



ERIE COUNTY AGRICULTURAL DISTRICTS INCLUSION OF VIABLE AGRICULTURAL LAND

2017 REPORT

FROM: ERIE COUNTY AGRICULTURAL & FARMLAND
PROTECTION BOARD

TO: ERIE COUNTY LEGISLATURE
NEW YORK STATE DEPARTMENT OF AGRICULTURE
& MARKETS

PURSUANT TO: SECTION 303-B OF THE AGRICULTURE AND
MARKETS LAW

OVERVIEW

Per section 303-b of New York Agriculture and Markets Law, the Erie County Legislature set the month of September, 2017 as the annual 30-day period to consider property owner requests for predominately viable agricultural land to be added to an agricultural district.

Section 303-b requires the Erie County Agricultural and Farmland Protection Board (AFPB) to report to the Erie County Legislature with its recommendations as to whether the land requested to be included in an agricultural district:

- consists of viable agricultural land as defined in 301(7) of New York Agriculture and Markets Law; and
- would serve the public interest by assisting in maintaining a viable agricultural industry within the district.

PROPERTY OWNER REQUESTS AND AFPB RECOMMENDATION

During the 2017 open enrollment period, the AFPB received 20 applications for the inclusion of 24 total parcels into Erie County's existing Agricultural Districts. The AFPB considered the below requests and based their recommendations upon Agricultural District Law, which states that parcels to be included in agricultural districts must be "land highly suitable for agricultural production" and which continue to be feasible for farming if conditions remain the same.

Each parcel requested for inclusion has been analyzed in detail by the active members of the AFPB. The Board has identified soil types and suitability for agriculture, type of operation, whether the parcel is owner-operated or rented, gross sales, surrounding land use, eligibility for agricultural assessment, consistency with zoning, local and regional planning documents, proximity to existing agricultural districts, and eligibility for inclusion pursuant to Article 25AA of Agriculture & Markets Law. This data is provided in the matrix included as Attachment 21.

During the 2017 open enrollment period, the AFPB received the following 20 applications for the potential inclusion of 24 parcels. Based upon the abovementioned criteria and data, the Board makes the following recommendations:

#	PARCEL(S)	ACRES	ADDRESS	TOWN	APPLICANT	DISTRICT	AFPB RECOMMENDATION
1	198.00-2-52.2	28.14	6140 Benning Rd	Orchard Park	Michael Derrick	Elma 13	Include
2	221.00-5-13.12	4.3	1288 Church Rd	Evans	Tyler J. Hill	Southwest 8	Include
3	137.02-5-13	11.7	7200 Clinton St	Elma	Mark Saab	Elma 13	Include
4	67.63-2-9	0.1992	608 Niagara Falls Blvd	Tonawanda	Ruth Luzak	Amherst 17	NOT Include
5	116.00-2-44	10.1	3808 Bowen Rd	Lancaster	HHCT – George Konstantakis	Lancaster-Alden 16	NOT Include
6	74.00-2-29.1	3.73	13118 Steiner Rd	Newstead	Raymond D. Woodward	Alden-Newstead 1	Already Included
7	37.03-3-15	3.05	2076 Stony Point Rd	Grand Island	Kim Leys	Amherst 17	Include
8	35.20-1-21.1	11.91	3387 Staley Rd	Grand Island	Brett & Lynn Lombardo	Amherst 17	Include
9	50.02-1-16.1	10.05	2809 Love Rd	Grand Island	Joseph Cinelli	Amherst 17	Include
10	11.20-1-66	1.74	230 Pin Oak Circle	Grand Island	Paul Thauer	Amherst 17	NOT Include
11	50.00-1-4.2	14.43	3012 Staley Rd	Grand Island	James R. Montanari	Amherst 17	NOT Include
12	37.01-3-1	5.18	2462 Stony Point Rd	Grand Island	Arna Frittita	Amherst 17	Include
13	24.07-2-23	2.43	3134 Stony Point Rd	Grand Island	Edward Kopra	Amherst 17	NOT Include
14	50.18-1-21.11	0.96	1301 W. River Rd	Grand Island	Ed & Bonnie Weiser	Amherst 17	NOT Include
15	51.18-3-34	0.24	974 Stony Point Rd	Grand Island	James Olmstead	Amherst 17	NOT Include
16	23.08-1-22	0.8292	2524 Long Rd	Grand Island	Lee Rosetti	Amherst 17	Include
17	36.01-3-7.1; 36.01-3-11; 36.01-3-12	3.6	2341 Falls Link	Grand Island	Josephine Celano	Amherst 17	NOT Include
18	63.11-1-8.1	0.855	945 W.	Grand	James L.	Amherst	NOT Include

			River Rd	Island	Sniadecki	17	
19	23.00-3-29	3.8	0 Lang Blvd	Grand Island	Herb'N Gardens Farms – Kevin Colosimo	Amherst 17	Include
20	24.19-4-4; 24.19-4-5	6.8	2494 Stony Point Rd	Grand Island	Rachel Sheehan	Amherst 17	Include

PUBLIC HEARING

A public hearing must also be held by the Erie County Legislature to consider the requests of property owners. The Erie County Legislature gave the required public notice and set a public hearing for November 16, 2017 at the Dard Hunter Hall located at 21 S. Grove St. in the Village of East Aurora at 6:00 p.m. on the 2017 30-day open period.

LIST OF ATTACHMENTS:

- 1) Derrick Application & Maps (198.00-2-52.2)
- 2) Hill Application & Maps (221.00-5-13.12)
- 3) Saab Application & Maps (137.02-5-13; 137.02-5-32)
- 4) Luzak/Harrison Application & Maps (67.63-2-9)
- 5) Holy Harvest Christian Trust (George Konstantakis) Application & Maps (116.00-2-44)
- 6) Woodward Application & Maps (74.00-2-29.1)
- 7) Leys Application & Maps (37.03-3-15)
- 8) Lombardo Application & Maps (35.20-1-21.1)
- 9) Cinelli Application & Maps (50.02-1-16.1)
- 10) Thauer Application & Maps (11.20-1-66)
- 11) Montanari Application & Maps (50.00-1-4.2)
- 12) Frittita Application & Maps (37.01-3-1)
- 13) Kopra Application & Maps (24.07-2-23)
- 14) Weiser Application & Maps (50.18-1-21.11)
- 15) Olmstead Application & Maps (51.18-3-34)
- 16) Rosetti Application & Maps (23.08-1-22)
- 17) Celano Application & Maps (36.01-3-7.1; 36.01-3-11; 36.01-3-12)
- 18) Sniadecki Application & Maps (63.11-1-8.1)
- 19) Herb'N Garden Farms (Kevin Colosimo) Application & Maps (23.00-3-29)
- 20) Sheehan/Sheehan Application & Maps (24.19-4-4; 24.19-4-5)
- 21) Inclusion Analysis Matrix – Parcel Listing and Information
- 22) Grand Island Applicant Map
- 23) 30-Day Review Notice
- 24) Notice of Public Hearing

1 – DERRICK APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

**APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.
UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.**

PART I: LANDOWNER INFORMATION	
OWNER NAME: <i>Michael Derrick</i>	PHONE: (716) <i>870-8090</i>
ADDRESS: <i>6140 Benning Rd.</i>	ALT. PHONE: ()
CITY, ST, ZIP: <i>West Falls, NY 14170</i>	EMAIL: <i>Derrickandassociates@gmail.com</i>
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned				<i>28.29</i>
Total number of acres farmed/cropped				<i>27</i>
Total number of acres rented (from another landowner as part of the subject farm)				
Approximate annual gross sales				<i>\$64,000</i>
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agriculture Assessment (Y/N)
<i>100.01-1-1.01</i>	<i>1 Sample Street</i>	<i>Anytown</i>	<i>10.2</i>	<i>No</i>
<i>198.00-2-52.2</i>	<i>6140 Benning Rd.</i>	<i>Orchard Park</i>	<i>28.29</i>	

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District. Please note the principal enterprise as well.

We are currently boarding horses, growing berries (strawberries, raspberries, blackberries + grapes), and have several fruit orchards. We sell some of our product but mainly use it in our farm bakery to produce pies, cakes, and many other baked goods.

PRINCIPAL FARM ENTERPRISE (CHECK ONE)

- ☐ Dairy
- ☐ Cash Crop (Grain)
- ☐ Cash Crop (Vegetable)
- ☐ Orchard
- ☐ Vineyard
- ☒ Livestock (other than dairy)

- ☐ Poultry
- ☐ Horticultural Specialties
- ☐ Sugarbush
- ☐ Christmas Tree
- ☐ Aquaculture
- ☐ Other (please specify) _____

PLEASE SEND COMPLETED REQUEST FORM TO:

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner Michael Orrick Date 5/4/12

RECEIVED

New York State
Department of Agriculture and Markets
Division of Agricultural Protection and Development Services
10B Airline Drive
Albany, NY 12235

SECTION A: Worksheet Information	
Page 1 of 1	
X New Worksheet	
Revised Worksheet	

DEC 09 2014

TOWN OF ORCHARD PARK
OFFICE OF ASSESSOR

SOIL GROUP WORKSHEET

SECTION B: LANDOWNER NAME AND PROPERTY IDENTIFICATION							
Landowner	Last	First				Middle Initial	
Name	Derrick		Michael				
Mailing Address	Street/Road No. and Name		City, Town, Village		State	Zip Code	
	6140 Benning Road		West Falls		NY	14170	
Property Location	Street/Road No. and Name						
	Same						
County	Town/City		Village				
	Erie		Orchard Park				
Filing Status:	X Agricultural District	Individual Commitment		SECTION D: PARCEL ACREAGE SUMMARY*			ACRES
SECTION C: TAX MAP & ASSESSMENT ROLL INFORMATION				(1) Agricultural Land		27.09	
SWIS Code (six digits)	1460896		(2) Farm Woodland (up to 50 acres)		0.00		
	section	block	lot	(3) Excess Farm Woodland			
Tax Map Identifier	198.00-2-52.2		(4) Non-Agricultural Land		0.20		
Roll Identifier (if different)							
Total Parcel Acres	27.29		TOTAL ACREAGE		27.29		
SECTION E: SOIL MAP BREAKDOWN OF AGRICULTURAL LAND							
SOIL MAP SYMBOL	SOIL MAP UNIT NAME	SOIL GROUP	Scale: 1"= _____ No. of Grid Points	NUMBER ACRES	SECTION F: AGRICULTURAL LAND SOIL GROUP SUMMARY		
MfB	Marilla shaly silt loam, 3 to 8 % slopes	4B		4.88	Mineral Soil Group		
MaD	Manlius shaly silt loam, 15 to 25 % slopes	7B		0.40	Acres		
DdB	Derb silt loam, 3 to 8 % slopes	5B		0.48	1	a	
DdA	Derb silt loam, 0 to 3 % slopes	5B		19.44		b	
DdB	Derb silt loam, 3 to 8 % slopes	5B		0.82	2	a	
W	Water	10		1.08		b	
					3	a	
						b	
					4	a	
						b	4.88
					5	a	
						b	20.73
					6	a	
						b	
					7		0.40
					8		
					9		
					10		1.08
					Organic (muck) Soil Group		Acres
					A		
					B		
					C		
					D		
* SEE EXPLANATION OF TERMS ON BACK					SOIL GROUP		
SECTION G: DATE AND SIGNATURES					TOTAL ACRES		27.09

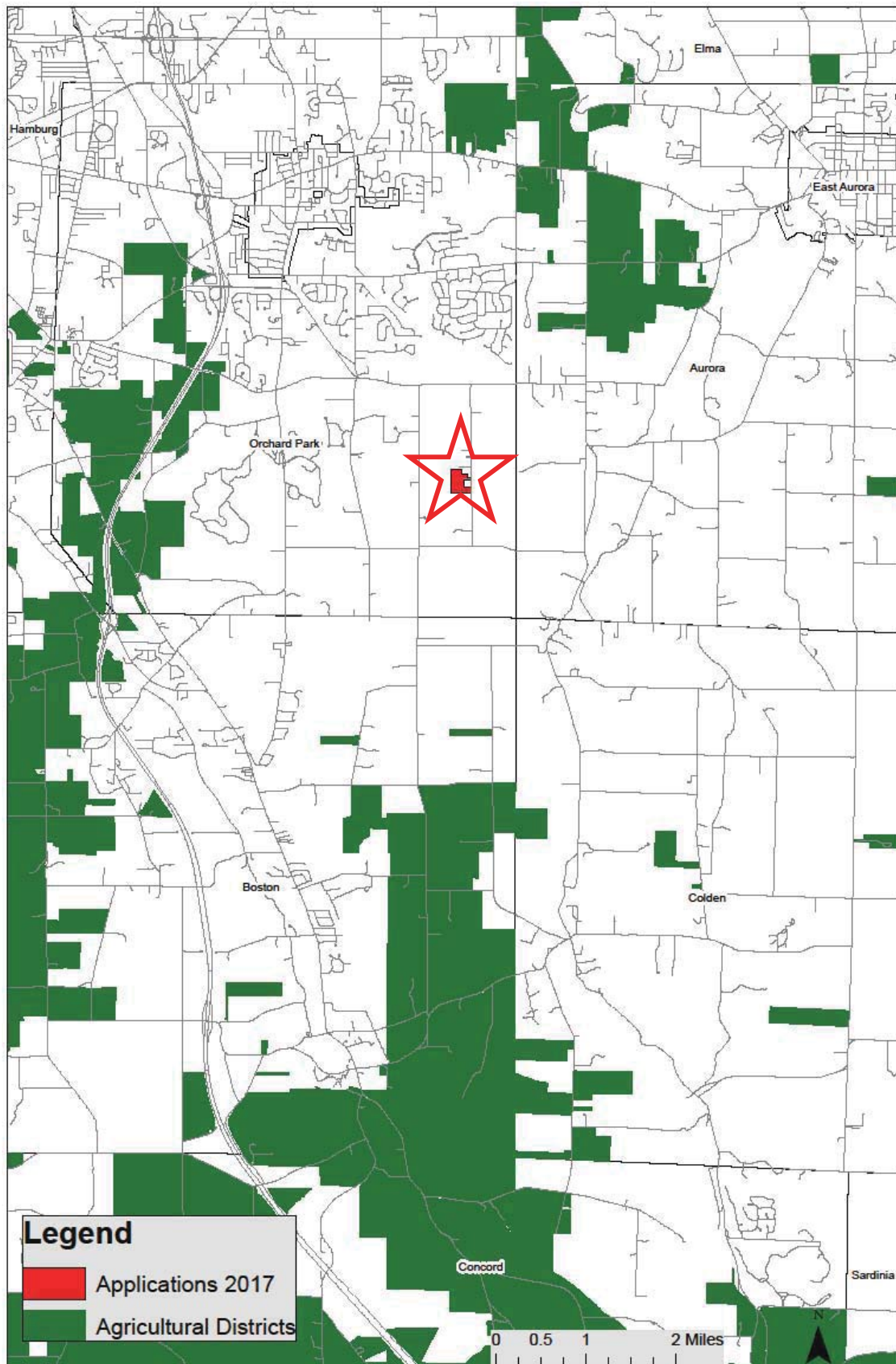
Jointly Reviewed and Concurred:

Date: 12/19/13

Landowner
Signature*Michael Derrick*Completed by
Signature*Donald Strubich*

1.20
30,000
198,300

#1 – Michael Derrick
SBL: 198.00-2-52.2



#1 - Derrick



04/27/2016

2 – HILL APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

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REQUESTS WILL BE ACCEPTED FROM **SEPTEMBER 1** TO **SEPTEMBER 30**.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: <i>Tyler J. Hill</i>	PHONE: (716) 257-3225
ADDRESS: <i>1288 Church Rd.</i>	ALT. PHONE: (716) 430-3040
CITY, ST, ZIP: <i>Angola, NY 14006</i>	EMAIL: <i>hobbyhillacres@gmail.com</i>
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	<i>4.3</i>			
Total number of acres farmed/cropped	<i>3</i>			
Total number of acres rented (from another landowner as part of the subject farm)				
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	<i>Y</i> / N			
Annual gross income from agricultural operation	<i>\$12,500</i>			
Capital investment in agricultural operation over past 5 years: (please check one)				
<input type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
<i>100.01-1-1.01</i>	<i>1 Sample Street</i>	<i>Anytown</i>	<i>10.2</i>	<i>No</i>
<i>221.00-5-13.12</i>	<i>1288 Church Rd.</i>	<i>Angola</i>	<i>4.3</i>	<i>No</i>

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

Current - Reg Jersey heifer ~~Operation~~ Operation
Expanding to Beef and Poultry

Identify the operating status of the farm operation on the subject land

- ☐ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")
- ☒ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input checked="" type="checkbox"/> Dairy	1.5
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input checked="" type="checkbox"/> Livestock (other than dairy)	.5
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner

Tyler J. Hill

Date

9/3/17

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner

Erie County Department of Environment & Planning

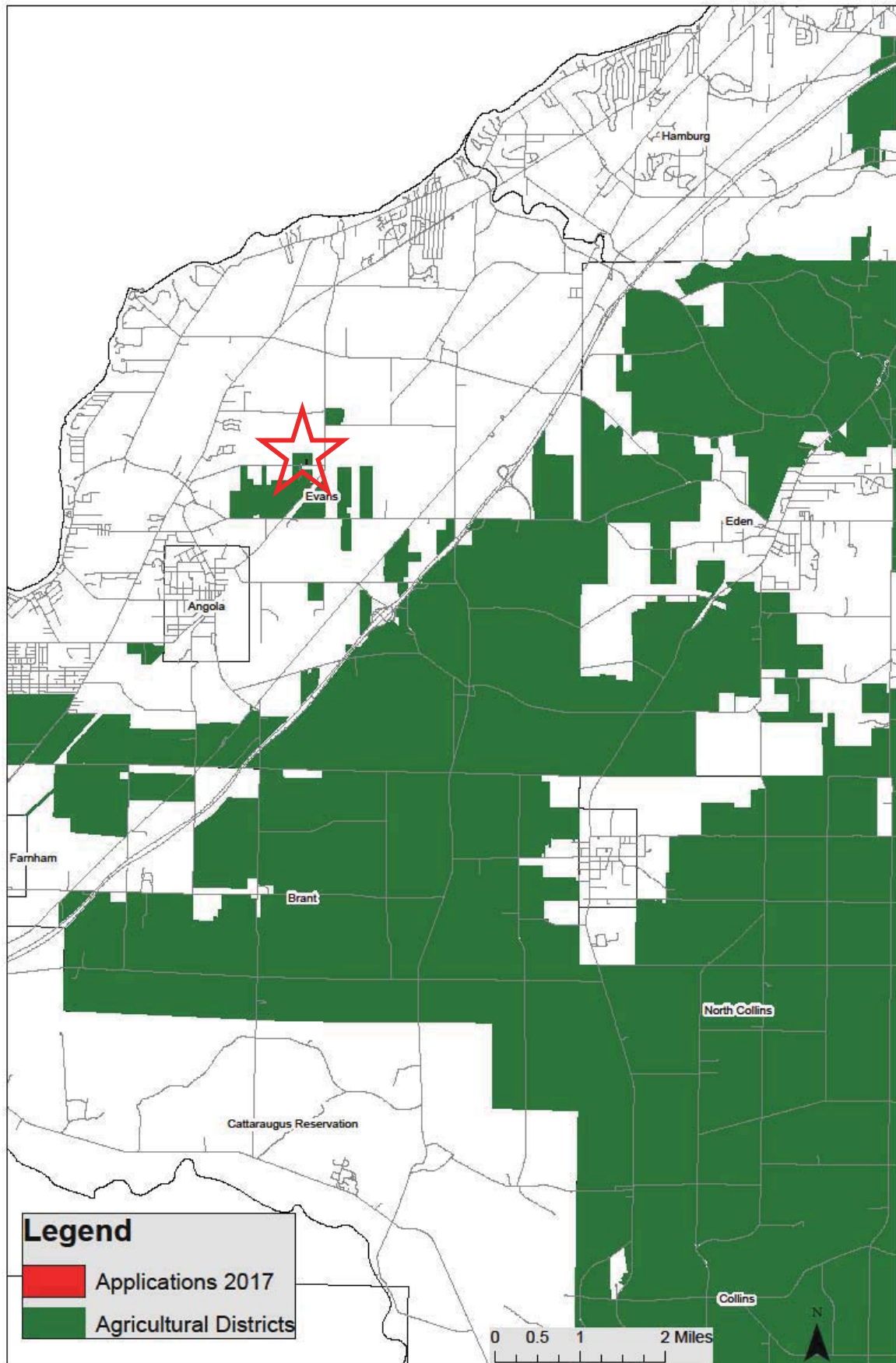
95 Franklin Street, 10th Floor, Buffalo, NY 14202

OR

agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#2 – Tyler J. Hill
SBL: 221.00-5-13.12



#2 - Hill



04/17/2016

3 – SAAB APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

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REQUESTS WILL BE ACCEPTED FROM **SEPTEMBER 1** TO **SEPTEMBER 30**.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: Mark Saab	PHONE: (716)866-7000
ADDRESS: 7200 Clinton Street	ALT. PHONE: ()
CITY, ST, ZIP: Elma, NY 14059	EMAIL: mse611@gmail.com
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	11.7			
Total number of acres farmed/cropped	10			
Total number of acres rented (from another landowner as part of the subject farm)	0			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	No			
Annual gross income from agricultural operation	\$0			
Capital investment in agricultural operation over past 5 years: <i>(please check one)</i>				
<input type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input checked="" type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
137.02-5-13	7200 Clinton Street	Elma	11.7	No
137.02-5-32	611 Chairfactory Road	Elma	1.4	No

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District. also freckle + purple

PURCHASED THIS FARM AT 7200 CLINTON STREET
WHICH IS ATTACHED TO OUR RESIDENCE AT 611 CHAIRFACTORY RD.
IT WAS USED AS A CATTLE FARM, AND CURRENTLY PRODUCES
HAY. OUR INTENTION IS TO EXPAND FARMING OPERATIONS
AND WERE INSTRUCTED BY THE TOWN OF ELMA TO HAVE
THE PROPERTY INCLUDED IN THE AGRICULTURAL DISTRICT
ALONG WITH OUR RESIDENCE.

Identify the operating status of the farm operation on the subject land

☐ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☒ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input type="checkbox"/> Livestock (other than dairy)	
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input checked="" type="checkbox"/> Other <u>HAY</u>	<u>10 ACRES</u>

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner Gina Saab / Mark FB

Date 9/10/17

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner

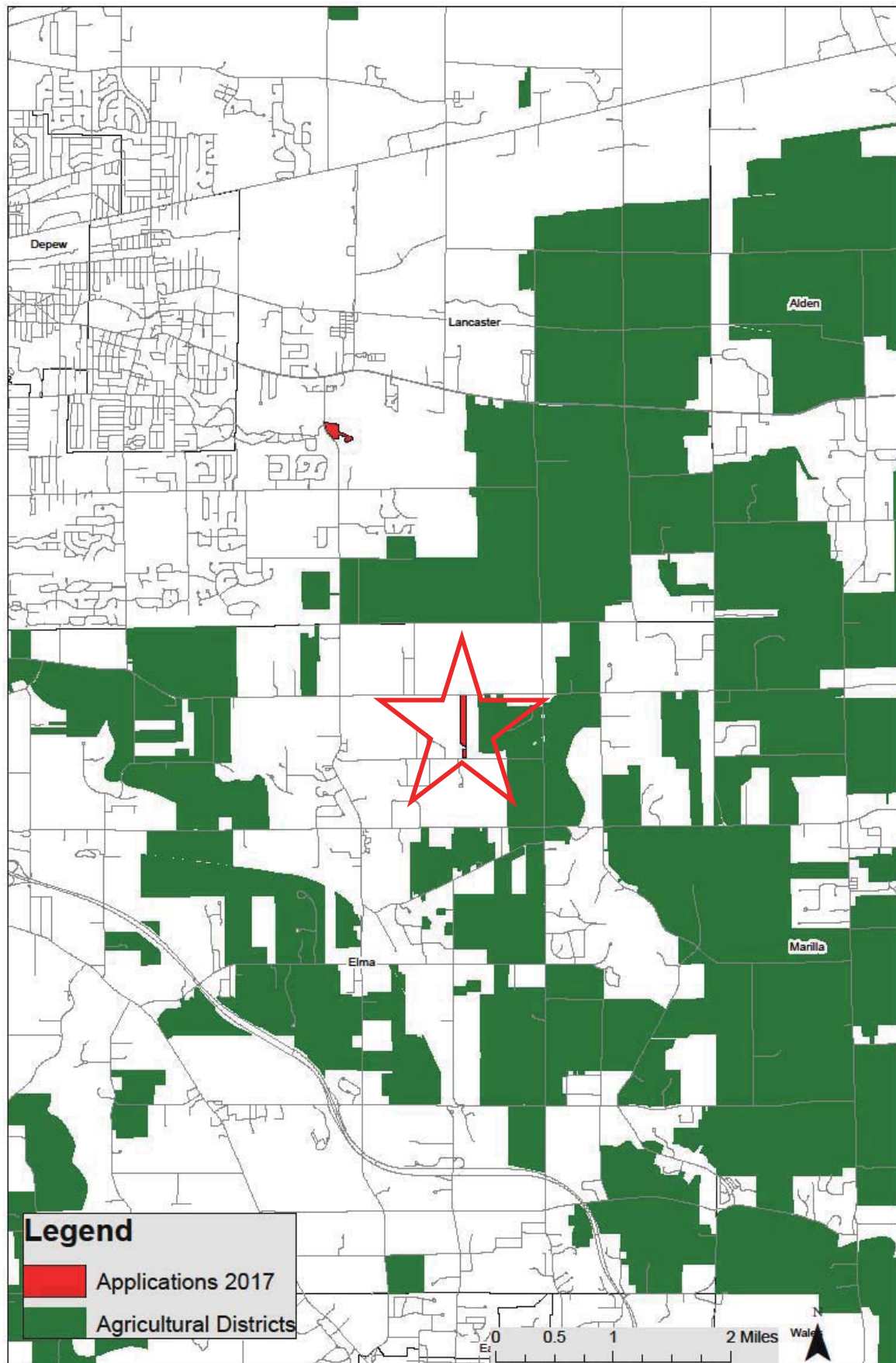
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202

OR

agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#3 – Mark Saab
SBL: 137.02-5-13; 137.02-5-32



#3 - Saab



04/27/2016

4 – LUZAK/HARRISON APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

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REQUESTS WILL BE ACCEPTED FROM **SEPTEMBER 1** TO **SEPTEMBER 30**.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: ROSEMARY HARRISON	PHONE: (716) 487-6856
ADDRESS: 12323 SEAGER HILL ROAD	ALT. PHONE: ()
CITY, ST, ZIP: CONEWANGO VALLEY, NY 14726	EMAIL: N/A
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME: RUTH LUZAK	PHONE: (716) 245-3422
MAILING ADDRESS: 608 N. FALLS BLVD	ALT. PHONE: (585) 403-2779
CITY, ST, ZIP: TONAWANDA, NY 14223	EMAIL: APPLEATINEVE@YAHOO.COM

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	0.1984619			
Total number of acres farmed/cropped	STARTUP N/A			
Total number of acres rented (from another landowner as part of the subject farm)	0			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Yes <input type="radio"/> / <input checked="" type="radio"/> No			
Annual gross income from agricultural operation	N/A			
Capital investment in agricultural operation over past 5 years: (please check one)				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
100.01-1-1.01	1 Sample Street	Anytown	10.2	No
67.63-2-9	608 NFB	T. Tonawanda	0.1992	N

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

THE BUSINESS WILL INVOLVE THE GROWTH AND DISTRIBUTION OF HEIRLOOM AND CULTURALLY IMPORTANT SEEDS, HERBS, VEGETABLES, AND FLOWERS FOR SALE AND DONATION TO INDIVIDUALS AND COMMUNITY GARDENS AND ORGANIZATIONS TO IMPROVE FOOD SECURITY WITH AN EMPHASIS ON THE CULTURAL CONNECTION BETWEEN TRADITIONAL FOODS AND COMMUNITY BUILDING. ADDITIONALLY, I INTEND TO HOST WORKSHOPS TO ADDRESS THESE ISSUES AND TEACH INDIVIDUALS + GROUPS HOW TO GROW +

Identify the operating status of the farm operation on the subject land

- ☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan") **USE THESE ITEMS FOR INCREASED INDIVIDUAL AND COMMUNITY HEALTH.**
- ☐ Existing/Established

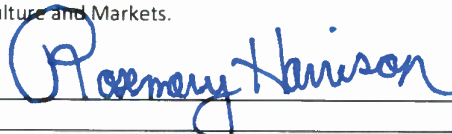
CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input checked="" type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input type="checkbox"/> Livestock (other than dairy)	
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input checked="" type="checkbox"/> Other HEIRLOOM SEED	0.04

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner


Date **9.24.17****PLEASE SEND COMPLETED REQUEST FORM TO:**

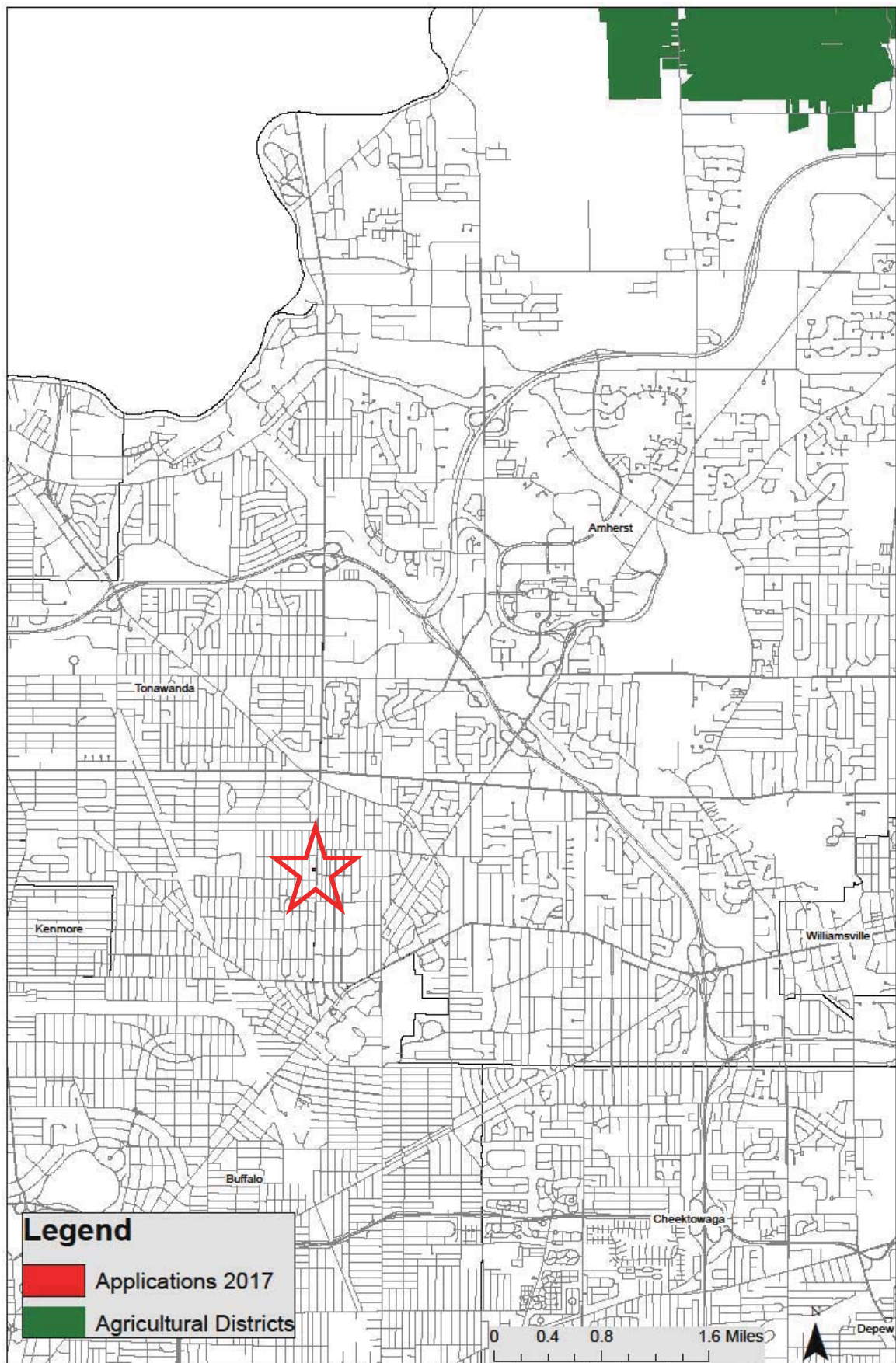
Elias Reden, Planner
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202
OR

agriculture@erie.gov

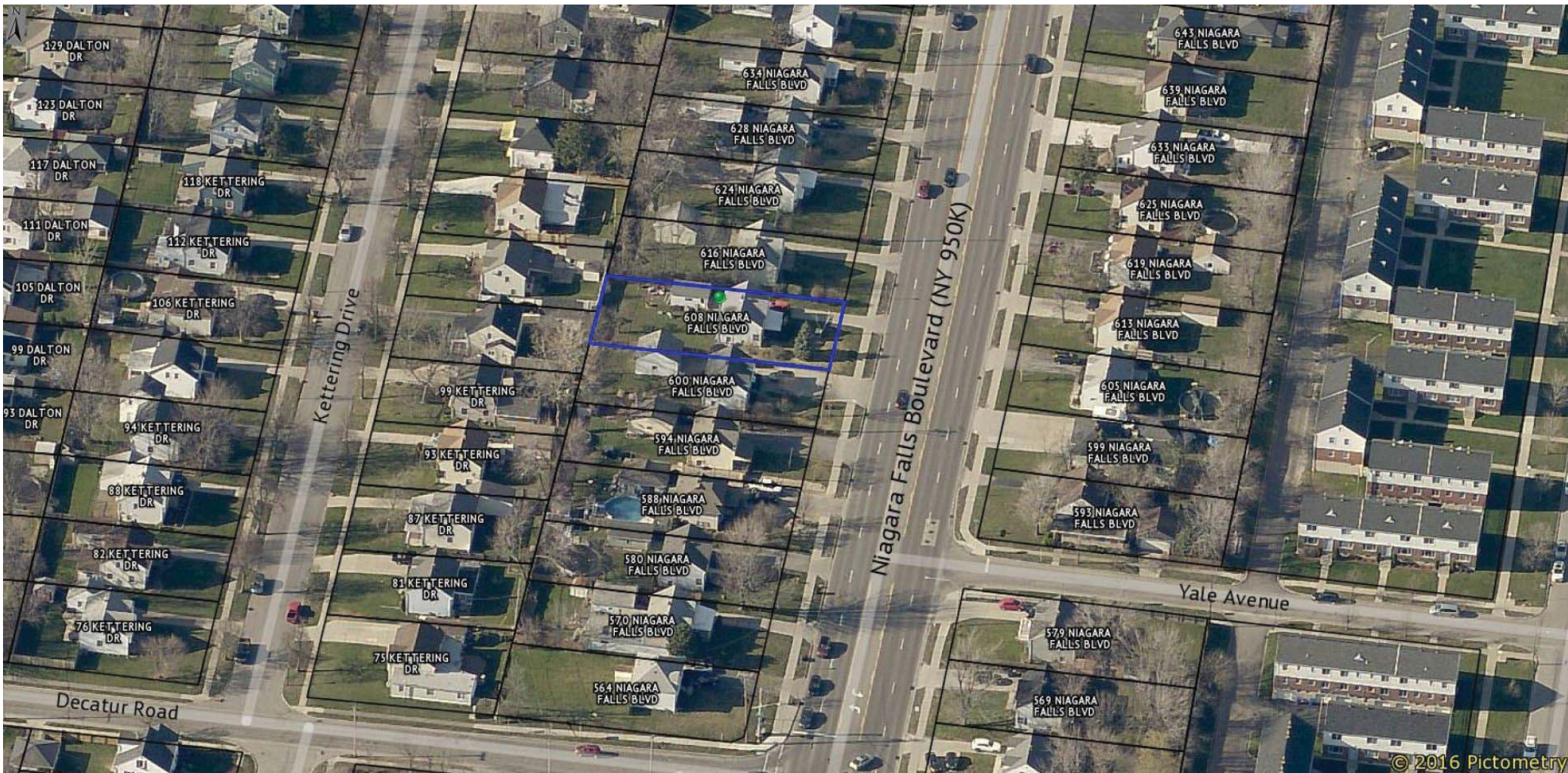
Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#4 – Ruth Luzak/Rosemary Harrison

SBL: 67.63-2-9



#4 - Harrison/Luzak



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5 – HOLY HARVEST CHRISTIAN TRUST (GEORGE KONSTANTAKIS)
APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture.
(NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

**APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.
UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.**

PART I: LANDOWNER INFORMATION	
OWNER NAME: Pelican Lake Trust	PHONE: (716) 444-5340
ADDRESS: 3803 Bowen Road	ALT. PHONE: ()
CITY, ST, ZIP: Lancaster, NY 14086	EMAIL: pelicanlaketrust@gmail.com
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME: Holy Harvest Christian Trust	PHONE: ()
MAILING ADDRESS: 3803 Bowen Road	ALT. PHONE: ()
CITY, ST, ZIP: Lancaster, NY 14086	EMAIL: holyharvestcoop@gmail.com

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	10			
Total number of acres farmed/cropped	9			
Total number of acres rented (from another landowner as part of the subject farm)	0			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Yes <input type="radio"/> / <input checked="" type="radio"/> No			
Annual gross income from agricultural operation	10,000			
Capital investment in agricultural operation over past 5 years: (please check one) <input type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
100.01-1-1.01	1 Sample Street	Anytown	10.2	No
116.00-2.44	3803 Bowen Road	Lancaster	10.1	

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

We have goats that browse and graze; we have free range chickens, we have timber we cut for lumber; we have hay fields of timothy and Kentucky pasture grass

Identify the operating status of the farm operation on the subject land

☐ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☒ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) *Check all that apply*

AGRICULTURAL USE	ACRES (estimated)
<input checked="" type="checkbox"/> Dairy	9
<input type="checkbox"/> Cash Crop (Grain)	
<input checked="" type="checkbox"/> Cash Crop (Vegetable)	1
<input type="checkbox"/> Orchard/Vineyard	
<input checked="" type="checkbox"/> Livestock (other than dairy)	9
<input checked="" type="checkbox"/> Poultry	3
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner s/gnk

Date 9/25/17

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner

Erie County Department of Environment & Planning

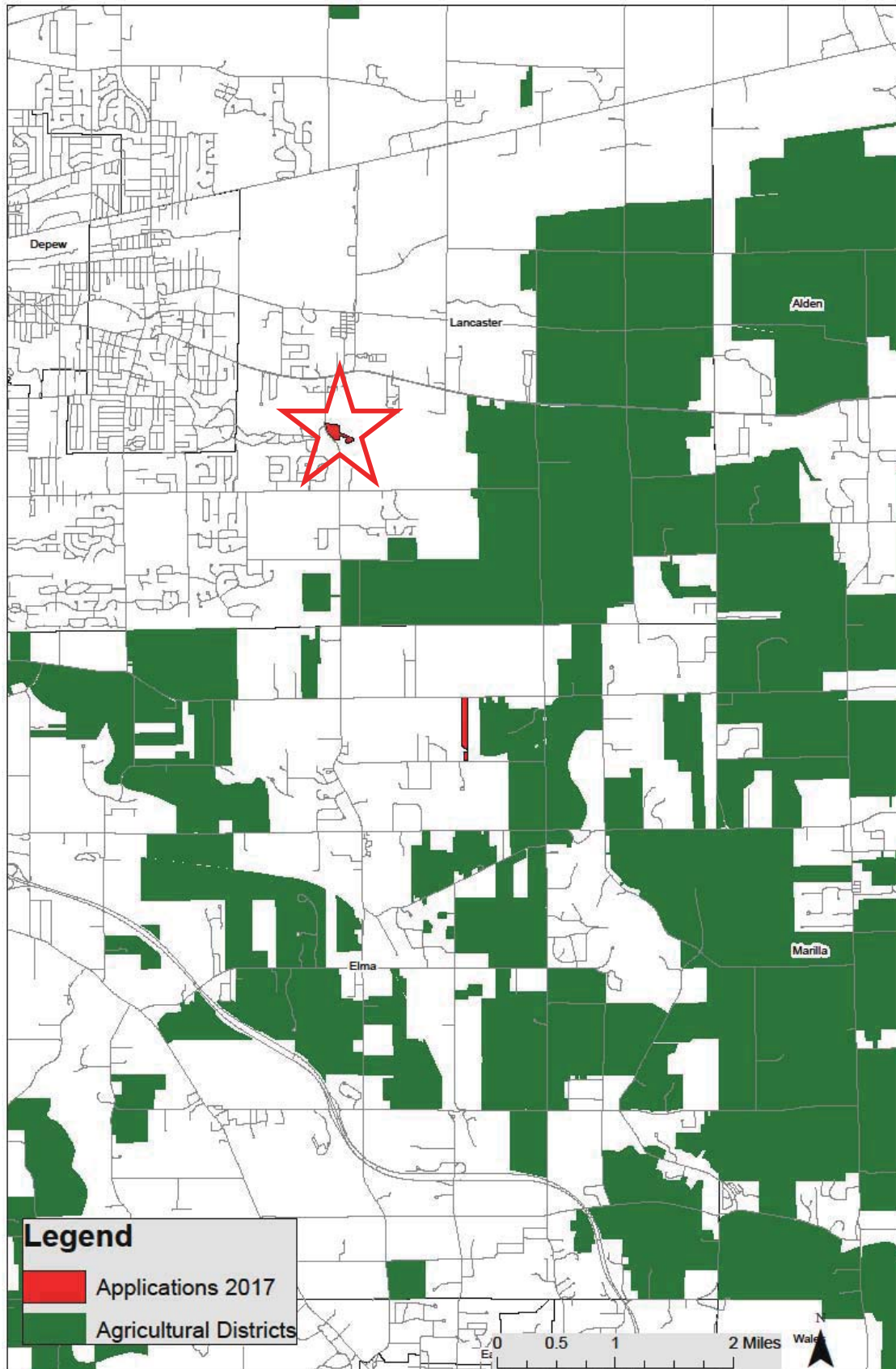
95 Franklin Street, 10th Floor, Buffalo, NY 14202

OR

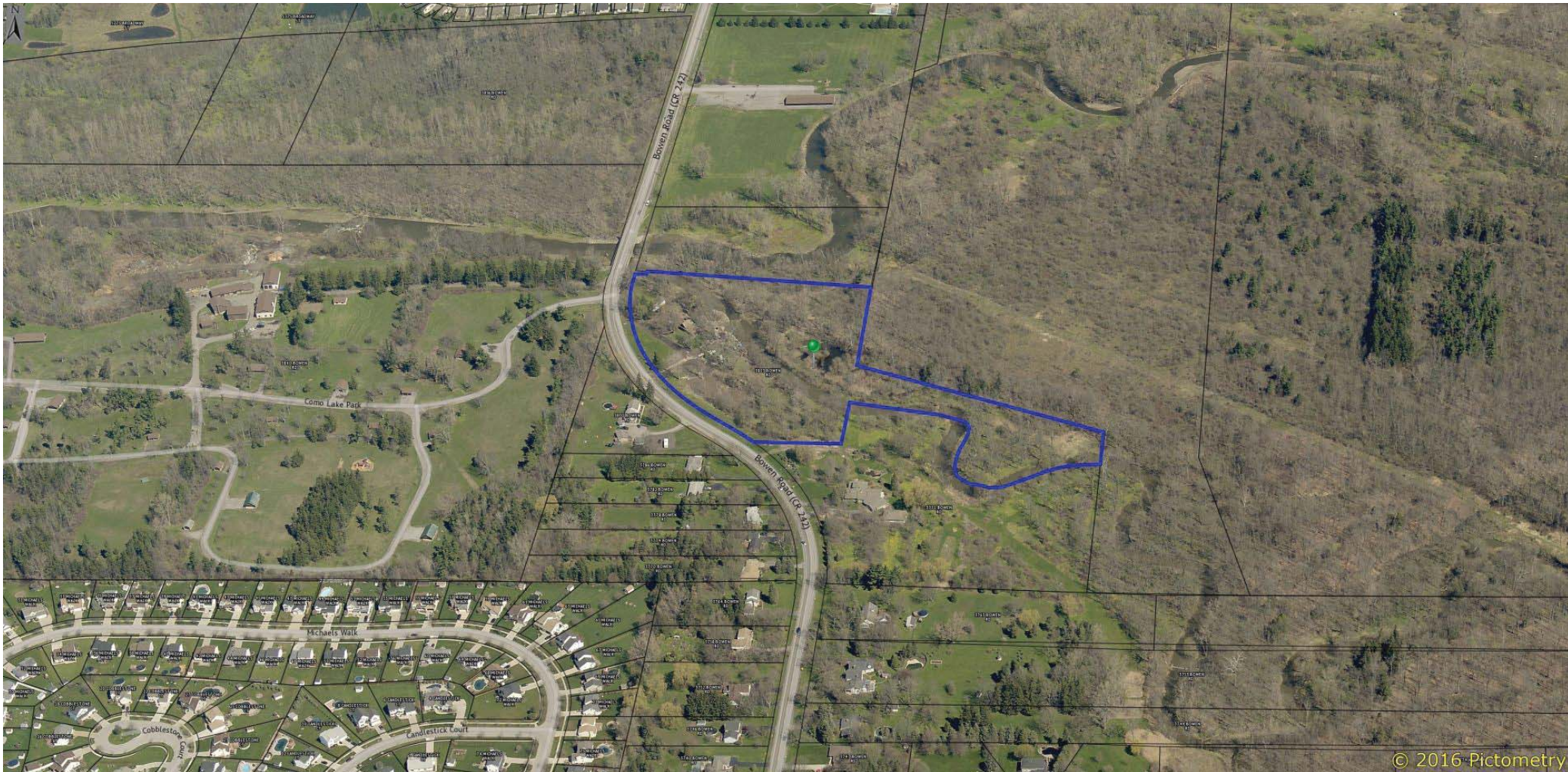
agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#5 – Holy Harvest Christian Trust
George Konstantakis
SBL: 116.00-2-44



#5 - Konstantakis (HHCT)



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04/27/2016

6 – WOODWARD APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM **SEPTEMBER 1 TO SEPTEMBER 30.**

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.
UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: <u>RAYMOND D. WOODWARD</u>	PHONE: (716) 592-5580
ADDRESS: <u>13118 STEINKER RD</u>	ALT. PHONE: (716) 430-0525
CITY, ST, ZIP: <u>ARLTON NY 14001</u>	EMAIL: <u>DOGHAVEN4@YAHOO.COM</u>
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION	
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.	
FARM DESCRIPTION	
Total number of acres owned	<u>4.26</u>
Total number of acres farmed/cropped	<u>4.26</u>
Total number of acres rented (from another landowner as part of the subject farm)	<u>0</u>
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	<u>Y</u> / <u>(N)</u>
Annual gross income from agricultural operation	<u>\$0</u>
Capital investment in agricultural operation over past 5 years: (please check one)	
<input type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input checked="" type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000	

SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
100.01-1-1.01	1 Sample Street	Anytown	10.2	No
74.00-2-29.1	13118 STEINKER RD	NEWSTEAD	4.26	NO

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

CURRENTLY NO BUSINESS. THIS IS A PERSONAL HORSE FARM. A FARM BUSINESS WAS CONDUCTED IN THE PAST FILING SCHEDULE F RETURNS. THIS COULD BE CONDUCTED THE SAME IN THE FUTURE.

Identify the operating status of the farm operation on the subject land

☐ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☒ Existing/Established

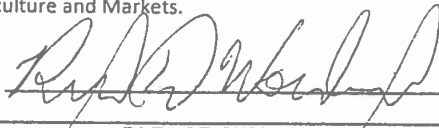
CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input type="checkbox"/> Livestock (other than dairy)	
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input checked="" type="checkbox"/> Other EQUINE	4.26

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is predominantly viable agricultural land, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner



Date

9/26/17

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner

Erie County Department of Environment & Planning

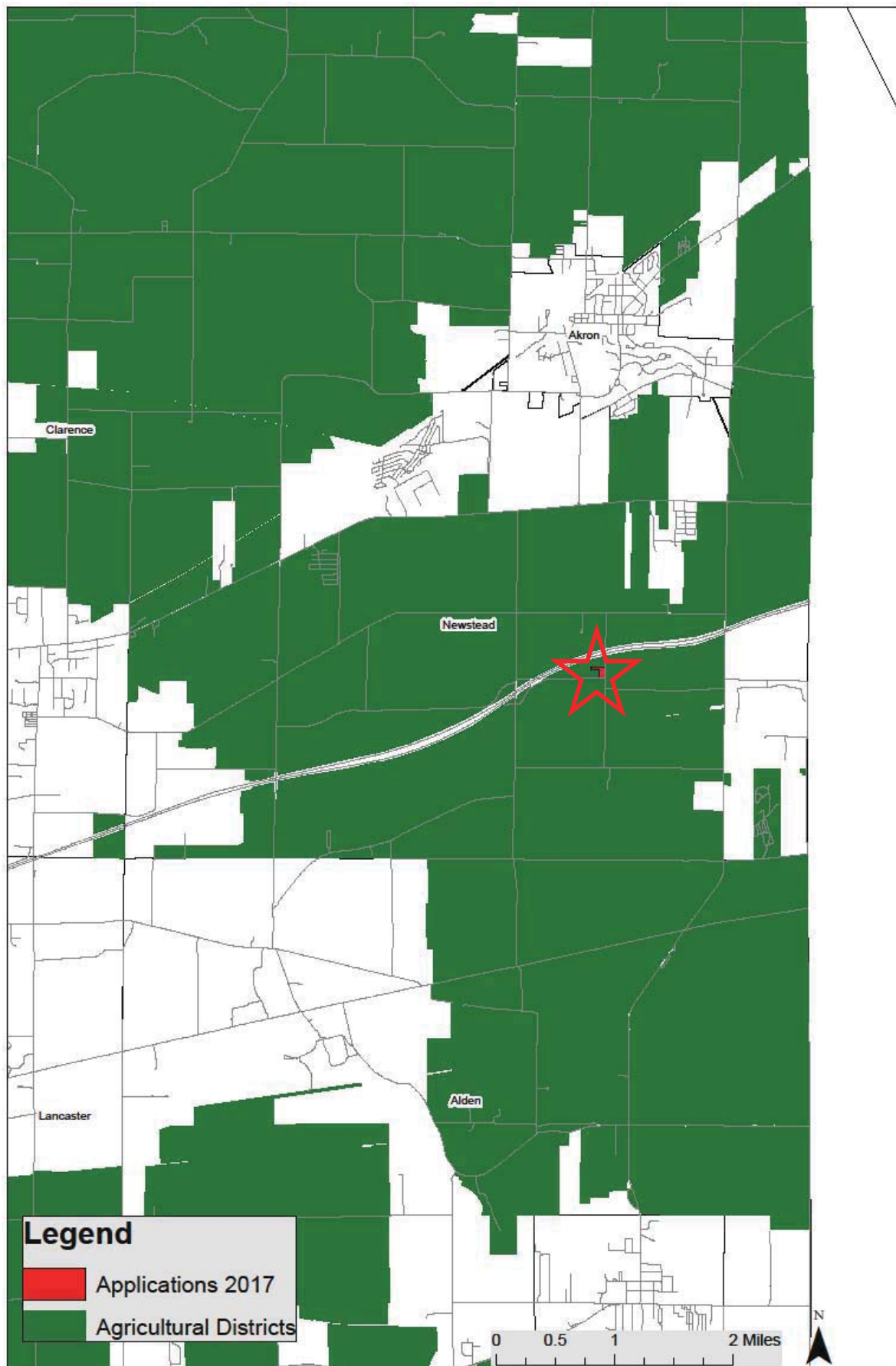
95 Franklin Street, 10th Floor, Buffalo, NY 14202

OR

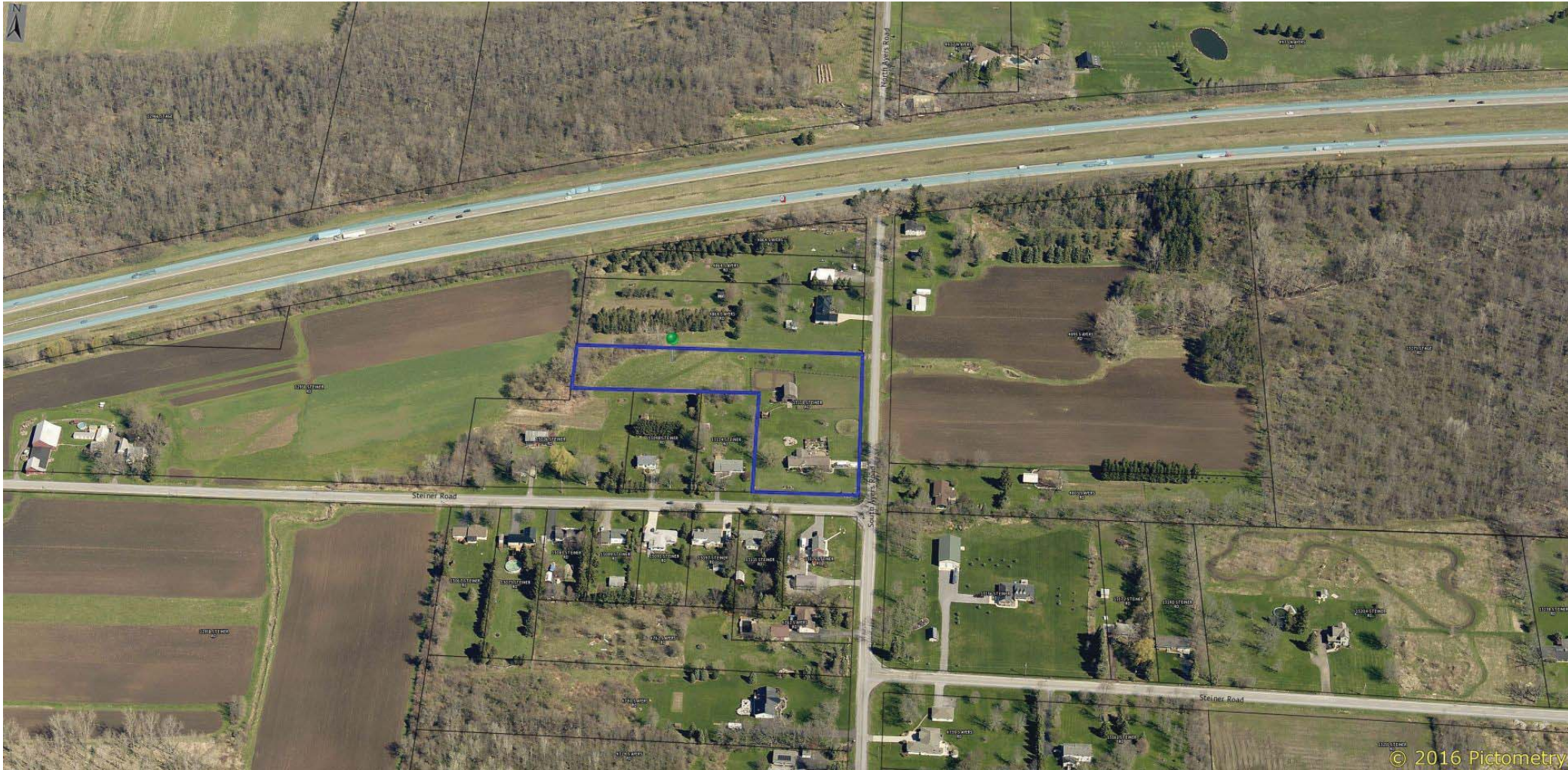
agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#6 – Raymond D. Woodward
SBL: 74.00-2-29.1



#6 - Woodward



04/27/2016

7 – LEYS APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM **SEPTEMBER 1** TO **SEPTEMBER 30**.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: Kim Leys DVM	PHONE: (716) 870-9502
ADDRESS: 2076 Stony Point Rd	ALT. PHONE: ()
CITY, ST, ZIP: Grand Island NY 14072	EMAIL: K9doctor@roadrunner.com
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	3			
Total number of acres farmed/cropped	3			
Total number of acres rented (from another landowner as part of the subject farm)	0			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Y / (N)			
Annual gross income from agricultural operation				
Capital investment in agricultural operation over past 5 years: (please check one)				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
100.01-1-1.01	1 Sample Street	Anytown	10.2	No
37.03.3-15	2076 Stony Point Road	Grand Island	3.0	NO

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

I have a small farm and have had a special use permit from the town for 6 years. I am growing fiber, hay, produce + fertilizer and will sell through the G.I Agricultural co-op. I am a veterinarian and accredited by U.S.D.A for 23 years. We use the sheep for 4H and Agri-education at local schools.

Identify the operating status of the farm operation on the subject land

☐ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☒ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input type="checkbox"/> Livestock (other than dairy)	
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input checked="" type="checkbox"/> Other	3

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner Kimberly Reys DVM Date 9-7-17

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202
OR

agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

Reden, Elias

From: [REDACTED]
Sent: Thursday, September 28, 2017 8:12 AM
To: [REDACTED]
Subject: Information on no violation found at Kim Leys property

Elias,

Please include this in Kim Leys file.
Ronald Milks is code violation enforcement officer at Town of Grand Island.

Begin forwarded message:

From: Emily Wynne <[REDACTED]>
Date: August 17, 2017 at 10:02:47 AM EDT
To: [REDACTED]
Subject: FW: Information

Here you go! Hope this helps.

Emily

-----Original Message-----

From: Ronald Milks
Sent: Thursday, August 17, 2017 10:01 AM
To: [REDACTED]
Subject: RE: Information

We have no current open complaint on the property but there was a complaint that we took back in Nov. of 2016, and our department closed the complaint out finally in March of 2017, since there was no further complaints from the neighbor, it was our assumption that the sheep pen was not being improperly located because we had not heard from the neighbor in a long time, and the pen is not really visible from the road. Bill has been there several times and each time he went he was unable to find the pen located incorrectly, which further convinced us that the violation should be closed out.

-----Original Message-----

From: Emily Wynne
Sent: Thursday, August 17, 2017 9:10 AM
To: Ronald Milks <[REDACTED]>
Subject: FW: Information

Have there been complaints about "sheep or anything" at 2076 Stony Point?

Thanks!
Emily

-----Original Message-----

From: Sheila Daminski [mailto:~~sheila.daminski@ny.us~~]

Sent: Wednesday, August 16, 2017 7:15 PM

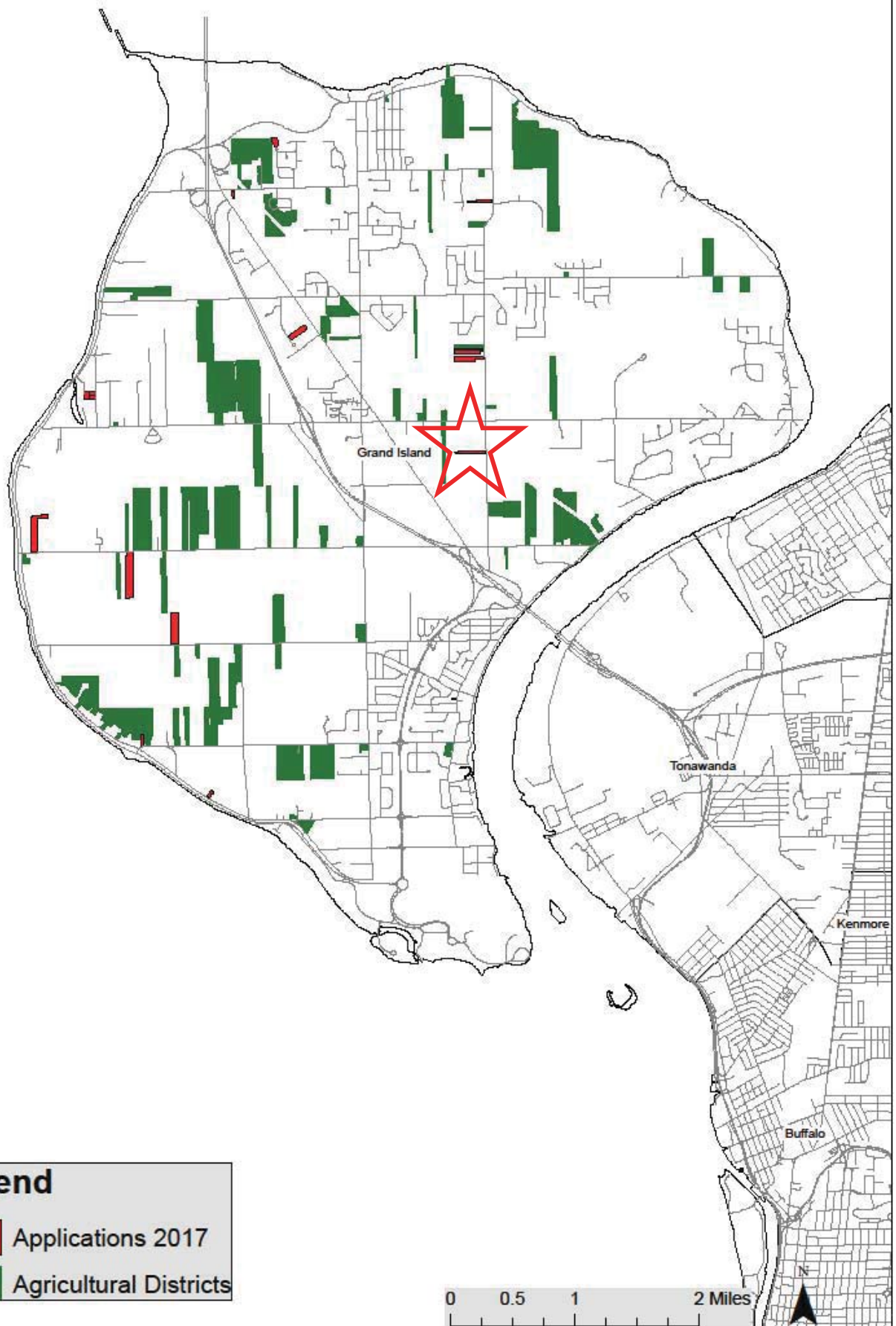
To: Emily Wynne <~~ewynne@ny.us~~>

Subject: Information

Hi Emily,

Nate said to contact you about this. Can you find out if there was a complaint filed against Kim Leys at 2076 Stony Point about sheep or anything?

#7 – Kim Leys
SBL: 37.03-3-15



#7 - Leys



04/17/2016

8 – LOMBARDO APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

**APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.
UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.**

PART I: LANDOWNER INFORMATION	
OWNER NAME: Brett and Lynn Lombardo	PHONE: (716) 773-7713
ADDRESS: 3387 Staley Rd	ALT. PHONE: (716) 573-5343
CITY, ST, ZIP: Grand Island, NY, 14072	EMAIL: blombardo11@gmail.com
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	11.29			
Total number of acres farmed/cropped	10			
Total number of acres rented (from another landowner as part of the subject farm)				
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Y / N			
Annual gross income from agricultural operation	\$4500.00			
Capital investment in agricultural operation over past 5 years: (please check one) <input type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input checked="" type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
35.20-1-21.1	3387 Staley Rd	Grand Island	11.29	No

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

___ We currently produce hay for personal use on Grand Island. In negotiations to lease another 30 acres of property for next year to increase hay production for our farm use and to sell to others. Recently moved from Pendleton NY where we grew hay on approximately 40 acres for our animals and for sale. On our farm we have horses, alpacas, goats. We recently planted fruit trees (apples, pears, peaches and cherries) to sell fruit once they start producing. We are in the process of starting an alpaca goods store where we will be selling assorted products made from the alpaca fiber.

Identify the operating status of the farm operation on the subject land

☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☐ Existing/Established

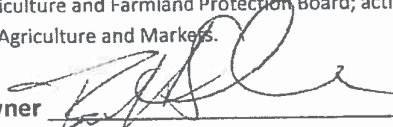
CURRENT USE OF SUBJECT PARCEL(S) *Check all that apply*

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input checked="" type="checkbox"/> Livestock (other than dairy)	
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner



Date

9/15/2017

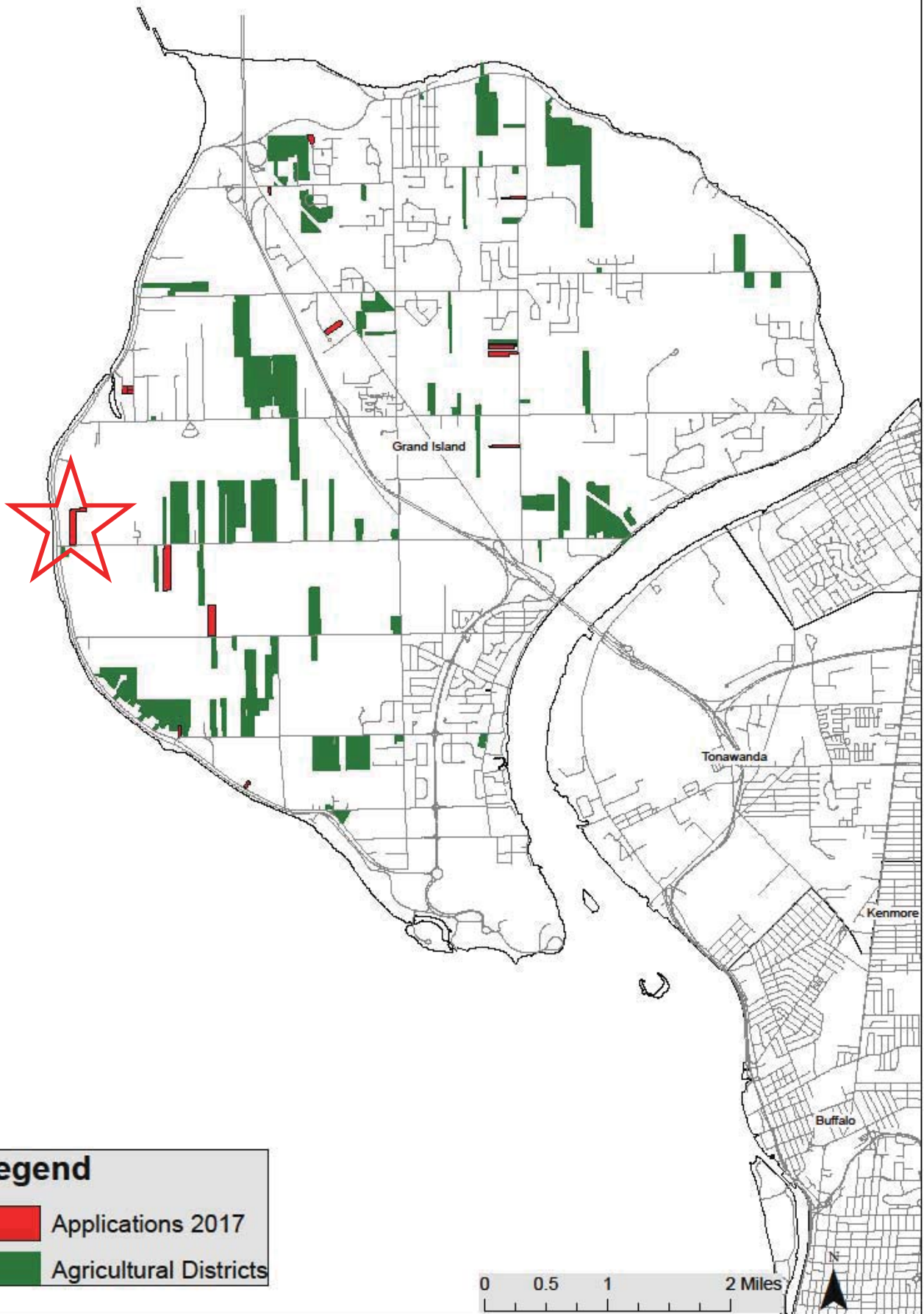
PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202
OR

agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#8 – Brett & Lynn Lombardo
SBL: 35.20-1-21.1



#8 - Lombardo



9 – CINELLI APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture.
(NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: <u>JOSEPH CINELLI</u>	PHONE: (716) <u>583-1228</u>
ADDRESS: <u>2809 LOVE ROAD</u>	ALT. PHONE: (716) <u>773-7910</u>
CITY, ST, ZIP: <u>GRAND ISLAND, NY 14072</u>	EMAIL: <u>CINELLIJOE@GOL.COM</u>
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	<u>10</u>			
Total number of acres farmed/cropped	<u>0</u>			
Total number of acres rented (from another landowner as part of the subject farm)				
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	<u>Y</u> / <input checked="" type="radio"/> <u>N</u>			
Annual gross income from agricultural operation	<u>0</u>			
Capital investment in agricultural operation over past 5 years: (please check one)				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
<u>100.01-1-1.01</u>	<u>1 Sample Street</u>	<u>Anytown</u>	<u>10.2</u>	<u>No</u>
<u>50.02-1-17</u>	<u>2809 LOVE RD</u>	<u>GRAND ISLAND</u>	<u>10.0</u>	<u>NO</u>

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

ATTACHED

Identify the operating status of the farm operation on the subject land

- ☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")
- ☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) *Check all that apply*

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input type="checkbox"/> Livestock (other than dairy)	
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner Joseph Ciurillo Date 9-18-17

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202
OR

agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

JIC FARM AGRICULTURAL BUSINESS DESCRIPTION 5 YEAR PLAN

Executive Summary

JIC farm is a 10-acre startup farm that will be dedicated to the production of various fruits and honey. JIC has been formed and is located on Grand Island, New York. JIC Farm is focused on becoming a producer quality honey products for the local markets as well as tree fruits and vegetables for sale to local markets and residents.

Keys to Success

JIC Farms has identified three keys that will be instrumental in their success. The first is the implementation of cost control. By having the proper controls, production efficiency will be maximized. The second key will be the use of technology and utilizing the latest in bee-keeping products and management of the plant products that are the key to growing high quality fruits and vegetables in our region. The third key is the implementation of the philosophy that 100% customer satisfaction is required to ensure a profitable business.

Products

JIC Farms is a 10-acre farm that will concentrate on the growing of apples, vegetables and harvesting of honey products. JIC Farms will choose plant species that have significant market demand as well being well suited for growth in the Western New York area.

Market

JIC has a distinct customer that enjoys homegrown produce as well as supporting the local growers and products they sell. The customers purchase these products typically for use in their home. The market for locally grown products is a growing market locally. Surveys performed by LiveScience and Ohio State University show that shoppers prefer locally grown produce by small farms as opposed to large industrial producers. By targeting the local farm markets and building customer loyalty with a quality product, we expect our market to continue to grow YOY.

Management Team

The husband and wife team of Joseph and Ingrid Cinelli will operate JIC Farms. Joe brings a wealth of business and project management skills to the table. Joe is currently employed by Curtiss-Wright Corporation as the Vice President of Sales and has P&L as well as budget responsibility, which falls right into operations of a business and an intimate understanding of coordination of business and operations. Joe will be responsible for the business operations of the farm. Ingrid, with an enjoyment of working outdoors and a strong work ethic will be the hands on along with Joe for the operation.

Financial Plan

JIC has already begun investing in the management of the land with the clearing of areas that will facilitate the orchards. Over the last two years, we have worked out the direction of the farm and what products we would like to produce. Additionally, we are quite hungry to succeed, creating one of the most productive farms in the area. To finance our growth and production, we purchase \$10,000 worth of new equipment as long-term assets. We are also going to purchase new hives, trees and install two large raised beds for vegetable production. Sales forecasts conservatively indicate that we can recover our ROI in two short years and make the farm a sustainable and profitable entity.

1.1 Objectives

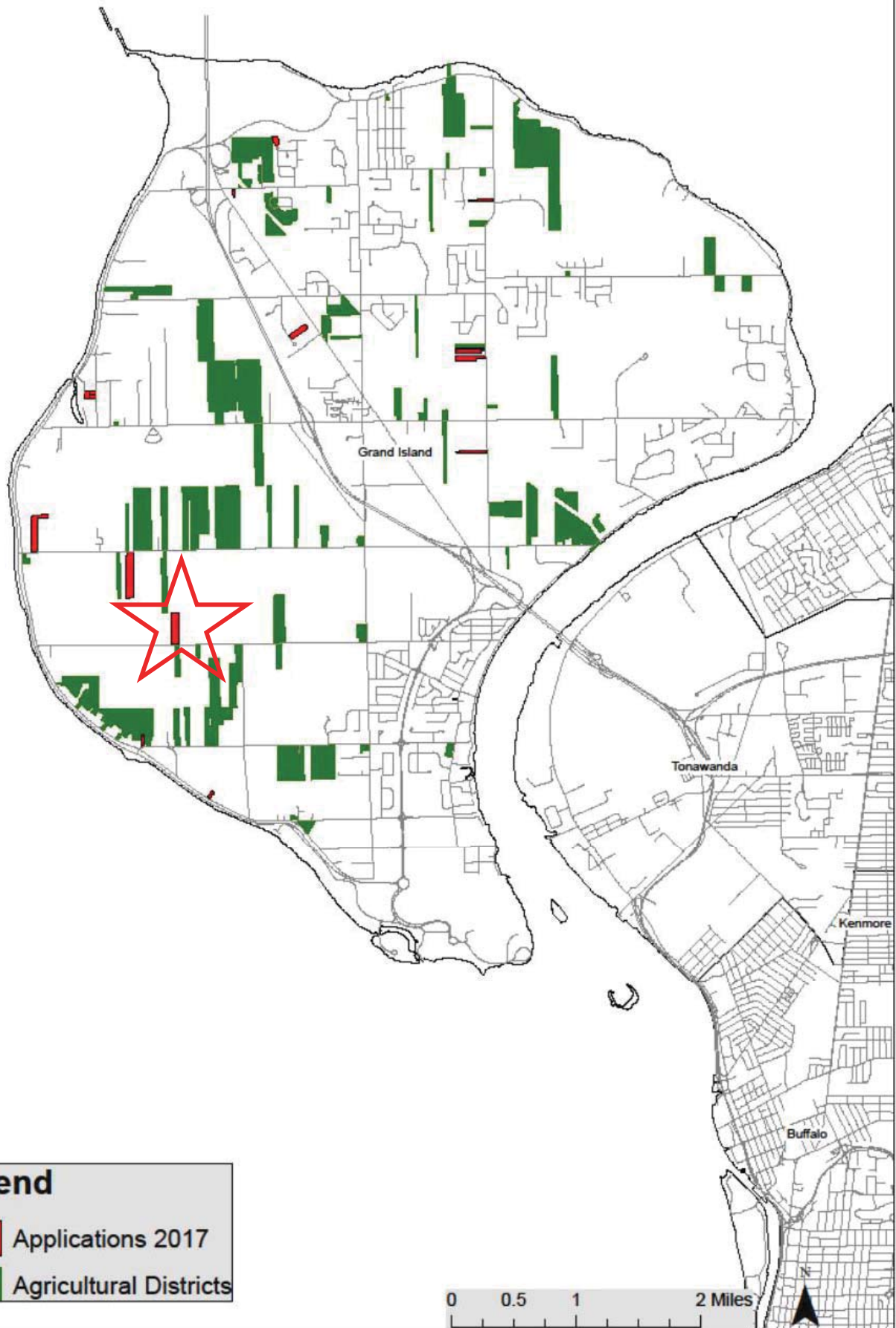
JIC Farms has identified several objectives for the business:

Become a quality go-to supplier of homegrown products for the local market.

Reach the point of sustainable profitability.

Enjoy working the farm while making it a sustainable entity.

#9 – Joseph Cinelli
SBL: 50.02-1-16.1



#9 - Cinelli



04/21/2016

10 – THAUER APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture.
(NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

**APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.
UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.**

PART I: LANDOWNER INFORMATION	
OWNER NAME: Paul Thauer	PHONE: 202-634-2653
ADDRESS: 230 Pin Oak Circle	ALT. PHONE: N/A
CITY, ST, ZIP: Grand Island, NY 14072	EMAIL: pthauer@hotmail.com
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME: N/A	PHONE: N/A
MAILING ADDRESS: N/A	ALT. PHONE: N/A
CITY, ST, ZIP: N/A	EMAIL: N/A

PART II: PROPERTY DESCRIPTION				
<p>Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.</p>				
FARM DESCRIPTION				
Total number of acres owned				1.74
Total number of acres farmed/cropped				N/A
Total number of acres rented (from another landowner as part of the subject farm)				N/A
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?				Yes <input type="radio"/> / <input checked="" type="radio"/> No
Annual gross income from agricultural operation				N/A
Capital investment in agricultural operation over past 5 years: <i>(please check one)</i>				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
11.1201-1.1066	230 Pin Oak Circle	Grand Island	1.74 10.2	? No

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

SEE ATTACHMENT

Identify the operating status of the farm operation on the subject land

☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) *Check all that apply*

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input type="checkbox"/> Livestock (other than dairy)	
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner



Date

9/19/17

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner

Erie County Department of Environment & Planning

95 Franklin Street, 10th Floor, Buffalo, NY 14202

OR

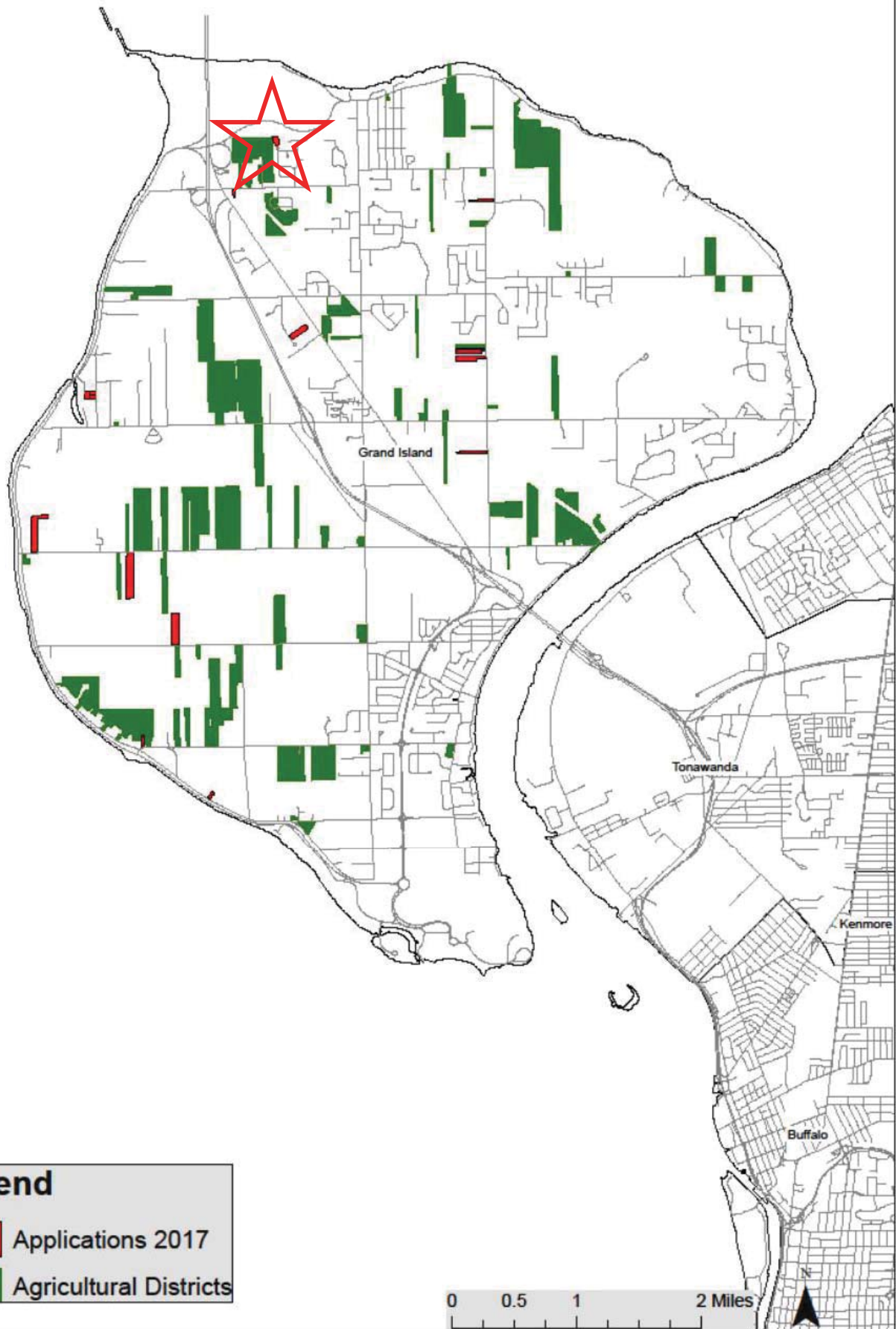
agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

THAUER, PAUL D.
5-Year Business/Financial Plan

MARKETING ITEM	OBJECTIVE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Poultry/Eggs	Raise hens for egg production	6-8 hens	8-12 hens	12-16 hens	16-20 hens	20-30 hens = 12-16 dozen of eggs each week
Projected expenses/earnings		-\$2,000/+\$600	+\$900	+\$1,200	+\$1,500	+\$2,500
Honey	Establish bee hives for honey production	2 hives	4 hives	6 hives	8 hives	10 hives = 1,000 pounds of honey per year
Projected expenses/earnings		-\$500/+\$1,000	-\$500/+\$2,000	-\$500/+\$3,000	+\$4,000	+\$5,000
Vegetables/Herbs	Create vegetable/herb garden	Gradual	Gradual	Gradual	Gradual	½ acre garden to include vegetables and herbs
Projected expenses/earnings		-\$400/+\$400	-\$400/+\$600	-\$400/+\$800	-\$400/+\$1,000	+\$2,000
Fruit Trees/Grapes	Replace infected Ash trees with fruit trees/grapes	Gradual	Gradual	Gradual	Gradual	½ acre garden to include fruit trees/grapes
Projected expenses/earnings		-\$1,000	-\$1,000	+\$500	+\$1,000	+\$2,000
Bonsai Trees	Raise variety of small trees for creation of bonsai	20 trees	40 trees	60 trees	80 trees	100 trees
Projected expenses/earnings		-\$400	-\$400/+\$600	-\$400/+\$1,600	+\$2,000	+\$4,000
Total projected loss/earnings		-\$2,300	+\$1,800	+\$6,200	+\$9,100	+15,500

#10 – Paul Thauer
SBL: 11.20-1-66



#10 - Thauer



04/17/2016

11 – MONTANARI APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM **SEPTEMBER 1** TO **SEPTEMBER 30**.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: JAMES R. MONTANARI	PHONE: (716) 440-6987
ADDRESS: 3012 STALEY ROAD	ALT. PHONE: (716) 440-3854
CITY, ST, ZIP: GRAND ISLAND, NY, 14072	EMAIL: MONTANARI.DREW@gmail
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	14.43			
Total number of acres farmed/cropped	11.0			
Total number of acres rented (from another landowner as part of the subject farm)	0			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Y / (N)			
Annual gross income from agricultural operation	0			
Capital investment in agricultural operation over past 5 years: (please check one)				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
100.01-1-1.01	1 Sample Street	Anytown	10.2	No
50.00-1-4.2	3012 STALEY ROAD	GRAND ISLAND	14.43	No

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

OUR PROPERTY CONTAINS OVER 6-ACRES OF POND WATERS. OUR GOAL IS TO SEGMENT AREAS OF THESE WATERS AND RAISE/BREED BASS, BLUEGILL, GOLDEN SHINERS, FATHEAD MINNOWS AND CRAWFISH FOR RESALE AS BAIT & POND STOCK. START-UP WILL INCLUDE THE CONSTRUCTION OF A POLE BARN, EQUIPMENT PURCHASES SUCH AS A TRACTOR, BACKHOE, SKIDSTEER, HOLDING TANKS AND AERATION & DE-ICING SYSTEMS. ADDITIONALLY, WE WOULD LIKE TO PLANT/RAISE 2-ACRES OF SUITABLE (CLAY SOIL BASED) CHRISTMAS TREES SUCH AS THE SCOTCH AND VIRGINIA PINE.

Identify the operating status of the farm operation on the subject land

☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input type="checkbox"/> Livestock (other than dairy)	
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input checked="" type="checkbox"/> Horticultural Specialties/Christmas Tree	2-ACRES
<input checked="" type="checkbox"/> Aquaculture	8-ACRES
<input checked="" type="checkbox"/> Other	1-ACRE (POLE BARN)

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner James R. Montanari Date Sept. 15, 2017

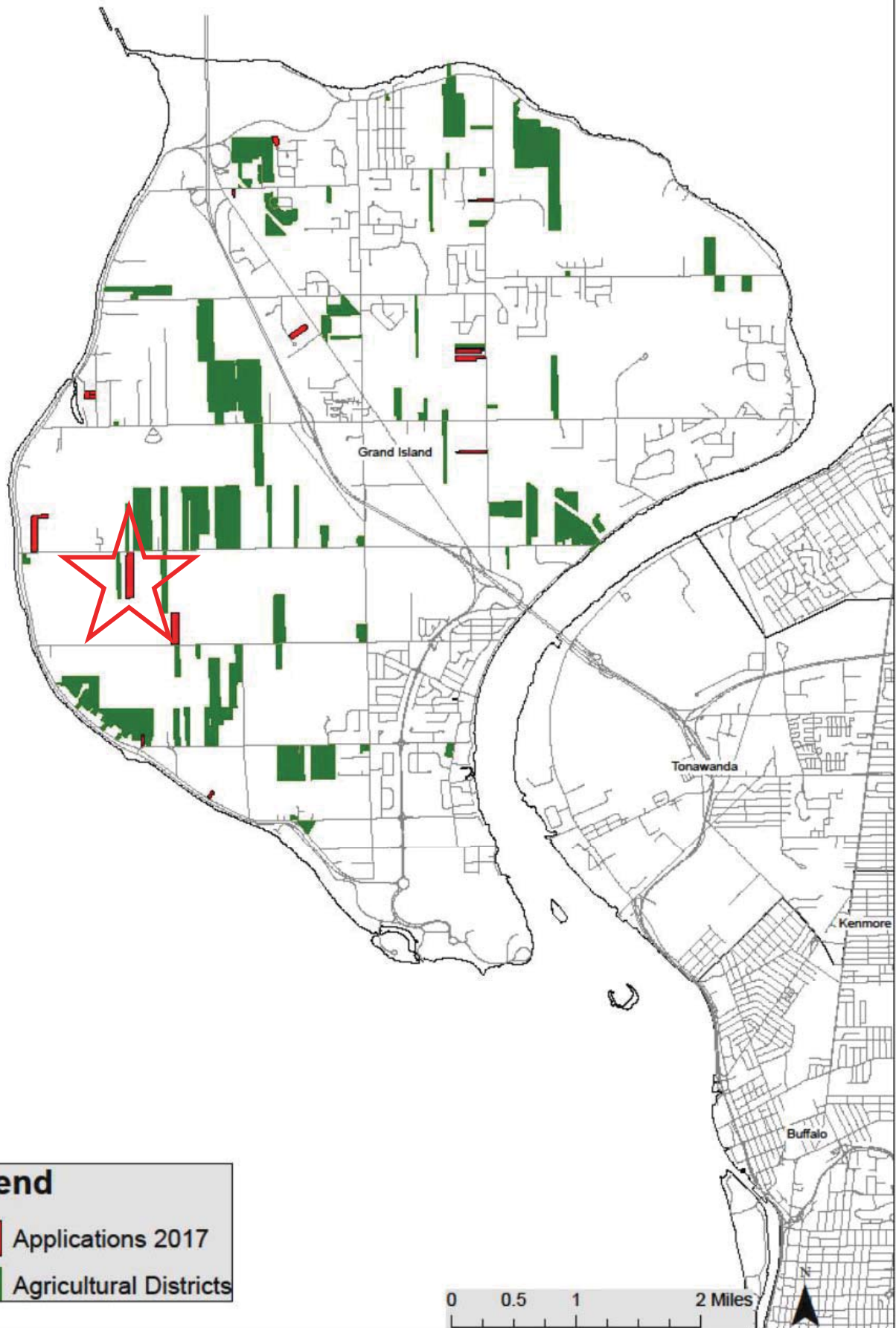
PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202
OR

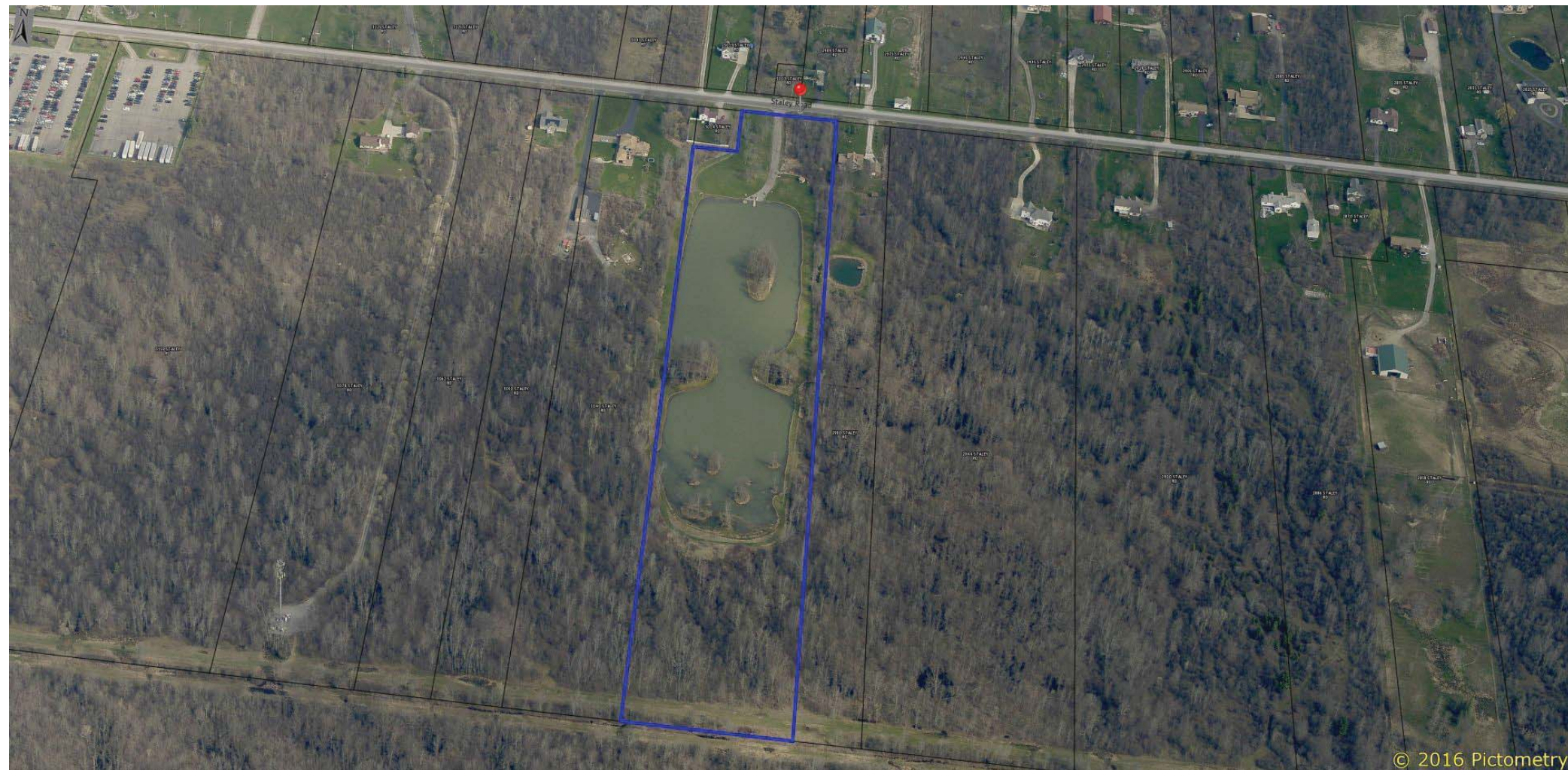
agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#11 – James R. Montanari
SBL: 50.00-1-4.2



#11 - Montanari



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04/21/2016

12 – FRITTITA APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

**APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.
UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.**

PART I: LANDOWNER INFORMATION	
OWNER NAME: Arna Frittita	PHONE: (716-7)4-8976
ADDRESS: 2462 Stony Point Rd	ALT. PHONE: (716-4)4-0010
CITY, ST, ZIP: Grand Island, NY 14072	EMAIL: JFFarm@outlook.com
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	5 plus			
Total number of acres farmed/cropped	4			
Total number of acres rented (from another landowner as part of the subject farm)	N/A			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Yes <input type="radio"/> / <input checked="" type="radio"/> No			
Annual gross income from agricultural operation	N/A			
Capital investment in agricultural operation over past 5 years: <i>(please check one)</i>				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
100.01-1-1.01	1 Sample Street	Anytown	10.2	No
37.01-3-1	2462 Stony Point Rd	Grand Island	5.18	No

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

J.F Farms will be a start up venture for Arna and John Frittita Jr. Our mission is to produce and provide high quality and nutritional fruits and vegetables for the area. The farm will be financed by the owners which will be sufficient cash flow for the farm until it can start making revenue. The farm is intended to provide Arna and John with an opportunity for post retirement work and income.

Identify the operating status of the farm operation on the subject land

- ☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")
☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) *Check all that apply*

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input checked="" type="checkbox"/> Cash Crop (Vegetable)	1.5 acres
<input checked="" type="checkbox"/> Orchard/Vineyard	1.5 acre
<input checked="" type="checkbox"/> Livestock (other than dairy)	1 acre
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner Arna Frittita Date 09/25/2017

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202
OR

agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

J. F Farms

2462 Stony Point Rd.

Grand Island, NY 14072

Arna & John Frittita – Owners and Operators

September 25, 2017

Executive Summary

J.F. Farms is dedicated to provide good quality, healthy selection of grown fresh fruits and vegetables. Our start up expenses will come to which includes the cost of a green house, fruity trees, plants, gardening tools and supplies. The startup cost will be financed entirely by Arna and John Frittita Jr. We will offer a wide variety of fresh fruits and vegetables. All of the produce we sell will be grown on the already preexisting and established orchard at J.F. Farms. With such a convenient location, J.F. Farms intends to successfully market to the residential consumers. We would like to see a 5-10 percent increase in our customer base each year. Our marketing strategy includes providing good quality flavorful fruits and vegetables at affordable prices at a great location. J.F. Farms aims to experience a growth rate of 20 percent in sales for the second year of operation and build upon that as the company grows. With creative marketing and main emphasis on providing quality fresh produce for our customers. J.F. Farms intends to make its presence known to the community.

Company Description

J.F. Farms is based in Grand Island New York on six plus acres of property. A company located in Eire County whose mission will be to produce and provide good quality, nutritional and flavorful fruits and vegetables for consumption through high quality planting materials. J.F. Farms idea for the business will be to provide fresh healthy and delicious produce to the public. In addition to vegetables and fruits, our company plans in the future to market and produce from the fruit canned jams and jellies. J.F. Farms management team is led by Arna Frittita as owner and business manager who has extensive knowledge in the farming business. Accompanying Arna will be her husband John Firttita Jr, and son John Frittita III. Arna and John Frittita Jr., will manage all aspects of the operations. Both parties will be involved with ordering new plant stock, trees, gardening supplies and materials needed to operate the business and maintenance of the precuts.

Marketing Analysis

Over the past years research has shown a growth for organic food. From the market consumers are reaching for either organic or fresh foods from the market to purchase. Therefore sales from farmers markets have increased. This makes for an excellent environment for J.F. Farms participation with fresh healthy fruits and vegetables. The target market we are going to pursue are residential consumers looking for a wide variety or quality grown, nutritious fruits and vegetables that will be freshly picked. Prices are competitive, but with exceptional customer service and the best in quality products, J.F. Farms will stand out to our target market. Plus our location is very convenient for consumers to reach us. For our customer base we would like to see 5 to 10 percent increase in customer annually.

Competitive Analysis

J.F. Farms will be building its marketing plan to reach our customers. We'll have one of the most extensive selections of fruits and vegetables that are fresh and nutritious, plus they will be affordable to our consumers. We will focus on satisfying the needs of our customers by providing fresh quality produce that are home grown. We are a business that is reliable, knowledgeable and will provide unparalleled customer service. Our location is on a main road making access very convenient for our customers.

Product Development

J.F. Farms will offer a wide variety of fresh fruit and vegetables in addition to canned jams and jellies. We will concentrate on fruit as its primary product as the farm has a wide variety of preexisting and established trees. Such as apple, pear, cherry, plum and peach trees. Plus blackberries, blueberries and strawberry plants. Our vegetable selection will consist of tomatoes, green beans, zucchini, squash, cucumber, green peppers, Hungarian peppers and pumpkins. The farm capacity is sufficient to produce roughly 2,500 pounds of fruit and vegetables a year. All our produce will be grown on site through our existing and established orchards and gardens. In addition, we will be expanding our orchards and gardens with new trees and plants that will be purchased.

Keys to success

Primary keys to success for the company will be based on these key factors:

- Sell high quality fresh products
- Retain customers to generate repeat business and referrals through customer satisfaction
- Communicate with customers through creative advertising, going door to door with free samples of product to taste.

Strategy and Implementation Summary

Our company strategy will be based on serving our customers with healthy and good quality produce. We will focus on satisfying the needs of our customers with building our market in order to provide affordable prices.

Sales Strategy

Primary sales and strategy includes these factors:

- Convenient location
- Exceptional customer understanding and service
- Large and varied inventory
- Fresh and healthy products.

Sales Forecast

Sales forecast for the upcoming year is based on a modest growth rate for sales. Being a start up business we are projection a growth rate of 20 percent, hoping advertising will bring in new customers daily.

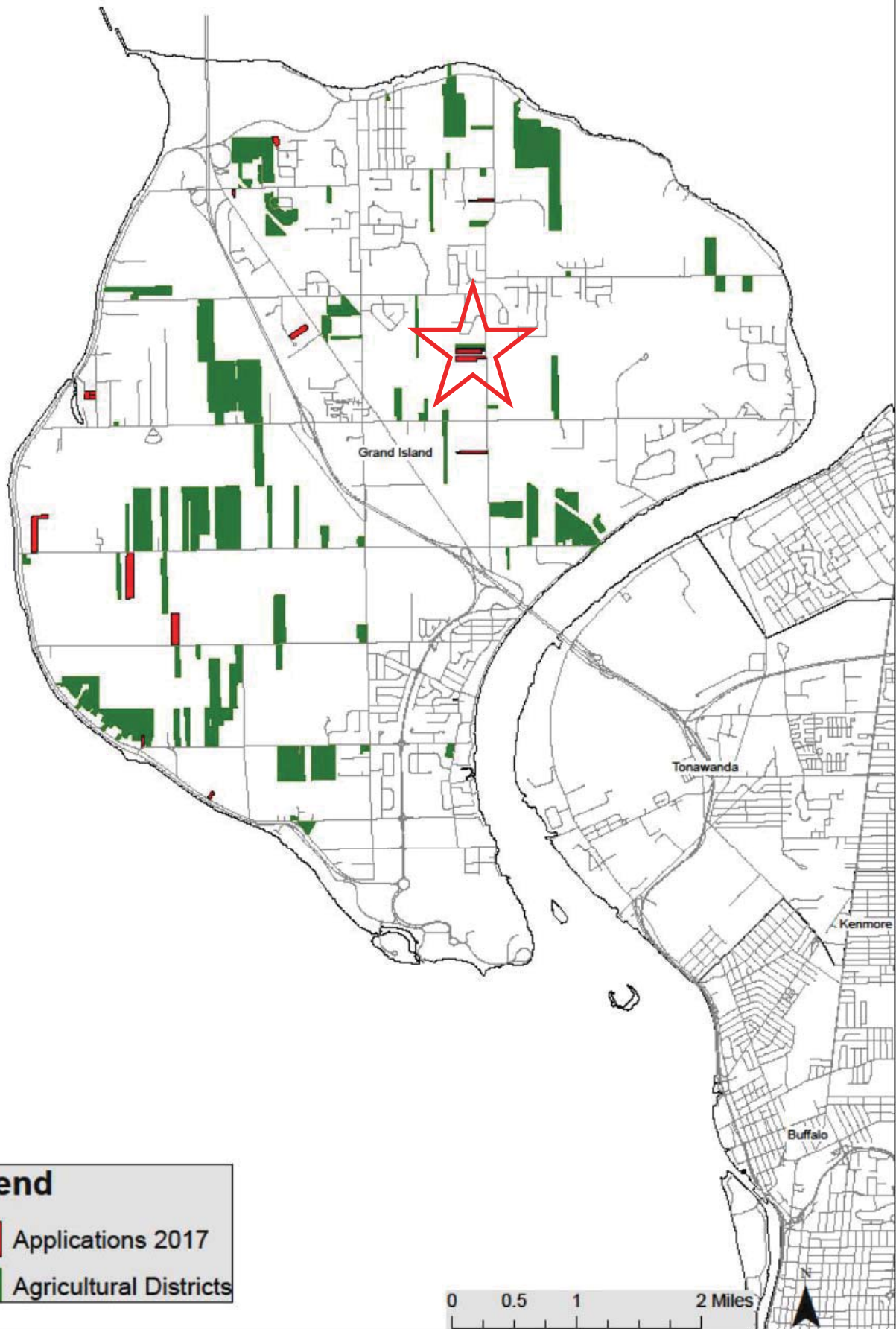
Target Market Strategy

Our target market is based upon becoming a welcoming resource for anyone looking to buy fresh and delicious grown fruits and vegetables. Our marketing strategy will center around quality produce, large selection and fair pricing with good customer service

J.F. Farms
5-Year Financial Pla
Cash flow

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Operating activities						
Net income	(\$74,695)	(\$99,649)	(\$91,928)	(\$107,662)	(\$114,071)	(\$488,004)
Depreciation	0	22,440	22,880	23,320	23,760	92,400
Accounts receivable	0	0	0	0	0	0
Inventories	0	0	0	0	0	0
Accounts payable	0	1,000	0	(1,500)	0	(500)
Amortization	0	0	0	0	0	0
Other liabilities	0	0	0	0	0	0
Other operating cash flow items	0	0	0	0	0	0
Total operating activities	(\$74,695)	(\$76,209)	(\$69,048)	(\$85,842)	(\$90,311)	(\$396,104)
Investing activities						
Capital expenditures	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition of business	0	0	0	0	0	0
Sale of fixed assets	\$0	\$0	(\$1,000)	\$0	\$0	(1,000)
Other investing cash flow items	0	0	0	0	0	0
Total investing activities	\$0	\$0	(\$1,000)	\$0	\$0	(\$1,000)
Financing activities						
Long-term debt/financing	\$100,000	(\$50,000)	\$25,000	\$50,000	(\$75,000)	\$50,000
Preferred stock	0	0	0	0	0	0
Total cash dividends paid	0	0	0	0	0	0
Common stock	0	0	0	0	0	0
Other financing cash flow items	0	0	0	0	0	0
Total financing activities	\$100,000	(\$50,000)	\$25,000	\$50,000	(\$75,000)	\$50,000
Cumulative cash flow						
	\$25,305	(\$126,209)	(\$45,048)	(\$35,842)	(\$165,311)	(\$347,104)
Beginning cash balance	\$5,000	\$30,305	(\$95,904)	(\$140,951)	(\$176,793)	
Ending cash balance	\$30,305	(\$95,904)	(\$140,951)	(\$176,793)	(\$342,104)	

#12 – Arna Frittita
SBL: 37.01-3-1



#12 - Frittita



04/17/2016

13 – KOPRA APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: Edward Kopra	PHONE: 716-7733769
ADDRESS: 3134 Stoney Point Road	ALT. PHONE: 8639086
CITY, ST, ZIP: Grand Island, New York, 14072	EMAIL: tthom14@yahoo.com
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
<p>Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.</p>				
FARM DESCRIPTION				
Total number of acres owned	2.43			
Total number of acres farmed/cropped	2.0			
Total number of acres rented (from another landowner as part of the subject farm)	0			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Yes <input type="radio"/> / <input checked="" type="radio"/> No			
Annual gross income from agricultural operation	0			
Capital investment in agricultural operation over past 5 years: <i>(please check one)</i>				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
24.07-2-23 ^{1-1.01}	3134 stoney point	Grand Island	2.43 ^{10.2}	n No

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

Start up farm operation involved in Horse boarding, Row cropping and dairy goats .

~~THIS WILL BE ACOMPLISHED OVER THE NEXT FIVE YEARS WITH~~
CONSTRUCTION OF ON FARM BUILDING TO HOUSE FARM ANIMALS AND
EQUIPMENT.

Identify the operating status of the farm operation on the subject land

☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) *Check all that apply*

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input checked="" type="checkbox"/> Cash Crop (Grain)	1
<input checked="" type="checkbox"/> Cash Crop (Vegetable)	1/2
<input type="checkbox"/> Orchard/Vineyard	
<input checked="" type="checkbox"/> Livestock (other than dairy)	1/2 COMBINED
<input checked="" type="checkbox"/> Poultry	1/2 COMBINED WITH LIVESTOCK
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner  Date 9/24/17

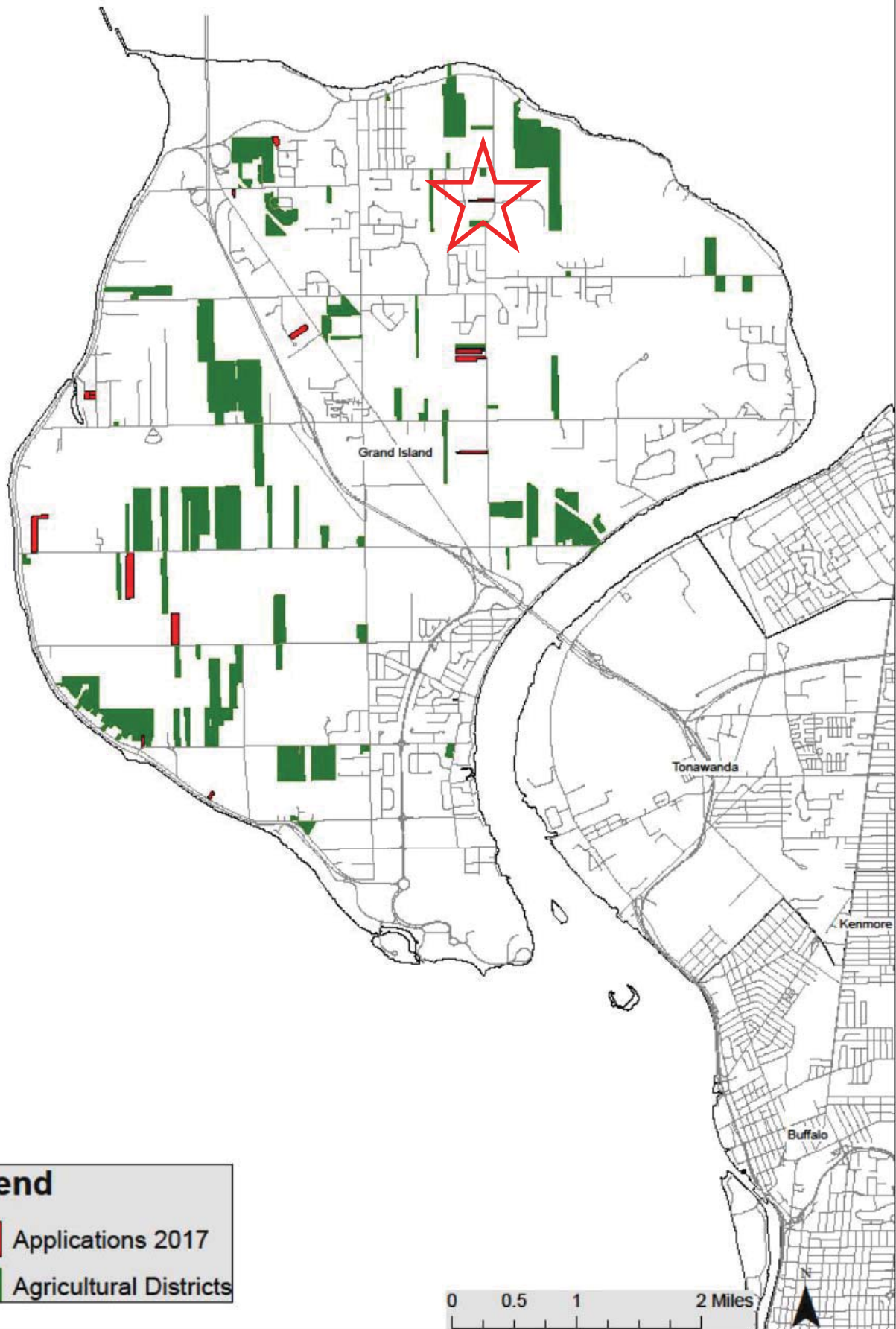
PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202
OR

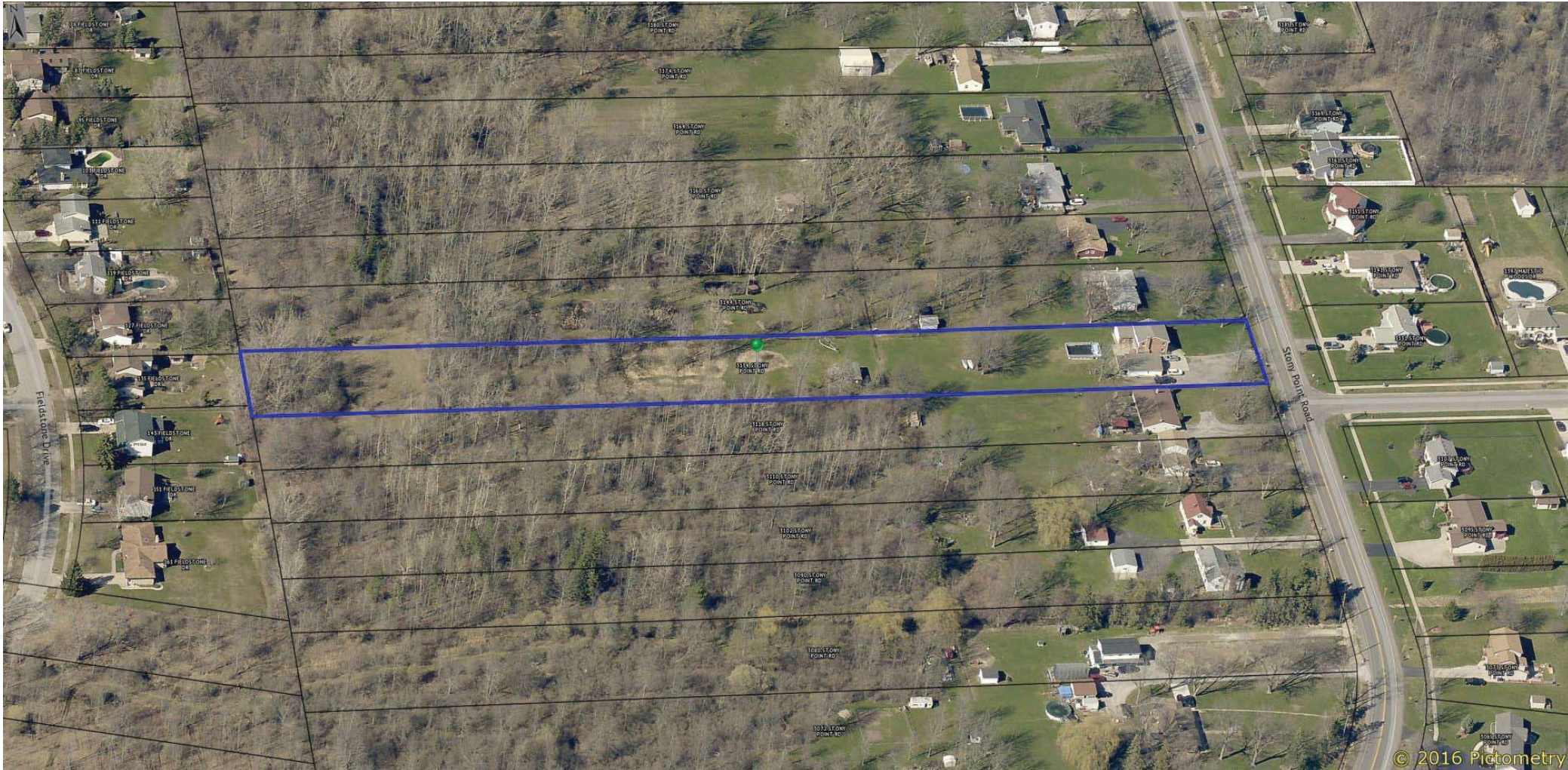
agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#13 – Edward Kopra
SBL: 24.07-2-23



#13 - Kopra



04/17/2016

14 – WEISER APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture.
(NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: Ed & Bonnie Weiser	PHONE: (716) 773-6302
ADDRESS: 1301 West River Rd.	ALT. PHONE: (716) 946-5472
CITY, ST, ZIP: Grand Island, NY 14072	EMAIL: weiser8193@roadrunner.com
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	2			
Total number of acres farmed/cropped	1			
Total number of acres rented (from another landowner as part of the subject farm)	0			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Yes <input type="radio"/> / <input checked="" type="radio"/> No			
Annual gross income from agricultural operation	projected \$100.00			
Capital investment in agricultural operation over past 5 years: <i>(please check one)</i> <input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
50.18-1-21.11	1301 West River Rd.	Grand Island	2	no

to start

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

We have one horse & propose to sell manure. My sister in law is handicapped and we use him as a therapy horse as well.

We would like to try to make maple sryup. ~~for sell~~. Our 5 yr. plan will be based on how well the start up first year goes.

I also think about putting in a bigger herb garden and selling them.

~~We~~ have 2 acres which we need to have our horse here. I feel better if we are in the Ag. District.

Identify the operating status of the farm operation on the subject land

☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input checked="" type="checkbox"/> Livestock (other than dairy)	1
<input type="checkbox"/> Poultry	
<input checked="" type="checkbox"/> Sugarbush/Maple	Just a portion of land
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner Bonnie & Ed Weiser Date Sept. 25th 2017

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202
OR

Questions? Contact Planner Elias Reden at (716)858-1911 or

Weiser

5 Year Plan Estimates

manwe & more

1st yr.

\$ 100.00

2nd yr.

\$ 100.00 - 150.00

3rd yr.

\$ 150.00 - 200.00

4th yr.

\$ 200.00 to 250.00

5th yr.

\$ 200.00 to 300.00 +

#14 – Ed & Bonnie Weiser
SBL: 50.18-1-21.11



An aerial photograph of a residential neighborhood. The image shows several houses with swimming pools and lawns. A blue rectangular outline highlights a specific property located near the intersection of West River Road and Fix Road. The surrounding area includes other houses, trees, and open fields. The text 'West River Road' and 'Fix Road' are visible on the image. A copyright notice '© 2016 Pictometry' is in the bottom right corner.

04/17/2016

15 – OLMSTEAD APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.
UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: JAMES OLINSTEAD	PHONE: (716) 773-3371
ADDRESS: 974 STONY POINT RD	ALT. PHONE: (716) 208-0931
CITY, ST, ZIP: GRAND ISLAND, NY 14072	EMAIL: MOHAWK1@ROADRUNNER.COM
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	0.25 AC			
Total number of acres farmed/cropped	0.125 AC			
Total number of acres rented (from another landowner as part of the subject farm)	0			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Yes <input type="radio"/> No <input checked="" type="radio"/>			
Annual gross income from agricultural operation	\$ 200 ⁰⁰ ytl			
Capital investment in agricultural operation over past 5 years: (please check one)				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input checked="" type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
100.01-1-1.01	1 Sample Street	Anytown	10.2	No
51.18-3-34	974 Stony Point	GRAND ISLAND	.24	No

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

Small startup Row crop and Chicken Farm and Fruit Trees
 10 Birds for Egg Sales at G I Farmers Mkt.
 1st Year \$10000
 2nd Year \$10000⁰⁰ Gross to supplement income and ^{improve farm}
 3rd Year 10000⁰⁰ Fruit Sales and Vegetable meat chickens
 4th Year 20000⁰⁰ Gross income
 5th Year 25000⁰⁰ Gross - income

Identify the operating status of the farm operation on the subject land

☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input checked="" type="checkbox"/> Cash Crop (Vegetable)	0.125
<input checked="" type="checkbox"/> Orchard/Vineyard	0.125
<input checked="" type="checkbox"/> Livestock (other than dairy)	0.125
<input checked="" type="checkbox"/> Poultry	0.125
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner

James Olmstead

Date

9/19/2017

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner
 Erie County Department of Environment & Planning
 95 Franklin Street, 10th Floor, Buffalo, NY 14202
 OR

agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

NOV. 8, 2016

1 HAVE NO OBJECTIONS TO CHICKENS
BEING KEPT AT 974 STONY POINT RD.

AREA IS VERY CLEAN & NEAT WITH NO ODORS
OR NOISE COMING FROM IT.

1 Pat J Clorj 26 Revere Rd GI

2 Mayank Kumar 17 Riverdale Dr. GI

3 Jack Walker 17 Riverdale Dr. GI

4 Erica Sundeen 980 Stony Point Rd G.I.

5 Jennifer DiSanto 9 Riverdale Dr. G.I.

6 LALIT KUMAR

32 REVERE RD.

Reden, Elias

From: Sheila Daminski <sdaminski@gmail.com>
Sent: Thursday, September 28, 2017 11:33 AM
To: Reden, Elias
Cc: James Olmstead; Tom Thompson
Subject: Olmstead 974 Stony Point Ag District Application and supporting document
Attachments: Olmstead-974StonyPoint-AgDistrictApplication.pdf

Elias,

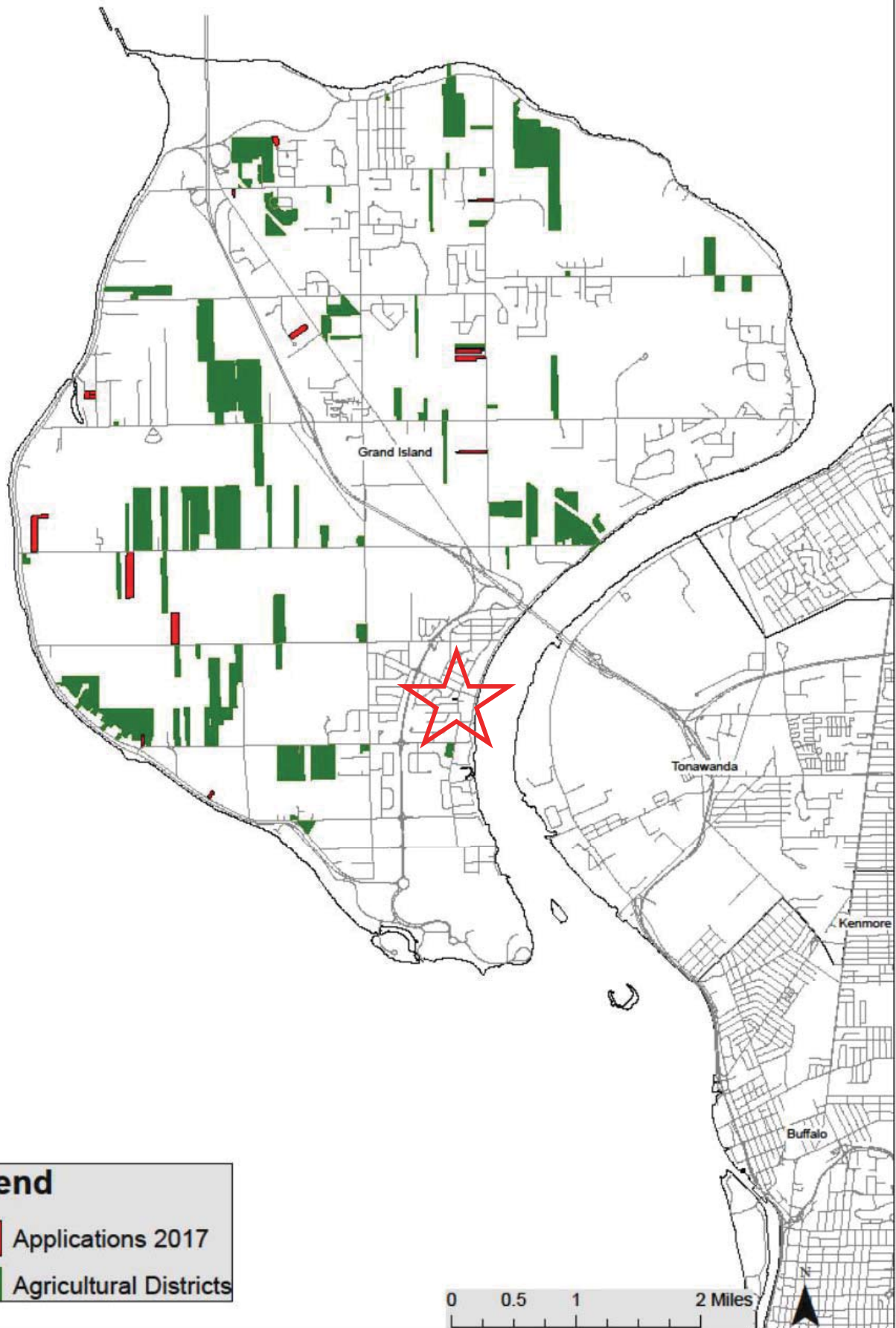
Please find James Olmstead's Ag district application attached, as well as supporting neighborhood signatures in support of agriculture operations on his property. These signatures were collected from all of the neighbors surrounding his property.

They are a startup farm and realized \$200 in sales this year at the Grand Island Farmers Market. He also has laying hens and they have just begun to produce, adding additional future sales at the market.

Thanks,
Sheila

#15 – James Olmstead

SBL: 51.18-3-34



#15 - Olmstead



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04/17/2016

16 – ROSETTI APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: LEE ROSETTI	PHONE: (716) 353-1129
ADDRESS: 2524 LONG RD.	ALT. PHONE: (716) 353-1130
CITY, ST, ZIP: GRAND ISLAND, NY 14072	EMAIL: LEE.ROSETTI1@GMAIL.COM
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME: N/A	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	.8292			
Total number of acres farmed/cropped	.5			
Total number of acres rented (from another landowner as part of the subject farm)	NONE YET			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Y / (N)			
Annual gross income from agricultural operation	\$0			
Capital investment in agricultural operation over past 5 years: (please check one)				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
23.08-1-22	2524 LONG RD.	GRAND ISLAND	.8292	N

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

SEE ATTACHED SHEET

Identify the operating status of the farm operation on the subject land

☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) *Check all that apply*

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input checked="" type="checkbox"/> Cash Crop (Vegetable)	.25
<input type="checkbox"/> Orchard/Vineyard	
<input type="checkbox"/> Livestock (other than dairy)	
<input checked="" type="checkbox"/> Poultry	.25
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner 

Date 9-27-17

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner

Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202

OR

agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

I have about a 1 acre parcel that I currently use for cutting firewood, raising chickens, and growing vegetables.

My primary goal for my property is to raise chickens for both eggs and for meat. I plan to start with 20 chickens for meat in the Spring of 2018. They take roughly 12 weeks to mature to a size suitable for taking to the butcher. I'll sell them to pay for the next batch which would be 40 or more. Each year, as the sales grew I'd add more chickens. Along with the meat chickens I will have chickens for eggs. I'd use the same idea as the meat chickens and keep getting more as I sell more and more eggs.

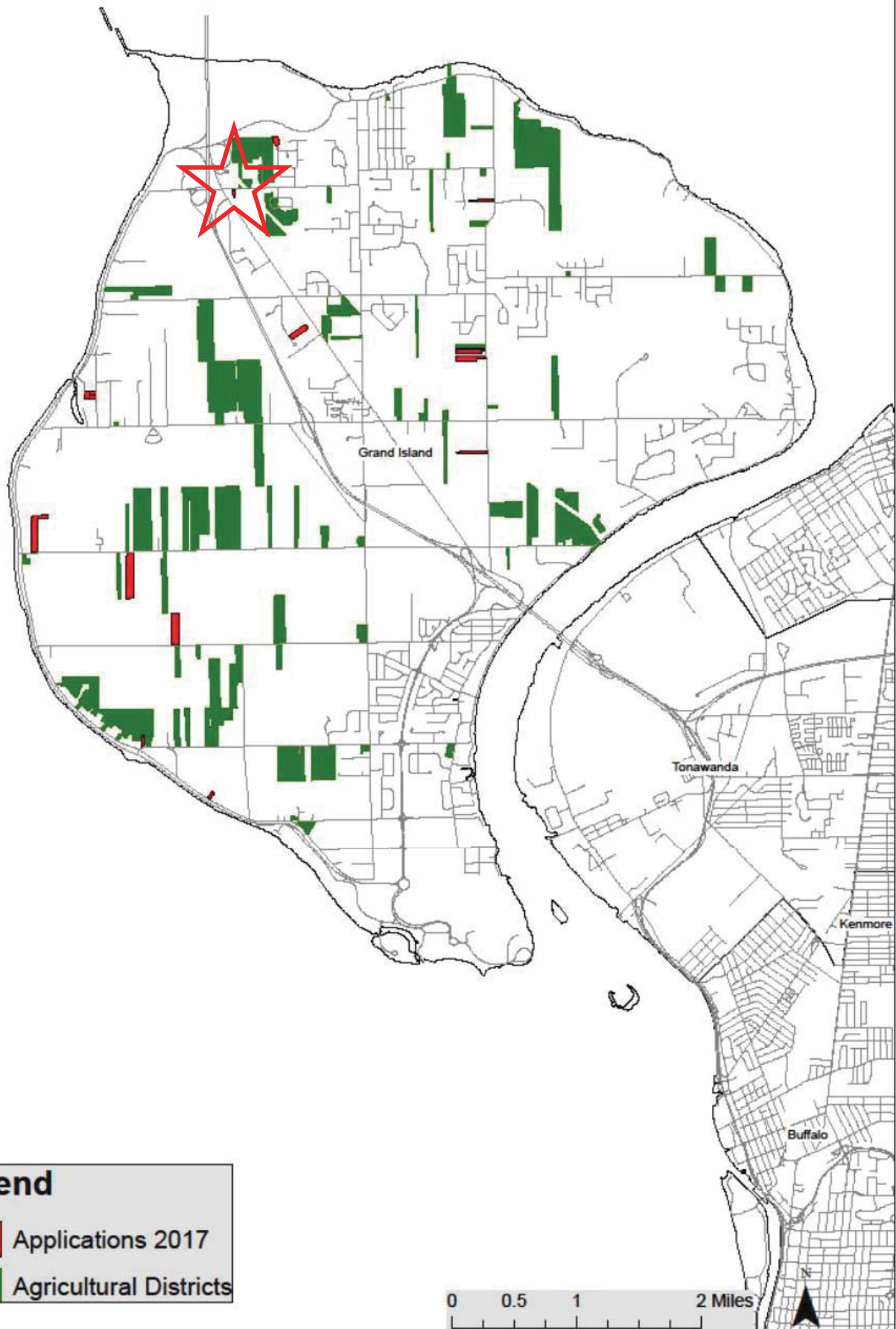
My secondary goal for my property is to grow my firewood sales. I'm in my second year of selling firewood and it's already growing. Once I make enough sales, I plan to buy a saw mill to sell lumber as well. I'd also be able to use this for building additions structures I would need on my property for housing equipment and chickens.

Finally, a large section of the property would be used for growing vegetables along with a few fruit trees.

Once the business out grew the space we currently have I would look to rent additional space. There are a couple of options nearby that would work great and are already in the Ag District.

All products would be sold right from my home with additional exposure through my local farmers market. I already belong to the Grand Island Farmers Group and have lots of experienced people around me for advice and support. I see the support we are getting from our Town Supervisor and see good things coming for home grown produce and livestock and want to be part of it.

#16 – Lee Rosetti
SBL: 23.08-1-22



#16 - Rosetti



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04/17/2016

17 – CELANO APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: <u>Josephine Celano</u>	PHONE: (716) <u>359 4188</u>
ADDRESS: <u>2341 Falls Link</u>	ALT. PHONE: ()
CITY, ST, ZIP: <u>Grand Island NY</u>	EMAIL: <u>love4life40@gmail.com</u>
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME: <u>15072</u>	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: (716) <u>260 5565</u>
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned				<u>3.4</u>
Total number of acres farmed/cropped				<u>2.6</u>
Total number of acres rented (from another landowner as part of the subject farm)				
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?				Yes <input type="radio"/> / <input checked="" type="radio"/> No
Annual gross income from agricultural operation				<u>0</u>
Capital investment in agricultural operation over past 5 years: (please check one)				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
<u>36.10801-13-01.1</u>	<u>2341 Sample Street</u>	<u>Anytown</u>	<u>10.45</u>	No
<u>36.01-3-12</u>	<u>2341 Falls Link</u>	<u>Grand Island</u>	<u>160 x 272</u>	
<u>36.01-3-11</u>	<u>2341 Falls Link</u>	<u>Grand Island</u>	<u>160 x 272</u>	

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

Horse rehabilitation & rescue. 1st year 2 horses rehabilitated and placed. Next year 4 horses rehabbed and placed Year 3 6 horses Year 4 egg sales & continue horses. Year 5 tap maple trees for sale of syrup and pears should be ready for sale.

Identify the operating status of the farm operation on the subject land

- ☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")
☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input checked="" type="checkbox"/> Orchard/Vineyard	1
<input checked="" type="checkbox"/> Livestock (other than dairy)	3
<input checked="" type="checkbox"/> Poultry	
<input checked="" type="checkbox"/> Sugarbush/Maple	1
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

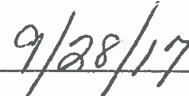
PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner



Date

**PLEASE SEND COMPLETED REQUEST FORM TO:**

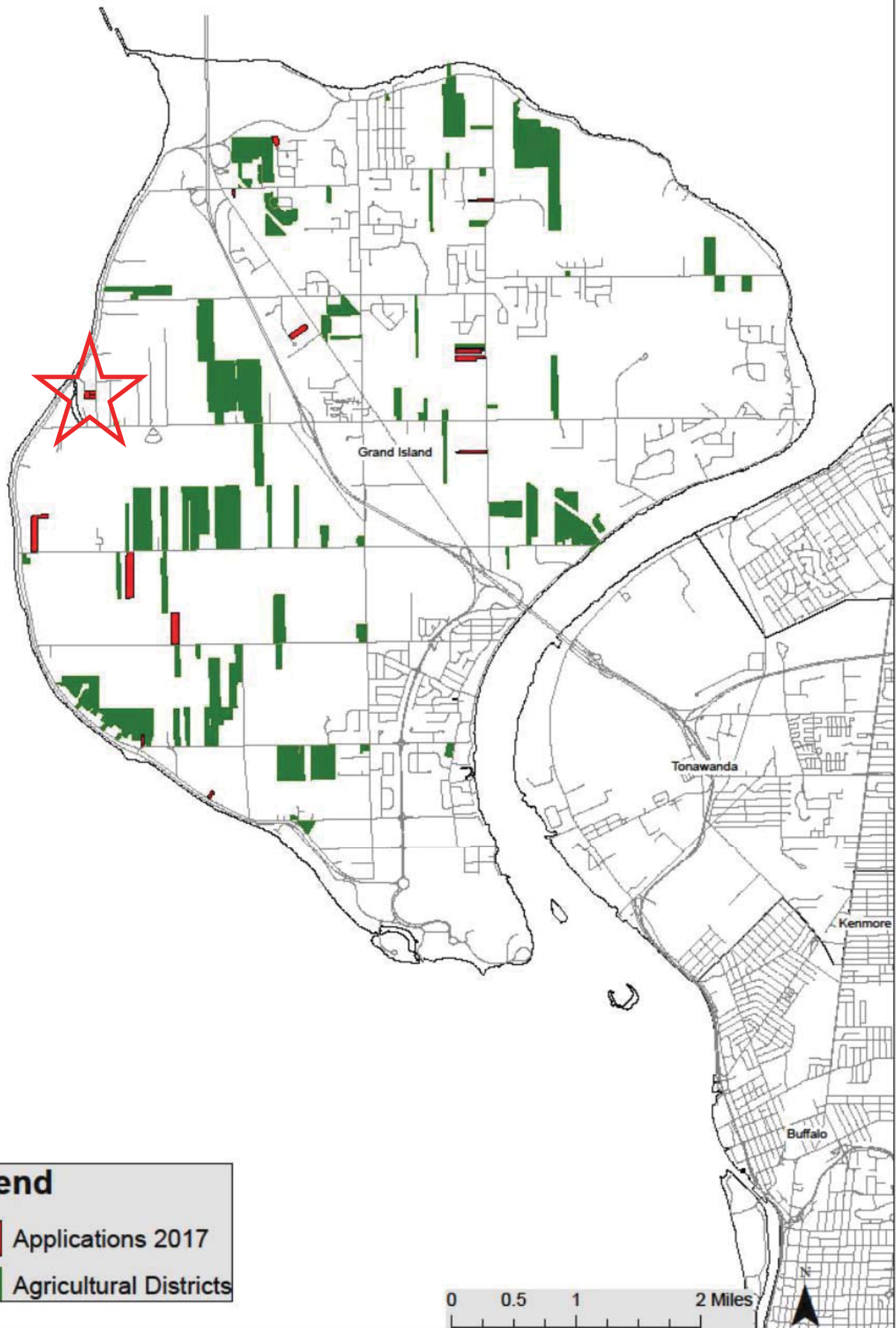
Elias Reden, Planner

Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202

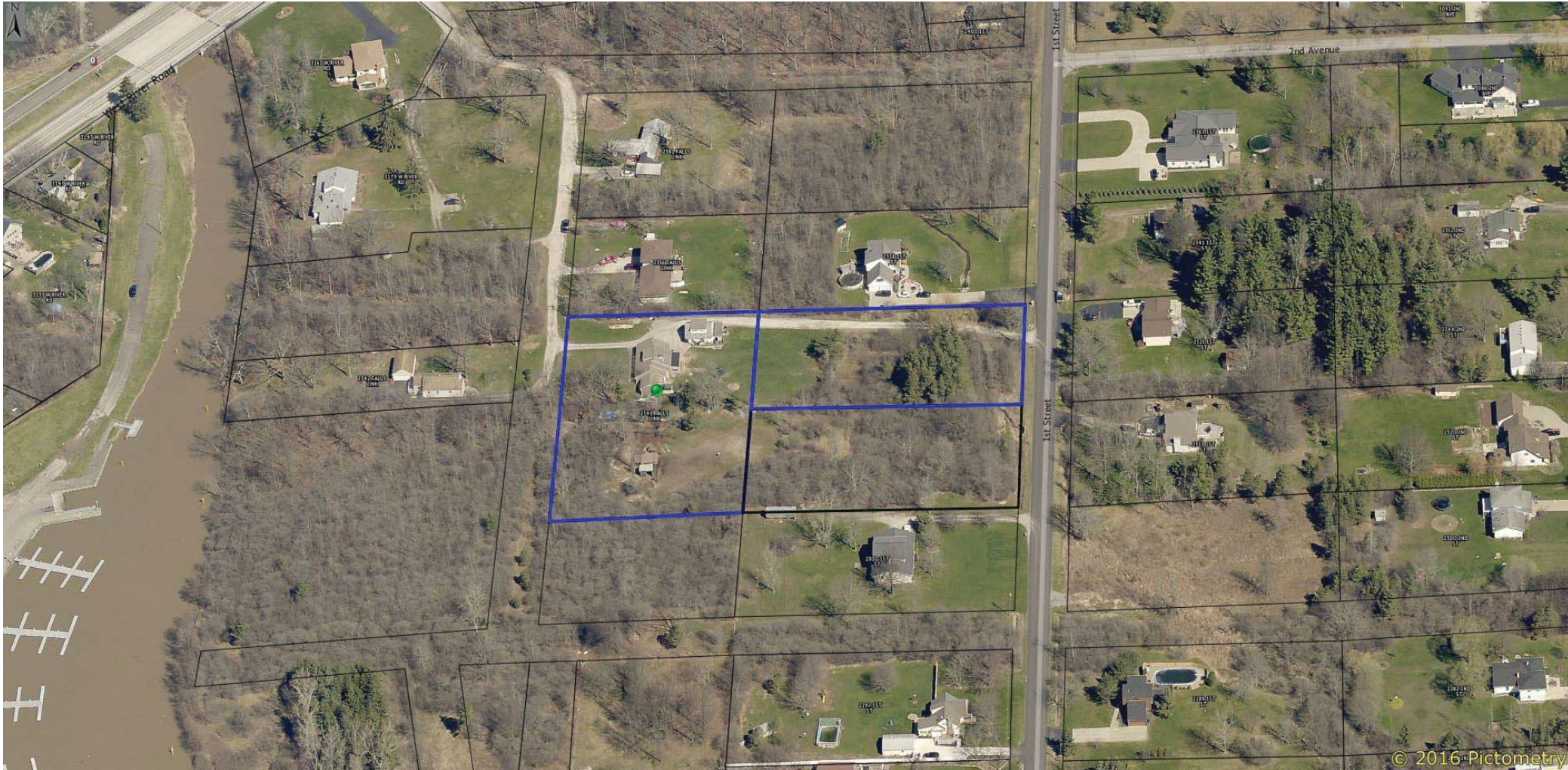
OR

agriculture@erie.govQuestions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#17 – Josephine Celano
SBL: 36.01-3-7.1; 36.01-3-11; 36.01-3-12



#17 - Celano



04/17/2016

18 – SNIADECKI APPLICATION & MAPS

REQUESTS WILL BE ACCEPTED FROM **SEPTEMBER 1 TO SEPTEMBER 30.**

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.

UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: James L Sniadecki	PHONE: (716) 204-6123
ADDRESS: 945 WEST RIVER ROAD	ALT. PHONE: ()
CITY, ST, ZIP: GRAND ISLAND NY 14072	EMAIL: jimsniadecki@yahoo.com
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME:	PHONE: ()
MAILING ADDRESS:	ALT. PHONE: ()
CITY, ST, ZIP:	EMAIL:

PART II: PROPERTY DESCRIPTION				
<p>Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.</p>				
FARM DESCRIPTION				
Total number of acres owned	.89			
Total number of acres farmed/cropped	.50			
Total number of acres rented (from another landowner as part of the subject farm)	0			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	Yes <input type="radio"/> / <input checked="" type="radio"/> No			
Annual gross income from agricultural operation				
Capital investment in agricultural operation over past 5 years: (please check one)				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
100.01-1-1.01	1 Sample Street	Anytown	10.2	No
63.11-1-8.1	945 WEST RIVER ROAD	GRAND ISLAND	.89	YES

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District:

we would like to grow hops vertically, as well as 2-4 bee hives, and raise egg-laying chickens. Lease five acres for sugar maple production.

Identify the operating status of the farm operation on the subject land

☒ Proposed/Start up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input checked="" type="checkbox"/> Cash Crop (Grain)	.5
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input type="checkbox"/> Livestock (other than dairy)	
<input checked="" type="checkbox"/> Poultry	.25
<input checked="" type="checkbox"/> Sugarbush/Maple	5
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:

SIGNATURE

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner James L. Sniadecki Date 9/28/17

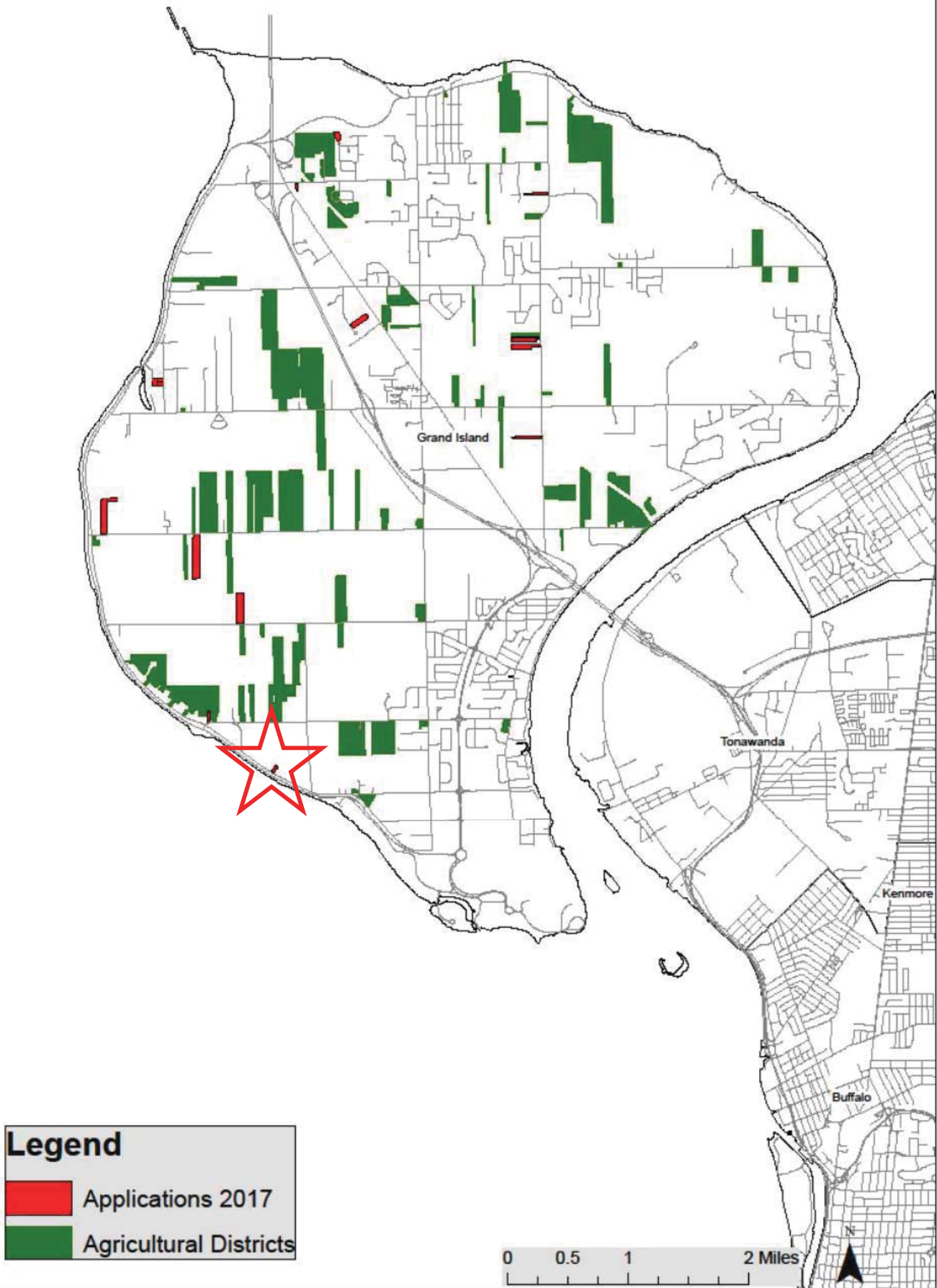
PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202
OR

agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#18 – James L. Sniadecki
SBL: 63.11-1-8.1



#18 - Sniadecki



04/15/2016

19 – HERB’N GARDEN FARMS (KEVIN COLOSIMO)
APPLICATION & MAPS

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM SEPTEMBER 1 TO SEPTEMBER 30.

**APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.
UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.**

PART I: LANDOWNER INFORMATION	
OWNER NAME: Estate of Catherine Driscoll	PHONE: ()
ADDRESS: 1777 West River Rd.	ALT. PHONE: ()
CITY, ST, ZIP: Grand Island, NY, 14072	EMAIL:
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME: Herb'N Garden Farms	PHONE: (702) 809-0270
MAILING ADDRESS: 5605 E. River Rd	ALT. PHONE: (412) 498-1240
CITY, ST, ZIP: Grand Island, NY, 14072	EMAIL: ams38@cornell.edu

PART II: PROPERTY DESCRIPTION				
<p>Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.</p>				
FARM DESCRIPTION				
Total number of acres owned				Will be 3.8
Total number of acres farmed/cropped				3.0
Total number of acres rented (from another landowner as part of the subject farm)				3.8
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?				Yes <input type="radio"/> / <input checked="" type="radio"/> No
Annual gross income from agricultural operation				
Capital investment in agricultural operation over past 5 years: <i>(please check one)</i>				
<input type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
100.01-1-1.01	1 Sample Street	Anytown	10.2	No
82-1704304	(VL) Lang Blvd.	Grand Island	3.8	N
23.00-3-2d			3.86	

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

We have entered into a purchase agreement for this 3.8 acre property (VL Lang) on Lang Blvd. in Grand Island, NY. We expect the transaction to close at the end of October 2017. Until that time, we are leasing the property. (This vacant parcel is located between existing businesses Defensor and Lang Business Park near the end of the cul de sac).

We are building a three-bay hydroponic greenhouse on the site for the purpose of growing lettuces, herbs, greens, microgreens, tomatoes, cucumbers, peppers and other suitable crops. We will be completely climate controlled and will be growing year round for distribution to local residents & businesses. We are working with CropKing of Lodi, Ohio for the purchase of the greenhouses and hydroponic equipment, as well as consultation on cultivation. See business plan for complete details.

Identify the operating status of the farm operation on the subject land

☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input type="checkbox"/> Livestock (other than dairy)	
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	Vacant, semi cleared land. Earthwork to begin in November 2017.
<input type="checkbox"/> Aquaculture	
<input checked="" type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner 
Ari M. Sobel, Liz Colosimo, Kevin Colosimo, Christina Drum (Owners - Herb N Garden Farms)

Date 9/28/17

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner
Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202

OR

agriculture@erie.gov

Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov



Business Plan

Three Bay Hydroponic Greenhouse

September 29, 2017

Herb'N Garden Farms
Lang Blvd.
Grand Island, NY 14072
412-498-1240

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SECTION 1: EXECUTIVE SUMMARY

Herb’N Garden Farms was formed in 2017 to grow and market premium quality specialty vegetable crops. Utilizing climate controlled greenhouses and primarily hydroponic growing methods, our produce is locally grown year round. It is non-GMO, pesticide free, herbicide free, utilizes approximately 85% less water and needs significantly less fertilizer than conventional field grown agriculture. Two thirds of our production will focus on fancy hydroponic lettuces, herbs, microgreens and other leaf crops. The remainder will be premium quality vining crops, including true vine ripened tomatoes, seedless cucumbers, sweet & hot peppers and eggplant. We are building this company in response to the tremendous demand for and shortage of locally grown, high quality, safe produce that is available beyond the short growing season of our region.

A. CONCEPT

A three bay, controlled environment greenhouse facility encompassing 8,448 sq.ft., will be constructed on Grand Island, NY which will have a production capability of 111,744 lettuce plants with a 95% pack out rate of 106,200 heads annually and 720 tomato plants yielding approximately 35,000 pounds of tomatoes. In our first year of operation, we expect our sales ratio to be 65% retail : 35% wholesale. In the long run, we are forecasting that our sales will be divided into three market segments: (1) Retail, (2) Restaurant and Institution, (3) Wholesale & Gprcery. At the above production level, with competitive market pricing, focused sales initiatives and an optimized sales mix, this facility is capable of producing revenue in excess of \$251,773 per year.

Marketing of our products will be accomplished within 100 miles of Grand Island, NY, which includes the major metropolitan areas of Buffalo NY, Rochester NY and Erie PA. The population of this general distribution area is in excess of 2,470,235 residents and growing.

Please note that the Greater Toronto & Hamilton area of Ontario is also within this radius, and with a population in excess of 6,400,000 residents, it represents potential significant future growth opportunities for our company.

Consumers have indicated a strong preference for the types of produce we grow and have demonstrated a definite willingness to pay premium prices for it. Most importantly, consumers are demanding these products for preparation in their homes.

The capital requirement for this project is approximately **\$330,740**, which will be sufficient for the purchase and installation of the greenhouse equipment and small head house packing facility. This will also cover operating capital for the purchase of the fertilizers, seed, root cubes and packaging needed for the first year of production.

We are seeking a loan in the amount of \$300,000 and will be contributing \$34,000 of our own capital for the greenhouse and to purchase first year crop supplies. Cash on hand, and Ari Sobel & Christina's Drums equity in their Nevada residence as can be used as collateral for securing the loan.

We have entered into a land purchase agreement for an excellent 3.8 acre parcel located on Lang Boulevard on Grand Island. This land is being purchased in an all cash transaction and is expected to close by 10/31/17. Prior to close, we are renting this property from the current owners. The selection of this parcel was strategic in that the land is already cleared, is properly oriented for maximum sunlight, has all major utilities already on or immediately adjacent to it, has excellent road access and frontage, is ideally located close to I90 and Grand Island Blvd and is located next door to an commerce center that can be rented for administrative, warehouse and packing space. Lang Blvd is also home to the largest employer on Grand Island and a large, new US Border Patrol barracks.

B. MISSION STATEMENT:

We feed our communities through honest, sustainable growing practices, delivering premium produce for a fair price, caring for our co-workers and having fun while we do it.

C. ASSUMPTIONS:

In our primary target market communities, along with the major community redevelopment programs like the "Buffalo Billion" and an influx of companies like SolarCity, there is a rapidly growing demand for locally grown, high quality produce and an inherent shortage of it. People's desire and consciousness for healthy food has long passed the "fad" stage and has become standard. We expect this to continue well into the future.

In addition to a short growing season and inconsistent quality, conventional agriculture faces constant and escalating climate challenges, increasing labor shortages, rising materials and fuel costs, frequently occurring outbreaks of food borne illness, increasing pesticide and herbicide resistance, environmentally questionable carbon footprints, increased transportation costs and increased prices.

Controlled environment, hydroponically grown produce is typically superior in quality, flavor, appearance and shelf life, commanding higher prices for lower total cost of inputs. It mitigates the challenges faced by conventional agriculture and enables us to grow year round, at much greater density on much smaller footprints, closer to the population centers, yielding the freshest product possible.

D. BACKGROUND:

With the advent of refrigerated shipping and greater-than-seasonal demand for all types of produce, cultivars were developed to withstand long distance transportation and storage while

maintaining appearance but without significant consideration for flavor or variety. Since the advent of the Food Network and the rise of cult celebrity Chefs, American consumer knowledge and their appetite for locally produced food that is more varied and of higher quality has grown exponentially. Consumers now have a greatly increased interest in where their food is coming from, growing methods, flavor, nutritional value and distinct dining experiences. Premium produce and “farm to table dining” is very much part of this revolution. The vegetables & herbs we grow are the most popular specialty items purchased. We have the agility to trial new up-and-comers in a first to market manner. This provides an opportunity to fill a huge need for excellent quality, locally grown vegetables.

Hydroponic controlled environment agriculture offers several major advantages versus conventional agriculture. These include but are not limited to:

- Year-round production even in cold weather climates
- Significantly greater planting density for the highest yields in the smallest footprints
- Up to 90% reduction in water usage
- The ecological approach to disease and insect control, eliminating the use of pesticides
- Drastic reduction in use of fertilizers
- Usage of non-GMO seed
- Zero usage of toxic pesticides and herbicides
- Minimal usage of fossil fuels and significant reduction in carbon footprint
- Most ergonomic, comfortable and safe farm worker environment
- Greatest consistency and highest yields of crop output with least amount of rejects
- Able to be located closer to population centers, reducing transportation
- The most hygienic growing method, drastically reducing potential for food borne illness

In comparison to much-hyped indoor vertical farming, greenhouse growing is significantly more economical due to its use of natural sun light, solar heating and evaporative cooling in comparison to the 100% artificial light and HVAC needed indoors.

E. HISTORY OF HYDROPONICS:

Hydroponics may be defined as the science of growing plants in soilless, inert media, to which is added water-soluble nutrients containing all the essential elements needed by the plant for optimum growth and development. The term “hydroponics” was derived from two Greek words, “hydro”, meaning water, and “ponos”, meaning labor. There have been many types of hydroponic systems in the past, some of which have failed while others have met with varying degrees of success.

Research on plant nutrition and physiology dates back to the early 1600’s. However, plants were grown by soilless methods far earlier than that. The Aztecs of Mexico devised a system of floating gardens to utilize a non-arable swamp land. The famous hanging gardens of Babylon

are another example of hydroponic culture. Egyptian hieroglyphic records dating back to several hundred years B.C. describe the growing of plants in water.

In the early 1930's researchers began to realize the agricultural potential of hydroponics. W.F. Gericke, of the University of California, coined the term "hydroponics", and grew vegetables, grain crops, ornamentals, and flowers using water culture.

Gericke's application of hydroponics soon proved itself by providing food for troops stationed on non-arable islands in the Pacific in the early 1940's. In 1945 the U.S. Air Force solved its problem of providing its personnel with fresh vegetables by practicing hydroponics on the rocky islands normally incapable of producing such crops.

With the development of plastics, hydroponics took another large step forward. Today, computerized environmental control systems, automated injector feed systems, plastic plumbing, extruded pvc channels, and other technological innovations, have allowed the grower to become increasingly efficient in their production of crops using hydroponics, thereby reducing both capital, and operational costs.

Hydroponics have been mastered and proven themselves around the globe as the premier cultivation method for many crops. Nutrient Film Technique (NFT) system, Bato (Dutch) bucket and Deep Water Culture (Kratky or DWC) are recognized as the best ways to grow fancy lettuces, herbs, microgreens, other leaf and vine crops. In all climate regions, hydroponics has become a reality for many growers. Large hydroponic greenhouse complexes exist throughout the world including Holland, Israel, England, Germany, the Middle East, Spain and even Africa.



F. HYDROPONICS WORLDWIDE:

Holland is a leader in the industry with over ten thousand acres of greenhouses utilizing hydroponic technology. Israel is also one of the world leaders in greenhouse and hydroponic production. England's hydroponic industry, while somewhat smaller than Holland, still includes well over four thousand acres of hydroponics. Canada has over one thousand acres, but in the United States, there are only about eight hundred acres of hydroponic greenhouse production.

With the rise of the better food movement in the U.S., the demand and need for increased local production has also risen. Consumers feel good about buying directly from their local farmers and the farmers receive retail pricing for their product.

Today's consumers demand high quality and an assurance that their food is safe. Knowing that local farmers are growing their food is very important, rather than buying imported produce or even Monsanto-linked big ag produce grown in the U.S. For good reason, there is a growing public distrust of imported produce which may not have been cultivated and handled with the same food safety standards as the United States. Along with dubious inspection methods, investigations regarding the illicit use of labels like "USDA Organic", scandals involving the use of prohibited pesticides and additives like melamine and methyl bromide, there is an equal public concern about the carbon footprint generated from these industrial food operations, the labor abuses and the food miles that are required to transport it to market. As witnessed through the growth of supermarkets like Wegman's and Whole Foods, consumers are exhibiting a willingness to pay a premium price to obtain food they feel good about.

We've chosen our system to utilize technology that has been proven by the world's leading growers to be the most efficient, most productive, and most profitable, and we have gone through extensive training and research to capably do so.

SECTION 2: MANAGEMENT STRUCTURE & BIO's

A: MANAGEMENT STRUCTURE

Herb'N Garden Farms (LLC) is an equal partnership between Ari Sobel, Liz Colosimo, Kevin Colosimo and Christina Drum. It is proudly a certified women owned business.

Owner / Chief Executive Officer: Ari Sobel

Owner / Chief Marketing Officer: Elizabeth Colosimo

Owner / Chief Operating Officer: Kevin Colosimo

Owner / Chief Information Officer: Christina Drum

Ari Sobel – Chief Executive Officer

Herb’N Garden Farms founder Ari Sobel has been in the food and beverage business for over thirty years, advancing from culinary and service positions to Director of Food & Beverage for major casino properties. Earning his A.O.S. from the Culinary Institute of America (Hyde Park) and his B.S from Cornell University School of Hotel Administration, he also completed coursework in Nutrition, Gaming Management and Computer Science at the University of Nevada Las Vegas. To learn the specifics of hydroponic greenhouse agriculture, he completed intensive coursework at the Controlled Environment Agriculture Center at the University of Arizona and at CropKing in Lodi Ohio.

Career highlights include being on the design and development team for multiple +\$200M capital projects, implementing major marketing initiatives, managing teams of +300 employees, having financial responsibility for revenues in excess of \$50M, working with celebrity chefs, producing functions for +15,000 guests and more. He has an in-depth knowledge and understanding of financial processes, food supply chain, food safety, culinary trends, property design, construction management, product development, customer service, human resource leadership and capital budget processes.

Ari is on the board of the Tidal Wave Swim Team, an adjunct faculty member at Westmoreland College and serves on occupational advisory counsels for Greene County Career and Technical Center, Western Area Career and Technical Center, Mon Valley Career and Technical Center, Westmoreland College and Steel Center Area Vocational Technical School.

Ari and his wife Christina Drum reside in Pittsburgh, PA with daughter Zoe and son Makis. Eldest daughter Heather lives nearby in Huntington, WV. They enjoy time with family & friends, cheering on the Penguins, cooking, music, motorcycles, outdoor adventures and all kinds of other stuff that they never get around to.

Elizabeth Colosimo – Chief Marketing Officer

Herb’N Garden Farms co-founder Elizabeth “Liz” Colosimo has over 22 years of hospitality operations, marketing and corporate level experience in and out of the casino gaming industry. With a B.A. in Economics from the University of Nevada Las Vegas and additional coursework at West Virginia University, she rapidly advanced in her career from front line beverage and service positions into senior management roles. She currently serves as the Marketing Manager for the Parks & Resorts division of Delaware North Company, handling marketing activities for Sequoia National Park, Kings Canyon National Park and Honey Creek State Park. Prior to that, she served as Corporate Digital Marketing Manager and Manager of New Media for Cannery Casino Resorts. She also served as the Research Analyst for the Chief Operating Officer of Cannery Casino Resorts, performing extensive financial analysis, negotiating tribal contracts and other project management. She has extensive knowledge and experience in both traditional and social media marketing platforms and has proven successful with her high energy, outgoing enthusiasm for her operational areas. She has also had extensive experience in food & beverage supply chain, pricing analytics, safety and sanitation, customer service, team member

training, financial management and human resources. Her outstanding energy is demonstrated through earning a 3.5 gpa in her degree while raising three children, working full time and moonlighting as a freelance writer for LivingSocial.

In the free time she doesn't have, she loves live music, knitting, hiking, camping, chasing her three boys, Michael, Matthew and Trevor and keeping Kevin in line. A native of Grand Island, NY, she proudly moved back after almost twenty years living in Las Vegas.

Kevin Colosimo – Chief Operating Officer

During his 21-year career in the casino gaming industry, Kevin rapidly advanced from Table Games dealer to key management positions for major Las Vegas casino resorts. He has incredible customer service and employee relations skills, is greatly experienced working and teaching others to work in highly regulated gaming jurisdictions, is adept in sales and marketing and has great experience teaching, training and creating standard operating procedures.

Kevin was honored with the highly coveted Caesar's Entertainment Chairman's Award for top performance in Leadership, Superior Guest Service & Superior Internal Service. He also was a key management member in reopening Harrah's New Orleans following Hurricane Katrina, training the Table Games management team for the pre-opening of Horseshoe Baltimore, creation of training and policy and procedure manuals for several major casinos on and off the Las Vegas strip, training hundreds of staff members in an award-winning style of customer service and leading the implementation of major department software integrations.

To learn the specifics of hydroponic greenhouse agriculture, he completed the intensive Grower's Workshop at CropKing in Lodi, Ohio.

As natives of Grand Island, NY, Kevin and Liz moved back to the island in 2016. He attended Niagara County Community College, enjoys playing hockey, barbequing, playing golf, pretending to listen to Liz and having a very active role raising three sons Michael, Matthew and Trevor.

Christina Drum – Chief Information Officer

Since 1999, Christina has worked for the University of Nevada Las Vegas, where for the past two years she's served as Interim Assistant Vice Provost & Manager of Institutional Research Analytics and Metadata. In her roles, Christina facilitates the collection, analysis, use, and governance of data, to enhance the quality of decisions guiding the University. Prior to joining UNLV's Office of Information Technology in 1999, Christina worked in the Office of Information Technology at Ithaca College. She earned a bachelor's degree in Biological Sciences at Cornell University and holds a Master of Arts in Ethics and Policy Studies from the University of Nevada Las Vegas. She is a recipient of the UNLV Alumni Association Outstanding Thesis Award and has taught Critical Thinking and Reasoning (Philosophy 102). She now lives in Pittsburgh, PA, and has telecommuted to UNLV for the past several years. For fun, she likes to make art, write, travel, hike, and spend time with her family.

SECTION 3: TECHNICAL SUPPORT

Herb’N Garden Farms has engaged CropKing Inc. of Lodi, Ohio for the purchase of greenhouses, hydroponic equipment and consulting services. We’ve negotiated an agreement for CropKing to provide horticultural and technical support for our operation and we intend to utilize their technology and methodology in growing our crops. CropKing has a proven track record in establishing successful hydroponic facilities nationwide and comes with impeccable references. They are a manufacturer and distributor of commercial greenhouse structures, hydroponic growing systems, supplies, and equipment, selling throughout the United States, Canada, Mexico, Europe, the Caribbean and the Middle East and providing services to nearly 700 commercial growers throughout U.S. They are a recognized leader in the field of hydroponics and comes with high recommendations from extension agents, colleges, and universities throughout the country.

The following personnel comprise CropKing’s core consulting team and will be instrumental in providing the information and assistance needed to successfully design, build, and operate our greenhouses.

James W Brown, Technical Services and Horticulturist

Graduate of Cornell University with a Vegetable Crops Major. Master’s and an Associate Degree from Nova Scotia Agricultural College. Jim has over 25 years of experience in the hydroponic industry as a Horticulturist, teacher and consultant on soilless growing. He is the author of the Grower’s Manual, and is in demand as a speaker for hydroponic seminars and conferences. He works with countless growers throughout the country and is widely recognized as a knowledgeable and talented professional in the hydroponics industry

Maxwell Salinger, Research Horticulturist

B.S degree Crop Science from The Ohio State University. Started a small hydroponic business growing basil and leafy greens in an old warehouse in Columbus, Ohio. Maxwell heads up research done at CropKing on their hydroponic fodder system. He assists large and hobby farmers optimize their growing environment.

Jeff Balduff, Technical Sales and Service.

B.S. in Farm Management. Raised on a widely diversified vegetable and grain farm, and was an active greenhouse grower. Assists CropKing’s customers with advice on construction as well as answers questions about growing, insect control, and disease.

CROP KING ASSOCIATIONS:

Ohio Florist’s & Ohio Nurseryman’s Association
American Society for Horticultural Science
National Greenhouse Manufacturer’s Association
Hydroponic Society of America
American Greenhouse Vegetable Growers Association

SECTION 4: MARKETING & SALES

A. THE MARKET:

1. Health Aspect:

The fresh produce market is large and growing due to increasing consumer desire to eat healthier foods, specifically vegetables. Consumers are migrating from standard iceberg & romaine head type lettuces to the higher quality, more nutritious mesclun mixes, Bibb and leaf lettuces. The quality and variety of produce departments in grocery stores continues to be the dominant factor for consumers to determine where they will do their shopping. The produce department is also the highest profit generator of any grocery store and as a result, quality is seen as the single most important factor that produce managers strive to emphasize in their product selection.

The American Medical Association, The American Cancer Society, and a host of other organizations and associations are also promoting the values of eating more fresh produce. Fresh, high quality produce is center stage in the ongoing efforts to meet consumer's needs and wants. This sentiment is echoed in multiple national publications, web sites and news forums.

American consumers are very aware of health issues and the benefits of taking better care of their bodies through exercise and better foods. Baby Boomers have had a profound influence on the market and make up over 75 million consumers. Their impact has been enormous and was responsible for the movement towards salad bars in the 1980's and for insatiable demand for everything organic today. They are now supporting locally grown produce and farmer's markets as well as shepherding a generation of Gen X'ers, Gen Y'er and Millennials that are even more voracious for new food experiences, better dining choices and the cachet of local food.

Many consumers have shown their preferences in the marketplace by purchasing produce items viewed as safe, healthful, of high quality with superior flavor and all natural. It is primarily to these groups where our marketing efforts will be focused because they are the dominant force in the market right now and will continue to be for the coming years. They have the money and are willing to spend it on products they deem to be healthy food. We see these people as our primary customers.

2. Environmental Concerns:

Consumers are very concerned about the environment and are motivated to support production operations which are “kind” to it. Hydroponic growing methods use little or no harmful chemicals including pesticides, insecticides, or herbicides. Insect and disease control are accomplished by using biological control methods which are safe for the environment.

Our growing methods are extremely conservative regarding water consumption, using only about one tenth of the water that is normally used in open field agriculture. Fertilizer needs are reduced as well, keeping costs lower, and waste materials to a minimum.

As previously mentioned, our methods are also much more efficient than indoor vertical farming, due to our usage of natural light, solar heating and evaporative cooling.

3. Stability of the Market:

The produce industry is relatively “recession proof”. Fresh produce has become a “staple” of the American diet, and people must eat. Even in recession, many consumers will defer “big ticket item” purchases and spend more on “smaller ticket items” such as food, a perfect marketing environment for premium produce.

Consumers associate spending money on premium health-centric foods with a better lifestyle and long term health outlooks. Our research shows that the produce market is a stable one, and one that a sound business can be built around.

4. The Competition:

Currently, the majority of produce consumed in the United States comes from soil grown production in California, Arizona, Florida with a tremendous amount being imported from other countries. A small amount of local vegetables are produced in season throughout the country; also typically soil grown. This results in fluctuations in quality, consistency, pricing and availability. Growing vegetables in a controlled environment like ours can be a significant benefit to the customer as the prices, availability and the quality remain stable.

B. THE MARKET POTENTIAL:

The market potential for hydroponic vegetables can be determined by examining the components of market demand, namely, population and per capita consumption. Recent statistics from the United States Department of Agriculture indicate that per capital consumption of fresh vegetables has increased significantly.

Lettuce is second only to potatoes as the largest fresh vegetable consumed in the United States, according to a report by the Leafy Greens Council, St. Paul, MN. Based on data obtained

from the U.S.D.A. annual per capita consumption of leaf lettuce and romaine has increased more significantly than any produce category.

The market potential in any given area can be determined by taking the per capita consumption times the population in the desired market area. The resulting figure represents the total market. Studies show that it is reasonable to expect to achieve at minimum a 5% market share and as high as 25% with a superior quality product over the competition.

Our market will be within a 100 mile radius of the greenhouse site, which includes Buffalo NY, Rochester NY and Erie PA. Our county and the surrounding 100-mile radius, contains over 2,400,000 consumers who will be ideal candidates for our hydroponic produce. This area is more than ready and in need of a controlled environment agricultural operation.

At 6.4 pounds of lettuce per capita, annually, the local market alone represents a market for over 12,800,000 pounds of fresh market leafy lettuces. Each head of lettuce weights approximately 6 oz.

Below are tables showing the requirements for hydroponic facilities to meet a certain percentage market share for the area that Herb'N Garden Farms will be targeting:

MARKET POTENTIAL - LETTUCE

Market Potential: Population of 2,000,000 x 6.4 lbs. = 12,800,000 lbs. of Lettuce

Percent of Market	Market Size	lbs. of Lettuce	Avg. Lb Production per Bay	Number of bays required to fulfill market
5%	of 12,800,000	= 640,000 lbs. /	20,952 =	30
10%	of 12,800,000	= 1,280,000 lbs. /	20,952 =	61
15%	of 12,800,000	= 1,920,000 lbs. /	20,952 =	91
20%	of 12,800,000	= 2,560,000 lbs. /	20,952 =	122
25%	of 12,800,000	= 3,200,000 lbs. /	20,952 =	152

MARKET POTENTIAL - TOMATOES

Market Potential: Population of 2,000,000 x 20 lbs. = 40,000,000 lbs. of Tomatoes

Percent of Market	Market Size	lbs. of Tomatoes	Avg. Production per Bay	No of Greenhouse bays required to fulfill market
5%	of 40,000,000	= 2,000,000 lbs. /	25,200 =	79
10%	of 40,000,000	= 4,000,000 lbs. /	25,200 =	158
15%	of 40,000,000	= 6,000,000 lbs. /	25,200 =	238
20%	of 40,000,000	= 8,000,000 lbs. /	25,200 =	317
25%	of 40,000,000	= 10,000,000 lbs. /	25,200 =	396

Note: With only a three bay greenhouse to begin with, clearly the market demand greatly exceeds our proposed growing capacity and provides ample room for future growth.

Currently, 95% of all tomatoes consumed in the United States come from one of three areas, Mexico, Florida, or California. The other 5% comes from local areas of production and are generally “in season” tomatoes, meaning that they are only available in the summer growing season. Only a small fraction of this is hydroponic grown tomatoes.

The tomatoes produced in the three major areas mentioned above are all field grown, with the majority being picked at “mature green” which means there is no color on the tomato except green. The rationale for this is that the tomatoes are better able to withstand the rigors of harvesting and rough handling when green and hard, rather than vine ripe, and softer. Once harvested, these hard green tomatoes are transported to a packing facility where they are again mistreated, washed, graded, into boxes and put into very large ethylene gas chambers for a twenty-four hour period to artificially “ripen” them. This process, along with the fact they are picked green, accounts for the poor flavor of the common field tomato.

In addition to lousy flavor, the appearance and consistency of the field tomato leaves much to be desired. Depending on the origin, they can be as hard as a baseball or soft and mushy. A video promotion by the California Tomato Growers Association shows with pride how their tomatoes are able to be dropped from a three foot height onto a hard surface without bruising. The appearance of these field tomatoes is often pink or sometimes almost transparent, with an “anemic” coloration that makes them very unappealing to consumers. They have generally been treated with high concentrations of chemical pesticides making them even less desirable to the average consumer. Consumers continue to buy them because there are no alternatives for most of the year. Many consumers falsely believe that they are buying “hot house” tomatoes, when they purchase out of season. They are not aware that they are buying field tomatoes.

Additionally, in typical field tomato operations, up to 50% of the fruit is left to rot on the vine due to irregular size, shape or not being ready at time of harvest. This resulting waste further exacerbates the inefficiency of water, nutrient and other input usage of field based farming.

With our growing method, over 95% of the fruit will be consistent in size, shape and will be easily saleable. We are determined to provide tomatoes that far surpass the flavor, texture and overall quality of our field grown competition.

C. THE MARKETING APPROACH:

With the consumer clearly favoring locally grown, high quality produce, in addition to their willingness to pay a premium price for it, our marketing approach will be simple.

Heightened consumer interest in fresh, local, safe foods with superior flavor presents opportunities to promote our produce. We also have the ability to grow smaller quantities of

very high value microgreens and baby lettuces for the gourmet foods market segment. Consumers are concerned about health issues and chemical usage on their produce also and they prefer buying U.S. grown over imported. This is a great opportunity for Herb’N Garden Farms.

We intend to exploit this demand for premium quality and have been personally contacting produce buyers in our market region and introduce to them our product.

The following markets are a small fraction of the total business identified and targeted for our first phase.

Grocers

Wegman’s
Tops
Aldi
Orchard Fresh
Whole Foods
Giant Eagle

Restaurants

Downtown Buffalo Fine Dining
Riverstone Grill
This Little Piggy
716 Food & Spout
Seneca Casinos
Buffalo Proper

Farmers Markets

Grand Island Market Monday
N. Tonawanda Farmers Market
Hamburg Farmers Market
North Buffalo Farmers Market
Kenmore Farmers Market
Elwood Bidell Farmers Markets

Within our market radius, there are also dozens of hotel conference centers, produce wholesalers and other points of distribution.

We are continually growing our brand awareness through both traditional channels and strategic use of digital marketing to create a recognizable, memorable brand that consumers will go out of their way to choose.

It has been consistently found in markets throughout the country that hydroponically grown lettuce can bring a premium of 25% to as high as 50% over field grown lettuce. Our market research has indicated that many local grocers are willing to pay a premium price to have this high quality lettuce added to their product line.

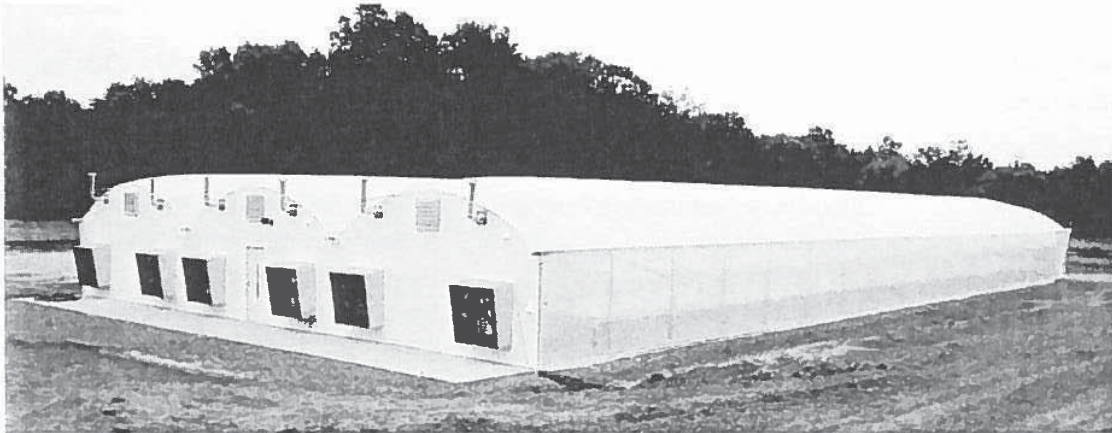
Quality, diversity, consistent supply, and superior service will be the hallmarks of our marketing approach. We will position our produce as the best, “clean harvested”, locally grown, consistent and highest quality produce available. Consumers and retailers will associate with our brand identification. All of our products will be labeled identifying them as locally grown in the USA, pesticide free, herbicide free, non-GMO and “clean harvested”. It is also our goal to achieve organic certification, which will be prominently featured in our packaging.

Packaging will be premium, attractive and professional. Using a combination of rigid, clear crispers, bulk packs, and refrigerator friendly bags labeled with the benefits to the consumer. Our whole head hydroponic lettuce and some of our fresh herbs will be sold with the roots on, lengthening the shelf life and improving the quality of the product after the sale.

We intend to emphasize service to our retailers by providing them the quantity of product they want, when they want it, and by guaranteeing the product quality and shelf life.

SECTION 5: GREENHOUSE & EQUIPMENT

A. GREENHOUSE & EQUIPMENT NEEDS:



The greenhouse, NFT and Bato bucket hydroponic systems will be purchased from CropKing Inc. The DWC tanks will be constructed on site using tubular steel framing and polyethylene liner.

The greenhouse is of the gutter connect style, meaning that each section, or “bay” is connected to the next one, so that with a three bay unit, rather than having three separate greenhouses, we will have one greenhouse containing three bays connected together.

This gutter connect design, while slightly more costly up front, makes for better utilization of our property, allows for easier management of employees, and makes more efficient use of energy. The surface area of a gutter connect greenhouse is less than the equivalent size in freestanding units, thereby reducing heat loss, and reducing fuel costs.

The greenhouse is designed to withstand harsh weather, including high winds and heavy snowfall. It is designed for a 20 lb. snow load factor and up to 80 mph. wind load, although snow does not stay on the greenhouse due to the design of the structure and the melting effect from the warmer inside temperature.

The greenhouse top and sidewalls will be covered with a double layer of special, UV treated polyethylene (PE), which is warranted for four years. The double layer of film allows for insulation, similar to that which a storm window provides, allowing a “dead air” space slowing down heat loss by convection.

We have conducted research regarding a number of different greenhouse coverings, including single layer PE, double layer PE, glass, corrugated polycarbonate and twin wall polycarbonate and have determined that we will get the fastest return on investment with near optimal light

transmission and extremely efficient insulating properties necessary in a northern environment from the solution that we've selected.

The north wall receives no incoming sunlight, so a solid material will be used that will be insulated on the interior. The south wall will be covered with a double wall, rigid polycarbonate material which is warranted for ten years, allows full light, but also offers the insulation quality we need.

The equipment inside the greenhouse is sized for our area, with considerable calculations being made to determine the proper sizing for heaters, fans, and cooling equipment.

A microprocessor based environmental controller handles the staging on and off of equipment required to heat or cool, ventilate or dehumidify the greenhouse.

Specialized nutrient controllers will be installed to accurately balance the nutrient feed water 24 hours a day. Additional, a data logging iGrow system will be installed to monitor and report critical operating metrics, data and warnings to the management team via smart phone.

The NFT Growing Channels have been selected because they consistently offer high quality growth opportunity to the plants. The wide, flat bottomed channels provide optimal gas exchange to the root system of the plants. Algae growth is greatly reduced due to the fully enclosed system which excludes the light. The channels and covers are made from UV stable, food grade PVC plastic and are easy to handle and clean, due to their removable tops.

For our vining crop Bato bucket system, we've chosen perlite as the growing media due to its low cost, availability and its performance qualities. Other media were studied including rockwool and peat moss, both of which work well, but do not match the positive benefits of perlite. Perlite has another advantage which is ease of disposability. Perlite, being 100% natural, can easily be disposed of by spreading it on farmland, making an excellent soil amendment.

We will also need to construct a small packing and supply storage shed structure with refrigerated storage facilities in order to hold our products in the most hygienic manner between harvest and delivery.

At a future date, it is our intention to open an attractive, upscale retail facility for easy direct marketing to consumers, but that is not included in this initial phase of the project.



SECTION 6: SITE CONSIDERATIONS

Herb’N Garden Farms will be located on VL Lang, Grand Island, NY, where there is sufficient property for the greenhouse, as well as for potential expansion in the future. This site zoned M1, is permitted to be used for both growing, packing and for retail operations, which will significantly aid the growth of our business. It is oriented north/south and is open on all sides for full exposure to sunlight, which is especially important in the fall and winter months. All major utilities, including power, city water, sewer, natural gas, telephone and data are available at on the property or immediately adjacent to it. The publicly accessible roads are fully paved and serviceable by tractor trailer style trucks which facilitates construction and future deliveries. The site is largely cleared of major growth and will need minimal earth work in order to prepare it for construction of our facility, which decreases our overall construction costs. The site was strategically selected for its proximity to I90 and Grand Island Boulevard and is located next door to an office park, warehouse complex that can provide space for administrative and warehouse functions for the business.

Our partners Kevin & Liz Colosimo live within 3 miles of the location, which yields tremendously easy access for us in case of emergency.



Herb'N Garden Farms Location

Section 7: CAPITAL DATA

A. NOTES TO CAPITAL DATA

1. Three bids were obtained for greenhouse equipment from CropKing, Vertical Crop Consultants and Rimol Greenhouses. CropKing was the low bid, had the greatest expertise in hydroponics and offered the greatest amount of training and horticultural support.

B. CAPITAL DATA – GREENS & HERBS BAYS

A. GREENHOUSE CAPITAL REQUIREMENTS - LETTUCES & HERBS: \$183,215			
1-6.	2-Bay Unit, 9312 Plant Positions Greenhouse Package: Frame, Door, Covering, Cooling, Heating and Air Circulation	\$ 41,089	
7.	Environmental Control	\$ 2,429	
8.	Electrical Panel	\$ 1,985	
9.	Grower Technical Service Support	\$ 1,795	
10.	N.F.T. Lettuce System	\$ 31,249	
11.	Testing & Misc. Equipment (meters, Ph testing, Sensaphone with remote temp sensor, mixing pump, min-max thermometer, white ground cover, psychrometer	\$ 2,653	
	Subtotal, Equipment Purchases, (Items 1-11)	\$ 81,200	
Options			
12.	1603- 1000 Watt Halide, T30 AgroSun with lenses and Lighting Control Panel	\$ 26,182	
13.	Carbon Dioxide Enrichment System with controller	\$ 1,948	
14.	Environmental Control Software	\$ 995	
15.	Shade Cloth System	\$ 1,786	
16.	Insect Exclusion System	\$ 4,275	
	Subtotal, Available Options, (Items 12-16)	\$ 35,186	
17	Approx one Year: Fertilizer, Greenshield, and Sticky Strips; 3 crop rotations: Seed, and 1" Growing Cubes *saves freight to get these items with your greenhouse package	\$ 6,969	
18	Crisper Box, Crispers, labels, 20 ct. Bulk Box, and Bulk Box Liner	\$ 6,387	
	Subtotal, Supply Purchases, (Items 17 & 18)	\$ 13,356	
19.	Lumber For Endwall Framing, Cooling System Framing and Tanks, and Hardware	\$ 1,603	
20.	Concrete For Column Posts/Ground Stakes & Lettuce Tables	\$ 1,607	
21.	Gas Heater Plumbing, Vent pipe, Gas hookup	\$ 920	
22.	Interior Electrical Wiring Materials, With Conduit	\$ 2,500	
23.	Perimeter Baseboard and Insulation	\$ 1,412	
24.	Walkway Concrete, Gravel, Drain Tile, Ground Cover, Forming Lumber, and Labor to pour Concrete	\$ 3,869	
25.	Estimated Shipping Costs	\$ 6,000	
26.	Building Permits, Estimated	\$ 200	
27.	Site Preparation, Estimated	\$ 2,000	
28.	Gas and Water Hookup	\$ 2,000	
29.	Electric Hookup	\$ 1,500	
30.	Hot Water Heater	\$ 500	
31.	Packing Table, Picking Cart	\$ 500	
32.	Interior Plumbing For Sink, Material	\$ 250	
33.	Labor To Erect Greenhouse, (\$3.50/sq.ft.)	\$ 19,712	
34.	Nutrient Tank to bury (1200 gallon) per two bays (\$1400 Ea)	\$ 1,400	
35.	Labor For Electrical	\$ 5,000	
36.	Labor For Plumbing & Heating	\$ 2,500	
	Subtotal, Items 18-36	\$ 53,473	

B. CAPITAL DATA – VINING CROPS BAY

A. GREENHOUSE CAPITAL REQUIREMENTS - VINING CROPS: \$107,525			
1-9 1-Bay Tomato (720 Plant Postions) Greenhouse Package: Frame, Door, Covering, Cooling, Heating and Air Circulation	\$ 27,950	19. Lumber For Endwall Framing, Cooling System Framing and Tanks, and Hardware	\$ 858
		20. 8 x 16 Pre-Fabricated Gambrel Wood Head House Kit	\$ 2,200
10. Plant Support System	\$ 2,051	21. Concrete For Column Posts/Ground Stakes & Plant Support Posts	\$ 989
11. Four Bay Electrical Panel	\$ 2,757	22. Gas Heater Plumbing, Vent pipe, Gas hookup	\$ 720
12. Dutch Bucket & Nutrient Feed System	\$ 7,900	23. Interior Electrical Wiring Materials, With Conduit	\$ 1,200
13. Testing & Misc. Equipment	\$ 1,216	24. Perimeter Baseboard and Insulation	\$ 1,315
14. Floor Heating System ***optional depending on location	\$ 10,000	Full Floor Concrete, Wire Mesh, Gravel, Drain Tile, and Concrete Pouring Labor	\$ 8,900
15. Carbon Dioxide Enrichment System	\$ 1,163	25. Estimated Shipping Costs	N/A
16. Shade Cloth System	\$ 1,100	26. Building Permits, Estimated	\$ 200
17. Insect Exclusion System	\$ 3,500	27. Site Preparation, Estimated	\$ 1,500
18. Hydroponic Growing Supplies (Growing Media, Hydroponic Fertilizer, Seeds, Reelenz, Seed Trays, Propagation Mats & Thermostats, Vine Clips, Truss hooks, Greenshield, IPM yearly subscription, Bumble Bee Subscription, Sticky Strips, Pre-Tom) (approx 1 year Crop Supply)*	\$ 6,500	28.	
		Gas Hookup	\$ 500
Subtotal Items 1-18	\$ 64,137	29. Water Hookup	\$ 2,500
		30. Electric Hookup	\$ 2,000
		31. Hot Water Heater	\$ 500
		32. Packing Table, Picking Cart, Scale	\$ 1,500
		33. Interior Plumbing For Sink, Material	\$ 150
		34. Labor To Erect Greenhouse, (\$3.50/sq ft.)	\$ 9,856
		35. Labor For Electrical	\$ 5,000
		36. Labor For Plumbing & Heating	\$ 3,500
		Subtotal, Items 19-36	\$ 43,388
		Total, Items 1-36	\$107,525

C. CAPITAL DATA TOTAL

Greens & Herbs Greenhouse Bays	\$183,215
Vining Crops Greenhouse Bay	\$107,525
Head House (Packing Shed)	\$40,000

Grand Total Capital	\$330,740

F. NOTES TO PROFIT/LOSS SHEET:

- A. Revenue figures for the first year's monthly profit summary are based on an annual production of 111,744 heads of "Bibb" or leaf lettuce and 35,000 lbs of tomatoes with consideration given to a percentage of sales being driven by the significantly greater margins achieved through fresh herbs and microgreens.
- B. Lettuce wholesale price and retail price received is based on a year around average of \$1.50 and \$2.50 per unit respectively.
- C. Fuel is based on current prices of \$4.500 per MCF of Natural gas. Annual usage based on a normal winter is figured at 951 MCF.
- D. Electricity is based on current prices of 0.069 per KWH. Annual equipment consumption is figured at an average of 56,000 KWH annually.
- E. Greenhouse labor is based on an average of 1.5 minutes per produced plant. An hourly wage of \$10.00 is used which is based on minimum wage, plus an incentive program, plus payroll taxes. In the first year of operation, it is expected that the majority of the labor will actually be carried out by the partners.
- F. Vehicle expense is based on a cost of \$.75 per mile, figuring 250 miles per week over the 30 week production period.
- G. Interest expense is figured using a loan amount of \$338,938 for 60 months at an interest rate of 7.50%. Making the term longer could reduce loan payments.
- H. A portion of the labor costs in the spreadsheet will go to the owner/operators, since they will be contributing much of the labor.

A. FINANCIAL DATA

Section 8: 5 YEAR BUSINESS PLAN

Year 1:

Startup: Construction of 3 Bay gutter-connect structure and co-packing facility. Establishment of business. Refinement of horticultural processes. Development of business markets. GAP, GHP, NYS Ag and outside sanitation audit certifications.

Year 2:

Expansion: Addition of 3 more gutter connected bays, high tunnels and an off-site retail facility.
Business: Penetration into major chain grocery markets, food distributorships and other broad-line companies. Implementation of e-commerce site featuring our products (and our sister brand, Phat Boyz Farms) and that of other local producers.
Staffing: Addition of off-site sales person & office manager.

Year 3:

Expansion: Addition of 4 more gutter connected bays, honey bees, mushrooms, and second
Business: Addition of retail location in Buffalo south towns. Establishment of shipping to Pittsburgh and Ohio markets.
Staffing: Addition of full time horticulturalist and risk and safety manager.

Year 4:

Expansion: Addition of 4 more gutter connected bays and additional high tunnels
Business: Establishment of international shipping to Hamilton / Toronto markets

Year 5:

Expansion: Addition of 6 more gutter connected bays and high tunnels
Business: Addition of co-branded products with local breweries and wineries. Further expansion of e-commerce business. Development of culinary research and development center.
Staffing: Addition of Chief Financial Officer

Section 9: 5 YEAR FINANCIAL PROJECTIONS

Year 1:

Estimated Total Revenue: \$251,773

Estimated Operating Income: \$45,354

Year 2:

Estimated Total Revenue: \$524,082

Estimated Operating Income: \$87,334

Year 3:

Estimated Total Revenue: \$828,391

Estimated Operating Income: \$132,542

Year 4:

Estimated Total Revenue: \$1,180,021

Estimated Operating Income: \$200,603

Year 5:

Estimated Total Revenue: \$1,631,685

Estimated Operating Income: \$254,334

LEASE AGREEMENT

Landlord: ESTATE OF CATHERINE DRISCOLL (JAMES DRISCOLL, EXECUTOR)

And

Tenant: HERB'N GARDEN FARMS, LLC

WHEREAS, Landlord and Tenant have entered into a Contract of Sale dated September 14, 2017, for the sale of real property as set forth herein as the "Location" being leased.

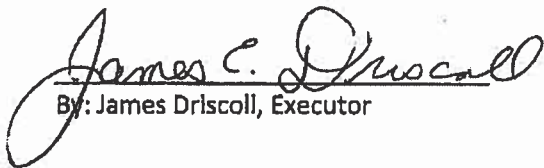
NOW, for good consideration it is agreed between the parties as follows:

1. **Location:** Landlord hereby leases and lets to Tenant the premises described as follows:
VACANT LAND on LANG BOULEVARD, Grand Island, New York 14072
SBL: 23.00-3-29
2. **Term:** This lease shall be on a month-to-month basis and shall commence September 28, 2017.
3. **Rent:** Tenant shall pay Landlord the monthly rent of \$100.00 each payable at closing or at the termination of the lease. Tenant shall pay a security deposit of \$ 0.00.
4. **Notices:** All notices to Tenant shall be in writing and sent via regular U.S. Mail to 5605 E River Rd, Grand Island, NY 14072. All notices to Landlord shall be in writing and sent via certified U.S. Mail to 1777 West River Rd, Grand Island, NY 14072.
5. **Improvements:** Tenant shall not make any improvements or erect any structures onto the land leased herein during the term of the tenancy without written consent from the Landlord.
6. **Tenant further agrees that:**
 - a. **Condition of Premises:** Upon the expiration of the Lease the tenant shall return possession of the leased premises in its present condition. Tenant shall commit no waste to the leased premises.
 - b. **Assignment or Subletting:** Tenant shall not assign or sublet said premises or allow any other person to occupy the leased premises without Landlord's prior written consent.
 - c. **Alterations:** Tenant shall not make any material or structural alterations to the leased premises without Landlord's prior written consent.
 - d. **Compliance with Law:** Tenant shall comply with all building, zoning and health codes and other applicable laws for the use of said premises.

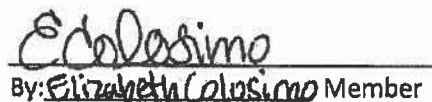
- e. **Tenant's Conduct:** Tenant shall not conduct on premises any activity deemed hazardous, a nuisance.
 - f. **Right of Termination and Re-Entry:** In the event of any breach of the payment of rent or any other allowed charge, or other breach of this Lease, Landlord shall have full rights to terminate this Lease in accordance with state law and re-enter and re-claim possession of the leased premises, in addition to such other remedies available to Landlord arising from said breach.
7. **Landlord Improvements:** The landlord shall make the following improvements:
NONE
- 8. **Subordination:** This Lease shall be subordinate to all present or future mortgages against the property.
 - 9. **Time of Essence:** Time is of the essence in this agreement.
 - 10. **Indemnity:** Tenant will indemnify and hold Landlord and Landlord's property--including the leased premises--free and harmless from any liability for injury to or death of any person, including Tenant, or for damage to property arising from Tenant's using and occupying the premises or from the act or omission of any person or persons, including Tenant, in or about the premises with Tenant's express or implied consent.
 - 11. **Binding of Heirs and Assigns:** Subject to the provisions of this lease against assignment of Tenant's interest under this lease, all lease provisions extend to and bind, or inure to the benefit of, the parties to this lease and to every heir, executor, representative, successor, and assign of both parties.
 - 12. **Rights and Remedies Cumulative:** The rights and remedies under this lease are cumulative, and either party's using any one right or remedy will not preclude or waive that party's right to use any other. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.
 - 13. **Choice of Law:** This agreement is to be construed under New York law. All obligations of the parties created under this lease are performable in Erie County, New York.
 - 14. **Legal Construction:** If any one or more of the lease provisions are for any reason held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this lease, which will be construed as if it had never included the invalid, illegal, or unenforceable provision.

15. **Attorneys Fees:** Should Landlord enlist the services of an attorney to enforce any terms of this Agreement, Tenant shall be liable for such fees, costs and disbursements.
16. **Amendment:** No amendment, modification, or alteration of this lease is binding unless in writing, dated subsequent to the date of this lease, and duly executed by the parties.
17. **COUNTERPARTS:** This Agreement may be executed in multiple counterparts and all such counterparts shall be deemed to constitute one final agreement, as if each Party had signed one document. Each such counterpart thereof shall be deemed to be an original, binding the Parties subscribed thereto, and multiple signature pages affixed to a single copy of this Agreement shall be deemed to be a fully-executed original document.

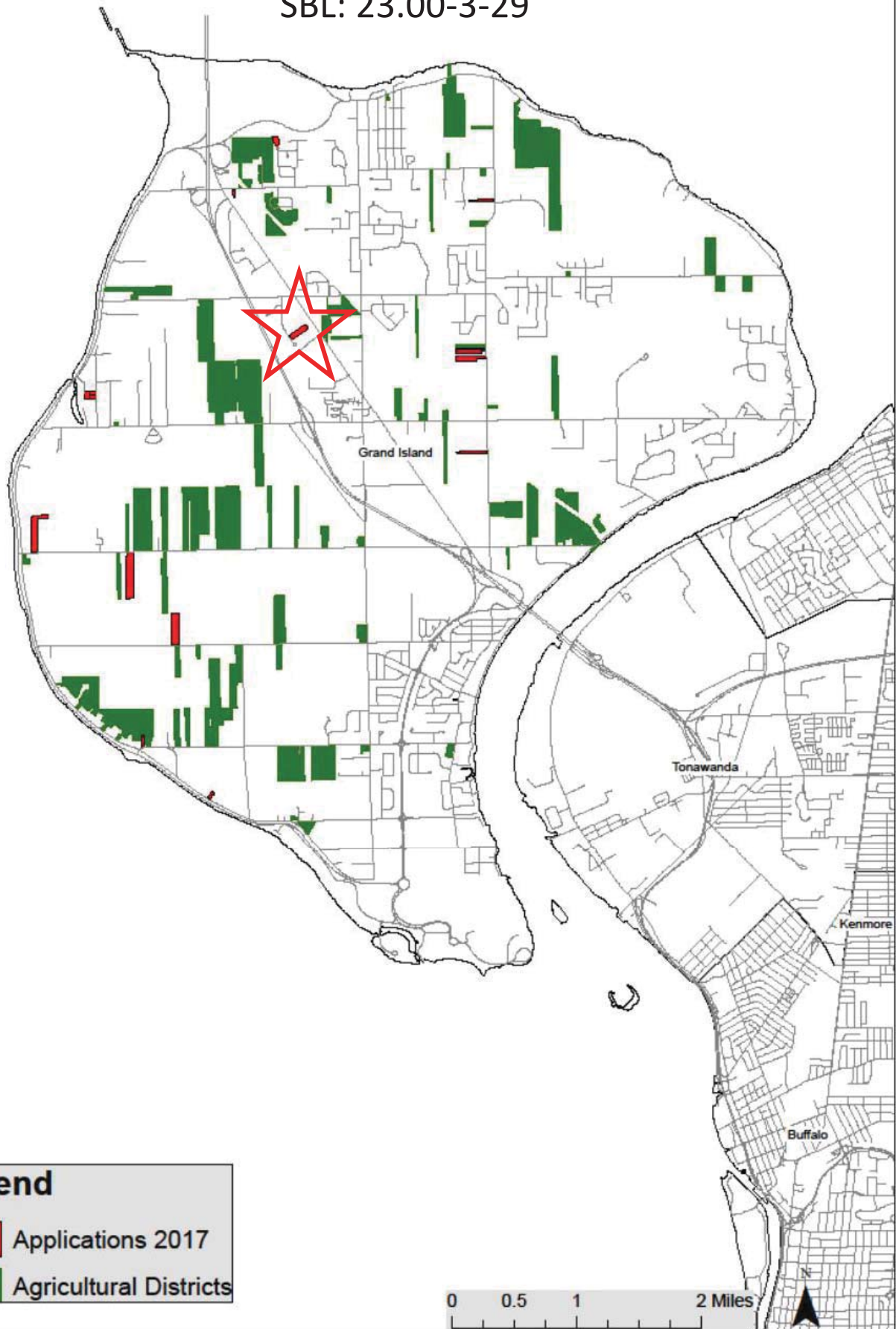
ESTATE OF CATHERINE DRISCOLL
LANDLORD


By: James Driscoll, Executor

HERB'N GARDEN FARMS, LLC
TENANT


By: Elizabeth Colasimo Member

#19 – Herb’N Garden Farms
Kevin Colosimo
SBL: 23.00-3-29



#19 - Herb'N Gardens (Colosimo)



04/20/2016

20 – SHEEHAN/SHEEHAN APPLICATION & MAPS

21

AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture. (NYS Agriculture and Markets Law 25AA, §303-b)

REQUESTS WILL BE ACCEPTED FROM **SEPTEMBER 1 TO SEPTEMBER 30.**

APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.
UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.

PART I: LANDOWNER INFORMATION	
OWNER NAME: <i>Shelley Sheehan</i>	PHONE: <i>(716) 791-8053</i>
ADDRESS: <i>3380 Dickersonville Rd.</i>	ALT. PHONE: <i>(716) 998-5923</i>
CITY, ST, ZIP: <i>Ransomville, N.Y. 14131</i>	EMAIL: <i>Shee.3380@Hotmail.com</i>
RENTER CONTACT INFORMATION (IF APPLICABLE)	
RENTER NAME: <i>Rachel Sheehan</i>	PHONE: <i>(716) 807-1566</i>
MAILING ADDRESS: <i>2494 Stony Point Rd.</i>	ALT. PHONE: <i>()</i>
CITY, ST, ZIP: <i>Grand Island, NY 14072</i>	EMAIL: <i>rsheehan28@Hotmail.com</i>

PART II: PROPERTY DESCRIPTION				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
FARM DESCRIPTION				
Total number of acres owned	<i>10</i>			
Total number of acres farmed/cropped	<i>1</i>			
Total number of acres rented (from another landowner as part of the subject farm)	<i>0</i>			
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?	<i>Y / (N)</i>			
Annual gross income from agricultural operation	<i>0</i>			
Capital investment in agricultural operation over past 5 years: (please check one)				
<input checked="" type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
<i>100.01-1-1.01</i>	<i>1 Sample Street</i>	<i>Anytown</i>	<i>10.2</i>	<i>No</i>
<i>24.19-4-4</i>	<i>2494 Stony Point Rd</i>	<i>Grand Island</i>	<i>4.40</i>	<i>no</i>
<i>24.19-4-5</i>	<i>2494 Stony Point Rd</i>	<i>Grand Island</i>	<i>2.20</i>	<i>no</i>

PART III:**AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

Our plan is to buy chickens and sell the eggs at the local Farmers Market. In the future we would like to get other animals.

Identify the operating status of the farm operation on the subject land

- ☒ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")
☐ Existing/Established

CURRENT USE OF SUBJECT PARCEL(S) Check all that apply

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input type="checkbox"/> Cash Crop (Grain)	
<input type="checkbox"/> Cash Crop (Vegetable)	
<input type="checkbox"/> Orchard/Vineyard	
<input checked="" type="checkbox"/> Livestock (other than dairy)	
<input checked="" type="checkbox"/> Poultry	1
<input type="checkbox"/> Sugarbush/Maple	
<input type="checkbox"/> Horticultural Specialties/Christmas Tree	
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

PART IV:**SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner

Shelley M. DeMaio

Date

9-28-17

PLEASE SEND COMPLETED REQUEST FORM TO:

Elias Reden, Planner

Erie County Department of Environment & Planning
95 Franklin Street, 10th Floor, Buffalo, NY 14202

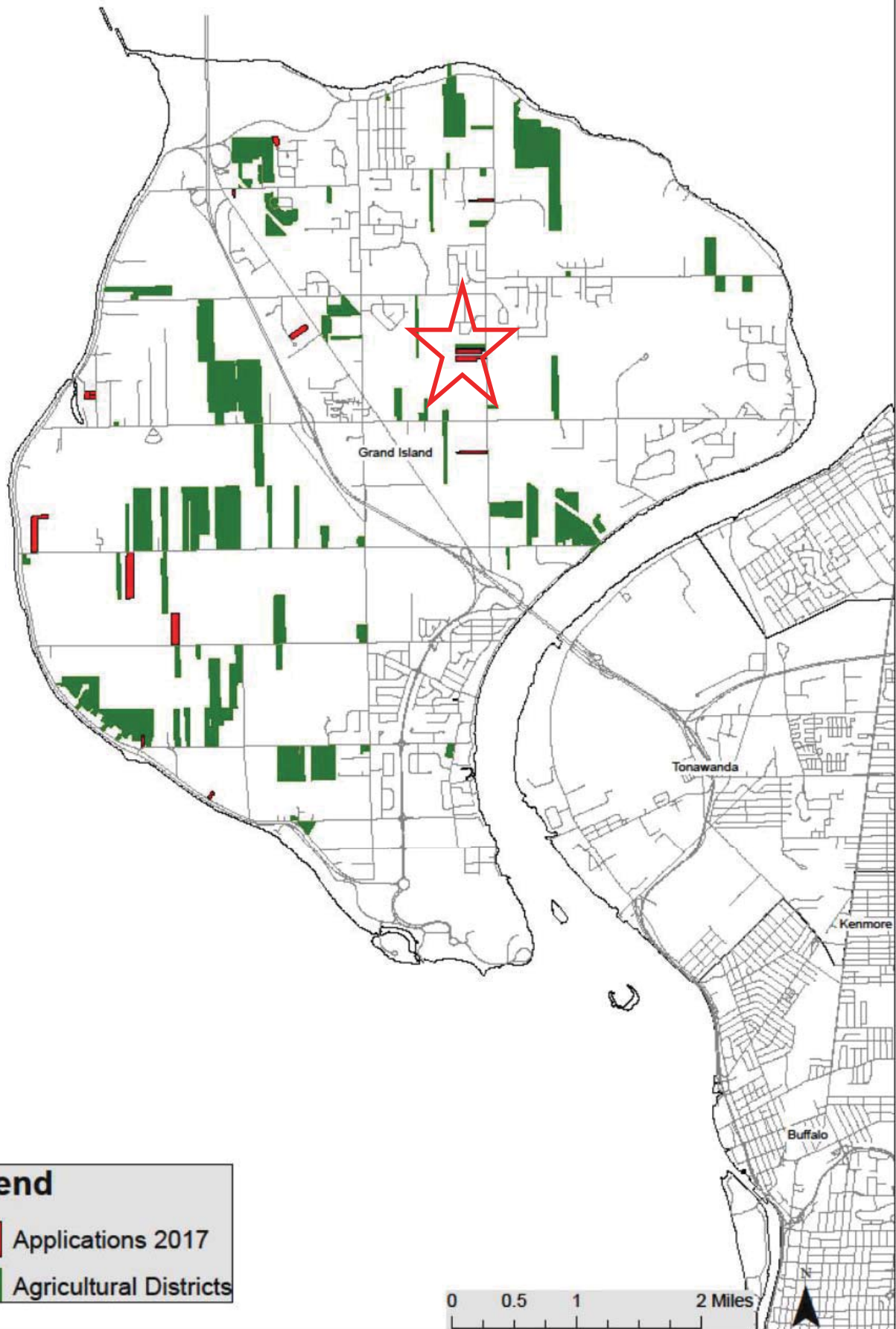
OR

agriculture@erie.gov

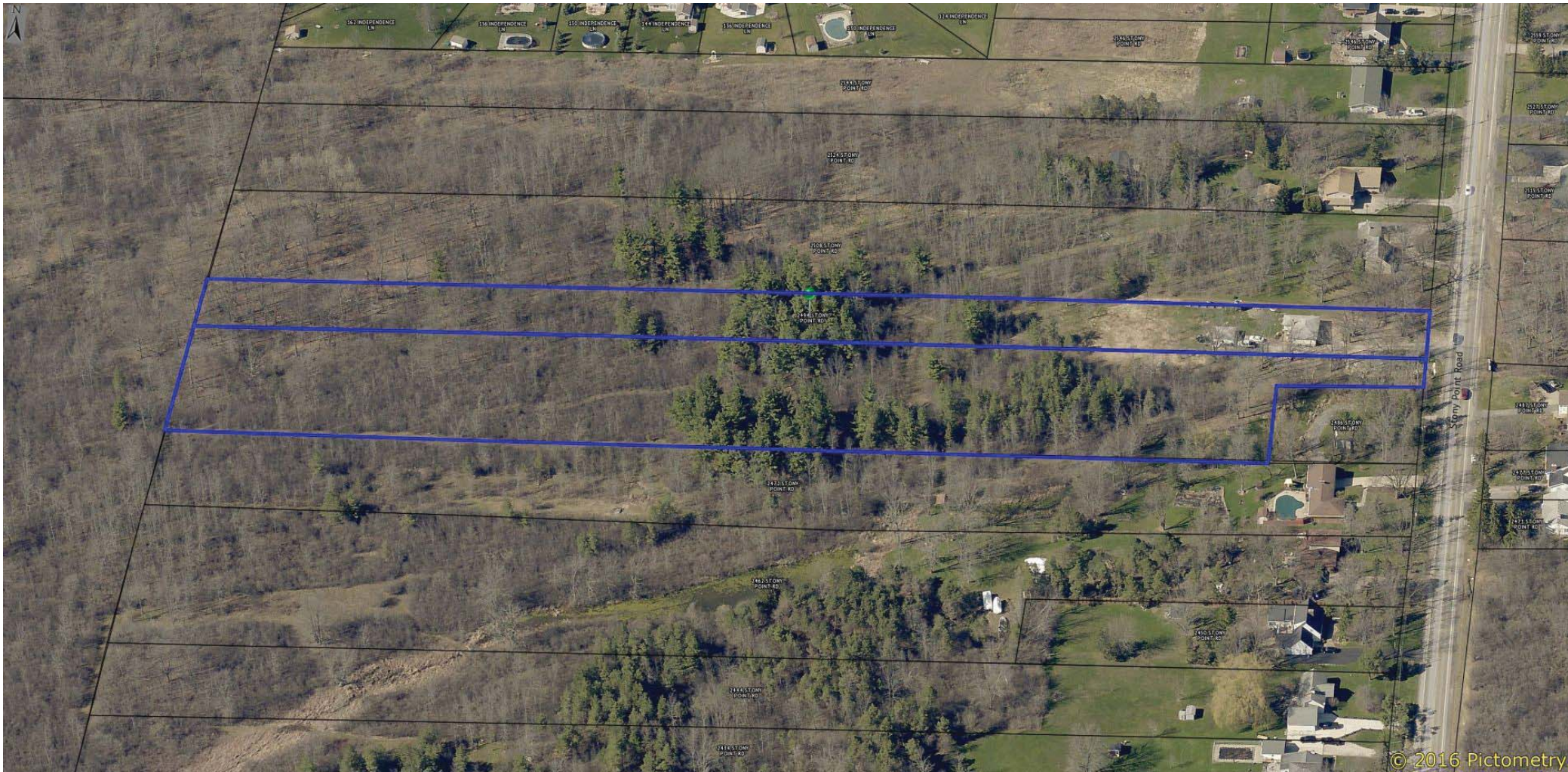
Questions? Contact Planner Elias Reden at (716)858-1911 or elias.reden@erie.gov

#20 – Rachel Sheehan/Shelley Sheehan

SBL: 24.19-4-4; 24.19-4-5



#20 - Sheehan/Sheehan

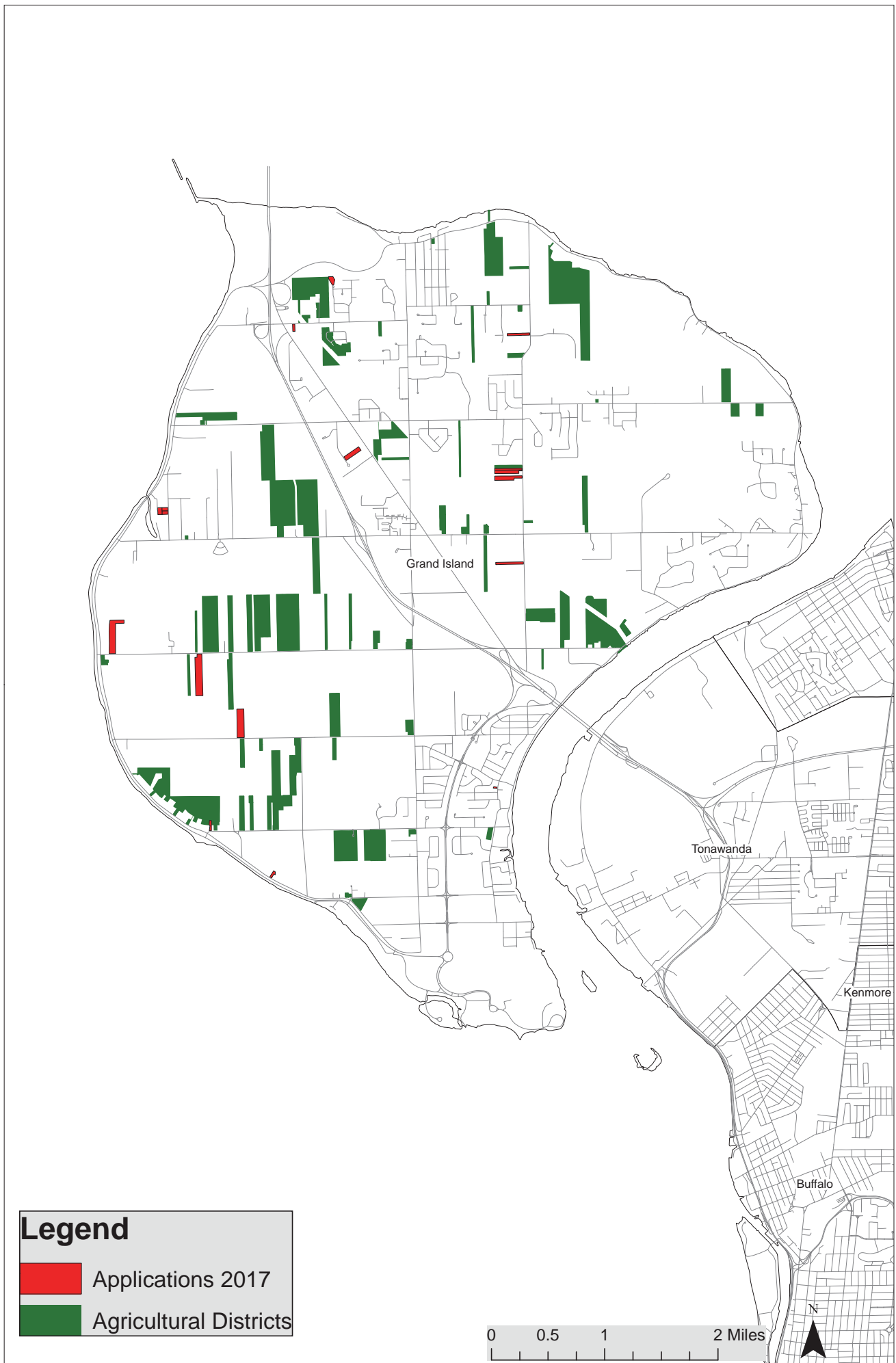


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21 – INCLUSION ANALYSIS MATRIX
PARCEL LISTING AND INFORMATION

Application #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Land Owner	Michael Derrick	Tyler J. Hill	Mark Saab	Rosemary Harrison	Pelican Lake Trust	Raymond D. Woodward	Kim Leys	Brett and Lynn Lombardo	Joseph Cinelli	Paul Thauer	James R. Montanari	Arna Frittita	Edward Kopra	Ed and Bonnie Weiser	James Olmstead	Lee Rosetti	Josephine Celano	James L. Sniadecki	Estate of Catherine Driscoll	Shelley Sheehan
Renter	N/A	N/A	N/A	Ruth Lusak	Holy Harvest Christian Trust - George Konstantakis (contact)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Herb/N Garden Farms - contact Kevin Colosimo (CDO)	Rachel Sheehan
Address	6140 Benning Rd. Orchard Park	1288 Church Rd. Evans	7200 Clinton St. Elma	608 Niagara Falls Blvd Tonawanda	3801 Bowen Road Lancaster	13118 Steiner Rd. Newstead	2076 Stony Point Rd. Grand Island	3387 Staley Rd. Grand Island	2809 Lowe Rd. Grand Island	230 Pin Oak Cr. Grand Island	3012 Staley Rd. Grand Island	2462 Stony Point Rd. Grand Island	3134 Stony Point Rd. Grand Island	1301 W. River Rd. Grand Island	974 Stony Point Rd. Grand Island	2524 Long Rd. Grand Island	2341 Falls Link Grand Island	945 West River Rd. Grand Island	0 Lang Blvd Grand Island	2404 Stony Point Rd. Grand Island
SBL	198.00-2-5.2	221.00-5-13.2	137.02-5-11	137.02-5-32	67.63-2-9	116.00-2-44	74.00-2-29.1	37.03-3-15	85.20-1-21.1	50.02-1-16.1	11.20-4-46	50.00-1-4.2	37.01-3-1	24.07-2-23	50.18-1-21.11	51.18-3-34	23.08-1-22	36.01-3-2.1	36.01-3-11	23.00-3-29
Parcel Size (Acres)	28.14	4.3	11.7	0.1992	10.1	3.73	3.05	11.91	10.05	1.74	14.43	5.18	2.43	0.96	0.24	0.8292	3.6	0.855	3.8	6.8
Annual Gross Income (from Schedule D)	64,200	2,500	0	0	10,000	0	0	4,500	0	0	0	0	0	0	200	0	0	0	0	0
Capital Investment- past 5 years	N/A	10,000 - 50,000	10,000 - 50,000	N/A	N/A	< 10,000	N/A	< 10,000	N/A	N/A	N/A	N/A	N/A	N/A	< 10,000	N/A	N/A	N/A	10,000 - 50,000	N/A
NYS Soil Suitability	Fair	Fair	Good, Fair	Urban Land	Good	Good	Good, Fair	Fair, Good	Fair	Fair	Fair	Good	Poor, Fair	Fair	Good	Fair	Good	Good	Fair	Good
Type of Operation	commercial horse boarding, berries/fruit orchard for baked goods	Reg. Jersey heller operation	Hay	heirloom and culturally important seeds	goats, chicken, lumber, hay	personal horse farm	Sheep for 4H and agricultural education at local schools	Hay	Honey, fruits	eggs, honey, vegetables, herbs, fruit trees, bonna trees	aquaculture, christmas tree	fruits and vegetables	horse boarding, row cropping, dairy goats	manure, herbs, maple syrup	chicken, row crop, fruit trees	firewood, chicken, vegetables	horse rehabilitation	sugarbush	three bay hydroponic greenhouse	chicken
Owner-Operated or Rented	owner	owner	owner	renter	renter	owner	owner	owner	owner	owner	owner	owner	owner	owner	owner	owner	owner	owner	renter	renter
Surrounding Land Use	agricultural, rural-residential	agricultural, rural-residential	agricultural, rural-residential	residential	rural-residential, parkland	rural residential	residential	residential	residential	residential	residential	residential, open space	residential	residential	residential	residential	residential	residential	industrial park, vacant land	residential
Possess Agricultural Assessment (Y/N)	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Municipal Zoning	Agricultural	RA - Agricultural Residential	Residential C - Agriculture	A - First Residential	Agricultural - Residential	Rural Agricultural	R-18 Single Family Residential	R-1A Low-Density Single Family Residential	R-1A Low-Density Single Family Residential	R-1D Medium-Density Single Family Residential	R-1A Low-Density Single Family Residential	R-1D Medium-Density Single Family Residential	R-1D Medium-Density Single Family Residential	R-1A Low-Density Single Family Residential	R-1E High-Density Single Family Residential	B-1 Highway Business	R-1A Low-Density Single Family Residential	R-1A Low-Density Single Family Residential	M-1 Light Industrial and Research	R-1D Medium-Density Single Family Residential
Master Plan	Support agriculture and farming as important components of the community. Support agriculture and agricultural businesses, recognizing their importance to the community	Preserve prime open space/conservation lands in designated districts, identify agricultural resources/land in the Town and direct growth away from the community	Farming has traditionally been an important component of the land use, character and economy of the rural areas of the region; not identified as a key component of the Elma community	No mention of agriculture as a component of the Tonawanda community	Agriculture plays an important role in the Town of Lancaster's economy and in shaping the Town's character. Farming is a virtually irreplaceable natural resource and agriculture continues to be a viable industry in Erie County. Based on the results of a community survey, agricultural preservation is very important to residents	Historically, agriculture has been the predominant land use in most Erie County communities; this is true in the Town of Newstead and Village of Akron. According to land use analysis, approximately 53% of farmland in the Town of Newstead is assessed as Agricultural. Agriculture is an important component of the Town and Village character and economy	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities	Preservation of the open and rural landscape by encouraging specialty agriculture and related economic activities
Framework for Regional Growth	Developing Area: Align policies and investments to encourage the conservation of agricultural and rural lands; Channel growth to areas with existing sewer and water service; Support local planning that designates areas appropriate for development and conservation, minimize conservation of agricultural lands and avoid "leap frog" patterns of development; Minimize conservation of designated rural and agricultural lands	Developing Area: Align policies and investments to encourage the conservation of agricultural and rural lands; Channel growth to areas with existing sewer and water service; Support local planning that designates areas appropriate for development and conservation, minimize conservation of agricultural lands and avoid "leap frog" patterns of development; Minimize conservation of designated rural and agricultural lands	Developing Area: Align policies and investments to encourage the conservation of agricultural and rural lands; Channel growth to areas with existing sewer and water service; Support local planning that designates areas appropriate for development and conservation, minimize conservation of agricultural lands and avoid "leap frog" patterns of development; Minimize conservation of designated rural and agricultural lands	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Rural Area: Discourage the conversion of rural and agricultural lands	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Developing Area: Align policies and investments to encourage the conservation of agricultural and rural lands; Channel growth to areas with existing sewer and water service; Support local planning that designates areas appropriate for development and conservation, minimize conservation of agricultural lands and avoid "leap frog" patterns of development; Minimize conservation of designated rural and agricultural lands	Developing Area: Align policies and investments to encourage the conservation of agricultural and rural lands; Channel growth to areas with existing sewer and water service; Support local planning that designates areas appropriate for development and conservation, minimize conservation of agricultural lands and avoid "leap frog" patterns of development; Minimize conservation of designated rural and agricultural lands	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Developing Area: Align policies and investments to encourage the conservation of agricultural and rural lands; Channel growth to areas with existing sewer and water service; Support local planning that designates areas appropriate for development and conservation, minimize conservation of agricultural lands and avoid "leap frog" patterns of development; Minimize conservation of designated rural and agricultural lands	Developing Area: Align policies and investments to encourage the conservation of agricultural and rural lands; Channel growth to areas with existing sewer and water service; Support local planning that designates areas appropriate for development and conservation, minimize conservation of agricultural lands and avoid "leap frog" patterns of development; Minimize conservation of designated rural and agricultural lands	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service
EC APP	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions	Keep land in agricultural production by protecting farmland, helping a new generation to farm, and improving the viability of all farms in the County. Support the state-certified agricultural district program with right-to-farm provisions
District	Elma 13	Southwest 8	Elma 13	Amherst 17	Lancaster-Alden 16	Alden-Newstead 1	Amherst 17	Amherst 17	Amherst 17	Amherst 17	Amherst 17	Amherst 17	Amherst 17	Amherst 17	Amherst 17	Amherst 17	Amherst 17	Amherst 17	Amherst 17	Amherst 17
Notes	applicant sent in information before modifications were made to the application	applicant plans on expanding operation to include beef and poultry	applicant purchased the farm at 7200 Clinton (attached to residence) formerly used as cattle farm, currently produces hay. Intends to expand farming operations. Town requested that they apply	growth and distribution of "heirloom and culturally important seeds, herbs, vegetables and flowers for sale and donation to individuals, community gardens and organizations to improve food security". Applicant intends to host workshops as well	hay fields consist of timothy and kentucky pasture grass	farm operation was conducted on premises in the past, may resume in the future	applicant holds special use permit from Town, also growing "fiber, hay, produce and fertilizer" to sell at GI Agricultural co-op	10-acre startup farm. \$10,000 investment is imminent	see attached 5-yr business/financial plan	raise/breed bass, bluegill, golden shiners, fathead minnows and crawfish for resale as bait & pond stock. Additionally, scotch and virginia pine	see attached 5-yr business plan and 5-yr financial projections	projected \$100 in sales. Horse used as therapy animal. Applicant considering building herb gardens. "we need 2 acres which we need to have our horse here and I feel better if we are in the ag district"	signatures from neighbors showing no objection to chickens on premises attached	primary goal: raise chickens for eggs and meat secondary goal: grow firewood sales	applicant intends to introduce egg sales and maple syrup to operation in next few years	applicant would like to grow hops vertically, have 2-4 bee hives and raise chickens for eggs	see attached 23p business plan	applicant intends to sell eggs at GI Farmers market, get "other animals" in the future		

22 – GRAND ISLAND APPLICANT MAP



23 – 30-DAY REVIEW NOTICE

PUBLIC NOTICE

30-DAY PERIOD FOR INCLUSION OF PREDOMINANTLY VIABLE AGRICULTURAL LANDS INTO EXISTING AGRICULTURAL DISTRICTS

Per New York State Agriculture and Markets Law Section 303-b, the Erie County Legislature designated September 1 through September 30 as the annual thirty-day period during which landowners may submit requests to include predominantly viable agricultural land into an existing certified agricultural district.

Copies of the application form have been provided to Municipal Clerks, Assessors, and Chief Elected Officials for distribution to interested landowners. The application is also available on the DEP website at www.erie.gov/environment.

The Erie County Department of Environment and Planning will accept applications from September 1 through September 30. Any questions on this process should be directed to the Erie County Department of Environment and Planning.

A public hearing will also be scheduled at a later date to consider all inclusion requests and the recommendations of the Erie County Agricultural and Farmland Protection Board.

CONTACT:

Elias Reden, Planner
Erie County Environment & Planning
95 Franklin Street, 10th Floor
Buffalo, NY 14202
Phone: (716) 858-1911
Fax: (716) 858-7248
Email: agriculture@erie.gov

24 – NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

PROPOSED MODIFICATION TO AGRICULTURAL DISTRICTS

Notice is hereby given that a public hearing will be held by the Legislature of the County of Erie, at the Dard Hunter Hall auditorium located at 21 S. Grove Street in East Aurora, New York, 14052 on the 16th of November, 2017 at 6:00 PM, to consider the following requests for the inclusion of predominantly viable agricultural lands within existing agricultural districts that have been submitted in accordance with sec. 303-b of NYS Agricultural and Markets Law.

ADDRESS	TOWN	APPLICANT	ACRES (total)	PARCEL(S)	DISTRICT
6140 Benning Rd	Orchard Park	Michael Derrick	28.14	198.00-2-52.2	Elma 13
1288 Church Rd	Evans	Tyler J. Hill	4.3	221.00-5-13.12	Southwest 8
7200 Clinton St	Elma	Mark Saab	11.7	137.02-5-13; 137.02-5-32	Elma 13
608 Niagara Falls Blvd	Tonawanda	Ruth Luzak	0.1992	67.63-2-9	Amherst 17
3803 Bowen Rd	Lancaster	George Konstantakis (Holy Harvest Christian Trust)	10.1	116.00-2-44	Lancaster- Alden 16
13118 Steiner Rd	Newstead	Raymond D. Woodward	3.73	74.00-2-29.1	Alden- Newstead 1

And a significant amount of land within the Town of Grand Island totaling 65.87 acres representing 17 parcels. The hearing shall consider the requests and recommendations of the County Agricultural and Farmland Protection Board (AFPB). All applications submitted and the Erie County AFPB report to the Legislature on recommended parcel inclusions is available at <http://www2.erie.gov/environment/index.php?q=agupdate>. Questions may be directed to Elias Reden, Planner at elias.reden@erie.gov.