

Westchester County Agricultural District Recertification Report

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Agriculture & Farmland
Protection Board
of Westchester County

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Section 1: Agricultural Districts within New York State

A. NYS Agricultural Districts Law

Agricultural Districts in New York were created to encourage the continuous use of farmland for agricultural protection, in recognition of agriculture as a significant economic industry of the state and as a way to conserve and protect natural resources and scenic beauty. In many parts of the state, farmland is threatened by encroaching urbanization. The state legislature sought to protect agricultural producers from high tax costs and burdensome local regulations.

Agricultural Districts Law is found in Article 25-AA of New York State Agriculture and Markets Law. The law states that agricultural lands in the state are in jeopardy because of the extension of nonagricultural development. The state as a whole and many local communities depend socially and economically on agriculture to survive and to grow. Furthermore the Constitution of the State of New York directs State government authorities to protect agricultural lands. The Agricultural Districts Law is intended to provide tools to landowners and local authorities (counties and municipalities) to provide this protection in an efficient manner that meets both state and local needs. Agricultural Districts Law includes the agricultural districting program for municipalities and an agricultural assessment program and legal protections under the right to farm provisions for agricultural landowners.

B. Benefits to Landowners

Agricultural Districts Law contains several key elements that form the structure through which farmland is protected. A description of key benefits follows.

Unreasonably Restrictive Local Laws and Regulations

One of the most powerful benefits of Agriculture and Markets Law is the authority of the Commissioner of Agriculture to compel local municipal governments to modify local regulations, ordinances or procedures that the department has determined are unreasonably restrictive of agriculture. Section 305-a of the Agriculture and Markets Law mandates that:

local governments, when exercising their powers to enact and administer comprehensive plans and local laws, ordinances, rules or regulations, shall exercise these powers in such manner as may realize the policy and goals set forth in this article, and shall not unreasonably restrict or regulate farm operations within Agricultural Districts in contravention of the purposes of this article unless it can be shown that the public health or safety is threatened.

Local governments are subject to 305-a actions when a farmer within an agricultural district requests a review of the ordinance or regulation by the New York State Department of Agriculture and Markets. Municipalities can also preemptively request review of proposed regulations and ordinances to prevent issues from arising later. Instances of both types of reviews have occurred in Westchester. A discussion of the 305-a actions in Westchester is provided in Section 3.E of this report.

Eminent Domain and Special Districts

Agricultural Districts Law requires additional analysis and notification requirements when public agencies intend to use eminent domain or expend public funds on Agricultural District properties. It also limits the ability to impose special taxes and fees on Agricultural District properties located within certain improvement districts or benefit areas.

Agricultural Assessments

Properties included within an agricultural district do not automatically receive a tax exemption or reduction, and a property is not required to be in an agricultural district to participate in the New York State agricultural assessment program.

Section 305(1) of Agricultural Districts Law creates a program whereby an agricultural district property is eligible for reduced tax assessment based on the agricultural value of the soils on the property and the amount of land being farmed or used as woodlot. This agricultural assessment program is often confused with the agricultural district program. Section 306 allows land located outside of an agricultural district to participate in the program, subject to certain conditions. While both programs are created under Agricultural Districts Law, they operate independently. In fact, only 26% of the tax parcels within the current Westchester County Agricultural District receive agricultural assessments.

To take advantage of the agricultural assessment program, the property owner must have a soil group worksheet prepared by the Soil and Water Conservation District (the Westchester County Department of Planning staffs the County Soil and Water Conservation District) and submit a request to the local tax assessor annually. Because the tax assessment program provides a direct financial benefit to the landowner, there are criteria in place to ensure that the land is being used for a commercial agricultural enterprise, and there are significant financial penalties for converting the land from an agricultural use to a non-agricultural use. More information is available from the New York State Office of Real Property Services.

Nuisance Suits

The “right to farm” provisions of Agriculture and Markets Law state that on any land in an Agricultural District or on any land subject to an agricultural assessment not in an Agricultural District, an agricultural practice shall not constitute a private nuisance, provided such agricultural practice constitutes a sound agricultural practice pursuant to an opinion issued by the Commissioner of Agriculture. In such a case, the farm owner is eligible for fees and expenses related to the defense of such a suit.

C. Benefits to Municipalities

Beyond benefits to landowners, the Agricultural Districts Law provides benefits to municipalities. These benefits range from quality of life enhancement to growth management and tax base protection. The planning benefits are largely derived from the set timeframes for Agricultural Districts, which when properly managed provide municipalities with a tool to leverage short-term growth management needs without having to employ other regulatory structures and programs. Similarly, the Agricultural District can be incorporated within an open space or scenic vistas plan as a cost effective means to provide quality of life benefits.

Stabilization of economic base is a further enhancement offered by the Agricultural District program, as the program provides a means to keep viable agricultural lands in production and contributing to tax base and job creation. Economic effects can extend to support of tourism programs, enhancement of revenue generating private recreation (e.g. horse shows and boarding) and the provision of locally supplied fresh foods from roadside markets.

Other possible benefits of the Agricultural District program that can support community goals include:

- Environmental and watershed protection
- Wildlife habitat provision
- Cultural, historic and scenic vista protection
- Local food system development
- Reduced cost of community services such as schools, fire, police, water and sewer
- Reduced stormwater runoff
- Improved outdoor recreation opportunities such as fee fishing and trail riding
- Increased on-farm investment
- Improved opportunity to leverage food cluster development

D. Requirements of District

Agricultural Districts Law includes requirements of counties and municipalities in which districts are located. These requirements are discussed below along with potential impacts or costs to governmental operations and procedures.

Conformance with State Policy and Goals

Agricultural Districts Law states that county and municipal regulations, ordinances and the administrative procedures and requirements associated with them must not be unreasonably restrictive of agricultural operations unless it can be shown that the public health or safety is threatened. County and local comprehensive planning efforts must ensure that such plans further the policy and goals of the protection of agricultural land. The commissioner, upon his or her own initiative or upon the receipt of a complaint from a person within an Agricultural District, may bring an action to enforce these requirements. In making land use decisions for agricultural district properties, county and local municipalities may need to prepare additional evidence and documentation to demonstrate that their regulations, ordinances and procedures warrant application to agricultural properties in the interest of the health and safety of the public.

Agricultural Data Statement

Agricultural Districts Law adds mandatory application forms and notification requirements to certain land use review and approval applications.

An agricultural data statement must be prepared by the applicant for any application for a special use permit, site plan approval, use variance or subdivision approval requiring municipal review and approval by a planning board, zoning board of appeals, town board or village board of trustees that would occur on property within an Agricultural District containing a farm operation or on property with boundaries within 500 feet of a farm operation located in an Agricultural District.

The planning board, zoning board of appeals, town board or village board of trustees must evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such Agricultural District. The data statement must also be sent to the owners of any farms within 500 feet of the proposed application. It is the responsibility of the municipality to ensure that the data statement is prepared and distributed in compliance with Agricultural Districts Law.

Notification upon Sale

Agricultural Districts Law establishes a mandatory notification requirement on certain property owners who intend to sell property.

The Law requires that when any purchase and sale contract is presented for the sale, purchase or exchange of real property located partially or wholly within an Agricultural District, the prospective grantor shall present to the prospective grantee a disclosure notice stating that the property lies partially or wholly within an Agricultural District, that farming activities occur within the District and that such farming activities may include, but not be limited to, activities that cause noise, dust and odors. The intent is to notify prospective property owners within proximity of agricultural uses that such uses may include noise, dust and odors.

E. District Formation and Review Process

Landowner Petition

Typically, landowners within a county submit a proposal to the county legislative body to form an Agricultural District. The landowners must collectively own at least 500 acres of land or at least 10% of the land area within the proposed District, whichever is greater. Upon receipt of such a proposal, the county legislative body must publish a notice that such a proposal has been received. Any persons or municipalities within the proposed District may submit proposed modifications to the proposed District within 30 days of the notice. After the 30-day period, the District proposal, along with any proposed modifications to it, is referred to the county planning board and county agriculture and farmland protection board, and each board has 45 days to prepare a recommendation to the county board of legislators.

The following factors must be considered by the county planning board and the county agriculture and farmland protection board:

1. The viability of active farming within the proposed District and in areas adjacent thereto.
2. The presence of any viable farm lands within the proposed District and adjacent thereto that are not now in active farming.
3. The nature and extent of land uses other than active farming within the proposed District and adjacent thereto.
4. County development patterns and needs.

After reviewing the reports and conducting a public hearing, the legislative body submits a plan to the state. The plan may adopt the proposal from the landowners, any proposed modification received or any modification deemed appropriate by the legislative body. The Commissioner of Agriculture will review the plan and consult the Commissioner of Environmental Conservation in this process. The Commissioner of Agriculture may propose modifications to the plan, in

which case the county legislative body may review and either reject or accept the proposed modifications. Once the plan is certified by the Commissioner of Agriculture, a renewal date is established based on the renewal period chosen by the legislative body (typically eight years) and notice is sent to the local legislative body.

County-Initiated District

Counties can initiate the formation of an Agricultural District. In such instances, Districts are typically created after an analysis of the agricultural industry has identified agricultural production centers and groups of agricultural operations that would benefit from the protection of a critical mass of operations needed to support the infrastructure required to maintain the long term viability of the farming operations in that area.

Many counties used this approach when first forming Agricultural Districts with the intent to aggregate blocks of productive ground, particularly if parcels could be consolidated into contiguous blocks of land. This led many counties to have multiple Districts with multiple renewal dates and reporting standards. The District Renewals and Recertification involve just the communities in which the Districts exist. Orange County has used this approach to create two county-initiated Agricultural Districts. These Districts were intentionally designed to include the major production areas in the county and to protect both a critical mass of agricultural infrastructure and agriculturally productive lands. Conversely, the boundaries were also establishes so as to exclude areas, such as the Highlands, that have little or no agricultural activity. The intent was to limit conflict between the County, towns and agricultural industry where little agriculture existed.

Multiple Agricultural Districts in Suffolk County

Suffolk County has seven Agricultural Districts incorporating land from eight of the County's ten towns. (Babylon Town and Shelter Island Town have no parcels within an Agricultural District.) District #1 was created in 1979 with additional districts added by 1988. Districts consist of parcels of farmland, with Ag District #1 containing the parcels in the Town of Southold; Ag District #3, Towns of Brookhaven, Huntington, Islip and Smithtown; Ag Districts #4 and #5, Towns of East Hampton and Southampton (AD #4 is one parcel); and Ag Districts #6 and #7, Town of Riverhead (AD #6 is one parcel). The County is anticipating the consolidation and recertification of Ag Districts #4 and #5 (to become #5), and Ag Districts #6 and #7 (to become #7). Within the Agricultural Districts, there are approximately 20,000 acres of farmland. The Agricultural Districts are laid out in this fashion to concentrate protections where there are concentrations of agricultural activity and to protect any one district from the failure of renewal in another district. Suffolk County initiated a review and revision of its Agricultural Districts in fall 2009.

Over time, the multiple District programs in many counties have been consolidated to ease the administrative burdens to the County and Agriculture and Farmland Protection Board (AFPB). Corresponding to this change, facilitated by the increasing availability of digital tax parcel maps, was an evolution toward including only the applicant parcels in the Agricultural District, which made the Districts exclusively agricultural in nature. While this met the requirements of 25-AA, in some cases it made approval of new District properties more difficult by placing the burden of accepting or rejecting a parcel entirely on the AFPB without regard to the physical boundaries of a defined geographic District area. The criteria specified in Agricultural Districts Law for the inclusion of additional parcels are not as broad in scope as that used for the creation of a district.

This process can leave orphaned Agricultural District properties in areas that are largely commercial or residential. The problem inherent in this situation is that the District itself remains largely agricultural in nature and therefore compliant with 25-AA, while certain parcels may not meet that strict definition within their community. This issue arose in Ulster County whereby the Town of Shawangunk challenged (after the fact) the enrollment of an Agricultural District property that was, in the Town's view, a non-complying use in the center of a residential community. Unless this condition is addressed, the Town Board indicated that it may not support renewal of any Agricultural District properties as a matter of town policy.

Recertification

When Agricultural Districts are created they include a review period of eight years. At the end of the review period, the county legislative body must follow the procedures outlined in Section 303-a of Agricultural Districts Law for the recertification of the District. Section 303-b requires that the county legislative body follow the same noticing requirements as outlined above for the creation of districts. Any landowner or municipality within the existing or proposed District may submit proposed modifications to the District.

The legislative body must also refer the plan to the county agriculture and farmland protection board, which must prepare a report addressing the following:

1. The nature and status of farming and farm resources within such District, including the total number of acres of land and the total number of acres of land in farm operations in the District.
2. The extent to which the District has achieved its original objectives.
3. The extent to which county and local comprehensive plans, policies and objectives are consistent with and support the District.
4. The degree of coordination between local laws, ordinances, rules and regulations that apply to farm operations in such District and their influence on farming.
5. Recommendations to continue, terminate or modify such District.

During the review process, municipalities and land owners must be notified and given the opportunity to submit proposed modifications to the District. The legislative body must hold a public hearing and consider the report from the agriculture and farmland protection board along with any proposed modifications received before submitting a proposal to the Commissioner of Agriculture to either continue the District as-is, modify it or terminate it.

The District does not automatically terminate nor is the District automatically renewed. It continues in its current state until the recertification process is completed and the Commissioner of Agriculture recertifies the District.

Stakeholder Roles and Responsibilities

The two major programs within Agricultural Districts Law, the agricultural districts program and the agricultural assessment program, have wide ranging implications in the State of New York, affecting stakeholders that include landowners, counties, municipalities and agencies of the State of New York. Where the law applies, each of these groups is affected differently, depending on

the section of the law, but each has some obligations that require proactive attention. These obligations are designed to maintain the integrity of agriculture within communities whose land use is predominately agricultural. All of the rights and responsibilities of the various parties engaged in Agricultural Districts can be found in Agriculture and Markets Law 25-AA.

Following are a description of these obligations for agricultural districts and the agricultural exemption program.

For Agricultural Districts

I. Landowners must:

1. Follow sound agricultural practices to receive Right to Farm protections.

II. The County must:

1. Establish an Agriculture and Farmland Protection Board to review annual applications to include additional land within the district and evaluate and make recommendations during district renewal and recertification.
2. Develop a legislative process to approve district changes and to periodically renew, modify, certify or terminate a district property or entire district.
3. Review and comment on Notices of Intent.

III. Municipalities must:

1. Include specific recommendations to support agriculture as a component of any comprehensive plan.
2. Amend local ordinances, rules and regulations as necessary to not unreasonably restrict agriculture.
3. Prepare a “Notice of Intent” and “Agricultural Data Statement” if undertaking a public works or development project that may negatively impact an agricultural district.
4. Avoid assessing special taxes, with some exemptions, to agricultural district properties.
5. Require an “Agricultural Data Statement” of any applicant for special use permit, site plan approval, use variance, or subdivision approval requiring municipal review on agricultural district properties or properties located within 500 feet of an agricultural district and mail notification of such to those agricultural district properties identified on the agricultural data statement.

IV. State of New York must:

1. Provide a process to review municipal land use controls and sound agricultural practice determinations.
2. Review state laws and regulations relative to impact on agriculture and agricultural districts.
3. Review, comment and/or act on Notice of Intent reports.
4. Review renewal and recertification reports and certify agricultural districts.
5. Provide a written report on the status of agricultural districts within the state biennially to the governor and legislature.
6. Make determinations whether a practice is considered a sound agricultural practice that shall not constitute a private nuisance.

For Agricultural Assessments

Note: *Section 305(1) of Agricultural Districts Law does not specify a role for county government in the Agricultural Assessment program. Refer to the New York State Office of Real Property Services for more information about the Agricultural Assessment program at <https://www.tax.ny.gov/research/property/assess/valuation/agindex.htm>.*

I. Landowners must:

1. Maintain their property in an agricultural use or in accordance with the intent of the Agricultural Districts Law.
2. File with the local tax assessor on an annual basis.
3. Pay penalties and interest for converting land to a non-agricultural use.

II. Municipalities must:

1. Grant an agricultural assessment to agricultural landowners meeting the qualifications.

III. State of New York must:

1. Calculate and certify agricultural assessment values annually, and collect and maintain information on lands receiving agricultural assessments.
2. Establish and maintain a land classification system for use in the calculation of agricultural assessments.
3. Provide a written report on the agricultural assessments biennially to the governor and legislature.

F. Amendments to Agricultural Districts Law

In 2003, Agricultural Districts Law was amended to add Section 303-b which requires counties in which Agricultural Districts are located to create an annual process to receive and review applications from landowners to include additional parcels of land within the District. Prior to this amendment, owners would have to wait until the end of the multi-year review period.

The amended review process includes an annual 30-day period in which property owners can submit applications and specifies a process and anticipated timeline for reviewing applications and making a recommendation to the Commissioner of Agriculture for final review and certification.

Other amendments to the law include the addition of various types of agricultural operations to the definitions of what is included in the law and definitions and limitations on the inclusion of start-up operations. The Department of Agriculture and Markets also publishes a number of guidance documents concerning Agricultural Districts available at:

<https://www.agriculture.ny.gov/ap/agservices/agdistricts.html>.

Section 2: Westchester County Agricultural Highlights

Developing a statistical picture of agriculture in Westchester County is a challenge due to the small size of the county's agricultural sectors and the limited nature of data collection at the county, state and federal level. The primary data source used nationally to measure the scope and scale of agriculture is the United States Census of Agriculture which is conducted every five years by the Department of Agriculture (USDA). Due to the relatively small size of Westchester's agricultural sectors, much of the county's Census data is withheld because of concerns over disclosure. This makes it difficult to derive specific farm level information and makes reporting and predicting agricultural trends difficult. Because of this shortfall, other sources are critical to verify even basic data points. All sources and their uses and limitations are listed in Figure 1.

Figure 1.

Data Sources Used to Evaluate Agriculture in Westchester County	
Source	Use and Limitations
United States Census of Agriculture	Comprehensive study of agriculture on a county-by-county basis. Due to small industry size in Westchester most data is unreported. The Census often under-reports agriculture data in urban and suburban environments.
Bureau of Economic Analysis, Regional Economic Information System	Annual survey used to track income and expense accounts in agriculture by major category. Survey provides time series data, but uses a small sample size.
Minnesota Implan	Input – Output model using proprietary data sources and harmonized federal data bases. Used to determine output and employment multipliers by agricultural sector.
New York Equine Census	New York State conducts a periodic survey of equine activities and investments by county. The Census is thought to under report equine activity in Westchester County.
Office of Real Property	Real Property records are used as a proxy for Census data to determine acreage allocations for various crop and livestock uses. Data is limited to Property Code Descriptions which are not likely to be applied in a uniform basis across the county.
Proprietary Survey	ACDS conducted a survey of farmland owners to develop a brief snapshot of existing farm conditions. The survey is discussed later in this report.
Existing Reports	Various internal reports such as the Westchester County Agriculture and Farmland Protection Report are used to assess trends and report historical conditions.

The lack of a cohesive data set to describe and enumerate agricultural activities marginalizes farm businesses in Westchester County, many of which are profitable despite the lack of numerically large industry clusters. Put differently, agriculture in Westchester is a pastiche of entrepreneurial on-farm ventures that in some cases defies industry classification. This section of the report will attempt to describe these on-the-ground conditions in balance with the reported statistical data.

A. Agricultural Industry

According to the 2002 Census of Agriculture, there were 129 farms constituting 9,917 acres in Westchester County. These figures dropped to 105 farms on 8,521 acres as reported in the 2007 Census. (These figures exclude equine operations which are not fully reported in the Census of Agriculture). As shown on Figure 2, the largest decline was in the number of farms with 10 to 49 acres, which declined by 12 from 51 farms to 29 farms, a 23% reduction. The loss of active farmland continues a decades long trend.

Figure 2.

Farms by Size Range				
Size Range (acres)	1997	2002	2007	2012
1 to 9	38	37	35	44
10 to 49	17	51	39	54
50 to 179	23	27	19	22
180 to 499	10	9	9	9
500 to 999	3	5	4	2
1,000 or more	0	0	0	0

Source: USDA Census of Agriculture

Note: Farms with annual sales of \$1,000 or greater

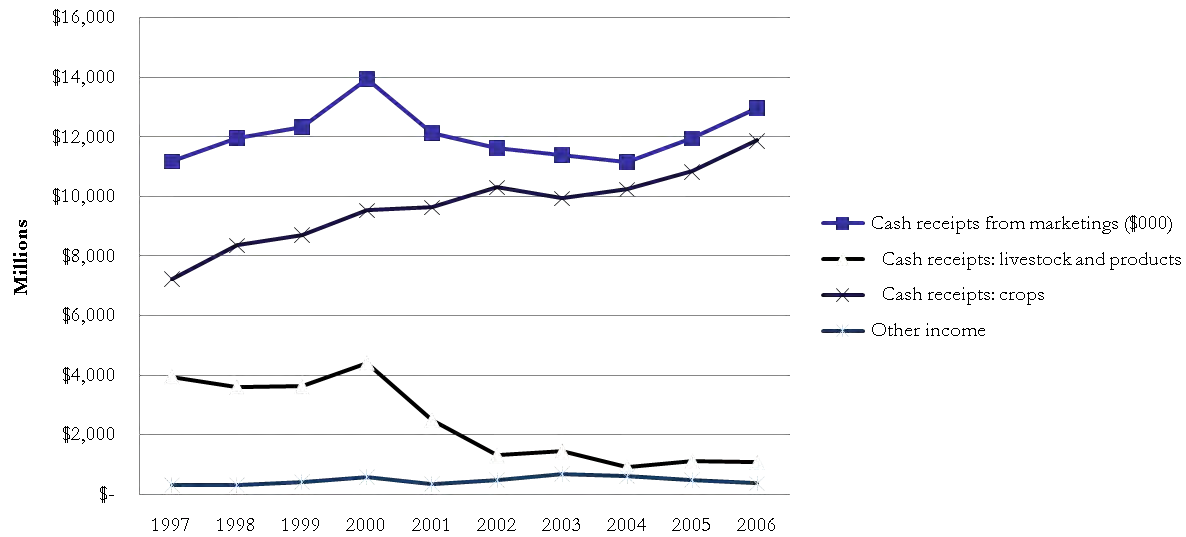
Despite losses in agricultural lands, the market value of production increased 24% from 2002 to 2007, from \$8.8 million to nearly \$11 million. Gross farm receipts increased exclusively due to growth in the crop sector which offset declines in livestock. Determining the composition of growth and contraction, beyond basic distinctions in “Crop” and Livestock” categories, is not possible using federal or state data sources with a few exceptions. Crop income growth seems to have been driven in part by sales gains in horticultural crops and declines by reduced livestock income from cattle operations. Evidence of this can be seen in both Census data and in the Bureau of Economic Analysis statistics as shown in Figure 3.

Rising farm income would represent a continuation of trends observed in the Westchester County Agriculture and Farmland Protection Plan, including a trend to more farm level vertical integration in produce and horticultural crops typified in the growth of Community Supported Agriculture operations, vertically integrated food systems such as Stone Barns and the expansion of agritourism activities. Statistical evidence bears out these trends as direct marketing of agricultural crops rose from \$288,000 to \$1.1 million, an increase of 280%.

Corresponding to the above trend, the number of farms reporting gains in income rose by 16% from 2002 to 2007 which corresponded with a growth in net gains from farm operations. On an operating basis, net returns to farm operations improved nearly 150% across the board. Farms that reported net gains in 2002 experienced a net benefit of more than \$60,000 per farm as measured by 2007 operating profits.

Government payments were not a contributing factor to gains in income over this period. In fact, the number of farms receiving government payments fell from five to one from 2002 to 2007.

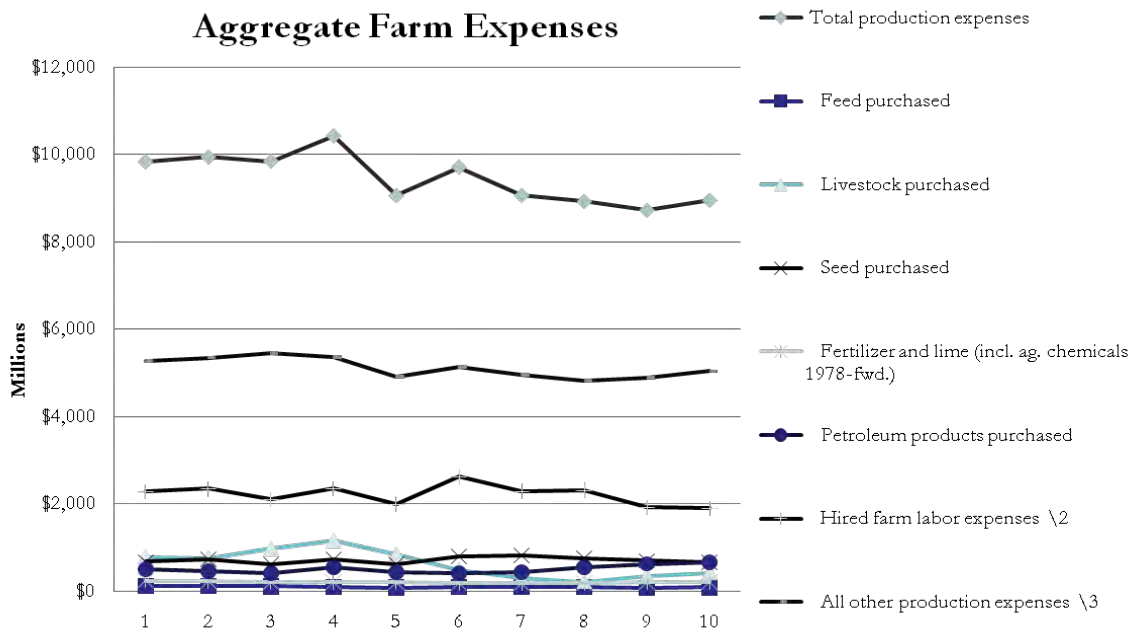
Figure 3.
Aggregate Farm Sales



Source: BEA, Table CA-45.

Correspondent with higher income is a trend to flat farm expenses. More organic agriculture and lower feed and livestock costs contribute to this condition.

Figure 4.
Aggregate Farm Expenses



Source: BEA, Table CA-45.

Despite a 51% increase in farm income from 2002 to 2007, the percentage of farmers principally employed on the farm dropped from 58% to 46%. This trend indicates that more farms are operated by part-time farmers.

Even though agriculture is a relatively small industry, it continues to have external ties to the general economy in Westchester County through both employment and output effects. The 283 individuals employed on Westchester's farms induce the creation of another 60 jobs in the community in service and supply sectors. In 2007 the greenhouse and nursery production sector created \$4.2 million in direct sales while adding another \$2.1 million to the local economy through indirect effects. Figure 5 highlights employment and output (sales) multipliers by industry sector.

Figure 5.

Indirect Multipliers for Selected Agricultural Sectors						
	Output Multipliers			Employment Multipliers		
	Westchester	New York State	Difference	Westchester	New York State	Difference
Cattle Ranching & Farming	1.33	1.75	0.42	1.10	1.48	0.38
Vegetables & Melon Farming	1.47	1.66	0.19	1.22	1.49	0.27
Green House & Nursery Production	1.49	1.69	0.20	1.16	1.35	0.19
Fruit Farming	1.41	1.62	0.21	1.11	1.25	0.14
Forest Nurseries	0.00	1.29	1.29	0.00	3.35	3.35
Poultry & Egg Production	1.32	1.48	0.16	1.45	1.97	0.52
Grain Farming	0.00	1.54	1.54	0.00	1.14	1.14
Oilseed Farming	0.00	1.59	1.59	0.00	1.23	1.23

B. Equine Industry

The above discussions of agricultural conditions do not include the economic activities associated with commercial horse boarding and training operations and thus actually underestimate the viability of the overall agricultural industry in Westchester. As mentioned previously, presenting a complete picture of the county's equine industry is a challenge given the limited and incomplete data available.

Utilizing the 2005 New York Equine survey as the baseline, Westchester is home to 3,800 equine units with an inventory value of approximately \$87 million. This ranks Westchester 20th in New York in equine industry and 7th in equine inventory value. The survey does not provide discrete data for Westchester County, but does describe the equine region within which Westchester is located as the largest (42,000 equine) with a significant portion of the equine

inventory (29%) held for business related purposes such as breeding, racing and lessons while 14% are held for competitive purposes.

2009 Westchester Equine Survey Results

The equine survey distributed to farmland owners in February 2009 as part of the development of this report was completed and returned by 55 equine farm operations. Respondents represented 33 commercial boarding stables, 17 recreational farms and 5 mixed operations. Collectively these farms housed 910 animals and generated \$19.3 million in gross receipts from equine operations. The top five revenue generators on these operations were reported as boarding (\$6.9 million), training and conditioning (\$4.7 million), equine sales (\$1.8 million), other: grooming/commissions (\$1.8 million) and purses (\$1.5 million). Results of this survey indicate that equine is the largest and least understood aspect of Westchester's agricultural industry. It is also one whose economic value may be underestimated by tens of millions of dollars on an annual basis.

Like other agricultural sectors, equine has significant downstream effects on the local economy through employment and output multipliers. According to the New York Agricultural Statistics Service, the indirect multipliers are 1.28 and 1.12 respectively for output and employment in this sector. Applying the output multiplier to the 2009 Westchester Equine Survey results, the \$19.3 million in equine output reported would be expected to create an additional \$5.4 million in indirect economic output in the county.

Section 3: Westchester County Efforts to Protect Farmland

In the mid 1990s, the regular inventories of agricultural land conducted by the Westchester County Soil and Water Conservation District showed a dramatic and increasing rate of conversion of agricultural land to residential and other development. Most of this land was located in the Croton Watershed, a component of the New York City drinking water supply system. The potential impacts to the water quality within the watershed due to loss of agricultural land were identified as potentially significant. The County initiated a number of agricultural protection programs available through New York State Agriculture and Markets Law to protect water quality and the watershed by protecting remaining agricultural land.

A. Establishment of Agricultural and Farmland Protection Board

In February 2000, the Westchester County Board of Legislators acted to establish an Agriculture and Farmland Protection Board (AFPB). Under state law, Agriculture and Farmland Protection Boards are advisory boards to the county legislative body. In Westchester, membership consists of six representatives from the farming community appointed by the chair of the Board of Legislators and five ex-officio positions. AFPBs have several responsibilities including the review of petitions for establishment of Agricultural Districts and the review of applications to add land to existing Agricultural Districts. AFPBs may also request a review of regulations and ordinances by the state.

The Westchester County Agriculture and Farmland Protection Board has played a vital role in efforts to protect agricultural resources. The AFPB's work has been assisted by the County Department of Planning and a variety of organizations and agencies. The AFPB offers advice on the County's agricultural protection programs and represents the county in agricultural matters to agencies such as the NYS Department of Agriculture and Markets. It also continues implementation efforts for the Agriculture and Farmland Protection Plan. Additionally, it provides public education related to the benefits of preserving and promoting the environmental, cultural and economic aspects of agriculture in the county.

B. Establishment of Agricultural District

Shortly after the Westchester County AFPB was created in February 2000, the AFPB received a landowner petition to create an Agricultural District. In July 2000, the AFPB forwarded the petition to the County Board of Legislators, requesting the Board to initiate the process outlined in NYS Ag and Markets Law towards the creation of a District. The landowner petition proposed that 128 farms, comprising 11,748 acres, be included in the District.

According to the AFPB report to the County Board of Legislators, prepared in support of the formation of the Agricultural District, these farms represented about three-quarters of the viable agricultural land identified in Westchester County. In this report, the AFPB cited the following reasons for the creation of the agricultural district:

- *Farmland is open space that remains on the tax roles.*
- *Agriculture is the preferred land use for the protection of drinking water for more than 9 1/2 million people.*
- *Saving farmland helps control urban sprawl and increased taxation.*

- *It's the only farmland we've got; when it's gone, it's gone forever.*
- *Westchester urban-edge farms provide fresh, local produce for neighbors and city residents.*
- *Farms and ranches provide wildlife habitat.*
- *Westchester farms provide a direct link to our agricultural heritage and history.*
- *Farms provide jobs.*
- *Farmland provides scenic open space and clean airsheds.*
- *Farm operations encourage agri-tourism, school trips, hands-on farm experiences, equestrian activities and provide recreation and therapy.*
- *Many communities are supported by their farmlands.*

The proposal for an Agricultural District in Westchester County was rather unique (as compared to the rest of the state) because it consisted of individual farms rather than large areas of the county within which farms were located. Because of that, the proposed District consisted predominantly of viable agricultural land. However, this approach created an environment of potential conflicts along the many edges of the District between agricultural uses and non-agricultural uses.

In October 2000, the Westchester County Planning Board released its report recommending the establishment of an Agricultural District in the County. The Planning Board report assessed the required factors, discussed on page 4 of this report, and summarized support for the creation of the district as follows:

Westchester County and its municipalities will benefit from the protection of the remaining farms by preserving valuable cultural and historic activities, scenic vistas and open space and by maintaining a viable economic contributor. In addition, water quality will be protected, community tax bases and resources will not be stressed by over development, development will be directed to existing established town and village centers in accordance with the County's long range land use policy and planning document, Patterns, and the overall quality of life in the county will be preserved. Based on the information described above and the overall benefits to protecting remaining agricultural lands in Westchester County, the Westchester County Planning Board recommends the adoption of an agricultural district in accordance with New York State Agriculture & Markets Law.

An important factor in the findings to establish the District was raised in the assessment of county development patterns and needs. This assessment placed weight on the Croton Watershed and the need to protect public drinking water supply sources. Well managed agriculture land and open space had been identified as preferred land uses vital to protecting the quality of drinking water supplies. Since agricultural land use constituted a major use of land within the watershed, one of the primary purposes of the Agricultural District was established as protection of farmland within the Croton Watershed as part of the broader effort of watershed protection.

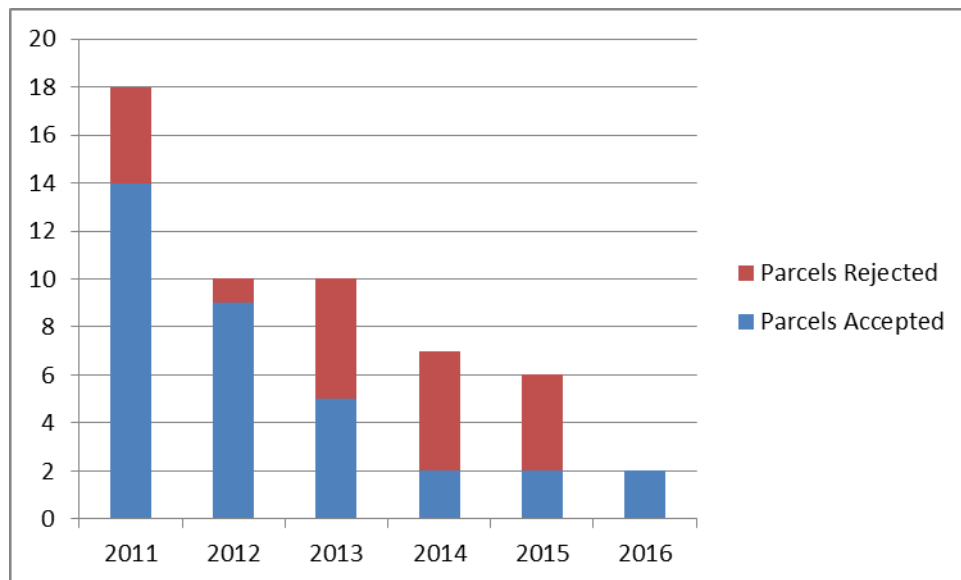
The Board of Legislators accepted the report from the County Planning Board and the application from the AFPB. After the appropriate public hearings were held, the Board of Legislators voted to create the Agricultural District on November 27, 2000. The District consisted of parcels located in 18 of Westchester's 45 municipalities:

Bedford	North Castle
Cortlandt	North Salem
Eastchester	Ossining
Greenburgh	Pleasantville
Harrison	Pound Ridge
Lewisboro	Scarsdale
Mount Kisco	Somers
Mount Pleasant	White Plains
New Castle	Yorktown

On November 28, the Board of Legislators forwarded the application and its Resolution (223-2000) to the NYS Department of Agriculture and Markets. Westchester County Agricultural District Number One was certified by the state on April 20, 2001 with an eight-year renewal date established of July 19, 2009.

In 2003, agricultural districts law was amended to provide an opportunity for landowners to petition to include additional parcels of land within the district annually. From 2004 through 2009, the AFPB received a total of 81 applications from farms wanting to be included in the Agricultural District. It recommended the inclusion of 67 of those, totaling about 1,400 acres. Applications were not received during the recertification of the district in 2009 and 2010. From 2011 through 2016, 53 applications were received of which 34 were included, adding 688 acres to the recertified district. After an initial burst of applications, the number of annual applicants has dropped considerably. More recently, more applications were rejected than accepted. See Figure 6.

Figure 6.
Applications for Inclusion in Agricultural District 2011-2016



Source: Westchester County Department of Planning.

C. Agriculture and Farmland Protection Plan

Westchester County prepared an Agriculture and Farmland Protection Plan in 2004. The purpose of the Plan was to provide Westchester County with a blueprint for action to protect the remaining agricultural lands in the county. The plan describes the unique challenges for agriculture in the county due to its proximity to New York City. The Plan makes eight recommendations to support agriculture in Westchester County:

1. Develop a public outreach program.
2. Strengthen the Westchester County Agricultural District.
3. Plan for agriculture at the local level.
4. Continue to expand the use of best management practices (BMPs) on farmland throughout the County.
5. Explore participation in a purchase of development rights (PDR) program.
6. Use the strategic farmland map as a link to the Croton Watershed planning efforts.
7. Support Westchester County's current and future agricultural entrepreneurs.
8. Integrate agriculture with local and regional economic and business development programs.

D. Purchase of Development Rights

One of the greatest obstacles to farmland preservation is development pressure. Development pressure drives up land value, making it difficult for farms to remain viable. The Agriculture and Farmland Protection Plan recommended participation in a New York State program to purchase the development rights over farms as a way to protect farmland. Through the Farmland Protection Implementation Grant program, New York State has awarded annually up to \$35 million in grants to purchase development rights (PDR) over farmland with the farmer/owner retaining ownership of the property. As part of the purchase, a conservation easement is placed over the property, ensuring the property will continue in perpetuity to be available for agricultural purposes.

In 2006, the County created an appropriation in its capital budget to participate in programs for the purchase of development rights of agricultural land. The intent was that the County would join financial partnership with New York State, municipalities in which the farms are located and other parties to support purchase of the development rights and execution of the necessary easement.

The capital budget amendment was a follow-up action to the County's application to New York State in 2005 to purchase the development rights over three farms: Wilkens Fruit and Fir Farm in Yorktown, Hemlock Hill Farm in Cortlandt and Yorktown and Stuarts Farm in Somers. The Hemlock Hill Farm (118 acres) and Stuarts Farm (170 acres) applications were successful.

In July 2008, the County Board of Legislators acted to accept the NYS grant of \$3.6 million, which would cover 75% of the estimated cost of purchase of development rights for Hemlock Hill Farm. The Board also acted to bond for the County's 12.5% match share (\$600,000) with the towns of Cortlandt and Yorktown each providing \$300,000, one-half of the other 12.5%

share of the required total 25% local match. The County Department of Planning then initiated work with the farm owner, the two towns and the state to prepare the documents required by the grant. A preliminary project file (including a survey, appraisal, title search, purchase agreement, draft conservation easement, preliminary baseline report and stewardship plan) submitted to the state in September 2009. After updating the appraisal, title search and other documents as required by the state, the easement was signed on June 17, 2011. Hemlock Hill Farm was able to pay off outstanding debt and make investments in the farm resulting in increased productivity and expansion of the farm operation.

In 2016, the Westchester Land Trust was awarded a grant from the state for the purchase of development rights over Stuarts Farm in Somers. The County will contribute \$400,000 to the acquisition of the agricultural easement, and the Land Trust will be the primary lessee. The easement is anticipated to be finalized in the spring of 2017.

E. Section 305-a Actions in Westchester County

As discussed in Section 1.B of this report, Section 305-a of Agricultural Districts Law requires local governments to exercise their powers so as to not unreasonably restrict or regulate farm operations within agricultural districts. Farm owners within Agricultural Districts may petition the Commissioner of Agriculture to review local ordinances, rules or procedures to determine if such are unreasonably restrictive of agriculture and, if so, to require municipalities to make any necessary changes to ensure compliance with the law.

Agricultural District petitions and filings under Section 305-a are one indicator of the effects of land use changes and changing local attitudes about agriculture. In Westchester County, examples of 305-a actions highlight the difficulty of balancing the desires of suburban municipalities with agricultural operations and managing a district of individual parcels spread throughout the county.

In general, the most contentious issue between policy makers and farmers has been that of wetland protection. Municipalities in Westchester County generally include flood plains and stream corridors within wetland regulation, expanding the scope of regulated areas beyond state and federal definitions. Most wetlands protection regulations establish a 100-foot wide regulated “buffer” around wetlands – a provision that has been problematic for some farm operations. In requests for 305-a review of this nature, the New York Department of Agriculture and Markets has consistently found that the local regulations are restrictive to agriculture. Other issues arise from changing state policy (particularly in regards to horse boarding operations) and from changing local attitudes about agriculture.

Figure 6 lists all 305-a review requests since 1997 and highlights specific case examples. The resolution of these cases is subject to Freedom of Information Law request, which is being reviewed by legal counsel at the Department of Agriculture and Markets.

Figure 7.

AML § 305-a and Related Reviews			
Year	Town	Farm Owner or Farm Name	Purpose of Reviews
1/8/1997	New Castle	Alfredo Landscape Development Corporation	AML § 308(1-3) Sound Agricultural Practice Opinion Concerning Noise From a Nursery Operation
9/25/2000	New Castle	Frank Alfredo, Alfredo Landscape Development Corporation	AML § 308(4) Opinion on the Storage, Maintenance and Washing of Trucks and Equipment; Storage and Mixing of Soil Media; Storage and Loading of Gravel for Job Sites; Use of Wetlands within a 100 Foot Buffer to Plants; and Parking for Employees
7/31/2001	New Castle	David White, Esq., Town Attorney	AML § 308(4) Opinion on Landscaping and Whether Certain Activities are Agricultural, such as Lawn Mowing and Maintenance, Snow Removal, Leaf Blowing, Etc.
2001	New Castle	Tom Cogger	Agricultural/Livestock Restrictions
2001	Somers	Michael Dignelli/Heritage Farm	Review Zoning Code for Limitation of Horses per Acre and Operation Under a Special Use Permit
2002	North Salem	Town of North Salem	Review of Proposed Agricultural Business Zone
2003	North Salem	Barbara Howard/Chase Meadows Farm	Commercial Horse Boarding Operation - Construction of Indoor Riding Arena
2003	North Salem	Scott Hakim/Old Salem Farms	Commercial Horse Boarding Operation - Construction of Farm Worker Housing
2003	New Castle	Alfredo Landscape Development Corporation	Manure Storage and Soil Mixing Practices
2004	Yorktown	Patricia Peckham/Arcadia Farm	Commercial Horse Boarding Operation - Need to Apply for a Use Variance, Reviewable Every Three Years
3/25/2005	New Castle	Thomas Alfredo, Alfredo Landscape Development Corporation	AML § 308(4) Opinion on the Sale of Nursery Stock Grown on the Farm (Bare Rootstock, Seeds, Cuttings, Plugs or immature Plants or Mature Plants Grown and Cared For at Least One Season) and the Sale of Topsoil and Mulch
2005	New Castle	Tom Cogger	Pipe and Drain System
2005	Cortlandt	Rob & JoAnne Vitolo	Commercial Horse Boarding Operation – Review of Town's Wetlands Law
2006	Yorktown	Town of Yorktown	Review of Draft Noise Ordinance
2006	North Salem	Stay Sail Farm	Review of Town's Wetlands Law, Buffer and Planning Board Review Requirements

AML § 305-a and Related Reviews

Year	Town	Farm Owner or Farm Name	Purpose of Reviews
2006	North Salem	Town of North Salem	Review Draft Local Law Establishing the Eastern Westchester Biotic Corridor
2007	New Castle	Tom Cogger	Review of Town's Wetlands Law
2007	Bedford	Rona Farm/Robert and Nancy Gjerlow	Review Requirements for a Special Use Permit and Site Plan Review
2007	Bedford	Chris Carollo	Commercial Horse Boarding Operation, Review County Requirements for the Treatment of Gray Water from Wash Stalls and Purification Requirements for a Community Drinking Water Supply
2008	North Salem	Old Salem Farm	Review County Requirements for the Treatment of Gray Water from Wash Stalls and Purification Requirements for a Community Drinking Water Supply
2008	Lewisboro	Todd Farm, LLC	Work with Town to Develop a Restrictive Covenant to Clear Cut Trees to Place Land in Agricultural Production
2008	Somers	Robert Stuart Farm	Review Wetlands Law and Tree Harvesting/Management Requirements/Fee
6/27/2013	Lewisboro	Hazelnut Farm	Review of local ordinances, including special permit and site plan requirements and wetlands law.

Source: New York State Department of Agriculture and Markets

Section 4: Existing Westchester County Agricultural District

The first recertification of the Westchester County Agricultural District began in 2008. At that time, the district was countywide. Many issues and complaints were received concerning conflicts between agricultural operations and suburban land uses, particularly between operations that included some agriculture but were predominantly not agricultural in nature and were located in densely developed suburban areas of the county with many residential neighbors. A steering committee was formed to evaluate the continuation of the district and a consultant was retained to assist in evaluating the district. The resulting recommendations for continuation of the district included restricting the district to those municipalities in which most of the agricultural district properties were located and developing a set of criteria to ensure that parcels added to the district promoted the original and restated purposes of the district to: protect open space while remaining taxable land, protect the portion of the New York City drinking water supply located in the county, control urban sprawl, protect agricultural land as an irreplaceable resource, provide locally grown produce for the region, provide wildlife habitat, provide a link to the county's agricultural heritage and history, and promote agriculture as a viable economic activity with multiple direct and indirect benefits such as tourism, recreation and education.

Westchester's existing Agricultural District is restricted to the towns of Cortlandt, Yorktown, Somers, North Salem, Lewisboro, Bedford, the portion of Mount Pleasant west of the Taconic State Parkway and the Village of Sleepy Hollow. The District includes a myriad of parcels with a wide variety of types for agricultural operations ranging from production (crops and livestock) to equine related (the predominant use). The farm parcels range in size from 694.41 acres to 2.63 acres. The current Agricultural District consists of 106 farms encompassing 7,504 acres. (Total acreage represents the entire tax parcel, not the amount of land actively farmed.)

As shown in Figure 8, the Town of North Salem has more than twice the number of agricultural district properties as the town with the second highest total, the Town of Bedford. Of the 106 parcels in the Agricultural District, 81 are in the towns of North Salem, Bedford and Yorktown, respectively.

As shown in Figure 9, the municipal rankings change somewhat when the acreages of parcels in the Agricultural District are assessed. North Salem still leads with 4,770 acres or 50% of the total acreage in the District and Bedford remains second. However, the Town of Somers is in third position as two of its six farm parcels are some of the largest farms in the district, totaling over 896 acres (Stonewall Farm at 695 acres is the largest district parcel).

Figure 10 presents the type of agricultural operation by parcel acreage in the District. Equine operations account for over 40% of the district acreage with crop production at almost 30%. Livestock operations also account for a significant percent of the district acreage at just over 17%. A wide variety of agricultural operations, such as aquaculture, maple syrup production and community supported agriculture are included in the various aggregated categories.

Figure 8.
Number of Farms in Agricultural District by Municipality

Municipality	Number of Farms	Percent of Total
Bedford	19	17.59%
Cortlandt	8	7.41%
Lewisboro	7	6.48%
Mount Pleasant	4	3.70%
North Salem	50	46.30%
Sleepy Hollow	2	1.85%
Somers	6	5.56%
Yorktown	12	11.11%
TOTAL	108	100%

Source: 2016 Westchester County Agricultural District Database
Note: Two farms are located across municipal boundary line

Figure 9.
Acreage of Farms in Agricultural District by Municipality

Municipality	Acreage of Farms	Percent of Ag District Total	Percent of Municipal Land Area
Bedford	1,001.27	13.34%	3.95%
Cortlandt	352.57	4.70%	1.59%
Lewisboro	145.56	1.94%	0.78%
Mount Pleasant	384.24	5.12%	2.49%
North Salem	3,769.93	50.24%	25.37%
Sleepy Hollow	221.58	2.95%	15.32%
Somers	980.55	13.07%	4.77%
Yorktown	648.53	8.64%	2.57%
TOTAL	7,504.23	100%	

Figure 10.
Acreage in Agricultural District by Type of Agricultural Operation

Type of Operation	Acreage	Percent of Total
Crops	2,148.63	28.63%
Equine	3,163.82	42.16%
Fallow	475.21	6.33%
Livestock	1,281.04	17.07%
Nursery	198.47	2.64%
Other	237.06	3.16%
Total	7,504.23	100%

Source: 2016 Westchester County Agricultural District Database

Land use within the Westchester County Agricultural District is characterized by the local tax assessors predominantly as either residential (200 series) or vacant land (300 series), not agricultural production (100 series). Most of the municipal long range comprehensive plans promote the preservation of agriculture to preserve open space and community character as well as reduce demand on local services, particularly the local school system, which would result from conversion of farmland to residential development, and agriculture is a permitted use in residential zoning districts. However, development pressure remains high, exemplifying the difficulty of developing protections for the remaining agriculture in an economically diverse, suburban county.

Section 5: Findings and Recommendations

The agricultural district program requires initiation and periodic review and renewal of Agricultural Districts by counties that establish districts. Through this required process, a county has ability to modify the district, continue the district as is or terminate the district.

A. 2009 Recertification

In 2008, well in advance of the July 19, 2009 Agricultural District renewal date, the Westchester County Department of Planning created an Agricultural District Recertification Review Steering Committee to assist in the review of the District. The steering committee consisted of representatives from the County Board of Legislators, municipalities, the County Agriculture and Farmland Protection Board, the County Planning Board, the County Tax Commission, the County Soil and Water Conservation District, the Watershed Agricultural Council and the Westchester Land Trust.

The committee's initial discussions centered on identifying conflicts between agricultural uses and non-agricultural uses that have occurred in Westchester. It was confirmed that municipalities were faced with multiple 305-a reviews and with increased regulatory requirements for improving stormwater management. It was also found that many parcels included in the Agricultural District did not contain agricultural operations, raising issues of what constitutes a farm in a suburban setting. As agricultural districts do not require continued use of farmland as farmland, it was noted that inclusion of a parcel in a district may be relatively ineffective in reducing farmland conversion. The value of other preservation techniques to ensure long-term agricultural commitment of farms was brought into the discussion.

The services of a consultant were sought to assist in the review effort. ACDS, LLC was awarded a contract with the County and began working with the steering committee. The following is a result of the research and evaluation of a steering committee and the Agriculture and Farmland Protection Board, with the assistance of the Department of Planning and ACDS.

Based on the review and research conducted and the status of Westchester County farmland protection programs, the Steering Committee and the Agriculture and Farmland Protection Board reviewed the purposes of the Westchester County Agricultural District. The AFPB emphasized the importance of the agricultural district in protecting the economic viability and consequent continuation of agricultural operations. The Steering Committee and the AFPB recommended that the purposes of the district be clearly documented in legislation and in efforts to promote the district to farm owners, municipal officials and the general public.

B. Comments Received

One request was received during the public comment period, which ran from November 11, 2016 through December 31, 2016. The request, included in Appendix D, was from a landowner with property bordering the towns of Ossining and New Castle. The submission includes a request to make both New Castle and Ossining eligible municipalities and to include the subject parcels within the agricultural district.

An additional inquiry concerning the addition of land located in the Town of Ossining to the agricultural district was received by telephone during the month of February. On March 20 a package was received including a letter to the Chair of the Board of Legislators requesting that parcels of land within the Town of Ossining be considered eligible for inclusion within the Westchester County Agricultural District. Included with the letter was a completed application form and supporting material. These materials are also included in Appendix D.

Both submissions were forwarded to the municipal officials in the respective municipalities. No response was received from either supervisor. The AFPB recommendations concerning these requests are included below in Section D.

In discussions with elected officials from municipalities within which the district is located, the following issues were raised:

- Concerns with the environmental performance of agricultural operations and the limited ability to regulate farms with respect to water quality impacts. One of the original purposes of the agricultural district was to protect land from development, not only to protect existing community character but more importantly to protect the northern portions of the county, which are located within a portion of the New York City drinking water supply, from development. In studies of land use and phosphorus pollution, which impacts the quality of drinking water sources, well managed farmland was cited as a preferred land use over continued conversion of farmland to residential development and included as a purpose and goal of the district. Municipalities within the watershed are faced with increasing regulatory requirements from state and federal agencies to reduce stormwater pollution and protect water supplies. Efforts to ensure that operations included in the agricultural reduce potential environmental pollution to the maximum extent practical should continue and should be strengthened.
- Concerns that agricultural operations are truly commercial in nature. Local officials expressed concerns that some farms within the district may be “hobby farms” with limited benefits as described in the stated purposes of the agricultural district. Efforts to continue to ensure that farms within the district are truly commercial in nature should be continued and strengthened as much as possible.
- Inability of County to enforce conditions of inclusion. Local officials also expressed frustration that once a property is included in the agricultural district that the county is not involved in the administration of the district and the parcel cannot be removed. The municipality should be able to petition the County for removal of a parcel in the event that the parcel is found to be not operating within the parameters in which it was included or is otherwise violating the purposes and goals of the district.

C. Statement of Purpose

Based on the review of the district, administration and performance of the district since the previous recertification and comments received since the previous recertification and during the current recertification process, the Westchester County Agriculture and Farmland Protection Board reviewed the purposes of the Westchester County Agricultural District. The AFPB emphasized the importance of the agricultural district in protecting the economic viability and consequent continuation of agricultural operations. The AFPB continues to recommend that the following purposes of the district be clearly documented in legislation and in efforts to promote the district to farm owners, municipal officials and the general public.

- Protection of agriculture as an economic activity through the protection of farmland (agricultural soils) as a necessary asset of the agricultural industry and the promotion of groups of agricultural operations that could then benefit from shared services and resources.
- Protection of open space to reduce congestion, pollution and demand on municipal services.
- Provision of buffers for water and air quality, particularly in areas of the county identified as watersheds for drinking water supplies.
- Provision of habitat to protect biodiversity and unique habitats of plants and wildlife.
- Protection of community character to protect quality of life and property values.
- Provision of locally grown food to promote healthy and sustainable living.
- Provision of educational opportunities to foster a better understanding and appreciation of local agriculture and the environment.
- Preservation of links to the region's agrarian past for educational value and the preservation of cultural and historic resources.

D. 2017 Recommendations

1. **Continue Agricultural District Using the Same Geographic Boundary and Evaluation Criteria.** The Agriculture and Farmland Protections Board recommends that the agricultural district, continue as reconfigured by the previous recertification process. The AFPB does not recommend that parcels within the towns of New Castle or Ossining be eligible for inclusion in Westchester County Agricultural District Number 1. Absent an affirmative response from either town supervisor, the geographic boundaries and evaluation criteria included in the 2009 recertification report should continue. The AFPB recommends that a variety of tools and techniques be evaluated for areas within the county that are outside of Westchester County Agricultural District No. 1 and the most appropriate be implemented. Such a study should be the primary component of an update to the countywide agriculture and farmland protection plan (see Recommendations #5 and #6). The AFPB also shares some of the

concerns raised by local elected officials and recommends that the evaluation criteria developed during the previous recertification process continue to be utilized to ensure that properties included in the district are commercial in nature and employ best management practices to reduce environmental impacts and promote the stated purposes and goals of the district.

2. **Change the 30-Day Annual Window.** The Agriculture and Farmland Protections Board recommends that the 30-day window in which annual applications to include additional land within the district are received be changed to the month of March. The current 30-day window is the month of January each year. This requires that the AFPB meet with and visit properties during the month of February to evaluate agricultural operations, including performing site visits. More often than not, site visits must be rescheduled due to inclement weather. The AFPB recommends that the 30-day window be moved to the month of March to significantly reduce the potential for inclement weather interfering with the site visits and causing delays in the process to add land to the district.
3. **Include County-owned Agriculturally Related Parcels.** The Agriculture and Farmland Protection Board recommends that the County-owned parcels of Muscoot Farm, Lasdon Park and the farm portion of Hilltop Hanover Farm be included in the agricultural district to support the district and agriculture in the county. These parcels provide unique and valuable agricultural resources and are essential to providing many of the benefits that agriculture provides and supporting and promoting the agricultural industry in the county.
4. **Include the Following Additional Land Within the District.** Five applications were received in 2017 to include additional land within the district. The Agriculture and Farmland Protection Board has reviewed all five applications and performed site visits of each. The AFPB recommends inclusion of the following parcels of land in the recertified district.
 - a. 2017-01, Thompson's Cider Mill, Yorktown, Tax ID 69.10-1-5 (2.00 acres) and 69.10-1-4 (3.07 acres)
 - b. 2017-04, Tomahawk Farm, Somers, Tax ID 16.17-1-6 (6.03 acres)
 - c. 2017-05, Good Hope Farm, Lewisboro, Tax ID 10300-27-42 (19.62 acres) and 10300-9-45 (4.65 acres)
5. **Update the County Agriculture and Farmland Protection Plan.** The Agriculture and Farmland Protection Board recommends that the Agriculture and Farmland Protection Plan, which was prepared in 2004 and adopted in 2005 be updated. The plan includes not only a valuable overview of the agricultural industry in the county and evaluation of its impact but also includes research concerning agricultural protection tools and techniques and makes recommendations concerning the protection and promotion of agriculture. Grants are available from the New York State Department of Agriculture and Markets that provide 50% of the funding required. However, a minimum of 10% of the project budget is required as a cash local match. The Agriculture and Farmland Protection Board requests that an amount of \$30,000 be set aside in the County budget to provide the required local match. Additionally, the Agriculture and Farmland Protection Board believes that it may be prudent to coordinate a plan with the neighboring counties of Putnam (adopted in 2004) and Rockland (adopted in 2000), which have similar issues as Westchester and may benefit from the same studies and

tools and techniques. The state grant program allows for plans to be prepared for multiple counties, bringing additional funding to the plan development and possibly also resulting in cost savings for each county, although it will likely require additional time to prepare.

6. **Pursue Additional Agricultural Protection Tools and Techniques.** The Agriculture and Farmland Protection Board recommends that appropriate tools and techniques be implemented to promote and protect agricultural economic activity throughout the county, including the more suburban and urban areas of the county. The AFPB recommends that a study of current and potential economic activity be conducted and that action-oriented strategies be developed to promote agriculture. Strategies should include the wide variety of stakeholders involved in agriculture as an economic activity, a public health initiative and as an educational and cultural resource.

E. Summary

The Westchester County Agriculture and Farmland Protection Board has evaluated the Westchester County Agricultural district and finds that the district continues to be a valuable method of protecting agriculture as a valuable economic industry, protecting the environment, providing local fresh produce and agricultural products and providing a valuable educational resource and link to the county's agricultural heritage.

The AFPB recommends continuation of the district as-is with the inclusion of the additional parcels mentioned above under Recommendations #3 and #4. The AFPB further recommends changing the 30-day window in which to receive applications to the month of March so that site inspections would be conducted during April, reducing weather-related delays in the processing of applications.

The AFPB also recommends that the County undertake an update of the County Agriculture and Farmland Protection Plan and evaluate additional tools and techniques to protect and promote agriculture throughout the county. Grants are

APPENDIX A: AGRICULTURAL DISTRICT MAP

The attached map shows all of the agricultural district properties as of 2016 as well as the additional parcels of land described within the report body recommended to be included in the district.

2017 Agricultural District

Westchester County
New York

FARM TYPE	FARMS	ACRES
Equine	56	3,164
Crops	20	2,154
Livestock	16	1,311
Nursery	10	198
Fallow	3	475
Other	7	1,335

As of May 2017 Westchester County's Agricultural District contains 8,637 acres of land, comprised of 112 farms and 290 tax parcels.

New York State Agricultural Districts help to protect and preserve land under active agricultural production or which could be used for agricultural production. New York State's Agricultural Districts Law seeks to create economic and regulatory incentives which encourage farmers to continue farming.

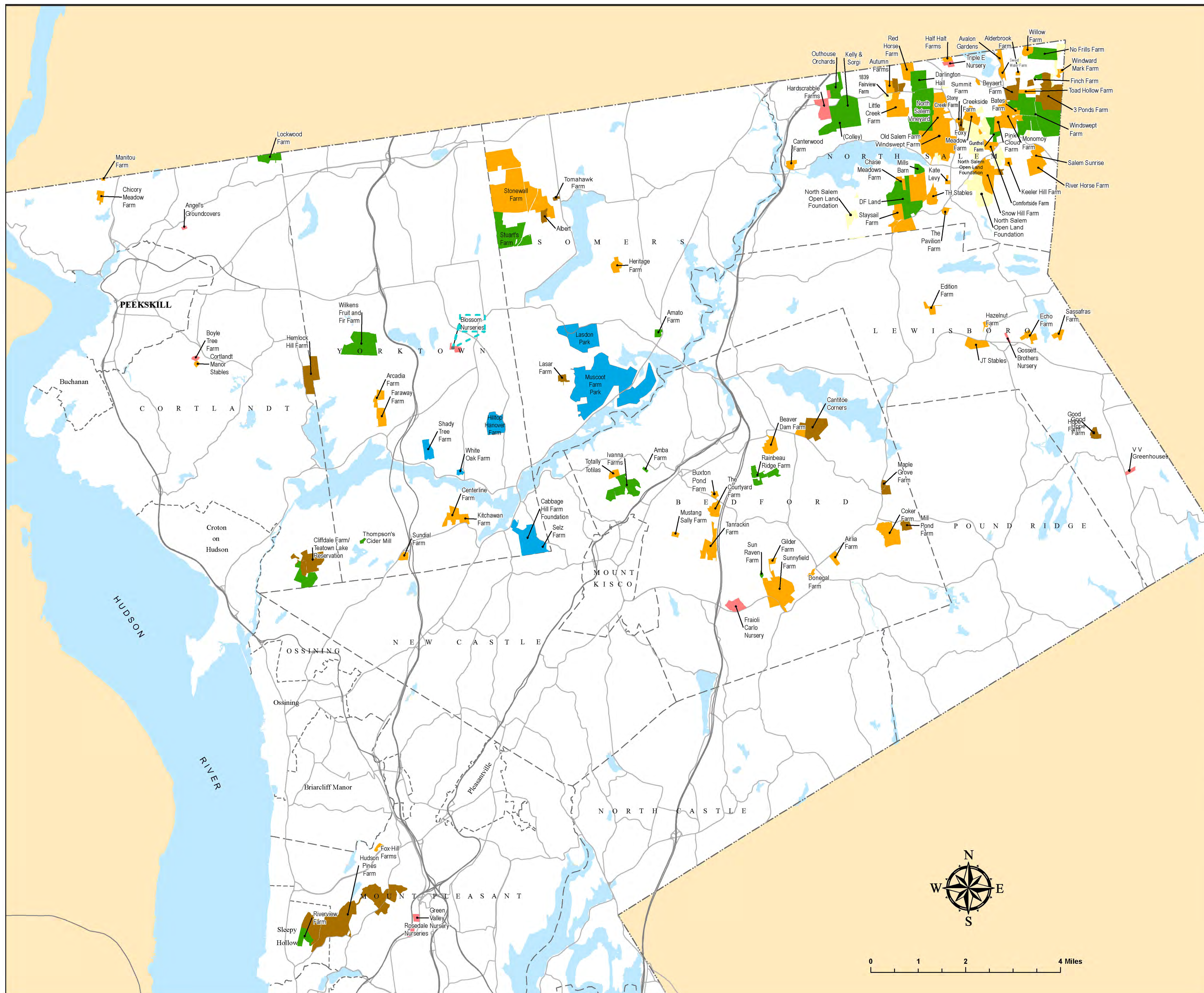
The Westchester County Agricultural District was created in 2001 with an eight-year review period. In 2010, after two years of review, the County Board of Legislators, upon recommendation by the County Agriculture and Farmland Protection Board, proposed modifications to the district, limiting the district to eight municipalities and creating criteria for farms included in the district. In 2017 the district was recertified again with no change to those modifications. Every year land owners may petition the County Board of Legislators to add land to the district.

More information on the Westchester County Agricultural District and other agricultural programs may be found at www.westchestergov.com/agriculture.

Westchester
gov.com

GIS GEOGRAPHIC INFORMATION SYSTEMS

Westchester County Department of Planning
432 Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601
www.westchestergov.com/planning



APPENDIX B: AGRICULTURAL DISTRICT DATA AND LIST OF PROPERTIES

The attached list shows all of the agricultural district properties as of 2016 as well as the additional parcels of land described within the report body recommended to be included in the district.

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Bedford			1001.3
Airlia Farm	2009-69		
	73.19-1-14	751 Old Post Road	20.0
Amba Farm	2012-05		
	59.16-1-11	29 Wood Road	3.9
Beaver Dam Farm	2009-66		
	61.9-1-6	157 Beaver Dam Road	53.8
Buxton Pond Farm	2016-02		
	72.7-1-2	161 Buxton Road	10.8
Cantitoe Corners	2009-61		
	61.6-1-1.1	48 Girdle Ridge Road	19.9
	61.7-1-1.2	Girdle Ridge Road	117.7
Coker Farm	2009-94		
	74.13-2-3	65 Stone Hill Road	106.2
Donegal Farm	2009-82		
	84.7-1-22	761 Guard Hill Road	8.4
Fraioli Carlo Nursery	2009-15		
	83.16-1-2	1 Baldwin Road	48.3
Gilder Farm	2009-84		
	73.17-1-6	550 Guard Hill Road	11.3
Ivanna Farms	2009-77		
	59.19-1-9	153-241 Wood Rd	99.5
	71.7-1-1.2	153 Wood Road	24.2
Maple Grove Farm	2009-25		
	62.17-1-10	17-25 Black Brook Road	17.9
	62.17-1-6	20-40 Black Brook Road	9.2
Mill Pond Farm	2013-10		
	74.14-1-1	121 Stone Hill Road	25.0
Mustang Sally Farm	2009-106		
	72.13-1-4	97 West Patent Road	8.6
Rainbeau Ridge Farm	2009-100		
	60.20-1-4	453 Harris Road	4.1
	60.20-1-6	403 Harris Road	11.0
	61.17-1-1	403 Harris Road	23.9
	61.17-1-2	453 Harris Road	4.1
	2012-09		
	61.13-1-6	462 Harris Road	19.7
Sun Raven Farm	2013-04		
	83.8-1-8	501 Guard Hill Road	4.1

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Sunnyfield Farm	2009-22		
	84.13-1-4	748-780 South Bedford Road	20.5
	84.13-1-8	South Bedford Road	1.5
	84.9-1-5	749-801 South Bedford Road	183.5
Tanrackin Farm	2009-32		
	72.15-1-3	145 Broad Brook Road	17.9
	2009-33		
	72.15-1-4	Broad Brook Road	0.4
	72.19-1-2	270 Guard Hill Road	35.7
	72.19-1-4	Broad Brook Road	9.1
	72.19-1-5	270 Guard Hill Road	0.7
	2009-34		
	72.18-1-9	230 Guard Hill Road	22.3
The Courtyard Farm	2009-104		
	72.7-1-5	Bedford Center Rd.	39.3
Totally Totilas	2015-05		
	59.15-1-8	556 Croton Lake Road	14.4
	59.19-1-5	560 Croton Lake Road	4.3

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Cortlandt			352.6
Angel's Groundcovers	2014-01		
	23.11-2-1.1	288 Locust Avenue	0.5
	23.11-2-1.2	288 Locust Avenue	0.9
	23.11-2-1.3	288 Locust Avenue	2.4
Boyle Tree Farm	2012-02		
	44.7-1-3	39 & 49 Montrose Station Road	6.0
	44.7-1-6	39 & 49 Montrose Station Road	1.7
Chicory Meadow Farm	2012-10		
	11.20-1-4	76 Jack Road	5.4
	11.20-1-6	54 Jack Road	14.5
Cliffdale Farm/ Teatown Lake Reserve	2009-96		
	68.19-2-15	Teatown Road	6.0
	68.19-2-4	Teatown Road	6.5
	79.7-1-13	Teatown Road	1.0
	79.7-1-14	62 Teatown Road	20.4
	79.7-1-14.2	Teatown Road	77.5
	79.8-1-1	57 Teatown Road	86.9
Cortlandt Manor Stables	2012-03		
	44.7-1-4	52 Montrose Station Road	6.0
Hemlock Hill Farm	2009-18		
	45.12-1-1	500 Croton Avenue	68.3
Lockwood Farm	2011-18		
	13.1-2-3	50 Lockwood Road	46.0
Manitou Farm	2012-01		
	11.16-1-2	South Mountain Pass	2.6

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Lewisboro			169.5
Echo Farm	2009-9		
	31-10805-15	14 Main Street	25.3
	31-10805-62	62 Spring Street	3.7
Edition Farm	2009-76		
	22-10802-68	5 Schoolhouse Road	4.1
	22-10802-69	Schoolhouse Road	16.6
Good Hope Farm	2017-05		
	10300-27-43	75 Mill River Road	19.4
	10300-9-43	75 Mill River Road	4.6
Gossett Brothers Nursery	2013-02		
	43.03-2-24	1202 Route 35	5.8
Hazelnut Farm	2011-03		
	10803-110-26	27 Waccabus River Lane	7.7
JT Stables	2009-90		
	26-10541-27	1125 Rte 35	26.3
	26-10541-28	1145 Rte 35	11.8
	26-10541-70	Rte 35	5.9
	26-10541-71	Rte 35	8.2
Sassafras Farm	2009-47		
	10810-2-36	44 Boway	20.1
V V Greenhouses	2016-01		
	10056-016-0047	229 Smith Ridge Road	9.0
	10056-036-0047	229 Smith Ridge Road	1.2

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Mount Pleasant			384.2
Fox Hill Farms	2009-81		
	105.15-1-65	204 Old Sleepy Hollow Road	0.2
	105.15-1-66	Old Sleepy Hollow Road	0.5
	105.15-1-67	Old Sleepy Hollow Road	0.9
	105.15-1-68	Old Sleepy Hollow Road	0.5
	105.15-1-70	Old Sleepy Hollow Road	5.1
	105.15-1-71	Old Sleepy Hollow Road	1.8
Green Valley Nursery	2009-83		
	111.16-1-33	211 Saw Mill River Road	12.2
Hudson Pines Farm	2009-46		
	111.10-1-3	Bedford Road	178.3
	111.11-1-1	Stillman Lane	36.1
	111.11-1-3	Bedford Road	16.8
	111.15-1-1	Bedford Road	26.2
	111.17-2-1	Old Sleepy Hollow Road	61.0
	111.17-2-8.1	180 Bedford Road	5.9
	111.17-2-8.2	180 Bedford Road	28.4
Rosedale Nurseries	2009-60		
	111.2-1-4	Saw Mill River Road	0.4
	111.2-1-5	Saw Mill River Road	6.6
	111.2-1-84	51 Saw Mill River Road	0.9
	111.2-1-85	51 Saw Mill River Road	0.9
	111.2-1-86	Saw Mill River Road	1.4

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
North Salem			3769.9
(Colley)	2009-103		
	13-1689-197	69-85 Hardscrabble Road	150.6
1839 Fairview Farm	2009-8		
	14-1689-56	261 Hardscrabble Road	13.9
3 Ponds Farm	2009-53		
	26-1765-15	125-143 Vail Lane	127.3
	26-1765-17	161-169 Vail Lane	29.1
	26-1765-22	119-151 Finch Road	15.3
	26-1765-23	155 Finch Road	14.1
Alderbrook Farm	2011-17		
	8-1760-1	8 Finch Road	2.0
	8-1761-1	8 Finch Road	2.1
Artemis Farm	2009-4		
	27-1756-3	22 Wallace Road	9.7
Autumn Farms	2009-63		
	4-1735-64	306 Hardscrabble Road	25.6
Avalon Gardens	2014-06		
	8-1759-5	955 Peach Lake Road	23.2
Bates Farm	2009-50		
	27-1756-1	773 Peach Lake Road	9.6
	27-1757-31	2 Vail Lane	4.0
	27-1757-32	783 Peach Lake Road	7.0
Beyaert Farm	2009-98		
	25-1757-33	855 Peach Lake Road	61.5
Canterwood Farm	2013-07		
	1-1689-2	100 Titicus Road	19.2
	1-1689-87	102 Titicus Road	1.4
Chase Meadows Farm	2009-73		
	32-1364-14	315 Mills Road	17.5
Comfortside Farm	2009-109		
	21-1703-35	24 Baxter Road	16.3
	21-1703-47	46-60 Baxter Road	12.2
	21-1703-49	80 Baxter Road	3.7
	21-1703-53	2 Baxter Road	2.1
Creekside Farm	2009-75		
	21-1703-2.2	170 Baxter Road	11.7
Darlington Hall	2009-23		
	5-1735-18	422 Hardscrabble Road	83.0
DF Land	2012-07		
	32-1364-1	37-151 Cat Ridge Road	124.0
	46-1364-8	416-464 Grant Road	71.4

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Finch Farm	2009-56		
	25-1757-22	186 Vail Lane	9.5
	26-1765-21	209 Vail Lane	9.1
Foxy Meadow Farm	2011-10		
	20-1744-10	141 Baxter Road	26.4
	20-1744-7	141 Baxter Road	25.8
Gunthel Farm	2009-42		
	23-1744-15	7 Baxter Road	5.1
	23-1744-83	5 Baxter Road	9.1
	23-1744-84	9 Baxter Road	9.3
Half Halt Farms	2015-04		
	6-1748-6	13 Starr Ridge Road	9.9
Hardscrabble Farms	2009-38		
	11-1689-36	45 Hardscrabble Road	38.9
	2-1735-4	40 Hardscrabble Road	25.8
	3-1735-44	92 Hardscrabble Road	7.7
Kate Levy	2011-13		
	33-1365-1	4 Quaker Road	2.0
	33-1365-14	42 June Road	5.0
Keeler Hill Farm	2009-28		
	36-1705-17	64 Keeler Lane	14.5
Kelly & Sorgi	2009-102		
	3-1689-47	139 Hardscrabble Road	110.4
Little Creek Farm	2009-16		
	16-1689-175	301 Hardscrabble Road	109.3
Meadow Lane Farm	2011-16		
	23-1744-85	11 Baxter Road	17.1
Mills Barn	2009-99		
	32-1364-11	349-367 Mills Road	45.8
	32-1364-22	371-387 Mills Road	33.7
	32-1693-5	324-366 Mills Road	21.8
	33-1364-4	397 Turkey Hill Road	44.3
Monomoy Farm	2011-11		
	24-1744-26	806 Peach Lake Road	84.6
No Frills Farm	2011-08		
	9-1767-31	3 Willow Lane	85.3
North Salem Alpacas	2009-55		
	4-1735-17	338 Hardscrabble Road	18.0

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
North Salem Open Land Foundation	2009-111		
	19-1697-20	284-286 Titicus Road	10.5
	20-1744-69	81-89 Baxter Road	10.8
	21-1703-48	62-132 Baxter Road	114.2
	21-1703-51	134-154 Baxter Road	15.5
	21-1744-72	29-65 Baxter Road	37.6
	26-1765-24	161 Finch Road	7.1
	34-1702-5	307 Titicus Road	2.4
	35-1370-29	Grant Road	60.8
	35-1370-30	Grant Road	73.1
	36-1704-6	5-63 Keeler Lane	37.0
	44-1356-27	181 Mills Road	2.5
	45-1137-37	Nash Road	3.7
	45-1360-15	Nash Road	33.3
	6-1744-48	183 June Road	2.7
	8-1766-1	47-95 Dingle Ridge Road	10.2
	9-1767-16	130 Finch Road	30.1
North Salem Vineyard	2009-113		
	16-1697-2	441 Hardscrabble Road	161.2
	17-1697-31	11-89 Delancey Road	98.9
	5-1735-48	Hardscrabble Road	0.2
Old Salem Farm	2009-97		
	18-1697-36	152 June Road	62.6
	18-1697-8	190 June Road	54.5
Outhouse Orchards	2009-37		
	3-1735-6	134 Hardscrabble Road	62.7
Pink Cloud Farm	2011-14		
	23-1744-38	17 Baxter Road	36.5
Red Horse Farm	2009-101		
	5-1735-73	364 Hardscrabble Road	47.3
River Horse Farm	2009-71		
	37-1705-19	260 Hunt Lane	49.1
Salem Sunrise	2009-110		
	37-1170-8	39 Hilltop Drive	33.3
	37-1705-23	741 Titicus Road	25.9

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Snow Hill Farm	2009-59		
	22-1704-1	651 Grant Road	33.8
	22-1704-19	651 Titicus Road	1.9
	22-1704-20	651 Titicus Road	0.5
	22-1704-24	651 Grant Road	1.6
	35-1370-22	649 Grant Road	6.2
	35-1370-7	1-83 Howe Lane	83.9
	2011-04		
	36-1704-22	651 Grant Road	6.9
Staysail Farm	2009-105		
	46-1154-1	351-457 Grant Road	61.0
	46-1361-2	376 Grant Road	12.1
	46-1364-23	1-29 Bogtown Road	43.6
Stony Creek Farm	2011-06		
	21-1703-2.1	Baxter Road	6.8
	21-1703-52	Baxter Road	0.2
Summit Farm	2012-08		
	20-1744-50	14 Bloomer Road	4.7
Sweet Water Farm	2013-01		
	8-1759-4	893 Peach Lake Road	13.9
TH Stables	2011-12		
	33-1365-11	15 Turkey Hill Road	42.4
The Auburn Group	2015-03		
	5-1735-78	350 Hardscrabble Road	12.1
The Pavilion Farm	2009-72		
	47-1154-35	571 Grant Rd	8.0
	47-1154-36	569 Grant Rd	3.7
Toad Hollow Farm	2009-11		
	25-1757-26	146 Vail Lane	20.5
Triple E Nursery	2009-7		
	6-1148-7	7 Starr Ridge Rd.	7.3
	6-1148-8	3 Starr Ridge Rd.	7.8
Willow Farm	2009-13		
	9-1767-1	2 Willow Lane	12.4
	9-1767-30	2 Willow Lane	12.3

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Windswept Farm	2009-85		
	17-1697-27	262 Titicus Road	31.7
	17-1697-4	258 Titicus Road	68.7
	18-1697-11	146 June Road	44.1
	19-1697-53	74-126 June Road	136.5
	25-1757-29	84-118 Vail Lane	46.6
	25-1757-30	786-821 Peach Lake Road	64.3
	26-1765-14	79-103 Vail Lane	26.1
	26-1765-3	105-123 Vail Lane	29.0
	27-1756-2	80 Norton Lane	82.6
	27-1765-4	9-35 Norton Lane	56.5
	27-1765-5	9-35 Norton Lane	22.8
	27-1765-6	3-7 Norton Lane	38.3
Windward Mark Farm	2011-07		
	9-1767-15	132 Finch Road	9.4

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Sleepy Hollow			221.6
Hudson Pines Farm	2009-46		
	110.20-1-1	Old Sleepy Hollow Road	96.0
	111.17-1-1	Old Sleepy Hollow Road	32.5
	111.17-1-2.1	180 Bedford Road	8.0
	111.17-1-2.2	180 Bedford Road	39.3
Riverview Farm	2011-15		
	115.8-1-1	150 Gorey Brook Road	12.1
	115.8-1-2.1	150 Gorey Brook Road	33.7

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Somers			1989.5
Albert	2009-48		
	26.08-2-39	28 Granite Springs Road	0.3
	26.08-2-40	24 Granite Springs Road	4.1
	26.08-2-41	26 Granite Springs Road	17.1
Amato Farm	2012-05		
	38.17-1-5	121 Route 100	14.3
Heritage Farm	2009-78		
	27.19-1-1.1	19 Lalli Drive	30.1
	27.19-1-30	26 Lalli Drive	1.9
Lasar Farm	2009-12		
	48.09-1-10.1	19 North Lane	16.5
Lasdon Park	(blank)		
	37.13-3-3	(blank)	27.5
	37.18-1-2	(blank)	147.0
	37.13-2-4	(blank)	20.0
	37.17-2-1	(blank)	1.9
	37.18-1-1	(blank)	25.4
	37.18-1-3	(blank)	2.3
	37.18-1-4	(blank)	1.9
Muscot Farm Park	(blank)		
	48.11-1-2	Muscot Farm, Rt 100 katonah,	326.6
	48.16-1-1	Muscot Farm, Rt 100 katonah,	173.4
	48.10-1-3	Muscot Farm, Rt 100 katonah,	17.4
	48.14-1-2	Muscot Farm, Rt 100 katonah,	51.4
	48.10-1-6	Muscot Farm, Rt 100 katonah,	8.2
	48.14-1-1	Muscot Farm, Rt 100 katonah,	105.7
	48.10-1-7	Muscot Farm, Rt 100 katonah,	2.9
	48.11-1-1	Muscot Farm, Rt 100 katonah,	7.8
	48.10-1-4	Muscot Farm, Rt 100 katonah,	3.4
	48.10-1-5	Muscot Farm, Rt 100 katonah,	3.9
	48.18-1-12	Muscot Farm, Rt 100 katonah,	76.1

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Stonewall Farm	2009-112		
	15.11-1-1	203 Mahopac Avenue	159.3
	15.15-1-2	185 Mahopac Avenue	86.8
	15.15-1-3	175 Mahopac Avenue	64.4
	15.15-1-4	0 Vacant	11.4
	15.16-1-1	183 Mahopac Avenue	3.6
	15.16-2-10	166 Mahopac Avenue	26.9
	15.16-2-9	0 Vacant	2.3
	15.19-1-1	159 Mahopac Avenue	172.8
	15.19-1-2	173 Mahopac Avenue	29.7
	15.20-1-1	156 Mahopac Avenue	28.3
	15.20-1-2	0 Vacant	19.9
	15.20-1-4	22 Granite Springs Road	60.6
	15.20-1-5	8 Su-Garden Road	5.4
	15.20-1-6	142 Mahopac Avenue	5.2
	26.07-1-1	0 Vacant	17.6
Stuart's Farm	2009-10		
	26.11-1-1.1	61 Granite Springs Road	99.9
	26.11-1-1.2	61 Granite Springs Road	71.8
	26.11-1-3	61 Granite Springs Road	4.2
	26.12-1-13	55 Granite Springs Road	25.9
Tomahawk Farm	2017-04		
	16.17-1-6	157 Tomahawk Street	5.9

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Yorktown			748.9
Arcadia Farm	2009-65		
	47.10-1-8	1350 Baptist Church Road	3.2
	47.11-1-1	1330 Baptist Church Road	13.7
	47.11-1-4	1300 Baptist Church Road	11.7
Blossom Nurseries	2009-35		
	37.13-1-6	1916 Baldwin Road	2.4
	37.18-1-36	1943 Baldwin Road	10.4
Cabbage Hill Farm Foundation	2009-62		
	70.08-1-1	275 Crow Hill Road	5.0
	70.08-1-33	155 Crow Hill Road	21.6
	70.12-1-1	(blank)	3.9
	70.12-1-10	205 Crow Hill Road	5.6
	70.12-1-11	245 Crow Hill Road	49.6
	70.12-1-2	105 Colonial Hill Road	1.1
	70.16-1-2	145 Crow Hill Road	70.2
Centerline Farm	2009-89		
	70.05-1-8	480 Arcady Road	4.8
	70.05-1-9	800 Old Kitchawan Road	47.9
Faraway Farm	2009-19		
	47.15-1-21	1305 Baptist Church Road	43.7
Hemlock Hill Farm	2009-18		
	46.08-1-1	500 Croton Avenue	50.0
Hilltop Hanover Farm	(blank)		
	0480190001020	Hanover St. Yorktown, NY 10591	95.3
Kitchawan Farm	2009-43		
	70.06-1-2	716 Kitchawan Road	14.6
	70.06-1-3	Kitchawan Road	8.3
Selz Farm	2009-24		
	71.13-1-2	95 Crow Hill Road	25.0
Shady Tree Farm	2009-57		
	58.08-1-5	Chapman Street	45.6
Sundial Farm	2009-64		
	69.15-1-21	1321 Kitchawan Road	9.9
	69.16-1-6	1275 Kitchawan Road	0.6
	69.16-1-7	1255 Kitchawan Road	3.9
	69.16-1-8	Kitchawan Road	0.9
	69.16-1-9	1235 Kitchawan Road	2.0
Thompson's Cider Mill	2017-01		
	69.10-1-4	335 Blinn Road	3.0
	69.10-1-5	335 Blinn Road	2.0

2017 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
White Oak Farm	2011-02		
	59.1-1-1	680 Croton Lake Road	2.4
	59.1-1-2	680 Croton Lake Road	7.1
Wilkens Fruit and Fir Farm	2009-44		
	36.14-1-15	1255 White Hill Road	4.2
	36.14-1-16	1313 White Hill Road	1.5
	36.14-1-17	1313 White Hill Road	71.0
	36.18-1-4	White Hill Road	43.8
	36.18-1-5	White Hill Road	2.1
	36.18-1-6	White Hill Road	60.9

APPENDIX C: LEGAL NOTICE

The following legal notice was published in the Journal News on November 11, 2016, sent to each municipality in which the district is located, posted in at least five locations in the district that are open to the public. In addition, copies of the legal notice along with the map from Appendix A and list from Appendix B of farms within the district and information on the recertification process was posted on the County website and made available to the public at the office of the County Clerk, the office of the Clerk of the Board of Legislators and at the County Department of Planning. The comment period was open through December 31, 2016. Only one written comment was received during that period and is included in Appendix D.

RESOLUTION NO. 120 – 2016

WHEREAS, this Board is charged with the responsibility, pursuant to Section 303-a of the New York State Agricultural and Markets Law, of conducting a review of existing Agricultural Districts located within the County of Westchester; and

WHEREAS, this Board, by Resolution No. 223-2000 submitted a proposal to the New York State Commissioner of Agriculture and Markets to establish Westchester County Agricultural District No. 1; and

WHEREAS, Resolution No. 223-2000 established an eight-year review period for proposed Westchester County Agricultural District No. 1; and

WHEREAS, the certification of Westchester County Agricultural District No. 1 by the New York State Commissioner of Agriculture and Markets became effective on July 19, 2001 and recertification was granted upon the Commissioner's review of Resolution No. 161-2010 and

WHEREAS, the recertification of Westchester County Agricultural District No. 1 is due to be completed on or before July 19, 2017; and

WHEREAS, Section 303-a of the New York State Agricultural and Markets Law requires that this Board take certain enumerated actions in relation to the review of Westchester County Agricultural District No. 1; NOW THEREFORE BE IT

RESOLVED, that the Clerk of the Board is hereby directed to publish, in a newspaper of general circulation within Westchester County Agricultural District No. 1, a notice in the form annexed hereto; AND BE IT FURTHER

RESOLVED, that the Clerk of the Board is hereby directed to post upon the home page of the County of Westchester website a notice in the form annexed hereto; AND BE IT FURTHER

RESOLVED, that the Clerk of the Board is hereby directed to post a notice in the form annexed hereto in at least five conspicuous places within the Westchester County Agricultural District; AND BE IT FURTHER

RESOLVED, that the Clerk of the Board is hereby directed to provide notice in the form annexed hereto by first class mail to those municipalities whose territory encompasses the Westchester County Agricultural District; AND BE IT FURTHER

RESOLVED, that the Clerk of the Board is hereby directed to instruct the Westchester County Agricultural and Farmland Protection Board to prepare a report

within forty-five days in relation to Westchester County Agricultural District No. 1
concerning:

- (1) the nature and status of farming and farm resources within such district, including the total number of acres of land and the total number of acres of land in farm operations in the district;
- (2) the extent to which the district has achieved its original objectives;
- (3) the extent to which county and local comprehensive plans, policies and objectives are consistent with and support the district;
- (4) the degree of coordination between local laws, ordinances, rules and regulations that apply to farm operations in such district and their influence on farming; and
- (5) recommendations to continue, terminate or modify such district.

Dated: *October 31*, 2016
White Plains, New York

Michael Williams
Benjamin Boyfrost
Jonas Mauer
J.T.

Environment & Health

******* LEGAL NOTICE *******

**WESTCHESTER COUNTY BOARD OF LEGISLATORS
RECERTIFICATION OF WESTCHESTER COUNTY
AGRICULTURAL DISTRICT NUMBER ONE**

The Westchester County Board of Legislators hereby notices the commencement of the **recertification of Westchester County Agricultural District Number One**. The Westchester County Agricultural District consists of a total of 7,504 acres of land within the following municipalities (listed in order of the amount of farmland in each): Town of North Salem (3,770 acres), Town of Bedford (1,001 acres), Town of Somers (980 acres), Town of Yorktown (648 acres), Town of Mount Pleasant (384 acres), Town of Cortlandt (353 acres), Village of Sleepy Hollow (222 acres), Town of Lewisboro (146 acres).

The municipalities and land owners within the district may submit comments concerning the continuation, modification or termination of the district within thirty days of the publication and posting and mailing of this notice. After the close of the public comment period, the Westchester County Agriculture and Farmland Protection Board will prepare a report with recommendations to the County Board of Legislators to either continue the district as-is, modify the district or terminate the district. A list and map of farms currently in the district, are available at the Office of the County Clerk located at 110 Dr. Martin Luther King, Jr. Blvd in White Plains as well as on the County website at www.westchestergov.com/agriculture and at the Department of Planning, Room 432 of the Michaelian Office Building, located at 148 Martine Avenue in White Plains. For more information, visit the County website or contact David Kvinge, Director of Environmental Planning, at (914) 995-2089 or dsk2@westchestergov.com.

Pursuant to New York State Agriculture and Markets Law, the recertification process includes a period, ending a minimum of 30 calendar days from the date this notice is published, in which municipalities, farm owners and the public may propose modifications to the district. All proposals must be submitted in writing to the following address:

Clerk of the Board of Legislators
8th Floor, Michaelian Office Building
148 Martine Avenue, White Plains, NY 10601
FAX: 914-995-3884
EMAIL: SundayV@westchesterlegislators.com

A PUBLIC HEARING will also be held at a regularly scheduled meeting of the Westchester County Board of Legislators at a subsequent date and time with notice of the same provided as set forth in Section 303-a(2)(c) of the Agriculture and Markets Law.



Agriculture and Markets

ANDREW M. CUOMO
Governor

RICHARD A. BALL
Commissioner

September 14, 2016

Sunday Vanderberg, Clerk
Westchester County Legislature
800 Michaelian Office Building, 8th Floor
148 Maritime Avenue
White Plains, New York 10601

Dear Ms. Vanderberg:

July 19, 2017 will mark the anniversary of Westchester County Agricultural District No. 1 which was first formed on July 19, 2001.

Consistent with the requirements of the Agriculture and Markets Law, your legislative body must conduct a review of the District. This letter serves as a notice to initiate the review and generally defines the review process and timeframe.

The review is designed to gauge the District's effect on local government policies concerning community development, environmental protection and preservation of the agricultural economy. The review must also consider how District farms and farm acres have furthered the purposes for which it was originally established, the extent to which it has achieved its original objectives and its degree of consistency with community economic and land use conditions.

The Agricultural District 8-year review procedures and forms are detailed on the Departments website at:

<http://www.agriculture.ny.gov/ap/agservices/agdistricts.html>

If I can be of any assistance during the district reviews or if you have any questions regarding the Agricultural Districts Program, please call me at 518-457-5606 or e-mail me at john.brennan@agriculture.ny.gov

Sincerely,

John F. Brennan

Agricultural Districts Program Manager

cc: Edward Burroughs, Commissioner, Westchester County Dept. of Planning
Patricia Peckham, Chair, Westchester County AFPB
Barbara Sacks, ED, CCE of Westchester County
Susan Hoskins, Cornell IRIS

MEMORANDUM

To: Patricia Peckham, Chair, Westchester County AFPB
Edward Boroughs, Commissioner, Westchester County Dept. of Planning
Barbara Sacks, ED, CCE of Westchester County

From: John Brennan, Agricultural Districts Program Manager

Date: September 14, 2016

Subject: Westchester County Agricultural District No. 1 Eight-Year Review
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July 19, 2017 will mark the anniversary of Westchester County Agricultural District No. 1 which was first formed on July 19, 2001.

Consistent with the requirements of the Agriculture and Markets Law (AML), the County legislative body must conduct a review of the District. This memorandum serves to alert you that the review process should be initiated and to provide several aids, which may benefit your respective review roles.

The following Agricultural District 8-year review procedures and forms are available on the Department Website at:

<http://www.agriculture.ny.gov/ap/agsservices/agdistricts.html>

- Agricultural Districts program Mapping Checklist
- Time Frame for District Review (flow chart)
- Agricultural District EAF
- SEQRA Process and Review
- Agricultural Districts Law Summary
- RA-114 District Review Profile
- RA-113 District Review Sheet, and
- Article 25AA PDF—Agriculture and Markets Law (as amended through January 1, 2015)

Enclosed maps identify the state certified boundaries of the districts as adopted by your County legislative body. The maps have been provided through the facilities at IRIS, 1015 Bradfield Hall, Cornell University, Ithaca, New York 14853-5601. Should the eight-year review process result in District modifications, the change must be shown on a revised mylar or may be submitted digitally after contacting Cornell IRIS at (607) 255-6529 for further guidance. Please be reminded that the Commissioner will not recertify an agricultural district until a map is filed with IRIS.

Also, please include all properties added to the District during the annual inclusion-open enrollment period. The attached maps do not include the annual inclusion properties.

If I can be of any assistance during the review you may contact me at (518) 457-5606 or by e-mail john.brennan@agriculture.ny.gov

Thank you



John F. Brennan
Agricultural Districts Program Manager



Agriculture and Markets

ANDREW M. CUOMO
Governor

RICHARD A. BALL
Commissioner

September 27, 2016

Sunday Vanderberg, Clerk
Westchester County Legislature
148 Martine Ave
White Plains, New York 10601

Dear Ms. Vanderberg:

You recently received a 300-day notice to initiate the agricultural district review for Westchester Ag District 1, defining the review process and timeframe.

As you plan to prepare for this district review process, please plan to incorporate the new provisions of the Agricultural Markets Law, recently enacted by the Legislature and signed into law by the governor this summer. Some key changes codified in the revised law include:

- **Length of Review Periods:** Only eight (8) year review periods are now in effect.
- **Notice:** In addition to all previously required publications, all County Legislative Bodies must now also include notice of district review and public hearing by posting a notice on the home page of the county's website and by sending written notice via first class mail to those municipalities whose territories encompass the district.
- **Deadlines:** All district review processes must be completed on or before the district's anniversary date. If a county requires more time, one six-month extension is allowed for good-cause upon application to the Commissioner.
- **District Consolidation Process:** A statutory process is now included to facilitate the consolidation of existing districts undergoing review, following the same procedures as the district review process.

I have attached a summary of the most significant changes, along with a copy of the revised law with all new changes highlighted. If I can be of any assistance during the district reviews or if you have any questions regarding the Agricultural Districts Program, please call me at 518-457-5606 or e-mail me at john.brennan@agriculture.ny.gov.

Sincerely,

John F. Brennan

Agricultural Districts Program Manager

cc: David Kvinge, Planning Department, Westchester County Dept. of Planning
Patricia Peckham, Chair, County AFPB

CHAPTER 35

AN ACT to amend the agriculture and markets law, in relation to agricultural districts law improvements; and the real property tax law, in relation to tax exemptions for certain structures on agricultural and horticultural lands; and to repeal certain provisions of the agriculture and markets law relating to agricultural districts

Became a law May 25, 2016, with the approval of the Governor.

Passed by a majority vote, three-fifths being present.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section 16 of the agriculture and markets law is amended by adding a new subdivision 2-e to read as follows:

2-e. Develop, and update, guidance and other information to:

(i) assist county legislative bodies, agricultural and farmland protection boards and departments in creating and reviewing agricultural districts pursuant to sections three hundred three, three hundred three-a and three hundred three-b of this chapter; and

(ii) assist the commissioner of taxation and finance to support training of assessors and any other local government officials who have responsibility for agricultural assessment and taxation.

§ 2. Subdivision 3 of section 301 of the agriculture and markets law, as amended by chapter 797 of the laws of 1992, is amended to read as follows:

3. "Farm woodland" means land used for the production [~~for sale~~] of woodland products intended for sale, including but not limited to logs, lumber, posts and firewood. Farm woodland shall not include land used to produce Christmas trees or land used for the processing or retail merchandising of woodland products.

§ 3. Subdivision 11 of section 301 of the agriculture and markets law, as amended by chapter 384 of the laws of 2011, is amended to read as follows:

11. "Farm operation" means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a "commercial horse boarding operation" as defined in subdivision thirteen of this section, a "timber operation" as defined in subdivision fourteen of this section, "compost, mulch or other biomass crops" as defined in subdivision [~~sixteen~~] seventeen of this section and "commercial equine operation" as defined in subdivision [~~seventeen~~] eighteen of this section. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

§ 4. Subdivision 12 of section 301 of the agriculture and markets law, as added by chapter 534 of the laws of 1992, is amended to read as follows:

12. "Agricultural data statement" means an identification of farm operations within an agricultural district located within five hundred

EXPLANATION--Matter in italics is new; matter in brackets [] is old law to be omitted.

feet of the boundary of property upon which an action requiring municipal review and approval by the planning board, zoning board of appeals, town board, or village board of trustees pursuant to article sixteen of the town law or article seven of the village law is proposed, as provided in section three hundred ~~[five-a]~~ five-b of this article.

§ 5. Subdivisions 16 and 17 of section 301 of the agriculture and markets law, subdivision 16 as added by chapter 536 of the laws of 2008, are renumbered subdivisions 17 and 18.

§ 6. Section 303 of the agriculture and markets law, as amended by chapter 797 of the laws of 1992, subdivision 1 as amended by chapter 463 of the laws of 2014, subparagraph 1 of paragraph a of subdivision 2 as amended by chapter 213 of the laws of 2007, subparagraph 3 of paragraph e of subdivision 2, and subdivisions 5 and 6 as amended by chapter 102 of the laws of 1998, subdivision 4 as amended by chapter 523 of the laws of 2003, paragraph a of subdivision 5 and paragraph a of subdivision 6 as designated by chapter 687 of the laws of 2002 and subdivision 7 as amended by chapter 357 of the laws of 1997, is amended to read as follows:

§ 303. Agricultural districts; creation. 1. Any owner or owners of land may submit a proposal to the county legislative body for the creation of an agricultural district within such county, provided that such owner or owners own at least two hundred fifty acres ~~[or at least ten per cent]~~ of the land proposed to be included in the district~~[, whichever is greater]~~. Such proposal shall be submitted in such manner and form as may be prescribed by the commissioner, shall include a description of the proposed district, including a map delineating the exterior boundaries of the district which shall conform to tax parcel boundaries, and the tax map identification numbers for every parcel in the proposed district. The proposal ~~[may recommend an appropriate]~~ shall include a review period of ~~[either]~~ eight~~[, twelve or twenty]~~ years.

2. Upon the receipt of such a proposal, the county legislative body:

a. shall thereupon provide notice of such proposal by publishing a notice in a newspaper having general circulation within the proposed district and by posting a notice on the home page of the county's website; posting such notice in five conspicuous places within the proposed district; and providing such notice in writing by first class mail to those municipalities whose territory encompasses the proposed district. The notice shall contain the following information:

(1) a statement that a proposal for an agricultural district has been filed with the county legislative body pursuant to this article;

(2) a statement that the proposal will be on file open to public inspection in the county clerk's office;

(3) a statement that any county landowner or municipality whose territory encompasses the proposed district ~~[or any landowner who owns at least ten per cent of the land proposed to be included within the proposed modification of the proposed district]~~ may propose a modification of the proposed district in such form and manner as may be prescribed by the commissioner ~~[of agriculture and markets]~~;

(4) a statement that the proposed modification must be filed with the county clerk and the clerk of the county legislature within thirty days ~~[after]~~ of the publication and posting and mailing of such notice; and

(5) a statement that at the termination of the thirty day period, the proposal and proposed modifications will be submitted to the ~~[county planning board and]~~ county agricultural and farmland protection board and that thereafter a public hearing will be held on the proposal,

proposed modifications, and recommendations of the ~~[planning board and]~~ county agricultural and farmland protection board;

b. shall receive any proposals for modifications of such proposal which may be submitted by ~~[such landowners or]~~ proponents of the district, any county landowners or municipalities within thirty days ~~[after]~~ of the publication and posting and mailing of such notice;

c. shall, upon the termination of such thirty day period, refer such proposal and proposed modifications to the county ~~[planning board, which shall, within forty five days, report to the county legislative body the potential effect of such proposal and proposed modifications upon the county's planning policies and objectives;~~

~~d. shall simultaneously, upon the termination of such thirty day period, refer such proposal and proposed modifications to the county]~~ agricultural and farmland protection board, which shall, after consultation with the county planning board, within forty-five days report to the county legislative body its recommendations concerning the proposal and proposed modifications~~[-and]; and~~

~~[e-]~~ d. shall hold a public hearing in the following manner:

(1) The hearing shall be held at a place within the proposed district or otherwise readily accessible to the proposed district;

(2) The notice shall contain the following information:

(a) a statement of the time, date and place of the public hearing;

(b) a description of the proposed district, any proposed additions and any recommendations of the ~~[county planning board or]~~ county agricultural and farmland protection board; and

(c) a statement that the public hearing will be held concerning:

(i) the original proposal;

(ii) any written amendments proposed during the thirty day review period; and

(iii) any recommendations proposed by the county agricultural and farmland protection board ~~[and/or the county planning board.];~~

(3) The notice shall be published in a newspaper having a general circulation within the proposed district and posted on the home page of the county's website and shall be given in writing by first class mail to those municipalities whose territory encompasses the proposed district and any proposed modifications, owners of real property within such a proposed district or any proposed modifications who are listed on the most recent assessment roll, the commissioner~~[-the commissioner of environmental conservation]~~ and the advisory council on agriculture.

3. The following factors shall be considered by the ~~[county planning board, the]~~ county agricultural and farmland protection board~~[-]~~ and identified as issues for comment at ~~[any]~~ the public hearing:

~~[i-]~~ a. the viability of active farming within the proposed district and in areas adjacent thereto;

~~[ii-]~~ b. the presence of any viable farm lands within the proposed district and adjacent thereto that are not now in active farming;

~~[iii-]~~ c. the nature and extent of land uses other than active farming within the proposed district and adjacent thereto;

~~[iv-]~~ d. county developmental patterns and needs; and

~~[v-]~~ e. any other matters which ~~[may]~~ the county legislative body deems to be relevant.

In judging viability, any relevant agricultural viability maps prepared by the commissioner ~~[of agriculture and markets]~~ shall be considered, as well as soil, climate, topography, other natural factors, markets for farm products, the extent and nature of farm improvements, the present status of farming, anticipated trends in agricultural

economic conditions and technology, and such other factors as may be relevant.

4. The county legislative body, after receiving the ~~[reports of the county planning board and]~~ report and recommendations, including any recommendations of the county planning board, of the county agricultural and farmland protection board and after such public hearing, may adopt as a plan the proposal or any modification of the proposal it deems appropriate~~[, and shall adopt as part of the plan an appropriate review period of either eight, twelve or twenty years. The plan as adopted shall, to the extent feasible, include adjacent viable farm lands, and exclude, to the extent feasible, nonviable farm land and non-farm land. The plan shall include only whole tax parcels in the proposed district. The county legislative body shall act to adopt or reject the proposal, or any modification of it, no later than one hundred eighty days from the date the proposal was submitted to this body. Upon the adoption of a plan, the county legislative body shall submit it to the commissioner. The commissioner may, upon application by the county legislative body and for good cause shown, extend the period for adoption and submission once for an additional thirty days. Where he or she does so, the county legislative body may extend the period for the report from the county planning board and/or the period for the report from the county agricultural and farmland protection board]~~ or may act to reject the proposal.

5. ~~[a.]~~ All plans that are adopted shall include: (a) a review period of eight years; (b) only whole tax parcels in the proposed district; and (c) to the extent feasible, include adjacent viable farm lands, and exclude, to the extent feasible, nonviable farm land and non-farm land.

6. Upon the adoption of a plan, the county legislative body shall submit it to the commissioner. Adopted plans shall be submitted within one year after receipt of a complete proposal as described in subdivision one of this section. The commissioner may, upon application by the county legislative body and for good cause shown, extend the period for submission once for up to six additional months.

7. The commissioner shall have sixty days after receipt of the plan within which to certify to the county legislative body whether the ~~[proposal, or a modification of the proposal,]~~ plan is eligible for districting, whether the area to be districted consists predominantly of viable agricultural land, and whether the plan of the proposed district is feasible, and will serve the public interest by assisting in maintaining a viable agricultural industry within the district and the state. The commissioner shall submit a copy of such plan to the ~~[commissioner of environmental conservation, who shall have thirty days within which to report his or her determination to the commissioner. A copy of such plan shall also be provided to the]~~ advisory council on agriculture. ~~[The commissioner shall not certify the plan as eligible for districting unless the commissioner of environmental conservation has determined that the area to be districted is consistent with state environmental plans, policies and objectives.]~~

6. a. ~~Within sixty days after the certification by the commissioner that the proposed area is eligible for districting, and that districting would be consistent with state environmental plans, policies and objectives, the county legislative body may hold a public hearing on the plan, except that it shall hold a public hearing if the plan was modified by the commissioner or was modified by the county legislative body after they held the public hearing required by paragraph e of subdivision two of this section and such modification was not considered at the~~

~~having general circulation in the area of the proposed district and individual notice, in writing, to those municipalities whose territories encompass the proposed district modifications, the persons owning land directly affected by the proposed district modifications, the commissioner, the commissioner of environmental conservation and the advisory council on agriculture. The proposed district, if certified without modification by the commissioner, shall become effective thirty days after the termination of such public hearing or, if there is no public hearing, ninety days after such certification unless its creation is disapproved by the county legislative body within such period. Provided, however, that if, on a date within the thirty days after the termination of such public hearing or, if there is no public hearing, within the ninety days after such certification, the county legislative body approves creation of the district, such district shall become effective on such date. Provided further, that notwithstanding any other provision of this subdivision, if the commissioner modified the proposal, the district shall not become effective unless the county legislative body approves the modified district; such approval must be given on a date within the thirty days after the termination of the public hearing, and the district, if approved, shall become effective on such date. Before approving or disapproving any proposal modified by the commissioner, the county legislative body may request reports on such modified proposal, from the county planning board and the county agricultural and farmland protection board.~~

7.] 8. If the commissioner certifies the plan of the proposed district pursuant to subdivision seven of this section, the district shall be created immediately upon certification.

9. Upon the creation of an agricultural district, the description thereof, which shall include tax map identification numbers for all parcels within the district, plus a map delineating the exterior boundaries of the district in relation to tax parcel boundaries, shall be filed by the county legislative body with the county clerk, the county director of real property tax services, and the commissioner. ~~[For all existing agricultural districts, the county clerk shall also file with the commissioner upon request the tax map identification numbers for tax parcels within those districts.]~~ The commissioner, on petition of the county legislative body, may, for good cause shown, approve the correction of any errors in materials filed pursuant to a district creation at any time subsequent to the creation of any agricultural district.

§ 7. Section 303-a of the agriculture and markets law, as added by chapter 357 of the laws of 1997, paragraph b of subdivision 2 as added, paragraph c of subdivision 2 as relettered, and clause (b) of subparagraph 3 of paragraph c of subdivision 2 and subdivision 3 as amended by chapter 213 of the laws of 2007, subdivision 4 as added by chapter 290 of the laws of 1999 and subdivision 5 as amended by chapter 120 of the laws of 2010, is amended to read as follows:

§ 303-a. Agricultural districts; review. 1. The county legislative body shall review any district created under ~~[this]~~ section three hundred three of this article eight~~[, twelve or twenty]~~ years after the date of its creation~~[, consistent with the review period set forth in the plan creating such district]~~ and at the end of every eight~~[, twelve or twenty]~~ year period thereafter~~[, whichever may apply. In counties with multiple districts with review dates in any twelve month period,~~

~~the commissioner, on petition of the county legislative body, may, for good cause shown, approve an extension of up to four years for a~~
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~~district review. Thereafter, the extended review date shall be deemed the creation date for purposes of subsequent reviews by the county legislative body in accordance with this section. The review date of a district may not be extended more than four years. The petition of the county legislative body for an extension shall be submitted to the commissioner at least six months prior to the review date].~~

2. In conducting a district review the county legislative body shall:

a. provide notice of such district review by publishing a notice in a newspaper having general circulation within the district and by posting a notice on the home page of the county's website; posting such notice in at least five conspicuous places within the district; and providing such notice in writing by first class mail to those municipalities whose territory encompasses the district. The notice shall identify the municipalities in which the district is found and the district's total area; indicate that a map of the district will be on file and open to public inspection in the office of the county clerk and such other places as the legislative body deems appropriate; and notify municipalities and land owners within the district that they may propose a modification of the district by filing such proposal with the [county] clerk of the county legislature within thirty days ~~[after]~~ of the publication and posting and mailing of such notice;

b. direct the county agricultural and farmland protection board to prepare a report within forty-five days concerning the following:

(1) the nature and status of farming and farm resources within such district, including the total number of acres of land and the total number of acres of land in farm operations in the district;

(2) the extent to which the district has achieved its original objectives;

(3) the extent to which county and local comprehensive plans, policies and objectives are consistent with and support the district;

(4) the degree of coordination between local laws, ordinances, rules and regulations that apply to farm operations in such district and their influence on farming; and

(5) recommendations to continue, terminate or modify such district.

c. hold a public hearing ~~[at least one hundred twenty days prior to the district review date and not more than one hundred eighty days prior to such date,]~~ in the following manner:

(1) the hearing shall be held at a place within the district or otherwise readily accessible to the proposed district;

(2) a notice of public hearing shall be published in a newspaper having a general circulation within the district and posted on the home page of the county's website and shall be given in writing by first class mail to those municipalities whose territories encompass the district and any proposed modifications to the district; to persons, as listed on the most recent assessment roll, whose land is the subject of a proposed modification; and to the commissioner;

(3) the notice of hearing shall contain the following information:

(a) a statement of the time, date and place of the public hearing; and

(b) a description of the district, any proposed modifications and any recommendations of the county agricultural and farmland protection board.

3. a. The county legislative body, after receiving the report and recommendation of the county agricultural and farmland protection board,

and after public hearing, shall make a finding whether the district should be continued, terminated or modified. If the county legislative body finds that the district should be terminated, it may do so at the

end of such eight~~[, twelve or twenty]~~ year period~~[, whichever may be applicable,]~~ by filing a notice of termination with the county clerk and the commissioner.

b. The county legislative body may adopt any modification of the district review plan it deems appropriate.

c. If the county legislative body finds that the district should be continued or modified, it shall submit **[a] the** district review plan to the commissioner. The district review plan shall include a description of the district, including a map delineating the exterior boundaries of the district which shall conform to tax parcel boundaries; the tax map identification numbers for every parcel in the district; a copy of the report of the county agricultural and farmland protection board required by paragraph b of subdivision two of this section; and a copy of the testimony given at the public hearing required by paragraph c of subdivision two of this section or a copy of the minutes of such hearing.

4. The county legislative body shall complete the review process described in this section by either terminating, continuing, or modifying the district on or before the district's anniversary date. The commissioner may, upon application by the county legislative body and for good cause shown, extend the period for a district review once for up to six additional months. If the county legislative body does not act, or if a modification of a district is rejected by the county legislative body, the district shall continue as originally constituted, unless the commissioner, after consultation with the advisory council on agriculture, terminates such district, by filing a notice thereof with the county clerk, because~~+~~

~~a.] the area in the district is no longer predominantly viable agricultural land~~[, or~~~~

~~b. the commissioner of environmental conservation has determined that the continuation of the district would not be consistent with state environmental plans, policies and objectives; provided, however, that if the commissioner certifies to the county legislative body that he or she will not approve the continuance of the district unless modified, the commissioner shall grant the county an extension as provided in subdivision one of this section to allow the county to prepare a modification of the district in the manner provided in this section].~~

5. Plan review, certification, correction of any errors and filing shall be conducted in the same manner prescribed for district creation in ~~[subdivisions five, six and seven of]~~ section three hundred three of this article.

§ 8. The agriculture and markets law is amended by adding a new section 303-c to read as follows:

§ 303-c. Consolidation of agricultural districts. Existing agricultural districts may be consolidated with an existing district undergoing review pursuant to and in the same manner prescribed for district review in section three hundred three-a of this article. The notice of public hearing required by subdivision two of section three hundred three-a of this article shall be given in writing by first class mail to those municipalities whose territories encompass the districts proposed to be consolidated; and to all persons, as listed on the most recent assessment roll, whose land is the subject of a proposed consolidation. In addition to the information required by subdivision two of section three

hundred three-a of this article, the notice of hearing shall identify the district into which the existing district or districts will be consolidated and the new anniversary date for the consolidated district.

§ 9. Section 304 of the agriculture and markets law is REPEALED.
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§ 10. Subdivision 1 of section 304-b of the agriculture and markets law, as amended by chapter 213 of the laws of 2007, is amended to read as follows:

1. The commissioner shall file a written report with the governor and the legislature on January first, two thousand eight and biennially thereafter, covering each prior period of two years, concerning the status of the agricultural districts program. Such report shall include, but not be limited to, the total number of agricultural districts, the total number of acres in agricultural districts, a list of the counties that have established county agricultural and farmland protection plans, and a summary of the agricultural protection ~~(planning)~~ grants program.

§ 11. Subparagraphs (ii) and (vi) of paragraph d of subdivision 1 of section 305 of the agriculture and markets law, as amended by chapter 385 of the laws of 1994, are amended to read as follows:

(ii) Whenever a conversion occurs, the owner shall notify the assessor within ninety days of the date such conversion is commenced. If the landowner fails to make such notification within the ninety day period, the assessing unit, by majority vote of the governing body, may impose a penalty on behalf of the assessing unit of up to two times the total payments owed, but not to exceed a maximum total penalty of ~~[five hundred]~~ one thousand dollars in addition to any payments owed.

(vi) The assessing unit, by majority vote of the governing body, may impose a minimum payment amount, not to exceed ~~[one]~~ five hundred dollars.

§ 12. Paragraph e of subdivision 1 of section 305 of the agriculture and markets law is REPEALED and paragraph f is relettered paragraph e.

§ 13. Paragraph b of subdivision 4 of section 305 of the agriculture and markets law is REPEALED.

§ 14. Paragraphs c, d, e and f of subdivision 4 of section 305 of the agriculture and markets law, paragraph c as amended by chapter 235 of the laws of 1995, paragraphs d and e as amended by chapter 797 of the laws of 1992 and paragraph f as amended by chapter 102 of the laws of 1998, are amended to read as follows:

~~[e-]~~ b. The agency, corporation or government proposing the action shall also, at least sixty-five days prior to such acquisition, construction or advance of public funds, file a ~~[final]~~ notice of intent with the commissioner and the county agricultural and farmland protection board. Such ~~[final]~~ notice shall include a detailed agricultural impact statement setting forth the following:

(i) a detailed description of the proposed action and its agricultural setting;

(ii) the agricultural impact of the proposed action including short-term and long-term effects;

(iii) any adverse agricultural effects which cannot be avoided should the proposed action be implemented;

(iv) alternatives to the proposed action;

(v) any irreversible and irretrievable commitments of agricultural resources which would be involved in the proposed action should it be implemented;

(vi) mitigation measures proposed to minimize the adverse impact of the proposed action on the continuing viability of a farm enterprise or

enterprises within the district;

(vii) any aspects of the proposed action which would encourage non-farm development, where applicable and appropriate; and

(viii) such other information as the commissioner may require.

The commissioner shall promptly determine whether the ~~[final]~~ notice is complete or incomplete. If the commissioner does not issue such determination within thirty days, the ~~[final]~~ notice shall be deemed complete. If the ~~[final]~~ notice is determined to be incomplete, the commissioner shall notify the party proposing the action in writing of the reasons for that determination. Any new submission shall commence a new period for department review for purposes of determining completeness.

~~[d-]~~ c. The provisions of ~~[paragraphs]~~ paragraph b ~~[and e]~~ of this subdivision shall not apply and shall be deemed waived by the owner of the land to be acquired where such owner signs a document to such effect and provides a copy to the commissioner.

~~[e-]~~ d. Upon notice from the commissioner that he or she has accepted a ~~[final]~~ notice as complete, the county agricultural and farmland protection board may, within thirty days, review the proposed action and its effects on farm operations and agricultural resources within the district, and report its findings and recommendations to the commissioner and to the party proposing the action in the case of actions proposed by a state agency or public benefit corporation, and additionally to the county legislature in the case of actions proposed by local government agencies.

~~[f-]~~ e. Upon receipt and acceptance of a ~~[final]~~ notice, the commissioner shall thereupon forward a copy of such notice to the commissioner of environmental conservation and the advisory council on agriculture. The commissioner, in consultation with the commissioner of environmental conservation and the advisory council on agriculture, within forty-five days of the acceptance of a ~~[final]~~ notice, shall review the proposed action and make an initial determination whether such action would have an unreasonably adverse effect on the continuing viability of a farm enterprise or enterprises within the district, or state environmental plans, policies and objectives.

If the commissioner so determines, he or she may (i) issue an order within the forty-five day period directing the state agency, public benefit corporation or local government not to take such action for an additional period of sixty days immediately following such forty-five day period; and (ii) review the proposed action to determine whether any reasonable and practicable alternative or alternatives exist which would minimize or avoid the adverse impact on agriculture in order to sustain a viable farm enterprise or enterprises within the district.

The commissioner may hold a public hearing concerning such proposed action at a place within the district or otherwise easily accessible to the district upon notice in a newspaper having a general circulation within the district and posted on the home page of the department's website, and individual notice, in writing by first class mail, to the municipalities whose territories encompass the district, the commissioner of environmental conservation, the advisory council on agriculture and the state agency, public benefit corporation or local government proposing to take such action. On or before the conclusion of such additional sixty day period, the commissioner shall report his or her findings to the agency, corporation or government proposing to take such action, to any public agency having the power of review of or approval

of such action, and, in a manner conducive to the wide dissemination of such findings, to the public. If the commissioner concludes that a reasonable and practicable alternative or alternatives exist which would minimize or avoid the adverse impact of the proposed action, he or she shall propose that such alternative or alternatives be accepted. If the

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agency, corporation or government proposing the action accepts the commissioner's proposal, then the requirements of the notice of intent filing shall be deemed fulfilled. If the agency, corporation or government rejects the commissioner's proposal, then it shall provide the commissioner with reasons for rejecting such proposal and a detailed comparison between its proposed action and the commissioner's alternative or alternatives.

§ 15. Paragraphs g, h and h-1 of subdivision 4 of section 305 of the agriculture and markets law are relettered paragraphs f, g and h.

§ 16. Subdivisions 2, 3 and 4 of section 305-a of the agriculture and markets law are REPEALED.

§ 17. Section 305-b of the agriculture and markets law is renumbered section 305-c and a new section 305-b is added to read as follows:

§ 305-b. Agricultural data statement. 1. Submission, evaluation. Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval by a planning board, zoning board of appeals, town board, or village board of trustees pursuant to article sixteen of the town law or article seven of the village law, that would occur on property within an agricultural district containing a farm operation or on property with boundaries within five hundred feet of a farm operation located in an agricultural district, shall include an agricultural data statement. The planning board, zoning board of appeals, town board, or village board of trustees shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such agricultural district. The information required by an agricultural data statement may be included as part of any other application form required by local law, ordinance or regulation.

2. Notice provision. Upon the receipt of such application by the planning board, zoning board of appeals, town board, or village board of trustees, the clerk of such board shall mail written notice of such application to the owners of land as identified by the applicant in the agricultural data statement. The notice shall include a description of the proposed project and its location, and may be sent in conjunction with any other notice required by state or local law, ordinance, rule or regulation for the project. The cost of mailing the notice shall be borne by the applicant.

3. Content. An agricultural data statement shall include the following information: the name and address of the applicant; a description of the proposed project and its location; the name and address of any owner of land within the agricultural district, which land contains farm operations and is located within five hundred feet of the boundary of the property upon which the project is proposed; and a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the agricultural data statement.

§ 18. Subparagraph (iii) of paragraph a and subparagraph (iv) of paragraph b of subdivision 2 of section 306 of the agriculture and markets law, as amended by chapter 680 of the laws of 1994, are amended to read as follows:

(iii) Whenever a conversion occurs, the owner shall notify the assessor within ninety days of the date such conversion is commenced. If the landowner fails to make such notification within the ninety day period, the assessing unit, by majority vote of the governing body, may impose a penalty on behalf of the assessing unit of up to two times the total

payments owed, but not to exceed a maximum total penalty of [~~five hundred~~] one thousand dollars in addition to any payments owed.

(iv) The assessing unit, by majority vote of the government body, may impose a minimum payment amount, not to exceed [~~one~~] five hundred dollars.

§ 19. Section 307 of the agriculture and markets law, as amended by chapter 235 of the laws of 1995 and as further amended by subdivision (d) of section 1 of part W of chapter 56 of the laws of 2010, is amended to read as follows:

§ 307. Promulgation of rules and regulations. The commissioner of taxation and finance and the commissioner are each empowered to promulgate such rules and regulations and to prescribe such forms as each shall deem necessary to effectuate the purposes of this article [~~and the commissioner is further empowered to promulgate such rules and regulations as are necessary to provide for the reasonable consolidation of existing agricultural districts with new agricultural districts or with other existing districts undergoing modification pursuant to section three hundred three of this article~~]. Where a document or any other paper or information is required, by such rules and regulations, or by any provision of this article, to be filed with, or by, a county clerk or any other local official, such clerk or other local official may file such document, paper, or information as he or she deems proper, but [~~he~~] shall also file or record it in any manner directed by the commissioner of taxation and finance, by rule or regulation. In promulgating such a rule or regulation, such commissioner shall consider, among any other relevant factors, the need for security of land titles, the requirement that purchasers of land know of all potential tax and penalty liabilities, and the desirability that the searching of titles not be further complicated by the establishment of new sets of record books.

§ 20. Subdivision 6 of section 309 of the agriculture and markets law, as added by chapter 79 of the laws of 1980, is amended to read as follows:

6. The advisory council on agriculture may ask other individuals to attend its meetings or work with it on an occasional or regular basis provided, however, that it shall invite participation by the chairman of the state soil and water conservation committee and the dean of the New York state college of agriculture and life sciences at Cornell university. The advisory council on agriculture shall set the time and place of its meetings, and shall hold at least [~~four meetings~~] one meeting per year.

§ 21. Subdivision 2 of section 483 of the real property tax law, as amended by chapter 540 of the laws of 2007, is amended to read as follows:

2. The term "structures and buildings" shall include: (a) permanent and impermanent structures, including trellises and pergolas, made of metal, string or wood, and buildings or portions thereof used directly and exclusively in the raising and production for sale of agricultural and horticultural commodities or necessary for the storage thereof, but not structures and buildings or portions thereof used for the processing of agricultural and horticultural commodities, or the retail merchandis-

ing of such commodities; (b) structures and buildings used to provide housing for regular and essential employees and their immediate families who are primarily employed in connection with the operation of lands actively devoted to agricultural and horticultural use, but not including structures and buildings occupied as a residence by the applicant and his immediate family; (c) structures and buildings used as indoor

CHAP. 35 12

exercise arenas exclusively for training and exercising horses in connection with the raising and production for sale of agricultural and horticultural commodities or in connection with a commercial horse boarding operation as defined in section three hundred one of the agriculture and markets law. For purposes of this section, the term "indoor exercise arenas" shall not include riding academies or dude ranches; (d) structures and buildings used in the production of maple syrup; (e) structures and buildings used in the production of honey and beeswax including those structures and buildings used for the storage of bees. For purposes of this section, this shall not include those structures or buildings and portions thereof used for the sale of maple syrup or sale of honey and beeswax. The term "structures and buildings" shall not include silos, bulk milk tanks or coolers, or manure storage ~~[and]~~, handling and treatment facilities as such terms are used in section four hundred eighty-three-a of this title.

§ 22. This act shall take effect immediately and shall apply to assessment rolls prepared on the basis of taxable status dates occurring on or after such date; provided, however, that section five of this act shall only apply to the creation of any agricultural district pursuant to section 303 of the agriculture and markets law commenced after such effective date and section six of this act shall only apply to the review of any agricultural district pursuant to section 303-a of the agriculture and markets law commenced after such effective date.

The Legislature of the STATE OF NEW YORK ss:

Pursuant to the authority vested in us by section 70-b of the Public Officers Law, we hereby jointly certify that this slip copy of this session law was printed under our direction and, in accordance with such section, is entitled to be read into evidence.

JOHN J. FLANAGAN
Temporary President of the Senate

CARL E. HEASTIE
Speaker of the Assembly

Bill No.

STATE OF NEW YORK)
) ss.
COUNTY OF WESTCHESTER)

I HEREBY CERTIFY that I have compared the foregoing Resolution, Resolution No. 120 - 2016, with the original on file in my office, and that the same is a correct transcript therefrom, and of the whole, of said original Resolution, which was duly adopted by the Westchester County Board of Legislators, of said County on November 1, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 2nd day of November, 2016.



Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York



APPENDIX D: COMMENTS RECEIVED

The following request was received during the public comment period, which ran from November 11, 2016 through December 31, 2016. Recommendations concerning this request are included in the report body. No other written comments were received. Additional comments received after the conclusion of the comment period are summarized in the report body.

James and Rosemary Zappi
16 Barnes Road
Ossining, NY 10562

December 22, 2016

Chairman Kaplowitz and the Board of Legislators

8th Floor, Michaelian Office Building
148 Martine Avenue, White Plains, NY 10601
(914) 995-3884

Re: 16 Barnes Road, Ossining, NY
T/O New Castle Tax ID #: 91.15-1-1.2
T/O Ossining Tax ID #'s: 90.11-1-8, 90.11-1-9, & 90.11-1-10

Dear Chairman Kaplowitz and the Board of Legislators,

I'm writing to you as the owner of the abovementioned property. 16 Barnes Road is a 40 Acre farm spanning the border of the Town of Ossining and Town of New Castle. Specifically, 33 acres of the farm are in the Town of Ossining (SBL: 90.11-1-8, 90.11-1-9, & 90.11-1-10), and 7 acres are in in the Town of New Castle (SBL: 91.15-1-1.2). As you likely know, the Westchester County Agricultural District was created in 2001, and underwent its first recertification in 2009. Since that recertification, parcels located within the Town of Ossining were no longer eligible for inclusion in the Westchester County Agricultural district. We farmed the property with livestock, however the feed bills and high taxes brought it to a halt. This presents hardships among myself, and all other farm owners within the Town of Ossining, and other municipalities not included in the Agricultural District since this last recertification.

Now that the Agricultural District is being reviewed for recertification, I urge you consider adding properties within the Towns of Ossining and New Castle (particularly mine) to the Agricultural District. As previously stated, up until 6 months ago our farm was fully operational, consisting of 24 Sheep, dozens of chickens, turkeys, horses, and even some organic produce. Unfortunately, we had to cease farm operations earlier this year due to hardships provided by the extreme tax bill associated with a 40-acre parcel of land in Westchester County. We feel that the AG District inclusion for our parcel, and other parcels like ours will allow the farm-owners to continue their farm operations, providing the community and county with the local-grown foods the residents have come to love.

In the time since we purchased the farm we installed livestock fencing, providing acres of pastures to organically feed our sheep and turkeys off the land. We also restored many of the existing farm buildings, and we built a new chicken coop, turkey corral, and a mobile turkey coop which we moved daily so that the turkeys would always have fresh grass to feed on. Our intention is to increase the agricultural uses on the property. I would like to farm fresh produce, bring back turkeys, chickens, sheep, and create a new equestrian area. I've attached some recent photographs of the farm for your review.

Our original plan for this property was to develop a residential subdivision over the land. We are not interested in using the district as a means of circumventing local zoning, but as a way of participating in and promoting local agriculture in Westchester. If accepted into the AG district, we will *scrap* our development proposal and increase the farming of the land. We have the land and the passion to make a great farm in central Westchester. A combination of the private and public sectors working together for the preservation of open space & agricultural uses.

Before the last recertification, the Town of Ossining was included in Westchester's Agricultural District. The merits and operations of our farm are consistent with the merits and operations of other farms that have been included in the AG District as of the last recertification. When the AG District was founded it was county-wide. There have not been any problems caused by farmland operations in Ossining before it was taken out of the district. Thus there seems to be no reason to not include it in this next recertification. It has also been brought to my attention that there have been other farmowners that expressed interest in adding this town to the District.

Incorporating my property into an Agricultural district would immediately create many benefits to the community as well. As described in the Westchester County Agricultural District Recertification Report, some of these benefits include: Environmental and watershed protection, wildlife habitat protection, cultural, historic, and scenic vista protection, local food system development, reduced stormwater runoff, and reduced cost of community services such as schools, fire, police, water, and sewer¹.

It is also important to note the *significance* and *impact* that local farms have on our immediate community. Historically, Westchester County has been one of the first areas to supply fresh dairy products, meats and vegetables to the surrounding areas². Locally and nationally, there has been a continued increase in demand for locally grown organic fresh food. In light of that, over the last 5 years, there has been a continuous *decline* in the amount of properties in Westchester that operate as farms. Loss of farmland and its associated benefits of food production, stabilization of local economies, protection of the environment, and enhancement of the quality of life are being felt to varying degrees throughout the country².

Our farm fully complies with and conforms to the Westchester County Agricultural and Farmland protection plan, and it's also consistent with the preservation of open space initiative in the Town of Ossining's master plan. Excluding farm properties such as mine from Westchester's Agricultural district goes against the very mission of the district, which was created to preserve and protect Westchester's farms.

I'd like to thank you for your time, and careful consideration as the District goes through the recertification process this upcoming year. Please feel free to contact me with any questions or comments.

Thank you,

Jim Zappi
(914) 403-7976
james@zappico.com

1. Westchester County Agricultural District Recertification Report, (June 2010)
2. Westchester County Agriculture and Farmland Protection Plan, (May 2004)





















Wallace and Patricia Scott
103 Morningside Dr.
Ossining, N.Y. 10562
(914) 941-7181

March 14, 2017

Chairman Kaplowitz and the Board of Legislators
8th Floor, Michaelian Office Building
148 Martine Avenue, White Plains, N.Y. 10601

Re: 103 Morningside Drive, Ossining, N.Y.
Town Of Ossining ID # 90.011 – 0001 – 022



Dear Chairman Kaplowitz and the Board of Legislators,

The purpose of our correspondence as suggested by Mr. David Kvinge, AICP, RLA, CFM, Director of Environmental Planning, Westchester County Department of Planning is to make a formal request of the Westchester County Board of Legislators to include our property located at 103 Morningside Drive, Ossining N.Y. 10562 into the Westchester County Agricultural District #1. It is my understanding that parcels that are located in the Town of Ossining are presently not eligible for inclusion in the Westchester County Agricultural District #1.

Since the Agricultural District is being reviewed for recertification, I respectfully request that you add our 1.033-acre residential property in the Town of Ossining, Parcel ID # 90.011 – 0001 – 022, Location 554289, Section 1 Plate 7, Block 19, Lot 8b., to the Agricultural District #1 for the purpose of raising nursery stock which would include ground cover plants such as Pachysandra, Myrtle, ivy and other ground covers, shade plants and a limited amount of balled and burlapped and/or in ground trees and shrubs to be used for screening and privacy plantings. Approximately 0.63 acres of the property will be available for use as proposed.

We have used the property in the past as a nursery dealer but would now propose to use it for growing the aforementioned plants and shrubbery as well. The ground covers would be raised in flats, in ground and/or in pots. I contend that the growth of these plants as mentioned would only enhance the attractiveness of what I would consider a unique piece of property. It is my intention to use the 0.63 acres of the property as a startup wholesale nursery and is not likely to affect the character of the neighborhood in any significant way or have any negative impact on the residential environment.

I have a well-rounded history of nursery operation in the past and many years of incorporating planting of various nursery products in our construction site development projects undertaken in our business. It is my hope that the Board of Legislators will find that small nursery operations can be environmentally advantageous utilizing otherwise unused portions of residential property.

We hope you will determine that our application has merit and add our property to the Agricultural District #1 during this year's recertification process.

Thank you for your consideration in this matter.

Respectfully yours,
Wallace and Patricia Scott
Wallace Scott
Patricia Scott



Robert P. Astorino, County Executive
County Board of Legislators

Application for Addition of Land to an Existing Agricultural District Westchester County, New York



Agriculture & Farmland
Protection Board
of Westchester County

This form is to be completed by agricultural landowners whose agricultural lands are proposed for inclusion within an agricultural district. The information obtained from this form will be utilized by the Westchester County Agriculture & Farmland Protection Board to make recommendations for approval in accordance with New York State Agriculture and Markets Law. Note that the board may require additional information such as site plans, business plans, tax forms or other documents to assist in the evaluation of the application.

Part 1: Contact Information

Landowner Name: WALLACE & Patricia Scott

Mailing Address: 103 Morningside Drive Ossining, N.Y. 10562

Phone: 914-941-7181 E-Mail: hickory hill 495 @ Verizon.net

☒ If landowner is applicant, check here and proceed to Part 2.

Applicant Name: SAME AS ABOVE

Mailing Address: SAME AS ABOVE

SAME AS ABOVE

Phone: N/A E-Mail: N/A

Part 2: Parcel Identification

IMPORTANT: Review the tax assessment rolls for your municipality (available online via your municipality's website or via the NYS Office of Real Property Services website) and enter the Section, Block and Lot and acreage for each parcel below. The property must be located within one of the following communities: Cortlandt, Yorktown, Somers, North Salem, Lewisboro, Bedford, Sleepy Hollow, or the portion of Mount Pleasant west of the Taconic State Parkway.

- A. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels within the farm unit:

Parcel ID #	Acreage
<u>90-011-0001-022</u>	<u>1.033</u>
<u>Location 554289</u>	
<u>Section 1 Plate 9</u>	
<u>Block 19 Lot 86</u>	

Parcel ID #	Acreage
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

- B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels **rented from** another landowner: (Note: an affidavit from the landowner is required to include a parcel)

Parcel ID #	Acreage
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

Parcel ID #	Acreage
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

- C. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented to farmers:

Parcel ID #	Acreage
N/A	N/A
N/A	N/A
N/A	N/A

Parcel ID #	Acreage
N/A	N/A
N/A	N/A
N/A	N/A

Part 3: Farm Description

Farm Name: Not a Farm as yet, start up operation

Is farm location the same as mailing address? ☒ Yes ☐ No If yes, proceed to description of land.

Farm Street Address: 103 Morningside Drive

City/Town/Village of: Ossining, N.Y. 10562

For the following, attach additional sheets if necessary.

Description of land and boundaries (wooded, open, steep slopes, streams, wetlands, etc.): _____

The Land to be used is approximately 76% flat, 24% slopes. There is approximately 33% of growing area that is wooded and that will be used for growing Pachysandra and shade loving ground cover and plants. There are no streams or wetlands on the site.

Description of current agricultural activities (also complete the table on the following page):

The area has been used as a nursery dealer site. Recently, area has been prepared as a growing site for plants in flats, pots and some in-ground and balled and burlapped.

Description of future plans: Growing of Pachysandra, Myrtle, Ivy and other ground covers. Growing of shade plants and a limited amount of balled and burlapped and/or inground Trees and shrubs to be used for screening and privacy plantings, etc.

Number of acres currently farmed: 0 Total acres proposed to be farmed: 0.63 acres

Participating in Agricultural Assessment Program (Property Assessment): ☐ Yes ☒ No

The farm will operate under a Whole Farm Plan, Nutrient Management Plan, or similar, to ensure any potential environmental impacts are minimized: ☐ Yes ☒ No

Are there any lease agreements, easements or restrictive covenants associated with the property or agricultural operation? ☐ Yes ☒ No

Only parcels on which the agricultural operation is located are eligible to be included in the Agricultural District (note that agricultural land may include woodland and fallow land). Parcels that include primarily non-agricultural commercial uses are not eligible for inclusion. For parcels on which are located both agricultural and non-agricultural commercial uses, please answer the following. The Agriculture and Farmland Protection Board may request additional information or documentation supporting your answers.

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel (exclude residential and unused portions)? ☐ Yes ☐ No N/A

Does the agricultural operation account for at least 51% of the gross sales from any wholesale or retail activity located on the parcel? ☐ Yes ☐ No N/A

Identify Farm Enterprise	Principal (choose only one)	Secondary (select as many as appropriate)	Existing	Start-Up	Approx. Acres
Fallow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Equine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Vegetable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Orchard (Fruit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vineyard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eggs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Poultry (meat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dairy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock (meat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock (other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sugarbush	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Horticultural	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>0.63 ACRES of 1.033 ACRES</u>
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Woodlot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other (describe below):					
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Supporting Information. Attach the following information with the application.

- ☐ Documentation demonstrating Gross Sales Value, such as a copy of a completed, filed IRS Form G or NYS Sales Receipts form (with Tax ID deleted or blacked out). *N/A*
- ☒ Business Plan describing the operation and realized or anticipated gross sales value for major elements of the operation.
- ☐ Whole Farm Plan or similar document describing sensitive environmental resources on or near the property and how potential impacts will be minimized and mitigated. *N/A*
- ☒ Sketch of the property showing buildings and elements of the operation.
- ☐ Lease or other legal agreements, deed restrictions or conservations easements. ☒ *N/A*

Note: Information included in this application is public information and subject to access under the Freedom of Information Law.

I hereby swear that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Westchester County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this application is, to the best of my knowledge, correct and complete.

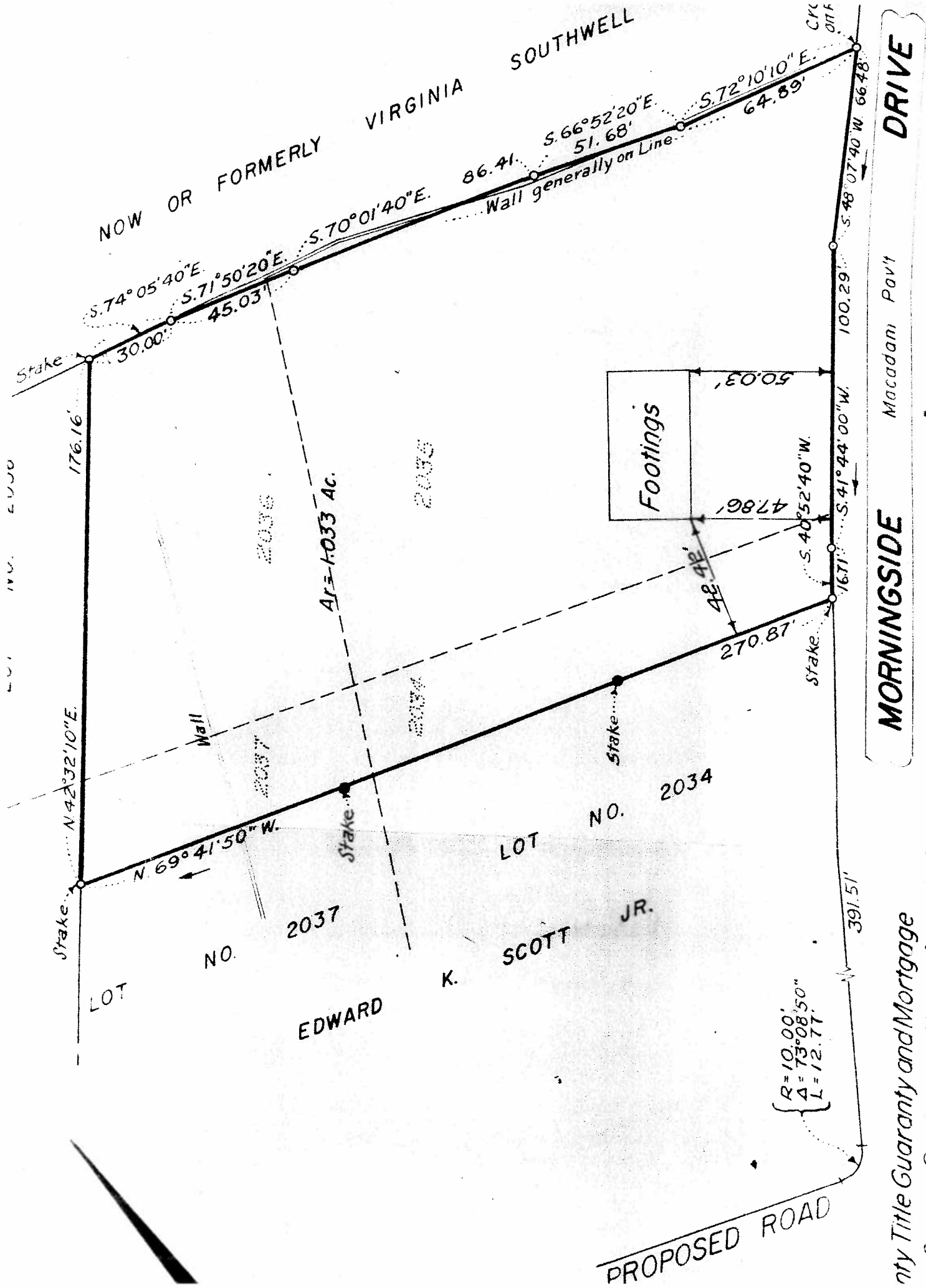
Signature: Wallace J. Scott Date: 3/15/17
Patricia A. Scott
 Print Name: WALLACE J. SCOTT Are you the Landowner? ☒ Yes ☐ No
PATRICIA A. SCOTT

Note: If the applicant is not the landowner, the following affidavit from the landowner giving the applicant the authority to act on the landowner's behalf must be attached to the application. *N/A*

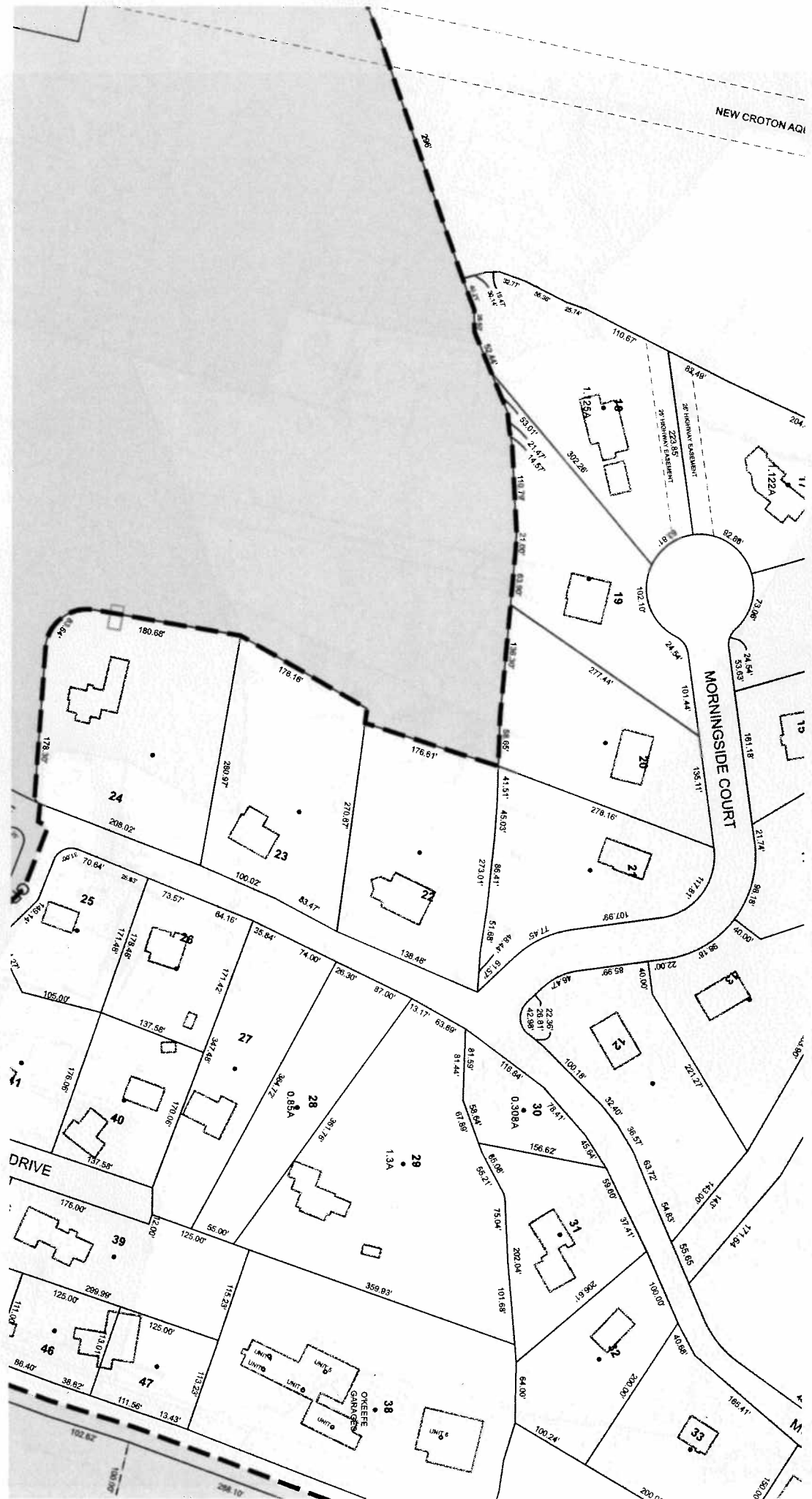
RETURN TO: Westchester County Agriculture and Farmland Protection Board
 Room 432, 148 Martine Avenue, White Plains, NY 10601
 FAX: (914) 995-3780

Attached Supporting Information

1. Regarding documentation demonstrating gross sales value. The answer is there are no gross sales as of yet since this will be a startup nursery that is dependent upon approval of this application.
2. Regarding a business plan describing the operation and realized or anticipated gross sales value for major elements of the operation. The business plan would be as indicated in part 3: **Farm Description**. The anticipated gross sales value would likely be \$50,000.00 or less, bearing in mind that this is a startup operation.
3. Regarding the Whole Farm Plan or similar document describing sensitive environmental resources on or near the property and how potential impacts will be minimized and mitigated. To my knowledge, there are no sensitive environmental resources on my property or anywhere near the planting area. The greater part of the plants that will be grown on the site will be grown in flats and pots. There should be no negative impact on the environment that I can foresee. The nutrients to be used for growing the ground covers shall consist essentially of leaf compost and soil. The relative density of the ground covers such as pachysandra will tend if anything to minimize any runoff. What trees and shrubbery that may be planted will be grown in primarily relatively flat areas and will be grown either in ground or balled and bagged and heeled in with leaf compost. The relatively small size of this start up nursery will if anything limit the possibility of runoff from any of the planting areas that now consists of grass. Anything planted on sloped areas will be in ground and used for cuttings for flats.
4. Regarding a sketch of the property showing buildings and elements of the operation. There are no buildings, nor do we intend to have any buildings with regard to the nursery operation. See copy of survey representing elements of the operation and designated areas of planting.



NEW CROTON AQL



TOWN OF OSSING
ASSESSORS OFFICE
1000 WEST 10TH AVE
PO BOX 100
OSSING, MO 64004

WESTCHESTER COUNTY
1000 WEST 10TH AVE
PO BOX 100
OSSING, MO 64004

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APPENDIX E: APPLICATIONS TO INCLUDE
ADDITIONAL PARCELS WITHIN
THE WESTCHESTER COUNTY
AGRICULTURAL DISTRICT

The following applications to include additional land within the agricultural district were received during the 30-day annual period, which ends January 31 each year.

2017-01, Thompson's Cider Mill, Yorktown
Tax ID 69.10-1-5, 2.00 acres and 69.10-1-4, 3.07 acres
Apple Orchard and Cider Mill

2017-02, Chestnut Ridge Farm, Bedford
Tax ID 94.16-1-1, 12.40 acres
Goats, Chickens

2017-03, Cipriano Farm, Lewisboro
Tax ID 09833-13-5, 5.50 acres
Vegetables

2017-04, Tomahawk Farm, Somers
Tax ID 16.17-1-6, 6.03 acres
Livestock, Riding Lessons

2017-05, Good Hope Farm, Lewisboro
Tax ID 10300-27-42, 19.62 acres and 10300-9-45, 4.65 acres
Goats, Fruits, Vegetables, Dairy

The application submissions along with location maps for each farm follow.



Robert P. Astorino, County Executive
County Board of Legislators

Application for Addition of Land to an Existing Agricultural District Westchester County, New York



Agriculture & Farmland
Protection Board
of Westchester County

This form is to be completed by agricultural landowners whose agricultural lands are proposed for inclusion within an agricultural district. The information obtained from this form will be utilized by the Westchester County Agriculture & Farmland Protection Board to make recommendations for approval in accordance with New York State Agriculture and Markets Law. Note that the board may require additional information such as site plans, business plans, tax forms or other documents to assist in the evaluation of the application.

Part 1: Contact Information

Landowner Name: GEOFFREY S. THOMPSON

Mailing Address: 335 BRIAN ROAD

CROTON-ON-HUDSON, NY 10520 (TOWN OF YORKTOWN)

Phone: (m) 914-409-3433 E-Mail: geoff@thompson-bender.com
(H) 914-271-2254

☒ If landowner is applicant, check here and proceed to Part 2.

Applicant Name: _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Part 2: Parcel Identification

IMPORTANT: Review the tax assessment rolls for your municipality (available online via your municipality's website or via the NYS Office of Real Property Services website) and enter the Section, Block and Lot and acreage for each parcel below. The property must be located within one of the following communities: Cortlandt, Yorktown, Somers, North Salem, Lewisboro, Bedford, Sleepy Hollow, or the portion of Mount Pleasant west of the Taconic State Parkway.

- A. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels within the farm unit:

Parcel ID #	Acreage
SECTION 2002	2.0
PARCEL 9	
LOT 2.0*	

* CO-OWNED WITH SPOUSE

Parcel ID #	Acreage
SECTION 2002	3.065
PARCEL 9	
LOT 2.1	

- B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels **rented from another landowner:** (Note: an affidavit from the landowner is required to include a parcel) DOES NOT APPLY

Parcel ID #	Acreage

Parcel ID #	Acreage

- C. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented to farmers: DOES NOT APPLY

Parcel ID #	Acreage	Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: THOMPSON'S CIDER MILL & ORCHARD Inc.

Is farm location the same as mailing address? ☒ Yes ☐ No If yes, proceed to description of land.

Farm Street Address: _____

City/Town/Village of: _____

For the following, attach additional sheets if necessary.

Description of land and boundaries (wooded, open, steep slopes, streams, wetlands, etc.): _____

TWO LOTS ADJACENT: 2.0 includes 2-story single family residence with attached garage and full basement, Cider mill 2-story barn and orchard. 2.1 includes refrigerated fruit storage, barn and orchard.

Description of current agricultural activities (also complete the table on the following page):

Planted, maintain & harvest 500 apple, 12 peach & 10 pear trees. Restored orchard dating to 1880s. 40-year-old business on site since 1978. Process harvested fruit into apple cider sold on site. Licensed by N.Y. STATE DEPT OF AG & MARKETS

Description of future plans: ADD EQUIPMENT STORAGE BARN; EXPAND REFRIGERATION CAPACITY; FARM CIDER PERMIT.

Number of acres currently farmed: 4.5 Total acres proposed to be farmed: 4.5

Participating in Agricultural Assessment Program (Property Assessment): ☐ Yes ☒ No

The farm will operate under a Whole Farm Plan, Nutrient Management Plan, or similar, to ensure any potential environmental impacts are minimized: ☐ Yes ☐ No

Are there any lease agreements, easements or restrictive covenants associated with the property or agricultural operation? ☐ Yes ☒ No

Only parcels on which the agricultural operation is located are eligible to be included in the Agricultural District (note that agricultural land may include woodland and fallow land). Parcels that include primarily non-agricultural commercial uses are not eligible for inclusion. For parcels on which are located both agricultural and non-agricultural commercial uses, please answer the following. The Agriculture and Farmland Protection Board may request additional information or documentation supporting your answers.

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel (exclude residential and unused portions)? ☒ Yes ☐ No

Does the agricultural operation account for at least 51% of the gross sales from any wholesale or retail activity located on the parcel? ☒ Yes ☐ No

Identify Farm Enterprise	Principal (choose only one)	Secondary (select as many as appropriate)	Existing	Start-Up	Approx. Acres
Fallow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Equine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Vegetable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Orchard (Fruit)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.5
Vineyard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eggs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Poultry (meat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dairy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock (meat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock (other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sugarbush	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Horticultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Woodlot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other (describe below):					
a. CIDER MILL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. REFRIG. STORAGE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Supporting Information. Attach the following information with the application.

- ☒ Documentation demonstrating Gross Sales Value, such as a copy of a completed, filed IRS Form G or NYS Sales Receipts form (with Tax ID deleted or blacked out).
- ☐ Business Plan describing the operation and realized or anticipated gross sales value for major elements of the operation.
- ☐ Whole Farm Plan or similar document describing sensitive environmental resources on or near the property and how potential impacts will be minimized and mitigated.
- ☒ Sketch of the property showing buildings and elements of the operation.
- ☐ Lease or other legal agreements, deed restrictions or conservations easements. ☒ N/A

Note: Information included in this application is public information and subject to access under the Freedom of Information Law.

I hereby swear that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Westchester County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this application is, to the best of my knowledge, correct and complete.

Signature:  Date: _____

Print Name: Geoffrey S. Thompson Are you the Landowner? ☒ Yes ☐ No



Note: If the applicant is not the landowner, the following affidavit from the landowner giving the applicant the authority to act on the landowner's behalf must be attached to the application.

RETURN TO: Westchester County Agriculture and Farmland Protection Board
Room 432, 148 Martine Avenue, White Plains, NY 10601
FAX: (914) 995-3780



2017-01
Thompson's Cider Mill
335 Blinn Road
Yorktown

Legend

-  Recertified District (2010) and Subsequent Additions
-  Proposed Addition



200 100 0 200



Scale in Feet

BAILEY BROOK

TEATOWN LAKE

BLINN RD



Robert P. Astorino, County Executive
County Board of Legislators

Application for Addition of Land to an Existing Agricultural District Westchester County, New York



Agriculture & Farmland
Protection Board
of Westchester County

This form is to be completed by agricultural landowners whose agricultural lands are proposed for inclusion within an agricultural district. The information obtained from this form will be utilized by the Westchester County Agriculture & Farmland Protection Board to make recommendations for approval in accordance with New York State Agriculture and Markets Law. Note that the board may require additional information such as site plans, business plans, tax forms or other documents to assist in the evaluation of the application.

Part 1: Contact Information

Landowner Name: LARRY & DENISE DOMINGUEZ

Mailing Address: 376 CHESTNUT RIDGE RD.

BEDFORD CORNERS, N.Y. 10549

Phone: 914-490-6355 E-Mail: LD.CODY@AOL.COM

☒ If landowner is applicant, check here and proceed to Part 2.

Applicant Name: _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Part 2: Parcel Identification

IMPORTANT: Review the tax assessment rolls for your municipality (available online via your municipality's website or via the NYS Office of Real Property Services website) and enter the Section, Block and Lot and acreage for each parcel below. The property must be located within one of the following communities: Cortlandt, Yorktown, Somers, North Salem, Lewisboro, Bedford, Sleepy Hollow, or the portion of Mount Pleasant west of the Taconic State Parkway.

- A. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels within the farm unit:

Parcel ID #	Acreage
94.16, Block 1, Lot 1	12.191

Parcel ID #	Acreage

- B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels **rented from another landowner:** (Note: an affidavit from the landowner is required to include a parcel)

Parcel ID #	Acreage

Parcel ID #	Acreage



Robert P. Astorino, County Executive
County Board of Legislators

Application for Addition of Land to an Existing Agricultural District Westchester County, New York



Agriculture & Farmland
Protection Board
of Westchester County

This form is to be completed by agricultural landowners whose agricultural lands are proposed for inclusion within an agricultural district. The information obtained from this form will be utilized by the Westchester County Agriculture & Farmland Protection Board to make recommendations for approval in accordance with New York State Agriculture and Markets Law. Note that the board may require additional information such as site plans, business plans, tax forms or other documents to assist in the evaluation of the application.

Part 1: Contact Information

Landowner Name: LARRY & DENISE DOMINQUEZ

Mailing Address: 376 CHESTNUT RIDGE RD.
BEDFORD CORNERS, N.Y. 10549

Phone: 914-490-6355 E-Mail: LD.CODY@AOL.COM

☒ If landowner is applicant, check here and proceed to Part 2.

Applicant Name: _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Part 2: Parcel Identification

IMPORTANT: Review the tax assessment rolls for your municipality (available online via your municipality's website or via the NYS Office of Real Property Services website) and enter the Section, Block and Lot and acreage for each parcel below. The property must be located within one of the following communities: Cortlandt, Yorktown, Somers, North Salem, Lewisboro, Bedford, Sleepy Hollow, or the portion of Mount Pleasant west of the Taconic State Parkway.

- A. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels within the farm unit:

Parcel ID #	Acreage
94.16, Block 1, Lot 1	12.191

Parcel ID #	Acreage

- B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels **rented from another landowner:** (Note: an affidavit from the landowner is required to include a parcel)

Parcel ID #	Acreage

Parcel ID #	Acreage

- C. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented to farmers:

Parcel ID #	Acreage
94.16, Block 1, Lot 2	2

Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: CHESTNUT RIDGE FARM

Is farm location the same as mailing address? ☒ Yes ☐ No If yes, proceed to description of land.

Farm Street Address: _____

City/Town/Village of: _____

For the following, attach additional sheets if necessary.

Description of land and boundaries (wooded, open, steep slopes, streams, wetlands, etc.): _____

LAND HAS WOODS, OPEN GRASS FIELDS, RUN-OFF STREAM
& WETLANDS

Description of current agricultural activities (also complete the table on the following page):

CURRENT WE RAISE CHICKENS FOR EGG PRODUCTION
& MEAT, WE SELL CHICKENS TO THE PUBLIC FOR
THEIR OWN FLOCKS

Description of future plans: PLANNING ON BREEDING AND SELLING
MEAT GOATS, BOARDING SOME HORSES

Number of acres currently farmed: _____ Total acres proposed to be farmed: _____

Participating in Agricultural Assessment Program (Property Assessment): ☐ Yes ☐ No

The farm will operate under a Whole Farm Plan, Nutrient Management Plan, or similar, to ensure any potential environmental impacts are minimized: ☐ Yes ☐ No

Are there any lease agreements, easements or restrictive covenants associated with the property or agricultural operation? ☐ Yes ☐ No

Only parcels on which the agricultural operation is located are eligible to be included in the Agricultural District (note that agricultural land may include woodland and fallow land). Parcels that include primarily non-agricultural commercial uses are not eligible for inclusion. For parcels on which are located both agricultural and non-agricultural commercial uses, please answer the following. The Agriculture and Farmland Protection Board may request additional information or documentation supporting your answers.

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel (exclude residential and unused portions)? ☒ Yes ☐ No

Does the agricultural operation account for at least 51% of the gross sales from any wholesale or retail activity located on the parcel? ☒ Yes ☐ No

Identify Farm Enterprise	Principal (choose only one)	Secondary (select as many as appropriate)	Existing	Start-Up	Approx. Acres
Fallow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Equine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Vegetable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Orchard (Fruit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vineyard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eggs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8
Poultry (meat)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dairy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock (meat)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10
Livestock (other)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sugarbush	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Horticultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Woodlot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other (describe below):					
a. <u>BEEES</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Supporting Information. Attach the following information with the application.

- ☐ Documentation demonstrating Gross Sales Value, such as a copy of a completed, filed IRS Form G or NYS Sales Receipts form (with Tax ID deleted or blacked out).
- ☐ Business Plan describing the operation and realized or anticipated gross sales value for major elements of the operation.
- ☒ Whole Farm Plan or similar document describing sensitive environmental resources on or near the property and how potential impacts will be minimized and mitigated. *ROTATIONAL GRAZING*
- ☐ Sketch of the property showing buildings and elements of the operation.
- ☐ Lease or other legal agreements, deed restrictions or conservations easements. ☐ N/A

Note: Information included in this application is public information and subject to access under the Freedom of Information Law.

I hereby swear that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Westchester County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this application is, to the best of my knowledge, correct and complete.

Signature: *Ray Dominguez* Date: 1-12-17

Print Name: LARRY DOMINGUEZ Are you the Landowner? ☒ Yes ☐ No

Note: If the applicant is not the landowner, the following affidavit from the landowner giving the applicant the authority to act on the landowner's behalf must be attached to the application.



RETURN TO: Westchester County Agriculture and Farmland Protection Board
Room 432, 148 Martine Avenue, White Plains, NY 10601
FAX: (914) 995-3780



2017-02
Chestnut Ridge Farm
376 Chestnut Ridge Road
Bedford



Legend

-  Recertified District (2010) and Subsequent Additions
-  Proposed Addition



200 100 0 200



Scale in Feet

2017-03



Robert P. Astorino, County Executive
County Board of Legislators

Application for Addition of Land to an Existing Agricultural District Westchester County, New York



Agriculture & Farmland
Protection Board
of Westchester County

This form is to be completed by agricultural landowners whose agricultural lands are proposed for inclusion within an agricultural district. The information obtained from this form will be utilized by the Westchester County Agriculture & Farmland Protection Board to make recommendations for approval in accordance with New York State Agriculture and Markets Law. Note that the board may require additional information such as site plans, business plans, tax forms or other documents to assist in the evaluation of the application.

Part 1: Contact Information

Landowner Name: Jennifer + Pietro Cipriano, Jr.
Mailing Address: 24 East St. ; South Salem, NY 10590

Phone: 914-533-7242 E-Mail: pplants@optonline.net

☒ If landowner is applicant, check here and proceed to Part 2.

Applicant Name: _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Part 2: Parcel Identification

IMPORTANT: Review the tax assessment rolls for your municipality (available online via your municipality's website or via the NYS Office of Real Property Services website) and enter the Section, Block and Lot and acreage for each parcel below. The property must be located within one of the following communities: Cortlandt, Yorktown, Somers, North Salem, Lewisboro, Bedford, Sleepy Hollow, or the portion of Mount Pleasant west of the Taconic State Parkway.

A. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels within the farm unit:

Parcel ID #	Acreage	Parcel ID #	Acreage
09833-013-0053	5.5		

B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented from another landowner: (Note: an affidavit from the landowner is required to include a parcel)

Parcel ID #	Acreage	Parcel ID #	Acreage

C. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented to farmers:

Parcel ID #	Acreage

Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: TBD

Is farm location the same as mailing address? ☒ Yes ☐ No If yes, proceed to description of land.

Farm Street Address: _____

City/Town/Village of: _____

For the following, attach additional sheets if necessary.

Description of land and boundaries (wooded, open, steep slopes, streams, wetlands, etc.): East slope wooded + Rocky. Northern 1/2 of property level to slight slope mostly open. Western portion level and currently wooded

Description of current agricultural activities (also complete the table on the following page):

- Vegetable Farming - Chicken Farming (Hens)
- Maple tapping - Grain production

Description of future plans: Grain production expansion OK above as well as one more type OK livestock TBD

Total Number of Acres to be added to Westchester County's Agricultural District: 3.5 ^{Vegetables 1.5 livestock 1.5}

Number of acres currently farmed: 1/2 Total acres proposed to be farmed: intensively 3.5-4 ^{maple tapping wood lot m angr}

Participating in Agricultural Assessment Program (Property Assessment): ☒ Yes ☐ No

The farm will operate under a Whole Farm Plan, Nutrient Management Plan, or similar, to ensure any potential environmental impacts are minimized: ☒ Yes ☐ No

(application must include a copy of all pertinent plans and supporting information)

Only parcels on which the agricultural operation is located are eligible to be included in the Agricultural District (note that agricultural land may include woodland and fallow land).
Parcels that include primarily non-agricultural commercial uses are not eligible for inclusion.
For parcels on which are located both agricultural and non-agricultural commercial uses, please answer the following. The Agriculture and Farmland Protection Board may request additional information or documentation supporting your answers.

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel (exclude residential and unused portions)? ☒ Yes ☐ No

Does the agricultural operation account for at least 51% of the gross sales from any wholesale or retail activity located on the parcel? ☒ Yes ☐ No

Identify Farm Enterprise	Principal (choose one)	Secondary (select as many as appropriate)	Existing	Start-Up
Fallow	<input type="checkbox"/>	<input checked="" type="checkbox"/> Seasonally	<input type="checkbox"/>	<input type="checkbox"/>
Hay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crops (Grain)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crops (Vegetable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Orchard (Fruit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vineyard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eggs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poultry (meat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dairy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Livestock (meat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Livestock (other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sugarbush	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Horticultural	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woodlot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (describe below):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Annual Gross Farm Sales. Check only one. If requested, the applicant must produce supporting documentation, such as a copy of a completed, filed IRS Form G or NYS Sales Receipts Form.
☒ Below \$2,000 ☐ \$2,000 to \$9,999 ☐ \$10,000 to \$49,999 ☐ \$50,000 or more

Note: Information included in this application is public information and subject to access under the Freedom of Information Law.

I hereby swear that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Westchester County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this application is, to the best of my knowledge, correct and complete.

Landowner's Signature: _____

Date: 1/24/17

Print Name: _____

Pietro Cipriano, Jr. Jennifer Cipriano

Applicant's Signature: _____
(if not landowner)

Date: _____

Print Name: _____

Note: If the applicant is not the landowner, an affidavit from the landowner giving the applicant the authority to act on the landowner's behalf must be attached to the application.

RETURN FORM TO:

Westchester County Agriculture and Farmland Protection Board
Room 432, 148 Martine Avenue, White Plains, NY 10601
FAX: (914) 995-3780

Ver. 10/18/12

Cipriano Farm name TBD



The farm is to be managed in an organic manner with cover crops and minimal till activity. Jennifer and I will be looking to become organically certified by NOFA NY. We will be looking to use leaf matter, chicken and other livestock manure, as well as cover crops and compost teas for our nutrient and microbial needs. We have already sown a 3,000 square foot area of wildflower meadow to entice pollinators and beneficial insects in a natural habitat, the hope is not to spray at all. Horticultural cutting crops of pussy willow and winterberry have also been planted along with Incense Cedar, White Pine, American Holly and Port orford Cedar for branch harvest. Much of the Barberry, Bramble and Bittersweet vines have been removed and the main vegetable field can now be expanded into. This planting season will include a cover of leaf mold to further the organic matter that currently exists. Grains, cover crops and cut flowers are to be planted in the former Northern Paddock located West and North of the house. We currently are raising free range organic hens solely at this point for egg production as well as for their manure.

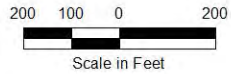
We will also be applying for our other parcel that we are currently vegetable farming and is rented. That will be on a separate application unless you advise otherwise as it would bring us above 7 acres of potential farm area that is currently not completely used but available. Thank you for your assistance and we look forward to working with you all.



2017-03
Cipriano Farm
Lewisboro

Legend

-  Recertified District (2010) and Subsequent Additions
-  Proposed Addition



Westchester
gov.comRobert P. Astorino, County Executive
County Board of Legislators

Application for Addition of Land to an Existing Agricultural District Westchester County, New York



This form is to be completed by agricultural landowners whose agricultural lands are proposed for inclusion within an agricultural district. The information obtained from this form will be utilized by the Westchester County Agriculture & Farmland Protection Board to make recommendations for approval in accordance with New York State Agriculture and Markets Law. Note that the board may require additional information such as site plans, business plans, tax forms or other documents to assist in the evaluation of the application.

Part 1: Contact Information

Landowner Name: Gregory Odell, Jamie Odell, Kristene OdellMailing Address: 157 Tomahawk St
YORKTOWN HTS N.Y. 10598Phone: 914-403-3632 E-Mail: KristeneO@avaya.com☒ If landowner is applicant, check here and proceed to Part 2.

Applicant Name: _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Part 2: Parcel Identification

IMPORTANT: Review the tax assessment rolls for your municipality (available online via your municipality's website or via the NYS Office of Real Property Services website) and enter the Section, Block and Lot and acreage for each parcel below. The property must be located within one of the following communities: Cortlandt, Yorktown, Somers, North Salem, Lewisboro, Bedford, Sleepy Hollow, or the portion of Mount Pleasant west of the Taconic State Parkway.

- A. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels within the farm unit:

Parcel ID #	Acreage
<u>16.17-1-6</u>	<u>6.03</u>

Parcel ID #	Acreage

- B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented from another landowner: (Note: an affidavit from the landowner is required to include a parcel)

Parcel ID #	Acreage

Parcel ID #	Acreage

C. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented to farmers:

Parcel ID #	Acreage

Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: Tomahawk Farm

Is farm location the same as mailing address? ☒ Yes ☐ No If yes, proceed to description of land.

Farm Street Address: _____

City/Town/Village of: _____

For the following, attach additional sheets if necessary.

Description of land and boundaries (wooded, open, steep slopes, streams, wetlands, etc.): _____

There is a barn located centrally toward the front of the property with fenced paddocks in front and back sections of property. A riding ring is in the back. There are 2 trees on northern border and 2 apple trees and ornamental trees in front as well as a few Hickory trees in back. The land is flat and open.

Description of current agricultural activities (also complete the table on the following page):

We have had a small farm on the property with horses and some livestock since the early 70's. The property is currently used for Equine Rescue and Rehabilitated Equine training, boarding and lessons AND BARN CAMP. In addition we have Animal encounter AND A petting zoo that supports a home based pediatric office.

Description of future plans:

Continue Equine Rescue training, rehabilitated AND EXPAND EXPANDED BARN/ECOLOGY CAMP, EXPANDED ANIMAL ENCOUNTERS FOR pediatric office AND CAMP, RIDING PROGRAMS.

Number of acres currently farmed: 5 Total acres proposed to be farmed: 5

Participating in Agricultural Assessment Program (Property Assessment): ☐ Yes ☒ No

The farm will operate under a Whole Farm Plan, Nutrient Management Plan, or similar, to ensure any potential environmental impacts are minimized: ☐ Yes ☒ No

Are there any lease agreements, easements or restrictive covenants associated with the property or agricultural operation? ☐ Yes ☒ No

Only parcels on which the agricultural operation is located are eligible to be included in the Agricultural District (note that agricultural land may include woodland and fallow land). Parcels that include primarily non-agricultural commercial uses are not eligible for inclusion. For parcels on which are located both agricultural and non-agricultural commercial uses, please answer the following. The Agriculture and Farmland Protection Board may request additional information or documentation supporting your answers.

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel (exclude residential and unused portions)? ☒ Yes ☐ No

Does the agricultural operation account for at least 51% of the gross sales from any wholesale or retail activity located on the parcel? ☒ Yes ☐ No

Identify Farm Enterprise	Principal (choose only one)	Secondary (select as many as appropriate)	Existing	Start-Up	Approx. Acres
Fallow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Equine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Vegetable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Orchard (Fruit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vineyard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eggs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Poultry (meat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dairy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock (meat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock (other)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5
Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sugarbush	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Horticultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Woodlot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other (describe below):					
a. EQUINE LESSONS TRAINING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5
b. SMALL ANIMAL ENCOUNTERS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5

Supporting Information. Attach the following information with the application.

- ☐ Documentation demonstrating Gross Sales Value, such as a copy of a completed, filed IRS Form G or NYS Sales Receipts form (with Tax ID deleted or blacked out).
- ☒ Business Plan describing the operation and realized or anticipated gross sales value for major elements of the operation.
- ☐ Whole Farm Plan or similar document describing sensitive environmental resources on or near the property and how potential impacts will be minimized and mitigated.
- ☒ Sketch of the property showing buildings and elements of the operation.
- ☒ Lease or other legal agreements, deed restrictions or conservations easements. ☐ N/A

Note: Information included in this application is public information and subject to access under the Freedom of Information Law.

I hereby swear that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Westchester County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this application is, to the best of my knowledge, correct and complete.

Signature: Kristene E Odell Date: 1/27/17

Print Name: Kristene E Odell Are you the Landowner? ☒ Yes ☐ No

Note: If the applicant is not the landowner, the following affidavit from the landowner giving the applicant the authority to act on the landowner's behalf must be attached to the application.

RETURN TO: Westchester County Agriculture and Farmland Protection Board
Room 432, 148 Martine Avenue, White Plains, NY 10601
FAX: (914) 995-3780

Tomahawk Farm Business Plan

Mission: Tomahawk Farm's mission is to bring the healing, relaxing, joyful escape that farm animals (including, sheep, goats, mini donkeys and horses) provide to children, while at the same time providing refuge and rehabilitation to animals.

Business Description: Tomahawk Farm is an equine and small animal farm providing animal encounters as well as equine rescue, rehabilitation, training, boarding, riding lessons and day camp for the surrounding community.

Operations:

- Blackstone Stables has divided their time between this property and others over the last few years. Blackstone is now going to fully focus their business on the Tomahawk Farm property in the town of Somers. Tomahawk Farm is leasing the facility to Blackstone Stables for equine management and also engages them to run the animal encounters to support both a day camp and the pediatric facilities.
- Tomahawk Farm Pediatrics, a home based residential office has grown exponentially primarily due to the farm environment, petting zoo and animal encounters available to patients. Additional animals and interactions will attract even more patients. Through surveys and market study we have determined that our unique farm pediatric office is a major contributor to patient satisfaction and is a key reason patients commit to the practice. Anxiety in seeing a doctor is mitigated by the joy of petting a sheep or feeding a goat or a mini donkey. We have rescued goats, sheep, a mini donkey and a mini pig. These animals are provided a great home and they give back in the love and enjoyment they provide children. We attribute a very large portion of our pediatric business to our farm environment which is a huge differentiator from the expanding takeovers of local pediatric offices into huge business conglomerates with no personal touch and certainly no casual farm environment. Many of our patients continue this farm experience by taking riding lessons or attending camp creating a great synergy between the farm business and the pediatric business.
- In addition to animal encounters we have a history of equine rescue on the property including rescuing 4 wild mustangs as a part of the Mustang Makeover program and several horses from kill lots and auctions. We have been able to rehabilitate and rehome some while others have become part of the Tomahawk Farm family. We will continue to rescue and rehabilitate horses. Blackstone Stables will continue their successful riding, training and boarding program at Tomahawk Farm.

Management: Blackstone Stables will lease the barn and paddocks and manage the equine program, camp program, and animal encounters program. They will feed and care for the animals and provide all services like riding lessons or horse rehab and training.

Market:

- There is a huge market for a local, personal, kid friendly home based residential pediatric office to contrast with the corporate pediatric conglomerates in the area. Animals and a farm environment continue to attract patients from surrounding towns including Peekskill, Mahopac, Yorktown, Somers, Croton, Ossining, Bedford and Mt.Kisco.
- There is a large day camp market with many looking for a unique camp experience. Tomahawk Farm day camp provides hands on animal experiences, education, riding lessons, along with the normal games and crafts. In addition many local camps require a minimum of 4 week sign up and have rigid standards at a high cost. There is a market for a camp with flexible weeks, no minimums, lower costs and personal care with high counselor to camper ratios. Tomahawk Farm Day Camp provides all of this. Blackstone Stables will run the camp and is marketing through the Pediatric Office as well as at Camp Expos and have a solid interest in 2017 camp.
- Local Camps like Summer Trails and Girl Scout Camp are now negotiating to send their campers to Tomahawk Farm for riding lessons and animal encounters. We anticipate over a hundred campers to be brought to Tomahawk Farm for this experience this summer.
- Blackstone Stables has strong credentials in barn management and in equine management. Their experience in training, lessons, and rescue will bring existing and new clients to the Tomahawk Property.

Programs to be run on the property:

- Animal Encounters for the Pediatric Office
- Riding Lessons
- Barn Day Camp
- Riding programs for other local day camps i.e.: Summer Trails, Girl Scout Camp
- Boarding
- Birthday Parties
- Animal Rescue Rehabilitation and Rehoming

Financial Projections

We anticipate the following gross revenue

- Rent from Blackstone Stables: \$4500 per month or \$54,000 yearly.
- A large portion of the home based residential Pediatric office revenue is dependent on the farm animal encounters and petting zoo.

Barn, Paddock and Pasture Rental Agreement

This agreement is entered into on January 1, 2017

Between Landowner: Gregory Odell, Jamie Odell and Kristene Odell
And Tenant(s): Blackstone Stables

This contract falls under the Commercial Tenancy Act rules for any situation not specifically addressed in this lease.

Description of Property

The Landowner leases to the Tenant, to use for agricultural purposes only, a portion of the property located in the Municipality of Somers tax parcel 16.17-1-6 and consisting of the following and hereafter called the leased premises:

Use of 6.03 acres of land as described:

- parking, horse paddocks, small animal paddocks

Use of the following buildings (or portions of buildings as described)

- Barn
- Small animal housing
- Garage

Use of the following equipment:

- New Holland Tractor and attachments

The landowner still retains the right to entry upon the premises as described above at any time without notice to inspect it's condition and use.

Use and Care of Leased Premises

The premises will be used for: Camp, Horse back riding lessons, Boarding, Small animal encounters, Petting zoo, Birthday parties, Horse training.

The Tenant takes responsibility for maintenance and repairs to the premises as follows:

1. The manure must be raked and cleaned from stalls and pastures regularly
2. The Landowner will provide materials for any new (expanded) fencing agreed upon.
3. The Tenant must keep the stable in good repair and any damage or wear/tear must be repaired each year.

Terms of Lease

Annual lease: The term of this lease runs from January 1st of each year and ends on December 31st of the next year

Renewal Conditions

If the Tenant wishes to renew the lease the Tenant must:

- Notify the Landowner and pay the required yearly deposit (see below) sixty (60) days prior to the expiry date (by April 1 each year) of the lease to indicate the Tenant's desire to renew.
- If such a notice is provided, then the Landowner and Tenant shall seek agreement on the terms of such renewal which must be agreed to within thirty (30) days prior to the expiry of the then current term (by May 1 each year) of the lease, failing which this lease shall terminate on the date set for expiration and the Tenant shall give up possession of the leased premises. If agreement is reached, a new lease agreement will be signed.

Lease terminated on the sale of the property — In case the Landowner should desire to sell the leased premises during the term of the lease, the lease may be terminated at any time by giving 60 days notice to the Tenant. The Tenant shall, at the expiration of the notice period, peaceably and quietly give up possession of the leased premises to the Landowner.

Rent Payable and Maintenance Deposit

Damage Deposit — A damage deposit of \$1000 is to be paid at the beginning of the lease.

1. Payment of Rent

The rent can be paid in installments via check as follows:

\$ 4,500 to be paid in installments and due on the 1st day of each month – this portion of rent is refundable if the lease is terminated early.

(Note: This is equivalent to a rent of \$4500 a month and that is the rate used to reimburse the tenant if the lease is terminated early.)

Additional agreements in regard to rent payment:

- Late payment of rent is a material breach of this lease agreement and may be cause for termination of the lease
- The lease terms and rental amount are subject to change yearly at renewal.
- If there is an early termination of the lease, the yearly rent will be pro-rated based on the number of months left in the lease and a refund will be given to the Tenant, if applicable, after the premises has been vacated and left in a good state of repair.

Other Rights and Responsibilities and Duties

Failure to meet any obligation of this lease may result in written notice of the breach and allow 15 days to correct the breach. Failure to correct the breach may result in early termination of the lease.

Responsibility for Liability:

- The Tenant takes possession of the leased premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees, agents or invitees of the Tenant in pursuance of farming operations, or in performing repairs on buildings, fences and other improvements.
- The Tenant waives the right of action and releases the Landowner from any liability in connection with the use of the premises by the Tenant and family and the employees, invitees, agents, contractors, visitors, guests of the Tenant. The Tenant must carry public liability and property damage insurance, tenants legal liability and horse liability and must provide a copy of their insurance contract each year to the landowner.
- **Waiver of Liability:** The Tenant shall hold harmless the Landowner/Owner and defend it from all claims as to injury or damages to persons, property or livestock arising out of the Tenant's use of the premises described in this lease.

Landowner's right to enter property: The Landowner reserves the right personally or by agents, employees, or assigns to enter upon the leased premises at any reasonable time to inspect, make repairs or improvements.

No sublet or assign: The Tenant does **not** have the right to sublet any part of the premises or assign this lease.

a) The Tenant agrees to:

- **Repairs:** To keep the buildings, fences and other improvements in as good repair and condition as they were when the Tenant took possession or in as good repair and condition as they may be put by the Landowner during the term of the lease, loss by fire or force of nature excepted.
- **Compensation to landowner for damages:** When the Tenant leaves the leased premises, he will pay the landowner reasonable compensation for any damages to the premises for which the Tenant is responsible.
- **Tenant must carry insurance:** For the term of the lease, the Tenant must carry insurance that includes Tenants Legal Liability, Horse Liability and Pollution Liability. The Tenant shall furnish a copy of their insurance each year at the beginning of the lease and further Certificates of Insurance during the year upon request by landowner.
- **Smoking** – no smoking inside any building and no butts left anywhere on premises
- **Add improvements:** The Tenant will not, without written consent of the Landowner, (a) erect or permit to be erected on the leased premises any non removable structure or building, or (b) incur any expense to the Landowner for such purpose, or (c) add electrical wiring, plumbing or heating to any buildings.
- **No Alterations:** The Tenant will not, without written consent of the Landowner remove, alter or change any building or fence on the leased premises or make other alterations.

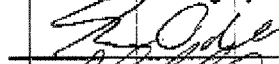

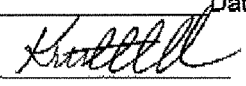
- **Ownership of improvements:** As per commercial law, the Tenant agrees that fixtures and improvements made to the premises by the Tenant do become the property of the landowner and shall remain on the premises after the termination of the lease.
- **No cutting of trees:** The Tenant will not cut live or dead trees without the written consent of the Landowner

b) The Landowner agrees to:


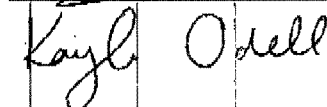
- **Improvements:** The landowner will share the cost of improvements that Tenant would like to make and that the Landowner has agreed to in advance. Typically the landowner will pay for materials and the Tenant will provide the labor.

Binding on heirs — This Lease shall be binding upon the Landowner and Tenant and their respective personal representatives, trustees, successors and assigns.
We do agree and understand the terms of this lease agreement:

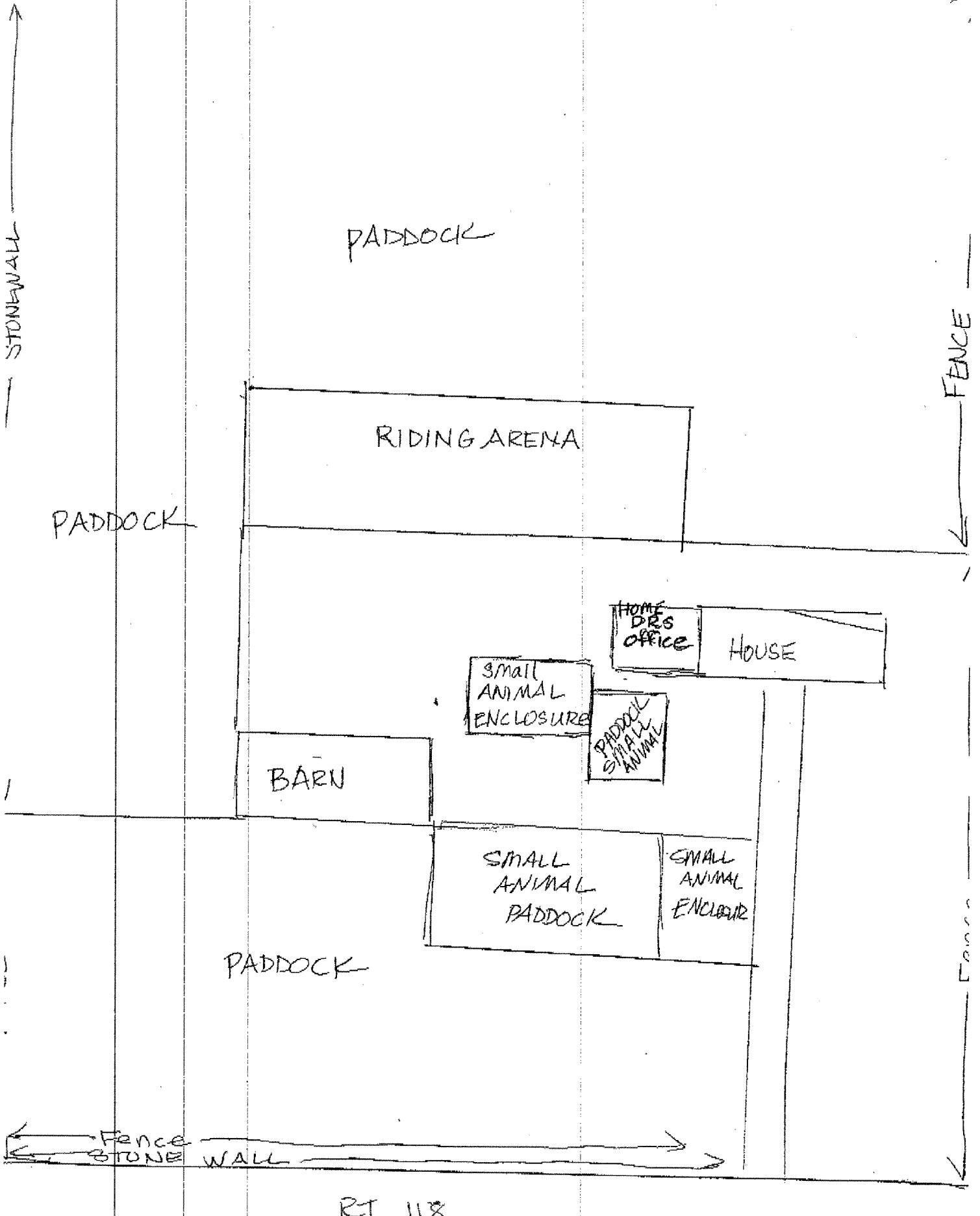
Landowners: Gregory Odell, Jamie Odell, Kristene Odell

   Date 1/1/17

Tenant(s): Blackstone Ridge Stables: Nicholas Constantakos, Kayla Odell

  Date 1/1/17
1/1/17

WALL

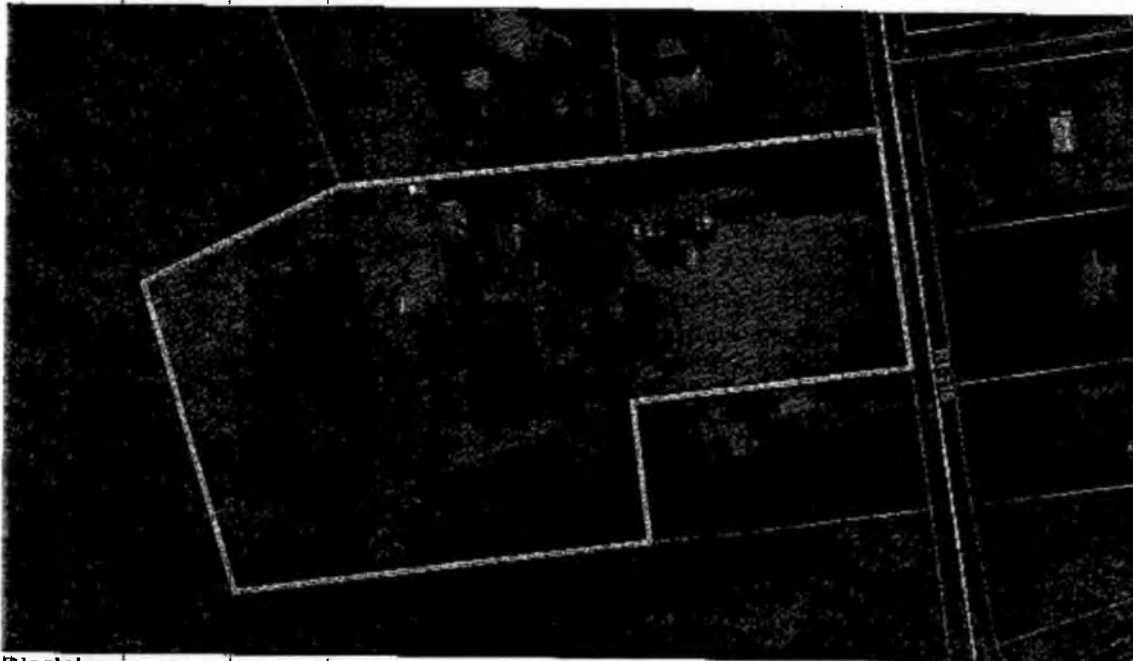
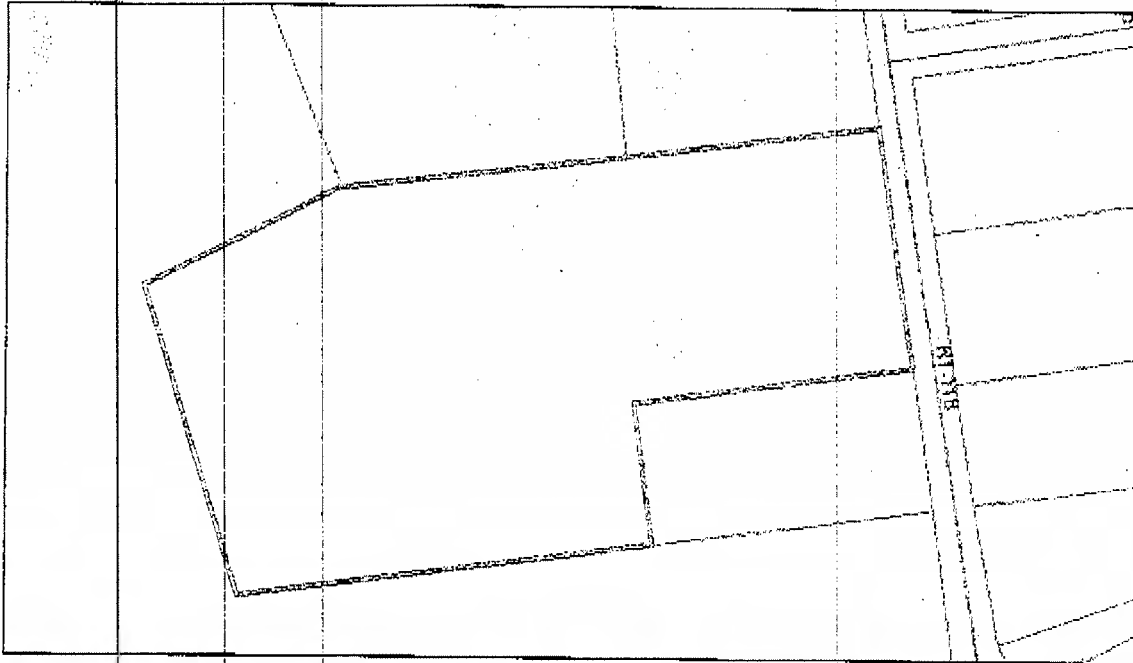


Tax Parcel Maps

Address: 157 ROUTE 118

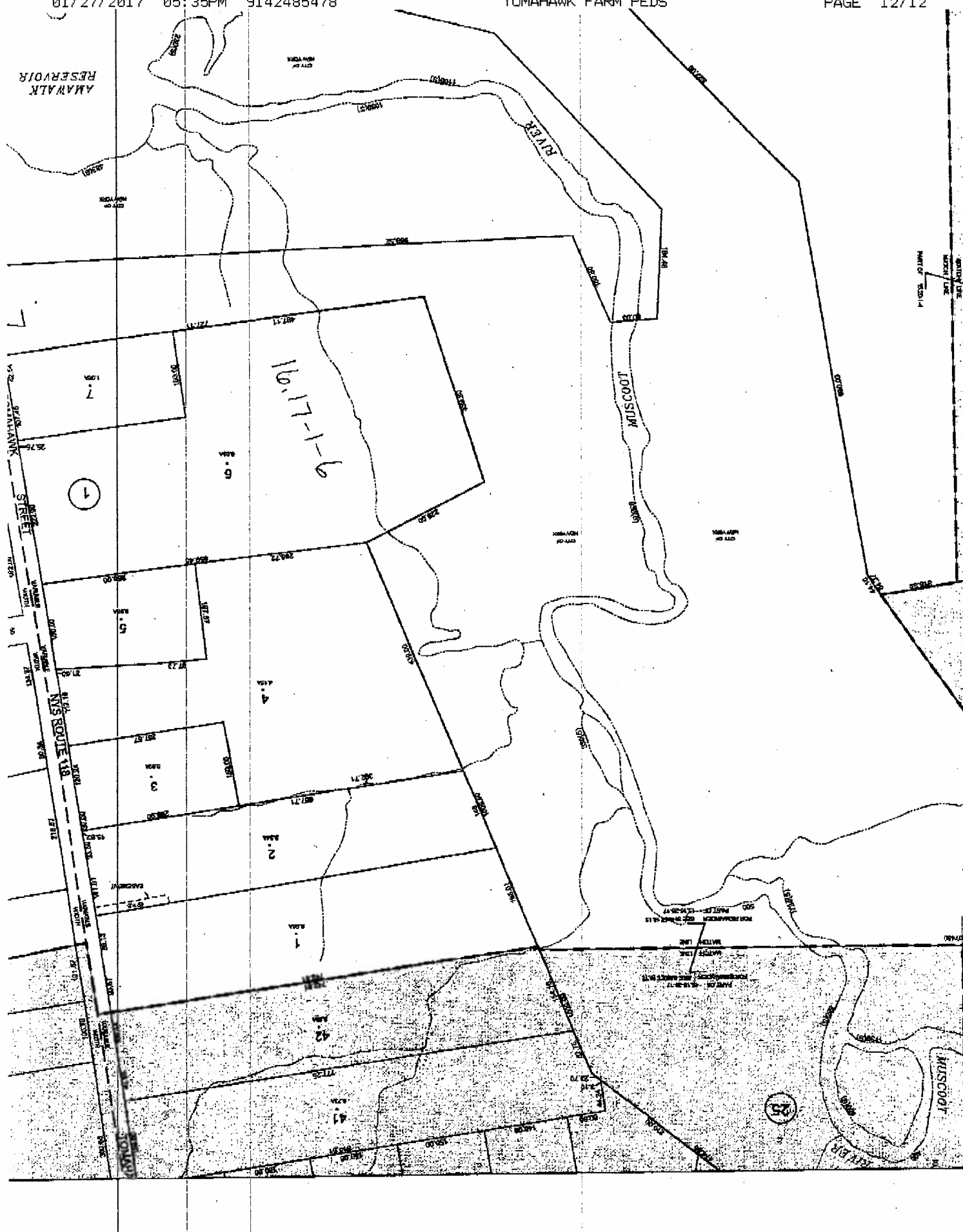
Print Key: 16.17-1-6

SBL: 01601700010060000000



Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should **NOT** be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.





2017-04
Tomahawk Farm
157 Tomahawk Street
Somers



MUSCOOT RIVER

TOMAHAWK S.

HORTON DR.

DEL R.

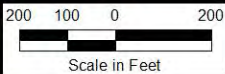
Legend

-  Recertified District (2010) and Subsequent Additions
-  Proposed Addition



AMAWALK RESERVOIR

MUSCOOT RIVER



Westchester County Board of Legislatures
148 Martine Avenue
8th Floor
White Plains, NY 10601
Fax: (914) 995-3884

Westchester County Agricultural & Farm Land Protection Board
C/O Westchester County Planning
Room 432
148 Martine Avenue
White Plains, NY 10601
Fax 914 995 3780

Re: Application for Addition of Land to an Existing Agricultural District

January 30, 2017

Dear Sir or Madam,

Please find attached for your attention.

- (a) An Application for Addition of Land to an Existing Agricultural District
- (b) Confidential Business Plan for Good Hope Farm
- (c) Sketch of Business Operations for Good Hope Farm
- (d) Tax Assessment Maps for Good Hope Farm

We look forward to hearing from you and very much appreciate your consideration.

Best regards,


Natasha Brahmst

GOOD HOPE FARM
75 MILL RIVER ROAD
SOUTH SALEM, NY 10590
GOODHOPEFARMNY@GMAIL.COM

(a) An Application for Addition of Land to an Existing Agricultural District



Robert P. Antonino, County Executive
County Board of Legislators

Application for Addition of Land to an Existing Agricultural District Westchester County, New York



This form is to be completed by agricultural landowners whose agricultural lands are proposed for inclusion within an agricultural district. The information obtained from this form will be utilized by the Westchester County Agriculture & Farmland Protection Board to make recommendations for approval in accordance with New York State Agriculture and Markets Law. Note that the board may require additional information such as site plans, business plans, tax forms or other documents to assist in the evaluation of the application.

Part 1: Contact Information

Landowner Name: NATASHA WYSS BRAHMST

Mailing Address: 75 MILL RIVER RD
SOUTH SALEM, NY 10590

Phone: 914 276 1001 E-Mail: NATASHAWYSSBRAHMST

☒ If landowner is applicant, check here and proceed to Part 2. @GMAIL.COM

Applicant Name: _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Part 2: Parcel Identification

IMPORTANT: Review the tax assessment rolls for your municipality (available online via your municipality's website or via the NYS Office of Real Property Services website) and enter the Section, Block and Lot and acreage for each parcel below. The property must be located within one of the following communities: Cortlandt, Yorktown, Somers, North Salem, Lewisboro, Bedford, Sleepy Hollow, or the portion of Mount Pleasant west of the Taconic State Parkway.

- A. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels within the farm unit:

Parcel ID #	Acreage
42-10300-27	19.6
45-10300-9	4.7

Parcel ID #	Acreage

- B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented from another landowner: (Note: an affidavit from the landowner is required to include a parcel)

Parcel ID #	Acreage

Parcel ID #	Acreage

C. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented to farmers:

Parcel ID #	Acreage	Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: GOOD HOPE FARM

Is farm location the same as mailing address? ☒ Yes ☐ No If yes, proceed to description of land.

Farm Street Address: _____

City/Town/Village of: _____

For the following, attach additional sheets if necessary. (SEE BUSINESS PLAN)
Description of land and boundaries (wooded, open, steep slopes, streams, wetlands, etc.): THE PROPERTY IS LARGELY TILLABLE OPEN LAND WITH AN ORCHARD FIELDS AND PASTURES FOR ROTATIONAL GRAZING. A WOODLAND LOT AND POND BORDERED BY WOODLANDS AND MILL RIVER ROAD.

Description of current agricultural activities (also complete the table on the following page):

GOOD HOPE HAS 19 DAIRY GOATS BRED FOR THE SALE OF SHOW-QUALITY REGISTERED GOAT KIDS. IN ADDITION THERE ARE 24 MATURE APPLE AND PEAR TREES, CHICKENS PRODUCING FRESH ORGANIC EGGS AND BEEHIVES FOR HONEY PRODUCTION.

Description of future plans: GOOD HOPE IS COMMENCING THE PROCESS TO BECOME A LICENSED DAIRY FOR THE SALE OF FARMSTEAD DAIRY PRODUCTS. GOOD HOPE WILL BE EXPANDING AND SELLING ITS FRUIT, VEGETABLE, HERB AND FLORAL OFFERINGS IN 2017 AS WELL AS EXPLORING EQUINE BOARDING + WOODLAND FARMING.

Number of acres currently farmed: 6+ Total acres proposed to be farmed: 12-15

Participating in Agricultural Assessment Program (Property Assessment): ☐ Yes ☒ No

The farm will operate under a Whole Farm Plan, Nutrient Management Plan, or similar, to ensure any potential environmental impacts are minimized: ☐ Yes ☒ No

Are there any lease agreements, easements or restrictive covenants associated with the property or agricultural operation? ☐ Yes ☒ No

Only parcels on which the agricultural operation is located are eligible to be included in the Agricultural District (note that agricultural land may include woodland and fallow land). Parcels that include primarily non-agricultural commercial uses are not eligible for inclusion. For parcels on which are located both agricultural and non-agricultural commercial uses, please answer the following. The Agriculture and Farmland Protection Board may request additional information or documentation supporting your answers.

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel (exclude residential and unused portions)? ☐ Yes ☐ No N/A

Does the agricultural operation account for at least 51% of the gross sales from any wholesale or retail activity located on the parcel? ☐ Yes ☐ No N/A

Identify Farm Enterprise	Principal (choose only one)	Secondary (select as many as appropriate)	Existing	Start-Up	Approx. Acres
Fallow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Equine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Vegetable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3-5
Orchard (Fruit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
Vineyard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eggs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1/8
Poultry (meat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dairy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2
Livestock (meat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock (other)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sugarbush	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Horticultural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Woodlot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4 (2012)
Other (describe below):					
a. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
b. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DAIRY + LIVESTOCK

COMBINED
4 plus an
additional
1-4 with
total annual
grazing.

Supporting Information. Attach the following information with the application.

- ☐ Documentation demonstrating Gross Sales Value, such as a copy of a completed, filed IRS Form G or NYS Sales Receipts form (with Tax ID deleted or blacked out). *N/A*
- ☒ Business Plan describing the operation and realized or anticipated gross sales value for major elements of the operation.
- ☐ Whole Farm Plan or similar document describing sensitive environmental resources on or near the property and how potential impacts will be minimized and mitigated. *N/A*
- ☒ Sketch of the property showing buildings and elements of the operation.
- ☐ Lease or other legal agreements, deed restrictions or conservations easements. ☒ *N/A*

Note: Information included in this application is public information and subject to access under the Freedom of Information Law.

I hereby swear that I am either the owner of record or am duly authorized by the owner of record to file an application to include additional land within the Westchester County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this application is, to the best of my knowledge, correct and complete.

Signature: Natasha Brahmst Date: 1/30/17

Print Name: NATASHA BRAHMST Are you the Landowner? ☒ Yes ☐ No

Note: If the applicant is not the landowner, the following affidavit from the landowner giving the applicant the authority to act on the landowner's behalf must be attached to the application.

RETURN TO: Westchester County Agriculture and Farmland Protection Board
Room 432, 148 Martine Avenue, White Plains, NY 10601
FAX: (914) 995-3780

**AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES**

N/A

Complete this form only if the applicant is not the landowner. This affidavit grants the applicant, listed below as authorized representative, the authority to act on the landowner's behalf to submit an application to add the subject property, described below, to the Westchester Agricultural District. The Westchester County Agriculture and Farmland Protection Board may request additional information and perform a site visit as part of the application review process.

PROPERTY LOCATION

Farm Name: _____

Parcel Acreage: _____

Tax Parcel Identification (Section-Block-Lot): _____

Property Street Address: _____

Municipality: _____

PROPERTY OWNERSHIP

Landowner Name: _____

Mailing Address: _____

Phone Number(s): _____

Email: _____

AUTHORIZED REPRESENTATIVE(S)

Name: _____

Organization: _____

Mailing Address: _____

Phone Number(s): _____

I hereby swear that I am the owner of record of the subject property described above, and that I hereby authorize the representative(s) named above to file an application on my behalf to include the subject parcels of land within the Westchester County Agricultural District.

Landowner's Signature: _____ Date: _____

Print Name: _____

Notarized by:

(b) Confidential Business Plan for Good Hope Farm

CONFIDENTIAL BUSINESS PLAN OF GOOD HOPE FARM- FOR INFORMATIONAL**Executive Summary**

Good Hope Farm is a family run business that was founded in 2015, when Natasha Brahmst left 20 years of legal practice to continue her family's multi-generational history of agriculture entrepreneurship. Recognizing an emerging market for farm-to-table local fresh food, with few local offerings, the Brahmsts sought a property with a history of agricultural use. They found all of that and more- with established barns, paddocks and outbuildings, a mature orchard and room to expand over 24 acres in total.

Good Hope Farm currently breeds registered Nigerian Dwarf dairy goats for sale. Current revenue numbers do not reflect 2017 numbers or further potential. Income from goat sales was decreased as herd size was increased by retaining more young for breeding and milking potential. This is not a hobby farm but is the full-time employment for the owner who is committed to the farm's success and the preservation of farms more generally.

The farm produces apples, pears, fresh eggs and honey. In 2017, Good Hope Farm will offer these and other locally grown fruit, vegetables, herbs and flowers for sale. In addition, Good Hope Farm has begun the process to become a licensed dairy with the goal of providing artisan small batch farmstead dairy products for retail sale.

Farm Description

Good Hope Farm is located on over 24 acres in the town of Lewisboro in South Salem, New York, Westchester County. The main house, outbuildings and barns date back to 1770s and its farming history is ever present with the plethora of antique farm tools and machinery that has been found and preserved on the property. The family currently raises show-quality Nigerian Dwarf goats registered with the American Dairy Goat Association and the American Goat Society for the sale of breeding stock. In addition, the orchard has a mix of 25 mature apple and pear trees, chickens producing fresh organic eggs and beehives for honey production. There are many open areas where the goats undertake rotational grazing. The property has an additional three- five acres of flat open land scheduled to be planted in the Spring of 2017 with additional organic fruits, vegetables, flowers and potentially mature trees for resale or equine boarding facilities.

Strategy and Implementation:

Nigerian Dwarf goats are sought after for their size, temperament and milk quality. Nigerian Dwarf goats can be bred at any time of the year making year-round milk production possible- unlike many goats that have a short breeding season. Local consumers seek the quality and freshness of local food. These buyers do not want their food coming from hundreds or thousands of miles away seeking to avoid the environmental impacts that travel causes. Good Hope Farm's business strategy is based on livestock husbandry and providing local farm-to-table dairy and agricultural products.

2017 Livestock Husbandry and Dairy Goals

CONFIDENTIAL BUSINESS PLAN OF GOOD HOPE FARM- FOR INFORMATIONAL

1. Finalize online presence and marketing for 2017 kid sales
2. Determine best alternative to establish a goat dairy.
3. Update barn/milking facility and equipment as necessary.
4. Obtain licensing.
5. Begin dairy operations.

2017 Agricultural Product Goals

1. Determine best sales avenue for fruit, vegetables & herbs
2. Planting of an additional three to five acres organic fruits, vegetables, flowers and mature trees and/or adding equine boarding facilities.
3. Planting of ½ acre of saffron plants for 2018 harvest.
4. Explore feasibility of woodlot farming options such as mushrooms and ginseng.

Options:

The owners are considering two options for approximately 5 acre lot that is currently in use for rotational grazing and bee keeping. One possibility is to add housing for equine boarding and the other is to add to agricultural product list with mature trees for resale- this determination will be made in Spring.

Management Team

Natasha Brahmst

Owner and operator Responsible for:

- feeding and care of livestock
- long term planning decisions
- young stock care and development
- planting and care of agricultural products
- harvesting and marketing of agricultural products

Natasha's husband Oliver and two teenage children Isabella and Quinn currently assist with the farm operation -additional part-time labor will be utilized in the dairy operation and fruit and vegetable growing season once under way.

Product Marketing

Livestock. To dairy farms and hobbyists, Nigerian Dwarf goats are sought after because they are easy to milk, cost less to feed, and produce almost twice as much cheese per gallon of milk. Nigerian Dwarf goats have the highest butterfat content of any dairy goat. In addition, their smaller size and wonderful temperament makes them easy for any person young or old to handle- making them excellent pets.

CONFIDENTIAL BUSINESS PLAN OF GOOD HOPE FARM- FOR INFORMATIONAL

There is an active demand for the sale of kids through the Internet, trade associations and local advertising. In the prior years, the farm has been keeping does to build its milking and breeding herd. The sale of wethers (neutered male goats) was not difficult but the demand for does is very high, we therefore, do not anticipate an issue selling this year's kids.

Dairy & Agricultural Products.

Dairy Products. The primary market will be the development of artisanal farmstead cheese and other dairy products. There is strong potential for profitability as the product would be a local, high quality product.

Agricultural Products. In the near term the agricultural focus will be seasonal fruits, vegetables, herbs, eggs and honey products to compliment the dairy focus. Good Hope Farm currently has 24 mature apple and pear trees of various varieties. We are looking into vertical indoor growing options to extend the growing season. The dairy and agricultural products will be marketed to local restaurant and purveyors as well as in local farmers markets.

The Financial Plan

The current plan is built on a conservative owner/operator model with minimal third party labor cost. The income projections below show negative net income in 2017, with only mildly negative cash flow of \$1,950. With dairy operations to run at full capacity in 2018 - a realistic assumption given indicative responses from local restaurants and merchants -net income turns mildly positive assuming a minimum of \$ 8,500 revenue contribution from the dairy operation. On this basis, cash flow will reach \$6,550 in 2018. This will enable Good Hope to begin paying down debt or invest further in farm operations.

Assumptions:

All economic data for agricultural products are based upon conservative local pricing and cost experience. Economic data for sales of dairy goats is based on owner experience as well as an established national market for registered goats that has little price deviation. We have financing available of \$ 90,000 for first year capital expenditures at a low rate of 3.5%.

2017 Revenue

1. Livestock sales: \$ 10,375
2. Apple/Pears: \$ 525
3. Eggs: \$ 450
4. Honey: \$ 350

Total 2017 Revenue: \$ 11,700

*Conservatively no income in 2017 has been included for other herbs, flowers or vegetables to be planted. 2016 revenue numbers (\$500 from wether sales) do not reflect

CONFIDENTIAL BUSINESS PLAN OF GOOD HOPE FARM- FOR INFORMATIONAL

2017 numbers or further potential. In 2016 only 5 goats were bred, in addition, income from those goat sales was decreased as Good Hope Farm herd size was increased by retaining all female young for breeding and milking potential as well as a buck for breeding potential. This year's projections reflects sales from 10 currently bred does due to kid in March as well as five additional does which will be bred in spring for Fall kidding.

Expenses

1. Labor \$5,000
2. Grain and Hay: \$4,000
3. Veterinarian: \$1,000
4. Seedlings: \$500
5. Amortized cost of \$20,000 associated with Dairy License Capex: \$ 2,000
6. Amortized cost of \$70,000 in Barn Investments (Buildings, Machinery, Fencing):
\$ 3,500
7. Financing costs of 3.5% on \$ 90,000: \$ 3,150

Profit: (\$ 7,450)

Strengths:

Good Hope Farm is developing a strong reputation for successful production of animals for the dairy and breeding markets. Ensuring access to adequate hay and forage has not been an issue given the plethora of horse farms in the community. Knowledge of the industry and research regarding marketing of the agricultural and dairy products is current and realistic. The products will be a local, high quality with little proximate competition and very high demand all in immediate vicinity to consumers.

Risks:

One unknown is the availability of a part time labor force to cover the time invested in the dairy and agricultural aspects of the enterprise. Length and complexity of dairy licensing process is also a concern.

Summary

The business plan is versatile and diversified within the dairy and agricultural aspects. The dairy enterprise does develop positive cashflow and is within the management capabilities of the owner. Good Hope Farm has strong herd numbers at this time with more growth available from within. Cash flow is improved by adding agricultural products and the dairy component versus relying on breeding stock sales- which are a steady income source.

In the news! Welcome to Putnam, 'Calvin and Hobbes'

By Dan O'Connell

The Putnam County Board of Supervisors has approved a resolution to welcome to Putnam County the new residents of 'Calvin and Hobbes'.



'Calvin and Hobbes' Farm

Photo by Dan O'Connell

Certificate

GOOD HOPE
has been registered with the
American Dairy Goat Association



GOOD HOPE FARM

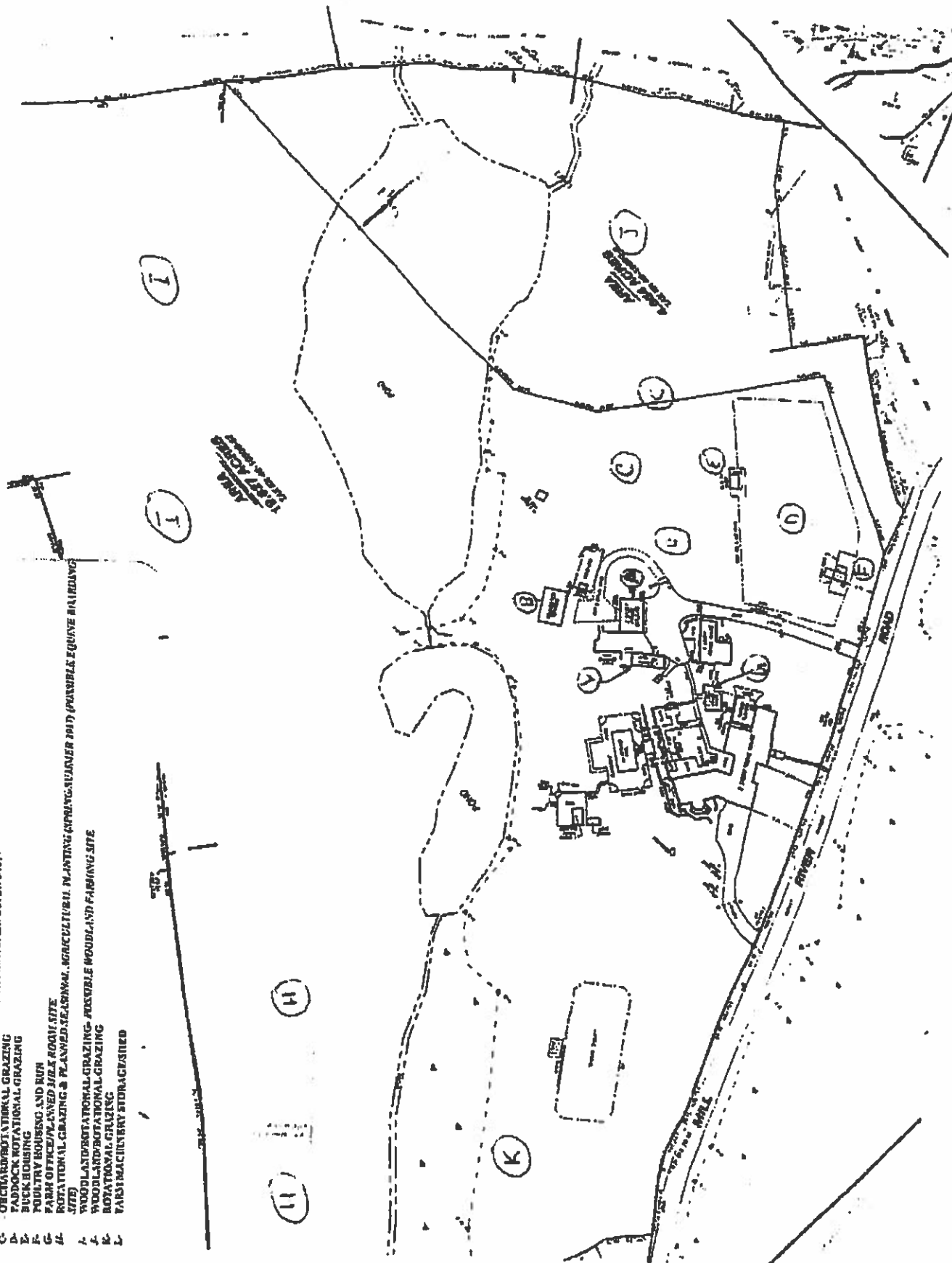


REGISTERED NIGERIAN DWARF GOATS FOR SALE
CONTACT: GOODHOPEFARMNY@GMAIL.COM

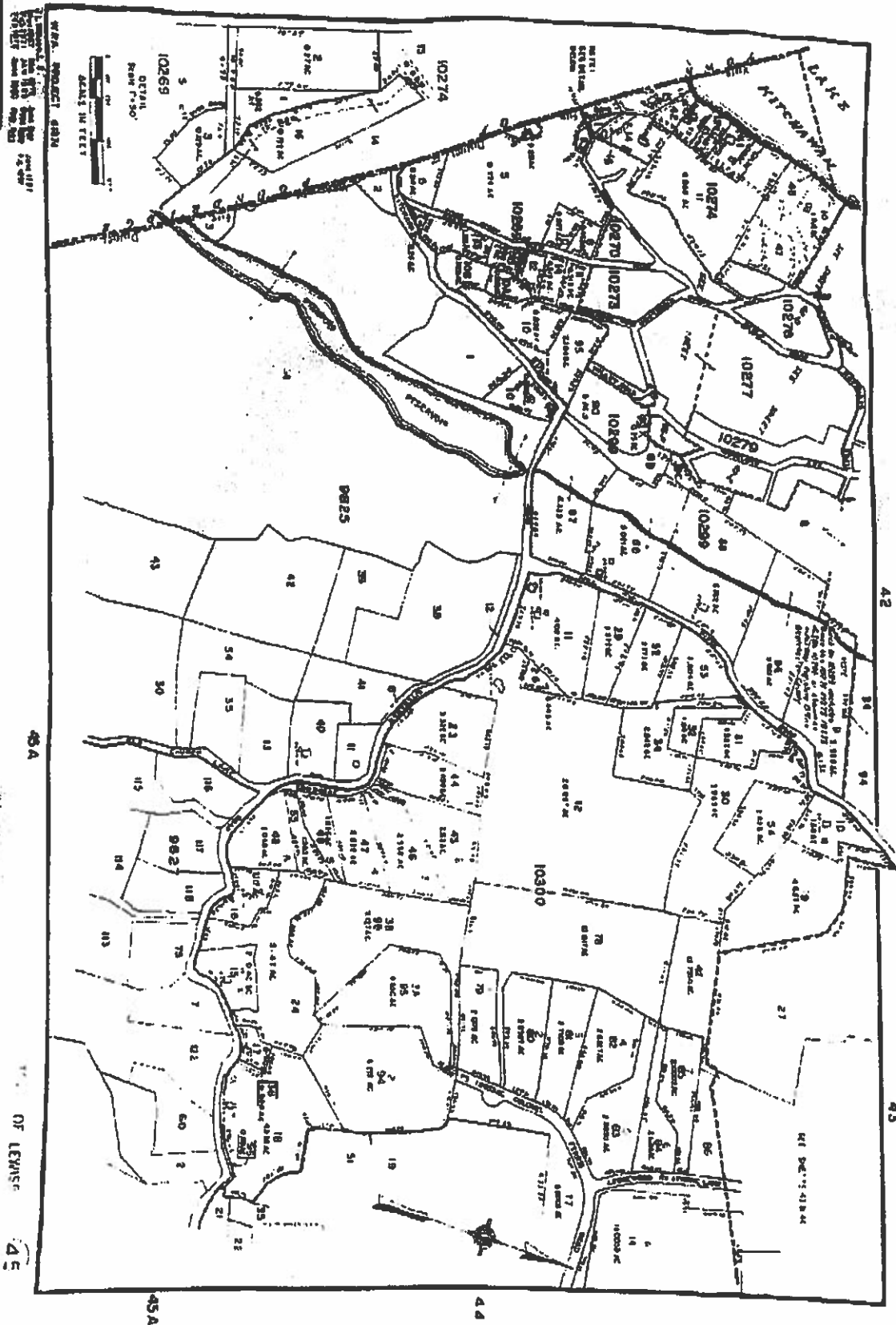


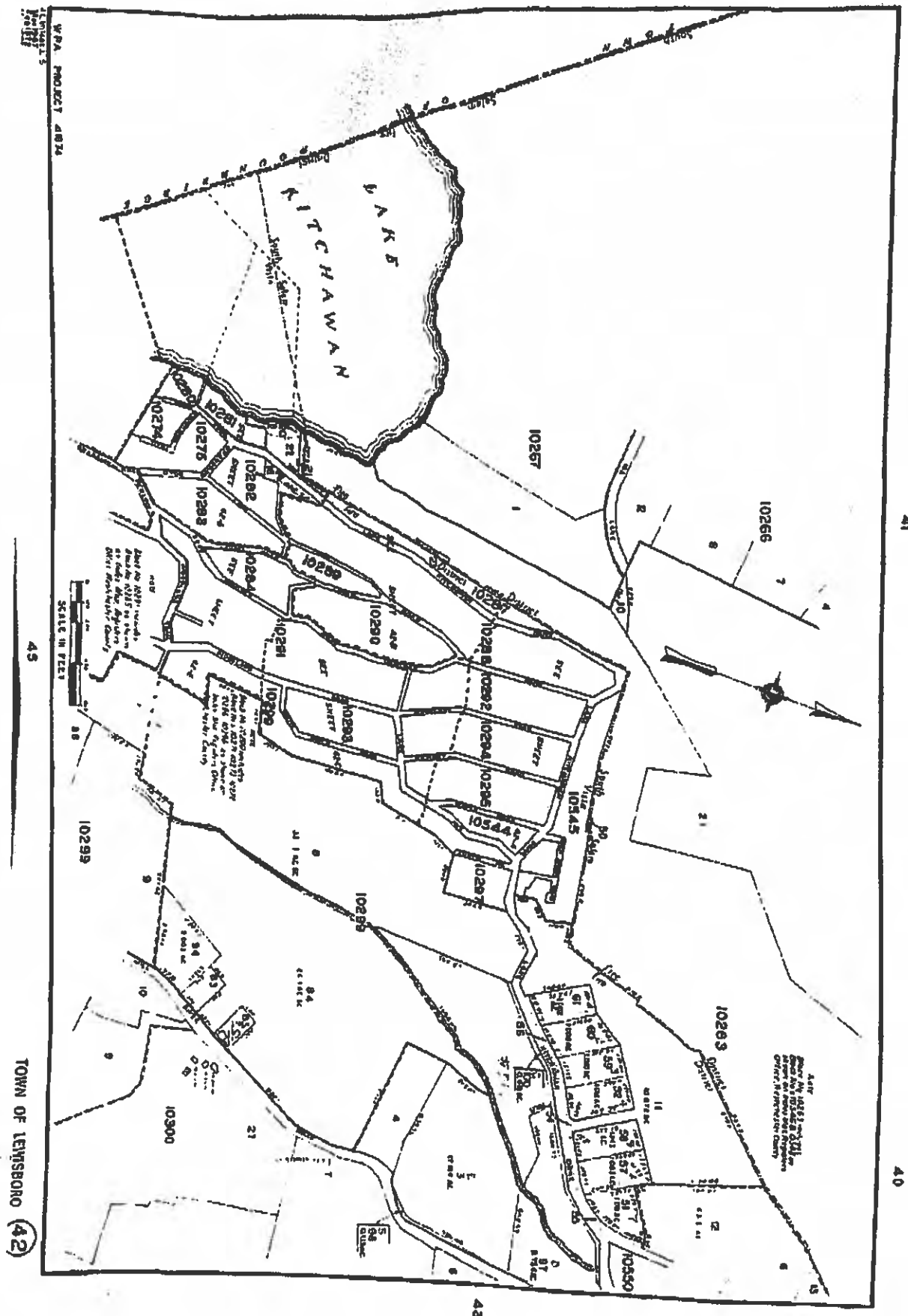
(c) Sketch of Business Operations for Good Hope Farm

- A. GOAT MILKING/STORAGE/MILKING ROOM
 B. PLANNED GOAT RUMINANT/UNDER TURN-APPROX. U. EXPECTED 2017
 C. ORECHARD/ROTATIONAL GRAZING
 D. Paddock/ROTATIONAL GRAZING
 E. BUCK HOUSING
 F. POULTRY HOUSING AND RUN
 G. FARM OFFICE/PLANNED MILK ROOM SITE
 H. ROTATIONAL GRAZING & PLANNED TEASING/AGRICULTURE PLANTING (SPRING-SUMMER 2017) (POSSIBLE EQUINE HAIRDRESSING SITE)
 I. WOODLAND/ROTATIONAL GRAZING- POSSIBLE WOODLAND FARMING SITE
 J. ROTATIONAL GRAZING
 K. PASTURE/ROTATIONAL GRAZING
 L. PASTURE/ROTATIONAL GRAZING



(d) Tax Assessment Maps for Good Hope Farm









2017-05
Good Hope Farm
75 Mill River Road
Lewisboro

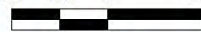


Legend

-  Recertified District (2010) and Subsequent Additions
-  Proposed Addition



200 100 0 200



Scale in Feet