNP), administered by the Whole Health Department, is working to improve indoor air quality throughout neighborhoods in Tompkins County, and

WHEREAS, the Department of Planning and Sustainability, in consultation with Whole Health, has developed a program to pair with the HNP and expand their current offerings to include induction cooktops specifically for those homes that use a gas stove, now therefore be it

RESOLVED, on recommendation of the Planning, Energy, and Environmental Quality Committee, That the County hereby accepts Clean Energy Communities Grant funds in the amount of \$30,000,

RESOLVED, further, That the County Administrator or her designee be authorized to execute any contracts related to this project,

RESOLVED, further, That the Director of Finance hereby is authorized and directed to make the following adjustments to the 2024 Budget,

REVENUES	A8020.43959	State Aid Planning	\$30,000
EXPENDITURES	A8020.54400	Program Expense	\$30,000

**SEQR ACTION: TYPE II-31**

**Tompkins County Legislature**

Governor Daniel D. Tompkins Building  
Ithaca, NY 14850

Meeting: 01/17/24 10:00 AM  
Department: Planning and Sustainability Department  
Category: Grants  
Functional Category: Environmental

**SCHEDULED**

**RESOLUTION NO.**      *DOC ID: 12155*

---

1  
2 As a Clean Energy Community (CEC), Tompkins County was eligible to apply for CEC grant, which was  
3 recently approved by NYSERDA. The application proposed using the \$30,000 to purchase portable  
4 induction cooktops and compatible cookware that could be distributed, along with literature, to residents  
5 who are currently using gas stoves, particularly those homes that have children or elderly residents with  
6 asthma or other breathing disorders.

### Acceptance of New York State Energy Research and Development Authority Clean Energy Communities Grant for Improving Health with Portable Induction Cooktops

WHEREAS, the Tompkins County Energy Strategy, adopted in 2019, states Tompkins County will lead by supporting and facilitating community work to reduce fossil fuel dependency and reduce greenhouse gas emissions, and

WHEREAS, the New York State Energy Research and Development Authority (NYSERDA) has a Clean Energy Communities (CEC) Leadership Round that provides resources and funding to help local governments implement sustainability goals within their community by completing high impact action items, and

WHEREAS, Tompkins County completed enough high-impact actions to qualify for a \$30,000 grant under NYSEDA’s current CEC Leadership Round, and

WHEREAS, Tompkins County was notified on December 18<sup>th</sup>, 2023 of our successful application for Improving Health through Induction Cooktops, and

WHEREAS, Tompkins County’s Healthy Neighborhoods Program (HNP), administered by the Whole Health Department, is working to improve indoor air quality throughout neighborhoods in Tompkins County, and

WHEREAS, the Department of Planning and Sustainability, in consultation with Whole Health, has developed a program to pair with the HNP and expand their current offerings to include induction cooktops specifically for those homes that use a gas stove, now therefore be it

RESOLVED, on recommendation of the Planning, Energy, and Environmental Quality Committee, That the County hereby accepts Clean Energy Communities Grant funds in the amount of \$30,000.

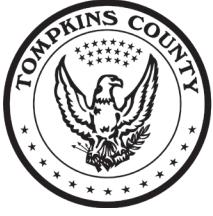
RESOLVED, further, That the County Administrator or her designee be authorized to execute any contracts related to this project.

RESOLVED, further, That the Director of Finance hereby is authorized and directed to make the following adjustments to the 2024 Budget,

REVENUES	A8020.43959	State Aid Planning	\$30,000
EXPENDITURES	A8020.54400	Program Expense	\$30,000

SEQR ACTION: Type II-31





# Department of Planning & Sustainability

**COMMISSIONER**  
Katherine Borgella

**DEPUTY COMMISSIONER**  
M. Megan McDonald

121 E. Court St, Ithaca, N.Y. 14850 | Phone: (607) 274-5560 | [tompkinscountyny.gov/planning](http://tompkinscountyny.gov/planning)

**TO:** Planning, Energy, and Environmental Quality Committee  
**FROM:** Hailley Delisle, Sustainability Coordinator  
**DATE:** January 3, 2024  
**RE:** Acceptance of NYSERDA Clean Energy Communities Grant for Improving Health with Portable Induction Cooktops.

## Action Requested

Approval of a resolution to accept a grant from the Clean Energy Communities (CEC) Program of the New York State Energy Research and Development Authority (NYSERDA) for Improving Health with Portable Induction Cooktops.

## Background

As a Clean Energy Community (CEC), Tompkins County was eligible to apply for CEC grant, which was recently approved by NYSERDA. The application proposed using the \$30,000 to purchase portable induction cooktops and compatible cookware that could be distributed, along with literature, to residents who are currently using gas stoves, particularly those homes that have children or elderly residents with asthma or other breathing disorders.

In conjunction with providing literature on different ways to reduce combustion in the home, we are planning to distribute portable induction cooktops and compatible cookware to households that participate in the County's established and well-respected Healthy Neighborhoods Program, run out of the County's Department of Whole Health.

The pilot project will be run through Tompkins County's Whole Health Department, with support from the Department of Planning and Sustainability (DPS).

DPS will support the project by developing educational materials on how to use the stoves and their benefits. Additionally, DPS will administer a survey approximately six months after the cooktops and cookware have been distributed to better understand their impact.

## Financial Impact

NYSERDA does not require a match for the CEC grants. There is no additional funding needed to run the proposed project, as the Healthy Neighborhoods Program is already included in the County budget. This would simply be adding another offering to that existing program.

**Enclosure**

- Resolution Accepting Clean Energy Communities Grant Funds from NYSERDA for Improving Health with Portable Induction Cooktops program.
- Grant Approval Notification

**Contact**

Hailley Delisle at 607-274-5563 or [hdelisle@tomkins-co.org](mailto:hdelisle@tomkins-co.org).

*Creating and implementing plans that position Tompkins County communities to thrive.*

## GRANT APPROVAL NOTIFICATION: Tompkins County

NYSERDA No Reply <no-reply@nyserda.ny.gov>

Mon 12/18/2023 3:01 PM

To:Hailley Delisle <hdelisle@tompkins-co.org>

Cc:cec@nyserda.ny.gov <cec@nyserda.ny.gov>;jeff.scharl@nyserda.ny.gov <jeff.scharl@nyserda.ny.gov>

According to NYSERDA records, Tompkins County recently submitted a grant application entitled Induction Cooktops for Disadvantaged Communities in the amount of \$30,000.00 under the Clean Energy Communities Program..

**Congratulations! NYSERDA is interested in further pursuing your proposal. This includes the following conditions:**

1. Reaching agreement with the NYSERDA project team on a scope of work, budget, and schedule for performing the work.
2. Reaching agreement with NYSERDA on mutually acceptable terms and conditions.
3. Pursuant to Section 5-a of the Tax Law, completing ST-220-CA, Contractor Certification to Covered Agency form (which will be provided to you with the contract for execution) and certifying that you have filed ST-220-TD, Contractor Certification, with the NYS Department of Taxation and Finance. The certification forms are also available at [tax.ny.gov](https://tax.ny.gov)

NYSERDA's project manager, Jeff Scharl, , jeff.scharl@nyserda.ny.gov will be in touch with you shortly to commence discussions.

The agreement is then subject to execution by both parties of the contract. You are reminded that no work should be performed, nor any cost incurred under the project prior to execution of an appropriate agreement.

NYSERDA will not be issuing a press release regarding your grant. If you would like to issue a release, please send us a version to review to cec@nyserda.ny.gov and we will work with our communications department to provide you a quote. Please leave ample time for review prior to planned distribution.

If you have any questions, please do not hesitate to contact your local Clean Energy Communities Coordinator who is working on NYSERDA's behalf to help you navigate the program. You may also send us an email at cec@nyserda.ny.gov.

Thank you for your interest in NYSERDA's Clean Energy Communities Program. We look forward to working with you on this project

Again, congratulations!

Clean Energy Communities Team  
NYSERDA

17 Columbia Circle | Albany, NY 12203-6399

[nyserda.ny.gov](https://nyserda.ny.gov)

[follow : friend : connect with NYSERDA](#)

Attachment: CEC Grant Approval Notice - Improving Health Through Induction Cooktops (12155 : Accept Clean Energy Communities Grant



**Planning, Energy, and Environmental Quality Committee**

Governor Daniel D. Tompkins Building  
Ithaca, NY 14850

Meeting: 01/17/24 10:00 AM  
Department: Cornell Cooperative Extension  
Category: Environmental

**PRESENTATION NO.  
(ID # 12167)**

---

---

**Update on the Continuation of and Modifications to Ag District No. 2**

## Agricultural Districts Overview

- Ag district law adopted in 1971 to protect farmland and promote the continuation of farming
- Protections offered by the district only apply to commercial farming operations
- Districts are reviewed every eight years.
  - only time properties can be removed from the district
  - Annual open enrollment period allows property to be added to district with county legislature approval.

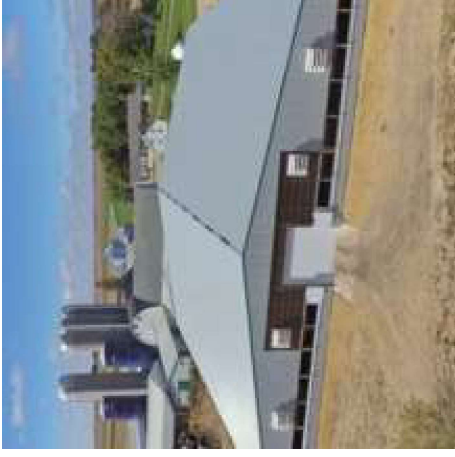
## Ag Districts

### Agricultural Districts Review Process

- 300-day review period
- Survey of farmers and farmland owners
- 30-day open enrollment period (Sept 11<sup>th</sup> to Oct 10<sup>th</sup>)
- Review and recommendations from AFPB on potential changes
- Outreach and input from Town planning boards, planning staff, and agricultural committee
- Landowner notification letters and 3-week comment period
- Next Steps: Public Hearing (February?), SEQR, PEEQ, Adoption by County Legislature (April or May?)

## Ag Districts

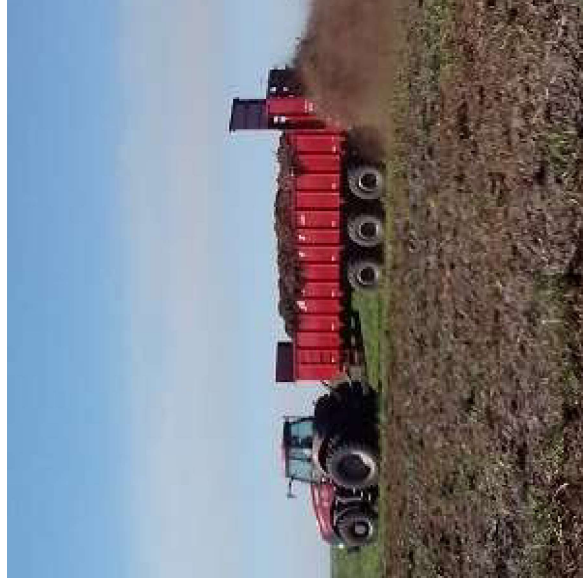
## Protection from “Unreasonably restrictive” laws



## Ag Districts

- Only applies to commercial farming operations
- protects farm operations within district from the enactment and administration of “**unreasonably restrictive**” local regulations unless it can be shown that public health or safety is threatened.
- This means that the underlying zoning does not apply to commercial farm operations within the district for building/activities related to agriculture

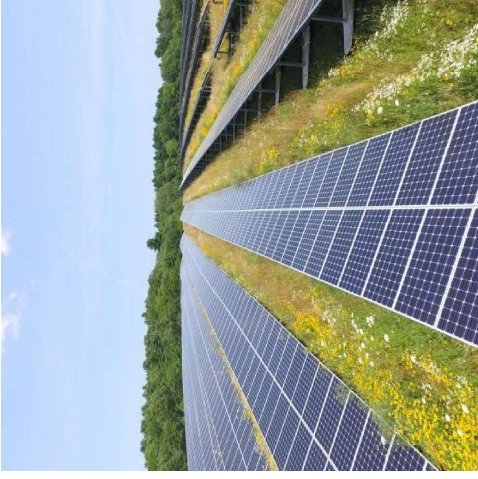
## Sound Agricultural Practices



## Ag Districts

- A sound agricultural practice (SAP) refers to the practices necessary for the on-farm production, preparation, and marketing of agricultural commodities.
- An agricultural practice in an agricultural district **shall not constitute a private nuisance** provided that the practice is determined to be an SAP pursuant to an opinion of the Commissioner
- **Also applies to parcels receiving ag assessment**

## Public Actions Notice Requirements



- Notice of Intent in Ag District required for:
- Construction of new water and sewer lines
  - public acquisition >1 acre from active farm or >10 acres in total from a district
  - Projects that receive a grant, loan, interest subsidy or other form of public funding
  - Includes solar projects with NYSERDA funding

The Commissioner may propose modification and Attorney General may compel compliance with these modifications. **Ag Districts**

## Limitation on Local Benefit Assessments

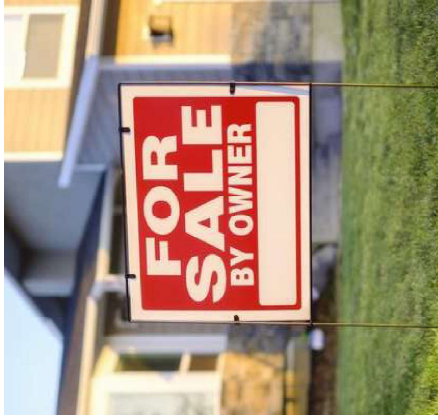
- Benefit assessments are generally calculated based on the value, acreage, or frontage
- Ag Districts restricts assessments for local improvements to a lot not exceeding one-half acre surrounding any dwelling on a commercial farm and to farm structures directly benefited by the services.
- This limitation does not apply if the rates or fees were imposed prior to the formation of the agricultural district.



**Ag Districts**

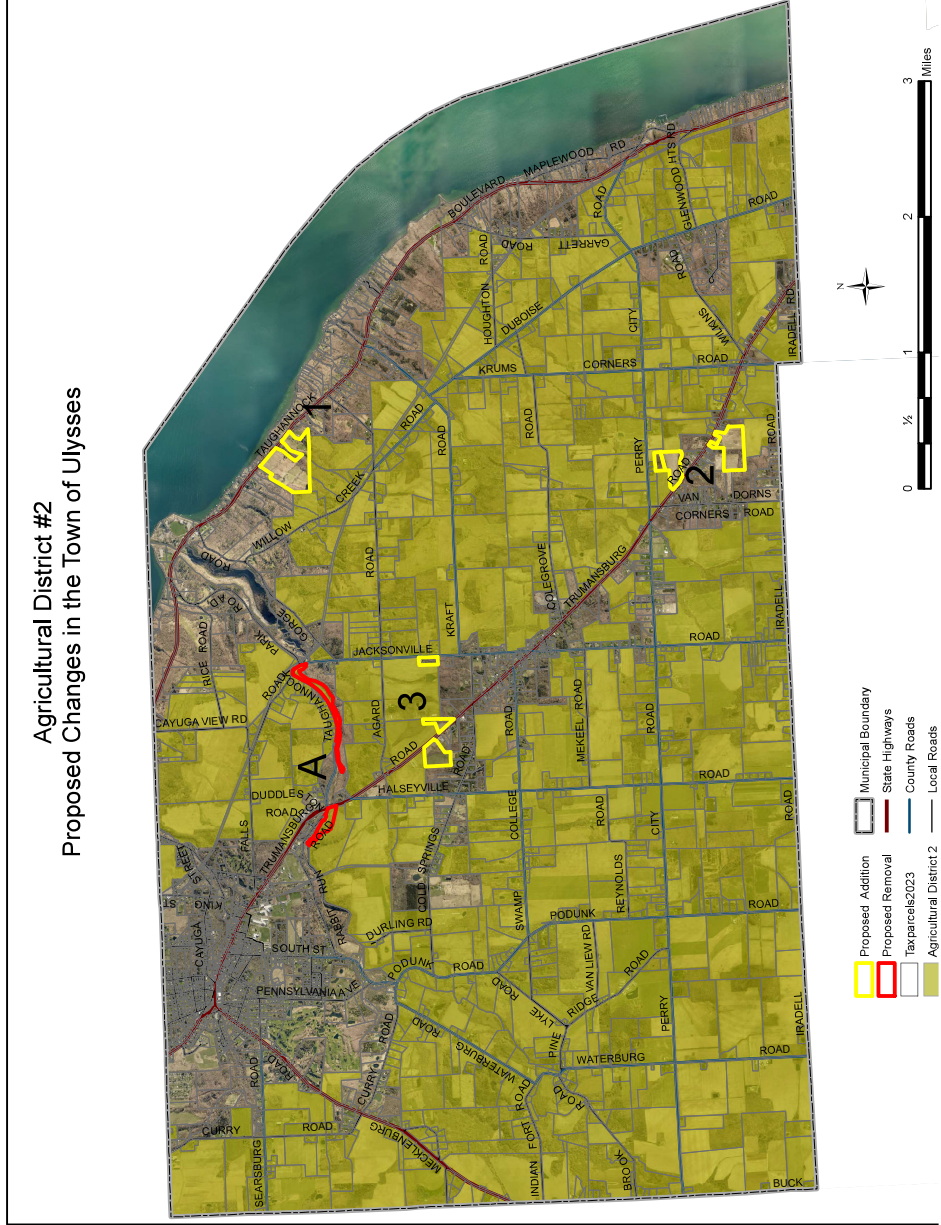
# Real Estate Disclosure

- Real estate transfer disclosure required by the seller to the prospective purchaser
- The disclosure states that the property is located within an agricultural district and that farming activities including noise, dust and odors occur within the district
- Residential properties directly adjacent to commercial farming should be included in ag districts to provide for real estate disclosure



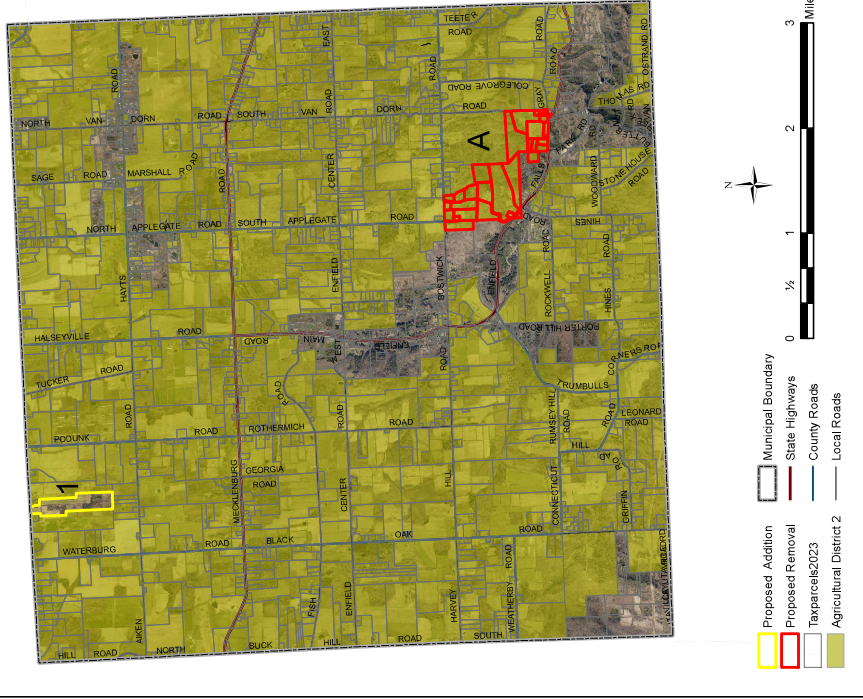
## Ag Districts

Agricultural District #2  
Proposed Changes in the Town of Ulysses

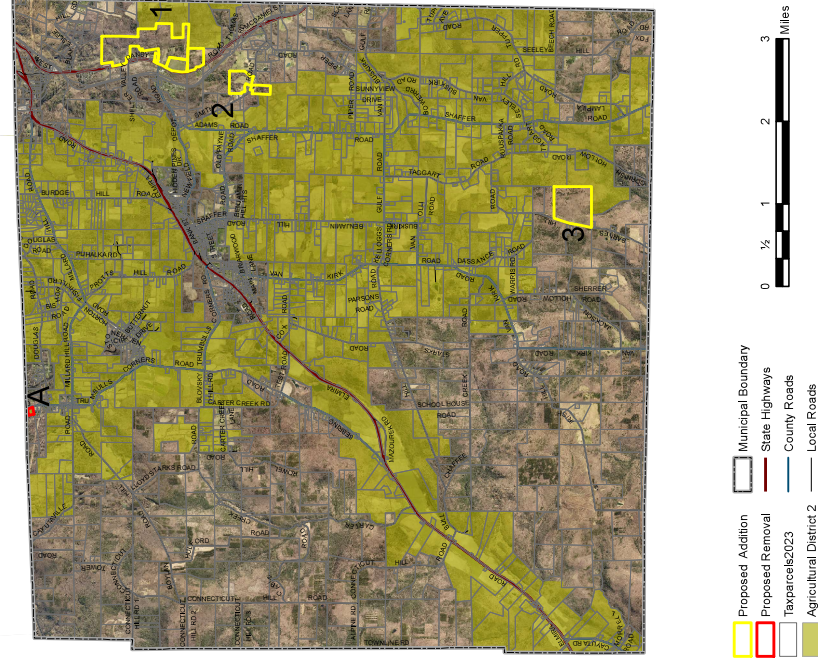




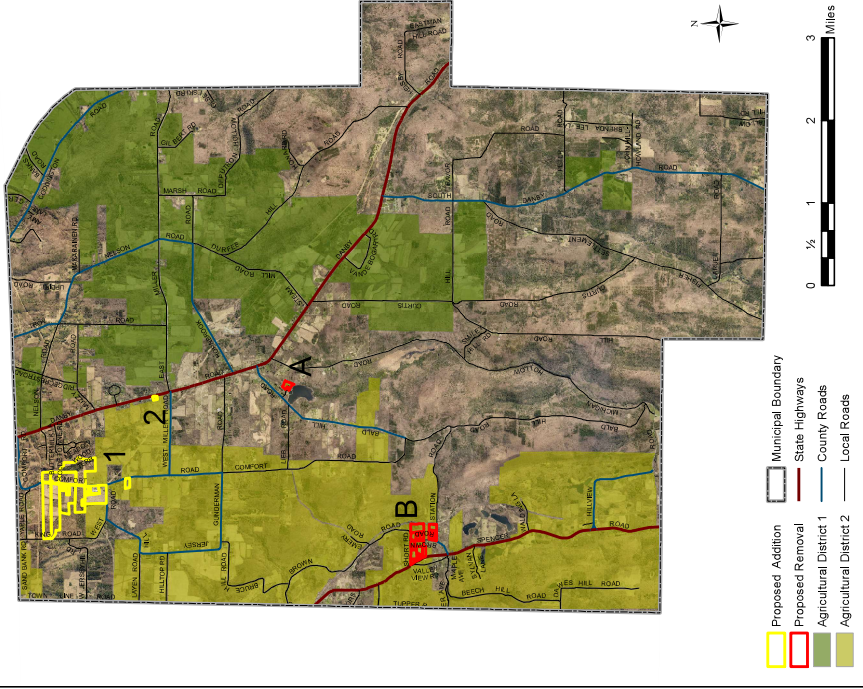
### Agricultural District #2 Proposed Changes in the Town of Enfield



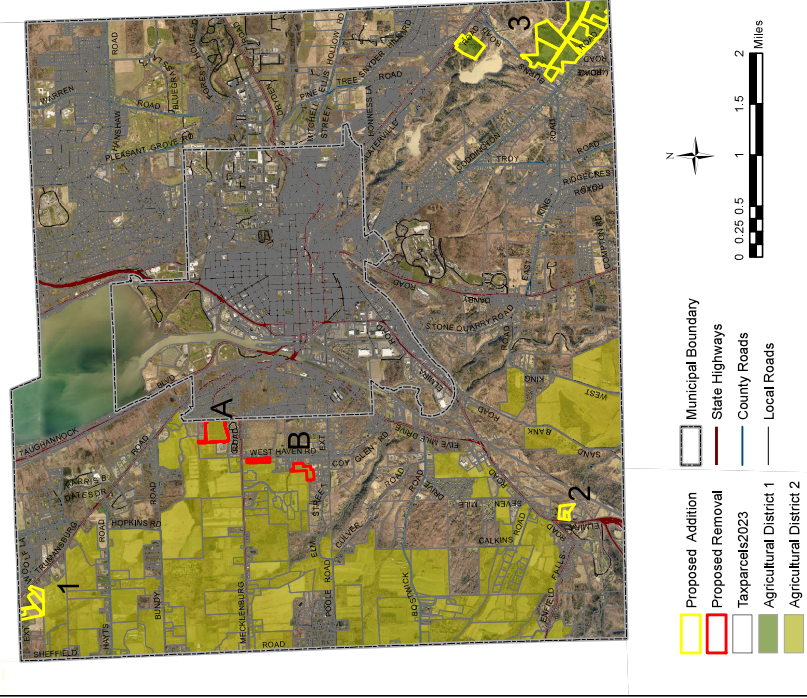
### Agricultural District #2 Proposed Changes in the Town of Newfield



### Agricultural District #2 Proposed Changes in the Town of Danby



### Agricultural District #2 Proposed Changes in the Town of Ithaca



REPORT  
Of the  
TOMPKINS COUNTY AGRICULTURE AND FARMLAND PROTECTION BOARD (AFPB)  
ON THE REVIEW OF AGRICULTURE DISTRICT 2  
WESTERN TOMPKINS COUNTY, NEW YORK  
Encompassing the Towns of Ulysses, Enfield, Newfield and parts of Danby and Ithaca

January 2, 2024 - DRAFT

District Anniversary Date: June 7, 2024

Prepared by  
Cornell Cooperative Extension of Tompkins County  
Agriculture Program  
Crystal Buck  
615 Willow Ave. Ithaca, NY 14850

**Section 1: The nature and status of farming and farm resources within such district, including the total number of acres of land and the total number of acres of land in farm operations in the district**

Agriculture in the district remains strong. There are approximately 67,100 acres in the district and 58 percent of this is viable agricultural land. Land receiving agricultural assessment accounts for the bulk of the farmland in the district; however, the amount of land receiving agricultural assessment is decreasing. There are 30,201 acres of land that receive agricultural assessment in the district, or forty-six percent of the district. In 2016, there were 34,239 acres receiving agricultural assessment in the district. This is a decrease of more than 4,000 acres (12% decline). 13,833 acres of land receiving agricultural assessment is leased (20%) and 16,368 acres is owned by the farmer (80%).

An additional 8,173 acres of land has been identified as viable agricultural land based on property class, county land use land cover data, and parcel size (>5 acres). This land does not currently receive agricultural assessment, and accounts for an additional 12% of the district.

There are 145 farmers (owners and renters) in the district that receive agricultural assessment. All of these farmers received a copy of the Agricultural Review Worksheet and Farmer Survey. An additional 456 landowners received the Agricultural Review Worksheet plus a "Landowner Survey". The landowners were identified based on property class code, land use land cover, and parcel size great than 5 acres (i.e. landowners with farmland >5 acres not receiving agricultural assessment). Nineteen farmers receiving agricultural assessment responded to the "Farmer Survey". An additional 21 self-identified farmers responded to the "Landowner Survey".

The average size for farms receiving agricultural assessment in the district is a little over 200 acres. More than half of the farms are less than 100 acres. The average size farm for survey respondents who self-identify as a farmer but do not receive agricultural assessment is a little over 100 acres.

The district is primarily dominated by crop farming. We also continue to see land being purchased by dairy farms beyond county borders that need more land for crops and manure spreading. Despite the dominance of crop farming, farms in the district are diversified. Over half of the respondents reported two or more agricultural activities. Respondents reported a wide range of agricultural enterprises including spelt, hay, alfalfa, forage crops, sheep, dairy, beef, pork, chickens, cash crop (corn and soybean), vegetables, vegetable high tunnels, fruit trees, horse pasture, wood products (forestry), sugar bush, Christmas trees, and medicinal herbs.

When we ask farmers and landowners what their plans are for their land, the majority indicate they intend to keep farming it themselves (roughly 75% of farmers) or rent it to the current farmer (94% of landowners who currently rent their land to a farmer). Of course, that still means that twenty-five percent of farmers in the agricultural district do not plan to continue farming their land in eight years. That's a significant amount of anticipated transition. When we asked what would help keep the land in farming, more landowners and farmers identified "financial incentives through farmland protection program" than any other strategy suggested. Fifty-seven percent of non-farming landowners and 60 percent of farmers expressed interest in a farmland protection program,

Solar development is a potential threat to farmland in the district. The prices that the solar companies are able to pay due to government incentives is something that not even the big farms in the district can compete with. The solar companies are paying \$2,000/acre to lease the farmland for solar, which is significantly higher than what farmers are paying for leased land. The survey suggests that on average farmers are paying roughly \$50/acre in the district. Despite this, few landowners are interested in leasing or selling land for solar. The vast majority of landowners (84%) indicated that they have no interest in leasing/selling land for solar.

## **Section 2: The extent to which the district has achieved its original objectives**

The original objective of the districts was to help maintain viable farm operations by protecting them from non-farm development associated with rural residential growth, urban sprawl and development along highway corridors. The agricultural district has largely achieved this objective.

Tompkins County continues to see increasing demand for farmland of all types. Dairy farms are consolidating, growing, and acquiring additional land. Most of the large dairy farms working land in Agricultural District #2 are based just outside of Tompkins County and are expanding their farming areas in our county. Crop farms have been seeking out previously vacant land to put back into production. There is also a large demand for smaller farm parcels, primarily driven by young farm workers and new-generation farmers seeking to secure their own place in the vibrant local food scene.

At the same time, the decline in farmland receiving agricultural assessment indicates a potential shift in the landscape away from farming, or at least away from the level of commercial agriculture that qualifies landowners for agricultural assessment. There have also been a significant number of new residential parcels created in the district in the past eight years. County records indicate that 123 new residential parcels have been created within the district in the past eight years (2016 to 2023), this compares with 66 new residential parcels created during the previous eight years (2008 to 2015)

## **Section 3: The extent to which county and local comprehensive plans, policies and objectives are consistent with and support the district**

### Tompkins County Comprehensive Plan

The Tompkins County Comprehensive Plan (2015) includes several strategies supportive of agricultural districts including preserving the high quality natural and agricultural resources in Tompkins County. The plan outlines a number of different types of actions, the core of which are identified in the Tompkins County Conservation Strategy (2012). This strategy presented a ten-year approach, including:

- Prepare a long-range Purchase of Development Rights Implementation Plan to actively market the program to farmers in the Agricultural Resource Focus Areas (ARFAs) and identify farms suitable for the program.
- Conduct a feasibility study for a Transfer of Development Rights Program with interested municipalities.
- Promote specific land use tools that protect important lands.
- Develop an agricultural planning referral program to help farmers and municipal planning boards conduct agricultural land planning.
- Create a pilot program to connect farmers with landowners of agricultural property for lease or sale.
- Proactively engage owners of land located in priority protection areas to participate in long-term conservation programs.
- Create a long-range conservation funding strategy to support land acquisition, purchase conservation easements, and manage and monitor conserved land resources.

Further recommendations for protection efforts in the ARFAs are detailed in the Tompkins County Conservation Plan – Part II: A Strategic Approach to Agricultural Resource Stewardship. In terms of agriculture, the Conservation Strategy specifically recognizes the need to better facilitate farm transfers as well as support the conversion of inactive farmland to actively farmed land.

### Town of Ulysses Comprehensive Plans

The Town of Ulysses Comprehensive Plan was updated and approved in 2009 and includes several objectives and actions that are in support of the Agricultural District.

Objective #2.6 Preserve and protect the Town's rural characteristics and agricultural lands.

Actions

- A. Prepare a Farmland Protection Plan to identify important agricultural lands in the Town. Develop specific strategies for protecting and maintaining high quality agricultural land for agricultural uses, and for preserving the rural landscape.
- B. Consider the implementation of land conservation efforts to protect the character of the community. Various mechanisms are available and should be studied for how they may be effectively utilized in the Town. Land conservation programs include conservation easements, land-banking, transfer of development rights, purchase of development rights, reductions in property value assessments for preserved farmland, and state or federal open space conservation programs, such as "Forever Green".
- C. Allow a limited amount of cluster and road-frontage development in the Agricultural Priority Area of the Future Land Use Plan, as appropriate to conserving valuable farmland for continued agricultural uses while also allowing farmers and landowners to develop smaller lots.

Objective #3.1 Understand the role of agriculture in the local economy and support the businesses of local farmers.

Actions

- A. Prepare a Farmland Protection Plan to better understand the economic implications of land use decision-making on agricultural production and farming practices.
- B. Facilitate a public information campaign on behalf of local farmers to educate area residents about the specific needs, obstacles, and opportunities associated with local farm businesses.
- C. Develop a local agriculture committee to identify issues and advise the Town boards on environmental concerns, land use conflicts, and other potential sustainability concerns that may impact agriculture in the Town.
- D. Identify key agricultural lands and identify opportunities to ensure future farming of key agricultural lands.
- E. Support the active involvement of area farmers in the Trumansburg Farmers Market. The Town should coordinate with the Village to assist with the administration of the Farmers Market to ensure its continued success as a marketplace for local farmers.
- F. Support CSA (Community Supported Agriculture) opportunities.
- G. Allow farm-related businesses on farms as long as they remain secondary to the farm operation. For example, a bed-and-breakfast establishment could help farm owners generate additional income as well as promote tourism in the Town.

Town of Enfield Comprehensive Plan: The Town of Enfield Comprehensive Plan (2019) outlines goals supportive of agriculture and the agricultural districts.

Goal 1: Support the Town's existing agricultural base

Actions

- 1a. Partner with the Enfield Grange and other local agricultural organizations to offer educational workshops and speakers on agricultural topics relevant to Town farmers and other residents
- 1b. Encourage the development of value-added agricultural enterprises that complement and build on traditional agricultural operations within the Town
- 1c. Ensure that Enfield is represented on County Advisory Boards such as the EMC (Environmental Management Committee) and WRC (Water Resources Council)
- 1d. Appoint a Town Agricultural Advisory Board to provide comment on local proceedings and trends that may impact agriculture
- 1e. Develop a resource whereby the Town can disseminate program information from agricultural agencies to Town farmers
- 1f. Provide annual training opportunities for Town Official(s) in NYS Agricultural District Law to ensure that the Town adheres to NYS Agricultural District Law
- 1g. Educate residents regarding the New York State Right to Farm Law, in particular as it pertains to Towns in designated NYS Agricultural Districts

Goal 2: Cultivate an Agriculture Friendly community

Actions

- 2a. Educate the non-farming public about the realities of living in an agricultural community by encouraging farming relationships through community events and upon issuance of new building permits, provide copies of: • The NYS Agricultural Districts Law • The NYS Right-to-Farm Law • Relevant documents such as Cornell Cooperative Extension's flyer Living in the Country
- 2b. Publish in the Town newsletter and on the Town web page seasonal reminders about typical farming activities, how to support them and how to stay safe
- 2c. Apply for NYS grant funding to develop a Town Ag & Protection Plan

Goal 3. Encourage the consumption of locally produced agricultural goods

Actions

- 3a. Facilitate the development of a local produce market or swap
- 3b. Explore farm-to-school initiatives that can be implemented in the Enfield Elementary School
- 3c. Create a list of active small farm businesses that sell their products on site or at local markets and retailers

Goal 4. Foster the use of best management practices for all forms of agriculture

Actions

- 4a. Encourage agriculturalists to utilize the educational resources available from local universities, Cooperative Extension, government agencies, and agricultural professionals

Goal 5. Establish an Enfield Agricultural Community

Actions

- 5a. Foster positive interactions among all agriculturalists: • Create new social media sites to build community interest • Promote the existing Enfield Agriculture Facebook page • Add resources to the Town of Enfield website • Utilize a Town-wide Email list • Encourage membership to the Enfield Grange and other relevant local agricultural organizations.

Town of Ithaca Comprehensive Plan: The Town of Ithaca adopted an updated Comprehensive Plan in 2014. The Comprehensive Plan identifies several goals and recommendations relating to agriculture that are in support of the Agricultural District.

2.5 Agriculture

Goals and recommendations

The Town of Ithaca Agricultural and Farmland Protection Plan contains a detailed list of recommendations under each of the goals listed below. The following recommendations were selected from that expanded list. The first five goals come directly from the overall Vision Statement for agriculture for the Town.

Goal AG-1: Ensure long-term protection of agricultural land resources for agriculture, open space, and scenic resources.

- AG-1-A Continue implementation of the Town's current agricultural conservation easement acquisition program (PDR) for appropriate agricultural parcels that have been targeted in the Policies and Procedures Manual for the Agricultural Land Preservation Program.
- AG-1-B Consider enlarging setbacks for non-farm residential dwellings in the agricultural zone to provide spatial and vegetative buffers between the houses and agricultural activities (such as crop production, animal pasturage, and hunting).
- AG-1-C Require vegetative buffers on non-agricultural land so that farm lands have maximum space and so that trespassing and movement of pesticides to and from farmlands is prevented and dust control is enhanced.
- AG-1-D Support the Town of Ithaca's Agricultural Committee.

Goal AG-2: Retain and encourage a diversity of economically viable farm types.

AG-2-A Review and revise regulations pertaining to structures to accommodate farm operations (e.g., sprinkler law, use of rough-cut timber, property maintenance law).

AG-2-B Encourage shared farm infrastructure development (storage and processing facilities, slaughter and processing facilities, mobile market, locations for CSA dropoff and pickup, etc.).

Goal AG-3: Promote the availability of locally grown foods and other agricultural products for all residents, including limited-income families.

AG-3-A Accommodate farm stands, year-round farm markets, greenhouses, value-added product operations, home food production, u-picks, CSA, and agritourism sites.

AG-3-B Require or encourage community gardens in larger new housing developments; provide community gardens, including raised beds, irrigation water, and other facilities to encourage participation of all residents, on Town lands and elsewhere.

Goal AG-4: Encourage public understanding and involvement.

AG-4-A Continue support for agricultural and gardening programs for youth (e.g., community gardens, and 4-H Clubs).

AG-4-B Heighten public awareness through the use of the Town's website, newsletter, and signage regarding speeding and other traffic issues affecting farmers (e.g., animal and equipment movement).

AG-4-C Encourage household production of food (gardens, orchards, vines, and small food animals such as rabbits and hens).

AG-4-D Notify applicants for building permits of their adjacency to or location within the Town's agricultural zone and the County's agricultural districts, and provide them with a copy of the right-to-farm law.

Goal AG-5: Promote wise land use and agricultural waste management.

AG-5-A Encourage ongoing relationships between farmers and resources such as Cornell Cooperative Extension and Tompkins County Soil and Water Conservation District for farm management and sound farming practices.

Town of Danby Comprehensive Plan: The Town of Danby Comprehensive Plan (2003, amended 2011) has several goals and strategies related to agriculture that are in support of the Agricultural District.

Goal D1: Current and future agricultural initiatives are supported within the Town.

Objective D1.1: Promote agriculture as an active and vital part of Danby's economy.

Strategies:

D1.1.1 Involve the farming community in relevant Town planning and decision-making.

D1.1.2 Pursue fire tax abatements on agricultural lands and review fire district regulations regarding assessed values.

D1.1.3 Research ways to provide tax relief on land owned by farmers who do not qualify for Agricultural Assessment.

D1.1.4 Consider tax relief in exchange for protection by conservation easements for targeted areas.

D1.1.5 Start a local farm-link/match-up program connecting retiring farmers with homebuyers interested in entering farming.

D1.1.6 Provide information at the Danby Town Hall on regional outlets for farm products, regional farm supply stores, community supported agriculture (CSA) opportunities, farm tourism, and Cornell University's Farming Alternatives program.

D1.1.7 Encourage innovation and diversification of agricultural practices to complement traditional animal farming.

D1.1.8 Support the recent development of the Farmer's Market in Danby.



Objective D1.2: Develop an appreciation of Danby agriculture through local activities, policies, and programs.

Strategies:

D1.2.1 Maintain agriculture as a permitted use in all districts.

D1.2.2 Seek to educate residents in farming areas about standard farming activities.

D1.2.3 Pass local nuisance and right-to-farm laws to protect farmers who practice generally accepted management methods.

D1.2.4 Seek a grant to create a brochure about agriculture and farming in Danby, highlighting historic significance, products, hours of operation if products are available from the farm, where products are available if they are not sold on the premises, and a contact number. Make this brochure available to the public at the Danby Town Hall, stores, and the Tompkins County Chamber of Commerce visitor's center.

D1.2.5 Organize a "Danby Farms Day" celebration to bring children and adults on tours of local farms to see where their food is produced.

Goal D2: Agriculture is protected as a potential "steward" of the environment and open space.

Objective D2.1: Enhance viable, environmentally responsible agricultural uses in the Town of Danby.

Strategies:

D2.1.1 Gather current and accurate information about the locations of active and inactive agricultural lands in Danby.

D2.1.2 Adopt and implement an open space protection plan with incentives to link open space with agricultural land uses.

D2.1.3 Review current zoning regulations to identify their impact on development of actively farmed or unused farmland and explore approaches, such as cluster subdivisions, flag lots, and rural compounds, that will promote conservation of farms without compromising land owners' rights to a fair economic return.

D2.1.4 Through Cornell University's Farming Alternatives Program and the Cornell Cooperative Extension, encourage the use of Best Management Practices and IPM (Integrated Pest Management) to minimize negative environmental impacts.

Objective D2.2: Work cooperatively with organizations and municipalities to preserve farmland.

Strategies:

D2.2.1 Develop a working relationship with adjoining municipalities with which Danby shares contiguous farmland.

D2.2.2 Encourage the voluntary conveyance of conservation easements and development of buffer programs, coordinating this work with the Finger Lakes Land Trust.

D2.2.3 Ensure that plans for farmland preservation are consistent with the plan of the Tompkins County Agriculture and Farmland Protection Board.

D2.2.4 Communicate with the County's Agricultural Development Subcommittee in developing policies and programs for sustaining Danby's farmland.

Town of Newfield Comprehensive Plan: The Town of Newfield adopted a Comprehensive Plan in 2013, with several agricultural goals that are in support of the Agricultural District:

Goal 15.1: Increase economic viability of forests and natural areas

Objectives

15.1a. Encourage sustainable forestry, working forests, and forest related industries. Publicize and share existing forestry-related industries that wish to be identified.

15.1b. Research considerations for leasing forest land for hunting, forest farming, etc.

15.1c. Develop a town-wide forest management vision, identifying areas where growth and management could occur and promoting Newfield to desired forestry-related businesses.

15.1d. Encourage eco-tourism and agri-tourism as well as businesses indirectly related to appreciation of natural areas and wildlife, including the viability of an equipment rental facility.

Goal 15.2: Increase visibility of agricultural enterprises in Newfield and stimulate agriculturally-based economic activity

- Objectives 15.2a. Determine other options for local markets, such as CSA pick-up points or marketing of local produce in convenience stores.
- 15.2b. Create a method to educate building permit applicants and new residents about agriculture in Newfield, agricultural districts, and rights of neighboring farmers under Ag and Markets Law 25-AA.
- 15.2c. Provide attractive, uniform signage in high traffic/ high-visibility areas and directional signage on secondary roads leading to specific enterprises.
- 15.2d. Create and maintain a directory and/or map of agricultural enterprises that wish to be identified on the Town web site.
- 15.2e. Determine the feasibility of creating value-add infrastructure (such as sawmill, flourmill, or smallscale creamery) through grants or attracting private investors.
- 15.2f. Facilitate and encourage sustainable farming methods.

Goal 15.3: Preserve large, contiguous tracts of agricultural land within the Town

Objectives 15.3a. Organize a body of farmers to work informally with other stakeholders to address specific needs and challenges of farming in Newfield and to design innovative solutions.

15.3b. Research and provide current and prospective agricultural landowners with information on land preservation options, including developing preservation criteria.

15.3c. Work with real estate agents to promote available Newfield agricultural properties to prospective new farmers at agricultural events such as the New York State Fair and Empire Farm Days and at agricultural educational institutions.

15.3d. Investigate options for farmers who cannot afford to purchase land such as rotating loan funds or assistance with stabilizing land lease agreements.

15.3e. Draft, ratify, and enforce a local "Right to Farm" law.

#### **Section 4: The degree of coordination between local laws, ordinances, rules and regulations that apply to farm operations in such district and their influence on farming**

Overall, there is a good base of laws that are supportive of agriculture in the County. Higher density residential and commercial zoning is generally located away from active agricultural areas. As part of the district review, we identified several areas where higher density zoning overlaps with the district. Two of these areas were flagged for removal from the district where the predominant landuse is residential/commercial and there is no remaining active agriculture. These areas are: 1) the southern portion of Jacksonville Hamlet; and 2) portions of the West Danby hamlet. Other areas of overlap between higher density zoning and the ag district were left in the ag district where there is remaining active agriculture. The areas within the district that are in active agriculture but are located within non-agriculture zones are locations where potential conflicts between local zoning regulations and agricultural operations are most likely (see attached map of Agricultural Districts and Non-Agricultural Zoning).

Outside these higher density areas, the zoning regulations are generally in alignment with the agricultural district. However, in some towns, elements of their zoning or site plan requirements may not align with the goals and regulations of Agricultural Districts.

- The Town of Ulysses zoning in the agricultural district is predominantly Agricultural/Rural (Zone A/R). The purpose of this zone is to "to preserve farming and agricultural lands in the Town and also to maintain open space and the quality of life enjoyed by residents of the Town". The zone includes a right to farm provision consistent with agricultural districts. The zone permits a variety of agricultural activities and buildings consistent with agricultural districts. Single-family and two-family residential development is permitted with a minimum lot size of 2 acres. This level of permitted residential development may create future conflicts between residential homes and commercial agriculture. Some uses associated with agriculture require site plan approval, including: animal processing structures, facilities for agricultural education and recreation events, farm breweries, farm cideries, farm distilleries, and farm wineries. Other uses associated with agriculture require a special use permit, including concentrated animal feeding operations (CAFOs) and animal waste storage facilities. Requiring site plan review and special use permits for these agricultural uses may not be in alignment with agricultural districts. In addition, the town of Ulysses zoning sets a maximum floor area for new agricultural buildings at 20,000 square feet, which is

excessively restrictive. A survey of 22 dairy farm complexes in Tompkins County completed for the Ag & Farmland Protection Board revealed that the average footprint of a newer dairy barn in Tompkins County is just under 37,000 square feet. Eight of the structures surveyed exceeded 40,000 square feet. Forcing a farmer to build multiple 20,000 square-foot barn structures to house their livestock would add significant construction costs and operating costs, without furthering any legitimate land use policy. CAFO setback requirements in the town are also problematic. The Town of Ulysses requires that CAFO facilities shall be installed, maintained, and operated pursuant to the following conditions: *“(1) Any building housing animals in a CAFO facility shall be placed a minimum of 500 feet from a road right-of-way. (2) Any buildings housing animals in a CAFO facility shall be placed a minimum of 100 feet from a lot line, and a minimum of 1,500 feet from any existing residential or nonagricultural building that is not part of the farm operation. (3) Any buildings housing animals in a CAFO facility shall be placed a minimum of 1,000 feet from any watercourse, stream or waterbody, and from any exiting well that is not part of the farm operation.”* In response to concerns raised with regard to these setback requirements, George Frantz, AFPB member and local farmland protection planner, did a study in 2018 using 1,500 ft. radius circles to determine where a CAFO complex could legally be built in the Town Ulysses. Given the amount of rural sprawl in the Ulysses, there are only around 10 locations in the entire town that meet the 1,500-ft setback from existing residences, none of which have any land within 500 feet of a public highway. In effect even if a farmer owned a parcel of land that meets all the zoning setback requirements, construction of a driveway to accommodate the weight of tractor trailers and other heavy vehicles would make the project economically impossible.

- The Town of Enfield does not have zoning but does regulate development through site plan review. Land use activity that occurs in the course of normal agricultural or timbering operations as pursuant to sections 305-A and 308 of the Agriculture and Markets Law. Single and two-family dwellings are also exempt from these regulations, however, which could allow for unchecked residential development within the agricultural district.
- The Town of Newfield does not have zoning but does regulate development through site plan review. Based on these regulations, some agricultural activities may be subject to site plan review, which may be counter to the agricultural districts. This includes construction or expansion of any nonresidential structure, 1,000 square feet or greater.
- The Town of Danby zoning in the agricultural districts is predominantly Rural 1 Zone, and Rural 2 Zone. Both of these districts allow for: “customary agricultural uses and structures, including roadside stands not exceeding 400 square feet, provided, however, that no storage of manure or any permanent use of land or buildings producing offensive odor or dust shall be permitted within 25 feet of any side or rear property line”. This zoning district limits residential development to one lot per ten acres, which will help to limit future conflicts between residential development and agriculture. The Town of Danby also has two overlay zones that may impact the Agricultural District: The Riparian Buffer Overlay zone, which prohibits new impervious surface within 100’ of perennial streams; and the Habitat Corridor Overlay Zone, which requires site plan approval for a new impervious surface. Both of these overlay zones could have impacts that are counter to the Agricultural District.
- The Town of Ithaca zoning in the agricultural district is predominantly Agricultural Zone, which permits any lawful farm purpose, including usual farm buildings and structure. Limits are placed, however, on retail sales associated with agricultural operations, including restrictions on size of buildings, developed area, number of employees, and outside storage. These restrictions on agricultural related retail sales may be counter to the Agricultural District.

There continues to be a need for regular training on Ag District Law for elected and appointed municipal officials. This was provided in abbreviated form as part of the review process, but additional training is needed. This would educate new officials who would in turn be more likely to promote policies that are supportive of the agricultural districts.

### **Section 5: Recommendations to continue, terminate or modify such district.**

Tompkins County Agricultural District #2 plays an important role in protecting agriculture in Tompkins County. The AFPB recommends that Agricultural District #2 be continued, with some modifications as discussed below. The district boundaries were reviewed in detail with the Tompkins County Agriculture and Farmland Protection Board (AFPB) and with the town planning boards in Ulysses, Enfield, Newfield, Ithaca, and Danby.

Parcels were flagged for potential addition to the ag district if one or more of the following is true:

- They are a hole in the district and are either farmland or adjacent to farmland.
- They receive agricultural assessment and are currently not included in the district (unless these parcels are physically separated from the rest of the district and/or in an area with residential/commercial development).
- Parcels that are in farmland and are located outside a non-agricultural zoning district (e.g. hamlet).

Based on this review, the AFPB recommends that the following areas be added to the Agricultural District (see attached maps with corresponding numbers):

#### Ulysses

1. Parcel receiving agricultural assessment, close to lake just south of Taughannock Falls State Park.
2. Parcel receiving agricultural assessment just south of intersection between Perry City Road and Trumansburg Road, as well as the forested parcel to the north (to avoid having a donut hole).
3. Along the north edge of Jacksonville near the intersection of Trumansburg Road and Cold Spring Road., just outside the "hamlet neighborhood zone".

#### Enfield

1. Hole in the agricultural district on Christian Hill Road. This property is mostly farmland.

#### Newfield

1. Cluster of agricultural parcels along Danby Road. Some receiving agricultural assessment. Adjacent to agricultural district.
2. Cluster of agricultural parcels, mostly receiving agricultural assessment, along Smith Road and adjacent to agricultural district.
3. Large parcel receiving agricultural assessment along Barnes Hill Road, adjacent to agricultural district.

#### Danby

1. Agricultural properties along Comfort Road adjacent to agricultural district. This includes some industrial along the road front.
2. Small agricultural parcel adjacent to the agricultural district. The landowner requested that his property be added to the district (see attached inclusion form).

#### Ithaca

1. Two properties receiving agricultural assessment and additional property in active agriculture, near the intersection of Iradell Road and Trumansburg Road.
2. Agricultural assessed properties along Elmira Road, near the intersection with Enfield Falls Road.
3. Parcels that are currently located in Agricultural District #1 could be moved to Ag District #2 to avoid having to go through the agricultural district review process every four years (instead of every eight).

Parcels were flagged for potential removal from the agricultural district based on the following assessment. Our review included looking at areas where non-agricultural zoning (e.g. hamlet zoned areas) overlap with the ag district. The goal here is to remove any areas that no longer make sense in the ag district due to a combination of zoning and current property use. Generally, however, it's better to avoid holes in the district. If there's active agriculture surrounding a development area it's best to leave it in the agricultural district so that new home/land buyers are notified of the district and potential farming in the surrounding areas.

Based on this review, the AFPB recommends that the following areas be removed from the Agricultural District (see attached maps with corresponding letters):

#### Ulysses

- A. There are several smaller properties that are part of Taughannock Falls State Park that are included in the ag district. These could be removed to clean things up.

#### Enfield

- A. Wooded area with no adjacent farmland at the southwest corner of South Van Dorn Road and Bostwick Road.

Newfield

- A. Small wooded "island" parcel along Trumble Corners Road at northern border of town.

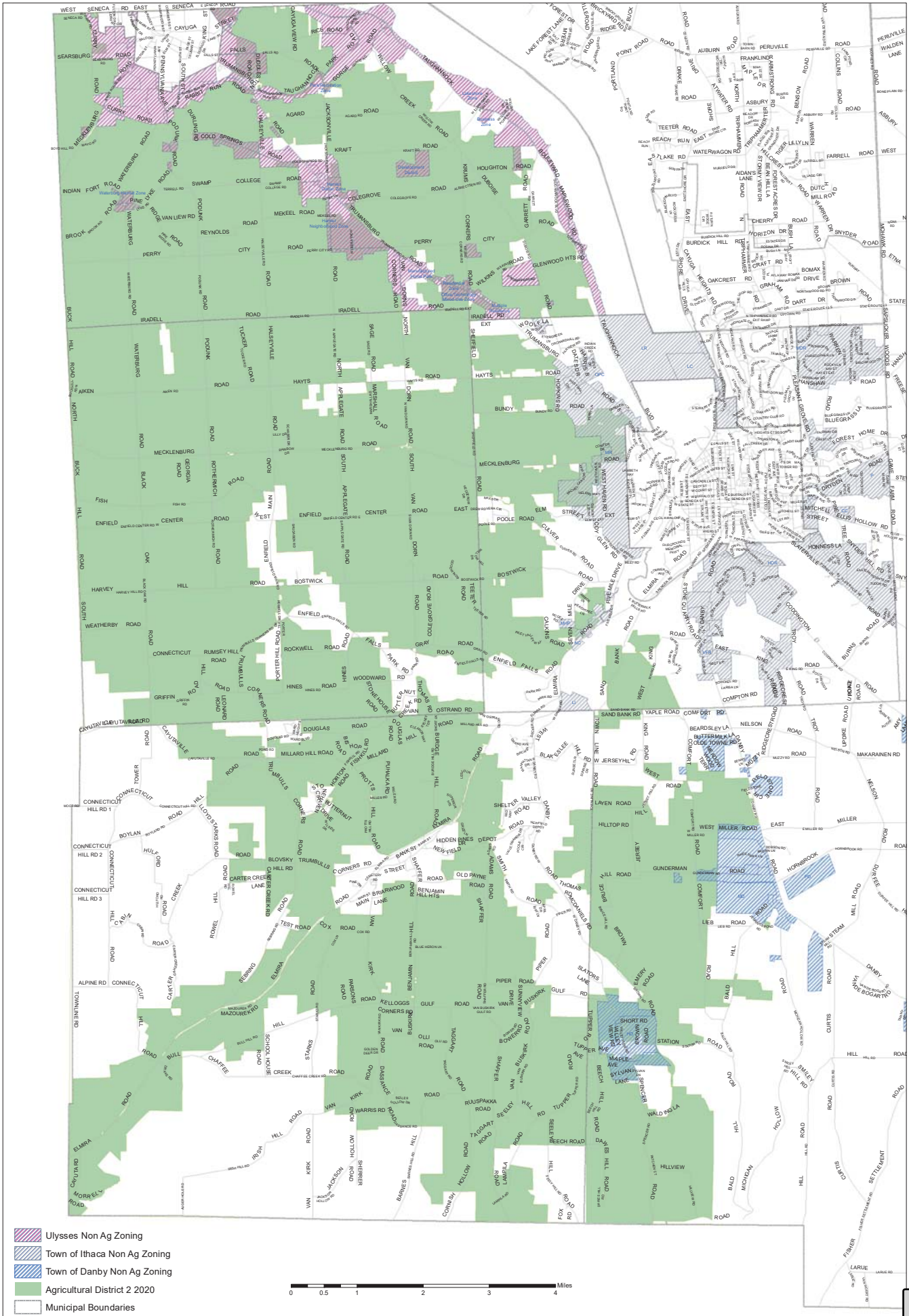
Danby

- A. Small "island" parcel off of Bald Hill Road.
- B. West Danby residential parcels that are zoned for hamlet neighborhood, currently developed, and not adjacent to ag. At the intersections of Short Road, Brown. Road, and Station Road.

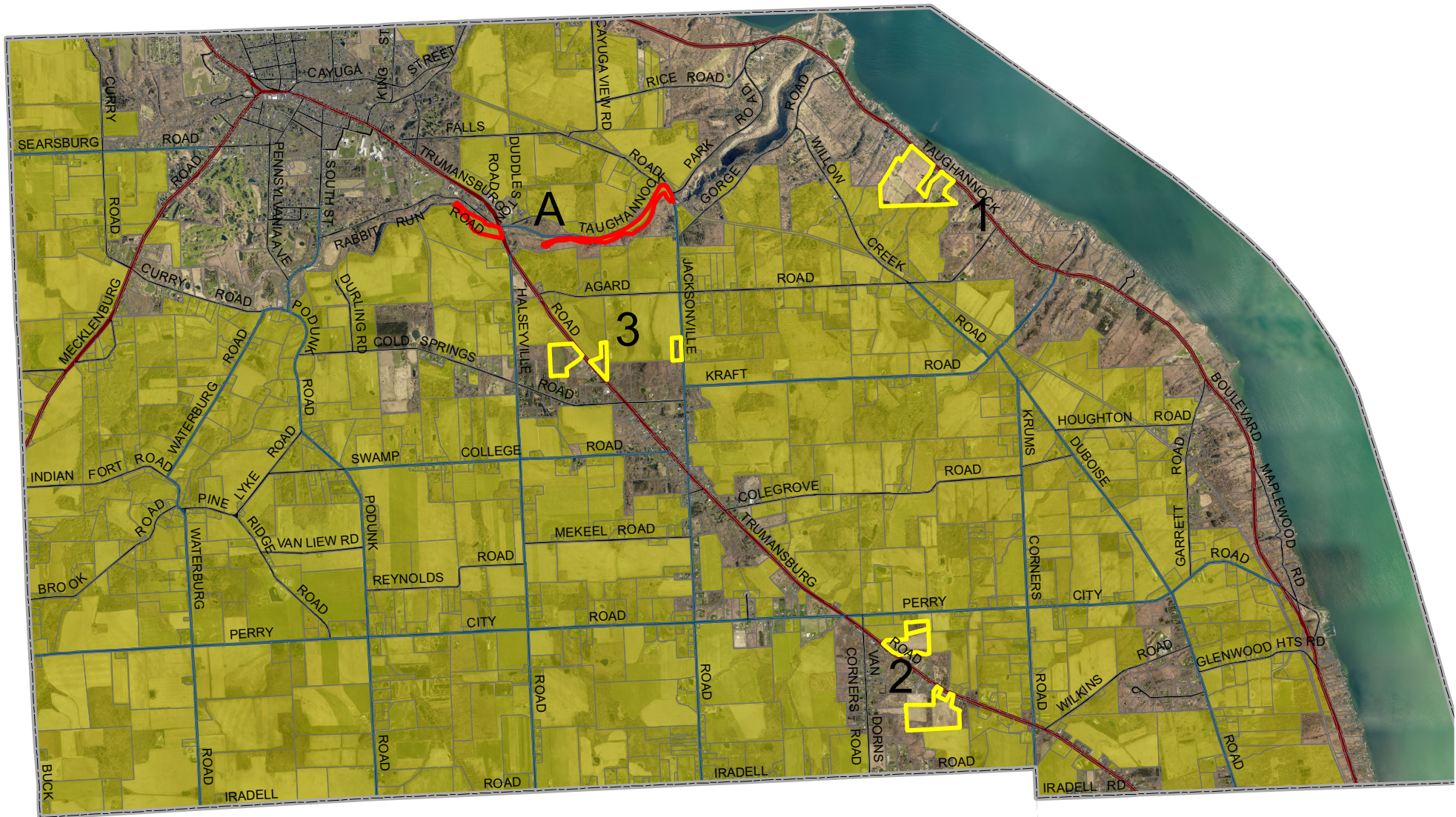
Ithaca

- A. Brushy parcel to the north of Linderman Creek surrounded by development and zoned Medium Density Residential.
- B. Residential development parcels and a town park, identified by the Town for possible removal.

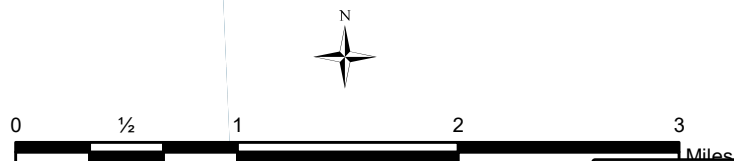
# Agricultural Districts 2020 and Non-Agricultural Zoning



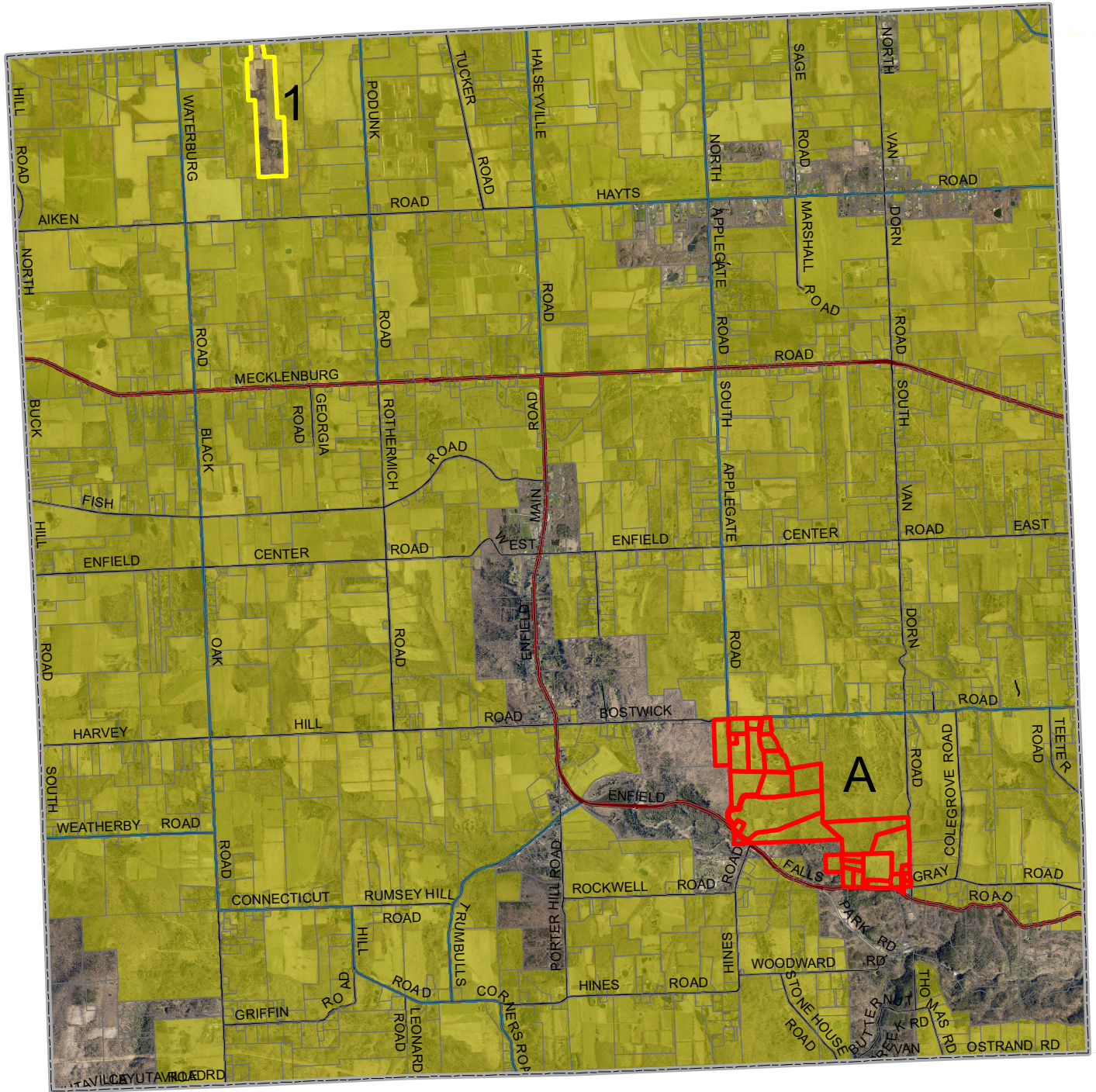
# Agricultural District #2 Proposed Changes in the Town of Ulysses



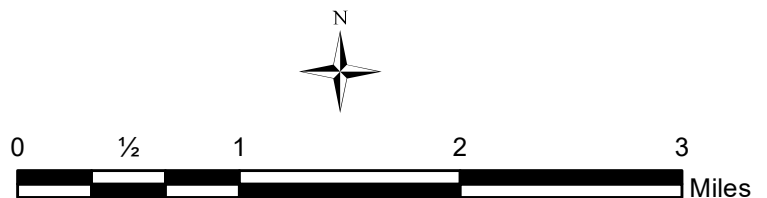
- Proposed Addition
- Proposed Removal
- Taxparcels2023
- Agricultural District 2
- Municipal Boundary
- State Highways
- County Roads
- Local Roads



# Agricultural District #2 Proposed Changes in the Town of Enfield



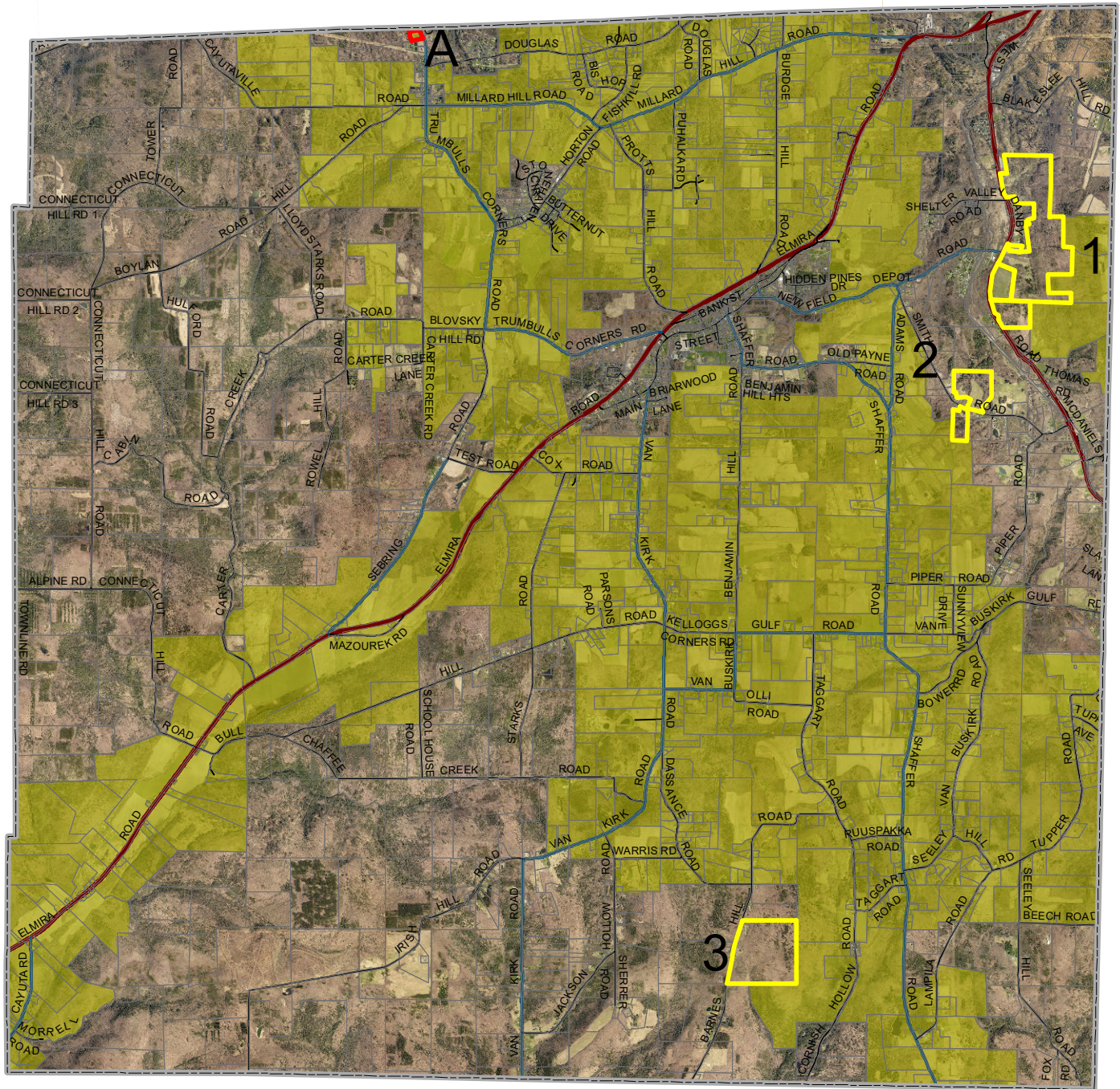
- Proposed Addition
- Proposed Removal
- Taxparcels2023
- Agricultural District 2
- Municipal Boundary
- State Highways
- County Roads
- Local Roads



Attachment: Ag & Mkts AFPB report DRAFT 01\_02\_2024 PEEQ (12167 : Update on the Continuation of and Modifications to Ag District No. 2)



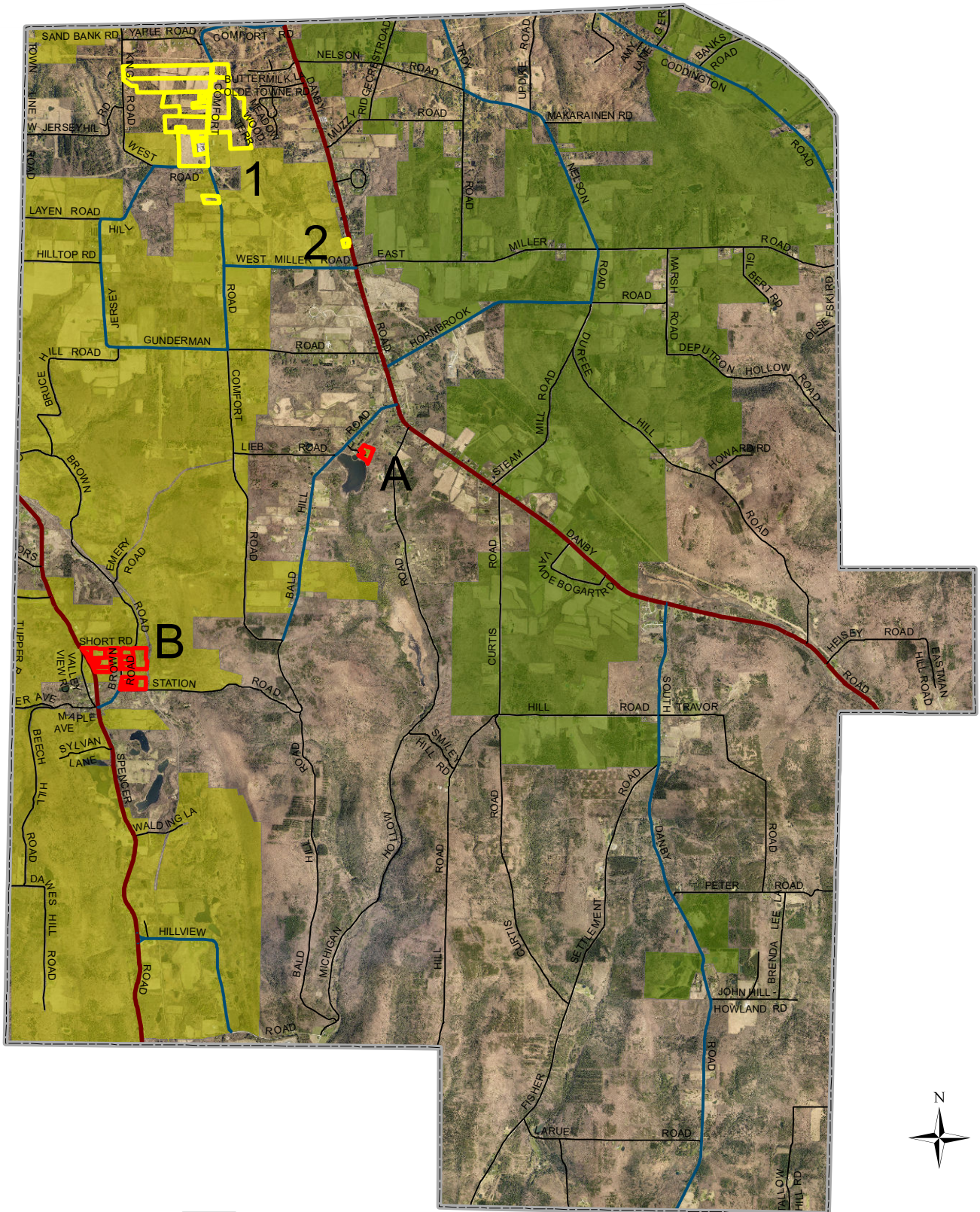
# Agricultural District #2 Proposed Changes in the Town of Newfield



- Proposed Addition
- Proposed Removal
- Taxparcels2023
- Agricultural District 2
- Municipal Boundary
- State Highways
- County Roads
- Local Roads



# Agricultural District #2 Proposed Changes in the Town of Danby

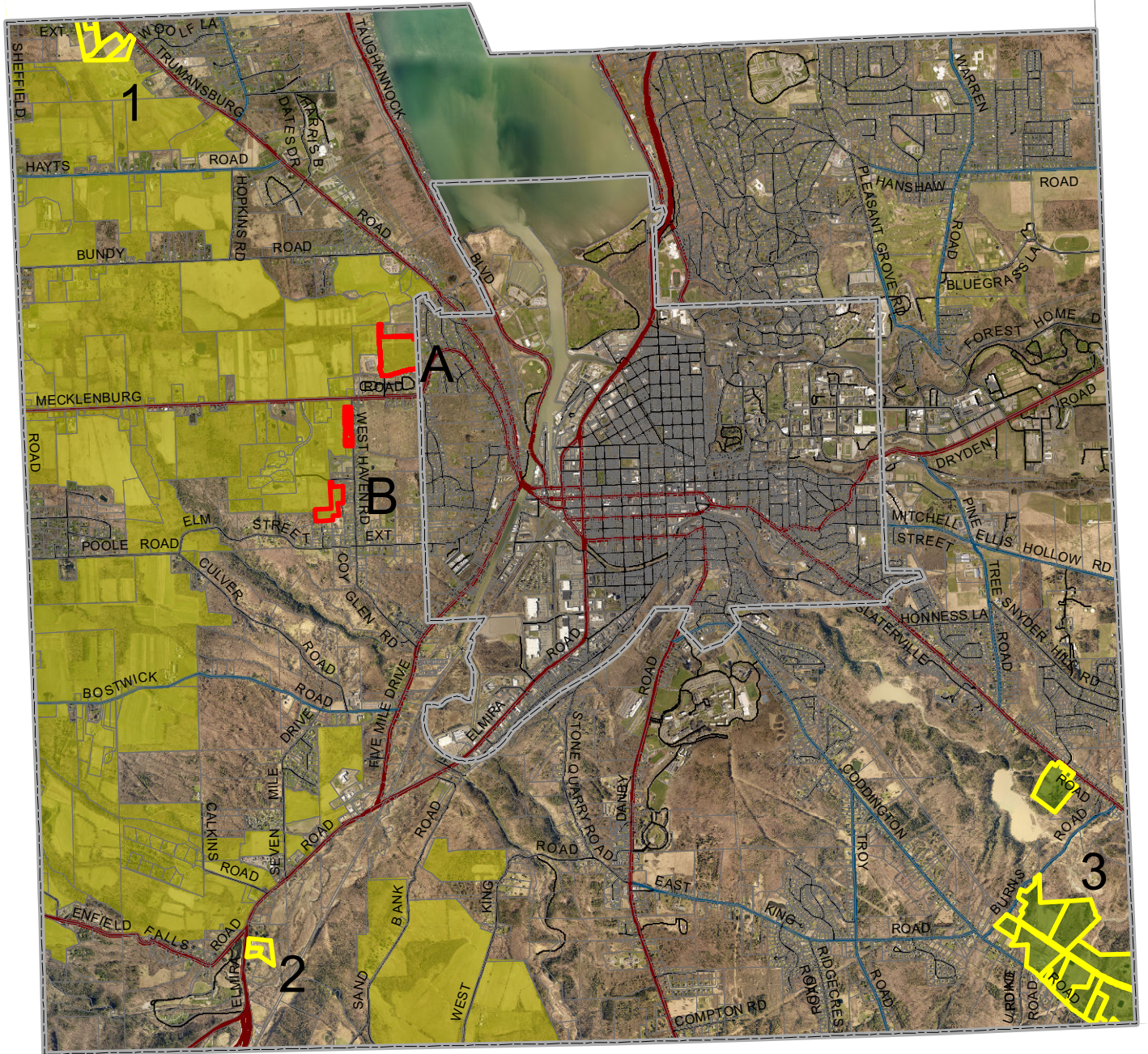


- Proposed Addition
- Proposed Removal
- Agricultural District 1
- Agricultural District 2
- Municipal Boundary
- State Highways
- County Roads
- Local Roads

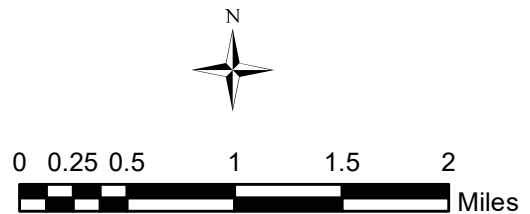


Attachment: Ag & Mkts AFPB report DRAFT 01\_02\_2024 PEEQ (12167 : Update on the Continuation of and Modifications to Ag District No. 2)

# Agricultural District #2 Proposed Changes in the Town of Ithaca



- Proposed Addition
- Proposed Removal
- Taxparcels2023
- Agricultural District 1
- Agricultural District 2
- Municipal Boundary
- State Highways
- County Roads
- Local Roads



Ag District # \_\_\_\_\_  
(Office use only)

**Landowner Request for Inclusion in  
Tompkins County's Existing New York State-Certified Agricultural Districts**

By completing and returning this form I request that my land (identified below), which is predominantly active farmland, be added to the appropriate Tompkins County Agricultural District.

Name **Rogue Creek Farm, LLC** owners are: David "Jed" and Barbara Jordan

Phone (607)272-3970 Email drj4@cornell.edu Mailing Address 292 E Miller Rd, Danby 14850

Do you currently receive the agricultural assessment for this property? \_\_\_ Yes x No

**Parcel Information** (space for additional parcels on reverse)

SWSS & Parcel #: 7.-1-11 Address/Location: 1582 Danby Rd.

SWSS & Parcel #: \_\_\_\_\_ Address/Location: \_\_\_\_\_

**Farm Activity Description**

Total acres: 1.7 Farmed acres: 1 Pasture acres \_\_\_ Wooded acres \_\_\_ Wetland acres \_\_\_

Existing agricultural structures (type & size): 24'x96' High Tunnel Greenhouse, 10x20 Farm stand (tent), 40'x100' parking area, fencing, irrigation, equipment sheds

Streams on property? Buttermilk Creek adjoins east side of property for about 150', along highway

Proximity to public natural areas? Describe: \_\_\_\_\_


Type of Operation:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Dairy               | <input type="checkbox"/> Vineyard              | <input type="checkbox"/> Poultry                              |
| <input type="checkbox"/> Cash Crop/Grain     | <input type="checkbox"/> Livestock/beef        | <input checked="" type="checkbox"/> Hort/Greenhs/Nursery      |
| <input type="checkbox"/> Cash Crop/Hay       | <input type="checkbox"/> Livestock/sheep       | <input type="checkbox"/> Sugarbush                            |
| <input type="checkbox"/> Cash Crop/Vegetable | <input type="checkbox"/> Livestock/equine      | <input type="checkbox"/> Christmas Tree                       |
| <input checked="" type="checkbox"/> Orchard  | <input type="checkbox"/> Livestock/other _____ | <input checked="" type="checkbox"/> Other Farm stand / Apiary |

If you do not farm this land yourself, provide the following for the person who rents your farmland:

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

 10/15/23  
Landowner Signature Date

**\*\*\* Please return your completed form by October 10, 2023 \*\*\***  
**Please Mail Early - Forms received after October 10th cannot be considered this year**

Attachment: Ag & Mkts AFPB report DRAFT 01\_02\_2024 PEEQ (12167 : Update on the Continuation of and Modifications to Ag District No. 2)

# TOMPKINS COUNTY

## AGRICULTURE & FARMLAND PROTECTION BOARD

615 Willow Avenue Ithaca, New York 14850  
 Telephone (607) 272-2292 Fax (607) 272-7088

Date: January 4, 2024

To: Tompkins County Agriculture and Farmland Protection Board

From: Crystal Buck, on behalf of the AFPB

Re: Agricultural District #2 Review

Cooperative Extension staff on behalf of the County Agriculture and Farmland Protection Board (AFPB) and for the Tompkins County Legislature, have been taking the necessary steps to conduct the review of Agriculture District #2 in the Towns of Ulysses, Enfield, Newfield, Ithaca, and parts of Danby. As part of the review process, we have met with Town Planning Boards in each town, as well as the Agriculture Committee in the Town of Ithaca. Additionally, the town planning staff in Ithaca have provided parcel-specific recommendations for removal of land from the agricultural district in the town. The process has also included a thirty-day open enrollment period (September 11<sup>th</sup> – October 10<sup>th</sup>, 2023) and a survey of farmers and farmland owners. Following PEEQ review, the next steps in the process are for the County Legislature to hold a public hearing (anticipated February 20<sup>th</sup>), the Tompkins County Department of Planning and Sustainability to complete the SEQR process, and then for the County Legislature to adopt the district (anticipated in April).

The draft report for Agricultural District #2 is included in the agenda packet for your review. Included in this report are detailed descriptions and maps showing proposed changes to the district. Criteria for proposed additions to the district include: the parcel is a hole in the district and is either farmland or adjacent to farmland; the parcel receives agricultural assessment and is currently not included in the district; and/or the parcel includes farmland and is located in a rural portion of the town (e.g. outside a hamlet). Criteria for proposed removals from the district include: the parcel is developed or subdivided or the parcel is forested (except when removal would create a hole in the district); the parcel is residential or commercial and is not adjacent to active farmland; the parcel is residential or commercial and is not contiguous with other lands in the ag district; and/or town development plans/zoning may be in conflict with agricultural district boundaries.

All landowners whose parcels are being proposed for addition to or removal from the agricultural district were notified by mail and had the opportunity to discuss the recommendation with CCE Ag Staff. If the landowner does not wish to be added to or removed from the district, it has been the policy of the AFPB to honor their preference. Letters to landowners were mailed on November 27<sup>th</sup>, with a request that landowners contact CCE staff by December 18<sup>th</sup> with any questions or concerns. We received comments from nine landowners and the proposed changes to the district were modified to accommodate these landowner requests.

One parcel in the Town of Ulysses is of note and will require a decision on the part of the PEEQ Committee. This parcel (tax parcel # 14.-3-14.71) was identified by the AFPB as a potential addition to the agricultural district given that it receives agricultural assessment and is adjacent to the existing agricultural district. This property

was discussed at some length with the Town of Ulysses Planning Board over the course of two meetings and several follow-up emails. The property is located in their “Conservation Zone” because of the proximity to Cayuga Lake. They have requested that the property not be added to the Agricultural District for this reason (see attached memo from the Town Planning Board). The AFPB discussed this request by the Ulysses Planning Board and continues to recommend that the parcel be added to the district, noting that environmental impacts from a farm enrolled in the CREP program are likely to be less negative than many residential land uses. The AFPB would like to help support the continuation of agricultural use of this property by enrolling it in the agricultural district.

The AFPB notified the property owner by letter indicating that his property was being considered for addition to the district. The property owner called to learn more about the agricultural district and expressed a preference to be added to the district. He doesn’t plan to develop his land but is very interested in protecting it and likes the idea of being in the district for that reason. He indicated that he receives agricultural assessment because his land is enrolled in the Conservation Reserve Enhancement Program (CREP). Jennifer Doty from Cortland/Tompkins & Broome Famer Service Agency provided this additional information, which was shared with the Town of Ulysses Planning Board. “The CREP contracts can be from 10-15 years in length. At the end of the contract, depending on practice installed and current farm bill language, the contract can then be potentially re-enrolled for another 10-15 years. The landowner does have the option to withdraw from the contract prior to expiration but would be required to repay all funds received plus interest and liquidated damages. The current contract is due to expire 9/30/2033. The primary purpose of CREP is water quality.”

Thank you for your support of farming in Tompkins County through the NYS Agriculture District program.



# TOWN OF ULYSSES

## PLANNING BOARD

### PLANNING BOARD MEMO

**TO:** Crystal Buck, Cornell Cooperative Extension Tompkins County  
**FROM:** Town of Ulysses Planning Board  
**DATE:** December 19, 2023  
**SUBJECT:** 1618 Taughannock Blvd, Parcel 503689-14.-3-14.71, Proposed Addition to Ag District 2

The Town of Ulysses Planning Board is opposed to the addition of 1618 Taughannock Boulevard to Ag District 2 on the grounds that is located within the Conservation Zoning district in the Town, which is a unique area that has special protections which we do not wish to forfeit.



**Tompkins County Legislature**

Governor Daniel D. Tompkins Building  
Ithaca, NY 14850

Meeting: 01/17/24 10:00 AM  
Department: Cornell Cooperative Extension  
Category: Environmental  
Functional Category: Agriculture

**SCHEDULED**

**RESOLUTION NO.**      *DOC ID: 12165*

---

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**Scheduling a Public Hearing for the Continuation of and  
Modifications to Agricultural District No. 2, Located on the West Side  
of Cayuga Lake and Encompassing the Towns of Newfield, Ulysses,  
Ithaca, and Parts of Danby**

WHEREAS, under New York State Agricultural District Law, it is required that agricultural districts must be renewed every eight years, allowing landowners to apply to become a part of or to exempt all or part of their lands from the district, and

WHEREAS, the County Legislature is the lead agency which must approve the formation of and changes in agricultural districts, and

WHEREAS, the County is required by law to conduct a public hearing for this review and approval, and

WHEREAS, for Agricultural District No. 2, a public hearing must, according to law, be conducted, now therefore be it

RESOLVED, on recommendation of the Planning, Energy, and Environmental Quality Committee, That the public hearing on the continuation and revisions to Agricultural District No. 2, located within the towns of Newfield, Enfield Ulysses, Danby, and Ithaca, be held at the County Legislature meeting scheduled for February 20, 2024, at 5:30 p.m.,

RESOLVED, further, That the Clerk of the County Legislature is authorized to place proper notice of this public hearing in the official newspaper of the County.  
**SEQR ACTION: TYPE II-26**