



Community
Planning and
Environmental
Associates

March 2025

with

Cornell
Cooperative
Extension

Onondaga County
Planning

Agritourism: Land Use and Zoning Practices

Presented by Nan
Stolzenburg FAICP



Options for Farm-Friendly
Zoning to Promote Agritourism
and Balance Community
Interests

Agritourism Land Use & Zoning Practices



Please Text Questions to

315-551-2802



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What is Agritourism?

Agritourism: Combines agriculture with tourism to offer rural experiences, fresh food, and boost farm incomes.

There is rising interest in agritourism driven by consumers' desire for authentic, sustainable travel experiences, and desire for fresh, local food and the need.



Types of Agritourism?

Events/Activities

U-Pick

Christmas
Tree

Pumpkin
Patch
Corn Maze

Cidery
Brewery
Winery

And
All
Types
of On-
Farm &
Direct
Sales

Tasting
Rooms

Farm Stay

Maple
Related

Farm
Weddings

Equine
Events

Farm Stays
& Retreats

Farm
Restaurants

Farm Tours

Benefits of Agritourism

Economic diversification for farmers

Encourages entrepreneurship and small business development in rural areas & employment

Increases local tax revenues

Preserves rural landscapes, open space, farmland, and agricultural lifestyles

Promotes local food and sustainable practices

Promotes understanding of agriculture and rural lifestyles – cultural heritage appreciation

\$178 Million in
Food Sales;
1,399 jobs in
Onondaga County



But – Challenges Exist

Parking on local roads

Traffic – for visitors and farmwork

Noise

Trespassing

Signage and Lighting

Change of road, district, or community character

Commercialization of rural area



Agritourism can promote other land uses that are not wanted in a rural community

Zoning can Impose Challenges



Zoning Restrictions: Existing zoning laws can impose restrictions that **inhibit the diversification of agricultural** activities.

Economic Stagnation: Inflexible zoning frameworks result in **limiting farmers' opportunities** to capitalize on agritourism ventures and diversify their farm.

Regulatory Conflicts: Zoning can cause conflicts when tourism-related needs are not allowed.

Farmers often Deal with...



- Obtaining Event Permits
- Obtaining Special Use Permit
- Undergoing lengthy Site Plan Review
- Going to ZBA to get Variance(s)
- Meeting farm-unfriendly supplemental regulations (e.g. acreage, # of animals)

**But - Even Worse – Zoning Doesn't Address it agritourism at all!
This leads to all the above!**

Zoning Can be a Positive and Important Tool!

- Establishes permitted and conditional uses for certain agritourism uses and **adds certainty**.
- **Helps balance** agricultural, commercial and residential interests – often competing interests.
- **Addresses residents' concerns** about noise, traffic, and commercialization – reduces nuisance complaints.
- **Addresses infrastructure needs** – roads & parking
- Helps manage waste, preserve water quality and **minimize land disturbances**.

Many zoning laws are not farm-friendly and often ignore agritourism which adds to time, expense, and uncertainty for farmers!

A Comprehensive Plan is the Basis for Zoning

- Zoning is a tool that is used to meet address community needs and goals.
- The Comprehensive Plan is the legal (and policy) document upon which zoning regulations are based.
- The Comprehensive Plan needs to discuss agriculture, establish direction and policy for it, and specifically, mention the role of agritourism in the community.

Does
yours?



Before We Discuss Farm-Friendly Zoning – Understand NYS AML 25-AA and Agritourism

NYS AML 25-AA is Fundamental and Foundational when Addressing Farm Operations Located in a NYS Agricultural District

Critical: Consider AML 25-AA and Your Zoning

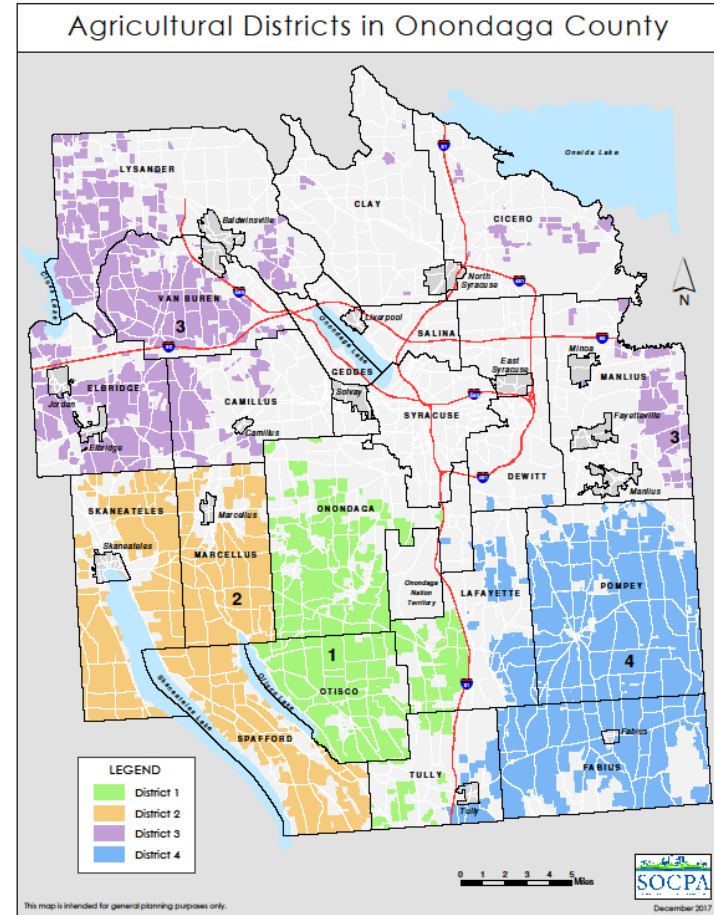
NYS AML 25-AA (1971)

Establishes NYS Certified Agricultural Districts

Requires coordination between local planning and land use decision makings and the Ag Districts program

Protects farm operations within a NYS Certified Ag District from unreasonably restrictive local regulations (Unless public health or safety is threatened)

Includes the State Right to Farm Law



Definition of 'Farm Operation' Matters



Local zoning in NYS Certified Ag Districts must not over-regulate farm operations.

So, the first and fundamental questions are:

What is a Farm Operation?

What is agritourism?

When is agritourism part of a Farm Operation?

NYS 25-AA Farm Operation Definition

“The use of land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, animal husbandry, livestock and livestock products as a commercial enterprise, including a commercial horse-boarding operation as defined in the Agriculture and Markets Law Article 25-AA, Section 301, and timber processing ...compost, mulch or other biomass crops, commercial equine operation.”



NYS 25-AA - Agritourism and Farm Operations



- The activity must benefit the farm through the sale, marketing, production, harvesting or use of the farm's products. Events must be sufficiently related to the farm operation, and the farm must produce enough of its own crops or products to substantiate need for using this marketing tool.

Guidance Is Available – Consider...

- Review of Local Laws (Section 305-a)
- Local Laws and Agricultural Districts – How do They Relate?
- Guideline for Definition of Farm Operation
- Guideline for Start-up Farm Operations
- **Guideline for Review of Local Laws Affecting Direct Farm Marketing Activities**
- Guideline for Review of Local Zoning and Planning Laws
- **Guideline for Review of Local Laws Affecting Farm Distilleries, Breweries, Wineries**



Before Working
on Zoning,
Please
Understand
These!



Zoning Example of Agritourism Definition



“An agriculture-related enterprise, *operated as an accessory use to an active farm operation* engaged in the production, preparation and marketing of crops, animal husbandry, livestock and livestock products as a commercial enterprise, which *brings together tourism and agriculture for the education and enjoyment of the public*, and which may include: hay rides, corn mazes, hay mazes, petting zoos (farm animals only), farm tours and agriculture themed festivals and other public or private events, and including as subsidiary activities the sale of gifts, clothing, beverage tastings, prepared foods, food and drink service, and other items that *promote the sale of agricultural products.*”

Zoning for Direct Sales (Agritourism) on Farm Operations in a NYS Certified Agricultural District

- Agritourism is direct marketing
- Should be allowed within all areas in a NYS Ag District
- Degree of regulation depends on nature of activity, size and complexity
- Considerations: Maximum Dimensions, Sign Limitations, product origin, on-farm preparation and sale of foods, recreational activities
- Requirement to apply for a permit is not unreasonable
- Site Plan Review may be reasonable, depending on size and scope
- Special Use Permits are **not** usually reasonable
- At least 51% of the agricultural crops, livestock and livestock products sold, on an annual basis, must be from the farm's own production.

Zoning for Direct Sales & Agritourism (continued)

- Requiring a predominance of products from farm is not unreasonable
- Kitchens, bakeshop, AND facilities to consume those foods ARE part of farm operation as long as **ingredients predominantly from farm**
- Primary purpose of on-site preparation and sale must be to market farm's products



Some zoning laws allow for start up farms having little production yet to be included as a farm operation/agritourism

Zoning for Direct Sales & Agritourism (Continued)



-
- Pre-packaged, processed products that are customarily sold at retail outlets are NOT protected under AML 25-AA.
 - Municipality can allow sale of a small percentage of these products that are locally produced.
 - On-farm events like festivals help market the Farm Operation IF they are directly related to farm, **incidental** to retail sale of farms products, hosted by farm, feature farms products

Incidentals shall not exceed 30% of total gross sales



So...Relevant Agritourism Zoning Questions You Should be Asking...

- Is it a commercial activity or an agricultural activity? Is it on a farm operation?
- Does it meet NYS Ag and Mkts 'Direct Sale' definitions and guidance?
- What are the siting concerns? Is there enough room? Will it need signage? Parking? Access?
- Will there be noise, and who will hear it and at what hours will they hear it?



Farm-Friendly Agritourism Zoning Should be...



Adaptable Zoning: Flexible zoning laws are essential for fostering agritourism while ensuring critical farmland preservation and community vitality.

Address Conflicting Interests: Balance agricultural operations with tourism expansion to minimize conflicts with other land uses. Don't over-regulate, but consider things of importance.

Preservation vs. Development: Understand the need for diversification and more farm income generation and the need to conserving rural landscapes.

Safety Regulations: for visitor protection and promoting responsible agritourism operational standards.

Farm-friendly Zoning Should Have...

- Agritourism-related definitions
- Zoning purpose statements that include promotion of agricultural activities
- Use Table should include Agritourism and/or all the other terms allowed/defined
- Supplemental Standards should outline reasonable expectations
 - Within the NYS Agricultural District
 - Not in the NYS Agricultural District

Define and Tie to AML 25-AA:

- Agritourism
- Farm Operation
- Agriculture
- Agricultural Business
- Agricultural Processing
- Agricultural Structure
- Special Event
- Brewery/Distillery/Winery

Standards to Consider

- Size of Structures
- Setbacks
- Lot Size Requirements
- Parking Locations/Bus Parking
- Traffic Flow
- Restrooms/Handwashing Station
- ADA Accessibility
- Signage
- Hours of Operations

Always consider AML 25-AA when Setting Standards and Department Guidance for farm operations in your NYS Ag District.

Note that parking areas, building sizes, and setbacks from property lines are common concerns raised about agritourism land uses. Be proactive - Address them in your zoning.

Review Processes to Consider



- Building and Zoning Permits ✓
- Special Use Permits ⚡
- Site Plan Review +/-
 - Use Modified Site Plan Review for Agritourism
- Farm operations exempt from SEQR
- Many farm buildings exempt from Uniform Code: Section 101.2

Farm Friendly Zoning Methods to Consider

- Agritourism Overlay District
- Agricultural Tourism Zoning District
- Set Buffers with new non-farm uses
- Use the Ag Data Statement
- Incorporate use of the Ag Disclosure Notice

Always consider your Town's comprehensive plan. If agriculture or agritourism is not covered – update the plan!

Other Relevant Laws to Consider with Zoning

- Right to Farm Laws
- NYS Safety in Agritourism Act
- NYS/County Department of Health Rules



Right to Farm Laws

- Adopted pursuant to Article 25-AA of New York's Agriculture and Markets Law (AML 25-AA)
- Provide protection against nuisance claims.
- Farmers within a New York State Agricultural District are also protected from nuisance claims through the State Right to Farm law.
- 3 NYS Ag Districts in Onondaga County. In all Towns except Salina and Dewitt (and City of Syracuse).
- **Does your Town have an adopted right to farm law?**

NYS Safety in Agritourism Act

- Liability
- Trespassing
- Animal Welfare
- Food Safety
- Taxation
- American with Disabilities Act Consistency (ADA)



Include items required by this Law in your site plan/modified site plan requirements to enhance consistency

Part 2 of the Session



Considerations for Breweries, Wineries, Cideries,
Wedding/Party Event Spaces

Scenarios to Practice Concepts Learned

Q and A

Resources

Consideration of Breweries/Wineries/Distilleries

On-farm processing, distillation, brewing and fermentation activity and the on-farm buildings and equipment which are needed to produce, store, distill, brew and/or ferment grains, grapes or other fruits as part of the farm operation to the extent that the distilled or brewed product, cider and/or wine that is prepared is composed predominantly of grain, hops, grapes or other fruits produced on the farm.

In addition, the on-farm marketing of distilled and brewed products, cider and wine, when the distilled and brewed products, cider and wine is composed predominantly of on-farm produced grain, hops, grapes or other fruits, is part of the farm operation.



Consideration of Weddings, Parties, Special Events

- On-farm wedding receptions, parties and special events (e.g., harvest festivals or distillery, brewery, cidery and wine tastings), including charitable events, held at farms which market their crops as wine, beer, cider and distilled spirits, help market the farm operation's product. May or may not be part of a farm operation!

Many must be decided on a case by case basis.



Scenario's and Q and A

Is this a farm operation?

Is this an agritourism operation?

What if an operation is not in a NYS Ag District?

What if it is in an Ag District, but is not a farm operation?

Other questions....

Agritourism on a Farm Operation or Not?

- <https://www.bloomsdalefunfarm.com/attractions>
- <https://www.rivervieworchards.com/>
- <https://hillrockdistillery.com/story/>
- <https://farmstayus.com/farm/blind-buck-valley-farmstead/>
- <https://www.schoharievalleyfarms.com/>
- <https://www.elmsfarms.com/>

Some Resources

- Appendix A of the NYS Safety in Agritourism Act

<https://agriculture.ny.gov/system/files/documents/2019/10/inherentriskguidanceforagritourismandpublic.pdf>

- NYS Guidelines

<https://agriculture.ny.gov/land-and-water/section-305-review-restrictive-laws>

- NYS Section 25-AA Section 305-a

<https://law.justia.com/codes/new-york/agm/article-25-aa/305-a/>

- NYS Guidelines on Direct Farm Marketing

<https://agriculture.ny.gov/system/files/documents/2019/11/305-afarmmarket.pdf>

Presenter Information

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Agritourism Land Use & Zoning Practices Part II

Options for Farm-Friendly Zoning to Promote Agritourism and Balance Community Interests



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Agritourism in NYS

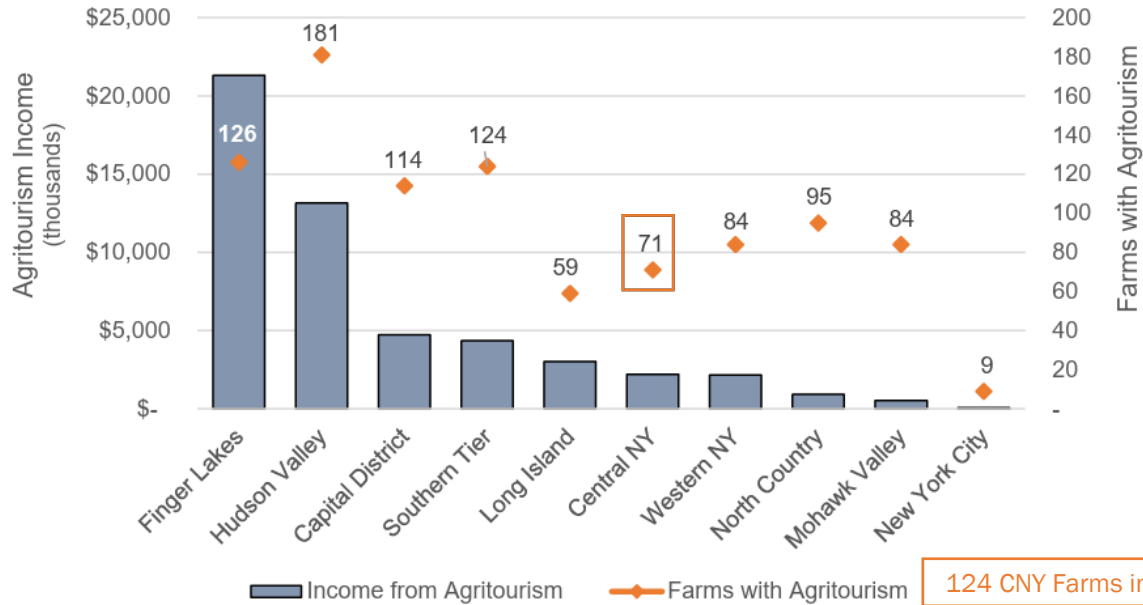
- NYS Agritourism and recreation income grew **78 percent** between 2012 and 2022.
- 947 farms in New York earning **\$55.5 million** in income from agritourism in 2022.
- 13.5 % of farm-related income in 2022.

Source: U.S. Department of Agriculture



Farms with Income from Agritourism, by Region 2022

Figure 10
Farms with Income from Agritourism, by Region, 2022



124 CNY Farms in 2024

Source: U.S. Department of Agriculture

71+ 53 Onondaga County Agritourism Grant Recipients



CCE Statewide Agritourism Resources

<https://cals.cornell.edu/cornell-cooperative-extension/work-teams/agritourism>

- [Fact Sheets](#)
 - [Where is agritourism allowed?](#)
- [Webinars](#)
 - [Agritourism for Municipal Officials](#) with Nan Stolzenburg
- [Overview of the Safety in Agricultural Tourism Act NYS](#)
- [Agritourism Risk Management in this Brand-New Era](#)
- [Send Farmers interested in Agritourism to Janet at CCE Onondaga](#)



Agritourism Land Use & Zoning Practices Part II

Options for Farm-Friendly Zoning to Promote Agritourism and Balance Community Interests



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Agritourism Land Use & Zoning Practices



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PLAN ONONDAGA

COUNTY COMPREHENSIVE PLAN July 5, 2023

plan.ongov.net



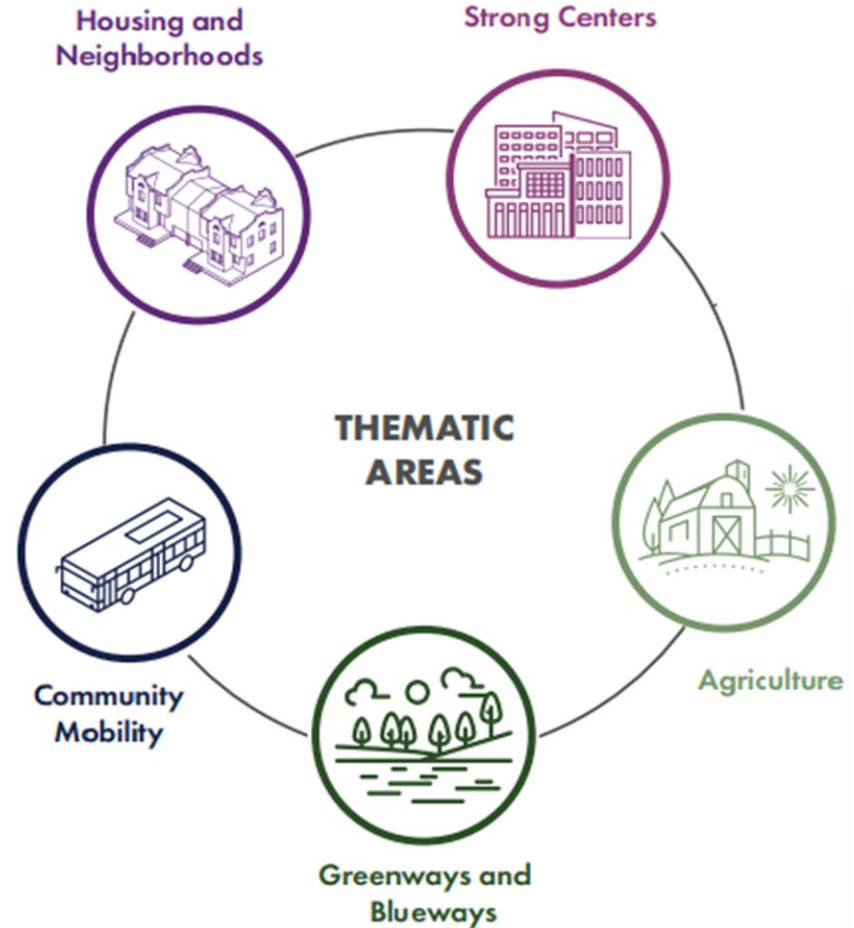
J. RYAN MCMAHON, II
COUNTY EXECUTIVE

ORGANIZING PRINCIPLES + THEMATIC AREAS

 **PLAN ON**
community based planning

 **PLAN ON**
quality of life

 **PLAN ON**
economic development





Strong Centers

Strong centers are walkable, people oriented places with a mix of jobs, housing, shopping, dining, culture, public spaces, entertainment, transportation, and services.



Housing and Neighborhoods

Housing and Neighborhoods as a planning theme addresses the needs and desires people have for the structures and places where they live.



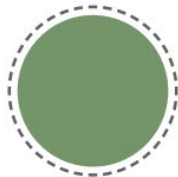
Community Mobility

Community Mobility is the ability of people to travel from place to place within Onondaga County. Community mobility strategies aim to provide more choice in the transportation system and to improve safety for all users.



Greenways and Blueways

Greenways and blueways are corridors of open space or waterways that incorporate diverse natural, cultural, and scenic features.



Agriculture

Agriculture is the science, art, and business of cultivating soil, producing crops, and raising livestock. Innovative agricultural and farming practices are needed to promote economic development while also protecting our environment.

What Role Does the County Play?

A **ADVOCATE**

M **MARKET**

BC **BUILD
CAPACITY**

L **LEAD**

P **ESTABLISH
POLICY**

In order to achieve the vision presented in this plan, all levels of government will need to build capacity. This capacity building starts with local communities knowing and expressing what they need and what they want to be through comprehensive planning.

Introduction to the Agriculture Theme

- 623 farms provide \$356 million in annual direct and indirect food sales.
- Highly productive agricultural soils and a legacy of farming.
- Agricultural economy reaches local, regional, national, and global markets.
- Agriculture defines a third of the County's landscape.
- The GROWING AGRITOURISM TREND is building meaningful connections between the local food system, residents, and visitors.
- Through planning, the County can support agriculture and the farming community to enable continued enjoyment of the healthy food, beautiful landscapes, and economic benefits they provide.

Agriculture Vision & Goals

Onondaga County will ensure that Agriculture remains a viable and integral part of the economy and defining characteristic of the Landscape.








- Provide Food and Support Local Agriculture
- Grow the Agricultural Economy
- Protect Farmland and Rural Landscapes
- Protect Natural Resources and Scenic Views






Land Use Vision






Planning Elements

-  Transit Corridor
-  Cycle Corridor
-  Traditional Center
-  Emerging Center
-  Town Growth Center
-  City Center
-  Employment Center

-  Greenway
-  Agriculture
-  Blueway

Primary Land Use

-  Commercial
-  Residential
-  Airport



ONONDAGA COUNTY AGRICULTURE & FARMLAND PROTECTION PLAN

October 2022

Onondaga County Agricultural & Farmland Protection Board

NYS Ag & Markets Law empowers Counties to create Agricultural & Farmland Boards

- Creation & review of NYS Certified Agriculture Districts
- Commenting on "Notices of Intent"
- Guiding, assessing, approving, and implementing Agriculture & Farmland Protection Boards

EDR TEAM PROJECT
KICKOFF

agriculture.ongov.net



What is the Agriculture & Farmland Protection Plan?

- It is a local decision-making tool.
- It is flexible and representative of changing needs, conditions, and emerging trends.
- It documents and affirms the character, values, and priorities of the Ag Community in NYS and locally.



Ag Profile

Working landscapes

- 623 Farms
- \$178M direct sales
- \$178M indirect sales
- 1,399 seasonal or year-round jobs



Ag Profile

**Farmland is a
good municipal
investment**



**ONONDAGA COUNTY
AGRICULTURE & FARMLAND PROTECTION PLAN**

Challenges, Needs, and Opportunities

• Ag Economic Development

- Capital intensive and risky
- Farm consolidation and increasing land prices
- New technologies

• Farmland Protection

- Urbanization
- Clean energy
- Productive soils and important farmlands
- Farmland Conservation Easements

• Linking Ag and Community

- Building community support
- **AGRITOURISM** and farmers' markets
- Local healthy foods

• Labor and the Next Generation

- Aging agricultural owner operators
- Lack of local labor
- Low wages
- Difficult working conditions
- Workforce development

• Ag and the Natural Environment

- Largest stewards of natural resources
- Existing incentive-based tools
- Carbon capture and clean energy

Vision & Goals

“Onondaga County is a dynamic agricultural community of vibrant, resilient, and experienced farm operators and farm-related entrepreneurs who are stewards of local viable farmland and the food system.”

ONONDAGA COUNTY AGRICULTURE & FARMLAND PROTECTION PLAN

GOALS



Enhance agriculture-related economic development activities and collaboration to capitalize on emerging markets, technologies, and incentives.



Strategically protect agricultural lands throughout Onondaga County to sustain and improve its vibrant agricultural operations.



Promote the importance of local agriculture and food systems throughout Onondaga County.



Support the next generation of farmers and agricultural entrepreneurs in Onondaga County.



Continue to enhance the relationship between agriculture and the natural environment.

Agritourism “Venture Proposal”

- **Corridor planning**

- Enhance municipal and agency planning coordination along agritourism corridors (Rts 20 , 80, 370)
- Analyze agricultural assets, roadside uses, accommodations, incentives, viewsheds, transportation planning

- **Marketing and promotion**

- Explore market and promotion opportunities
- Partner with Visit Syracuse and I Love NY

- **Business technical assistance**

- Agritourism venture assistance: market analysis, media support, event management

- **Municipal technical assistance**

- Agritourism best practices: zoning, site planning, design



Farm-Friendly Toolbox

• Planning Tools

- Comprehensive Plans
- Municipal Ag & Farmland Protection Plans
- Open Space Plans
- Economic Development Plans

• Regulatory Tools

- Right to Farm Laws
- NYS Certified Ag Districts
- Zoning
- Subdivisions
- Renewable Energy

• Preservation Tools

- Purchase or Donation of Development Rights (i.e., Conservation Easements)

**ONONDAGA COUNTY
AGRICULTURE & FARMLAND PROTECTION PLAN**

agriculture.ongov.net/toolbox

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FARM-
FRIENDLY
MUNICIPAL
TOOLBOX

ONONDAGA COUNTY
AGRICULTURE & FARMLAND
PROTECTION PLAN

[ABOUT](#) [THE PLAN](#) [AG MAPPER](#) [FARM-FRIENDLY MUNICIPAL TOOLBOX](#) [NEWS & EVENTS](#)

Farm-Friendly Municipal Toolbox

To assist municipalities in implementing the Agriculture & Farmland Protection Plan recommendations, and to provide a place to find best practices in local regulation and planning support for agriculture, the project team has created this *Farm-Friendly Toolbox*. The Toolbox is intended to help municipalities integrate and update their land use plans and regulations as they relate to supporting agricultural land uses, address new and changing dynamics in agriculture, and ensure consistency with NYS Agriculture & Markets laws.

Download the full Farm-Friendly Municipal Toolbox PDF [here](#).

Introduction

+

Farm Friendly Planning Tools

+

Farm Friendly Regulatory Tools

+

Farm Friendly Preservation Tools

+

Appendix A: Selected Definitions

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Appendix B: Resources

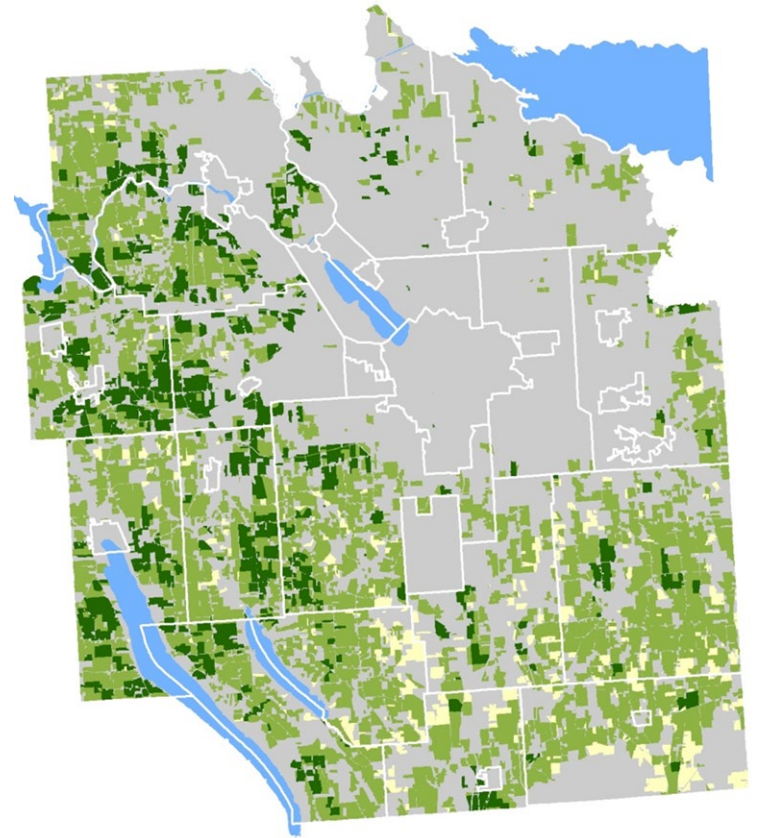
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AG Mapper

- **Identifies & Ranks Farmland**
 - 18 different variables
- **Four Focus Areas**
 - Soils
 - Agriculture proximity/density
 - Natural resources
 - Land development pressures
- **Web-based Tool**
 - Comprehensive map layers
 - Interactive & easy to use
- **Multiple Uses**
 - Municipal planning
 - Development reviews
 - Identifying protection priorities

ONONDAGA COUNTY
AGRICULTURE & FARMLAND PROTECTION PLAN

agriculture.ongov.net/agmapper



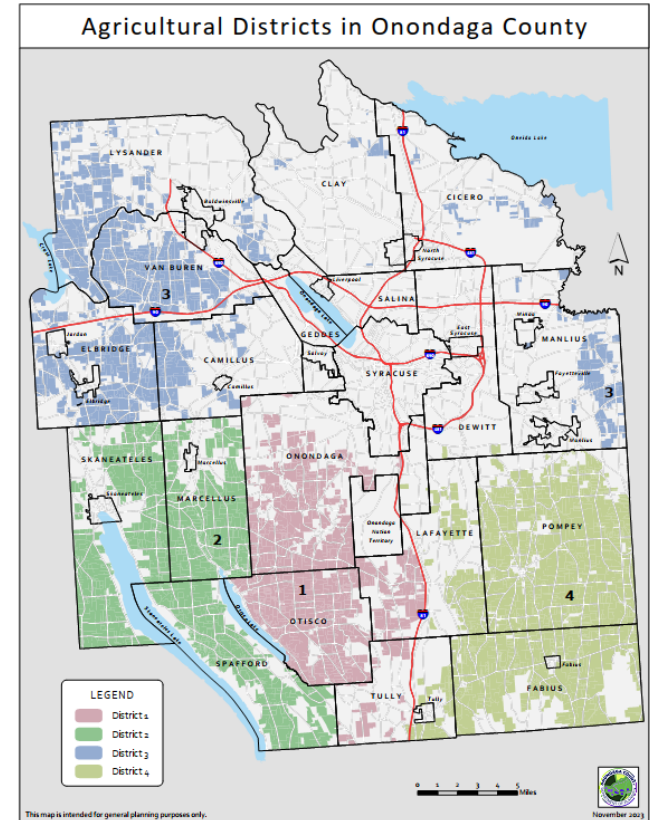
Priority Farmland

NYS Certified Agricultural Districts

- **Four Districts**
 - Virtually all towns in Onondaga County
- **Eight Year Reviews**
 - Add or remove property in January of review year
- **Annual Additions**
 - Add property every January
- **Reviewed by AFPB**
 - Produces a review report
- **Approved by County Legislature**
- **Certified by NYS AGM**

ONONDAGA COUNTY
AGRICULTURE & FARMLAND PROTECTION PLAN

onqov.net/planning/aqdist.htm



Farmland Protection

• Farmland Conservation Easements

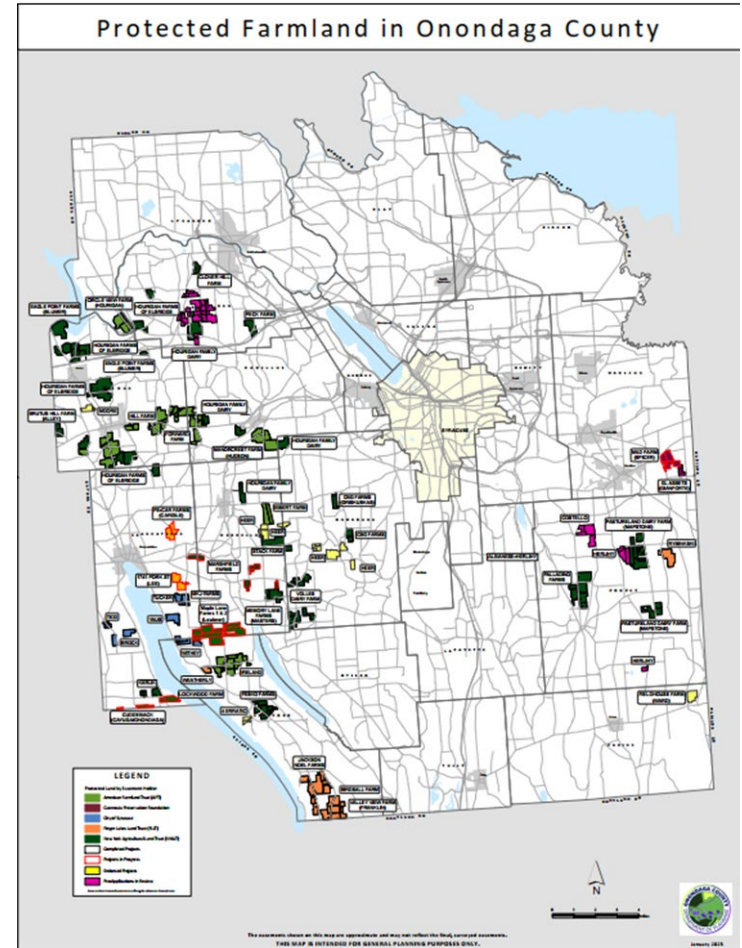
- Landowner sells or donates value of development rights
- Land is forever protected for agricultural use through an easement
- NYSAGM FPIG funding for purchases (PDR)

• Process

- Reviewed & endorsed by the Onondaga Co Agriculture & Farmland Protection Board
- Farms submit annual pre-applications
- Farms partner with a Land Trust for application to the NYS AGM FPIG or for donation
- Land Trust holds and enforces easement.
- Municipalities and SWCD can also hold and enforce easements.

**ONONDAGA COUNTY
AGRICULTURE & FARMLAND PROTECTION PLAN**

ongov.net/planning/pdr.html



Onondaga County Agriculture Council

onondagagrown.com



- Buy Local! & On Farm Fest
- New MOST Exhibit! 3/29!
- Encourages local spending
- Develops local food recognition
- Provides access to local products
- Builds relationships with ag neighbors



GROW
AGRICULTURE & FOOD SYSTEMS
IN CENTRAL NEW YORK



Opening March 29!

MOST*

**ONONDAGA COUNTY
AGRICULTURE & FARMLAND PROTECTION PLAN**

Onondaga County Agritourism Grant Program

- County Executive Ryan McMahan Launched in January 2024
- Individual awards up to \$15,000
- 53 farms awarded a total of \$790,000
- Wide variety of operations & products throughout Onondaga County
- Site improvements/access, educational programming, visitor amenities, retail development, production expansions, marketing, and new ventures.

**ONONDAGA COUNTY
AGRICULTURE & FARMLAND PROTECTION PLAN**



CNY Regional Market Revitalization Strategy

- **Comprehensive initiative focused on transforming the Regional Market into a thriving, sustainable community asset.**
- **Project Goals**
 - Develop strategies to guide physical improvements as well as changes to programming and operations.
 - Draw inspiration from innovations and investments in similar markets.
 - Prioritize improvements that best support the region's farmers and strengthen the local food system.
 - Retain and enhance the elements of the market that are already successful and well-loved by the community.

ONONDAGA COUNTY
AGRICULTURE & FARMLAND PROTECTION PLAN

www.cnyregionalmarket.org



Onondaga County Agricultural Planning & Programs

Onondaga County Department of
Planning

Carnegie Building
335 Montgomery Street
Syracuse, NY 13202

315-435-2611 - planning@ongov.net

- Plan Onondaga - plan.ongov.net
- Agriculture & Farmland Protection Plan - agriculture.ongov.net
- Farm-Friendly Toolbox - agriculture.ongov.net/toolbox
- Ag Mapper - agriculture.ongov.net/agmapper
- Agricultural Districts - ongov.net/planning/agdist.html
- Conservation Easements - ongov.net/planning/pdr.html
- Buy Local! Onondaga Grown! - onondagagrown.com
- CNY Regional Market - www.cnyregionalmarket.org

ONONDAGA COUNTY
AGRICULTURE & FARMLAND PROTECTION PLAN

Thank you!

Agritourism on a Farm Operation or Not?

Questions?

<https://www.bloomsdalefunfarm.com/attractions>

<https://www.rivervieworchards.com/>

<https://hillrockdistillery.com/story/>

<https://farmstayus.com/farm/blind-buck-valley-farmstead/>

<https://www.schoharievalleyfarms.com/>

<https://www.ellmsfarms.com/>

THANK YOU FOR AN AMAZING 2024 FALL SEASON!
2025 DATES COMING SOON!



[Home](#)

[Plan Your Visit](#)

[Farm Info](#)

[TICKETS >](#)

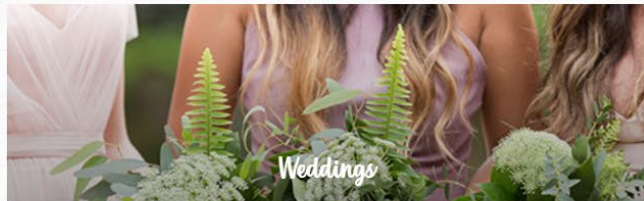
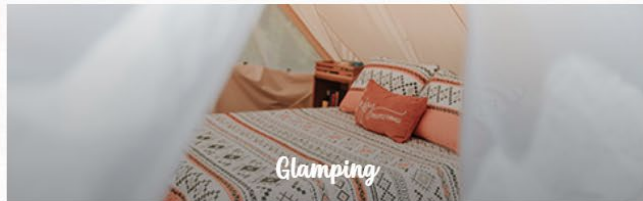




Blind Buck Valley Farmstead In Upstate New York

Family and friendship is at the heart of everything we do.

Our goal is to be a gathering place for you to connect with loved ones, unplug, and experience nature, and we hope to make your stay as unique as possible. We are committed to the community we serve and the land that supports us. BBVF is home to goats, chickens, pigs and barn cats. Come explore our 180 acres and **create memories to last a lifetime.**



What Guests Are Saying

“The farmhouse is a perfect place for a family reunion! We’ve been coming for the last few years, and it’s awesome each time we visit. There is plenty of space to hang out. Between walks around the property, playing cards in the sunroom, swimming, enjoying a hot tub soak, playing pool, jumping on the trampoline, or enjoying a family meal around the large table, there is plenty of space and fun for all ages.”

Stephanie



THE LAND WE FARM PROVES ITS
ABUNDANCE EACH AND EVERY YEAR,
PROVIDING YOU WITH THE BEST IN FARM
FRESH FRUITS AND VEGETABLES. ON THE
BEST FARMLAND IN NEW YORK STATE, WE
GROW OUR OWN TOP-QUALITY PRODUCE.

The best in farm-fresh Baked Goods is available our entire year. Enjoy our homemade specialty carrot cakes, cookies, chocolate glazed brownies, muffins and seasonal pies. Sit and relax in our Café with a bowl of homemade soup or one of our specialty sandwiches or salads made with vegetables fresh-picked from our fields. Our shelves are brimming with Country Gifts with a focus on Schoharie Valley and New York State products. Our specialty designed Floral Pieces cover our walls. Take home the finest in gourmet jams and jellies, mustards, crackers, honey and maple syrup. Browse through our full line of locally made products and seasonal gifts. We create made-to-order gift baskets and arrangements throughout the year. At Schoharie Valley Farms, we know you'll be pleased with whatever you choose. Come see us soon.



Agritourism Land Use & Zoning Practices Part II

Options for Farm-Friendly Zoning to Promote Agritourism and Balance Community Interests



Nan Stolzenburg FAICP

Principal Planner

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518-248-8542

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315-424-9485 x243

ONONDAGA COUNTY
DEPARTMENT OF PLANNING

Lisa Welch

Onondaga County Planning

(315)435-2611

LisaWelch@ongov.net

Agritourism Land Use & Zoning Practices



Please Text Questions to

315-551-2802

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To file a program discrimination complaint, a complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form, which can be obtained online, at <https://www.ascr.usda.gov/sites/default/files/USDA-OASCR%20P-Complaint-Form-0508-0002-505-11-28-17Fax2Mail.pdf>, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by:

mail:
U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410; or

fax:
(833) 256-1665 or (202) 690-7442;

email:
program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

El Departamento de Agricultura de los Estados Unidos (USDA) prohíbe la discriminación en todos sus programas y actividades por motivos de raza, color, origen nacional, religión, sexo, identidad de género (incluyendo la expresión de género), orientación sexual, discapacidad, edad, estado civil, estado familiar/parental, ingresos derivados de un programa de asistencia pública, creencias políticas, represalias o venganza por actividades realizadas en el pasado relacionadas con los derechos civiles (no todos los principios de prohibición aplican a todos los programas). La información del programa puede estar disponible en otros idiomas además del inglés. Las personas con discapacidades que requieren medios de comunicación alternativos para obtener información sobre el programa (por ejemplo, Braille, letra agrandada, grabación de audio y lenguaje de señas americano) deben comunicarse con el Área de la misión, agencia u oficina del personal responsable, o con el TARGET Center del USDA al (202) 720-2600 (voz y TTY) o comunicarse con el USDA a través del Servicio Federal de Transmisión de la Información al (800) 877-8339.

Para presentar una queja por discriminación en el programa, el reclamante debe completar un formulario AD-3027, Formulario de queja por discriminación del programa del USDA, que se puede obtener en línea, en <https://www.ascr.usda.gov/sites/default/files/USDA-OASCR%20P-Complaint-Form-0508-0002-505-11-28-17Fax2Mail.pdf>, en cualquier oficina del USDA, llamando al (866) 632-9992, o escribiendo una carta dirigida al USDA. La carta debe contener el nombre, la dirección y el número de teléfono del reclamante, y una descripción escrita de la supuesta acción discriminatoria con suficiente detalle para informar al Subsecretario de Derechos Civiles (ASCR, por sus siglas en inglés) sobre la naturaleza y la fecha de la presunta violación de los derechos civiles. La carta o el formulario AD-3027 completado debe enviarse al USDA por medio de:

correo postal:
U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410; o

fax:
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correo electrónico:
program.intake@usda.gov.

El USDA es un proveedor, empleador y prestamista de igualdad de oportunidades.