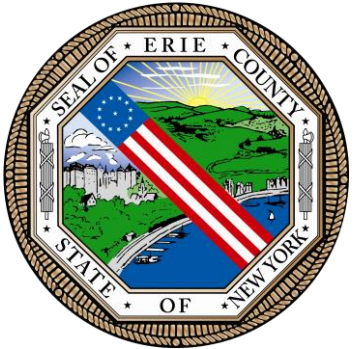
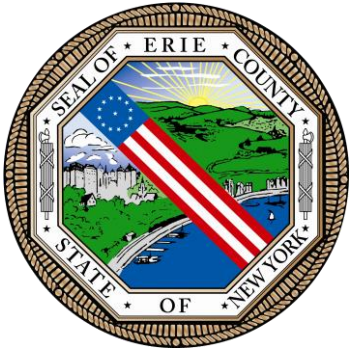


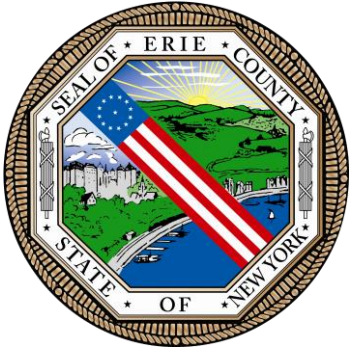
WELCOME



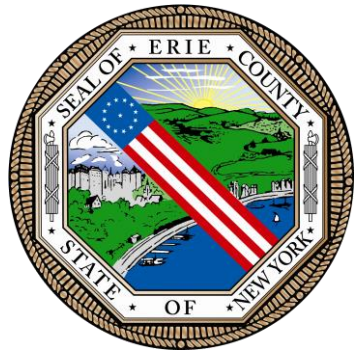
Erie County Executive Mark C. Poloncarz



**Maria Whyte
Deputy County Executive, County of Erie**



Supervisor Mary K. Hosler Town of Evans



Brett Kreher
Partner, Kreher Poultry Farms
Chairman, Erie County Agricultural and
Farmland Protection Board

New York Agribusiness: By the Numbers

New York's Top 10 Agricultural Products: Milk, Corn for Grain, Hay, Cattle/calves, Apples, Floriculture, Cabbage, Sweet Corn, Potatoes, Tomatoes

New York's National Ranking in 2017

- #1 yogurt, cottage cheese, sour cream**
- #2 apples, snap peas, maple syrup, cabbage**
- #3 dairy cows, milk production, grapes, and total Italian cheese**
- #4 corn silage and total cheese**
- #5 tart cherries, green peas and squash**

USDA 2017 New York Agricultural Census:

- 33,438 farms**
- 4,648 dairy farms**
- 3,544 vegetable farms**
- 3,083 fruit farms**
- 1,662 maple operations**
- 6.9 million acres in production**
- 205 acres: average farm size**
- 98%: farms in New York that are family-owned**
- 55.8 years: average producer age**
- \$42,875: average net farm annual income per farm (below national average)**
- 55,363: farm labor employees**

Erie County Agribusiness: By the Numbers

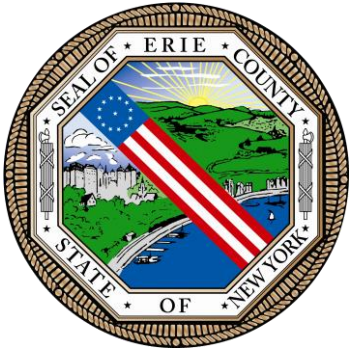
\$130,973,000: Agribusiness Market Value of Products Sold, 2017

940	Number of farms (down from 2012)
143,081	Acres of farmland
152	Average farm acreage

96%	Family farms
82%	Have Internet access
3%	Farm organically
21%	Sell directly to consumers
27%	Hire farm labor

Crop Production Rank for Erie County in New York State:

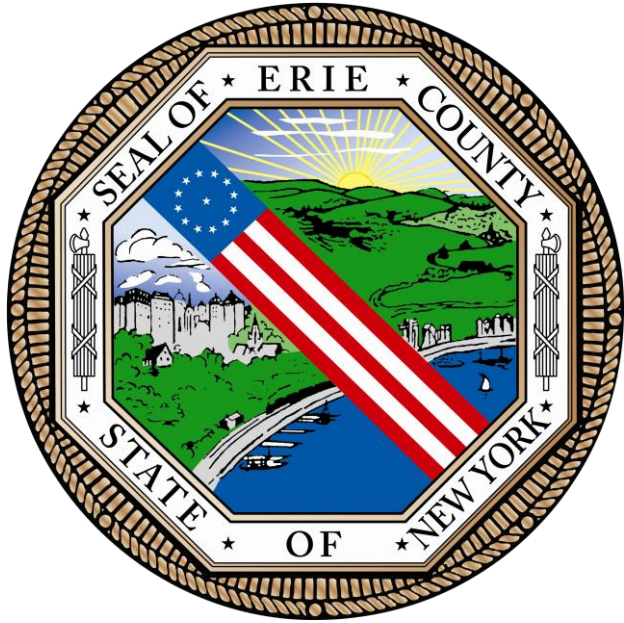
3rd	Nursery, greenhouse, floriculture, sod
7th	Other crops and hay
10th	Vegetables, melons, potatoes, sweet potatoes
18th	Fruits, tree nuts, berries
18th	Grains, oilseeds, dry beans, dry peas
18th	Cultivated Christmas trees, short rotation woody crops



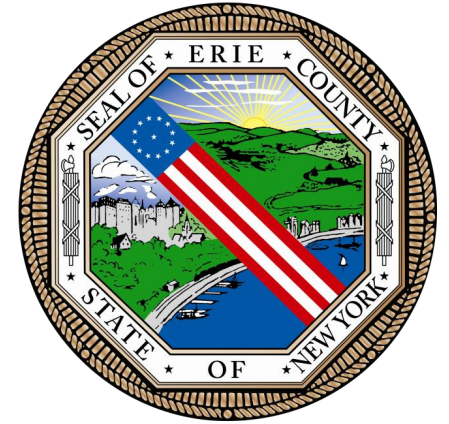
Maria Whyte
Deputy County Executive, County of Erie

John Cappellino
President & CEO, ILDC

OVERVIEW



ERIE COUNTY AGRIBUSINESS PARK



Industrial Land Development Corporation (ILDC)
Land development arm of the Erie County Industrial Development Agency (ECIDA)



What is an agribusiness?

- Uses an agricultural product as a key ingredient in the production, storing or distribution of a finished good



Agricultural Statistics, Erie County
Source: 2007, 2012, and 2017 Census of Agriculture

	2007	2012	2017	2007-2017 Percent Change
Number of Farms	1,215	1,044	940	-23%
Land in Farms (acres)	149,356	142,679	143,081	-4%
Market Value of Products Sold (average per farm)	\$96,322	\$127,534	\$139,333	45%

Erie County Agricultural and Farmland Protection Plan (2012)

\$130 million industry

- **Erie County Farmers are struggling**
- **Variability in market prices**
- **Development pressure**
- **Increasing costs of business operations**
- **Increasing regulations both from the government and customers**
- **Uncertainty with farm labor**
- **Need for next generation of farmers**
- **Need to develop new markets to provide farmers with additional markets to sell their products**

Recommendation:

Study the feasibility of developing an industrial park dedicated to agribusinesses



INITIATIVES FOR A



SMART ECONOMY 2.0



2013

Erie County Executive Mark C. Poloncarz

Initiative 4.6.1

GOAL:

Erie County will be a statewide leader in new and innovative programs that elevate agriculture to equal standing with other priority sectors of the local economy.

Erie County Agribusiness Business Park Feasibility Study



Cornell University
Cooperative Extension



Empire State
Development



INVEST **BUFFALO
NIAGARA**

Erie County Agribusiness Park Feasibility Study (2018)

Market Analysis: Erie County agribusiness success indicators

- **Strong base of existing agribusiness companies**
- **Agricultural base**
- **Proximity to US and Canadian population centers**
- **Utility costs**
- **Existing manufacturing labor force with expertise in areas of need (machinists, machine operators, repair)**

Potential Erie County agribusiness sectors:

- **Dairy based businesses**
- **Organic Vegetables/ Specialty Produce**
- **Fresh Fruit Processing**
- **Refrigerated food manufacturing**
- **Salad in a bag**
- **Hydroponics**
- **Canadian Food Processors**

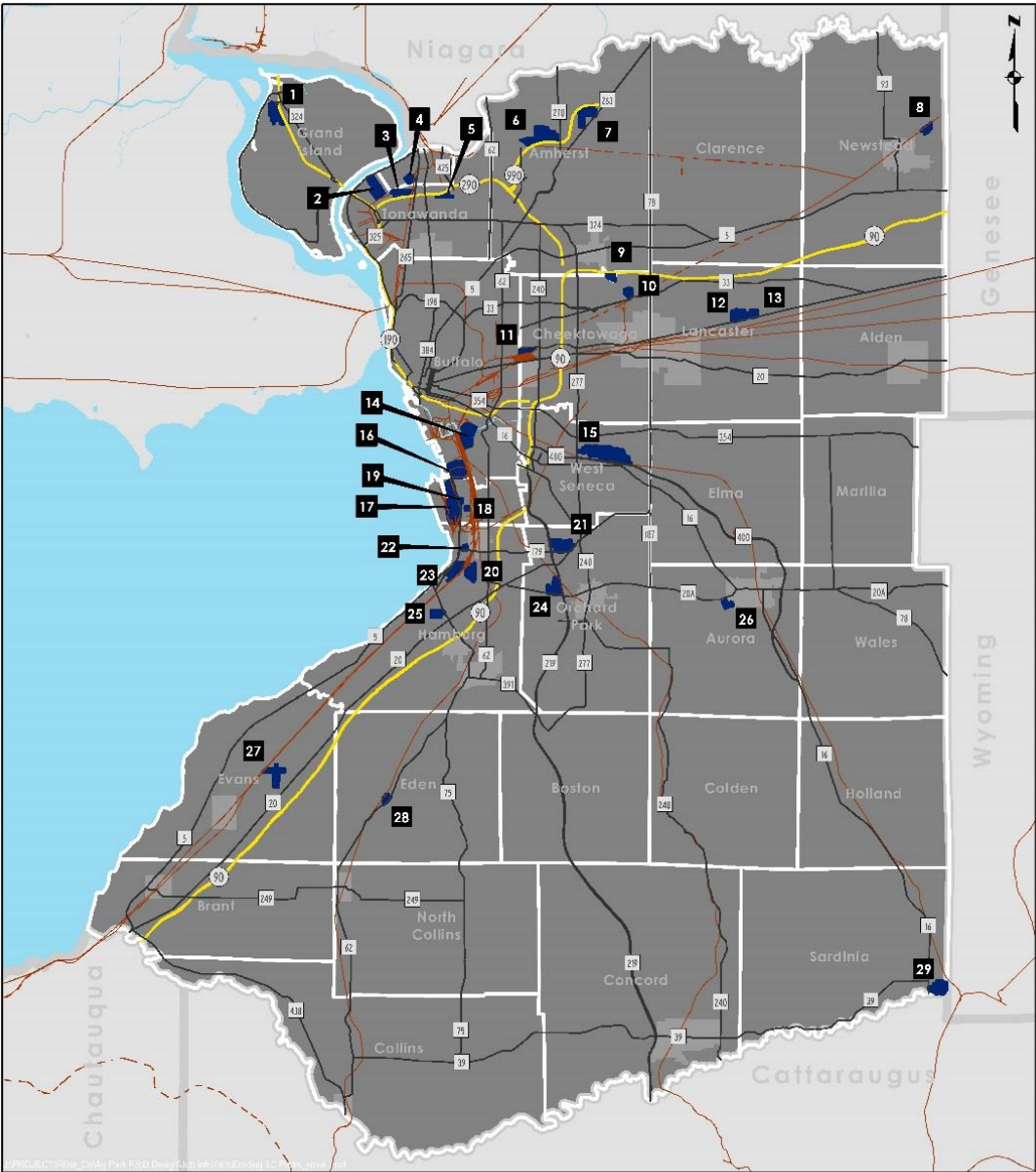
Site Selection

Typical site infrastructure for agribusinesses:

- Utilities
- Acreage
- Transportation needs

Reviewed 29 existing Industrial Parks and 10 Greenfield Sites for agribusiness suitability:

- Utility Availability
- Environmental Constraints
- Site Constraints
- Acreage available
- Proximity to transportation connections
- Proximity to agricultural suppliers
- Shovel Ready Assessment



1 Grand Island Gateway Center	11 Walden Commerce Exchange	21 Sterling Park
2 Riverview Solar Technology Park	12 Eastport Commerce Center	22 Lake Erie Industrial Park
3 North Youngman Commerce Center	13 Lancaster Industrial Commerce Center	23 Ravenwood Park North
4 Scauldung Business Park	14 Riverbend Commerce Park	24 Quaker Centre
5 Calvin Woods Business Park	15 North America Drive	25 Camp Road Centre
6 Muir Woods	16 Buffalo Lakeside Commerce	26 Commerce Green Industrial Park
7 Crosspoint Business Park	17 Lakewinds	27 Evans Industrial Park
8 Whiting Industrial Park	18 Albright Court Site	28 Eden Industrial Park
9 Youngs Road	19 Amodori Site	29 Tri-County Industrial Park
10 Airborne Business Park	20 Crossroads Industrial Park	

Erie County Industrial Parks COUNTY-WIDE LOCATIONS

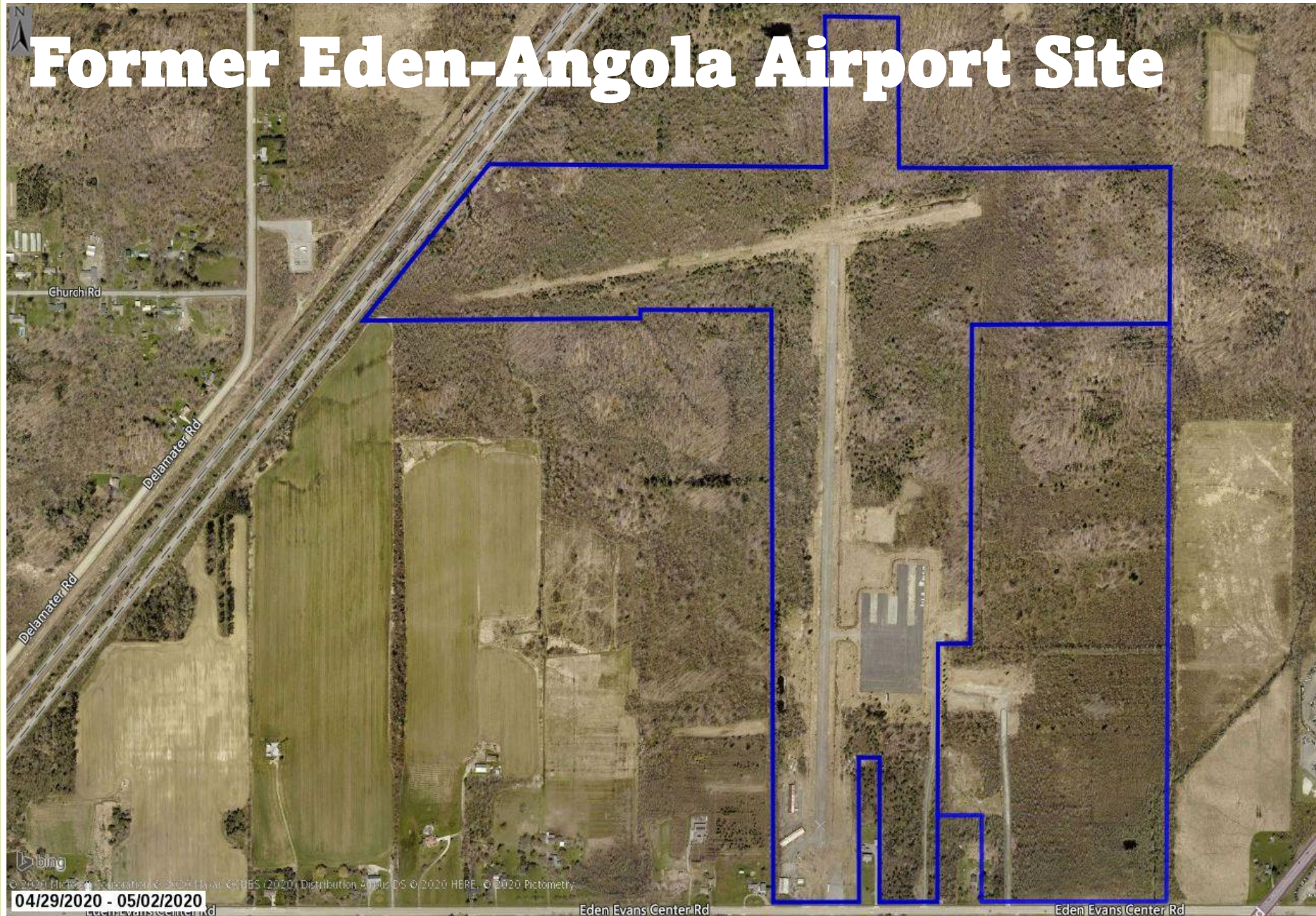




Former Eden-Angola Airport site

- **Ranked Highest in Sites**
- **Access to I-90**
- **Utility Infrastructure**
- **Rail potential**
- **Low Environmental & Site Constraints**
- **Zoned Light Industrial**
- **Flexibility for Expansion**
- **Proximity to agricultural producers**

Former Eden-Angola Airport Site



**In 2020, the
ILDC purchased
240 acres
from private
owners at the
former
Eden-Angola
Airport**



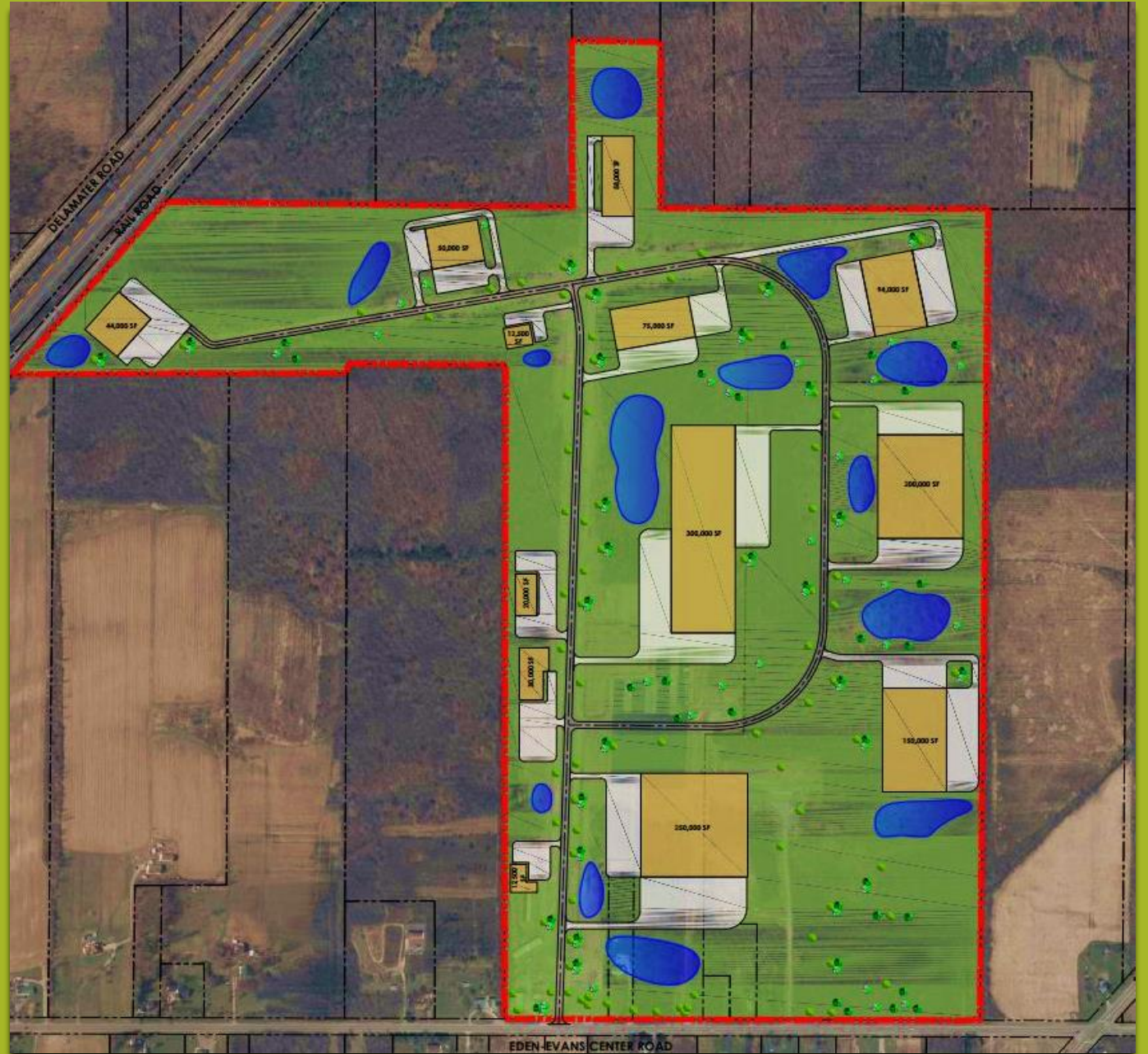
Former Eden-Angola Airport Site

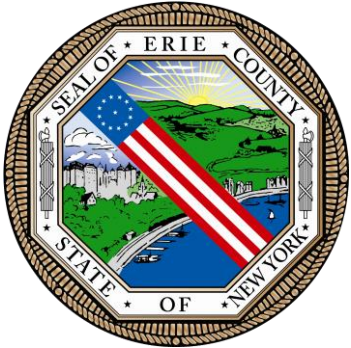
An aerial photograph of the former Eden-Angola Airport site. The image shows a long, straight asphalt runway running vertically through the center. To the right of the runway, there are several large, long hangars with corrugated metal roofs. Some of the hangars appear to be in various states of disrepair or abandonment. To the left of the runway, there are smaller buildings and a parking area. The surrounding area is a mix of green grass, trees, and some residential or commercial buildings in the distance. The overall scene is a mix of natural and man-made elements, suggesting a site that has been repurposed or is in the process of being developed.

- **Ranked Highest in Sites**
- **Access to I-90**
- **Utility Infrastructure**
- **Rail potential**
- **Low Environmental & Site Constraints**
- **Zoned Light Industrial**
- **Flexibility for Expansion**
- **Proximity to agricultural producers**

NEXT STEPS

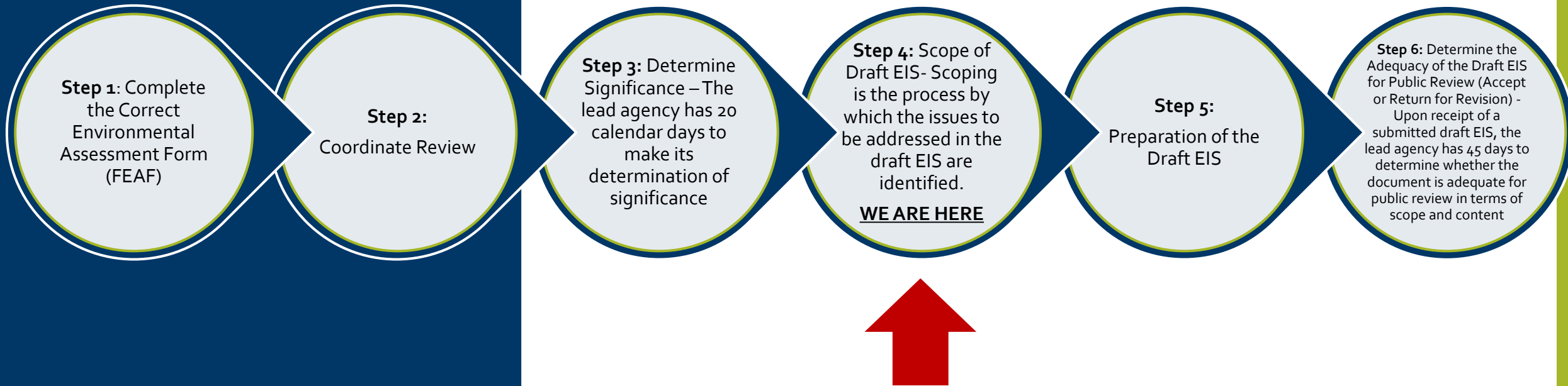
- **Site Master Planning**
 - **Utility Planning**
 - **Concept Plan Development**
- **Generic Environmental Impact Statement (GEIS)**
 - **Public Input**
- **Shovel Ready Certified**





Andrew C. Reilly, AICP
Director of Planning and Environmental Services,
Wendel Companies

THE SEQR PROCESS



THE SEQR PROCESS

Continued

Step 7: Publish Notice that an EIS is Accepted for Public Review

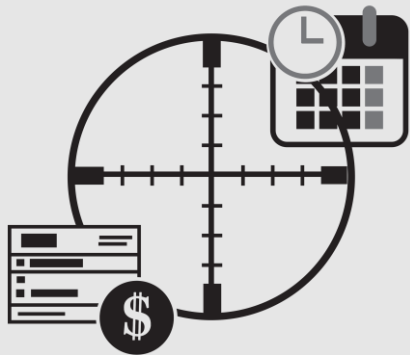
Step 8: Public Comment – The filing of the Notice of Completion of a Draft EIS starts the public comment period

Step 9: Hold a Public Hearing – After the lead agency accepts the draft EIS, they will hold a public hearing

Step 10: Preparation of the Final EIS – The lead agency is responsible for the adequacy and accuracy of the final EIS

Step 11: SEQR Findings – The Lead Agency and each involved agency must prepare its own written a SEQR findings statement, after a final EIS has been filed and before the agency makes a final decision

Scoping of an EIS



Scoping is the process by which the issues to be addressed in the draft EIS are identified.

The scoping process has six objectives:

- ▶ Focus the draft EIS on the potentially significant adverse environmental impacts;
- ▶ Eliminate non-significant and non-relevant issues;
- ▶ Identify the extent and quality of information needed;
- ▶ Identify the range of reasonable alternatives to be discussed;
- ▶ Provide an initial identification of mitigation measures; and,
- ▶ Provide the public with an opportunity to participate in the identification of impacts.

Specific Issues About This Project's EIS

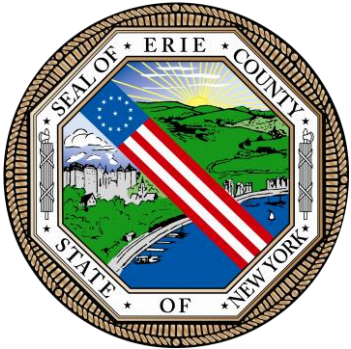
- ▶ Because there are unknown uses and layouts of the site at this time, the EIS will be a Generic EIS.
- ▶ The project is a specific look at an Agribusiness Park, and alternative uses outside of those types of uses that would go in an Agribusiness Park, will not be evaluated.
- ▶ The County already went through a site selection process, so the GEIS alternatives will not include alternative sites.

The Erie County Agribusiness Park GEIS Environmental Issues

Due to the nature of the project and the long-term plan to receive “**NYS Shovel Ready Designation**” for the site, the DGEIS will look at almost all the Environmental issues of the SEQR law:



- ▶ Impacts on Cultural Resources
- ▶ Impacts on Transportation
- ▶ Impacts from Noise, Odor and Light
- ▶ Impacts on Public Health and Safety
- ▶ Impacts on Community Character
- ▶ Impacts on Public Utilities and Infrastructure
- ▶ Impacts on Land
- ▶ Impacts on Surface and Groundwaters
- ▶ Impacts on Air Quality and Climate Change
- ▶ Impacts on Plants and Animals
- ▶ Impacts on Land Use, Zoning, Community Plans, Open Space, Recreation and Agriculture
- ▶ Impacts on Aesthetic Resources



Draft Scoping Document

Use “Raise Hand” Function

3-minute time limit

**PUBLIC
COMMENTS**

PUBLIC INPUT

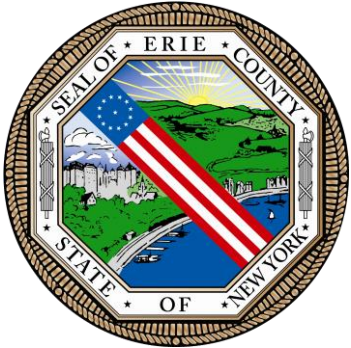
GEIS

Environmental Issues

ISSUES

- ❑ Cultural Resources
- ❑ Transportation
- ❑ Noise, Odor and Light
- ❑ Public Health and Safety
- ❑ Community Character
- ❑ Public Utilities and Infrastructure
- ❑ Land
- ❑ Surface and Groundwaters
- ❑ Air Quality and Climate Change
- ❑ Plants and Animals
- ❑ Land Use, Zoning, Community Plans, Open Space, Recreation and Agriculture
- ❑ Aesthetic Resources





Document Links

**Written Public Comments
until June 1**

www.ecidany.com/agpark

THANK YOU