

Housing & Planning Meeting Agenda



800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Committee Chair: Shanae Williams

Wednesday, June 18, 2025

11:00 AM

Committee Room

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting.

Legislator Colin Smith will be participating remotely from 1132 Main Street, Suite 1, Peekskill, NY 10566.

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

[2025-138](#) **ENV RES-Westchester County Agricultural District No. 1
Recertification**

AN ENVIRONMENTAL RESOLUTION determining that there will be significant adverse impact on the environment from the review and recertification of the Westchester County Agricultural District No. 1.

COMMITTEE REFERRAL: COMMITTEES ON HOUSING AND PLANNING AND PARKS & ENVIRONMENT

Joint with PE.

Guests: Law Department

Assistant Chief Deputy County Attorney Tami Altschiller

Assistant County Attorney Maximilian Zorn

Planning Department

Assistant Commissioner David Kvinge

Associate Environmental Planner Jsenia Laureano

[2025-139](#) **RES-Westchester County Agricultural District No. 1 Recertification**

A RESOLUTION recertifying the Westchester County Agricultural District No. 1.

COMMITTEE REFERRAL: COMMITTEES ON HOUSING AND PLANNING AND PARKS &

ENVIRONMENT

Joint with PE.

Guests: Law Department

Assistant Chief Deputy County Attorney Tami Altschiller

Assistant County Attorney Maximilian Zorn

Planning Department

Assistant Commissioner David Kvinge

Associate Environmental Planner Jsenia Laureano

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT



Kenneth W. Jenkins
County Executive

March 28, 2025

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Members of the Board of Legislators:

As your Honorable Board may know, by Resolution No. 223-2000, a proposal was submitted to the New York State Commissioner of Agriculture and Markets (the "NYS Commissioner") to establish the Westchester County Agricultural District No. 1 (the "District") and designate a review period every eight (8) years. The NYS Commissioner certified the lands designated in Resolution No. 223-2000 for districting effective July 19, 2001. Recertification of the District is once again necessary and is due to be completed on or before July 19, 2025.

I have been advised that pursuant to Section 303-a of the New York State Agriculture and Markets Law, your Honorable Board is required to take certain enumerated actions in recertifying the District. First is to publish a notice that a review is underway, second is to direct the Westchester County Agricultural and Farmland Protection Board ("AFPB") to prepare a report and recommendations, and third is to schedule a public hearing. The first two steps were previously authorized by your Honorable Board by Resolution 2025-13. The third step, the scheduling of the public hearing, was previously authorized by your Honorable Board by Resolution 2025-61 and the public hearing was duly held on March 24, 2025.

Your Honorable Board is in receipt of the AFPB report and recommendations that the District be recertified in accordance with certain modifications as described in the report and recommendations. Such modifications include the addition of six (6) parcels of land totaling approximately fifty-four and eight tenths (± 54.8) acres and the re-inclusion of the Towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities.

Office of the County Executive
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

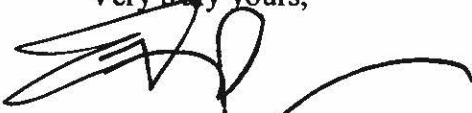
Telephone: (914) 995-2900 e-mail: ceo@westchestercountyny.gov

Accordingly, transmitted herewith for your consideration is a Resolution, which if adopted, would authorize your Honorable Board to make the finding recommending to the NYS Commissioner that the District be recertified in accordance with the proposed modifications identified in the AFPB report and recommendations.

If your Honorable Board finds that the District should be recommended for recertification, then a certified copy of the adopted Resolution, and AFPB report and recommendations, must be sent to the NYS Commissioner.

Based upon the foregoing, I recommend the adoption of the attached Resolution.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kenneth W. Jenkins', with a long, sweeping flourish extending to the right.

Kenneth W. Jenkins
County Executive

KWJ/BL/mcz

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

As your Honorable Board may know, by Resolution No. 223-2000, a proposal was submitted to the New York State Commissioner of Agriculture and Markets (the “NYS Commissioner”) to establish the Westchester County Agricultural District No. 1 (the “District”) and designate a review period every eight (8) years. The NYS Commissioner certified the lands designated in Resolution No. 223-2000 for districting effective July 19, 2001. Recertification of the District is once again necessary and is due to be completed on or before July 19, 2025.

Your Committee has been advised that pursuant to Section 303-a of the New York State Agriculture and Markets Law, your Honorable Board is required to take certain enumerated actions in recertifying the District. First is to publish a notice that a review is underway, second is to direct the Westchester County Agricultural and Farmland Protection Board (“AFPB”) to prepare a report and recommendations, and third is to schedule a public hearing. The first two steps were previously authorized by your Honorable Board by Resolution 2025-13. The third step, the scheduling of the public hearing, was previously authorized by your Honorable Board by Resolution 2025-61 and the public hearing was duly held on March 24, 2025.

Your Honorable Board is in receipt of the AFPB report and recommendations that the District be recertified in accordance with certain modifications as described in the report and recommendations. Such modifications include the addition of six (6) parcels of land totaling approximately fifty-four and eight tenths (± 54.8) acres and the re-inclusion of the Towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities.

Accordingly, transmitted herewith for your consideration is a Resolution, which if adopted, would authorize your Honorable Board to make the finding recommending to the NYS

Commissioner that the District be recertified in accordance with the proposed modifications identified in the AFPB report and recommendations.

If your Honorable Board finds that the District should be recertified, then a certified copy of the adopted Resolution, along with the AFPB report and recommendations, must be sent to the NYS Commissioner.

The Department of Planning has advised that, based on its review, the proposed Resolution finding that the District should be recertified in accordance with the proposed modifications, has been classified as an “Unlisted action” under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQRA”). A Resolution, and proposed Negative Declaration, along with a Short Environmental Assessment Form, prepared by the Planning Department, are attached to assist your Honorable Board in complying with SEQRA. Upon review, your Committee concludes that the proposed action will not have any significant adverse impact on the environment and recommends the adoption of the Resolution adopting the Negative Declaration.

Based upon the foregoing, your Committee recommends the adoption of the attached Resolution in order for the County to adopt the AFPB report and recommendations.

Dated: _____, ____ 2025
White Plains, New York

COMMITTEE ON

c: mcz 3.28.25

FISCAL IMPACT STATEMENT

SUBJECT: 2025 Ag District Recertification

NO FISCAL IMPACT PROJECTED

OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

SECTION A - FUND

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

SECTION B - EXPENSES AND REVENUES

Total Current Year Expense \$ -

Total Current Year Revenue \$ -

Source of Funds (check one): Current Appropriations Transfer of Existing Appropriations

Additional Appropriations

Other (explain)

Identify Accounts: _____

Potential Related Operating Budget Expenses: Annual Amount 0

Describe: No impact.

Potential Related Operating Budget Revenues: Annual Amount 0

Describe: No impact.

Anticipated Savings to County and/or Impact on Department Operations:

Current Year: Recertification of the District is required by NYS Ag and Markets Law every eight years and is performed by Planning Department staff.

Next Four Years: Annual application period is required by New York State Agricultural Districts Law and performed by Planning Department staff and the members of the County Agriculture and Farmland Protection Board. A report will be provided to the BOL for recommendation to New York State.

Prepared by: Matthew Castro

Title: Principal Environmental Planner

Department: Department of Planning

Date: March 26, 2025

Reviewed By: 

Budget Director

Date: 3/27/25

TO: Maximillian Zorn, Junior Assistant County Attorney
Department of Law

FROM: David Kvinge, AICP, RLA, CFM
Assistant Commissioner



DATE: March 27, 2025

SUBJECT: **SEQR DOCUMENTATION FOR 2025 RECERTIFICATION OF THE
WESTCHESTER COUNTY AGRICULTURAL DISTRICT WITH
MODIFICATIONS**

In response to a request by the Board of Legislators for an environmental review of the above referenced action, the Planning Department has prepared the attached documentation.

This project has been classified as an Unlisted action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). A Short Environmental Assessment Form has been prepared for the action for consideration by the Board of Legislators.

Please contact my office if you require any additional information regarding these documents.

DSK/oav

Att.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca Lopez, Commissioner of Planning
Matthew Castro, Principal Environmental Planner/District Manager, SWCD
Claudia Maxwell, Principal Environmental Planner

RESOLUTION NO. ___ -2025

WHEREAS, there is pending before this Honorable Board a Resolution to authorize the County of Westchester to make the finding that the Westchester County Agricultural District No. 1 (“District”) be recertified in accordance with the proposed modifications identified in the report of the Westchester County Agricultural and Farmland Protection Board. Such modifications include the addition of six (6) parcels of land totaling approximately fifty-four and eight tenths (± 54.8) acres and the re-inclusion of the Towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities (“District Recertification”); and

WHEREAS, this Honorable Board has determined that the proposed District Recertification would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this District Recertification is classified as an “Unlisted action,” which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

WHEREAS, the County of Westchester is conducting uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations; and

WHEREAS, in accordance with SEQRA and its implementing regulations, a Short Environmental Assessment Form (“EAF”) has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

WHEREAS, this Honorable Board has carefully considered the proposed District Recertification and has reviewed the attached EAF and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached EAF, to determine if this proposed action will have a significant impact on the environment.

NOW, THEREFORE, be it resolved by the County Board of Legislators of the County of Westchester, State of New York, as follows:

RESOLVED, that based upon the Honorable Board's review of the EAF and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the District Recertification; and be it further

RESOLVED, that the Clerk of the Board of Legislators is authorized and directed to sign the "Determination of Significance" in the EAF, which is attached hereto and made a part hereof, as the "Responsible Officer in Lead Agency"; to issue this "Negative Declaration" on behalf of this Board in satisfaction of SEQRA and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of 6 NYCRR Part 617; and be it further

RESOLVED, that the Resolution shall take effect immediately.

Short Environmental Assessment Form

Part 1 - Project Information

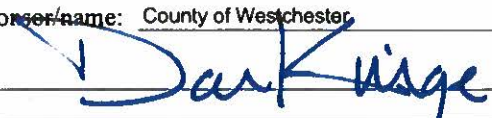
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Recertification of Westchester County Agricultural District No.1			
Project Location (describe, and attach a location map): See attached list and map			
Brief Description of Proposed Action: The Westchester County Agricultural District was created in 2001 and must be recertified every eight years pursuant to New York State Agricultural Districts Law. As such, the Westchester County Agricultural District was recertified in 2011 and 2017 directed by the procedures provided in the aforementioned law. The proposed action by the Westchester Board of Legislators is to recommend continuation of the district with modifications to add certain parcels as described in the attachment to this EAF and as recommended by the Westchester County Agriculture and Farmland Protection Board to the Board of Legislators.			
Name of Applicant or Sponsor: Westchester County Board of Legislators, c/o Sunday Vanderberg, Clerk and CAO		Telephone: 914-995-4604 E-Mail: mav5@westchestergov.com	
Address: 800 Michaelian Office Building, 148 Martine Avenue, 8th Floor			
City/PO: White Plains		State: NY	Zip Code: 10601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>County of Westchester</u> Date: <u>March 27, 2025</u>		
Signature: <u></u> Title: <u>Assistant Commissioner, Dept. of Planning</u>		

Project: Recertification of Westchester Agricultural District No.1

Date: March 2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

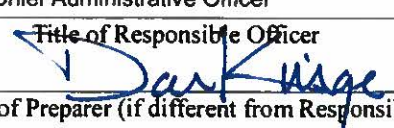
Project:	Recertification of Westchester Agricultural District No. 1
Date:	March 2025

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached addendum.

Refer to the Westchester County Agriculture and Farmland Protection Board
"Agricultural District Eight-Year Review Report" for more detail and a list of farms.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Westchester County Board of Legislators <hr/> Name of Lead Agency Sunday Vanderburg	<hr/> Date Clerk and Chief Administrative Officer
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer 
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

Assistant Commissioner, Department of Planning

PRINT FORM

STATE ENVIRONMENTAL QUALITY REVIEW

ADDENDUM TO EAF

The Proposed Action is the recommendation by the Westchester County Board of Legislators to the New York State Commissioner of Agriculture concerning the recertification of the Westchester County Agricultural District, as provided for under Section 303-a of Article 25-AA of New York State Agriculture and Markets Law. Continuation or modification, including the addition of parcels of land within an agricultural district does not, in and of itself, supersede or modify existing land use ordinances or regulations. Consequently, the proposed action will not result in the physical alteration of the environment or otherwise have a negative impact on the environment. Rather, the continuation and modification of an existing agricultural district promotes the preservation of viable agricultural land and has other environmental benefits as described below.

The New York State Department of Agriculture and Markets has determined that modifications to an agricultural district are an Unlisted action with respect to SEQR. The County Board of Legislators is conducting uncoordinated review as permitted for Unlisted actions.

The Westchester County Agriculture and Farmland Protection Board (AFPB) reviewed the Westchester County Agricultural District, including the following items enumerated in Section 303-a.2.b. of Agricultural Districts Law:

- (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.

The AFPB, in its report, recommended continuation and modification of the district with the following modifications:

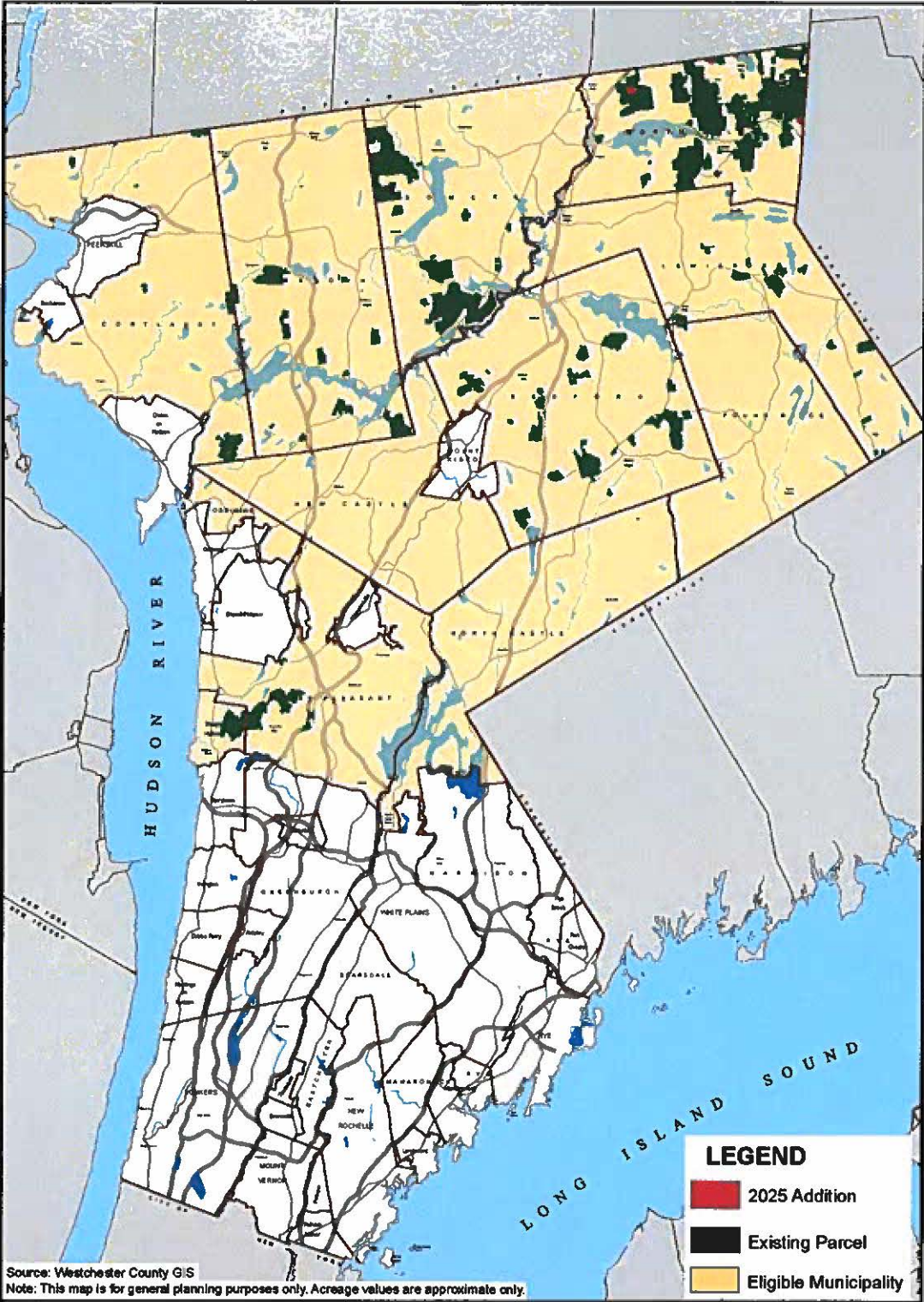
- (1) reinstatement of the towns of Ossining, New Castle, North Castle, and Pound Ridge as eligible municipalities for the purposes of including additional land within the district, subject to the provisions of Agriculture and Markets Law and the procedures determined by the Westchester County Board of Legislators.
- (2) Inclusion of the following parcels of land within the agricultural district;

App #	Farm Name	SBL	Acres	Street Address	Municipality
2025-01	Turn and Bolt Farm	27.-1765-9	18.5	100-126 Wallace Rd	North Salem
2025-02	Clear Vision Farm	3.-1735-34	17.9	110 Hardscrabble Road	North Salem
2025-02	Clear Vision Farm	5.-1746-2	6.0	201 June Road	North Salem
2025-02	Clear Vision Farm	5.-1746-1	2.7	207 June Road	North Salem
2025-02	Clear Vision Farm	5-1746-3	2.7	6 Starr Ridge Road	North Salem
2025-02	Clear Vision Farm	5.-1746-12	7.0	12 Starr Ridge Road	North Salem

Agricultural land and the agricultural industry in Westchester County continue to be under considerable pressure to convert to other land uses, typically residential subdivision. Agricultural land contributes significantly to the quality of life in Westchester County by providing open space, links to cultural history, vegetative and wildlife habitat, and a local source of fresh food. The protection and enhancement of agricultural land is in furtherance of the County's goals, as Inclusion of Additional Parcels within the Westchester County Agricultural District described in the County Planning Board's long-range planning document, *Patterns for Westchester: the Land and the People*, and the County Agriculture and Farmland Protection Plan to protect natural and cultural resources, preserve open space and community character and reduce environmental impacts associated with development, and particularly single family residential development. The Westchester County Board of Legislators created the Agriculture and Farmland Protection Board and the Westchester County Agricultural District to protect agricultural land and enhance the agricultural industry in furtherance of these goals. New York State Agriculture and Markets Law requires that counties that have a certified agricultural district conduct an annual review of applications received for the inclusion of additional parcels of land within the agricultural district and submit recommendations, if warranted, to the New York State Commissioner of Agriculture. Annual reviews of applications to include land within the district will continue once the district is recertified by the New York State Commissioner of Agriculture and Markets.

Inclusion of additional agricultural parcels within the Agricultural District does not have a physical impact on the environment. Inclusion of land within the agricultural district furthers the goals and objectives of the County to:

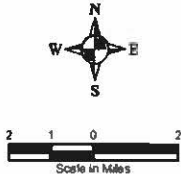
- Preserve and protect the county's natural resources, including the drinking water supply;
- Assure a diverse and interconnected system of open space, supporting a variety of flora and fauna and providing contrast in the texture of the landscape;
- Enhance a broad economic base and economic opportunity within the county; and
- Protect the county's educational, cultural, historic and aesthetic resources for future generations.



2025 Westchester County Agricultural District

Westchester
 gov.com

WESTCHESTER COUNTY
 DEPARTMENT OF PLANNING
 MARCH 2025



Westchester County Agricultural District Eight-Year Review Report

*Prepared by
Westchester County Agriculture and Farmland Protection Board*

*Adopted by the AFPB at its March 11, 2025 meeting
Amended by the AFPB at its April 15, 2025 meeting*



Agriculture & Farmland
Protection Board
of Westchester County

Westchester
County

RECEIVED
MAY 17 2025

10:5 AM '25

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Westchester County Agricultural District 2025 Eight-Year Review Report

TABLE OF CONTENTS

Section 1: Agricultural Districts within New York State	1
A. NYS Agricultural Districts Law	1
B. Benefits to Landowners.....	1
Unreasonably Restrictive Local Laws and Regulations	1
Eminent Domain and Special Districts	2
Agricultural Assessments.....	2
Nuisance Suits.....	2
C. Benefits to Municipalities	2
D. Requirements of District	3
Conformance with State Policy and Goals	3
Agricultural Data Statement	4
Notification upon Sale	4
E. District Formation and Review Process	4
Landowner Petition.....	4
County-Initiated District	5
Eight-Year Review.....	6
Stakeholder Roles and Responsibilities.....	6
F. Amendments to Agricultural Districts Law.....	8
Annual Inclusion of Land to the District	8
Other Amendments	8
Section 2: Westchester County Agricultural Highlights.....	9
A. Agricultural Industry.....	10
B. Equine Industry	14
2018 New York Equine Survey	15
Section 3: Westchester County Efforts to Protect Farmland.....	16
A. Establishment of Agricultural and Farmland Protection Board.....	16
B. Establishment and Subsequent District Reviews	16
C. Agriculture and Farmland Protection Plan.....	21
D. Purchase of Development Rights.....	21
E. Section 305-a Actions in Westchester County	22
Section 4: Existing Westchester County Agricultural District	25
Section 5: Findings and Recommendations	28
A. Recertification History	28
2009 Recertification:.....	28
2017 Recertification:.....	28
2025 Recertification:.....	28

B. District Feedback Received.....28
C. Statement of Purpose.....29
D. 2025 Recommendations.....30
E. Summary31

Appendix A: Agricultural District Map

Appendix B: List of Agricultural District Properties

Appendix C: Detailed Review of Applications

Appendix D: Legal Notice

Appendix E: Comments Received

Appendix F: Applications Received

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 irreplaceable 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, which are intended to safeguard agricultural lands and keep them in production. An agricultural district does not exempt the operation from all local laws but does provide a number of key benefits to ensure the farm operation is not unreasonably restricted or regulated within agricultural district unless it can be shown that the public health or safety is threatened. Some highlighted key benefits are as 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 and Markets 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 request review of proposed regulations and ordinances to prevent issues from arising later. Instances of both types of reviews have occurred in Westchester. An overview of 305-a actions in Westchester following the creation of the District 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. The 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 4% 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 while receiving those benefits. 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 and Markets. 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. Many municipalities with significant farmland support and provide positive statements about farmland. Agricultural districts and the associated parcels lend themselves for incorporation into a comprehensive, open space or scenic vistas plan as a cost effective means to provide quality of life

benefits. Municipalities should continue to utilize the District not only as a tool, but should also adopt strategies for their protection within their plans.

Stabilization of economic base is an additional benefit 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.

The Agricultural District program provides many other benefits that can support community goals. It's important to note that farming itself, while a seemingly discreet activity, provides a number of other benefits woven into the landscape. For example, the Stone Barns Center for Food and Agriculture, located in Pocantico Hills, has developed a Cooperative Pasture and Field Management Plan. What this plan has evolved into is an ecologically-focused plan, which seeks to integrate adaptive multi-species grazing, with biodiversity (including native plants and pollinators), soil health, invasive species prevention and support for nesting grassland bird species. While the intent is to provide grazing for livestock, a well-intended plan can support a myriad of other measurable benefits. Generally, some outcomes of farming within an Agricultural District, depending on the particular operation, may include:

- Environmental and watershed protection, including carbon sequestration
- Wildlife habitat provision, including enhancement of biodiversity and pollinator habitat
- Cultural, historic and scenic vista protection
- Local food system development and resiliency, including fresh agricultural products
- Opportunities for entrepreneurial and community building activities
- Reduced cost of community services such as schools, fire, police, water and sewer
- Reduced stormwater runoff and increased infiltration for groundwater recharge
- Improved outdoor recreation opportunities such as fishing and trail riding
- Increased on-farm investment
- Improved opportunity to leverage food cluster development, which similar to a business district, clusters agriculture together to improve efficiency
- Continued support of farming as a trade and tradition

The New York State Department of Agriculture and Markets provides up-to-date information on these benefits, as well as the County Agriculture and Farmland Protection Plan. More information on the wide variety of benefits of agricultural land to communities is available from these sources as well as others such as state and federal agencies (e.g., United States Department of Agriculture) and not for profit organizations (e.g., American Farmland Trust).

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.

The Westchester County Soil and Water Conservation District had for many decades conducted a survey of agricultural lands within Westchester. These surveys noted a significant and increasing loss of agriculture lands in the 1980s, largely due to conversion of farmland to single-family development. The studies also noted the impact such conversion was having and would increasingly have on agriculture and the benefits it provides, most importantly in protecting water quality and natural resources. Most importantly, well managed agriculture was cited as the preferred land use within the portion of the New York City drinking water supply watershed located in Westchester.

In 1999, the Westchester County Board of Legislators (BOL) created an Agriculture and Farmland Protection Board (AFPB) to advise the BOL in relation to the establishment, modification, continuation or termination of any agricultural district and develop an agriculture and farmland protection plan for the county.

The AFPB received a petition from agricultural landowners, constituting over 11,000 acres of land, to create an agricultural district for Westchester County. The Westchester County Board of Legislators initiated the creation of Agricultural District No. 1 by Act #223 in November of 2000 with an eight-year review period. Westchester County Agricultural District No. 1 was certified by

the New York State Commissioner of Agriculture in April of 2001 with an annual review date of July 19.

Eight-Year Review

Section 303-a of Agricultural Districts Law was amended in 2016 to require that the county legislative body review any district created under said law eight years after the date of its creation and at the end of every eight-year period thereafter. Section 303-a provides noticing, outreach and adoption requirements for the review. 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 the 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

Annual Inclusion of Land to the District

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

Amendments are made periodically to the New York State Agricultural Districts Law, often consisting of 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/agsservices/agdistricts.html>.

Section 2: Westchester County Agricultural Highlights

Westchester County encourages the preservation of agricultural land and the promotion of the agricultural industry within the county in recognition of the important role it plays in protecting open space and the environment; preserving community, cultural, and scenic character; providing locally grown agricultural products; offering unique agricultural services and educational opportunities; and supporting the economy, like those mentioned in **Section 1.C**. The promotion of the District is performed through its eight-year review and Westchester's Agriculture and Farmland Protection Plan (**Section 3.A.**). The Westchester County Agricultural District was certified by the New York State Commissioner of Agriculture in 2001. The County has implemented a number of programs and initiatives to protect its remaining farmland and encourage a strong agricultural industry, including the creation of the County Agriculture and Farmland Protection Board and the Westchester County Agricultural District. Agricultural districts provide benefits that help make and keep farming as a viable economic activity, thereby maintaining land in active agricultural use. Although the eight-year review process applies primarily to those operations defined under the New York State Agriculture and Markets Law, Westchester supports the preservation of farmland and the activity of farming by creating a framework that fosters the growth of the agricultural sector while balancing the needs of development.

Westchester has always played a crucial role in supporting agriculture in the region due to its blend of ex-urban landscapes, proximity to suburban and urban centers, and location between the farmland upstate and the major markets and distribution centers in New York City. In addition to this regional role, agriculture within Westchester, both inside and out of the District, contributes significantly to the local economy by offering fresh, locally grown products and a wide variety of other benefits. The equine industry predominates the number of farms and acreage of property within the District and also constitutes a majority of the economic activity generated by agriculture within Westchester. Direct marketing activities not only provide fresh food but unique experiences and educational opportunities for visitors and generate tourism dollars for the county. Westchester's location also has resulted in a variety of smaller scale production, value-added, and entrepreneurial activities and operations that are similarly contributing to the economy and addressing issues of nutrition and food scarcity.

Developing a statistical picture of agriculture in Westchester County is a challenge due to the small size and wide variety 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). For the purposes of this report, we have included the USDA data from Westchester for every 5-year cycle available. 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. More impactful is the fact that the USDA's equine data are limited to inventory and sales operations, which do not fully provide a complete picture of Westchester's equine agriculture. 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. Section 3.B outlines data Westchester has obtained through its prior reviews and annual farm additions, which include surveys performed by Cornell. 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.
United States Census of Agriculture – Economic Research Service (ERS)	The ERS anticipates trends and issues in agriculture. Their annual estimates were used to detail the national agriculture trade multiplier numbers.
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.
New York Equine Census	New York State conducts a periodic survey of equine activities and investments by county. While this Census does focus on the equine industry, it is still believed to significantly under report equine activity and value in Westchester County.
American Horse Council Foundation	Information from their 2018 economic analysis and household surveys of the equine industry in New York were used to showcase how the equine industry positively benefits the economy. While the data primarily reflects New York State, it's important to consider that Westchester County may have unique characteristics.
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	Westchester County conducted a survey of farmland owners to develop a brief snapshot of existing farm conditions. The survey is discussed later in this report and included in Appendix E.
Existing Reports	Internal reports including the Westchester County Agriculture and Farmland Protection Plan and prior Annual District Review Reports were used to support drafting this document .

Figure 1 shows the different data sources that were used to develop this report.

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 2022 Census of Agriculture, there were 108 farms constituting 6,311 acres in Westchester County. (These figures exclude equine operations which are not fully reported in the Census of Agriculture). As shown on Figure 2, over a fifteen-year period there was a brief increase of farms before a decline. Counties in the Lower Hudson area continue to see a loss and fluctuation of sustained farmland as well.

Figure 2.

Farms by Size Range				
Size Range (acres)	2007	2012	2017	2022
1 to 9	35	44	49	42
10 to 49	39	54	45	40
50 to 179	19	22	16	22
180 to 499	9	9	1	0
500 to 999	4	2	2	4
1,000 or more	0	0	2	0

Source: USDA Census of Agriculture (2007, 2012, 2017, 2022)

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

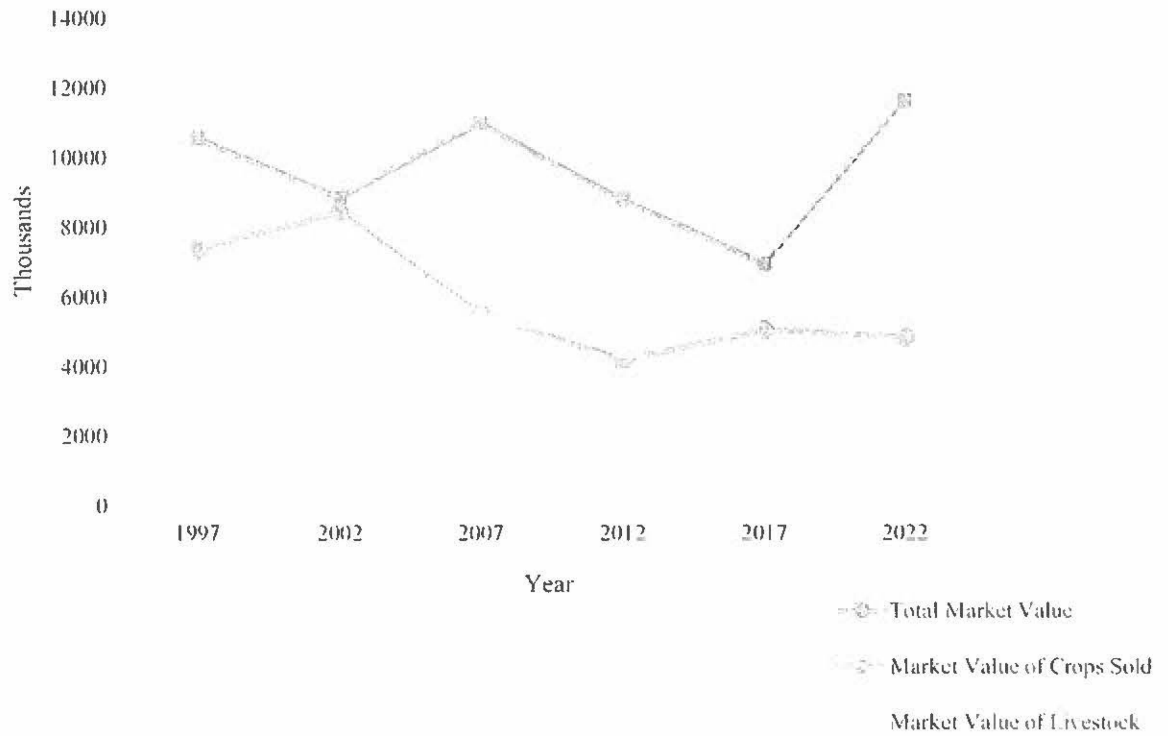
Despite losses in agricultural lands, the market value of production is steady at \$11 million. Determining the composition of growth and contraction, beyond basic distinctions in “Crop” and Livestock” categories, is not possible using federal or state data sources with a few exceptions. Crop income 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. USDA data has identified that through direct sales channels to consumers, remained consistent between 2017 to 2022, with a marginal decline of less than 1%. Direct-to-consumer sales through farmers markets, on-farm stores or stands, u-pick operations, community supported agriculture (CSA), and online marketplaces remained consistent in 2022. It is important to note that the global pandemic occurred during this period, significantly impacting the ability of individuals to gather in group settings but also highlighting food scarcity and an unmet need for fresh, nutritious food. However, feedback from a u-pick operation within Westchester provided the perspective that while there existed some disruptions, but once a farm operation developed a process to meet any pandemic-related restrictions, activities continued. With a general public in need of being outdoors, and with a new-found interest in understanding their local or regional food, there was an incentive to continue annual traditions or seek out u-pick activities.

In its 2022 census, USDA identified the number of farms reporting net cash farm income rose by 402% from 2017 to 2022, with farm-related income increasing 199%. On an operating basis, net returns to farm operations improved nearly 150% across the board.

Figure 3.

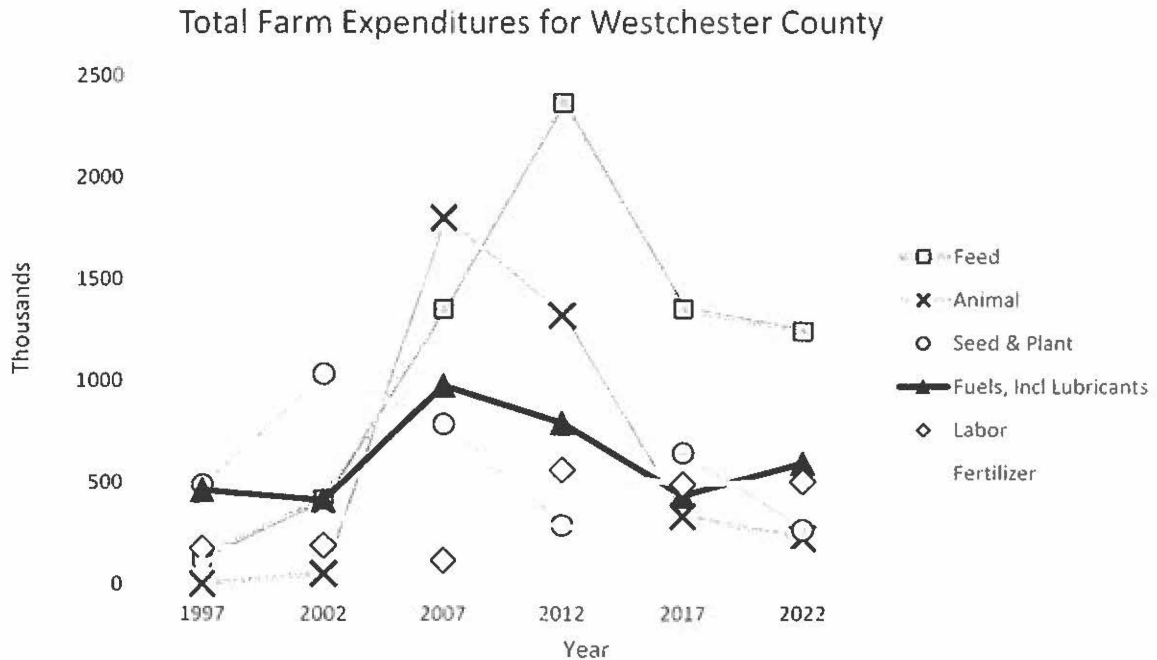
Westchester County: Market Value of Agricultural Products Sold



Source: Source: U.S. Department of Agriculture – County Summary Highlights (1997, 2002, 2007, 2012, 2017, 2022)

Figure 3 shows the Market Value of Agricultural Products sold in Westchester County.

Figure 4.



Source: USDA County Summary Highlights: 1997, 2002, 2007, 2012, 2017, 2022
Figure 4 shows the Total Farm Expenditures for Westchester County.

As illustrated in Figure 4, total farm expenditures for animals and feed experienced a significant increase from 2002 to 2012. However, after 2012, all expenditures except labor have been gradually declining. This graph correlates with the increase and decrease of the agricultural land in Westchester County reflected throughout this report.

Figure 5 highlights the Agricultural Trade Multipliers (ATM) that were developed by the USDA's Economic Research Service (ERS). ATM provide the employment and output (sales) effects by industry sectors like farm and food products in the United States. There are no direct statistics available for Westchester County or for New York State, so for the purposes of this report we are reflecting the country's data. The multipliers reflect the amount of economic activity as well as jobs that are generated by various agricultural exports. They are adjusted annually.

**Figure 5.
Agriculture Trade Multipliers as of January 2025**

Farm Type	Multiplier
Cattle Ranching & Farming	2.25
Vegetables & Melon Farming	0.82
Green House & Nursery Production	0.87
Fruit Farming	0.77
Forest Nurseries	1.29
Poultry & Egg Production	2.64
Grain Farming	1.28
Oilseed Farming	1.20

Source: U.S. Department of Agriculture, Economic Research Service (2025, January)
Figure 5 is a table that details the different Agriculture Trade Multipliers for the United States of America as of January 2025.

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. The most recent equine survey for Westchester County was conducted in 2009. For the purposes of this report we will utilize this information, while recognizing that it may nevertheless underreport the actual value and scale of the sector.

Utilizing the 2005 New York Equine survey as the baseline, which is the most recent conducted by Cornell, 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 the initial eight-year review 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 the survey indicated 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 annually.

2018 New York Equine Survey

In 2018, the American Horse Council (AHC) Foundation released the *Economic Impact of the Horse Industry in New York*. This paper reflected both the economic impact of the equine industry in New York as well as a household survey commissioned by the American Horse Council in 2016.

This economic analysis was performed by the Innovation group whom utilized IMPLAN data and software. The IMPLAN input-output model identifies the relationships between various industries and then is used to estimate the effects of expenditures by one industry on other industries so that the total impact can be determined (AHC 2018). The analysis reflected that the equine industry for New York's estimated 154,000 horses, along with the spending by horse enthusiasts, has a nearly \$5.3 billion total output to the New York Economy across 1.3 million acres and an employment impact of 42,400 jobs.

The goal of the series of household surveys conducted in 2016 was to have a greater understanding for the population characterization of association members and horse ownership. This survey results reflected the number of horses in the United States, owner expenses, and spending by non-owners on horse activities, such as riding lessons, trail riding, and going to the race. The New York portion of this survey reflected 532 responses of the 874 responses that were started. The surveys that were started but not submitted are not reflected in the survey results.

It is important to note that while AHC's 2018 analysis is the most current survey that New York State has, Westchester County's equine industry may have unique characteristics that aren't captured by the survey.

Section 3: Westchester County Efforts to Protect Farmland

By 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 July 1999, the Westchester County Board of Legislators adopted legislation creating 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 promotes the implementation of recommendations included in the Agriculture and Farmland Protection Plan as well as public education related to the benefits of preserving and promoting the environmental, cultural and economic aspects of agriculture throughout the county.

B. Establishment and Subsequent District Reviews

Shortly after the Westchester County AFPB was formed, 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 rolls.*
- *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 and non-agricultural land 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 agricultural land and open space are 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 and report 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
Lewisboro
Mount Kisco
Mount Pleasant
New Castle

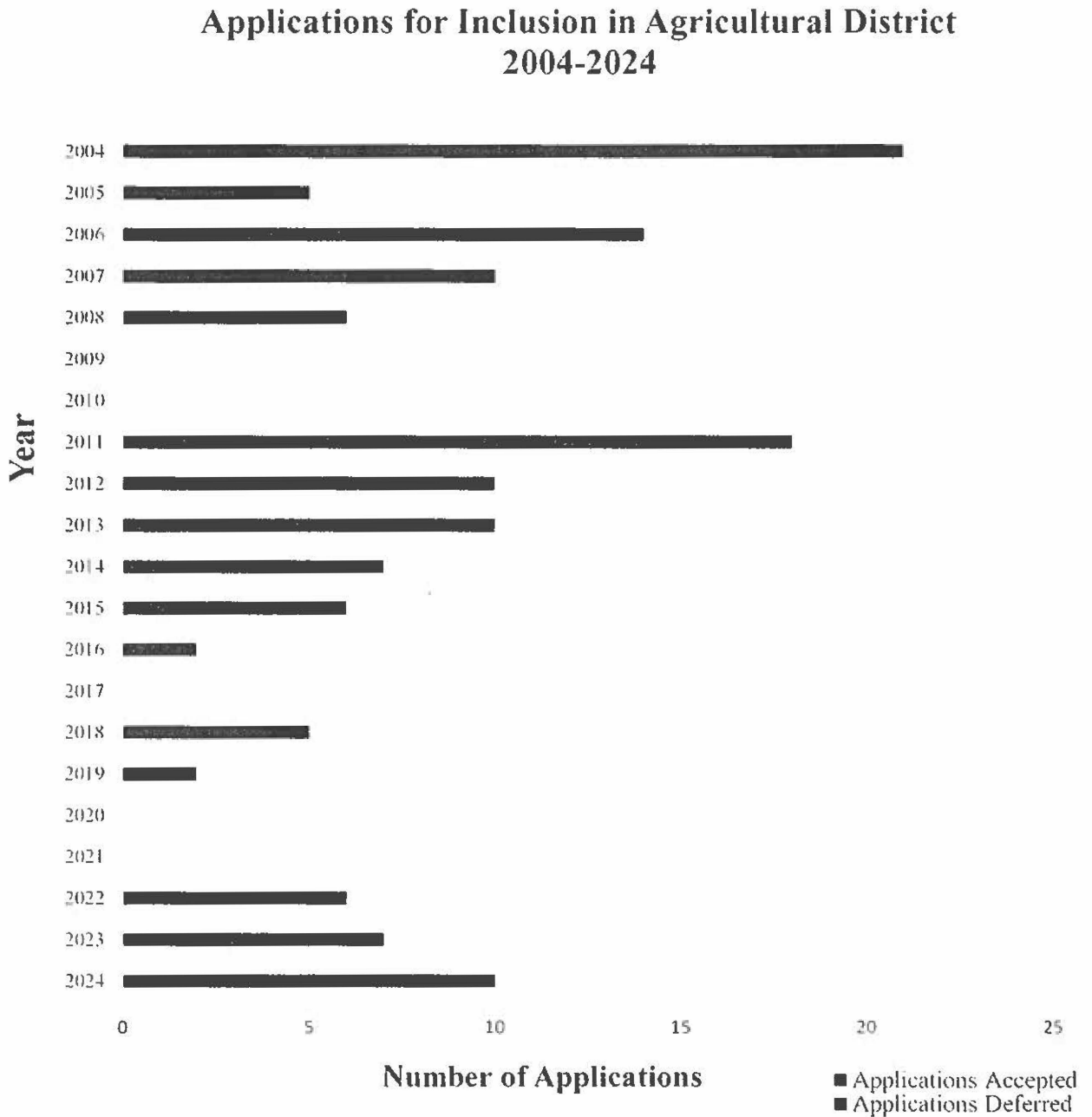
Pound Ridge
Scarsdale
Somers
White Plains
Yorktown

On November 28, 2000 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. However, New York State Agricultural District Law was amended in 2003 to provide an opportunity for landowners to petition to include additional parcels of land within the district annually. Supporting this amendment, the County adopted appropriate legislation that created a process to receive, review and provide recommendations annually. The County has performed annual reviews since 2004 and adopted a 30-day window to receive applications during the month of March each year.

During the first review period, which the County initiated in 2008, significant conflicts were highlighted between agricultural and non-agricultural uses. Two of these conflicts involved impacts to a large number of residential properties that bordered a use that would otherwise be characterized as commercial or industrial if not for a small agricultural operation existing on the same site. This highlighted the precarious nature of agriculture in a very suburban county such as Westchester and resulted in a number of modifications to the Westchester County Agricultural District. First, district eligibility was limited to certain towns in the northeastern portion of the county, where most of the agricultural operations existed and lower development density resulted in fewer conflicts. Second, a series of evaluation criteria were developed for use in the review of applications to add land to the district. These evaluation criteria were intended to ensure that agricultural operations included in the district were commercial in nature, were the predominant commercial use of the subject property, and were operated in a way that employs appropriate best management practices (noting that much of the northeastern portion of the county is also located within the East of Hudson watershed of the New York City drinking water supply). The Westchester County Agriculture and Farmland Protection Board has been using these criteria since 2009 to evaluate proposals to include land in the district, which has resulted in fewer land use conflicts while still adding land to the district. In some instances, applicants are encouraged to reapply in the subsequent year with additional information addressing these criteria and/or when the proposed agricultural operation is more evident.

Following is a breakdown of the applications to add land to the district, by year. Note that no applications were accepted during the first review period in 2009 and 2010 and the second review period in 2017. No applications were submitted in 2020 and 2021, likely due to the pandemic.

Figure 6.
Application Recommendations for Inclusion in Agricultural District 2004 - 2024



Source: Westchester County Department of Planning, 2024.
 Figure 6 shows the number of parcels accepted and deferred into the Agricultural District between the years of 2004-2024.

From 2004 through 2009, the AFPB received a total of 56 applications from farms wanting to be included in the Agricultural District. It recommended the inclusion of 36 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 applications has dropped considerably. In 2017, the Agriculture and Farmland Protection Board decided to not accept applications due to the recertification of the district that was occurring that year. Additionally, no applications for district inclusion were received during 2020 and 2021, most likely due to the height of the Coronavirus pandemic. Overall, 2017-2024 received 30 applications, of which 17 were included, adding 654 acres into the district. Figure 7 provides the acres added for each year during each annual and/or eight-year review.

Figure 7.

Acres Added by Year	
Year	Acres
2004	946.4
2005	153.2
2006	119.9
2007	139.7
2008	6610.3
2009	0.0
2010	0.0
2011	461.5
2012	274.1
2013	69.5
2014	27.0
2015	40.8
2016	21.1
2017	1095.2
2018	125.9
2019	0.0
2020	0.0
2021	0.0
2022	34.2
2023	285.4
2024	209.0

Source: Westchester County Department of Planning, 2024.
 Figure 7 shows the number of parcels accepted into the Agricultural District between the years of 2004-2024.

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 Stuart's Fruit Farm in Somers. The Hemlock Hill Farm (118 acres) and Stuart's Fruit 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 Stuart's Fruit 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 was finalized in the spring of 2018.

Since 2018, there has been no other purchasing of development from Westchester County or the Westchester Land Trust. However, the County has broadened the scope of the capital project to include acquiring land and investing in infrastructure to support agriculture and the food system.

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 8 lists all 305-a review requests since 1997 and highlights specific case examples.

Figure 8.

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
2006	North Salem	Town of North Salem	Review Draft Local Law Establishing the Eastern Westchester Biotic Corridor

AML § 305-a and Related Reviews			
Year	Town	Farm Owner or Farm Name	Purpose of Reviews
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.
8/2018	Yorktown	White Oak Farm/Beriah Hart	AML § 308 Sound Ag. Opinion- Driveway Issue that was resolved out of court 9/18. No formal review conducted
6/2023	North Salem	Summit Farms/Ashley Yozzo	AML § 305-a County Animal Permit, resolved independently.
11/2024	North Salem	Summit Farms/Ashley Yozzo	AML § 305-a County Septic requirements on wash water from wash stalls, review currently open.

Source: New York State Department of Agriculture and Markets
 Figure 8 shows the different AML 305a filed reviews, whether resolved independently or formally, that have occurred in Westchester County from 1997 to 2024.

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 currently 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 777 acres to 1.6 acres. The current Agricultural District consists of 132 farms encompassing 9,254 acres. (Total acreage represents the entire tax parcel, not the amount of land actively farmed.)

As shown in Figure 9, the Town of North Salem has more than twice the number of agricultural district properties as the town with the third highest total, the Town of Bedford. Of the 328 parcels in the Agricultural District, 90 are in the towns of North Salem, Bedford and Somers, respectively. As shown in Figure 10, the municipal rankings change somewhat when the acreages of parcels in the Agricultural District are assessed. North Salem still leads with 3,832 acres or 41% of the total acreage in the District and Somers remains second.

Figure 11 presents the type of agricultural operation by parcel acreage in the District. Equine operations account for the largest acreage in the district at 36%. Following equine, both livestock and crop operations each hold 16% of the district acreage. A wide variety of agricultural operations, such as aquaculture, maple syrup production and community supported agriculture are included in the various aggregated categories.

Figure 9.
Number of Farms in Agricultural District by Municipality

Municipality	Number of Farms	Percent of Total
Bedford	23	17%
Cortlandt	8	6%
Lewisboro	12	9%
Mount Pleasant	4	3%
North Salem	54	41%
Sleepy Hollow	2	2%
Somers	13	10%
Yorktown	16	12%
TOTAL	132	100%

Source: 2024 Westchester County Agricultural District Database

Note: Two farms are located across municipal boundary line

Figure 9 showcases the number of farms in the agricultural district by municipality based on the 2024 Westchester county Agricultural District Database.

Figure 10.
Acreage of Farms in Agricultural District by Municipality

Municipality	Acreage of Farms	Percent of Ag District Total	Percent of Municipal Land Area
Bedford	1,255	13.57%	4.96%
Cortlandt	353	3.81%	5.65%
Lewisboro	428	4.63%	6.70%
Mount Pleasant	384	4.15%	8.14%
North Salem	3,832	41.41%	8.45%
Sleepy Hollow	222	2.39%	15.32%
Somers	2,065	22.32%	6.10%
Yorktown	715	7.73%	4.97%
TOTAL	9,254	100%	

Source: 2024 Westchester County Agricultural District Database

Figure 10 shows the acreage of farm in the Agricultural District by municipality based on the 2024 Westchester county Agricultural District database.

**Figure 11.
Acreage in Agricultural District by Type of Agricultural Operation**

Type of Operation	Acreage	Percent of Total
Crops	1,491	16.11%
Equine	3,338	36.07%
Fallow	475	5.14%
Livestock	1,451	15.68%
Nursery	265	2.87%
Other	80	0.87%
Hay	853	9.22%
Aquaculture	157	1.70%
County	1,055	11.41%
Native Plants	88	0.95%
Total	9254	100%

Source: 2024 Westchester County Agricultural District Database

Note: County includes the two County-owned farms

Figure 11 shows the acreage in the agricultural district by type of agricultural operation based on the 2024 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 include statements promoting the preservation of agriculture as a means to preserve open space and community character while simultaneously reducing demand on local services, particularly the local school system, which would otherwise occur from conversion of farmland to residential development. Agriculture is also a permitted use in most residential zoning districts. However, few plans include specific strategies, initiatives or tools to preserve farmland, exemplifying the difficulty of developing public support for protections for the remaining agriculture in a suburban county with high development pressure.

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,

A. Recertification History

2009 Recertification:

In 2008, 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. Additionally, the services of a consultant were sought to assist in the review effort. Agricultural and Community Development Services, LLC was awarded a contract with the County and began working with the steering committee. 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.

2017 Recertification:

No changes were proposed to the Agricultural District for 2017, with the exception of the addition of one farm, and the Agriculture and Farmland Protection Board submitted a report to that effect to the County legislative body. The Westchester County Board of Legislators, by Resolution 70-2017, submitted the report and recommendation to the New York State Department of Agriculture and Markets, and the District was certified by the Commissioner of Agriculture and Markets on August 17, 2017.

2025 Recertification:

Having successfully completed prior eight-year reviews and receiving consistent feedback during the annual inclusion process, the Westchester County Department of Planning and its staff worked with the AFPB to perform outreach and perform the 2025 district review. The 2025 review included following all New York State Department of Agriculture and Markets procedures, such as mailing postcards to unique parcels in the District. Further outreach was performed through formal noticing to municipalities included and proposed for re-inclusion in the district, and holding a special AFPB meeting where supervisors and municipal officials could speak with and ask questions of a New York State representative. As part of the 2025 review, the County is proposing the re-inclusion of the towns of Pound Ridge, North Castle, New Castle and Ossining as eligible municipalities. The Board of Legislators also published notice of the initiation of the review process and held a public comment period from February 9, 2025 to March 21, 2025.

B. District Feedback Received

The AFPB maintains open meetings and communication with local municipalities within the District. In accordance with §§ 303(2), 303-a of the New York State Agriculture and Markets Law, the AFPB issued notices in writing to all municipalities within and proposed for inclusion within

the District. Within notices to municipalities the AFPB provided background on the purpose of the District's review, current list of parcels and an invitation to speak with the AFPB, if needed. Additionally, the AFPB performed a mailing to all unique parcels existing within the District. The mailing included the State's requirement to review the District and a link to a survey, which was intended to provide an update on existing farms and the current activities taking place on those lands (Appendix D). The survey asked for current information on sales, agricultural use and if the parcel was currently farmed. A total of 140 notices were sent, and as of the date of report completion, 28 responses were received. Responses indicated approximately 783 acres with 509 acres being farmed.

After the initial outreach performed by the County, the Town of North Castle inquired via email expressing concerns of being included in the agricultural district and requested via written correspondence dated February 5, 2025 to continue to be excluded as an eligible municipality from Westchester County Agriculture District Number One, providing reasoning behind their request. A copy of the email and letter are included in Appendix E, Comments Received. The County welcomes any and all questions or concerns about the District and has ensured municipalities and the general public were considered and heard throughout the process.

Throughout the 2025 review process municipalities were generally supportive of agriculture and the benefits it brings to Westchester. In discussions with elected officials from municipalities who would be re-introduced into the District, concerns were raised about the inability to regulate activities once a farm is included in the District, and that inclusion would allow the farm to avoid all local laws and ordinances. While the New York State Agricultural Districts Law protects farm operations within an Agricultural District from the enactment and administration of unreasonably restrictive local regulations unless it can be shown that public health or safety is threatened, it is important to note that Agricultural Districts Law does not give farm owners any as-of-right exemption or waiver from local regulations. Rather, the Agricultural Districts Law provides farm owners within an agricultural district assistance from the New York State Department of Agriculture in instances in which the farmer believes that local regulatory requirements are unreasonably restricting the farm operation. The New York State Department of Agriculture and Markets evaluates the reasonableness of a specific requirement or process imposed on a farm operation on a case-by-case basis and works with both the farm owner and the municipality to achieve the best solution possible.

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 (AFPB) 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.
- Sequestration of carbon and reduction in greenhouse gases to combat climate change.
- 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. 2025 Recommendations

1. **Expand the Agricultural District's Current Geographic Boundary.** The Agriculture and Farmland Protections Board (AFPB) recommends that the agricultural district boundary be expanded beyond the current municipalities to include four of the municipalities that were previously removed from District eligibility: the towns of Pound Ridge, Ossining, New Castle, and North Castle. Since the District boundary was last modified and concentrated to those municipalities in the northern part of the county, farmer requests from within these municipalities have been received. The AFPB acknowledges that these municipalities contain viable commercial farmland, and it would benefit agriculture as a whole in Westchester to reintroduce these municipalities to the District. Westchester's Agricultural District is parcel based. As such, parcels eligible for inclusion in the District would then need to be located within the following communities: Bedford, Cortlandt, Lewisboro, Mount Pleasant, New Castle, North Castle, North Salem, Ossining, Pound Ridge, Sleepy Hollow, Somers, and Yorktown. The AFPB notes that parcels of land within these municipalities are not automatically included in the District. Rather, farm owners within those municipalities will have the opportunity to submit applications to include land within the District, following the procedures provided in state law, which include a review by the AFPB using its evaluation criteria and with input from local municipalities.
2. **Maintain all Previously Adopted Standards and Evaluation Criteria.** The AFPB has maintained a set of evaluation criteria that has been utilized on an annual basis when reviewing new farms for introduction into the District. The AFPB recommends the continuation of this review criteria, which may be amended, which allows the district to maintain fair and equitable reviews, while ensuring farms are commercial in nature, employ best management practices to reduce environmental impacts, contribute to the agricultural industry and community, and further the objectives of the District.
3. **Include the Following Additional Land Within the District.** For the calendar year 2025, the Agriculture and Farmland Protection Board (AFPB) received and reviewed five (5) applications for the inclusion of additional land within Westchester County Agricultural District Number 1. Site visits were performed and applications were discussed at the AFPB

meetings on February 18, 2025, March 11, 2025 and April 7, 2025. The AFPB recommends inclusion of applications 2025-01, 2025-04, 2025-04 and 2025-05. Applicants for remaining applications are encouraged to re-apply as described in the Detailed Review in Appendix C. Applications received, along with supporting material, are located in Appendix F.

E. Summary

The Westchester County Agriculture and Farmland Protection Board has evaluated the Westchester County Agricultural District and has found 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 including additional recommendations included in Section D, 2025 Recommendations. The continuation of the District would include the reinstatement of the towns of Pound Ridge, Ossining, New Castle, and North Castle as eligible municipalities, which would facilitate the expansion of protected agricultural land in Westchester. The AFPB has identified that based on prior requests for inclusion in the District and the presence of existing and potentially eligible agricultural operations, the reinstatement of the aforementioned towns would benefit the District as a whole. The AFPB notes that applications for additional land would continue to be received annually, considered on a case-by-case basis following the process and utilizing the evaluation criteria in place, and involve input from the local municipalities in which those farms are located.

APPENDIX A: AGRICULTURAL DISTRICT MAP

A map of the current Agricultural District (up to and including 2024 calendar year inclusions) follows.

APPENDIX B: AGRICULTURAL DISTRICT DATA AND LIST OF PROPERTIES

An analysis and list of the current Agricultural District properties (up to and including 2024 calendar year inclusions) follows.

APPENDIX C: DETAILED REVIEW OF 2025 PROPOSED ADDITIONS OF LAND TO THE DISTRICT

During this eight-year review period, the Agriculture and Farmland Protection Board (AFPB) received five applications to include land within the district, shown in the table below. The AFPB recommends inclusion of applications 2025-01, 2025-02, 2025-04 and 2025-05. Applicants for remaining applications are encouraged to re-apply as described in the following Detailed Review.

App #	Farm Name	SBL	Acres	Street Address	Municipality
2025-01	Turn and Bolt Farm	27.-1765-9	18.5	100-126 Wallace Rd	North Salem
2025-02	Clear Vision Farm	3.-1735-34	17.9	110 Hardscrabble Road	North Salem
2025-02	Clear Vision Farm	5.-1746-2	6.0	201 June Road	North Salem
2025-02	Clear Vision Farm	5.-1746-1	2.7	207 June Road	North Salem
2025-02	Clear Vision Farm	5-1746-3	2.7	6 Starr Ridge Road	North Salem
2025-02	Clear Vision Farm	5.-1746-12	7.0	12 Starr Ridge Road	North Salem
2025-03	Hunter Brook Tree Farm	36.13-1-2	8.1	2145 Hunter Brook Road	Yorktown
2025-04	Stewart Watson Farm	9.-1767-7	1.6	223 Vail Lane	North Salem
2025-04	Stewart Watson Farm	9.-1767-3	1.9	225 Vail Lane	North Salem
2025-05	Heritage Farm	27.15-1-27.6	19.3	14 Lalli Drive	Somers

DETAILED REVIEW

Application Number: 2025-01

Applicant: Turn and Bolt, LLC

Farm Name: Turn and Bolt Farm

Farm Operation: Equine (commercial horse boarding)

Property Address: 100-126 Wallace Street, North Salem

Tax Parcel Identification (Section-Block-Lot): 27.-1765-9 **Acres:** 18.5

AFPB Site Visit Date: February 11, 2025

Description of Property and Operation:

The applicant proposes a commercial horse boarding operation for up to twenty horses with ancillary buildings and site improvements. The applicant is also in the process of developing a Whole Farm Plan for the operation. This application was first received in 2024 for a commercial horse boarding operation on Wallace Road in the northeastern section of North Salem. When first proposed in 2024, the parcel was wooded, and the applicant received a special permit for the use from the Town of North Salem and was in the process of clearing the parcel for construction. The AFPB recommended in 2024 that the applicant be encouraged to reapply when more of the proposed improvements to the property were completed and the proposed operation was further along in its implementation.

The applicant has since completed installation of paddocks, fencing, a stable for ten horses and associated access road, connection to bridle trails and accessory appurtenances. Additional sheds are on order, and the applicant has demonstrated to the AFPB commitments from clients assuring the AFPB that the operation will be underway and constitute a commercial horse boarding operation by the end of spring.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has determined that the proposed operation and associated improvements is appropriate for the site and will contribute to the Agricultural District and recommends inclusion of the parcel.

DETAILED REVIEW

Application Number: 2025-02

Applicant: Timothy and Elizabeth Butler

Farm Name: Clear Vision Farm

Farm Operation: Cattle Breeding

Property Address: 110 Hardscrabble Road, 201 June Road, 207 June Road, 6 Starr Ridge Road, 12 Starr Ridge Road, North Salem

Location, Tax Parcel Identification (Section-Block-Lot):	Acres:	36.3 (total)
110 Hardscrabble Road	3.-1735-34	17.9
201 June Road	5.-1746-2	6.0
207 June Road	5.-1746-1	2.7
6 Starr Ridge Road	5-1746-3	2.7
12 Starr Ridge Road	5.-1746-12	7.0

AFPB Site Visit Date: February 11, 2025

Description of Property and Operation:

The application is for the expansion of an existing dairy cow breeding operation on five (5) parcels of land in the Town of North Salem. The largest parcel, at 110 Hardscrabble Road, also includes a significant commercial excavation operation and business, which is not intended to receive any protections or benefits from the Agricultural District. The applicant has submitted an affidavit to this effect, which is attached to the application included in Appendix E. The remaining four parcels are adjacent to each other and located on June Road near the border of Westchester and Putnam counties. Parcels include a mix of forest and open pasture, with fencing under construction to expand the grazing area. The applicant is working with the Watershed Agricultural Council, which has committed to providing technical services and financial assistance in designing and implementing a variety of agricultural best management practices, including fencing, nutrient management devices and practices, stormwater management and vegetated buffers to minimize potential impacts to nearby wetlands and watercourses.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has determined that the operation is appropriate for the proposed parcels and, with the implementation and continued maintenance of the agricultural BMPs, will contribute to the Agricultural District and recommends inclusion of all five parcels.

DETAILED REVIEW

Application Number: 2025-03

Applicant: Frank Bartolini Irrevocable Trust

Farm Name: Hunter Brook Tree Farm

Farm Operation: Tree farm and nursery (commercial horticulture)

Property Address: 2145 Hunterbrook Road, Yorktown

Tax Parcel Identification (Section-Block-Lot): 36.13-1-2

Acres: 8.2

AFPB Site Visit Date: February 25, 2025

Description of Property and Operation:

The applicant proposes a commercial nursery specializing in horticultural products. The property is located along Hunterbrook Road in a residential neighborhood within the Town of Yorktown. The Hunter Brook, a tributary to the New Croton Reservoir, runs along the western edge of the property. The applicant has undertaken the clearing of trees and brush on the property. The parcel is improved with an access road, and approximately 1,000 arborvitae saplings have been staged on a cleared area within the center area of the parcel. The applicant has provided a copy of its application to the New York State Department of Agriculture and Markets ("NYSDAM"), Division of Plant Industry, for a license to sell and or grow agriculture at an additional location. The applicant has also provided a NYSDAM Plant Inspection Report for the evergreens staged on site, and a description of the proposed activity and operation. The applicant represents that it has a proposal before the Town of Yorktown to develop the property as a single-family residence.

Agriculture and Farmland Protection Board Assessment and Recommendation:

While the AFPB recognizes that the applicant has development plans for the property, and that clearing and preparation of the site is underway, based on the application submitted, current activity at the site, and discussion with the applicant at the February 18 and March 11, 2025 AFPB meetings, the AFPB has determined that the operation is not yet a commercial operation. The AFPB therefore recommends that the applicant re-apply once the agricultural operation has expanded in scale, and/or more information demonstrating that the proposed operation will meet the objectives of the agricultural district, is provided. Such information would be a more detailed business plan, a site plan, and a plan describing agricultural best management practices to protect environmental resources. Given the operation's proximity to the Hunter Brook, an important tributary to the New Croton Reservoir, it should employ measures to provide adequate buffers, sediment, erosion controls, and other appropriate best management practices.

DETAILED REVIEW

Application Number: 2025-04

Applicant: Richard Stewart

Farm Name: Stewart Watson Farm

Farm Operation: Mushroom (crops)

Property Address: 223 Vail Lane, North Salem

Tax Parcel Identification (Section-Block-Lot):	Acres:
9.-1767-7	1.6
9.-1767-3	1.9

AFPB Site Visit Date: April 7, 2025

Description of Property and Operation:

The applicant is currently operating a commercial mushroom operation. The farm produces a variety of specialty mushrooms, which are sold commercially to local restaurants and markets. The farm is operated indoors and the operators have created a complex indoor environment necessary to grow mushrooms. Operators indicated the desire to expand their operation with a new barn, allowing them to move all the facilities under one roof. While on site, the operators demonstrated a commitment to sound agricultural practices. In 2022 the applicant exceeded the financial requirements identified within the AFPB's criteria but due to a fire on the property in 2024 the operation did not meet that criteria. However, the operation is on track once again to exceed the gross sales evaluation criteria, and the applicant, at the request of the AFPB, has submitted financial information demonstrating such.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has visited the site and observed the commercial mushroom operation. The AFPB recognizes that even though the operation exists on relatively small parcels of land, it is an intense operation that is generating significant income and is representative of commercial scale agriculture. The mushroom operation provides a valuable agricultural product and is contributing to the agricultural industry in the county. The AFPB recommends that the parcels be included in the agricultural district, subject to the receipt of financial documents requested for 2025.

DETAILED REVIEW

Application Number: 2025-05

Applicant: Michael Dignelli

Farm Name: Heritage Farm

Farm Operation: Commercial horse boarding, riding academy (equine)

Property Address: 14 Lalli Drive, Somers

Tax Parcel Identification (Section-Block-Lot): 27.15-1-27.6 **Acres:** 19.3

AFPB Site Visit Date: No site visit necessary – reinstatement of previous ag district parcel.

Description of Property and Operation:

The applicant proposes the reinstatement of a parcel of land previously included in the agricultural district. The parcel was included in the original agricultural district but was not included during the first review period in 2008-2010. The parcel has been in continuous use as farm worker housing in support of the commercial horse boarding, riding and related uses as part of the equine operation located at 19 Lalli Drive. The scale and nature of the operation has not changed since it was originally included in the district.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The subject parcel is directly adjacent to and directly supports the existing equine operation at 19 Lalli Drive. The AFPB has created an expedited review process to reinstate parcels previously in the agricultural district and finds that this parcel meets those criteria as the nature, use and scale of the operation has not changed since originally in the district and the parcel has continued to support the existing equine operation. The AFPB recommends that this parcel be reinstated into the agricultural district.

APPENDIX D: LEGAL NOTICES AND SURVEY

The following legal notices were sent to each municipality in which the district is located as well as the proposed municipalities, 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 March 21, 2025. No written comments were received during that period.

APPENDIX E: COMMENTS RECEIVED

Initial outreach was conducted to municipalities notifying them of the upcoming District review prior to the start of the public comment period. A response from the Town of North Castle was received via email on January 6, 2025 and in a letter dated February 5, 2025, both requesting that the Town of North Castle continue to be excluded from Westchester County Agricultural District Number One. Both submissions are included within this Appendix E.

The public comment period ran from February 9, 2025 through March 21, 2025. No written comments were received during the public comment period.

A public hearing was held by the Board of Legislators on March 24, 2025. A recording of the public hearing is available on the County website at www.meetings.westchestergov.com. One comment was received at the public hearing and is paraphrased below.

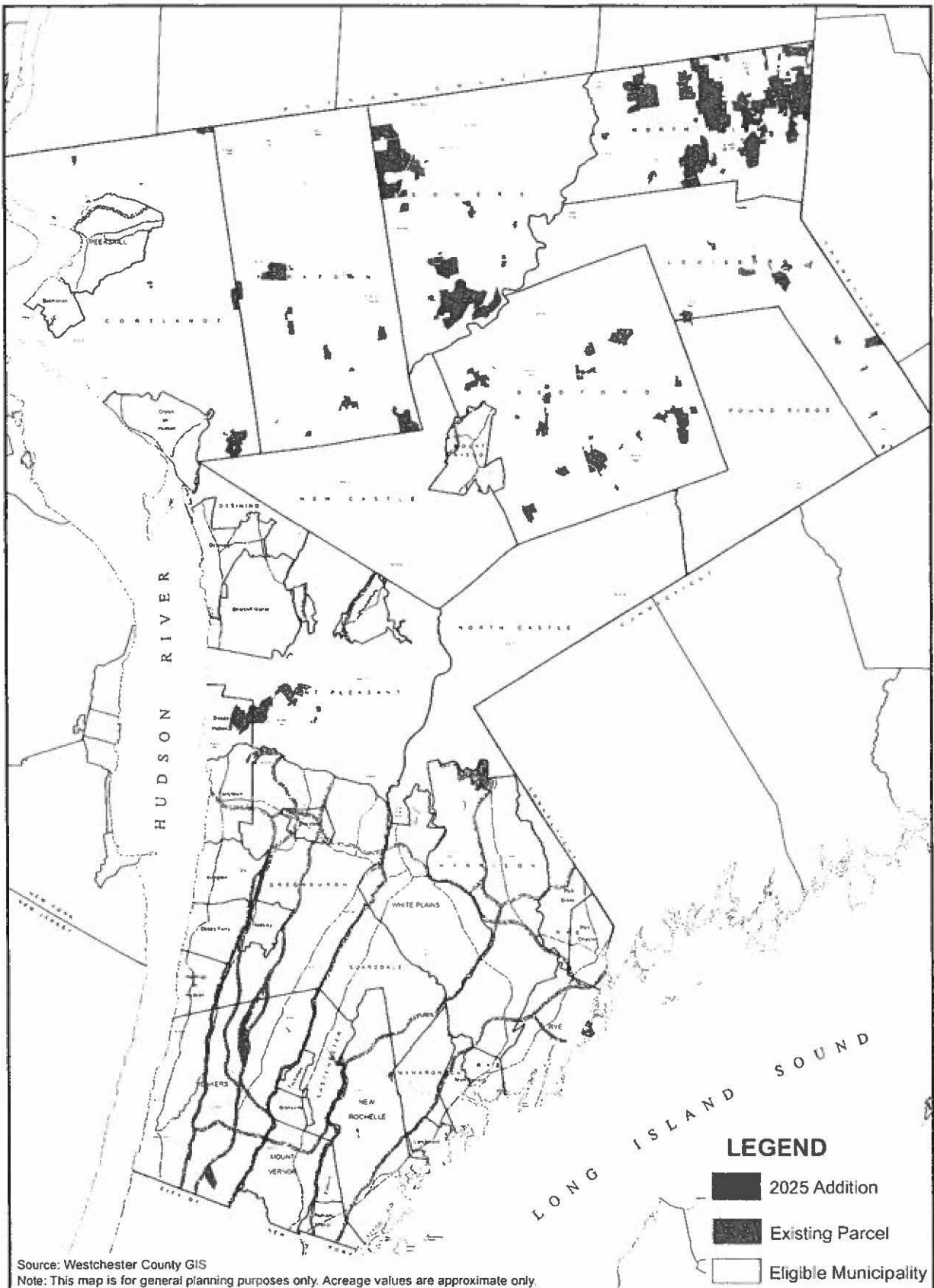
Public hearing comment from Peter Kamenstein, Deputy Supervisor of the town of North Salem
Mr. Kamenstein, a former member of the County Agriculture and Farmland Protection Board, was inspired to comment after observing what the Board of Legislators and Westchester County stand for in regards to the furtherance of agriculture land and open land in the county. He believes that this is crucial to the quality of life for all Westchester residents and stated he was proud to be part of the County's agricultural protection efforts. Mr. Kamenstein thanked the effort from the Board of Legislators to keep open land in Westchester, a topic very important to him personally and the Town of North Salem. He also thanked the Westchester County Department of Planning and Legislator Erika Pierce for promoting agriculture and all of its benefits. Mr. Kamenstein summarized his previous participation on the County Agriculture and Farmland Protection Board at its inception over 20 years ago and stated his appreciation for the hard work that the Agriculture and Farmland Protection Board has been doing since then.

APPENDIX F: APPLICATIONS RECEIVED DURING THE 2025
WESTCHESTER COUNTY AGRICULTURAL
DISTRICT REVIEW

Following are copies of the five applications to include additional land within the agricultural district, along with any supporting information, that were received for 2025.

APPENDIX A: AGRICULTURAL DISTRICT MAP

A map of the current Agricultural District (up to and including 2024 calendar year inclusions) follows.



Source: Westchester County GIS
 Note: This map is for general planning purposes only. Acreage values are approximate only.

PROPOSED

2025 Westchester County Agricultural District

WESTCHESTER COUNTY
 DEPARTMENT OF PLANNING
 APRIL 2025

Westchester
 gov.com



APPENDIX B: AGRICULTURAL DISTRICT DATA AND LIST OF PROPERTIES

An analysis and list of the current Agricultural District properties (up to and including 2024 calendar year inclusions) follows.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Bedford			1255.3
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 61.7-1-1.2	48 Girdle Ridge Road Girdle Ridge Road	19.9 117.7
Cloverly Farm	2024-08 74.13-1-1 74.13-1-3	929 Old Post Rd 921 Old Post Rd	5.3 59.4
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
Greenwich Rd Nursery	2024-01 84.18-1-24	235 Greenwich Road	9.6
High Winds Farm	2018-02 94.10-1-1	543 Byram Lake Road	92.1
Indian Hollow Farm	2023-05 74.17-1-25	27 Jingle Rd	87.6
Ivanna Farms	2009-77 59.19-1-9 71.7-1-1.2	153-241 Wood Rd 153 Wood Road	99.5 24.2
Maple Grove Farm	2009-25 62.17-1-10 62.17-1-6	17-25 Black Brook Road 20-40 Black Brook Road	17.9 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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
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		
Sun Raven Farm	61.13-1-6	462 Harris Road	19.7
	2013-04		
Sunnyfield Farm	83.8-1-8	501 Guard Hill Road	4.1
	2009-22		
Tanrackin Farm	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
The Courtyard 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	
Totally Totilas	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

2025 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	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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Lewisboro			428.1
Birdstone Farm	2023-RE-01		
	53.1-3-20	20 Boutonville Road South	43.8
Cipriano Farm	2017-03		
	09833-13-53	25 East Street	4.8
	2023-02		
	77.11-2-11	387 Smith Ridge Road	0.5
	77.04-3-61	469 Smith Ridge Road	3.0
	77.04-3-59	475 Smith Ridge Road	1.3
	77.04-3-58	9 East Street	0.7
	77.11-2-5	Smith Ridge Road	15.6
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
Farvue Farm	2024-09		
	43.4-1-1	70 Spring Street South	77.3
	43.4-1-37	Spring Street	10.5
	43.3-4-36	Spring Street	24.1
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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Whipstick Farm	2023-Re-02		
	55.4-1-12	77 Elmwood Rd	18.3
	55.4-1-13	77 Elmwood Rd	4.5
	55.4-1-14	77 Elmwood Rd	8.1
	55.4-1-11	77 Elmwood Rd	46.2
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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
North Salem			3888.1
(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
Clear Vision Farm	2025-02		
	3.-1735-34	110 Hardscrabble Road	17.9
	5.-1746-12	12 Starr Ridge Road	7.0
	5-1746-3	6 Starr Ridge Road	2.7
	5.-1746-1	207 June Road	2.7
	5.-1746-2	201 June Road	6.0
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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
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
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
Harring Brook Farm	2023-01		
	38-1709-4	732 Titicus Rd	6.9
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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
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
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
Norton Lane Farm	2018-05		
	27.-1756-5	24 Norton Lane	22.7
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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Salem Sunrise	2009-110		
	37-1170-8	39 Hilltop Drive	33.3
	37-1705-23	741 Titicus Road	25.9
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
Staysail Farm	2011-04		
	36-1704-22	651 Grant Road	6.9
	2009-105		
Stewart Watson Farm	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	2025-04		
	9.-1767-3	225 Vail Lane	1.9
Storybook Farm	9.1767-7	225 Vail Lane	1.6
	2011-06		
	21-1703-2.1	Baxter Road	6.8
Summit Farm	21-1703-52	Baxter Road	0.2
	2018-04		
	15.-1739-19	6 Delancey Street	5.1
Sweet Water Farm	15.-1739-10	12-18 Delancey Street	4.4
	2012-08		
TH Stables	20-1744-50	14 Bloomer Road	4.7
	2013-01		
The Auburn Group	8-1759-4	893 Peach Lake Road	13.9
	2011-12		
The Pavilion Farm	33-1365-11	15 Turkey Hill Road	42.4
	2015-03		
Toad Hollow Farm	5-1735-78	350 Hardscrabble Road	12.1
	2009-72		
	47-1154-35	571 Grant Rd	8.0
Triple E Nursery	47-1154-36	569 Grant Rd	3.7
	2009-11		
	25-1757-26	146 Vail Lane	20.5
	2009-7		
	6-1148-7	7 Starr Ridge Rd.	7.3

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
	6-1148-8	3 Starr Ridge Rd.	7.8
Turn and Bolt Farm	2025-01		
	27.-1765-9	100-126 Wallace Rd	16.5
Willow Farm	2009-13		
	9-1767-1	2 Willow Lane	12.4
	9-1767-30	2 Willow Lane	12.3
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		

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
	9-1767-15	132 Finch Road	9.4
Zino Nurseries	2024-10		
	2-1735-59	Fields Ln	22.8
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
Somers			2084.5
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
Boniello Farm	2023-03		
	26.16-1-3.1	81 Mahopac Ave	36.4
Capoccia/Pegues	2023-04		
	48.17-1-7	78 Moseman Ave	7.5
	48.18-1-1	84 Moseman Ave	4.9
Heritage Farm	2009-78		
	27.19-1-1.1	19 Lalli Drive	30.1
	27.19-1-30	26 Lalli Drive	1.9
	2025-05		
	27.15-1-27.6	19 Lalli Drive	19.3
Katonah Nursery	2022-03		
	28.17-2-1	198 Route 100	2.0
	38.05-2-1	194 Route 100	1.9
	38.05-2-2	190 Route 100	5.0
	38.05-2-3.1	190 Route 100	4.2
	38.13-1-6	131 Route 100	3.1
	38.13-1-7	129 Route 100	5.4
Lasar Farm	2009-12		
	48.09-1-10.1	19 North Lane	16.5
Lasdon Park	2017-PA		
	37.13-3-3	2610 Route 35	27.5
	37.18-1-2	2610 Route 35	147.0

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
	37.13-2-4	2610 Route 35	20.0
	37.17-2-1	2610 Route 35	1.9
	37.18-1-1	2610 Route 35	25.4
	37.18-1-3	2610 Route 35	2.3
	37.18-1-4	2610 Route 35	1.9
Muscot Farm Park	2017-PA		
	48.11-1-2	Route 100	326.6
	48.16-1-1	Route 100	173.4
	48.10-1-3	Route 100	17.4
	48.14-1-2	Route 100	51.4
	48.10-1-6	Route 100	8.2
	48.14-1-1	Route 100	105.7
	48.10-1-7	Route 100	2.9
	48.11-1-1	Route 100	7.8
	48.10-1-4	Route 100	3.4
	48.10-1-5	Route 100	3.9
	48.18-1-12	Route 100	76.1
Orchard Hill Organics	2022-04		
	37.14-1-10	9 Orchard Hill Road	5.3
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

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
	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
Yorktown			715.0
Anther Farm	2022-06		
	36.15-1-19	1225 Whitehill Rd	7.3
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	2017-PA		
	48.19-1-20	1271 Hanover Street	52.4
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		

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
	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
The Meadows Farm	2018-01		
	37.18-2-71	329 Underhill Avenue	0.4
	26.07-1-29	3117 Old Yorktown Road	1.2
Thompson's Cider Mill	2017-01		
	69.10-1-4	335 Blinn Road	3.0
	69.10-1-5	335 Blinn Road	2.0
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
Grand Total			9329.4

APPENDIX C: DETAILED REVIEW OF 2025 PROPOSED ADDITIONS OF LAND TO THE DISTRICT

During this eight-year review period, the Agriculture and Farmland Protection Board (AFPB) received five applications to include land within the district, shown in the table below. The AFPB recommends inclusion of applications 2025-01, 2025-02, 2025-04 and 2025-05. Applicants for remaining applications are encouraged to re-apply as described in the following Detailed Review.

App #	Farm Name	SBL	Acres	Street Address	Municipality
2025-01	Turn and Bolt Farm	27.-1765-9	18.5	100-126 Wallace Rd	North Salem
2025-02	Clear Vision Farm	3.-1735-34	17.9	110 Hardscrabble Road	North Salem
2025-02	Clear Vision Farm	5.-1746-2	6.0	201 June Road	North Salem
2025-02	Clear Vision Farm	5.-1746-1	2.7	207 June Road	North Salem
2025-02	Clear Vision Farm	5-1746-3	2.7	6 Starr Ridge Road	North Salem
2025-02	Clear Vision Farm	5.-1746-12	7.0	12 Starr Ridge Road	North Salem
2025-03	Hunter Brook Tree Farm	36.13-1-2	8.1	2145 Hunter Brook Road	Yorktown
2025-04	Stewart Watson Farm	9.-1767-7	1.6	223 Vail Lane	North Salem
2025-04	Stewart Watson Farm	9.-1767-3	1.9	225 Vail Lane	North Salem
2025-05	Heritage Farm	27.15-1-27.6	19.3	14 Lalli Drive	Somers

DETAILED REVIEW

Application Number: 2025-01

Applicant: Turn and Bolt, LLC

Farm Name: Turn and Bolt Farm

Farm Operation: Equine (commercial horse boarding)

Property Address: 100-126 Wallace Street, North Salem

Tax Parcel Identification (Section-Block-Lot): 27.-1765-9 **Acres:** 18.5

AFPB Site Visit Date: February 11, 2025

Description of Property and Operation:

The applicant proposes a commercial horse boarding operation for up to twenty horses with ancillary buildings and site improvements. The applicant is also in the process of developing a Whole Farm Plan for the operation. This application was first received in 2024 for a commercial horse boarding operation on Wallace Road in the northeastern section of North Salem. When first proposed in 2024, the parcel was wooded, and the applicant received a special permit for the use from the Town of North Salem and was in the process of clearing the parcel for construction. The AFPB recommended in 2024 that the applicant be encouraged to reapply when more of the proposed improvements to the property were completed and the proposed operation was further along in its implementation.

The applicant has since completed installation of paddocks, fencing, a stable for ten horses and associated access road, connection to bridle trails and accessory appurtenances. Additional sheds are on order, and the applicant has demonstrated to the AFPB commitments from clients assuring the AFPB that the operation will be underway and constitute a commercial horse boarding operation by the end of spring.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has determined that the proposed operation and associated improvements is appropriate for the site and will contribute to the Agricultural District and recommends inclusion of the parcel.

DETAILED REVIEW

Application Number: 2025-02

Applicant: Timothy and Elizabeth Butler

Farm Name: Clear Vision Farm

Farm Operation: Cattle Breeding

Property Address: 110 Hardscrabble Road, 201 June Road, 207 June Road, 6 Starr Ridge Road, 12 Starr Ridge Road, North Salem

Location, Tax Parcel Identification (Section-Block-Lot):	Acres:	36.3 (total)
110 Hardscrabble Road	3.-1735-34	17.9
201 June Road	5.-1746-2	6.0
207 June Road	5.-1746-1	2.7
6 Starr Ridge Road	5-1746-3	2.7
12 Starr Ridge Road	5.-1746-12	7.0

AFPB Site Visit Date: February 11, 2025

Description of Property and Operation:

The application is for the expansion of an existing dairy cow breeding operation on five (5) parcels of land in the Town of North Salem. The largest parcel, at 110 Hardscrabble Road, also includes a significant commercial excavation operation and business, which is not intended to receive any protections or benefits from the Agricultural District. The applicant has submitted an affidavit to this effect, which is attached to the application included in Appendix E. The remaining four parcels are adjacent to each other and located on June Road near the border of Westchester and Putnam counties. Parcels include a mix of forest and open pasture, with fencing under construction to expand the grazing area. The applicant is working with the Watershed Agricultural Council, which has committed to providing technical services and financial assistance in designing and implementing a variety of agricultural best management practices, including fencing, nutrient management devices and practices, stormwater management and vegetated buffers to minimize potential impacts to nearby wetlands and watercourses.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has determined that the operation is appropriate for the proposed parcels and, with the implementation and continued maintenance of the agricultural BMPs, will contribute to the Agricultural District and recommends inclusion of all five parcels.

DETAILED REVIEW

Application Number: 2025-03

Applicant: Frank Bartolini Irrevocable Trust

Farm Name: Hunter Brook Tree Farm

Farm Operation: Tree farm and nursery (commercial horticulture)

Property Address: 2145 Hunterbrook Road, Yorktown

Tax Parcel Identification (Section-Block-Lot): 36.13-1-2 **Acres:** 8.2

AFPB Site Visit Date: February 25, 2025

Description of Property and Operation:

The applicant proposes a commercial nursery specializing in horticultural products. The property is located along Hunterbrook Road in a residential neighborhood within the Town of Yorktown. The Hunter Brook, a tributary to the New Croton Reservoir, runs along the western edge of the property. The applicant has undertaken the clearing of trees and brush on the property. The parcel is improved with an access road, and approximately 1,000 arborvitae saplings have been staged on a cleared area within the center area of the parcel. The applicant has provided a copy of its application to the New York State Department of Agriculture and Markets ("NYSDAM"), Division of Plant Industry, for a license to sell and or grow agriculture at an additional location. The applicant has also provided a NYSDAM Plant Inspection Report for the evergreens staged on site, and a description of the proposed activity and operation. The applicant represents that it has a proposal before the Town of Yorktown to develop the property as a single-family residence.

Agriculture and Farmland Protection Board Assessment and Recommendation:

While the AFPB recognizes that the applicant has development plans for the property, and that clearing and preparation of the site is underway, based on the application submitted, current activity at the site, and discussion with the applicant at the February 18 and March 11, 2025 AFPB meetings, the AFPB has determined that the operation is not yet a commercial operation. The AFPB therefore recommends that the applicant re-apply once the agricultural operation has expanded in scale, and/or more information demonstrating that the proposed operation will meet the objectives of the agricultural district, is provided. Such information would be a more detailed business plan, a site plan, and a plan describing agricultural best management practices to protect environmental resources. Given the operation's proximity to the Hunter Brook, an important tributary to the New Croton Reservoir, it should employ measures to provide adequate buffers, sediment, erosion controls, and other appropriate best management practices.

DETAILED REVIEW

Application Number: 2025-04

Applicant: Richard Stewart

Farm Name: Stewart Watson Farm

Farm Operation: Mushroom (crops)

Property Address: 223 Vail Lane, North Salem

Tax Parcel Identification (Section-Block-Lot):	Acres:
9.-1767-7	1.6
9.-1767-3	1.9

AFPB Site Visit Date: April 7, 2025

Description of Property and Operation:

The applicant is currently operating a commercial mushroom operation. The farm produces a variety of specialty mushrooms, which are sold commercially to local restaurants and markets. The farm is operated indoors and the operators have created a complex indoor environment necessary to grow mushrooms. Operators indicated the desire to expand their operation with a new barn, allowing them to move all the facilities under one roof. While on site, the operators demonstrated a commitment to sound agricultural practices. In 2022 the applicant exceeded the financial requirements identified within the AFPB's criteria but due to a fire on the property in 2024 the operation did not meet that criteria. However, the operation is on track once again to exceed the gross sales evaluation criteria, and the applicant, at the request of the AFPB, has submitted financial information demonstrating such.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has visited the site and observed the commercial mushroom operation. The AFPB recognizes that even though the operation exists on relatively small parcels of land, it is an intense operation that is generating significant income and is representative of commercial scale agriculture. The mushroom operation provides a valuable agricultural product and is contributing to the agricultural industry in the county. The AFPB recommends that the parcels be included in the agricultural district, subject to the receipt of financial documents requested for 2025.

DETAILED REVIEW

Application Number: 2025-05

Applicant: Michael Dignelli

Farm Name: Heritage Farm

Farm Operation: Commercial horse boarding, riding academy (equine)

Property Address: 14 Lalli Drive, Somers

Tax Parcel Identification (Section-Block-Lot): 27.15-1-27.6 **Acres:** 19.3

AFPB Site Visit Date: No site visit necessary – reinstatement of previous ag district parcel.

Description of Property and Operation:

The applicant proposes the reinstatement of a parcel of land previously included in the agricultural district. The parcel was included in the original agricultural district but was not included during the first review period in 2008-2010. The parcel has been in continuous use as farm worker housing in support of the commercial horse boarding, riding and related uses as part of the equine operation located at 19 Lalli Drive. The scale and nature of the operation has not changed since it was originally included in the district.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The subject parcel is directly adjacent to and directly supports the existing equine operation at 19 Lalli Drive. The AFPB has created an expedited review process to reinstate parcels previously in the agricultural district and finds that this parcel meets those criteria as the nature, use and scale of the operation has not changed since originally in the district and the parcel has continued to support the existing equine operation. The AFPB recommends that this parcel be reinstated into the agricultural district.

APPENDIX D: LEGAL NOTICES AND SURVEY

The following legal notices were sent to each municipality in which the district is located as well as the proposed municipalities, 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 March 21, 2025. No written comments were received during that period.

RESOLUTION NO. 13 - 2025

BOARD OF LEGISLATORS COUNTY OF WESTCHESTER

Your Committee is in receipt of a communication from the Acting County Executive recommending approval of a Resolution, pursuant to Section 303-a of the New York Agriculture and Markets Law, commencing a review of Westchester County Agricultural District No. 1 (the "District").

As your Honorable Board may know, by Resolution No. 223-2000, a proposal was submitted to the New York State Commissioner of Agriculture and Markets (the "Commissioner") to establish the District and designate an eight-year review period. The Commissioner certified the lands designated in Resolution No. 223-2000 for districting effective July 19, 2001. Recertification of the District is once again necessary and is due to be completed on or before July 19, 2025.

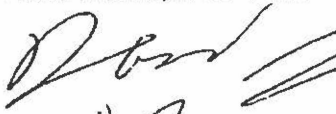
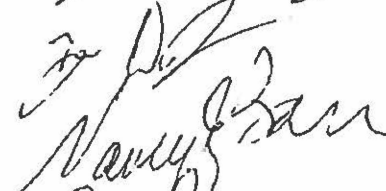

Your Committee is advised that pursuant to Section 303-a of the Agriculture and Markets Law, your Honorable Board is required to take certain enumerated actions in relation to the review of the District, including (1) publishing notice that such a review is underway, which advises where comments on the review may be directed (the "Public Comment Notice"), (2) directing the Westchester County Agricultural and Farmland Protection Board to prepare a report on the agricultural review within forty-five (45) days, and (3) scheduling a Public Hearing and providing notice of the Public Hearing (the "Public Hearing Notice") not less than thirty (30) days after the publication of the Public Comment Notice. After the Public Hearing, your Honorable Board is required to make a recommendation to the Commissioner to terminate, continue or modify the District. If the finding is that the District should be continued or modified, a District Review Plan must be submitted to the Commissioner.



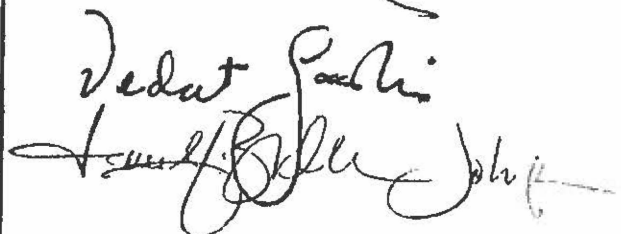
Notice that a review of the District is in progress and that a Public Hearing will be scheduled at an appropriate time.

The Department of Planning has advised that based on its review, the proposed Resolution may be classified as a "Type II" action pursuant to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617 ("SEQRA"). Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQRA documentation and concurs with this recommendation.

Based upon the foregoing, your Committee recommends the adoption of the attached Resolution in order to commence the review of the District required by Section 303-a of the Agriculture and Markets Law.

Dated: January 22nd, 2025
White Plains, New York



Nancy

David



David


COMMITTEE ON

c: mcz 1.3.25

Parks & Environment

Housing & Planning

FISCAL IMPACT STATEMENT

SUBJECT: 2025 Ag District Recertification

NO FISCAL IMPACT PROJECTED

OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

SECTION A - FUND

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

SECTION B - EXPENSES AND REVENUES

Total Current Year Expense \$ _____

Total Current Year Revenue \$ _____

Source of Funds (check one): Current Appropriations Transfer of Existing Appropriations

Additional Appropriations

Other (explain)

Identify Accounts: _____

Potential Related Operating Budget Expenses: Annual Amount 0

Describe: No impact.

Potential Related Operating Budget Revenues: Annual Amount 0

Describe: No impact.

Anticipated Savings to County and/or Impact on Department Operations:

Current Year: Recertification of the District is required by NYS Ag and Markets Law every eight years and is performed by Planning Department staff.

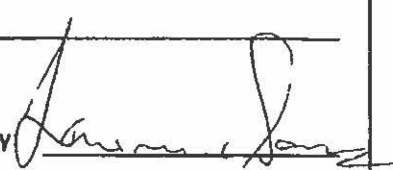
Next Four Years: Annual application period is required by New York State Agricultural Districts Law and performed by Planning Department staff and the members of the County Agriculture and Farmland Protection Board.

Prepared by: David Kvinge

Title: Assistant Commissioner


Department: Department of Planning

Date: November 26, 2024

Reviewed By: 
Budget Director

Date: 11/26/24

TO: Maximillian Zorn, Junior Assistant County Attorney
Department of Law

FROM: David S. Kvinge, AICP, RLA, CFM 
Assistant Commissioner

DATE: January 3, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR
COMMENCEMENT OF AGRICULTURAL DISTRICT REVIEW**

PROJECT/ACTION: The proposed actions consist of publication by the Board of Legislators (BOL) of a notice to commence the required public comment period for Westchester County Agricultural District No. 1, pursuant to New York State Agricultural Districts Law, and direction to the County Agriculture and Farmland Protection Board (AFPB) to collect the necessary data and develop a recommendation concerning the recertification of the district.

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required because the project/action may be classified as a TYPE II action pursuant to section(s):

- **617.5(c)(26):** routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment;
- **617.5(c)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action

COMMENTS: At this time, the action consists solely of commencement of the public review period and initiation of the preparation of a report by the AFPB. Further environmental review and documentation will be undertaken when recommendations considering the district are proposed for action by the BOL.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca Lopez, Commissioner
Matthew Castro, Principal Environmental Planner-District Manager, SWCD
Claudia Maxwell, Principal Environmental Planner

RESOLUTION NO. 13 - 2025

WHEREAS, this Board is charged with the responsibility, pursuant to Section 303-a of the New York State Agriculture 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 also established an eight-year review period; 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

WHEREAS, pursuant to Section 303-a of the Agriculture and Markets Law, the County of Westchester adopted Resolution 161-2010, which authorized the first recertification of the Westchester County Agricultural District No. 1 and became effective on November 5, 2010 and Resolution 70-2017, which authorized the second recertification of the Westchester County Agricultural District No. 1 and became effective on May 15, 2017; and

WHEREAS, the recertification of Westchester County Agricultural District No. 1 is again necessary and due to be completed on or before July 19, 2025; 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 (45) 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: _____, 2025
White Plains, New York

***** 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 9,254 acres of land within the following municipalities (listed in order of the amount of farmland in each): Town of North Salem (3,832 acres), Town of Bedford (1,255 acres), Town of Somers (2,065 acres), Town of Yorktown (715 acres), Town of Mount Pleasant (384 acres), Town of Cortlandt (353 acres), Village of Sleepy Hollow (222 acres), Town of Lewisboro (428 acres). The District was originally created county-wide and was restricted during the first recertification to those municipalities listed above. During this recertification the County is considering the re-inclusion of the towns of Pound Ridge, North Castle, New Castle and Ossining as eligible municipalities.

Municipal officials, land owners and others 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 <https://planning.westchestergov.com/agriculture-and-farmland> 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 Matt Castro, Principal Environmental Planner, at (914) 995-4423 or mvcl@WestchesterCountyNY.gov.

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 and will be accepted until 4:00 P.M. on March 21, 2025:

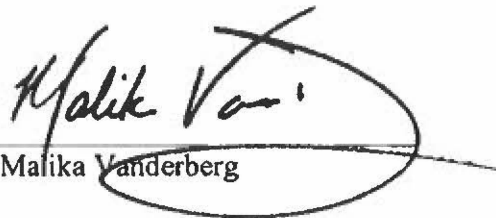
Clerk of the Board of Legislators
8th Floor, Michaelian Office Building
148 Martine Avenue, White Plains, NY 10601
FAX _____
EMAIL _____

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.

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

I HEREBY CERTIFY that I have compared the foregoing Resolution, Resolution No. 13 - 2025, 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 January 27, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 28th day of January, 2025.


Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York



AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown

Linda Tuttle being duly sworn deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary publishers of following newspaper published in Westchester and Rockland Counties State of New York, of which annexed is a printed copy out from said newspaper has been published in said newspaper editions dated:

02/09/2025

Linda Tuttle

Subscribed and sworn to before me this 09 day of February, 2025

Vicky Felty

Notary Public
State of Wisconsin, County of Brown

VICKY FELTY
Notary Public
State of Wisconsin

97925 etp



Public Notices

Originally published at lohud.com on 02/09/2025

***** 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 9,254 acres of land within the following municipalities (listed in order of the amount of farmland in each): Town of North Salem (3,832 acres), Town of Bedford (1,255 acres), Town of Somers (2,065 acres), Town of Yorktown (715 acres), Town of Mount Pleasant (384 acres), Town of Cortlandt (353 acres), Village of Sleepy Hollow (222 acres), Town of Lewisboro (428 acres). The District was originally created county-wide and was restricted during the first recertification to those municipalities listed above. During this recertification the County is considering the re-inclusion of the towns of Pound Ridge, North Castle, New Castle and Ossining as eligible municipalities.

Municipal officials, land owners and others 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 <https://planning.westchestergov.com/agriculture-and-farmland> 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 Matt Castro, Principal Environmental Planner, at (914) 995-4423 or mvc1@WestchesterCountyNY.gov.

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 and will be accepted until 4:00 P.M. on March 21, 2025:

Clerk of the Board of Legislators
8th Floor, Michaelian Office Building
148 Martine Avenue, White Plains, NY 10601
Fax: (914) 995-3884
Email: mav5@westchestercountyny.gov

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.

#11019726

AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown

Linda Tuttle being duly sworn, deposes and says she is the Principal Clerk of The Journal News Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated

03/16/2025

Linda Tuttle

Subscribed and sworn to before me this 16 day of March, 2025

Vicky Felty

Notary Public
State of Wisconsin, County of Brown

VICKY FELTY
Notary Public
State of Wisconsin

919.2540

***** LEGAL NOTICE *****
PUBLIC HEARING
RESOLUTION No. 21 - 2025

REVIEW OF WESTCHESTER AGRICULTURAL
DISTRICT NUMBER ONE

The Westchester County Board of Legislators, pursuant to Section 303-a of the New York State Agriculture and Markets Law shall hold a public hearing to consider the review of Westchester County Agricultural District No. 1, the proposed modifications as recommended by the Westchester County Agricultural and Farmland Protection Board ("AFPB") as described in a report adopted by the AFPB, and any other proposed modifications submitted in writing to the Westchester County Board of Legislators during the comment period. The public hearing will be held at 7:00 p.m. on the 24th day of March, 2025 in the Chambers of the Board of Legislators, 8th Floor, Michaelian Office Building, White Plains, New York. Please contact the Board of Legislators at (914) 995-2800 if you require special arrangements for access to the public hearing. After the close of the public hearing, no additional comments will be received.

The Westchester County Agricultural District No. 1 consists of a total of 9,254 acres of land within the following municipalities (listed in order of the amount of farmland in each): Town of North Salem (3,832 acres), Town of Bedford (1,255 acres), Town of Somers (2,065 acres), Town of Yorktown (715 acres), Town of Mount Pleasant (384 acres), Town of Cortlandt (353 acres), Village of Sleepy Hollow (222 acres), Town of Lewisboro (428 acres).

Modifications to the agricultural district proposed by the AFPB consists of the re-inclusion of the towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities as described in the AFPB report.

Copies of the AFPB report, a list and map of farms proposed to be included in the district and modifications proposed by the public are available on the County website at www.westchestercountyny.gov and at the Department of Planning, Room 432 of the Michaelian Office Building, located at 148 Martine Avenue in White Plains and the Office of the County Clerk. For more information, visit the County website or contact Matt Castro, Principal Environmental Planner, at (914) 995 4423 or mycl@westchestercountyny.gov.

The County Board will ~~permit in-person access to the meeting~~ and will allow participation in the public hearing both in-person and through WebEx. To register to speak via the Board's WebEx online teleconferencing system, please visit this link: <https://bit.ly/4pUmAF>; Event number: 2428 178 9148; Event password: PublicHearing (no space). Or by calling 1-844-621-3956, access code: 2428 178 9148; Registration to speak in-person shall be available before the meeting starting at 6:15 pm. Speakers will be called in the order of registration, alternating between in-person and Webex registrations. Comments may also be submitted in writing by emailing: BOJPublicHearingComments@westchesterlegislators.com or mailing them to the Clerk of the Board of Legislators, 148 Martine Ave., 8th Floor, White Plains, NY 10601. Written comments must be received by March 24, 2025 at 5pm.

MALIKA VANDERBERG
CLERK OF THE COUNTY
BOARD OF LEGISLATORS
WESTCHESTER COUNTY, NEW YORK

Dated: March 11, 2025
White Plains, New York

Ad #11124457

APPENDIX E: COMMENTS RECEIVED

Initial outreach was conducted to municipalities notifying them of the upcoming District review prior to the start of the public comment period. A response from the Town of North Castle was received via email on January 6, 2025 and in a letter dated February 5, 2025, both requesting that the Town of North Castle continue to be excluded from Westchester County Agricultural District Number One. Both submissions are included within this Appendix E.

The public comment period ran from February 9, 2025 through March 21, 2025. No written comments were received during the public comment period.

A public hearing was held by the Board of Legislators on March 24, 2025. A recording of the public hearing is available on the County website at www.meetings.westchestergov.com. One comment was received at the public hearing and is paraphrased below.

Public hearing comment from Peter Kamenstein, Deputy Supervisor of the town of North Salem
Mr. Kamenstein, a former member of the County Agriculture and Farmland Protection Board, was inspired to comment after observing what the Board of Legislators and Westchester County stand for in regards to the furtherance of agriculture land and open land in the county. He believes that this is crucial to the quality of life for all Westchester residents and stated he was proud to be part of the County's agricultural protection efforts. Mr. Kamenstein thanked the effort from the Board of Legislators to keep open land in Westchester, a topic very important to him personally and the Town of North Salem. He also thanked the Westchester County Department of Planning and Legislator Erika Pierce for promoting agriculture and all of its benefits. Mr. Kamenstein summarized his previous participation on the County Agriculture and Farmland Protection Board at its inception over 20 years ago and stated his appreciation for the hard work that the Agriculture and Farmland Protection Board has been doing since then.



TOWN OF NORTH CASTLE

Town Hall - 15 Bedford Road
Armonk, New York 10504
northeastleny.com

Established 1786

Joseph A. Rende
Supervisor

(914) 275-3000 x53
jrende@northeastleny.com

February 5, 2025

Clerk of the Board of Legislators
Vedat Gashi, Chair and
Board of Legislator Members
County Board of Legislators
8th Floor, Michaelian Office Bldg.
148 Martine Avenue
White Plains, NY 10601

Re: Recertification of Westchester County Agricultural District Number One

The Town of North Castle has had a long agrarian history with farming being North Castle's principal industry prior to 1850. However, by the beginning of the twentieth century, wealthy families from New York City began to purchase farms to create large summer estates. Since that time the farmland to residential conversion process has continued apace so that agricultural land now constitutes only a small fraction of total land acreage within the Town. Over the last one hundred years North Castle has had to address balancing the desire to preserve the Town's farming roots with the reality of the Town being a very desirable residential community.

The Town of North Castle, as a Hudson River Valley Greenway *Compact Community*, has expressed its commitment to scenic, natural, historic, cultural and recreation resources, including farmland protection and farmland economic development strategies. The Town encourages the protection of farmland and discourages its further conversion to residential uses by expressly permitting farm uses and horse breeding and boarding in almost every zoning district and within all residential zoning districts within the Town of North Castle.

The Town of North Castle is concerned, however, that if property were placed in the Agricultural District, the property owner may petition the NYS Dept of Agriculture and Markets to review our local Town Code in order to determine whether our existing regulations regarding farming and horse breeding are "unreasonably restrictive" for a farmer in the Agricultural District. If a determination were to be made that our laws are too onerous, it is possible that our local regulations will be found in violation of the Agriculture and Markets law, and we will need to exempt this class of use from

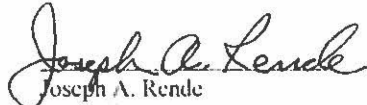
local land use control. The Town of North Castle feels that if such a determination were made that it would negatively impact the health, safety and general welfare of the residents of North Castle.

It is noted that Westchester County is very different from some of our more rural counties in other parts of New York State. In Westchester County, and North Castle in particular, it is likely that any farm use will be in close proximity to residential uses, commercial uses or environmentally sensitive areas. While the Town encourages farming within the community, the Town acknowledges a need to regulate the land use and environmental impacts a farm may have upon surrounding properties given the suburban nature of the Town of North Castle.

In addition, the Town recognizes the need to ensure that the development of land, including farmland, is environmentally sensitive. The majority of undeveloped land within the Town of North Castle is environmentally constrained by wetlands, floodplains or steep slopes. Since many farming operations require disturbance to sensitive areas, the Town must evaluate whether any proposed site disturbance would have negative impacts on our environment.

Based upon the above, the Town requests that North Castle continue to be excluded from Westchester County Agricultural District Number One.

Sincerely,


Joseph A. Rende
Town of North Castle Supervisor

Adam R. Kaufman, AICP
Town of North Castle
Director of Planning

cc: Agriculture & Farmland Protection Board of West. County [David Kvinge - 995-3780]
Town of North Castle Town Board

PLEASE REPLY TO THE FOLLOWING EMAIL ADDRESS

From: Adam Kaufman
To: Castro, Matthew
Cc: Kyinge, David
Subject: North Castle Ag District Properties
Date: Monday, January 6, 2025 10:44:25 AM
Attachments: [image003.png](#)

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the Help Desk.

Hi Matt,

Can you send over the Turtle Rock Farm application? I'd like to take a look at what they submitted to the County.

The property is the Gordon family compound and is not a traditional farm. It has a couple of houses, trails, lakes and a pool. It does not have any horses.

In general, The Town of North Castle is concerned that if this property were placed in the Agricultural District, the property owner may petition the NYS Dept of Agriculture and Markets to review our local Town Code to determine whether our existing regulations are too onerous for a "farmer" in the Ag District. If a determination were to be made that our laws are too onerous, it is possible that our local regulations will be found in violation of Ag and Market law and we will need to exempt this class of use from local land use control – The Town of North Castle feels that if such a determination were made that it would negatively impact the health safety and general welfare of the residents of North Castle. It is noted that central Westchester County is very different from some of our more rural Northern Westchester communities and many other counties in NYS.

In Westchester County, and North Castle in particular, it is likely that any farm use will be in close proximity to residential uses, commercial uses or environmentally sensitive areas and local land use control is necessary to ensure the health safety and general welfare of the residents of the Town.

In addition, the Town recognizes the need to ensure that the development of land is environmentally sensitive. The subject site contains a significant amount of Town-regulated wetlands and is partially located within the 100-year flood plain.

Based upon all of the above it is the Town's recommendation that this property be excluded from the agricultural district until such time as the Town of North Castle can be assured that our local land use and environmental regulations cannot be challenged by the New York State Department of Agriculture and Markets. The Town remains committed to working with Turtle Rock Farm in a way that is satisfactory to both the Town and the property owner.

Adam R. Kaufman, AICP
Director of Planning

Town of North Castle

Logo



T: 914-273-3000 x 43
akaufman@northcastleny.com - www.northcastleny.com
17 Bedford Road Armonk, NY 10504

Agricultural District Contact Information

Please fill this contact form out to the best of your ability. If you need any assistance, please reach out to Jesenia Laureano at jnl1@westchestercountyny.gov or at (914) 995-2085. Thank you for taking the time to help update our information!

| Part 1: Landowner Information ▾

First Name*

If you need to input a corporation's name, please input the full name here (ex. Corporation Name)

Last Name*

If you need to input a corporation's name, please input the corporation type here (ex. LLC, LLP, etc.)

Phone Number #*

XXX-XXX-XXXX

Email Address*

Street Address*

City*

State*

Ex. NY

Zipcode*

Is the contact same as landowner?*

Yes

No

| Part 2: Parcel Information ▾

Please list primary tax parcel identification numbers and acreage for all parcels within the farm unit to the best of your ability.

Municipality Name

Enter the name of the municipality in which the parcel is located

-Please select-



Primary Tax Parcel: ID Number

Enter your parcel ID number to the best of your ability.

Primary Tax Parcel: Acreage

Enter the number of acres within the parcel as indicated in the tax map.

Primary Tax Parcel: Acreage Farmed

Enter the number of acres actively farmed.

Primary Tax Parcel: Rental Info

Indicate additional parcel info

Rented from another landowner

Rented to farmers

| Additional Tax Parcel Information (1) ▾

Please use the + button above to add more parcel information if needed. Click the trash icon above to delete a parcel if needed. The colored number indicates how many parcel entries you have on this survey. If you need any assistance please reach out to Jesenia Laureano at jnl1@westchestercountyny.gov or at (914) 995 - 2085

Tax Parcel : ID Number

Enter your parcel ID number.

Tax Parcel : Acreage

Enter the number of acres within the parcel as indicated in the tax map.

Tax Parcel : Acreage Farmed

Enter the number of acres actively farmed.

Tax Parcel : Rental Info

Indicate additional parcel info

Rented from another landowner

Rented to farmers

| Part 3: Farm Description ▾

Farm Name:

Farm Street Address:

| Identify Principal and Secondary Farm Enterprise ▾

Aquaculture

Primary

Secondary

Crops

Primary

Secondary

Equine

Primary

Secondary

Fallow

Primary

Secondary

Hay

Primary

Secondary

Livestock (Alpacas, Goats, Cattle, Sheep, etc.)

Primary

Secondary

Native Plants

Nursery

Primary

Primary

Secondary

Secondary

Other

If Other, please indicate

Primary

Secondary

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel?

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

Is the farm operating under a certified plan (Whole Farm Plan, Nutrient Plan, etc.)?

Yes

No

Participating in Agricultural Assessment Program (Property tax Assessment):

Yes

No

Submit

Powered by ArcGIS Survey123

APPENDIX F: APPLICATIONS RECEIVED DURING THE 2025
WESTCHESTER COUNTY AGRICULTURAL
DISTRICT REVIEW

Following are copies of the three applications to include additional land within the agricultural district, along with any supporting information, that were received during the public comment period, which ended March 21, 2025.



John J. Hogan
Donald M. Rossi
Michael T. Liguori*

Nancy Tagliaferro*
Jamie Spillane*†
Scott J. Steiner
Brendan J. Liberati*
Of Counsel
Bonnie N. Feinzig
Mary Jane MacCrae

* Also Admitted in CT
† Also Admitted in NJ

March 13, 2024

Via Federal Express

Hon. Vedat Gashi, Chairman
Westchester County Board of Legislators
148 Martin Avenue, 8th Floor
White Plains, New York 10601

Re: Application for Addition of Land to an Existing Agricultural District;
Property: 100-126 Wallace Road, North Salem, New York 10560 (the "Premises")

Dear Chairman Gashi:

This firm represents Turn & Bolt LLC and it's member, Charlotte Harris, the owner of the above-described Premises. Submitted herewith is Turn & Bolt's Application for Addition of Land to an Existing Agricultural District. The Application seeks to include the Property in Westchester County's Agricultural District No. 1.


As set forth in the enclosed Application, the Premises, which consists of approximately 18.5 acres in the Town of North Salem, is benefitted by a Special Permit issued by the North Salem Board of Appeals for a commercial boarding stable for up to twenty (20) horses which will be operated under the name "Turn & Bolt Farm." As such, inclusion of the Property within the existing Agricultural District would further the County's purpose of conserving and protecting agricultural land and encouraging the maintenance and development of open space for agricultural use.

In support of this request, a copy of a portion of the North Salem Tax Map showing the Premises is enclosed herewith. Also enclosed herewith is a copy of the Map showing lands currently with the Westchester County Agricultural District No. 1 in blue and noting the subject Premises marked in red.

Thank you very much, and we look forward to your Board's consideration of the enclosed Application. Of course, if you have any questions regarding any aspect of the foregoing, or desire any additional information, please do not hesitate to contact me.

Sincerely,
Hogan, Rossi & Liguori

By: 
Jamie Spillane, Esq.

cc: Westchester County Agriculture and Land Protection Board
c/o David Kvinge 

**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: Tum & Bolt LLC
 Mailing Address: c/o Hogan, Rossi & Liguori, 3 Starr Ridge Road, Suite 200, Brewster
 Brewster, New York 10509

Phone: 845 279 2986 E-Mail: jspillane@hrlawyers.com

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

Applicant Name: Tum & Bolt LLC

Mailing Address: _____

Phone: _____ E-Mail: millhollow663@yahoo.com

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 owned by the farmer:

Parcel ID #	Acreage
27.-1765-9	18.53

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 parcels not owned by the applicant)

Parcel ID #	Acreage

Parcel ID #	Acreage

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

Parcel ID #	Acreage	Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: Turn & Bolt Farm

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

land. Farm Street Address: 100-126 Wallace Road

City/Town/Village of: North Salem, New York 10560

For the following, attach additional sheets if necessary.

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

Open, wooded and steep slopes See Schedule A Annexed hereto

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

See Scheduled A annexed hereto

Description of future plans: The boarding of up to 20 horses

Number of acres currently farmed: 18.53 Total acres proposed to be farmed: 18.53

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

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 (to be checked only once)	Secondary (to be checked only once)	FCR	Start Up	Approved
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1937
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 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.	<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).
- 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: Charlotte Harris Date: 3/12/24

Print Name: CHARLOTTE HARRIS 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 REPRESENTATIVE(S)

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

PROPERTY LOCATION

Farm Name: Turn & Bolt Farm
Parcel Acreage: 18.51
Tax Parcel Identification (Section-Block-Lot): 27-1765-
Property Street Address: 100-126 Wallace Road, North Salem, New York 10560
Municipality: North Salem

PROPERTY OWNERSHIP

Landowner Name: Turn & Bolt LLC
Mailing Address: 100-126 Wallace Road, North Salem, New York 10560
Phone Number(s): _____
E-mail: millhollow663@yahoo.com

AUTHORIZED REPRESENTATIVE(S)

Name: Jamie Spillane
Organization: Hogan, Rossi & Liguori
Mailing Address: 3 Starr Ridge Road, Suite 200, Brewster, New York 10509
Phone Number(s): 845-279-2986

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: Charlotte Harris Date: 3, 12, 24
Print Name: CHARLOTTE HARRIS

Notarized by:

SCHEDULE "A"
TO THE APPLICATION OF TURN & BOLT LLC
FOR ADDITION OF LAND TO AN EXISTING AGRICULTURAL DISTRICT

Turn & Bolt LLC is the owner of 100-126 Wallace Road, North Salem, New York (the "Property"), which consists of approximately 18± acres of land, and will be used as a commercial boarding stable. On February 8, 2024, a special permit was issued for the operation of a commercial boarding stable for up to twenty (20) horses on the Property consistent with the Site Plan prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated January 16, 2024.

Description of Land and Boundaries:

The Property is bound by Wallace Road to the south, agricultural lands to the north and east and residential/agricultural mixed-use property to the west. Consistent with the Site Plan, the premises is to be developed with a proposed ten (10) stall barn, ten stall shed row barn(s), a dwelling for farm worker housing and areas of open and wooded land. There are no streams or wetlands on the Property.

Description of Current and Future Agricultural Activities:

The Property is in development for use as a commercial boarding stable for up to twenty (20) horses, a special permit has been obtained for such use, construction documents have been developed and the building permit application is pending before the Building Department for construction of improvements for such use. The commercial boarding stable on the Property will be operated under the name "Turn & Bolt Farm." The boarding stable will be run by Charlotte Harris, member of Turn & Bolt LLC, who has significant experience in horse boarding and training. Upon completion of construction, the Property will include an outdoor riding ring, a dwelling for grooms' quarters, and grass and wooded paddock areas.

Business Description

The Town of North Salem Zoning Board of Appeals approved the farm's plans to construct a 10-stall barn, 10-stall shed row barn(s); a dwelling for farm employees; and an outdoor riding arena. Several paddocks for turnout will also be constructed. Building plans for the aforementioned improvements have been submitted to the Town Building Inspector, and upon issuance of the building permit, construction will commence. Currently, construction is projected to be completed by summer 2024. Upon completion of the improvements, the farm will operate as a commercial boarding facility.

The North Salem farm location is situated approximately six miles from 684 and Route 84, on the border of Ridgefield, Connecticut, and is easily accessible to clients from Manhattan, Connecticut, Westchester, and Putnam Counties. It is bordered to the north and east by agricultural operations: to the north is Windswept Farm, a 200+ acre farm operation within the Westchester County Agricultural District, and to the east an

equestrian farm within the Town of Ridgefield, Connecticut. The premises has direct access to over 100 miles of beautiful trails maintained by the North Salem Bridle Trails Association and the surrounding area is frequently hunted by the Golden's Bridge Hounds.

The farm's operations in North Salem will satisfy an unfulfilled demand for horse boarding in the area for pleasure riders wanting access to horse trails, clients looking for a horse retirement facility with significant turnout area, and competition riders with the farm's accessibility to Old Salem Farm.

Management

Ms. Harris is the member-manager of Turn & Bolt LLC, which owns and operates the North Salem farm location. Ms. Harris, an experienced equestrian, will manage day-to-day operations of the farm.

Ms. Harris is an experienced equestrian who has been the president of the North Salem Bridle Trails Association for approximately nine years and served on the Board of Directors for over 25 years. Ms. Harris also served as a trustee on the North Salem Open Land Foundation for approximately eleven years and was on the Board of Directors of the Millbrook Horse Trails for four years. Ms. Harris was a member of the North Salem Planning Board for 10 years, served on the North Salem Comprehensive Plan Committee from 2008-2011 and served on the North Salem Climate Smart Community Leadership Committee for 2 ½ years. Ms. Harris is also an EMT with the North Salem Volunteer Ambulance Corp.

A number of stalls on site will be leased to Guardian Stables and grooms and trainers from Guardian will be actively working on site.

The Site Plan includes construction of a dwelling to be resided in by one or more grooms employed by the LLC or Lessee.

Finances

Ms. Harris has 100% ownership interest in Turn & Bolt LLC. As mentioned above, Turn & Bolt is the owner of the North Salem location. To date, Ms. Harris has provided sufficient funds to cover initial costs for purchase of the premises, design of the plans and submission and obtaining all approvals for the farm, and any other associated costs of the farm until such time the farm income covers all expenses.

The construction of improvements, including construction of the two barns on site, the dwelling for employee use, fencing and the construction of the outdoor riding arena, will be one-time capital expenses of Turn & Bolt LLC, and will be financed with capital contributions from Ms. Harris.

The primary source of income for the farm is horse boarding with each of the stalls proposed rental income being \$800 to 1,000 per dry stall/ per month. The farm

anticipates that it will generate revenue of approximately \$10,000 in 2024 and \$ 18,000 per month during the 2025 season when fully operational.

I. Minimization of Environmental Impacts

One of the farm's primary objectives is to operate in an environmentally sustainable manner and, to this end is working to develop a Whole Farm Plan to guide the farm in fulfilling this goal.

Extensive stormwater pollution protection measures have been designed and approved for the North Salem property and will be implemented with construction of the above-described farm improvements.

II. Conclusion

The farm's operations further the purpose and objectives of the Agricultural District by maintaining the economic viability of agricultural land and preserving the agricultural use of land within the County. With Ms. Harris's extensive experience as a horse owner and rider, the farm's management is strong, and provides a sound business model for commercial horse boarding operations in the County.



Mountain Lake P.A.
Country Agencystan
District No 1



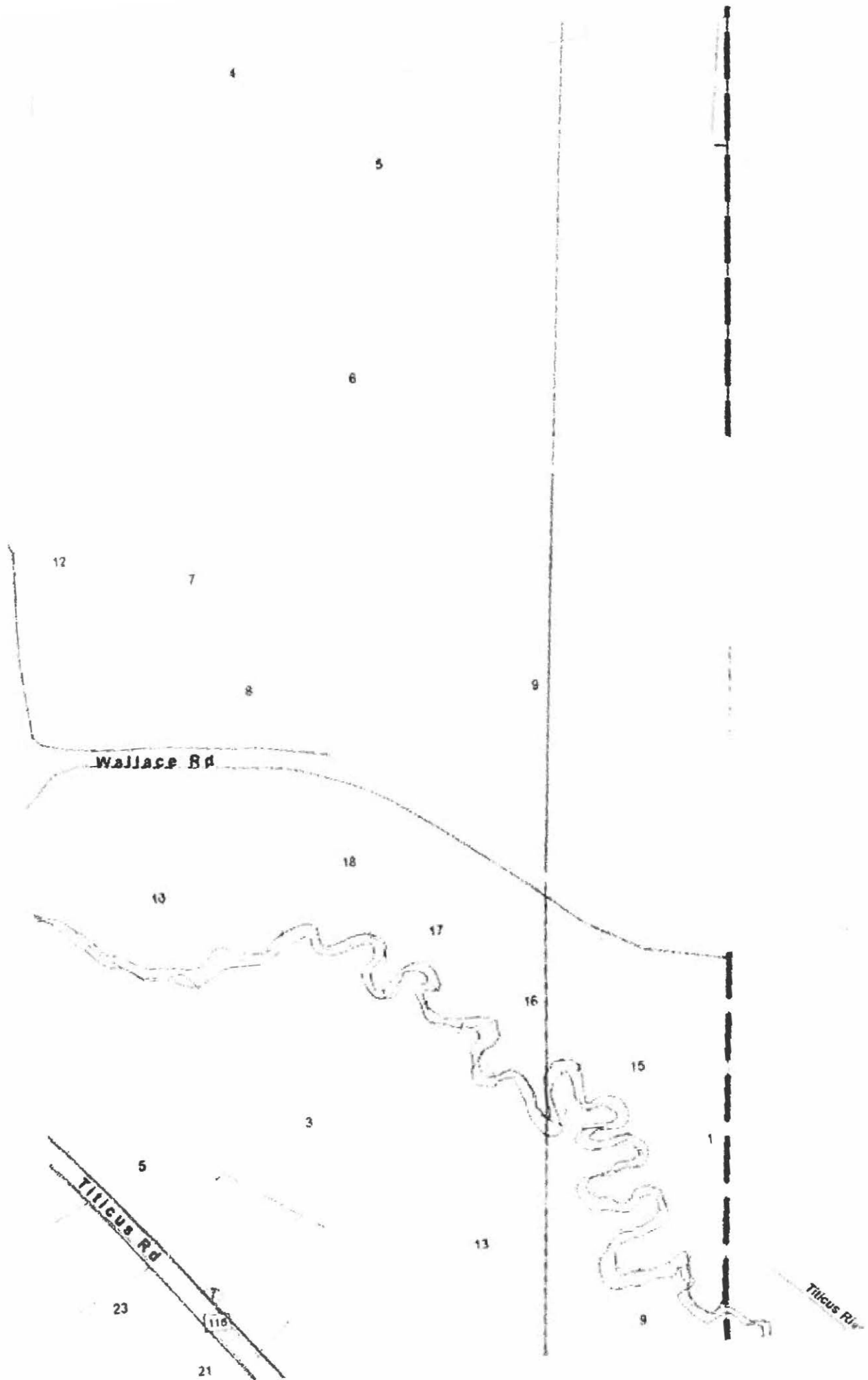
North Salem
Middle
High School

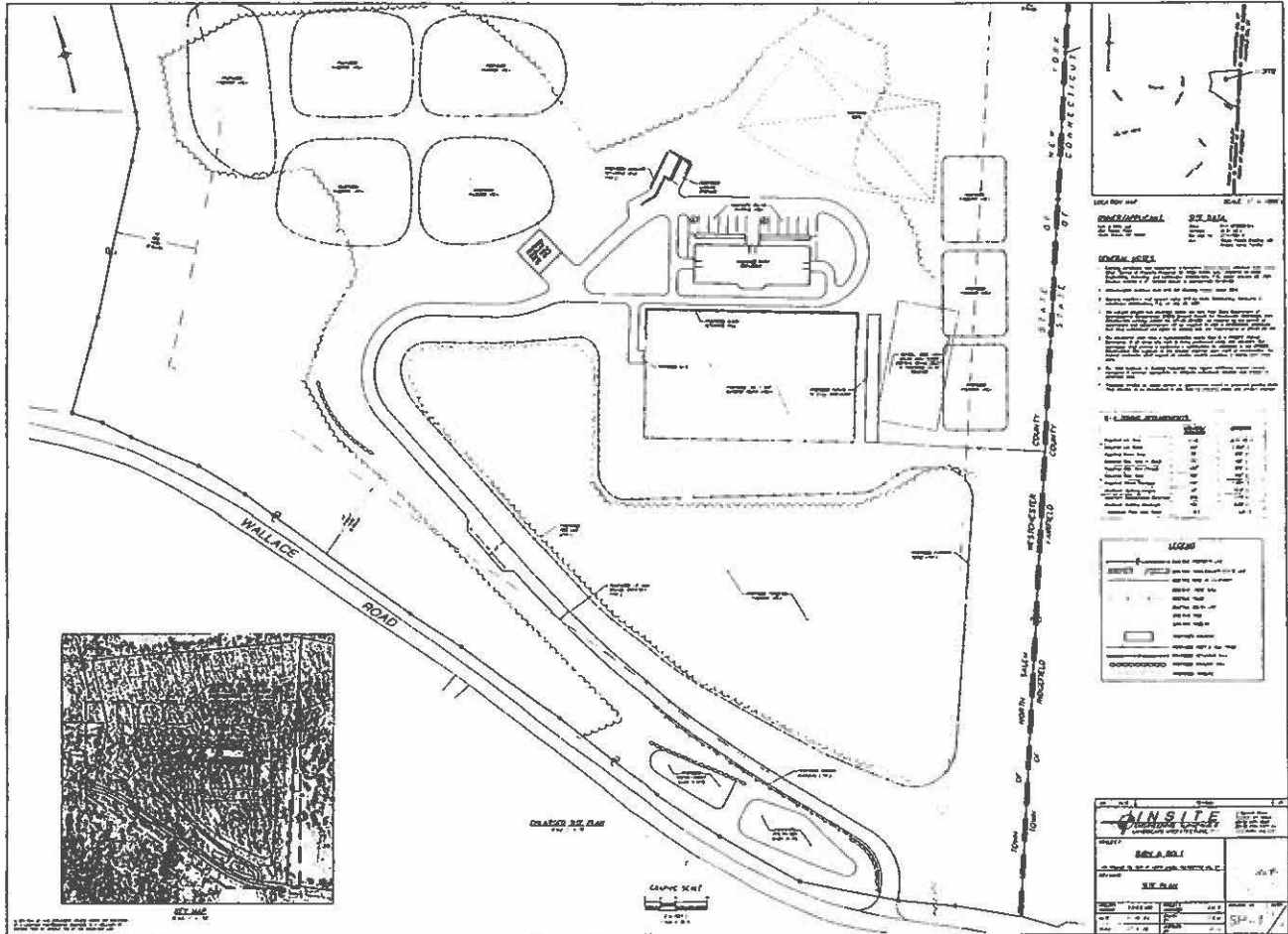
Evergreen
State School
Administrative Bldg

Evergreen
State School

X - Subject
property

parcels
included
in the
western
Country
Agencystan
District
No 1





GENERAL NOTES
 1. The owner shall be responsible for obtaining all necessary permits from the appropriate authorities.
 2. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities.
 3. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities.
 4. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities.
 5. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities.

FINANCIAL STATEMENT

Item	Amount	Unit
Lot 1	100	Sq. Ft.
Lot 2	100	Sq. Ft.
Lot 3	100	Sq. Ft.
Lot 4	100	Sq. Ft.
Lot 5	100	Sq. Ft.
Lot 6	100	Sq. Ft.
Lot 7	100	Sq. Ft.
Lot 8	100	Sq. Ft.
Lot 9	100	Sq. Ft.
Lot 10	100	Sq. Ft.
Lot 11	100	Sq. Ft.
Lot 12	100	Sq. Ft.
Lot 13	100	Sq. Ft.
Lot 14	100	Sq. Ft.
Lot 15	100	Sq. Ft.
Lot 16	100	Sq. Ft.
Lot 17	100	Sq. Ft.
Lot 18	100	Sq. Ft.
Lot 19	100	Sq. Ft.
Lot 20	100	Sq. Ft.
Lot 21	100	Sq. Ft.
Lot 22	100	Sq. Ft.
Lot 23	100	Sq. Ft.
Lot 24	100	Sq. Ft.
Lot 25	100	Sq. Ft.
Lot 26	100	Sq. Ft.
Lot 27	100	Sq. Ft.
Lot 28	100	Sq. Ft.
Lot 29	100	Sq. Ft.
Lot 30	100	Sq. Ft.
Lot 31	100	Sq. Ft.
Lot 32	100	Sq. Ft.
Lot 33	100	Sq. Ft.
Lot 34	100	Sq. Ft.
Lot 35	100	Sq. Ft.
Lot 36	100	Sq. Ft.
Lot 37	100	Sq. Ft.
Lot 38	100	Sq. Ft.
Lot 39	100	Sq. Ft.
Lot 40	100	Sq. Ft.
Lot 41	100	Sq. Ft.
Lot 42	100	Sq. Ft.
Lot 43	100	Sq. Ft.
Lot 44	100	Sq. Ft.
Lot 45	100	Sq. Ft.
Lot 46	100	Sq. Ft.
Lot 47	100	Sq. Ft.
Lot 48	100	Sq. Ft.
Lot 49	100	Sq. Ft.
Lot 50	100	Sq. Ft.

LEGEND

Symbol	Description
—	Proposed Building Footprint
- - -	Proposed Parking Lot
—	Proposed Road
—	Proposed Utility Line
—	Proposed Fencing
—	Proposed Landscaping
—	Proposed Site Elevation
—	Proposed Site Grading
—	Proposed Site Drainage
—	Proposed Site Access
—	Proposed Site Security
—	Proposed Site Maintenance
—	Proposed Site Restoration
—	Proposed Site Rehabilitation
—	Proposed Site Renovation
—	Proposed Site Refurbishment
—	Proposed Site Redevelopment
—	Proposed Site Reclamation
—	Proposed Site Reuse
—	Proposed Site Recycling
—	Proposed Site Reclamation
—	Proposed Site Rehabilitation
—	Proposed Site Renovation
—	Proposed Site Refurbishment
—	Proposed Site Redevelopment
—	Proposed Site Reclamation
—	Proposed Site Reuse
—	Proposed Site Recycling

LOCUS

Item	Value
Lot 1	100
Lot 2	100
Lot 3	100
Lot 4	100
Lot 5	100
Lot 6	100
Lot 7	100
Lot 8	100
Lot 9	100
Lot 10	100
Lot 11	100
Lot 12	100
Lot 13	100
Lot 14	100
Lot 15	100
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Lot 42	100
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Lot 44	100
Lot 45	100
Lot 46	100
Lot 47	100
Lot 48	100
Lot 49	100
Lot 50	100

INSITE

Item	Value
Lot 1	100
Lot 2	100
Lot 3	100
Lot 4	100
Lot 5	100
Lot 6	100
Lot 7	100
Lot 8	100
Lot 9	100
Lot 10	100
Lot 11	100
Lot 12	100
Lot 13	100
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Lot 48	100
Lot 49	100
Lot 50	100

**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.

Part 1: Landowner Information

Landowner Name: Timothy & Elizabeth B. Fler
 Mailing Address: 203 Jose Road
North Salem NY 10560
 Phone Number: 914-469-3336
 E-Mail Address: Tb.Fler1214@gmail.com

Part 2: Parcel Identification

IMPORTANT: ATTACH A COPY OF THE TAX MAP IDENTIFYING EACH OF THE AGRICULTURAL PARCELS IDENTIFIED BELOW. SEE YOUR TAX ASSESSOR.

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

Parcel ID #	Acreage	Parcel ID #	Acreage
3 1735-34	17.9	5 1746-1	27
5 1746-2	5.95		
5 1746-12	6.92		
5 1746-3	2.75		

B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented from another landowner:

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: Clear View Farm LLC
Farm Street Address: 203 JUNE ROAD
City/Town/Village of: NORTH SALEM NY 10560

For the following, attach additional sheets if necessary.

Description of land and boundaries: The 3 properties are bonded in good currently in use the properties used fencing installed June using in the Westchester Agricultural Council to what that might happen lastly 207 June rd property is currently being worked on for pasture.

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

BREEDING of REGISTERED MINATURE JERSEY COWS
SEMENT collection from u.s. bulls - (select semen strands of heifer semen)
FORAGE lot 5 1746-12 was just completed - now turned in a pasture

Description of future plans: May get involved with Chickens setting of eggs
207 June Road property will hopefully be the new home of our goats

Total Number of Acres to be added to Westchester County's Agricultural District: 36.22

Number of acres currently farmed: 25.4 Total acres proposed to be farmed: 30

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

Note: Only parcels on which the agricultural operation is located are eligible to be included in the Agricultural District. Parcels that include only non-agricultural uses are not eligible for inclusion. For parcels on which are located both agricultural and non-agricultural uses, please answer the following. The Agriculture and Farmland Protection Board may request documentation supporting your answers.

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel? 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 (at the Agricultural District Board)

Identify Principal and Secondary Farm Enterprise	Principal (choose one)	Secondary (select as many as appropriate)	Estimated Annual Gross Farm Sales (check one)
Dairy - See separate schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Below \$2,000 <input type="checkbox"/> \$2,000 to \$9,999 <input checked="" type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 or more
Cash Crop (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	
Cash Crop (Vegetable)	<input type="checkbox"/>	<input type="checkbox"/>	
Orchard	<input type="checkbox"/>	<input type="checkbox"/>	
Vineyard	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Poultry	<input type="checkbox"/>	<input type="checkbox"/>	
Horticultural Specialties	<input type="checkbox"/>	<input type="checkbox"/>	
Sugarbush	<input type="checkbox"/>	<input type="checkbox"/>	
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	
Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	
Other (Please Specify):	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Forestry</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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.

Property Owner's Signature: [Signature] Date: 2/3/2025

Print Name: Timothy Butler

~~Applicant's Signature:~~ Signed before me by Timothy Butler Date: _____
(if not property owner) on this 6th day of February, 2025

Print Name: Rosemary James Rosemary James
 Notary Public - State of New York
 No. 01/A6093953 - Qualified in Putnam County

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

For AFPB Use Only! Do not write below this line!

Site Visit Date: _____

Comments: _____

Recommendation: _____

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: Clear Views Farm LLC

Parcel Acreage: 17.9

Tax Parcel Identification (Section-Block-Lot): 3-1735-34

Property Street Address: 110 HANDSCRAWBLE ROAD

Municipality: NORTH SALEM NY 10560

PROPERTY OWNERSHIP

Owner Name: Timothy B. Fler Liz B. Fler

Mailing Address: 203 JUNE ROAD North Salem NY 10560

Phone Number(s): 914 469-3336

Email: TBFLER1214@gmail.com

AUTHORIZED REPRESENTATIVES (check here if not applicable)

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 representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature: [Signature] Date: 2/6/2025

Print Name: Timothy B. Fler

Notarized by: Rosemary James 2/6/2025

Rosemary James
Notary Public - State of New York
#0146091953 - Qualified in Putnam County
My Commission Expires June 9, 2027

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: Clear View Farm LLC
Parcel Acreage: 6 5.95
Tax Parcel Identification (Section-Block-Lot): 5 1746-2
Property Street Address: 203 JUNE ROAD
Municipality: NORTH SALEM NY 10560

PROPERTY OWNERSHIP

Owner Name: Timothy Butler & B. Butler
Mailing Address: 203 JUNE ROAD NORTH SALEM NY 10560
Phone Number(s): 914 469-3336
Email: TBUTLER1214@gmail.com

AUTHORIZED REPRESENTATIVES (check here if not applicable)

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 representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature: [Signature] Date: 2/6/2025
Print Name: Timothy Butler

Notarized by: Rosemary James 2/10/2025

Rosemary James
Notary Public - State of New York
No. 0181093953 - Qualified in Putnam County
Commission Expires June 9, 2027

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: Steve V. Jones FARM LLC
Parcel Acreage: 6.92
Tax Parcel Identification (Section-Block-Lot): 5174612
Property Street Address: 8-18 State Ridge Road
Municipality: North Salem NY 10560

PROPERTY OWNERSHIP

Owner Name: Timothy Butler Ltd B. Butler
Mailing Address: 203 June Road North Salem NY 10560
Phone Number(s): 914 464-3336
Email: TBUTLER1214@gmail.com

AUTHORIZED REPRESENTATIVES (check here if not applicable)

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 representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature: [Signature] Date: 2/6/2025

Print Name: Timothy Butler

Notarized by:

Rosemary James 2/6/2025

Rosemary James
Notary Public - State of New York
No. 01946092953 - Qualified in Putnam County
My Commission Expires June 7, 2027

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: CLEAR VIEWS FARM LLC

Parcel Acreage: 2.75

Tax Parcel Identification (Section-Block-Lot): 5 1746 3

Property Street Address: 6 STARBUCK RIDGE ROAD

Municipality: NORTH SALEM NY 10560

PROPERTY OWNERSHIP

Owner Name: TIMOTHY B. BUTLER L2 B. BUTLER

Mailing Address: 203 JUNE ROAD NORTH SALEM NY 10560

Phone Number(s): 914 469-3336

Email: TBUTLER1214@GMAIL.COM

AUTHORIZED REPRESENTATIVES (check here if not applicable)

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 representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature: [Signature] Date: 2/8/2015

Print Name: TIMOTHY B. BUTLER

Notarized by: Rosemary James 2/6/2015

Rosemary James
Notary Public - State of New York
ID# 0114099555 - Qualified in Putnam County
My Commission Expires June 9, 2017

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: Clear Views Farm LLC

Parcel Acreage: 2.7

Tax Parcel Identification (Section-Block-Lot): 5 1746 1

Property Street Address: 207 TOWN ROAD

Municipality: NORTH SALEM NY 10560

PROPERTY OWNERSHIP

Owner Name: Timothy Butler L2 B. Butler

Mailing Address: 203 TOWN ROAD NORTH SALEM NY 10560

Phone Number(s): 914 469-3336

Email: TButler1214@gmail.com

AUTHORIZED REPRESENTATIVES (check here if not applicable)

Name: _____

Organization: _____

Mailing Address: _____

Phone Number(s): _____

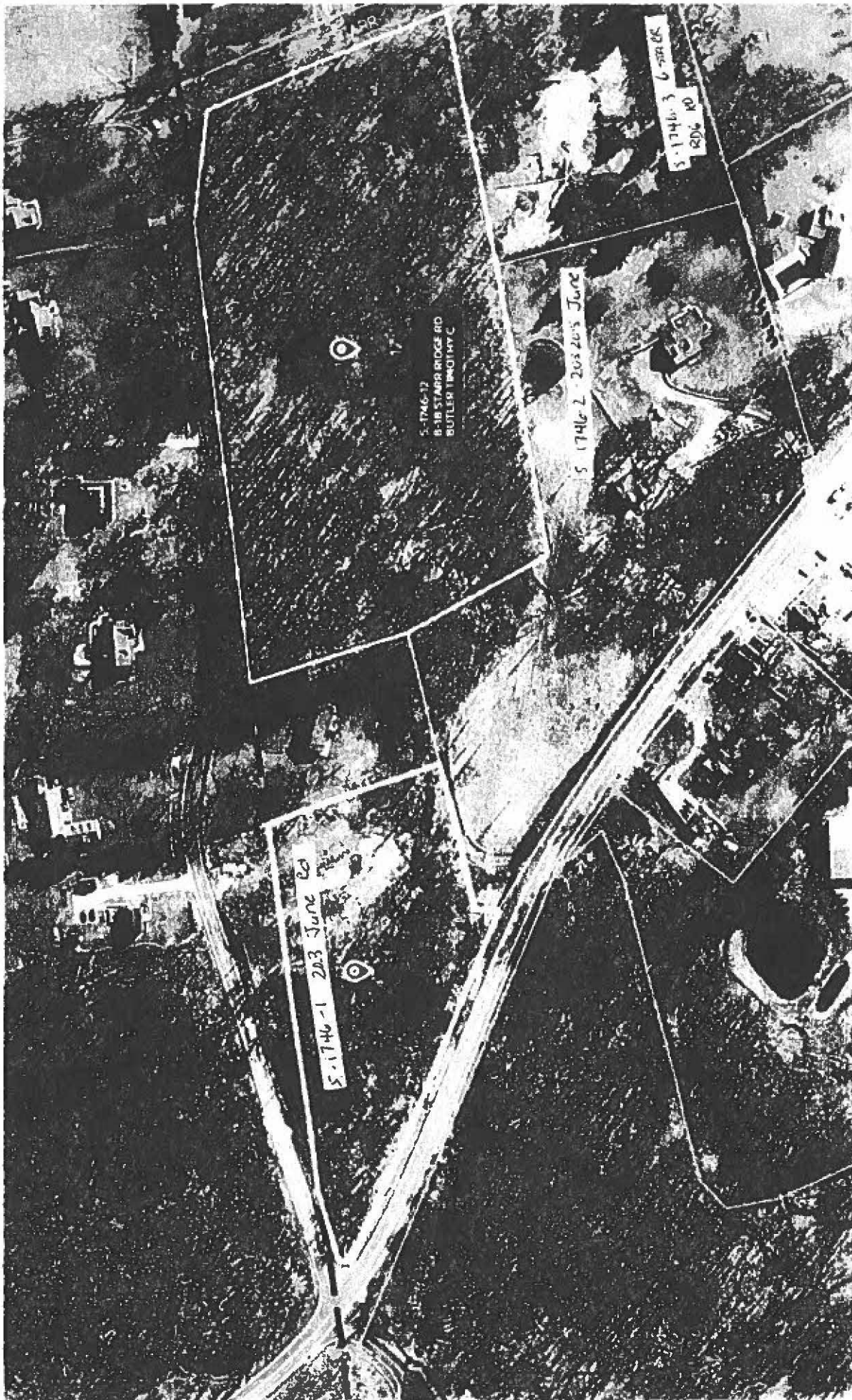
I hereby swear that I am the owner of record of the subject property described above, and that I hereby authorize the representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature: [Signature] Date: 2/16/2025

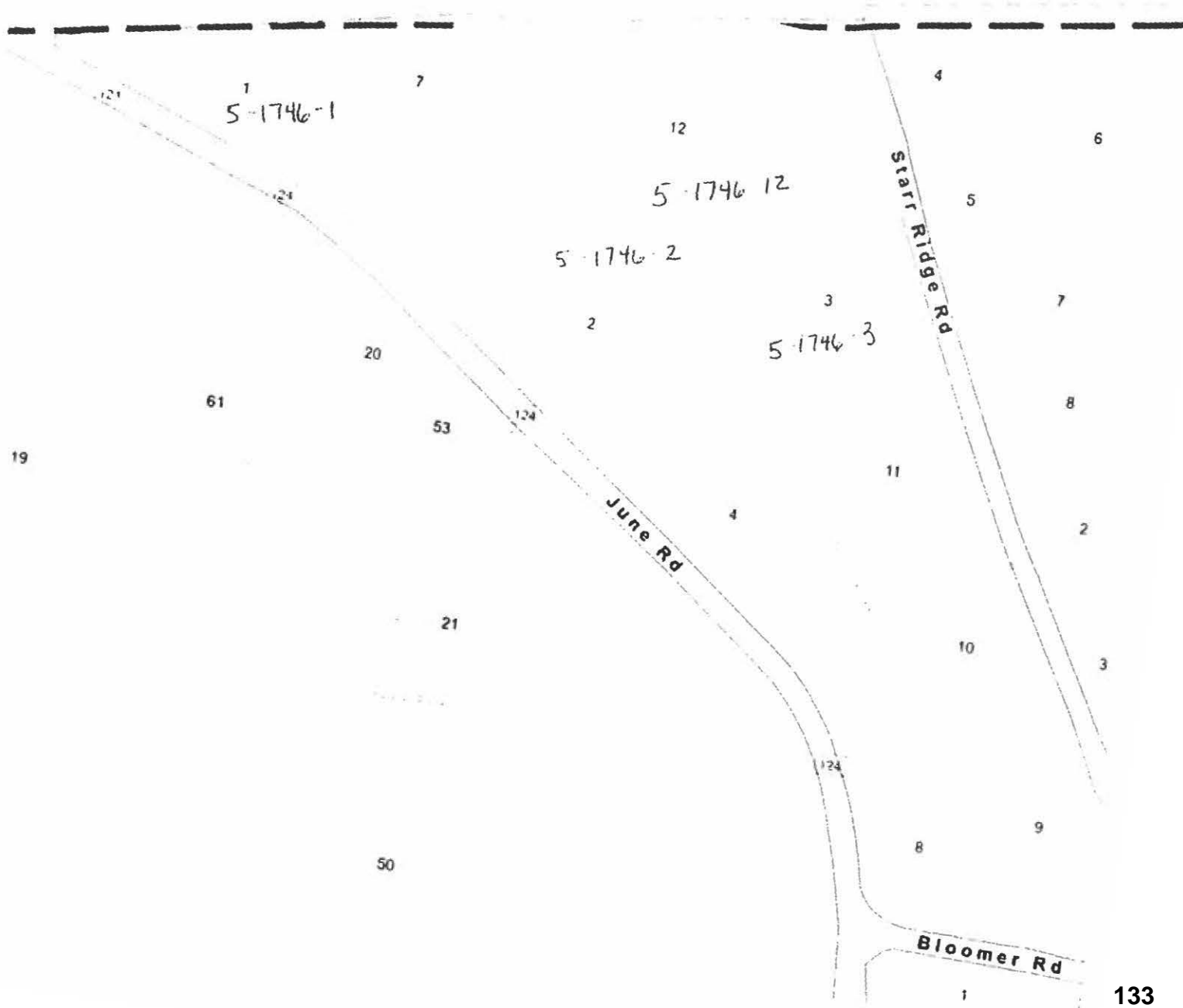
Print Name: Timothy Butler

Notarized by: Rosemary James 2/16/2025

Rosemary James
Notary Public - State of New York
#12016071953 - Qualified in Putnam County
My Commission Expires June 9, 2027



- Owner
- 5-1746-1 TIMOTHY BUTLER 203 June Rd
 - 5-1746-3 TIMOTHY + ELIZABETH BUTLER 6 STARR RIDGE RD
 - 5-1746-12 TIMOTHY C. BUTLER 8-18 STARR RIDGE RD
 - 5-1746-2 TIMOTHY BUTLER 203 205 June Rd



5-1746-1

5-1746-12

5-1746-2

5-1746-3

Starr Ridge Rd

June Rd

Bloomer Rd



1735-34
owner
Handscrabble Rd
+ bldings

110 Handscrabble Rd.

32 31

37

33

44

6

59

55

4

34

3-1135-34
Hardscrabble Rd Holdings
110 Hardscrabble Rd

Hardscrabble Rd

47

36

197

AFFIDAVIT OF TIMOTHY BUTLER
MEMBER OF CLEAR VISION FARM LLC

I am the member of Hardscrabble Rd Holdings LLC (HRH), owner of 110 Hardscrabble Road, North Salem, New York.

Clear Vision Farm (CVF) has made an application for the inclusion of five (5) parcels of land into the Westchester County Agricultural District No. 1 (the Agricultural District). One (1) of the five parcels of land, namely 110 Hardscrabble Road, North Salem, New York is used partly for agricultural purposes and partly for non-agricultural purposes and this Affidavit is being provided as part of the record for my application.

110 Hardscrabble Road consists of 17.9 acres, of which 9 acres are dedicated to my agricultural operation. My agricultural operation consists of livestock breeding. Where at CVF we own registered miniature jersey cows, breeding and selling the young. These specific types of cows are high in demand due to the type of protein milk they produce. The entire herd is A2 A2 protein milk producers. This type of milk is said to be easier to digest than normal, people that are lactose intolerant are said to be able to drink this type of milk. Along with our breeding operation, we are in the process of sending our bull to Cornell University to be collected. Then we will be offering semen straws for sale. The additional properties listed in this application are used for rotational grazing and separation of the herd.

I hereby affirm the following:


1. One of the five properties requested to be entered into the District, i.e. 110 Hardscrabble Road, North Salem and identified as Tax Parcel 3.-1735-34, includes two separate land uses, consisting of a livestock operation and a separate and distinct excavating business.
2. The land use for which I am seeking entry into the Agricultural District pertains solely to the livestock operation which consists of dairy cow breeding and other livestock.
3. Clear Vision Farm is currently working with the Watershed Agricultural Council (WAC), which has assured us that our properties are eligible for and will receive technical services from WAC in the form of the development of a Whole Farm Plan and the design and implementation of a number of agricultural best management practices including but not limited to: 1) BMP's # 1 compost facility, 2) Vegetated treatment area 3) heavy use area protection 4) nutrient management 5) barnyard

water management, #6 forage & biomass planting, #7 fencing, #8 fencing, #9&10 pipeline watering facilities and #11 prescribed grazing. These best management practices are intended to improve the environmental performance of the agricultural operation, which is located within the East of Hudson watershed of the New York City drinking water supply, and we are committed to the implementation and maintenance of these practices as well as any operational practices recommended by WAC.

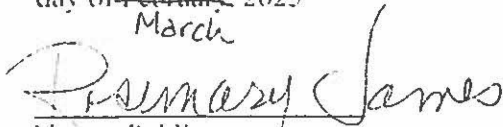
4. I understand the excavating business does not meet the County's criteria as an agricultural operation and I am not seeking protection for the excavation business or the portion of the property used for that business.

Hardscrabble Rd Holdings LLC

Clear Vision Farm, LLC

By: 
Timothy Butler, Member

Sworn to before me this 3rd
day of ~~February~~ 2025
March


Notary Public

Rosemary James
Notary Public - State of New York
#093953 - Qualified in Putnam County
Commission Expires June 9, 2027

**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.

Part 1: Landowner Information

Landowner Name: Frank Bartolini Irrevocable Trust/by Trustee and Beneficiary John Bartolini

Mailing Address: 153 East Main St Jefferson Valley NY 10535

Phone Number: 914.243.5555

E-Mail Address: bartolini@optonline.net

Part 2: Parcel Identification

IMPORTANT: ATTACH A COPY OF THE TAX MAP IDENTIFYING EACH OF THE AGRICULTURAL PARCELS IDENTIFIED BELOW. SEE YOUR TAX ASSESSOR.

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

Parcel ID #	Acreage
36.13-1-2	8.2508

Parcel ID #	Acreage

- B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented from another landowner:

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: Hunter Brook Tree Farm

Farm Street Address: 2145 Hunter Brook Road

City/Town/Village of: Yorktown Heights NY 10598

For the following, attach additional sheets if necessary.

Description of land and boundaries: Vacant abandoned agricultural land that used to host a large fenced in horse area. There is no structure left behind

Description of current agricultural activities (also complete the table on the following page):
There are presently 1,000 newly planted evergreen trees for use to shield or buffer neighbors view once approved for inclusion in agricultural district.

Description of future plans: Upon inclusion this will be a family owned and operated commercial tree farm and nursery planting stockm, producing it own cuttings, composting, heated hoop houses, etc.

Total Number of Acres to be added to Westchester County's Agricultural District: 8.2508

Number of acres currently farmed: .25 Total acres proposed to be farmed: 8.2508

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

Note: Only parcels on which the agricultural operation is located are eligible to be included in the Agricultural District. Parcels that include only non-agricultural uses are not eligible for inclusion. For parcels on which are located both agricultural and non-agricultural uses, please answer the following. The Agriculture and Farmland Protection Board may request documentation supporting your answers.

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel? 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 Principal and Secondary Farm Enterprise	Principal (choose one)	Secondary (select as many as appropriate)	Estimated Annual Gross Farm Sales (check one)
Dairy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Below \$2,000 <input type="checkbox"/> \$2,000 to \$9,999 <input type="checkbox"/> \$10,000 to \$49,999 <input checked="" type="checkbox"/> \$50,000 or more
Cash Crop (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	
Cash Crop (Vegetable)	<input type="checkbox"/>	<input type="checkbox"/>	
Orchard	<input type="checkbox"/>	<input type="checkbox"/>	
Vineyard	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock	<input type="checkbox"/>	<input type="checkbox"/>	
Poultry	<input type="checkbox"/>	<input type="checkbox"/>	
Horticultural Specialties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sugarbush	<input type="checkbox"/>	<input type="checkbox"/>	
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	
Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	
Other (Please Specify):	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Evergreen Trees</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>Composting</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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.

Property Owner's Signature:  Date: 01/22/2025

Print Name: John Bartolini, Trustee/Beneficiary

Applicant's Signature:  Date: 01/22/2025
(if not property owner)

Print Name: John Bartolini

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

For AFPB Use Only! Do not write below this line!

Site Visit Date: _____

Comments: _____

Recommendation: _____

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: Hunterbrook Tree Farm
Parcel Acreage: 8.2508
Tax Parcel Identification (Section-Block-Lot): 36.13-1-2
Property Street Address: 2145 Hunter Brook Road
Municipality: Yorktown Heights

PROPERTY OWNERSHIP

Owner Name: Frank Bartolini Irrevocable Trust
Mailing Address: 153 East Main Street
Phone Number(s): 914.243.5555
Email: bartolini@optonline.net

AUTHORIZED REPRESENTATIVES (check here if not applicable)

Name: John Bartolini Trustee/Beneficiary
Organization: Self
Mailing Address: 153 East Main Street, Jefferson Valley NY 10535
Phone Number(s): 914.243.5555

I hereby swear that I am the owner of record of the subject property described above, and that I hereby authorize the representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature:  Date: 01/22/25

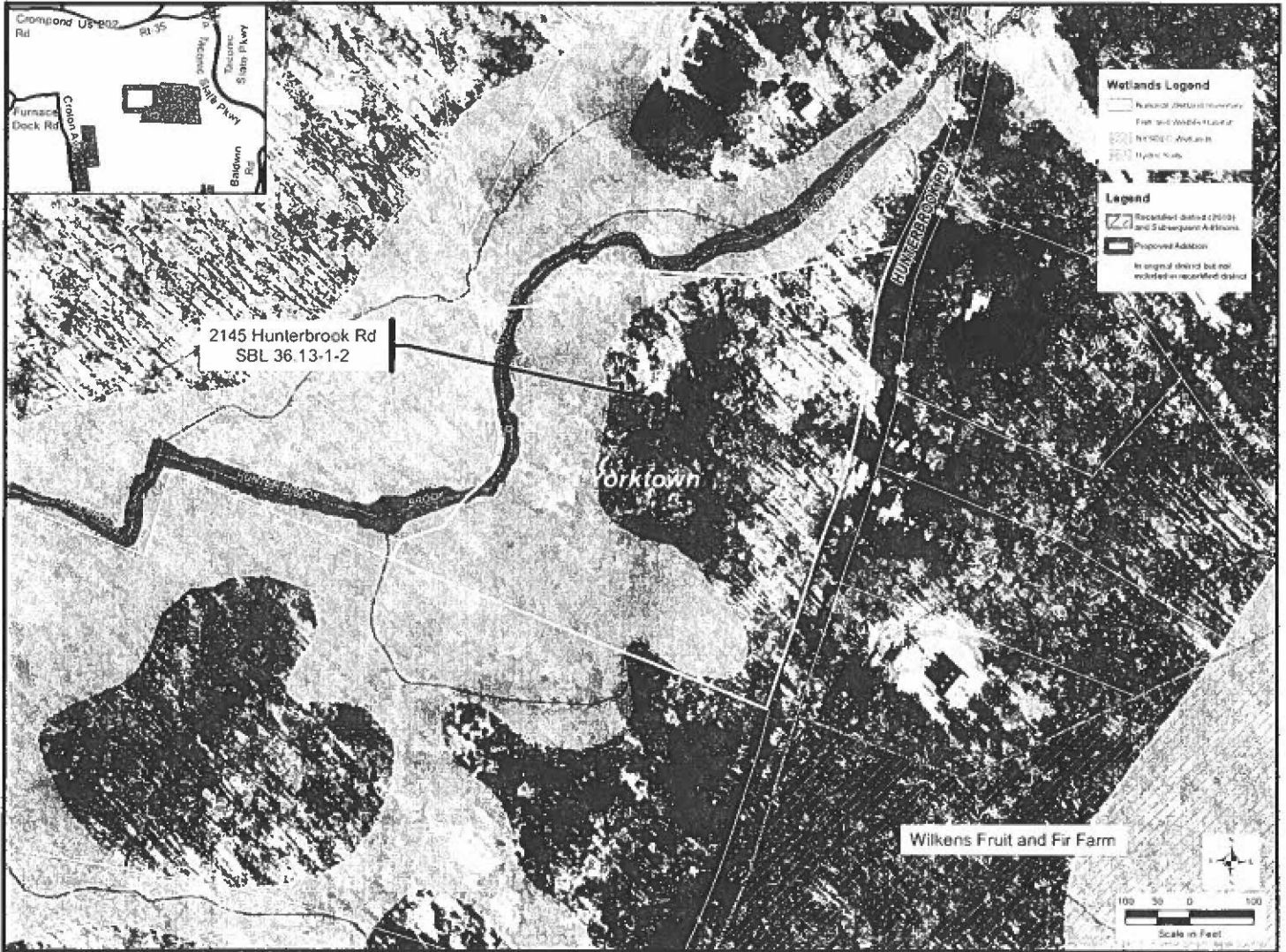
Print Name: John Bartolini, Trustee

Notarized by:

Eileen Victory

1/22/2025

EILEEN VICTORY
Notary Public - State of New York
No. 01VI6282928
Qualified in Putnam
My Commission Expires May 28, 2025



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: Richard C Stewart

Mailing Address: 225 Vail Lane, North Salem, NY, 10560

Phone: +1 (203) 554-1600 E-Mail: stewartwatsonfarm@gmail.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 owned by the farmer:

Parcel ID #	Acreage
9.-1767-3	1.94
9.-1767-7	1.57

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 parcels not owned by the applicant)

Parcel ID #	Acreage

Parcel ID #	Acreage

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

Parcel ID #	Acreage	Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: Stewart Watson Farm LLC

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

Farm Street Address: 225 VAIL Lane

City/Town/Village of: North Salem, NY 10560

For the following, attach additional sheets if necessary.

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

upper lot: no wetlands or streams, steep slopes on 2 sides of upper lot. Majority is gently sloping open fields.
lower 1.5 lot: small stream east border; mostly grassy lawn, residence.

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

Basement garage and 1/4 barn used to produce gourmet
oyster mushrooms; chestnut: King trumpet; lions mane
shitake and maitake mushrooms. see attached A

Description of future plans:

Increase production to 400+ pounds of
mushrooms weekly by expanding to upper lot
using converted storage containers units.
see also attachment A.

Number of acres currently farmed: 1.5 Total acres proposed to be farmed: 1.5 + 1.9 = 3.4 acres

Participating in Agricultural Assessment Program (Property Assessment): Yes No not currently

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)			Approx. Acres
			Existing	Start-Up	
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 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>MUSHROOMS</u>	<input checked="" 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).
- 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: Richard C Stewart Date: 3/6/25

Print Name: Richard C Stewart 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

Ver. 5/1/14

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

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: _____

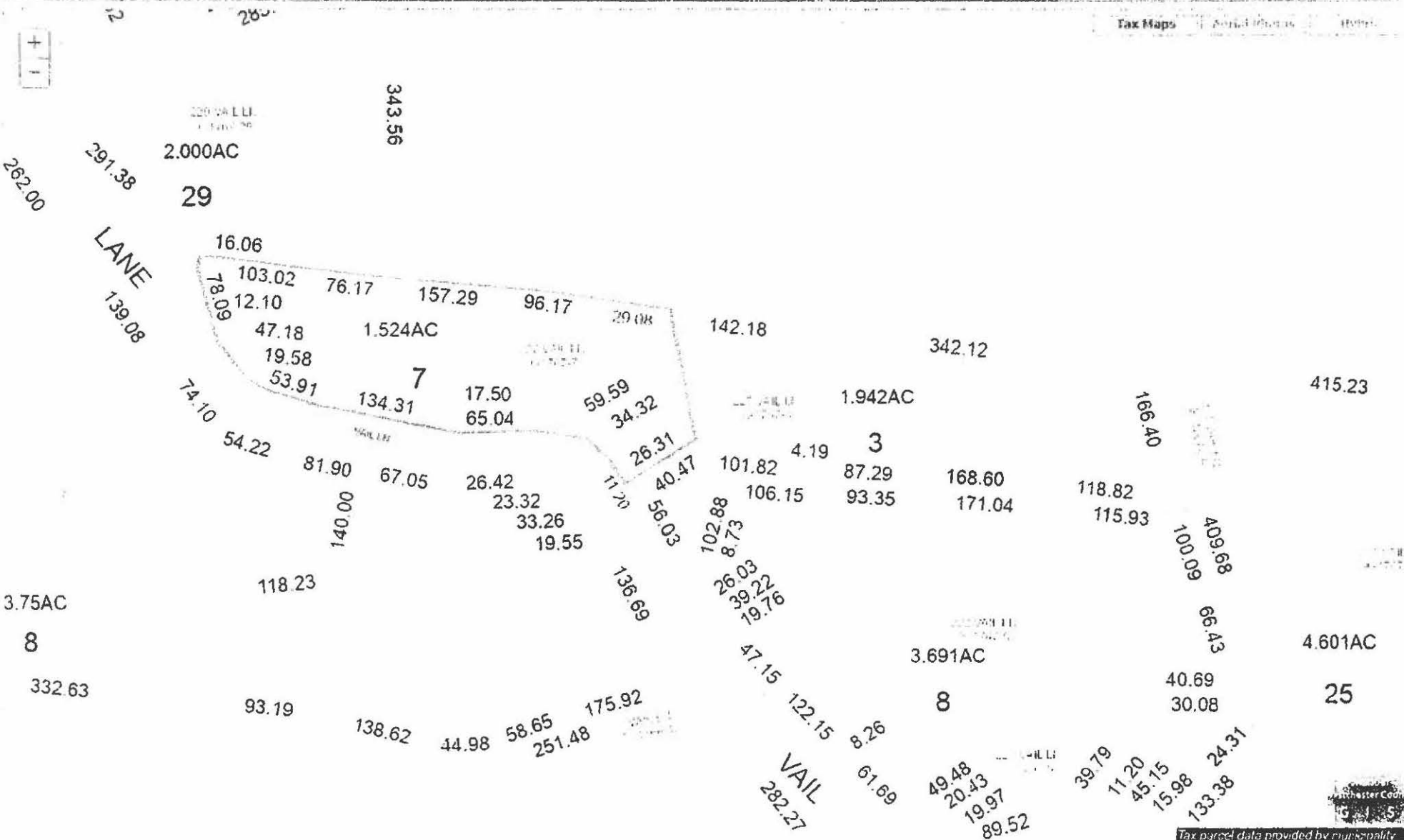
Phone Number(s): _____

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: _____

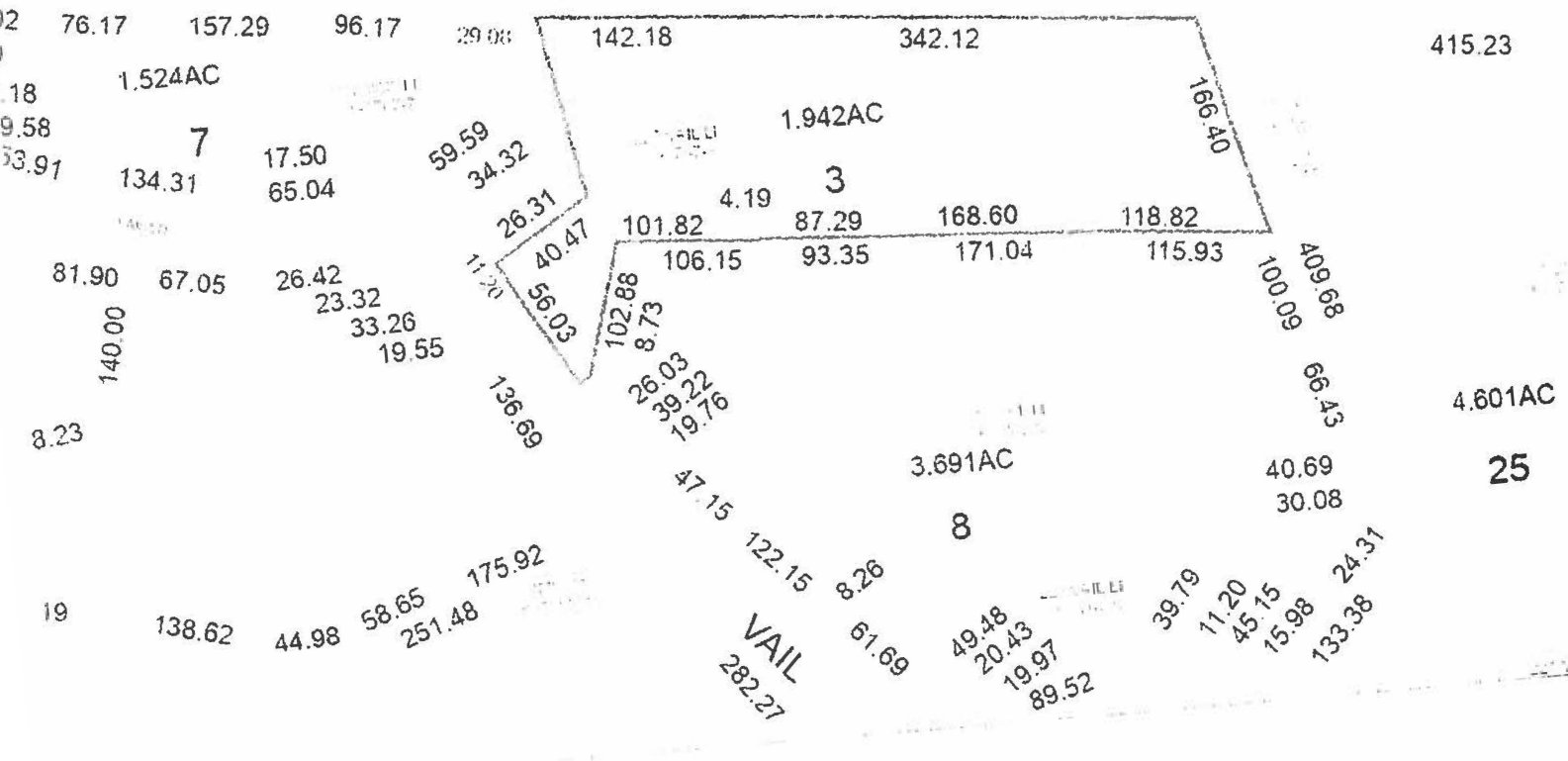
Print Name: _____

Notarized by:



Tax parcel data provided by municipality.

343.56



415.23

473.00

4.601AC

25



Attachment Exhibit A

Stewart Watson Farm LLC ("SWF") started in the basement of the farmhouse about 4 years ago with the retirement of its owner Richard C Stewart. Since its creation SWF has expanded sequentially from the residential building's basement to the entire 2 car garage, and then the lower ½ of its barn studio.

This expansion has included some novel innovations in small farmer mushroom growing. The farm "invented" a vacuum machine that sucks "master mix" substrate from a 55 gallon drum into a DIY auto bagger. It converted a 55 gallon steel drum into a pressurized "autoclave". It renovated the bottom of its studio-chicken barn to house an innovative shredded straw system pasteurized by three 55 gallon drums of water to which lime is added, and into which the shredded straw is dropped by winch into custom made steel baskets.

The business plan from the start was to produce gourmet oyster mushrooms, favored by chefs and discerning consumers, and having a niche market because of its relatively short shelf life. But, too, to grow the highest quality conceivable. To a large degree SWF achieved that. As an example, our mushrooms were part of a mushroom risotto entre named by the food critic of Albany's Times Union as best in all of Hudson Valley in 2023.

Despite all of these achievements and innovations SWF has yet to be profitable. Part of that may be due to the statistics for start-ups e.g 50% or fewer survive, and break-even" is often not achieved for 3 years. The biggest problem for SWF is the scale of production and sales. It presently sells an average 80-100 pounds of mushrooms a week. To be profitable SWF believes the minimum is 400 pounds a week, and up.

The mushroom farm industry in the U.S has been concentrated in Pennsylvania producing "button" mushrooms from gigantic farms, and via imports from Asia. Growing oyster mushrooms is relatively easy to learn, has a dramatically lower cost of entry, and can be grown indoors. Moreover, its potential for further growth is impressive given it's growing recognition nationwide for its nutritional and medicinal value, and its benefits to our planet.

While SWF is currently maxed out concerning in-house mushroom growing capacity and is concerned that, accordingly, it will fail from lack of profitability, an easy solution exists. If the SWF property it operates on presently is made into an agricultural district covering both the lower "residential" lot of a non-conforming 1.5 acres and the adjoining 1.9 acre, upper lot, SWF can continue operations on the lower "residential" lot, and start operations on the upper lot to insure its viability.

Attachment Exhibit A

The business plan then would be to use the upper now vacant 1.9 acre non-conforming lot to expand SWF production. Currently the zoning regulations of North Salem prohibit continued use of storage container units. Yet, the conversion of storage containers to grow mushrooms is a proven profit maker for successful oyster mushroom farms.

The upper lot is vacant, up a sharp hill, invisible to neighbors and bounded on the north by a 90 acre land trust that is in the agricultural district. The SWF upper lot is essentially useless. It is not only inaccessible, it is a non-comforming at 1.9 acres in a 2 acre zone.

The granting of Agricultural District status will allow SWF to place three 8 x 40' storage container units that can be renovated and made into: 1) a fruiting chamber. 2) a colonization unit. 3) and an office/storage/lab. The upper lot would also allow for a supplemental mushroom growing capacity by allowing placement of a thousand 30" logs, drilled and filled with mycelium. Finally, the added lot would utilize the hundreds of pounds of mushroom capacity, now an expensive nuisance, but which could be sold to local landscape gardeners.

While the SWF application to be designated an Agricultural district is unusual because of its smaller size and use, it fits within the Department requirements, and is actually a good example for recognition of smaller mushroom farming and its huge coming potential in New York State.

Stewart Watson Farm SALES

YEAR	Q1	Q2	Q3	Q4	TOTAL
2024	\$ 12,737.00	\$ 17,594.00	\$ 20,089.00	\$ 25,452.00	\$ 75,872.00
		138%	114%	127%	

YEAR	JANUARY	FEBRUARY	MARCH		TOTAL		
2025	\$ 3,613.52	\$ 4,145.22	\$ 3,242.46		\$ 11,001.20	Q1	Actuals
					\$ 15,196.29	Q2	Projections based on 2024 quarterly increases
					\$ 17,351.27	Q3	
					\$ 21,983.40	Q4	
					\$ 65,532.15	2025 TOTAL	

From: [Laureano, Jesenia](#)
To: [Laureano, Jesenia](#)
Subject: FW: Stewart Watson Sales 2024-2025
Date: Wednesday, April 16, 2025 2:39:00 PM
Attachments: [STEWART WATSON SALES with Projections.xlsx](#)

From: Laureano, Jesenia
Sent: Wednesday, April 16, 2025 2:36 PM
To: Kvinge, David <dsk2@westchestercountyny.gov>; Castro, Matthew <mvc1@westchestercountyny.gov>
Subject: FW: Stewart Watson Sales 2024-2025

Hi,

Forwarding the confirmation of the 2025 projections in the attachment from Mr. Stewart.

-Jesenia

From: Stewart Watson Farm <stewartwatsonfarm@gmail.com>
Sent: Wednesday, April 16, 2025 2:30 PM
To: Laureano, Jesenia <jnl1@westchestercountyny.gov>
Subject: Re: Stewart Watson Sales 2024-2025

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the Help Desk.

In response, this is to confirm that I fully expect to meet or exceed the projections referred to in your email this responding to.

Richard C Stewart
Sent from my iPhone

From: Stewart Watson Farm <stewartwatsonfarm@gmail.com>
Sent: Wednesday, April 16, 2025 12:10 PM
To: Laureano, Jesenia <jnl1@westchestercountyny.gov>
Subject: Fwd: What they want

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the Help Desk.

Begin forwarded message:

From: Sael Bookkeeping- Accounting Services <saelbookkeeping@gmail.com>
Subject: Re: What they want
Date: April 16, 2025 at 11:38:11 AM EDT
To: Stewart Watson Farm <stewartwatsonfarm@gmail.com>

Hello Richard.,

See attached the summary of gross sales for 2024 and 2025.

If there is any question, let them reach me.

Stewart Watson Farm SALES

YEAR	Q1	Q2	Q3	Q4	TOTAL
2024	\$ 12,737.00	\$ 17,594.00	\$ 20,089.00	\$ 25,452.00	\$ 75,872.00

YEAR	JANUARY	FEBRUARY	MARCH		TOTAL
2025	\$ 3,613.52	\$ 4,145.22	\$ 3,242.46		\$ 11,001.20

<STEWART WATSON SALES with Projections.xlsx>

**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.

Applications are accepted during the month of March each year.

Part 1: Contact Information

Landowner Name: Robert and Kim Andriano

Mailing Address: 4 Lakewood Drive, Katonah NY 10536

Phone: _____ E-Mail: _____

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

Applicant Name: Michael Dignelli

Mailing Address: 19 Lalli Drive, Katonah, NY, 10536

Phone: (914) 232-2122 E-Mail: mikeydigs@aol.com

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 owned by the farmer:

Parcel ID #	Acreage
27.15-1-27.6	19.4

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 parcels not owned by the applicant)

Parcel ID #	Acreage

Parcel ID #	Acreage

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

Parcel ID #	Acreage

Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: Heritage Farm

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

Farm Street Address: 19 Lalli Drive

City/Town/Village of: Somers

For the following, attach additional sheets if necessary.

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

The parcel at 14 Lalli Drive has been a part of the equine operation from its inception. The parcel was originally included in the Agricultural District but was not included during the first recertification in 2008.

We would like to include this parcel once again in the District.

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

Existing equine operation proposed to continue.

Description of future plans: Continue the current operation.

Number of acres currently farmed: 17 Total acres proposed to be farmed: 17

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17
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 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. _____	<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).
- 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: Michael Dignelli Date: 4/16/2025

Print Name: MICHAEL DIGNELLI 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

Ver. 3/25

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

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: Heritage Farm
Parcel Acreage: 19.4 acres
Tax Parcel Identification (Section-Block-Lot): 27.15-1-27.6
Property Street Address: 14 Lalli Drive
Municipality: Somers

PROPERTY OWNERSHIP

Landowner Name: Robert and Kim Andriano
Mailing Address: 4 Lakewood Drive, Katonah NY 10536
Phone Number(s): _____
Email: _____

AUTHORIZED REPRESENTATIVE(S)

Name: Michael Dignelli
Organization: Heritage Farm
Mailing Address: 19 Lalli Drive, Katonah, NY, 10536
Phone Number(s): (914) 232-2122

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: Michael Dignelli Date: 4/16/2025

Print Name: MICHAEL DIGNELLI

Notarized by:

LANDOWNER APPLICATION FOR CREATION OF AN AGRICULTURAL DISTRICT

Instructions

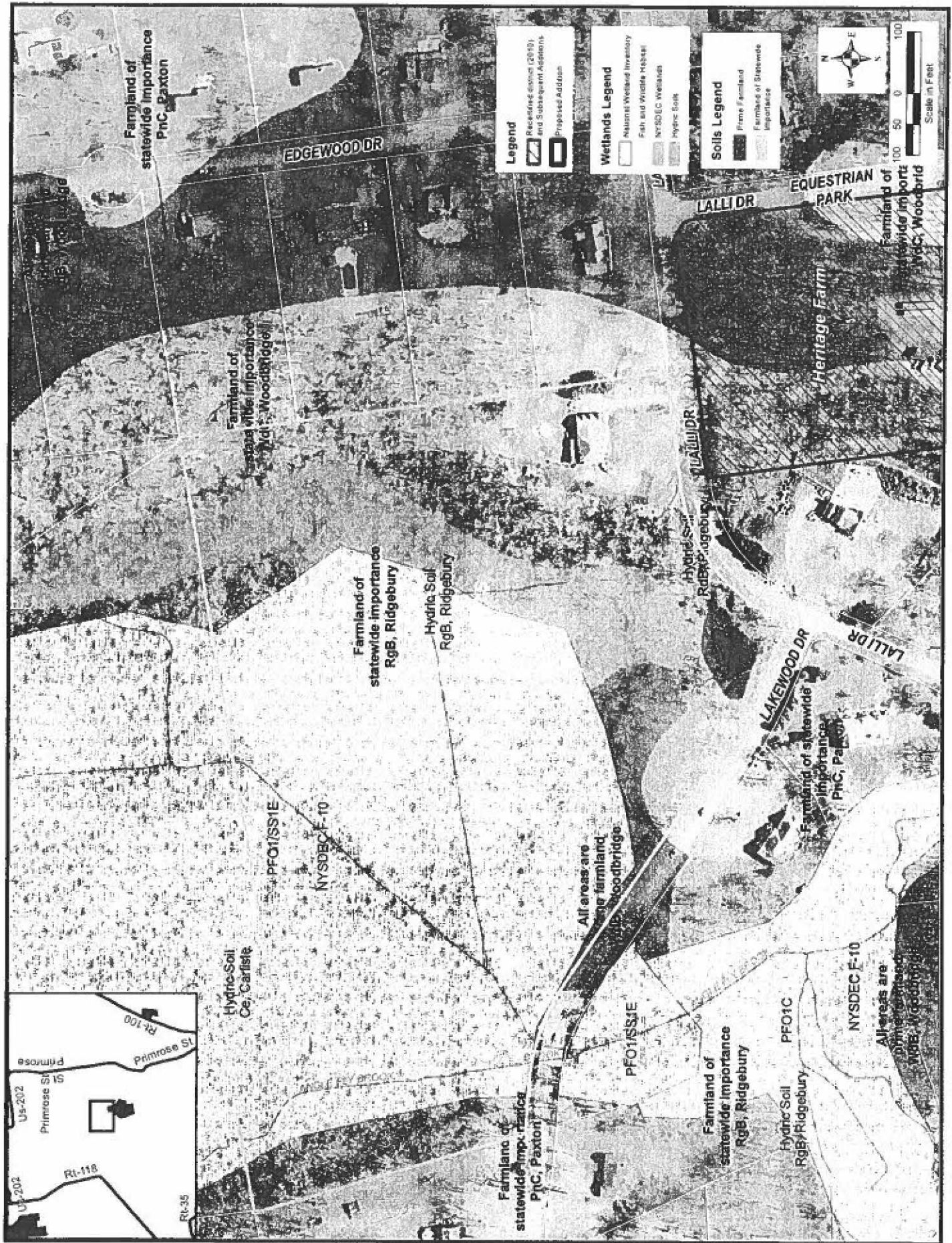
One copy of this form or such reasonable number as the County Legislative Body may require is to be submitted by petitioning landowners to the County Legislative Body. A 7.5 minute scale map clearly delineating the boundaries of the proposed district and the boundaries of the properties within the district owned by the undersigned applicants must accompany this application. Appropriate 7.5 minute scale base maps can be obtained from the County Planning Department.

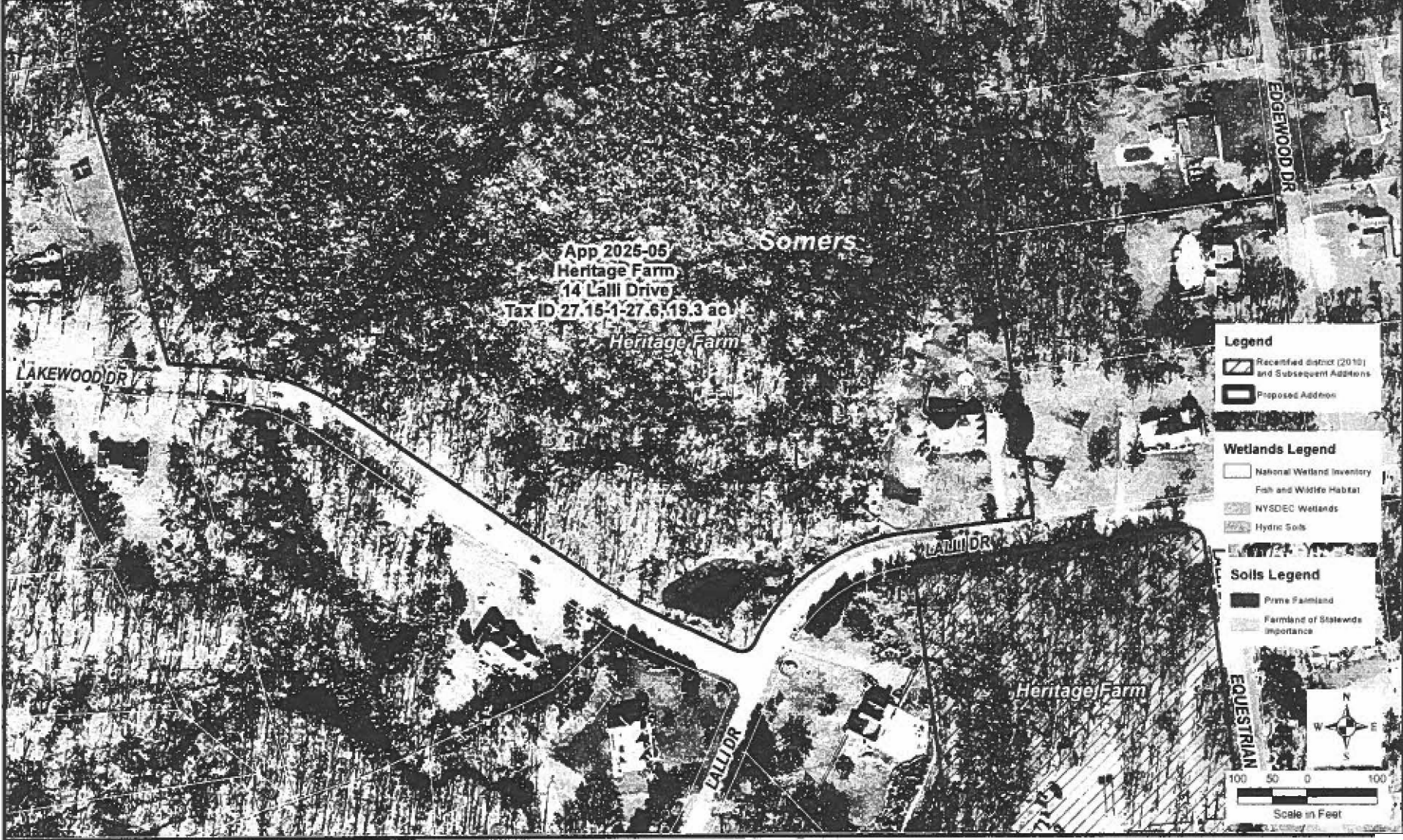
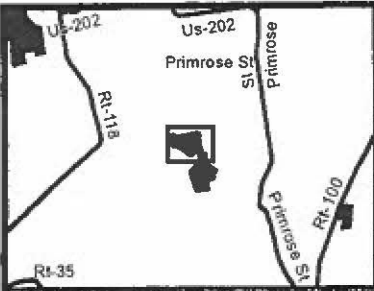
District Location

County <i>Westchester</i>	Town(s) in District <i>Somers</i>	Acres in District Owned by Applicant(s) <i>31 + 19 = 50</i>
------------------------------	--------------------------------------	--

Landowner Information

Name (Type or Print)	Signature	Address (Street, City, State of Legal Residence)	Acreage Proposed for District Inclusion	
			Tax Map No. or Roll Description	Acreage Per Tax Parcel
<i>Michael Dignelli</i>	<i>Michael Dignelli</i>	<i>Heritage Farm 19 Lalli Drive Katonah NY 10536</i>	<i>27.19-1-1.1</i>	<i>30.22</i>
			<i>27.19-1-3</i>	<i>1.91</i>
		<i>Easement on land owned by Robert W. and Kim M. Andriano 14 Lalli Drive Katonah, New York 10536</i>	<i>27.15.1-27.6</i>	<i>1</i>





App 2025-05
 Heritage Farm
 14 Calli Drive
 Tax ID 27-15-1-27.6, 19.3 ac
 Heritage Farm

Legend

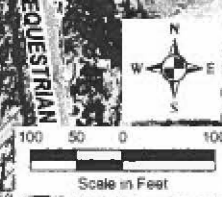
- Reconstituted district (2010) and Subsequent Additions
- Proposed Addition

Wetlands Legend

- National Wetland Inventory
- Fish and Wildlife Habitat
- NYSDEC Wetlands
- Hydric Soils

Soils Legend

- Prime Farmland
- Farmland of Statewide Importance



**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

As your Honorable Board may know, by Resolution No. 223-2000, a proposal was submitted to the New York State Commissioner of Agriculture and Markets (the “NYS Commissioner”) to establish the Westchester County Agricultural District No. 1 (the “District”) and designate a review period every eight (8) years. The NYS Commissioner certified the lands designated in Resolution No. 223-2000 for districting effective July 19, 2001. Recertification of the District is once again necessary and is due to be completed on or before July 19, 2025.

Your Committee has been advised that pursuant to Section 303-a of the New York State Agriculture and Markets Law, your Honorable Board is required to take certain enumerated actions in recertifying the District. First is to publish a notice that a review is underway, second is to direct the Westchester County Agricultural and Farmland Protection Board (“AFPB”) to prepare a report and recommendations, and third is to schedule a public hearing.

The first two steps were previously authorized by your Honorable Board by Resolution 2025-13. The third step, the scheduling of the public hearing, was previously authorized by your Honorable Board by Resolution 2025-61 and an initial public hearing was duly held on March 24, 2025. A second public hearing was duly held on June 16, 2025 to consider the AFPB’s amended report and recommendations dated April 15, 2025 (the “April 15th Revised Report”), which the AFPB prepared and submitted for District recertification.

Your Honorable Board is in receipt of the April 15th Revised Report that the District be recertified in accordance with certain modifications as described in the revised report and recommendations. Such modifications include the addition of nine (9) parcels of land totaling

approximately seventy-seven and seven tenths (± 77.7) acres and the re-inclusion of the Towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities.

Accordingly, transmitted herewith for your consideration is a Resolution, which if adopted, would authorize your Honorable Board to make the finding recommending to the NYS Commissioner that the District be recertified in accordance with the proposed modifications identified in the April 15th Revised Report.

If your Honorable Board finds that the District should be recertified, then a certified copy of the adopted Resolution, along with the April 15th Revised Report, must be sent to the NYS Commissioner.

The Department of Planning has advised that, based on its review, the proposed Resolution finding that the District should be recertified in accordance with the proposed modifications, has been classified as an “Unlisted action” under the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQRA”). A Resolution, and proposed Negative Declaration, along with a Short Environmental Assessment Form, prepared by the Planning Department, are attached to assist your Honorable Board in complying with SEQRA. Upon review, your Committee concludes that the proposed action will not have any significant adverse impact on the environment and recommends the adoption of the Resolution adopting the Negative Declaration.

Based upon the foregoing, your Committee recommends the adoption of the attached Resolution in order for the County to adopt the April 15th Revised Report.

Dated: _____, ____ 2025
White Plains, New York

COMMITTEE ON

c: mez 5.21.25

FISCAL IMPACT STATEMENT

SUBJECT: 2025 Ag District Recertification NO FISCAL IMPACT PROJECTED

OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

SECTION A - FUND

GENERAL FUND AIRPORT FUND SPECIAL DISTRICTS FUND

SECTION B - EXPENSES AND REVENUES

Total Current Year Expense \$ -

Total Current Year Revenue \$ -

Source of Funds (check one): Current Appropriations Transfer of Existing Appropriations

Additional Appropriations Other (explain)

Identify Accounts: _____

Potential Related Operating Budget Expenses: Annual Amount 0

Describe: No impact.

Potential Related Operating Budget Revenues: Annual Amount 0

Describe: No impact.

Anticipated Savings to County and/or Impact on Department Operations:

Current Year: Recertification of the District is required by NYS Ag and Markets Law every
eight years and is performed by Planning Department staff.

Next Four Years: Annual application period is required by New York State Agricultural Districts
Law and performed by Planning Department staff and the members of the County Agriculture and
Farmland Protection Board. A report will be provided to the BOL for recommendation to New York State.

Prepared by: Matthew Castro

Title: Principal Environmental Planner

Department: Department of Planning

Date: May 28, 2025

Reviewed By: 

Budget Director

Date: 5/28/25

TO: Maximillian Zorn, Junior Assistant County Attorney
Department of Law

FROM: David Kvinge, AICP, RLA, CFM
Assistant Commissioner



DATE: March 27, 2025

SUBJECT: **SEQR DOCUMENTATION FOR 2025 RECERTIFICATION OF THE
WESTCHESTER COUNTY AGRICULTURAL DISTRICT WITH
MODIFICATIONS**

In response to a request by the Board of Legislators for an environmental review of the above referenced action, the Planning Department has prepared the attached documentation.

This project has been classified as an Unlisted action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). A Short Environmental Assessment Form has been prepared for the action for consideration by the Board of Legislators.

Please contact my office if you require any additional information regarding these documents.

DSK/oav
Att.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca Lopez, Commissioner of Planning
Matthew Castro, Principal Environmental Planner/District Manager, SWCD
Claudia Maxwell, Principal Environmental Planner

RESOLUTION NO. ___ -2025

WHEREAS, there is pending before this Honorable Board a Resolution to authorize the County of Westchester to make the finding that the Westchester County Agricultural District No. 1 (“District”) be recertified in accordance with the proposed modifications identified in the report of the Westchester County Agricultural and Farmland Protection Board. Such modifications include the addition of nine (9) parcels of land totaling approximately seventy-seven and seven tenths (± 77.7) acres and the re-inclusion of the Towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities (“District Recertification”); and

WHEREAS, this Honorable Board has determined that the proposed District Recertification would constitute an action under Article 8 of the Environmental Conservation Law, known as the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, pursuant to SEQRA and its implementing regulations (6 NYCRR Part 617), this District Recertification is classified as an “Unlisted action,” which requires this Honorable Board to make a determination as to whether the proposed action will have a significant impact on the environment; and

WHEREAS, the County of Westchester is conducting uncoordinated review as permitted for Unlisted actions pursuant to Section 617.6(b)(4) of the implementing regulations; and

WHEREAS, in accordance with SEQRA and its implementing regulations, a Short Environmental Assessment Form (“EAF”) has been prepared to assist this Honorable Board in its environmental assessment of this proposed action; and

WHEREAS, this Honorable Board has carefully considered the proposed District Recertification and has reviewed the attached EAF and the criteria set forth in Section 617.7 of the implementing regulations and has identified the relevant areas of environmental concern, as described in the attached EAF, to determine if this proposed action will have a significant impact on the environment.

NOW, THEREFORE, be it resolved by the County Board of Legislators of the County of Westchester, State of New York, as follows:

RESOLVED, that based upon the Honorable Board's review of the EAF and for the reasons set forth therein, this Board finds that there will be no significant adverse impact on the environment from the District Recertification; and be it further

RESOLVED, that the Clerk of the Board of Legislators is authorized and directed to sign the "Determination of Significance" in the EAF, which is attached hereto and made a part hereof, as the "Responsible Officer in Lead Agency"; to issue this "Negative Declaration" on behalf of this Board in satisfaction of SEQRA and its implementing regulations; and to immediately transmit same to the Commissioner of Planning to be filed, published and made available pursuant to the requirements of 6 NYCRR Part 617; and be it further

RESOLVED, that the Resolution shall take effect immediately.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: <u>Dark Kuisge</u> Title: _____		

Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Assistant Commissioner, Department of Planning

STATE ENVIRONMENTAL QUALITY REVIEW

ADDENDUM TO EAF

The Proposed Action is the recommendation by the Westchester County Board of Legislators to the New York State Commissioner of Agriculture concerning the recertification of the Westchester County Agricultural District, as provided for under Section 303-a of Article 25-AA of New York State Agriculture and Markets Law. Continuation or modification, including the addition of parcels of land within an agricultural district does not, in and of itself, supersede or modify existing land use ordinances or regulations. Consequently, the proposed action will not result in the physical alteration of the environment or otherwise have a negative impact on the environment. Rather, the continuation and modification of an existing agricultural district promotes the preservation of viable agricultural land and has other environmental benefits as described below.

The New York State Department of Agriculture and Markets has determined that modifications to an agricultural district are an Unlisted action with respect to SEQR. The County Board of Legislators is conducting uncoordinated review as permitted for Unlisted actions.

The Westchester County Agriculture and Farmland Protection Board (AFPB) reviewed the Westchester County Agricultural District, including the following items enumerated in Section 303-a.2.b. of Agricultural Districts Law:

- (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.

The AFPB received five applications in 2025 to add land to the district.

App #	Farm Name	SBL	Acres	Street Address	Municipality
2025-01	Turn and Bolt Farm	27.-1765-9	18.5	100-126 Wallace Rd	North Salem
2025-02	Clear Vision Farm	3.-1735-34	17.9	110 Hardscrabble Road	North Salem
2025-02	Clear Vision Farm	5.-1746-2	6.0	201 June Road	North Salem
2025-02	Clear Vision Farm	5.-1746-1	2.7	207 June Road	North Salem
2025-02	Clear Vision Farm	5-1746-3	2.7	6 Starr Ridge Road	North Salem
2025-02	Clear Vision Farm	5.-1746-12	7.0	12 Starr Ridge Road	North Salem
2025-03	Hunter Brook Tree Nursery	36.13-1-2	8.1	2145 Hunter Brook Road	Yorktown
2025-04	Stewart Watson Farm	9.-1767-7	1.6	223 Vail Lane	North Salem
2025-04	Stewart Watson Farm	9.-1767-3	1.9	225 Vail Lane	North Salem
2025-05	Heritage Farm	27.15-1-27.6	19.3	14 Lalli Drive	Somers

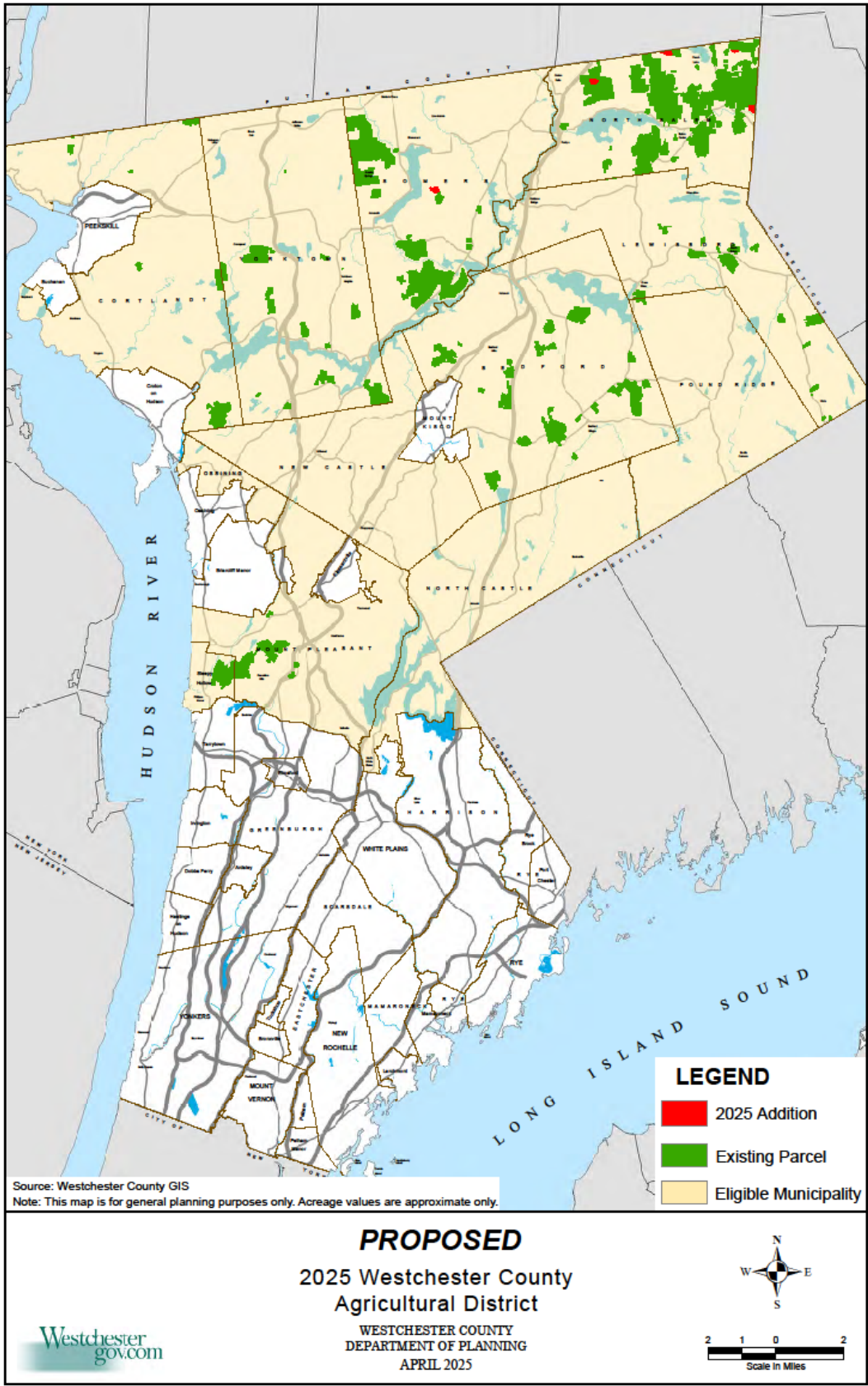
The AFPB, in its report, recommended continuation and modification of the district with the following modifications:

- (1) reinstatement of the towns of Ossining, New Castle, North Castle, and Pound Ridge as eligible municipalities for the purposes of including additional land within the district, subject to the provisions of Agriculture and Markets Law and the procedures determined by the Westchester County Board of Legislators.
- (2) Inclusion of the parcels associated with applications 2025-01, 2025-02, 2025-04, and 2025-05.

Agricultural land and the agricultural industry in Westchester County continue to be under considerable pressure to convert to other land uses, typically residential subdivision. Agricultural land contributes significantly to the quality of life in Westchester County by providing open space, links to cultural history, vegetative and wildlife habitat, and a local source of fresh food. The protection and enhancement of agricultural land is in furtherance of the County's goals, as Inclusion of Additional Parcels within the Westchester County Agricultural District described in the County Planning Board's long-range planning document, *Patterns for Westchester: the Land and the People*, and the County Agriculture and Farmland Protection Plan to protect natural and cultural resources, preserve open space and community character and reduce environmental impacts associated with development. The Westchester County Board of Legislators created the Agriculture and Farmland Protection Board and the Westchester County Agricultural District to protect agricultural land and enhance the agricultural industry in furtherance of these goals. New York State Agriculture and Markets Law requires that counties that have a certified agricultural district conduct an annual review of applications received for the inclusion of additional parcels of land within the agricultural district and submit recommendations, if warranted, to the New York State Commissioner of Agriculture.

Inclusion of additional agricultural parcels within the Agricultural District does not have a physical impact on the environment. Inclusion of land within the agricultural district furthers the goals and objectives of the County to:

- Preserve and protect the county's natural resources, including the drinking water supply;
- Assure a diverse and interconnected system of open space, supporting a variety of flora and fauna and providing contrast in the texture of the landscape;
- Enhance a broad economic base and economic opportunity within the county; and
- Protect the county's educational, cultural, historic and aesthetic resources for future generations.



RESOLUTION NO. – 2025

WHEREAS, by Resolution No. 223-2000, the County submitted a proposal to the New York State Commissioner of Agriculture and Markets (the “NYS Commissioner”) to establish the Westchester County Agricultural District No. 1 (the “District”) and designate a review period every eight (8) years. The NYS Commissioner certified the lands designated in Resolution No. 223-2000 for districting effective July 19, 2001. Recertification of the District is once again necessary and is due to be completed on or before July 19, 2025; and

WHEREAS, pursuant to Section 303-a of the New York State Agriculture and Markets Law, certain enumerated actions must be taken in order to recertify the District. First is to publish a notice that a review is underway, second is to direct the Westchester County Agricultural and Farmland Protection Board (“AFPB”) to prepare a report and recommendations, and third is to schedule a public hearing. The first two steps were previously authorized by your Honorable Board by Resolution 2025-13. The third step, the scheduling of the public hearing, was previously authorized by your Honorable Board by Resolution 2025-61; and

WHEREAS, Section 303-a of the New York State Agriculture and Markets Law requires that the Board take certain additional, enumerated actions in relation to the recertification of the District; and

WHEREAS, this Board has reviewed the report and recommendations prepared by the Westchester County Agricultural and Farmland Protection Board (“AFPB”) and has given due consideration to the proposals and statements made during the course of the public comment period and the public hearing, which was duly held on March 24, 2025.

NOW, THEREFORE, BE IT

RESOLVED, that the Westchester County Board of Legislators finds that the District should be modified for the reasons set forth in the AFPB report and recommendations and that the modifications included therein are appropriate; and be it further

RESOLVED, that the Board adopts the evaluation, purposes, goals, and modifications set forth in the AFPB report and recommendations, with due consideration to the proposals and statements made during the public comment period and the public hearing; and be it further

RESOLVED, that the Clerk of the Board is hereby authorized and directed to forward to the NYS Commissioner (i) certified copies of this Resolution; (ii) a description of the District, including a map delineating the exterior boundaries of the District which shall conform to tax parcel boundaries; (iii) the tax map identification numbers for every parcel in the District; (iv) a copy of the AFPB report and recommendations; and (v) a copy of the testimony given at the public hearing.

Dated: _____, ____ 2025
White Plains, New York

Westchester County Agricultural District Eight-Year Review Report

*Prepared by
Westchester County Agriculture and Farmland Protection Board*

*Adopted by the AFPB at its March 11, 2025 meeting
Amended by the AFPB at its April 15, 2025 meeting*



Agriculture & Farmland
Protection Board
of Westchester County

Westchester
County

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Westchester County Agricultural District 2025 Eight-Year Review Report

TABLE OF CONTENTS

Section 1: Agricultural Districts within New York State	1
A. NYS Agricultural Districts Law	1
B. Benefits to Landowners.....	1
Unreasonably Restrictive Local Laws and Regulations	1
Eminent Domain and Special Districts	2
Agricultural Assessments.....	2
Nuisance Suits.....	2
C. Benefits to Municipalities	2
D. Requirements of District	3
Conformance with State Policy and Goals	3
Agricultural Data Statement	4
Notification upon Sale	4
E. District Formation and Review Process	4
Landowner Petition.....	4
County-Initiated District	5
Eight-Year Review.....	6
Stakeholder Roles and Responsibilities	6
F. Amendments to Agricultural Districts Law.....	8
Annual Inclusion of Land to the District	8
Other Amendments	8
Section 2: Westchester County Agricultural Highlights.....	9
A. Agricultural Industry.....	10
B. Equine Industry	14
2018 New York Equine Survey	15
Section 3: Westchester County Efforts to Protect Farmland.....	16
A. Establishment of Agricultural and Farmland Protection Board.....	16
B. Establishment and Subsequent District Reviews	16
C. Agriculture and Farmland Protection Plan.....	21
D. Purchase of Development Rights.....	21
E. Section 305-a Actions in Westchester County	22
Section 4: Existing Westchester County Agricultural District	25
Section 5: Findings and Recommendations	28
A. Recertification History	28
2009 Recertification:.....	28
2017 Recertification:.....	28
2025 Recertification:.....	28

B. District Feedback Received.....28
C. Statement of Purpose.....29
D. 2025 Recommendations.....30
E. Summary31

Appendix A: Agricultural District Map

Appendix B: List of Agricultural District Properties

Appendix C: Detailed Review of Applications

Appendix D: Legal Notice

Appendix E: Comments Received

Appendix F: Applications Received

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 irreplaceable 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, which are intended to safeguard agricultural lands and keep them in production. An agricultural district does not exempt the operation from all local laws but does provide a number of key benefits to ensure the farm operation is not unreasonably restricted or regulated within agricultural district unless it can be shown that the public health or safety is threatened. Some highlighted key benefits are as 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 and Markets 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 request review of proposed regulations and ordinances to prevent issues from arising later. Instances of both types of reviews have occurred in Westchester. An overview of 305-a actions in Westchester following the creation of the District 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. The 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 4% 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 while receiving those benefits. 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 and Markets. 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. Many municipalities with significant farmland support and provide positive statements about farmland. Agricultural districts and the associated parcels lend themselves for incorporation into a comprehensive, open space or scenic vistas plan as a cost effective means to provide quality of life

benefits. Municipalities should continue to utilize the District not only as a tool, but should also adopt strategies for their protection within their plans.

Stabilization of economic base is an additional benefit 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.

The Agricultural District program provides many other benefits that can support community goals. It's important to note that farming itself, while a seemingly discreet activity, provides a number of other benefits woven into the landscape. For example, the Stone Barns Center for Food and Agriculture, located in Pocantico Hills, has developed a Cooperative Pasture and Field Management Plan. What this plan has evolved into is an ecologically-focused plan, which seeks to integrate adaptive multi-species grazing, with biodiversity (including native plants and pollinators), soil health, invasive species prevention and support for nesting grassland bird species. While the intent is to provide grazing for livestock, a well-intended plan can support a myriad of other measurable benefits. Generally, some outcomes of farming within an Agricultural District, depending on the particular operation, may include:

- Environmental and watershed protection, including carbon sequestration
- Wildlife habitat provision, including enhancement of biodiversity and pollinator habitat
- Cultural, historic and scenic vista protection
- Local food system development and resiliency, including fresh agricultural products
- Opportunities for entrepreneurial and community building activities
- Reduced cost of community services such as schools, fire, police, water and sewer
- Reduced stormwater runoff and increased infiltration for groundwater recharge
- Improved outdoor recreation opportunities such as fishing and trail riding
- Increased on-farm investment
- Improved opportunity to leverage food cluster development, which similar to a business district, clusters agriculture together to improve efficiency
- Continued support of farming as a trade and tradition

The New York State Department of Agriculture and Markets provides up-to-date information on these benefits, as well as the County Agriculture and Farmland Protection Plan. More information on the wide variety of benefits of agricultural land to communities is available from these sources as well as others such as state and federal agencies (e.g., United States Department of Agriculture) and not for profit organizations (e.g., American Farmland Trust).

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.

The Westchester County Soil and Water Conservation District had for many decades conducted a survey of agricultural lands within Westchester. These surveys noted a significant and increasing loss of agriculture lands in the 1980s, largely due to conversion of farmland to single-family development. The studies also noted the impact such conversion was having and would increasingly have on agriculture and the benefits it provides, most importantly in protecting water quality and natural resources. Most importantly, well managed agriculture was cited as the preferred land use within the portion of the New York City drinking water supply watershed located in Westchester.

In 1999, the Westchester County Board of Legislators (BOL) created an Agriculture and Farmland Protection Board (AFPB) to advise the BOL in relation to the establishment, modification, continuation or termination of any agricultural district and develop an agriculture and farmland protection plan for the county.

The AFPB received a petition from agricultural landowners, constituting over 11,000 acres of land, to create an agricultural district for Westchester County. The Westchester County Board of Legislators initiated the creation of Agricultural District No. 1 by Act #223 in November of 2000 with an eight-year review period. Westchester County Agricultural District No. 1 was certified by

the New York State Commissioner of Agriculture in April of 2001 with an annual review date of July 19.

Eight-Year Review

Section 303-a of Agricultural Districts Law was amended in 2016 to require that the county legislative body review any district created under said law eight years after the date of its creation and at the end of every eight-year period thereafter. Section 303-a provides noticing, outreach and adoption requirements for the review. 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 the 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

Annual Inclusion of Land to the District

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

Amendments are made periodically to the New York State Agricultural Districts Law, often consisting of 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

Westchester County encourages the preservation of agricultural land and the promotion of the agricultural industry within the county in recognition of the important role it plays in protecting open space and the environment; preserving community, cultural, and scenic character; providing locally grown agricultural products; offering unique agricultural services and educational opportunities; and supporting the economy, like those mentioned in **Section 1.C**. The promotion of the District is performed through its eight-year review and Westchester's Agriculture and Farmland Protection Plan (**Section 3.A.**). The Westchester County Agricultural District was certified by the New York State Commissioner of Agriculture in 2001. The County has implemented a number of programs and initiatives to protect its remaining farmland and encourage a strong agricultural industry, including the creation of the County Agriculture and Farmland Protection Board and the Westchester County Agricultural District. Agricultural districts provide benefits that help make and keep farming as a viable economic activity, thereby maintaining land in active agricultural use. Although the eight-year review process applies primarily to those operations defined under the New York State Agriculture and Markets Law, Westchester supports the preservation of farmland and the activity of farming by creating a framework that fosters the growth of the agricultural sector while balancing the needs of development.

Westchester has always played a crucial role in supporting agriculture in the region due to its blend of ex-urban landscapes, proximity to suburban and urban centers, and location between the farmland upstate and the major markets and distribution centers in New York City. In addition to this regional role, agriculture within Westchester, both inside and out of the District, contributes significantly to the local economy by offering fresh, locally grown products and a wide variety of other benefits. The equine industry predominates the number of farms and acreage of property within the District and also constitutes a majority of the economic activity generated by agriculture within Westchester. Direct marketing activities not only provide fresh food but unique experiences and educational opportunities for visitors and generate tourism dollars for the county. Westchester's location also has resulted in a variety of smaller scale production, value-added, and entrepreneurial activities and operations that are similarly contributing to the economy and addressing issues of nutrition and food scarcity.

Developing a statistical picture of agriculture in Westchester County is a challenge due to the small size and wide variety 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). For the purposes of this report, we have included the USDA data from Westchester for every 5-year cycle available. 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. More impactful is the fact that the USDA's equine data are limited to inventory and sales operations, which do not fully provide a complete picture of Westchester's equine agriculture. 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. Section 3.B outlines data Westchester has obtained through its prior reviews and annual farm additions, which include surveys performed by Cornell. 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.
United States Census of Agriculture – Economic Research Service (ERS)	The ERS anticipates trends and issues in agriculture. Their annual estimates were used to detail the national agriculture trade multiplier numbers.
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.
New York Equine Census	New York State conducts a periodic survey of equine activities and investments by county. While this Census does focus on the equine industry, it is still believed to significantly under report equine activity and value in Westchester County.
American Horse Council Foundation	Information from their 2018 economic analysis and household surveys of the equine industry in New York were used to showcase how the equine industry positively benefits the economy. While the data primarily reflects New York State, it's important to consider that Westchester County may have unique characteristics.
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	Westchester County conducted a survey of farmland owners to develop a brief snapshot of existing farm conditions. The survey is discussed later in this report and included in Appendix E.
Existing Reports	Internal reports including the Westchester County Agriculture and Farmland Protection Plan and prior Annual District Review Reports were used to support drafting this document .

Figure 1 shows the different data sources that were used to develop this report.

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 2022 Census of Agriculture, there were 108 farms constituting 6,311 acres in Westchester County. (These figures exclude equine operations which are not fully reported in the Census of Agriculture). As shown on Figure 2, over a fifteen-year period there was a brief increase of farms before a decline. Counties in the Lower Hudson area continue to see a loss and fluctuation of sustained farmland as well.

Figure 2.

Farms by Size Range				
Size Range (acres)	2007	2012	2017	2022
1 to 9	35	44	49	42
10 to 49	39	54	45	40
50 to 179	19	22	16	22
180 to 499	9	9	1	0
500 to 999	4	2	2	4
1,000 or more	0	0	2	0

Source: USDA Census of Agriculture (2007, 2012, 2017, 2022)

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

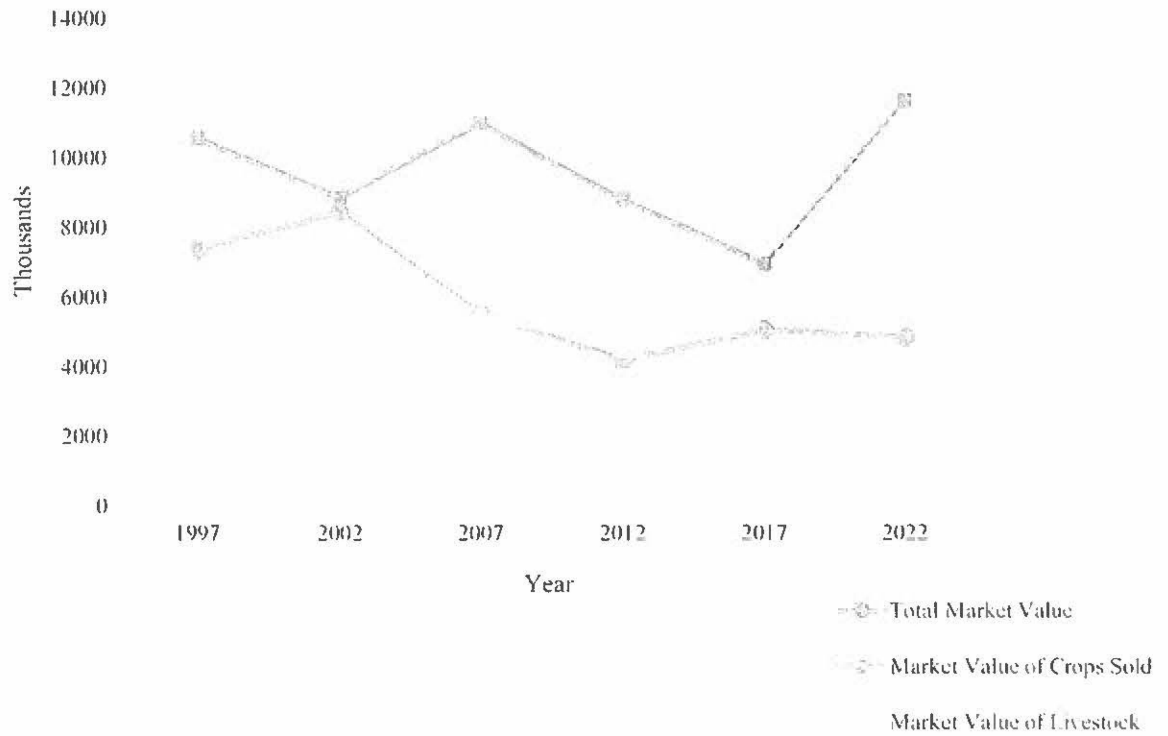
Despite losses in agricultural lands, the market value of production is steady at \$11 million. Determining the composition of growth and contraction, beyond basic distinctions in “Crop” and Livestock” categories, is not possible using federal or state data sources with a few exceptions. Crop income 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. USDA data has identified that through direct sales channels to consumers, remained consistent between 2017 to 2022, with a marginal decline of less than 1%. Direct-to-consumer sales through farmers markets, on-farm stores or stands, u-pick operations, community supported agriculture (CSA), and online marketplaces remained consistent in 2022. It is important to note that the global pandemic occurred during this period, significantly impacting the ability of individuals to gather in group settings but also highlighting food scarcity and an unmet need for fresh, nutritious food. However, feedback from a u-pick operation within Westchester provided the perspective that while there existed some disruptions, but once a farm operation developed a process to meet any pandemic-related restrictions, activities continued. With a general public in need of being outdoors, and with a new-found interest in understanding their local or regional food, there was an incentive to continue annual traditions or seek out u-pick activities.

In its 2022 census, USDA identified the number of farms reporting net cash farm income rose by 402% from 2017 to 2022, with farm-related income increasing 199%. On an operating basis, net returns to farm operations improved nearly 150% across the board.

Figure 3.

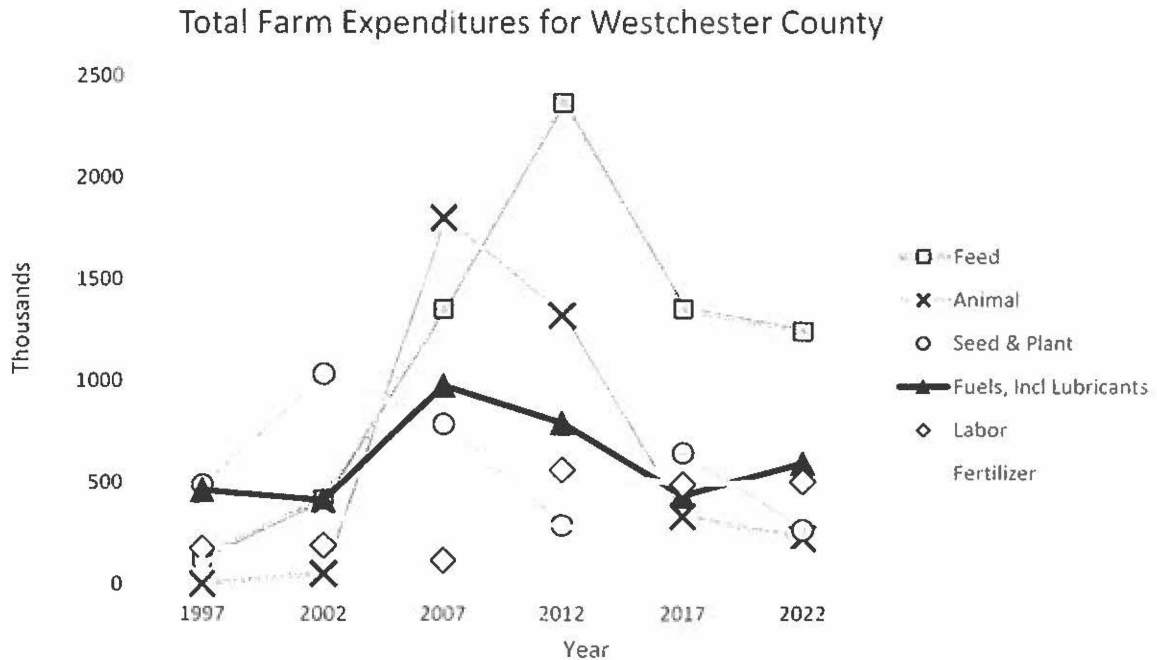
Westchester County: Market Value of Agricultural Products Sold



Source: Source: U.S. Department of Agriculture – County Summary Highlights (1997, 2002, 2007, 2012, 2017, 2022)

Figure 3 shows the Market Value of Agricultural Products sold in Westchester County.

Figure 4.



Source: USDA County Summary Highlights: 1997, 2002, 2007, 2012, 2017, 2022
Figure 4 shows the Total Farm Expenditures for Westchester County.

As illustrated in Figure 4, total farm expenditures for animals and feed experienced a significant increase from 2002 to 2012. However, after 2012, all expenditures except labor have been gradually declining. This graph correlates with the increase and decrease of the agricultural land in Westchester County reflected throughout this report.

Figure 5 highlights the Agricultural Trade Multipliers (ATM) that were developed by the USDA's Economic Research Service (ERS). ATM provide the employment and output (sales) effects by industry sectors like farm and food products in the United States. There are no direct statistics available for Westchester County or for New York State, so for the purposes of this report we are reflecting the country's data. The multipliers reflect the amount of economic activity as well as jobs that are generated by various agricultural exports. They are adjusted annually.

**Figure 5.
Agriculture Trade Multipliers as of January 2025**

Farm Type	Multiplier
Cattle Ranching & Farming	2.25
Vegetables & Melon Farming	0.82
Green House & Nursery Production	0.87
Fruit Farming	0.77
Forest Nurseries	1.29
Poultry & Egg Production	2.64
Grain Farming	1.28
Oilseed Farming	1.20

Source: U.S. Department of Agriculture, Economic Research Service (2025, January)
 Figure 5 is a table that details the different Agriculture Trade Multipliers for the United States of America as of January 2025.

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. The most recent equine survey for Westchester County was conducted in 2009. For the purposes of this report we will utilize this information, while recognizing that it may nevertheless underreport the actual value and scale of the sector.

Utilizing the 2005 New York Equine survey as the baseline, which is the most recent conducted by Cornell, 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 the initial eight-year review 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 the survey indicated 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 annually.

2018 New York Equine Survey

In 2018, the American Horse Council (AHC) Foundation released the *Economic Impact of the Horse Industry in New York*. This paper reflected both the economic impact of the equine industry in New York as well as a household survey commissioned by the American Horse Council in 2016.

This economic analysis was performed by the Innovation group whom utilized IMPLAN data and software. The IMPLAN input-output model identifies the relationships between various industries and then is used to estimate the effects of expenditures by one industry on other industries so that the total impact can be determined (AHC 2018). The analysis reflected that the equine industry for New York's estimated 154,000 horses, along with the spending by horse enthusiasts, has a nearly \$5.3 billion total output to the New York Economy across 1.3 million acres and an employment impact of 42,400 jobs.

The goal of the series of household surveys conducted in 2016 was to have a greater understanding for the population characterization of association members and horse ownership. This survey results reflected the number of horses in the United States, owner expenses, and spending by non-owners on horse activities, such as riding lessons, trail riding, and going to the race. The New York portion of this survey reflected 532 responses of the 874 responses that were started. The surveys that were started but not submitted are not reflected in the survey results.

It is important to note that while AHC's 2018 analysis is the most current survey that New York State has, Westchester County's equine industry may have unique characteristics that aren't captured by the survey.

Section 3: Westchester County Efforts to Protect Farmland

By 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 July 1999, the Westchester County Board of Legislators adopted legislation creating 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 promotes the implementation of recommendations included in the Agriculture and Farmland Protection Plan as well as public education related to the benefits of preserving and promoting the environmental, cultural and economic aspects of agriculture throughout the county.

B. Establishment and Subsequent District Reviews

Shortly after the Westchester County AFPB was formed, 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 rolls.*
- *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 and non-agricultural land 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 agricultural land and open space are 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 and report 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
Lewisboro
Mount Kisco
Mount Pleasant
New Castle

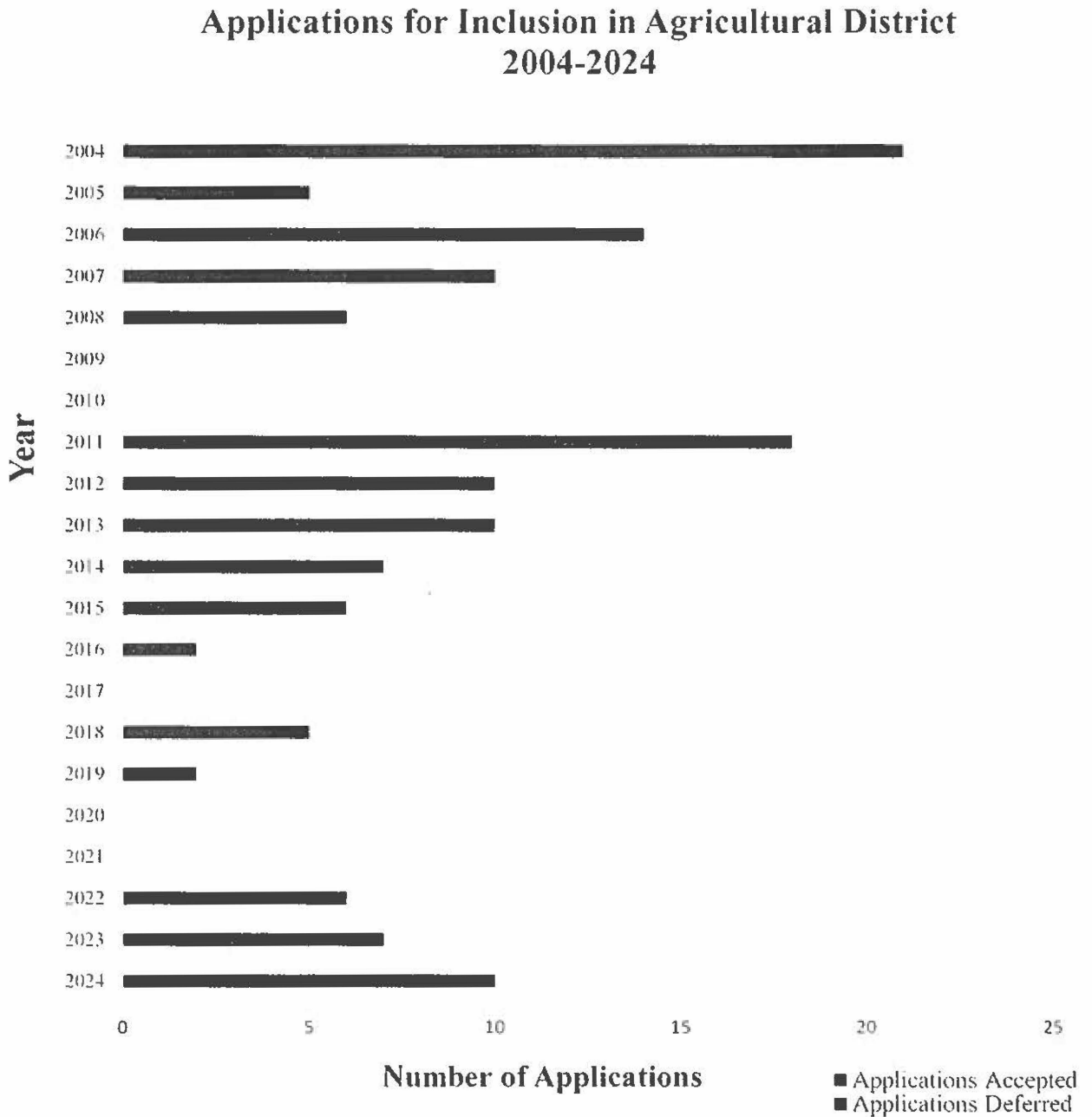
Pound Ridge
Scarsdale
Somers
White Plains
Yorktown

On November 28, 2000 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. However, New York State Agricultural District Law was amended in 2003 to provide an opportunity for landowners to petition to include additional parcels of land within the district annually. Supporting this amendment, the County adopted appropriate legislation that created a process to receive, review and provide recommendations annually. The County has performed annual reviews since 2004 and adopted a 30-day window to receive applications during the month of March each year.

During the first review period, which the County initiated in 2008, significant conflicts were highlighted between agricultural and non-agricultural uses. Two of these conflicts involved impacts to a large number of residential properties that bordered a use that would otherwise be characterized as commercial or industrial if not for a small agricultural operation existing on the same site. This highlighted the precarious nature of agriculture in a very suburban county such as Westchester and resulted in a number of modifications to the Westchester County Agricultural District. First, district eligibility was limited to certain towns in the northeastern portion of the county, where most of the agricultural operations existed and lower development density resulted in fewer conflicts. Second, a series of evaluation criteria were developed for use in the review of applications to add land to the district. These evaluation criteria were intended to ensure that agricultural operations included in the district were commercial in nature, were the predominant commercial use of the subject property, and were operated in a way that employs appropriate best management practices (noting that much of the northeastern portion of the county is also located within the East of Hudson watershed of the New York City drinking water supply). The Westchester County Agriculture and Farmland Protection Board has been using these criteria since 2009 to evaluate proposals to include land in the district, which has resulted in fewer land use conflicts while still adding land to the district. In some instances, applicants are encouraged to reapply in the subsequent year with additional information addressing these criteria and/or when the proposed agricultural operation is more evident.

Following is a breakdown of the applications to add land to the district, by year. Note that no applications were accepted during the first review period in 2009 and 2010 and the second review period in 2017. No applications were submitted in 2020 and 2021, likely due to the pandemic.

Figure 6.
Application Recommendations for Inclusion in Agricultural District 2004 - 2024



Source: Westchester County Department of Planning, 2024.
 Figure 6 shows the number of parcels accepted and deferred into the Agricultural District between the years of 2004-2024.

From 2004 through 2009, the AFPB received a total of 56 applications from farms wanting to be included in the Agricultural District. It recommended the inclusion of 36 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 applications has dropped considerably. In 2017, the Agriculture and Farmland Protection Board decided to not accept applications due to the recertification of the district that was occurring that year. Additionally, no applications for district inclusion were received during 2020 and 2021, most likely due to the height of the Coronavirus pandemic. Overall, 2017-2024 received 30 applications, of which 17 were included, adding 654 acres into the district. Figure 7 provides the acres added for each year during each annual and/or eight-year review.

Figure 7.

Acres Added by Year	
Year	Acres
2004	946.4
2005	153.2
2006	119.9
2007	139.7
2008	6610.3
2009	0.0
2010	0.0
2011	461.5
2012	274.1
2013	69.5
2014	27.0
2015	40.8
2016	21.1
2017	1095.2
2018	125.9
2019	0.0
2020	0.0
2021	0.0
2022	34.2
2023	285.4
2024	209.0

Source: Westchester County Department of Planning, 2024.
 Figure 7 shows the number of parcels accepted into the Agricultural District between the years of 2004-2024.

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 Stuart's Fruit Farm in Somers. The Hemlock Hill Farm (118 acres) and Stuart's Fruit 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 Stuart's Fruit 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 was finalized in the spring of 2018.

Since 2018, there has been no other purchasing of development from Westchester County or the Westchester Land Trust. However, the County has broadened the scope of the capital project to include acquiring land and investing in infrastructure to support agriculture and the food system.

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 8 lists all 305-a review requests since 1997 and highlights specific case examples.

Figure 8.

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
2006	North Salem	Town of North Salem	Review Draft Local Law Establishing the Eastern Westchester Biotic Corridor

AML § 305-a and Related Reviews			
Year	Town	Farm Owner or Farm Name	Purpose of Reviews
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.
8/2018	Yorktown	White Oak Farm/Beriah Hart	AML § 308 Sound Ag. Opinion- Driveway Issue that was resolved out of court 9/18. No formal review conducted
6/2023	North Salem	Summit Farms/Ashley Yozzo	AML § 305-a County Animal Permit, resolved independently.
11/2024	North Salem	Summit Farms/Ashley Yozzo	AML § 305-a County Septic requirements on wash water from wash stalls, review currently open.

Source: New York State Department of Agriculture and Markets
 Figure 8 shows the different AML 305a filed reviews, whether resolved independently or formally, that have occurred in Westchester County from 1997 to 2024.

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 currently 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 777 acres to 1.6 acres. The current Agricultural District consists of 132 farms encompassing 9,254 acres. (Total acreage represents the entire tax parcel, not the amount of land actively farmed.)

As shown in Figure 9, the Town of North Salem has more than twice the number of agricultural district properties as the town with the third highest total, the Town of Bedford. Of the 328 parcels in the Agricultural District, 90 are in the towns of North Salem, Bedford and Somers, respectively. As shown in Figure 10, the municipal rankings change somewhat when the acreages of parcels in the Agricultural District are assessed. North Salem still leads with 3,832 acres or 41% of the total acreage in the District and Somers remains second.

Figure 11 presents the type of agricultural operation by parcel acreage in the District. Equine operations account for the largest acreage in the district at 36%. Following equine, both livestock and crop operations each hold 16% of the district acreage. A wide variety of agricultural operations, such as aquaculture, maple syrup production and community supported agriculture are included in the various aggregated categories.

Figure 9.
Number of Farms in Agricultural District by Municipality

Municipality	Number of Farms	Percent of Total
Bedford	23	17%
Cortlandt	8	6%
Lewisboro	12	9%
Mount Pleasant	4	3%
North Salem	54	41%
Sleepy Hollow	2	2%
Somers	13	10%
Yorktown	16	12%
TOTAL	132	100%

Source: 2024 Westchester County Agricultural District Database

Note: Two farms are located across municipal boundary line

Figure 9 showcases the number of farms in the agricultural district by municipality based on the 2024 Westchester county Agricultural District Database.

Figure 10.
Acreage of Farms in Agricultural District by Municipality

Municipality	Acreage of Farms	Percent of Ag District Total	Percent of Municipal Land Area
Bedford	1,255	13.57%	4.96%
Cortlandt	353	3.81%	5.65%
Lewisboro	428	4.63%	6.70%
Mount Pleasant	384	4.15%	8.14%
North Salem	3,832	41.41%	8.45%
Sleepy Hollow	222	2.39%	15.32%
Somers	2,065	22.32%	6.10%
Yorktown	715	7.73%	4.97%
TOTAL	9,254	100%	

Source: 2024 Westchester County Agricultural District Database

Figure 10 shows the acreage of farm in the Agricultural District by municipality based on the 2024 Westchester county Agricultural District database.

**Figure 11.
Acreage in Agricultural District by Type of Agricultural Operation**

Type of Operation	Acreage	Percent of Total
Crops	1,491	16.11%
Equine	3,338	36.07%
Fallow	475	5.14%
Livestock	1,451	15.68%
Nursery	265	2.87%
Other	80	0.87%
Hay	853	9.22%
Aquaculture	157	1.70%
County	1,055	11.41%
Native Plants	88	0.95%
Total	9254	100%

Source: 2024 Westchester County Agricultural District Database

Note: County includes the two County-owned farms

Figure 11 shows the acreage in the agricultural district by type of agricultural operation based on the 2024 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 include statements promoting the preservation of agriculture as a means to preserve open space and community character while simultaneously reducing demand on local services, particularly the local school system, which would otherwise occur from conversion of farmland to residential development. Agriculture is also a permitted use in most residential zoning districts. However, few plans include specific strategies, initiatives or tools to preserve farmland, exemplifying the difficulty of developing public support for protections for the remaining agriculture in a suburban county with high development pressure.

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,

A. Recertification History

2009 Recertification:

In 2008, 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. Additionally, the services of a consultant were sought to assist in the review effort. Agricultural and Community Development Services, LLC was awarded a contract with the County and began working with the steering committee. 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.

2017 Recertification:

No changes were proposed to the Agricultural District for 2017, with the exception of the addition of one farm, and the Agriculture and Farmland Protection Board submitted a report to that effect to the County legislative body. The Westchester County Board of Legislators, by Resolution 70-2017, submitted the report and recommendation to the New York State Department of Agriculture and Markets, and the District was certified by the Commissioner of Agriculture and Markets on August 17, 2017.

2025 Recertification:

Having successfully completed prior eight-year reviews and receiving consistent feedback during the annual inclusion process, the Westchester County Department of Planning and its staff worked with the AFPB to perform outreach and perform the 2025 district review. The 2025 review included following all New York State Department of Agriculture and Markets procedures, such as mailing postcards to unique parcels in the District. Further outreach was performed through formal noticing to municipalities included and proposed for re-inclusion in the district, and holding a special AFPB meeting where supervisors and municipal officials could speak with and ask questions of a New York State representative. As part of the 2025 review, the County is proposing the re-inclusion of the towns of Pound Ridge, North Castle, New Castle and Ossining as eligible municipalities. The Board of Legislators also published notice of the initiation of the review process and held a public comment period from February 9, 2025 to March 21, 2025.

B. District Feedback Received

The AFPB maintains open meetings and communication with local municipalities within the District. In accordance with §§ 303(2), 303-a of the New York State Agriculture and Markets Law, the AFPB issued notices in writing to all municipalities within and proposed for inclusion within

the District. Within notices to municipalities the AFPB provided background on the purpose of the District's review, current list of parcels and an invitation to speak with the AFPB, if needed. Additionally, the AFPB performed a mailing to all unique parcels existing within the District. The mailing included the State's requirement to review the District and a link to a survey, which was intended to provide an update on existing farms and the current activities taking place on those lands (Appendix D). The survey asked for current information on sales, agricultural use and if the parcel was currently farmed. A total of 140 notices were sent, and as of the date of report completion, 28 responses were received. Responses indicated approximately 783 acres with 509 acres being farmed.

After the initial outreach performed by the County, the Town of North Castle inquired via email expressing concerns of being included in the agricultural district and requested via written correspondence dated February 5, 2025 to continue to be excluded as an eligible municipality from Westchester County Agriculture District Number One, providing reasoning behind their request. A copy of the email and letter are included in Appendix E, Comments Received. The County welcomes any and all questions or concerns about the District and has ensured municipalities and the general public were considered and heard throughout the process.

Throughout the 2025 review process municipalities were generally supportive of agriculture and the benefits it brings to Westchester. In discussions with elected officials from municipalities who would be re-introduced into the District, concerns were raised about the inability to regulate activities once a farm is included in the District, and that inclusion would allow the farm to avoid all local laws and ordinances. While the New York State Agricultural Districts Law protects farm operations within an Agricultural District from the enactment and administration of unreasonably restrictive local regulations unless it can be shown that public health or safety is threatened, it is important to note that Agricultural Districts Law does not give farm owners any as-of-right exemption or waiver from local regulations. Rather, the Agricultural Districts Law provides farm owners within an agricultural district assistance from the New York State Department of Agriculture in instances in which the farmer believes that local regulatory requirements are unreasonably restricting the farm operation. The New York State Department of Agriculture and Markets evaluates the reasonableness of a specific requirement or process imposed on a farm operation on a case-by-case basis and works with both the farm owner and the municipality to achieve the best solution possible.

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 (AFPB) 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.
- Sequestration of carbon and reduction in greenhouse gases to combat climate change.
- 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. 2025 Recommendations

1. **Expand the Agricultural District's Current Geographic Boundary.** The Agriculture and Farmland Protections Board (AFPB) recommends that the agricultural district boundary be expanded beyond the current municipalities to include four of the municipalities that were previously removed from District eligibility: the towns of Pound Ridge, Ossining, New Castle, and North Castle. Since the District boundary was last modified and concentrated to those municipalities in the northern part of the county, farmer requests from within these municipalities have been received. The AFPB acknowledges that these municipalities contain viable commercial farmland, and it would benefit agriculture as a whole in Westchester to reintroduce these municipalities to the District. Westchester's Agricultural District is parcel based. As such, parcels eligible for inclusion in the District would then need to be located within the following communities: Bedford, Cortlandt, Lewisboro, Mount Pleasant, New Castle, North Castle, North Salem, Ossining, Pound Ridge, Sleepy Hollow, Somers, and Yorktown. The AFPB notes that parcels of land within these municipalities are not automatically included in the District. Rather, farm owners within those municipalities will have the opportunity to submit applications to include land within the District, following the procedures provided in state law, which include a review by the AFPB using its evaluation criteria and with input from local municipalities.
2. **Maintain all Previously Adopted Standards and Evaluation Criteria.** The AFPB has maintained a set of evaluation criteria that has been utilized on an annual basis when reviewing new farms for introduction into the District. The AFPB recommends the continuation of this review criteria, which may be amended, which allows the district to maintain fair and equitable reviews, while ensuring farms are commercial in nature, employ best management practices to reduce environmental impacts, contribute to the agricultural industry and community, and further the objectives of the District.
3. **Include the Following Additional Land Within the District.** For the calendar year 2025, the Agriculture and Farmland Protection Board (AFPB) received and reviewed five (5) applications for the inclusion of additional land within Westchester County Agricultural District Number 1. Site visits were performed and applications were discussed at the AFPB

meetings on February 18, 2025, March 11, 2025 and April 7, 2025. The AFPB recommends inclusion of applications 2025-01, 2025-04, 2025-04 and 2025-05. Applicants for remaining applications are encouraged to re-apply as described in the Detailed Review in Appendix C. Applications received, along with supporting material, are located in Appendix F.

E. Summary

The Westchester County Agriculture and Farmland Protection Board has evaluated the Westchester County Agricultural District and has found 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 including additional recommendations included in Section D, 2025 Recommendations. The continuation of the District would include the reinstatement of the towns of Pound Ridge, Ossining, New Castle, and North Castle as eligible municipalities, which would facilitate the expansion of protected agricultural land in Westchester. The AFPB has identified that based on prior requests for inclusion in the District and the presence of existing and potentially eligible agricultural operations, the reinstatement of the aforementioned towns would benefit the District as a whole. The AFPB notes that applications for additional land would continue to be received annually, considered on a case-by-case basis following the process and utilizing the evaluation criteria in place, and involve input from the local municipalities in which those farms are located.

APPENDIX A: AGRICULTURAL DISTRICT MAP

A map of the current Agricultural District (up to and including 2024 calendar year inclusions) follows.

APPENDIX B: AGRICULTURAL DISTRICT DATA AND LIST OF PROPERTIES

An analysis and list of the current Agricultural District properties (up to and including 2024 calendar year inclusions) follows.

APPENDIX C: DETAILED REVIEW OF 2025 PROPOSED ADDITIONS OF LAND TO THE DISTRICT

During this eight-year review period, the Agriculture and Farmland Protection Board (AFPB) received five applications to include land within the district, shown in the table below. The AFPB recommends inclusion of applications 2025-01, 2025-02, 2025-04 and 2025-05. Applicants for remaining applications are encouraged to re-apply as described in the following Detailed Review.

App #	Farm Name	SBL	Acres	Street Address	Municipality
2025-01	Turn and Bolt Farm	27.-1765-9	18.5	100-126 Wallace Rd	North Salem
2025-02	Clear Vision Farm	3.-1735-34	17.9	110 Hardscrabble Road	North Salem
2025-02	Clear Vision Farm	5.-1746-2	6.0	201 June Road	North Salem
2025-02	Clear Vision Farm	5.-1746-1	2.7	207 June Road	North Salem
2025-02	Clear Vision Farm	5-1746-3	2.7	6 Starr Ridge Road	North Salem
2025-02	Clear Vision Farm	5.-1746-12	7.0	12 Starr Ridge Road	North Salem
2025-03	Hunter Brook Tree Farm	36.13-1-2	8.1	2145 Hunter Brook Road	Yorktown
2025-04	Stewart Watson Farm	9.-1767-7	1.6	223 Vail Lane	North Salem
2025-04	Stewart Watson Farm	9.-1767-3	1.9	225 Vail Lane	North Salem
2025-05	Heritage Farm	27.15-1-27.6	19.3	14 Lalli Drive	Somers

DETAILED REVIEW

Application Number: 2025-01

Applicant: Turn and Bolt, LLC

Farm Name: Turn and Bolt Farm

Farm Operation: Equine (commercial horse boarding)

Property Address: 100-126 Wallace Street, North Salem

Tax Parcel Identification (Section-Block-Lot): 27.-1765-9 **Acres:** 18.5

AFPB Site Visit Date: February 11, 2025

Description of Property and Operation:

The applicant proposes a commercial horse boarding operation for up to twenty horses with ancillary buildings and site improvements. The applicant is also in the process of developing a Whole Farm Plan for the operation. This application was first received in 2024 for a commercial horse boarding operation on Wallace Road in the northeastern section of North Salem. When first proposed in 2024, the parcel was wooded, and the applicant received a special permit for the use from the Town of North Salem and was in the process of clearing the parcel for construction. The AFPB recommended in 2024 that the applicant be encouraged to reapply when more of the proposed improvements to the property were completed and the proposed operation was further along in its implementation.

The applicant has since completed installation of paddocks, fencing, a stable for ten horses and associated access road, connection to bridle trails and accessory appurtenances. Additional sheds are on order, and the applicant has demonstrated to the AFPB commitments from clients assuring the AFPB that the operation will be underway and constitute a commercial horse boarding operation by the end of spring.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has determined that the proposed operation and associated improvements is appropriate for the site and will contribute to the Agricultural District and recommends inclusion of the parcel.

DETAILED REVIEW

Application Number: 2025-02

Applicant: Timothy and Elizabeth Butler

Farm Name: Clear Vision Farm

Farm Operation: Cattle Breeding

Property Address: 110 Hardscrabble Road, 201 June Road, 207 June Road, 6 Starr Ridge Road, 12 Starr Ridge Road, North Salem

Location, Tax Parcel Identification (Section-Block-Lot):	Acres:	36.3 (total)
110 Hardscrabble Road	3.-1735-34	17.9
201 June Road	5.-1746-2	6.0
207 June Road	5.-1746-1	2.7
6 Starr Ridge Road	5-1746-3	2.7
12 Starr Ridge Road	5.-1746-12	7.0

AFPB Site Visit Date: February 11, 2025

Description of Property and Operation:

The application is for the expansion of an existing dairy cow breeding operation on five (5) parcels of land in the Town of North Salem. The largest parcel, at 110 Hardscrabble Road, also includes a significant commercial excavation operation and business, which is not intended to receive any protections or benefits from the Agricultural District. The applicant has submitted an affidavit to this effect, which is attached to the application included in Appendix E. The remaining four parcels are adjacent to each other and located on June Road near the border of Westchester and Putnam counties. Parcels include a mix of forest and open pasture, with fencing under construction to expand the grazing area. The applicant is working with the Watershed Agricultural Council, which has committed to providing technical services and financial assistance in designing and implementing a variety of agricultural best management practices, including fencing, nutrient management devices and practices, stormwater management and vegetated buffers to minimize potential impacts to nearby wetlands and watercourses.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has determined that the operation is appropriate for the proposed parcels and, with the implementation and continued maintenance of the agricultural BMPs, will contribute to the Agricultural District and recommends inclusion of all five parcels.

DETAILED REVIEW

Application Number: 2025-03

Applicant: Frank Bartolini Irrevocable Trust

Farm Name: Hunter Brook Tree Farm

Farm Operation: Tree farm and nursery (commercial horticulture)

Property Address: 2145 Hunterbrook Road, Yorktown

Tax Parcel Identification (Section-Block-Lot): 36.13-1-2

Acres: 8.2

AFPB Site Visit Date: February 25, 2025

Description of Property and Operation:

The applicant proposes a commercial nursery specializing in horticultural products. The property is located along Hunterbrook Road in a residential neighborhood within the Town of Yorktown. The Hunter Brook, a tributary to the New Croton Reservoir, runs along the western edge of the property. The applicant has undertaken the clearing of trees and brush on the property. The parcel is improved with an access road, and approximately 1,000 arborvitae saplings have been staged on a cleared area within the center area of the parcel. The applicant has provided a copy of its application to the New York State Department of Agriculture and Markets ("NYSDAM"), Division of Plant Industry, for a license to sell and or grow agriculture at an additional location. The applicant has also provided a NYSDAM Plant Inspection Report for the evergreens staged on site, and a description of the proposed activity and operation. The applicant represents that it has a proposal before the Town of Yorktown to develop the property as a single-family residence.

Agriculture and Farmland Protection Board Assessment and Recommendation:

While the AFPB recognizes that the applicant has development plans for the property, and that clearing and preparation of the site is underway, based on the application submitted, current activity at the site, and discussion with the applicant at the February 18 and March 11, 2025 AFPB meetings, the AFPB has determined that the operation is not yet a commercial operation. The AFPB therefore recommends that the applicant re-apply once the agricultural operation has expanded in scale, and/or more information demonstrating that the proposed operation will meet the objectives of the agricultural district, is provided. Such information would be a more detailed business plan, a site plan, and a plan describing agricultural best management practices to protect environmental resources. Given the operation's proximity to the Hunter Brook, an important tributary to the New Croton Reservoir, it should employ measures to provide adequate buffers, sediment, erosion controls, and other appropriate best management practices.

DETAILED REVIEW

Application Number: 2025-04

Applicant: Richard Stewart

Farm Name: Stewart Watson Farm

Farm Operation: Mushroom (crops)

Property Address: 223 Vail Lane, North Salem

Tax Parcel Identification (Section-Block-Lot):	Acres:
9.-1767-7	1.6
9.-1767-3	1.9

AFPB Site Visit Date: April 7, 2025

Description of Property and Operation:

The applicant is currently operating a commercial mushroom operation. The farm produces a variety of specialty mushrooms, which are sold commercially to local restaurants and markets. The farm is operated indoors and the operators have created a complex indoor environment necessary to grow mushrooms. Operators indicated the desire to expand their operation with a new barn, allowing them to move all the facilities under one roof. While on site, the operators demonstrated a commitment to sound agricultural practices. In 2022 the applicant exceeded the financial requirements identified within the AFPB's criteria but due to a fire on the property in 2024 the operation did not meet that criteria. However, the operation is on track once again to exceed the gross sales evaluation criteria, and the applicant, at the request of the AFPB, has submitted financial information demonstrating such.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has visited the site and observed the commercial mushroom operation. The AFPB recognizes that even though the operation exists on relatively small parcels of land, it is an intense operation that is generating significant income and is representative of commercial scale agriculture. The mushroom operation provides a valuable agricultural product and is contributing to the agricultural industry in the county. The AFPB recommends that the parcels be included in the agricultural district, subject to the receipt of financial documents requested for 2025.

DETAILED REVIEW

Application Number: 2025-05

Applicant: Michael Dignelli

Farm Name: Heritage Farm

Farm Operation: Commercial horse boarding, riding academy (equine)

Property Address: 14 Lalli Drive, Somers

Tax Parcel Identification (Section-Block-Lot): 27.15-1-27.6 **Acres:** 19.3

AFPB Site Visit Date: No site visit necessary – reinstatement of previous ag district parcel.

Description of Property and Operation:

The applicant proposes the reinstatement of a parcel of land previously included in the agricultural district. The parcel was included in the original agricultural district but was not included during the first review period in 2008-2010. The parcel has been in continuous use as farm worker housing in support of the commercial horse boarding, riding and related uses as part of the equine operation located at 19 Lalli Drive. The scale and nature of the operation has not changed since it was originally included in the district.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The subject parcel is directly adjacent to and directly supports the existing equine operation at 19 Lalli Drive. The AFPB has created an expedited review process to reinstate parcels previously in the agricultural district and finds that this parcel meets those criteria as the nature, use and scale of the operation has not changed since originally in the district and the parcel has continued to support the existing equine operation. The AFPB recommends that this parcel be reinstated into the agricultural district.

APPENDIX D: LEGAL NOTICES AND SURVEY

The following legal notices were sent to each municipality in which the district is located as well as the proposed municipalities, 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 March 21, 2025. No written comments were received during that period.

APPENDIX E: COMMENTS RECEIVED

Initial outreach was conducted to municipalities notifying them of the upcoming District review prior to the start of the public comment period. A response from the Town of North Castle was received via email on January 6, 2025 and in a letter dated February 5, 2025, both requesting that the Town of North Castle continue to be excluded from Westchester County Agricultural District Number One. Both submissions are included within this Appendix E.

The public comment period ran from February 9, 2025 through March 21, 2025. No written comments were received during the public comment period.

A public hearing was held by the Board of Legislators on March 24, 2025. A recording of the public hearing is available on the County website at www.meetings.westchestergov.com. One comment was received at the public hearing and is paraphrased below.

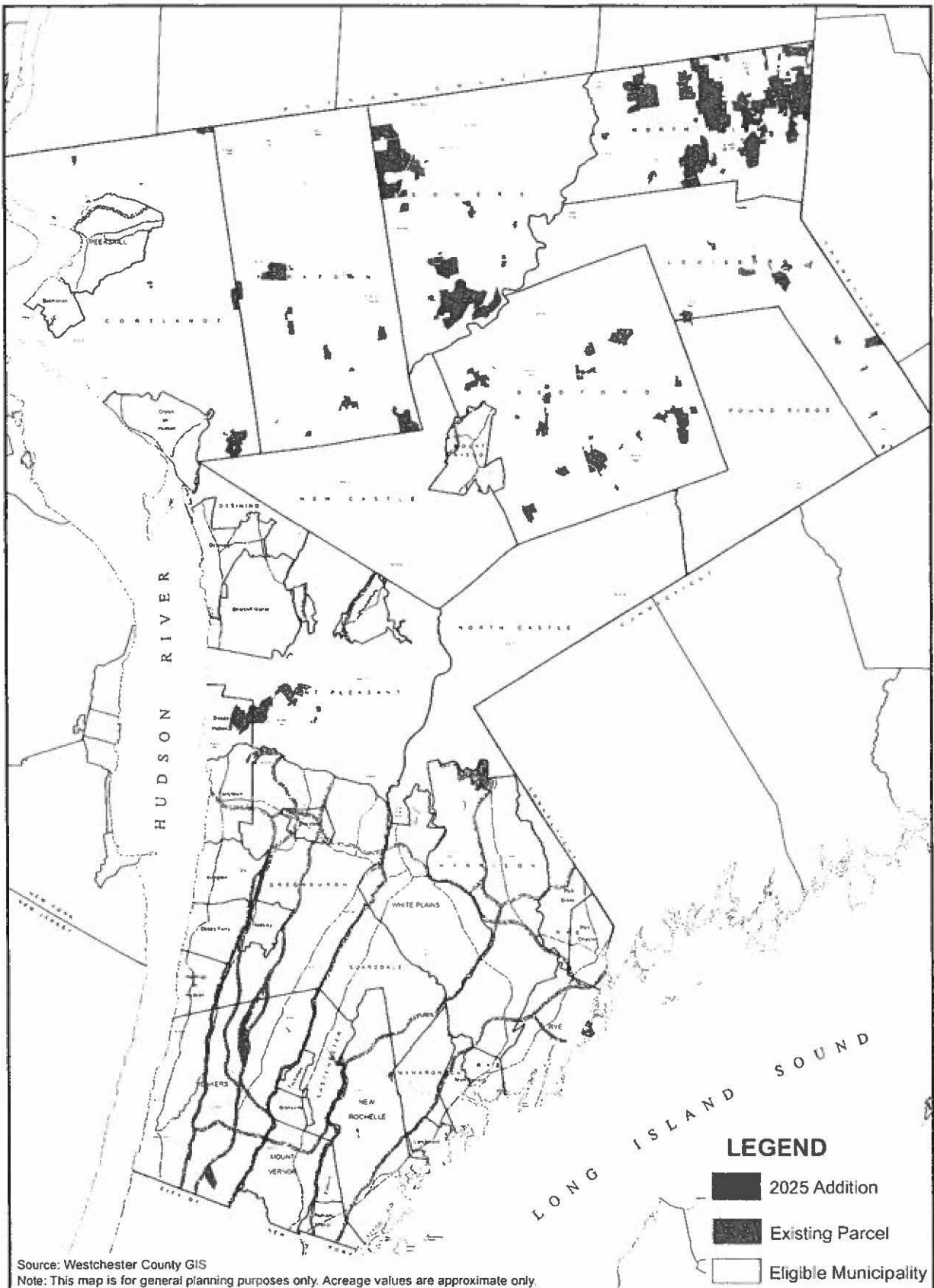
Public hearing comment from Peter Kamenstein, Deputy Supervisor of the town of North Salem
Mr. Kamenstein, a former member of the County Agriculture and Farmland Protection Board, was inspired to comment after observing what the Board of Legislators and Westchester County stand for in regards to the furtherance of agriculture land and open land in the county. He believes that this is crucial to the quality of life for all Westchester residents and stated he was proud to be part of the County's agricultural protection efforts. Mr. Kamenstein thanked the effort from the Board of Legislators to keep open land in Westchester, a topic very important to him personally and the Town of North Salem. He also thanked the Westchester County Department of Planning and Legislator Erika Pierce for promoting agriculture and all of its benefits. Mr. Kamenstein summarized his previous participation on the County Agriculture and Farmland Protection Board at its inception over 20 years ago and stated his appreciation for the hard work that the Agriculture and Farmland Protection Board has been doing since then.

APPENDIX F: APPLICATIONS RECEIVED DURING THE 2025
WESTCHESTER COUNTY AGRICULTURAL
DISTRICT REVIEW

Following are copies of the five applications to include additional land within the agricultural district, along with any supporting information, that were received for 2025.

APPENDIX A: AGRICULTURAL DISTRICT MAP

A map of the current Agricultural District (up to and including 2024 calendar year inclusions) follows.



Source: Westchester County GIS
 Note: This map is for general planning purposes only. Acreage values are approximate only.

PROPOSED

2025 Westchester County Agricultural District

WESTCHESTER COUNTY
 DEPARTMENT OF PLANNING
 APRIL 2025

Westchester
 gov.com



APPENDIX B: AGRICULTURAL DISTRICT DATA AND
LIST OF PROPERTIES

An analysis and list of the current Agricultural District properties (up to and including 2024 calendar year inclusions) follows.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Bedford			1255.3
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 61.7-1-1.2	48 Girdle Ridge Road Girdle Ridge Road	19.9 117.7
Cloverly Farm	2024-08 74.13-1-1 74.13-1-3	929 Old Post Rd 921 Old Post Rd	5.3 59.4
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
Greenwich Rd Nursery	2024-01 84.18-1-24	235 Greenwich Road	9.6
High Winds Farm	2018-02 94.10-1-1	543 Byram Lake Road	92.1
Indian Hollow Farm	2023-05 74.17-1-25	27 Jingle Rd	87.6
Ivanna Farms	2009-77 59.19-1-9 71.7-1-1.2	153-241 Wood Rd 153 Wood Road	99.5 24.2
Maple Grove Farm	2009-25 62.17-1-10 62.17-1-6	17-25 Black Brook Road 20-40 Black Brook Road	17.9 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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
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		
Sun Raven Farm	61.13-1-6	462 Harris Road	19.7
	2013-04		
Sunnyfield Farm	83.8-1-8	501 Guard Hill Road	4.1
	2009-22		
Tanrackin Farm	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
The Courtyard 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
	2009-104		
Totally Totilas	72.7-1-5	Bedford Center Rd.	39.3
	2015-05		
	59.15-1-8	556 Croton Lake Road	14.4
	59.19-1-5	560 Croton Lake Road	4.3

2025 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	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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Lewisboro			428.1
Birdstone Farm	2023-RE-01		
	53.1-3-20	20 Boutonville Road South	43.8
Cipriano Farm	2017-03		
	09833-13-53	25 East Street	4.8
	2023-02		
	77.11-2-11	387 Smith Ridge Road	0.5
	77.04-3-61	469 Smith Ridge Road	3.0
	77.04-3-59	475 Smith Ridge Road	1.3
	77.04-3-58	9 East Street	0.7
	77.11-2-5	Smith Ridge Road	15.6
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
Farvue Farm	2024-09		
	43.4-1-1	70 Spring Street South	77.3
	43.4-1-37	Spring Street	10.5
	43.3-4-36	Spring Street	24.1
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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Whipstick Farm	2023-Re-02		
	55.4-1-12	77 Elmwood Rd	18.3
	55.4-1-13	77 Elmwood Rd	4.5
	55.4-1-14	77 Elmwood Rd	8.1
	55.4-1-11	77 Elmwood Rd	46.2
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

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
North Salem			3888.1
(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
Clear Vision Farm	2025-02		
	3.-1735-34	110 Hardscrabble Road	17.9
	5.-1746-12	12 Starr Ridge Road	7.0
	5-1746-3	6 Starr Ridge Road	2.7
	5.-1746-1	207 June Road	2.7
	5.-1746-2	201 June Road	6.0
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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
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
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
Harring Brook Farm	2023-01		
	38-1709-4	732 Titicus Rd	6.9
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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
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
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
Norton Lane Farm	2018-05		
	27.-1756-5	24 Norton Lane	22.7
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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Salem Sunrise	2009-110		
	37-1170-8	39 Hilltop Drive	33.3
	37-1705-23	741 Titicus Road	25.9
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
Staysail Farm	2011-04		
	36-1704-22	651 Grant Road	6.9
	2009-105		
Stewart Watson Farm	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	2025-04		
	9.-1767-3	225 Vail Lane	1.9
Storybook Farm	9.1767-7	225 Vail Lane	1.6
	2011-06		
	21-1703-2.1	Baxter Road	6.8
Summit Farm	21-1703-52	Baxter Road	0.2
	2018-04		
	15.-1739-19	6 Delancey Street	5.1
Sweet Water Farm	15.-1739-10	12-18 Delancey Street	4.4
	2012-08		
TH Stables	20-1744-50	14 Bloomer Road	4.7
	2013-01		
The Auburn Group	8-1759-4	893 Peach Lake Road	13.9
	2011-12		
The Pavilion Farm	33-1365-11	15 Turkey Hill Road	42.4
	2015-03		
Toad Hollow Farm	5-1735-78	350 Hardscrabble Road	12.1
	2009-72		
	47-1154-35	571 Grant Rd	8.0
Triple E Nursery	47-1154-36	569 Grant Rd	3.7
	2009-11		
Triple E Nursery	25-1757-26	146 Vail Lane	20.5
	2009-7		
	6-1148-7	7 Starr Ridge Rd.	7.3

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
	6-1148-8	3 Starr Ridge Rd.	7.8
Turn and Bolt Farm	2025-01		
	27.-1765-9	100-126 Wallace Rd	16.5
Willow Farm	2009-13		
	9-1767-1	2 Willow Lane	12.4
	9-1767-30	2 Willow Lane	12.3
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		

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
Zino Nurseries	9-1767-15	132 Finch Road	9.4
	2024-10		
Sleepy Hollow	2-1735-59	Fields Ln	22.8
			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
Somers			2084.5
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
Boniello Farm	2023-03		
	26.16-1-3.1	81 Mahopac Ave	36.4
Capoccia/Pegues	2023-04		
	48.17-1-7	78 Moseman Ave	7.5
	48.18-1-1	84 Moseman Ave	4.9
Heritage Farm	2009-78		
	27.19-1-1.1	19 Lalli Drive	30.1
	27.19-1-30	26 Lalli Drive	1.9
	2025-05		
	27.15-1-27.6	19 Lalli Drive	19.3
Katonah Nursery	2022-03		
	28.17-2-1	198 Route 100	2.0
	38.05-2-1	194 Route 100	1.9
	38.05-2-2	190 Route 100	5.0
	38.05-2-3.1	190 Route 100	4.2
	38.13-1-6	131 Route 100	3.1
	38.13-1-7	129 Route 100	5.4
Lasar Farm	2009-12		
	48.09-1-10.1	19 North Lane	16.5
Lasdon Park	2017-PA		
	37.13-3-3	2610 Route 35	27.5
	37.18-1-2	2610 Route 35	147.0

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2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
	37.13-2-4	2610 Route 35	20.0
	37.17-2-1	2610 Route 35	1.9
	37.18-1-1	2610 Route 35	25.4
	37.18-1-3	2610 Route 35	2.3
	37.18-1-4	2610 Route 35	1.9
Muscot Farm Park	2017-PA		
	48.11-1-2	Route 100	326.6
	48.16-1-1	Route 100	173.4
	48.10-1-3	Route 100	17.4
	48.14-1-2	Route 100	51.4
	48.10-1-6	Route 100	8.2
	48.14-1-1	Route 100	105.7
	48.10-1-7	Route 100	2.9
	48.11-1-1	Route 100	7.8
	48.10-1-4	Route 100	3.4
	48.10-1-5	Route 100	3.9
	48.18-1-12	Route 100	76.1
Orchard Hill Organics	2022-04		
	37.14-1-10	9 Orchard Hill Road	5.3
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

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
	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
Yorktown			715.0
Anther Farm	2022-06		
	36.15-1-19	1225 Whitehill Rd	7.3
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	2017-PA		
	48.19-1-20	1271 Hanover Street	52.4
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		

Note: Acreages are calculated from County GIS and are approximate and for general planning purposes only.

2025 Westchester County Agricultural District Parcels

Municipality/Farm Name	AppID/SBL	Address	Total Acres
	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
The Meadows Farm	2018-01		
	37.18-2-71	329 Underhill Avenue	0.4
	26.07-1-29	3117 Old Yorktown Road	1.2
Thompson's Cider Mill	2017-01		
	69.10-1-4	335 Blinn Road	3.0
	69.10-1-5	335 Blinn Road	2.0
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
Grand Total			9329.4

APPENDIX C: DETAILED REVIEW OF 2025 PROPOSED ADDITIONS OF LAND TO THE DISTRICT

During this eight-year review period, the Agriculture and Farmland Protection Board (AFPB) received five applications to include land within the district, shown in the table below. The AFPB recommends inclusion of applications 2025-01, 2025-02, 2025-04 and 2025-05. Applicants for remaining applications are encouraged to re-apply as described in the following Detailed Review.

App #	Farm Name	SBL	Acres	Street Address	Municipality
2025-01	Turn and Bolt Farm	27.-1765-9	18.5	100-126 Wallace Rd	North Salem
2025-02	Clear Vision Farm	3.-1735-34	17.9	110 Hardscrabble Road	North Salem
2025-02	Clear Vision Farm	5.-1746-2	6.0	201 June Road	North Salem
2025-02	Clear Vision Farm	5.-1746-1	2.7	207 June Road	North Salem
2025-02	Clear Vision Farm	5-1746-3	2.7	6 Starr Ridge Road	North Salem
2025-02	Clear Vision Farm	5.-1746-12	7.0	12 Starr Ridge Road	North Salem
2025-03	Hunter Brook Tree Farm	36.13-1-2	8.1	2145 Hunter Brook Road	Yorktown
2025-04	Stewart Watson Farm	9.-1767-7	1.6	223 Vail Lane	North Salem
2025-04	Stewart Watson Farm	9.-1767-3	1.9	225 Vail Lane	North Salem
2025-05	Heritage Farm	27.15-1-27.6	19.3	14 Lalli Drive	Somers

DETAILED REVIEW

Application Number: 2025-01

Applicant: Turn and Bolt, LLC

Farm Name: Turn and Bolt Farm

Farm Operation: Equine (commercial horse boarding)

Property Address: 100-126 Wallace Street, North Salem

Tax Parcel Identification (Section-Block-Lot): 27.-1765-9 **Acres:** 18.5

AFPB Site Visit Date: February 11, 2025

Description of Property and Operation:

The applicant proposes a commercial horse boarding operation for up to twenty horses with ancillary buildings and site improvements. The applicant is also in the process of developing a Whole Farm Plan for the operation. This application was first received in 2024 for a commercial horse boarding operation on Wallace Road in the northeastern section of North Salem. When first proposed in 2024, the parcel was wooded, and the applicant received a special permit for the use from the Town of North Salem and was in the process of clearing the parcel for construction. The AFPB recommended in 2024 that the applicant be encouraged to reapply when more of the proposed improvements to the property were completed and the proposed operation was further along in its implementation.

The applicant has since completed installation of paddocks, fencing, a stable for ten horses and associated access road, connection to bridle trails and accessory appurtenances. Additional sheds are on order, and the applicant has demonstrated to the AFPB commitments from clients assuring the AFPB that the operation will be underway and constitute a commercial horse boarding operation by the end of spring.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has determined that the proposed operation and associated improvements is appropriate for the site and will contribute to the Agricultural District and recommends inclusion of the parcel.

DETAILED REVIEW

Application Number: 2025-02

Applicant: Timothy and Elizabeth Butler

Farm Name: Clear Vision Farm

Farm Operation: Cattle Breeding

Property Address: 110 Hardscrabble Road, 201 June Road, 207 June Road, 6 Starr Ridge Road, 12 Starr Ridge Road, North Salem

Location, Tax Parcel Identification (Section-Block-Lot):	Acres:	36.3 (total)
110 Hardscrabble Road	3.-1735-34	17.9
201 June Road	5.-1746-2	6.0
207 June Road	5.-1746-1	2.7
6 Starr Ridge Road	5-1746-3	2.7
12 Starr Ridge Road	5.-1746-12	7.0

AFPB Site Visit Date: February 11, 2025

Description of Property and Operation:

The application is for the expansion of an existing dairy cow breeding operation on five (5) parcels of land in the Town of North Salem. The largest parcel, at 110 Hardscrabble Road, also includes a significant commercial excavation operation and business, which is not intended to receive any protections or benefits from the Agricultural District. The applicant has submitted an affidavit to this effect, which is attached to the application included in Appendix E. The remaining four parcels are adjacent to each other and located on June Road near the border of Westchester and Putnam counties. Parcels include a mix of forest and open pasture, with fencing under construction to expand the grazing area. The applicant is working with the Watershed Agricultural Council, which has committed to providing technical services and financial assistance in designing and implementing a variety of agricultural best management practices, including fencing, nutrient management devices and practices, stormwater management and vegetated buffers to minimize potential impacts to nearby wetlands and watercourses.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has determined that the operation is appropriate for the proposed parcels and, with the implementation and continued maintenance of the agricultural BMPs, will contribute to the Agricultural District and recommends inclusion of all five parcels.

DETAILED REVIEW

Application Number: 2025-03

Applicant: Frank Bartolini Irrevocable Trust

Farm Name: Hunter Brook Tree Farm

Farm Operation: Tree farm and nursery (commercial horticulture)

Property Address: 2145 Hunterbrook Road, Yorktown

Tax Parcel Identification (Section-Block-Lot): 36.13-1-2 **Acres:** 8.2

AFPB Site Visit Date: February 25, 2025

Description of Property and Operation:

The applicant proposes a commercial nursery specializing in horticultural products. The property is located along Hunterbrook Road in a residential neighborhood within the Town of Yorktown. The Hunter Brook, a tributary to the New Croton Reservoir, runs along the western edge of the property. The applicant has undertaken the clearing of trees and brush on the property. The parcel is improved with an access road, and approximately 1,000 arborvitae saplings have been staged on a cleared area within the center area of the parcel. The applicant has provided a copy of its application to the New York State Department of Agriculture and Markets ("NYSDAM"), Division of Plant Industry, for a license to sell and or grow agriculture at an additional location. The applicant has also provided a NYSDAM Plant Inspection Report for the evergreens staged on site, and a description of the proposed activity and operation. The applicant represents that it has a proposal before the Town of Yorktown to develop the property as a single-family residence.

Agriculture and Farmland Protection Board Assessment and Recommendation:

While the AFPB recognizes that the applicant has development plans for the property, and that clearing and preparation of the site is underway, based on the application submitted, current activity at the site, and discussion with the applicant at the February 18 and March 11, 2025 AFPB meetings, the AFPB has determined that the operation is not yet a commercial operation. The AFPB therefore recommends that the applicant re-apply once the agricultural operation has expanded in scale, and/or more information demonstrating that the proposed operation will meet the objectives of the agricultural district, is provided. Such information would be a more detailed business plan, a site plan, and a plan describing agricultural best management practices to protect environmental resources. Given the operation's proximity to the Hunter Brook, an important tributary to the New Croton Reservoir, it should employ measures to provide adequate buffers, sediment, erosion controls, and other appropriate best management practices.

DETAILED REVIEW

Application Number: 2025-04

Applicant: Richard Stewart

Farm Name: Stewart Watson Farm

Farm Operation: Mushroom (crops)

Property Address: 223 Vail Lane, North Salem

Tax Parcel Identification (Section-Block-Lot):	Acres:
9.-1767-7	1.6
9.-1767-3	1.9

AFPB Site Visit Date: April 7, 2025

Description of Property and Operation:

The applicant is currently operating a commercial mushroom operation. The farm produces a variety of specialty mushrooms, which are sold commercially to local restaurants and markets. The farm is operated indoors and the operators have created a complex indoor environment necessary to grow mushrooms. Operators indicated the desire to expand their operation with a new barn, allowing them to move all the facilities under one roof. While on site, the operators demonstrated a commitment to sound agricultural practices. In 2022 the applicant exceeded the financial requirements identified within the AFPB's criteria but due to a fire on the property in 2024 the operation did not meet that criteria. However, the operation is on track once again to exceed the gross sales evaluation criteria, and the applicant, at the request of the AFPB, has submitted financial information demonstrating such.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The AFPB has visited the site and observed the commercial mushroom operation. The AFPB recognizes that even though the operation exists on relatively small parcels of land, it is an intense operation that is generating significant income and is representative of commercial scale agriculture. The mushroom operation provides a valuable agricultural product and is contributing to the agricultural industry in the county. The AFPB recommends that the parcels be included in the agricultural district, subject to the receipt of financial documents requested for 2025.

DETAILED REVIEW

Application Number: 2025-05

Applicant: Michael Dignelli

Farm Name: Heritage Farm

Farm Operation: Commercial horse boarding, riding academy (equine)

Property Address: 14 Lalli Drive, Somers

Tax Parcel Identification (Section-Block-Lot): 27.15-1-27.6 **Acres:** 19.3

AFPB Site Visit Date: No site visit necessary – reinstatement of previous ag district parcel.

Description of Property and Operation:

The applicant proposes the reinstatement of a parcel of land previously included in the agricultural district. The parcel was included in the original agricultural district but was not included during the first review period in 2008-2010. The parcel has been in continuous use as farm worker housing in support of the commercial horse boarding, riding and related uses as part of the equine operation located at 19 Lalli Drive. The scale and nature of the operation has not changed since it was originally included in the district.

Agriculture and Farmland Protection Board Assessment and Recommendation:

The subject parcel is directly adjacent to and directly supports the existing equine operation at 19 Lalli Drive. The AFPB has created an expedited review process to reinstate parcels previously in the agricultural district and finds that this parcel meets those criteria as the nature, use and scale of the operation has not changed since originally in the district and the parcel has continued to support the existing equine operation. The AFPB recommends that this parcel be reinstated into the agricultural district.

APPENDIX D: LEGAL NOTICES AND SURVEY

The following legal notices were sent to each municipality in which the district is located as well as the proposed municipalities, 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 March 21, 2025. No written comments were received during that period.

RESOLUTION NO. 13 - 2025

BOARD OF LEGISLATORS COUNTY OF WESTCHESTER

Your Committee is in receipt of a communication from the Acting County Executive recommending approval of a Resolution, pursuant to Section 303-a of the New York Agriculture and Markets Law, commencing a review of Westchester County Agricultural District No. 1 (the "District").

As your Honorable Board may know, by Resolution No. 223-2000, a proposal was submitted to the New York State Commissioner of Agriculture and Markets (the "Commissioner") to establish the District and designate an eight-year review period. The Commissioner certified the lands designated in Resolution No. 223-2000 for districting effective July 19, 2001. Recertification of the District is once again necessary and is due to be completed on or before July 19, 2025.


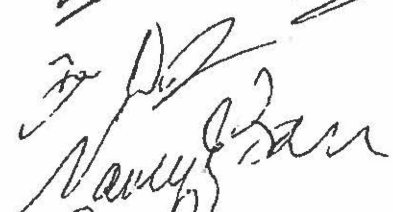

Your Committee is advised that pursuant to Section 303-a of the Agriculture and Markets Law, your Honorable Board is required to take certain enumerated actions in relation to the review of the District, including (1) publishing notice that such a review is underway, which advises where comments on the review may be directed (the "Public Comment Notice"), (2) directing the Westchester County Agricultural and Farmland Protection Board to prepare a report on the agricultural review within forty-five (45) days, and (3) scheduling a Public Hearing and providing notice of the Public Hearing (the "Public Hearing Notice") not less than thirty (30) days after the publication of the Public Comment Notice. After the Public Hearing, your Honorable Board is required to make a recommendation to the Commissioner to terminate, continue or modify the District. If the finding is that the District should be continued or modified, a District Review Plan must be submitted to the Commissioner.



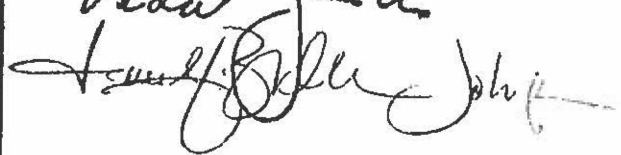
Notice that a review of the District is in progress and that a Public Hearing will be scheduled at an appropriate time.

The Department of Planning has advised that based on its review, the proposed Resolution may be classified as a "Type II" action pursuant to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617 ("SEQRA"). Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQRA documentation and concurs with this recommendation.

Based upon the foregoing, your Committee recommends the adoption of the attached Resolution in order to commence the review of the District required by Section 303-a of the Agriculture and Markets Law.

Dated: January 22nd, 2025
White Plains, New York




David J. Gorman



David J. Gorman


COMMITTEE ON

c: mcz 1.3.25

Parks & Environment

Housing & Planning

FISCAL IMPACT STATEMENT

SUBJECT: 2025 Ag District Recertification

NO FISCAL IMPACT PROJECTED

OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

SECTION A - FUND

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

SECTION B - EXPENSES AND REVENUES

Total Current Year Expense \$ _____

Total Current Year Revenue \$ _____

Source of Funds (check one): Current Appropriations Transfer of Existing Appropriations

Additional Appropriations

Other (explain)

Identify Accounts: _____

Potential Related Operating Budget Expenses: Annual Amount 0

Describe: No impact.

Potential Related Operating Budget Revenues: Annual Amount 0

Describe: No impact.

Anticipated Savings to County and/or Impact on Department Operations:

Current Year: Recertification of the District is required by NYS Ag and Markets Law every eight years and is performed by Planning Department staff.

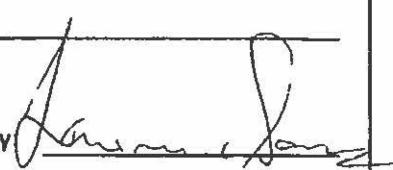
Next Four Years: Annual application period is required by New York State Agricultural Districts Law and performed by Planning Department staff and the members of the County Agriculture and Farmland Protection Board.

Prepared by: David Kvinge

Title: Assistant Commissioner

Department: Department of Planning


Date: November 26, 2024

Reviewed By: 

Budget Director

Date: 11/26/24

TO: Maximillian Zorn, Junior Assistant County Attorney
Department of Law

FROM: David S. Kvinge, AICP, RLA, CFM 
Assistant Commissioner

DATE: January 3, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR
COMMENCEMENT OF AGRICULTURAL DISTRICT REVIEW**

PROJECT/ACTION: The proposed actions consist of publication by the Board of Legislators (BOL) of a notice to commence the required public comment period for Westchester County Agricultural District No. 1, pursuant to New York State Agricultural Districts Law, and direction to the County Agriculture and Farmland Protection Board (AFPB) to collect the necessary data and develop a recommendation concerning the recertification of the district.

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required because the project/action may be classified as a TYPE II action pursuant to section(s):

- **617.5(c)(26):** routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment;
- **617.5(c)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action

COMMENTS: At this time, the action consists solely of commencement of the public review period and initiation of the preparation of a report by the AFPB. Further environmental review and documentation will be undertaken when recommendations considering the district are proposed for action by the BOL.

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Blanca Lopez, Commissioner
Matthew Castro, Principal Environmental Planner-District Manager, SWCD
Claudia Maxwell, Principal Environmental Planner

RESOLUTION NO. 13 - 2025

WHEREAS, this Board is charged with the responsibility, pursuant to Section 303-a of the New York State Agriculture 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 also established an eight-year review period; 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

WHEREAS, pursuant to Section 303-a of the Agriculture and Markets Law, the County of Westchester adopted Resolution 161-2010, which authorized the first recertification of the Westchester County Agricultural District No. 1 and became effective on November 5, 2010 and Resolution 70-2017, which authorized the second recertification of the Westchester County Agricultural District No. 1 and became effective on May 15, 2017; and

WHEREAS, the recertification of Westchester County Agricultural District No. 1 is again necessary and due to be completed on or before July 19, 2025; 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 (45) 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: _____, 2025
White Plains, New York

***** 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 9,254 acres of land within the following municipalities (listed in order of the amount of farmland in each): Town of North Salem (3,832 acres), Town of Bedford (1,255 acres), Town of Somers (2,065 acres), Town of Yorktown (715 acres), Town of Mount Pleasant (384 acres), Town of Cortlandt (353 acres), Village of Sleepy Hollow (222 acres), Town of Lewisboro (428 acres). The District was originally created county-wide and was restricted during the first recertification to those municipalities listed above. During this recertification the County is considering the re-inclusion of the towns of Pound Ridge, North Castle, New Castle and Ossining as eligible municipalities.

Municipal officials, land owners and others 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 <https://planning.westchestergov.com/agriculture-and-farmland> 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 Matt Castro, Principal Environmental Planner, at (914) 995-4423 or mvcl@WestchesterCountyNY.gov.

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 and will be accepted until 4:00 P.M. on March 21, 2025:

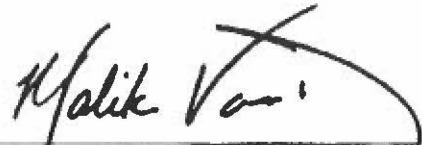
Clerk of the Board of Legislators
8th Floor, Michaelian Office Building
148 Martine Avenue, White Plains, NY 10601
FAX _____
EMAIL _____

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.

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

I HEREBY CERTIFY that I have compared the foregoing Resolution, Resolution No. 13 - 2025, 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 January 27, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 28th day of January, 2025.



Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York



AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown

Linda Tuttt being duly sworn deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary publishers of following newspaper published in Westchester and Rockland Counties State of New York, of which annexed is a printed copy out from said newspaper has been published in said newspaper editions dated:

02/09/2025

Linda Tuttt

Subscribed and sworn to before me this 09 day of February, 2025

Vicky Felty

Notary Public
State of Wisconsin, County of Brown

VICKY FELTY
Notary Public
State of Wisconsin

97925 etp



Public Notices

Originally published at lohud.com on 02/09/2025

***** 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 9,254 acres of land within the following municipalities (listed in order of the amount of farmland in each): Town of North Salem (3,832 acres), Town of Bedford (1,255 acres), Town of Somers (2,065 acres), Town of Yorktown (715 acres), Town of Mount Pleasant (384 acres), Town of Cortlandt (353 acres), Village of Sleepy Hollow (222 acres), Town of Lewisboro (428 acres). The District was originally created county-wide and was restricted during the first recertification to those municipalities listed above. During this recertification the County is considering the re-inclusion of the towns of Pound Ridge, North Castle, New Castle and Ossining as eligible municipalities.

Municipal officials, land owners and others 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 <https://planning.westchestergov.com/agriculture-and-farmland> 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 Matt Castro, Principal Environmental Planner, at (914) 995-4423 or mvc1@WestchesterCountyNY.gov.

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 and will be accepted until 4:00 P.M. on March 21, 2025:

Clerk of the Board of Legislators
8th Floor, Michaelian Office Building
148 Martine Avenue, White Plains, NY 10601
Fax: (914) 995-3884
Email: mav5@westchestercountyny.gov

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.

#11019726

AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown

Linda Tuttle being duly sworn, deposes and says she is the Principal Clerk of The Journal News Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated

03/16/2025

Linda Tuttle

Subscribed and sworn to before me this 16 day of March, 2025

Vicky Felty

Notary Public
State of Wisconsin, County of Brown

VICKY FELTY
Notary Public
State of Wisconsin

919.2540

***** LEGAL NOTICE *****
PUBLIC HEARING
RESOLUTION No. 21 - 2025

REVIEW OF WESTCHESTER AGRICULTURAL
DISTRICT NUMBER ONE

The Westchester County Board of Legislators, pursuant to Section 303-a of the New York State Agriculture and Markets Law shall hold a public hearing to consider the review of Westchester County Agricultural District No. 1, the proposed modifications as recommended by the Westchester County Agricultural and Farmland Protection Board ("AFPB") as described in a report adopted by the AFPB, and any other proposed modifications submitted in writing to the Westchester County Board of Legislators during the comment period. The public hearing will be held at 7:00 p.m. on the 24th day of March, 2025 in the Chambers of the Board of Legislators, 8th Floor, Michaelian Office Building, White Plains, New York. Please contact the Board of Legislators at (914) 995-2800 if you require special arrangements for access to the public hearing. After the close of the public hearing, no additional comments will be received.

The Westchester County Agricultural District No. 1 consists of a total of 9,254 acres of land within the following municipalities (listed in order of the amount of farmland in each): Town of North Salem (3,832 acres), Town of Bedford (1,255 acres), Town of Somers (2,065 acres), Town of Yorktown (715 acres), Town of Mount Pleasant (384 acres), Town of Cortlandt (353 acres), Village of Sleepy Hollow (222 acres), Town of Lewisboro (428 acres).

Modifications to the agricultural district proposed by the AFPB consists of the re-inclusion of the towns of New Castle, North Castle, Ossining and Pound Ridge as eligible municipalities as described in the AFPB report.

Copies of the AFPB report, a list and map of farms proposed to be included in the district and modifications proposed by the public are available on the County website at www.westchestercountyny.gov and at the Department of Planning, Room 432 of the Michaelian Office Building, located at 148 Martine Avenue in White Plains and the Office of the County Clerk. For more information, visit the County website or contact Matt Castro, Principal Environmental Planner, at (914) 995 4423 or mycl@westchestercountyny.gov.

The County Board will ~~permit in-person access to the meeting~~ and will allow participation in the public hearing both in-person and through WebEx. To register to speak via the Board's WebEx online teleconferencing system, please visit this link: <https://bit.ly/4pUmAF>; Event number: 2428 178 9148; Event password: PublicHearing (no space). Or by calling 1-844-621-3956, access code: 2428 178 9148; Registration to speak in-person shall be available before the meeting starting at 6:15 pm. Speakers will be called in the order of registration, alternating between in-person and Webex registrations. Comments may also be submitted in writing by emailing: BOLPublicHearingComments@westchesterlegislators.com or mailing them to the Clerk of the Board of Legislators, 148 Martine Ave., 8th Floor, White Plains, NY 10601. Written comments must be received by March 24, 2025 at 5pm.

MALIKA VANDERBERG
CLERK OF THE COUNTY
BOARD OF LEGISLATORS
WESTCHESTER COUNTY, NEW YORK

Dated: March 11, 2025
White Plains, New York

Ad #11124457

APPENDIX E: COMMENTS RECEIVED

Initial outreach was conducted to municipalities notifying them of the upcoming District review prior to the start of the public comment period. A response from the Town of North Castle was received via email on January 6, 2025 and in a letter dated February 5, 2025, both requesting that the Town of North Castle continue to be excluded from Westchester County Agricultural District Number One. Both submissions are included within this Appendix E.

The public comment period ran from February 9, 2025 through March 21, 2025. No written comments were received during the public comment period.

A public hearing was held by the Board of Legislators on March 24, 2025. A recording of the public hearing is available on the County website at www.meetings.westchestergov.com. One comment was received at the public hearing and is paraphrased below.

Public hearing comment from Peter Kamenstein, Deputy Supervisor of the town of North Salem
Mr. Kamenstein, a former member of the County Agriculture and Farmland Protection Board, was inspired to comment after observing what the Board of Legislators and Westchester County stand for in regards to the furtherance of agriculture land and open land in the county. He believes that this is crucial to the quality of life for all Westchester residents and stated he was proud to be part of the County's agricultural protection efforts. Mr. Kamenstein thanked the effort from the Board of Legislators to keep open land in Westchester, a topic very important to him personally and the Town of North Salem. He also thanked the Westchester County Department of Planning and Legislator Erika Pierce for promoting agriculture and all of its benefits. Mr. Kamenstein summarized his previous participation on the County Agriculture and Farmland Protection Board at its inception over 20 years ago and stated his appreciation for the hard work that the Agriculture and Farmland Protection Board has been doing since then.



TOWN OF NORTH CASTLE

Town Hall - 15 Bedford Road
Armonk, New York 10504
northeastleny.com

Established 1786

Joseph A. Rende
Supervisor

(914) 275-3000 x53
jrende@northeastleny.com

February 5, 2025

Clerk of the Board of Legislators
Vedat Gashi, Chair and
Board of Legislator Members
County Board of Legislators
8th Floor, Michaelian Office Bldg.
148 Martine Avenue
White Plains, NY 10601

Re: Recertification of Westchester County Agricultural District Number One

The Town of North Castle has had a long agrarian history with farming being North Castle's principal industry prior to 1850. However, by the beginning of the twentieth century, wealthy families from New York City began to purchase farms to create large summer estates. Since that time the farmland to residential conversion process has continued apace so that agricultural land now constitutes only a small fraction of total land acreage within the Town. Over the last one hundred years North Castle has had to address balancing the desire to preserve the Town's farming roots with the reality of the Town being a very desirable residential community.

The Town of North Castle, as a Hudson River Valley Greenway *Compact Community*, has expressed its commitment to scenic, natural, historic, cultural and recreation resources, including farmland protection and farmland economic development strategies. The Town encourages the protection of farmland and discourages its further conversion to residential uses by expressly permitting farm uses and horse breeding and boarding in almost every zoning district and within all residential zoning districts within the Town of North Castle.

The Town of North Castle is concerned, however, that if property were placed in the Agricultural District, the property owner may petition the NYS Dept of Agriculture and Markets to review our local Town Code in order to determine whether our existing regulations regarding farming and horse breeding are "unreasonably restrictive" for a farmer in the Agricultural District. If a determination were to be made that our laws are too onerous, it is possible that our local regulations will be found in violation of the Agriculture and Markets law, and we will need to exempt this class of use from

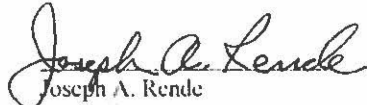
local land use control. The Town of North Castle feels that if such a determination were made that it would negatively impact the health, safety and general welfare of the residents of North Castle.

It is noted that Westchester County is very different from some of our more rural counties in other parts of New York State. In Westchester County, and North Castle in particular, it is likely that any farm use will be in close proximity to residential uses, commercial uses or environmentally sensitive areas. While the Town encourages farming within the community, the Town acknowledges a need to regulate the land use and environmental impacts a farm may have upon surrounding properties given the suburban nature of the Town of North Castle.

In addition, the Town recognizes the need to ensure that the development of land, including farmland, is environmentally sensitive. The majority of undeveloped land within the Town of North Castle is environmentally constrained by wetlands, floodplains or steep slopes. Since many farming operations require disturbance to sensitive areas, the Town must evaluate whether any proposed site disturbance would have negative impacts on our environment.

Based upon the above, the Town requests that North Castle continue to be excluded from Westchester County Agricultural District Number One.

Sincerely,


Joseph A. Rende
Town of North Castle Supervisor

Adam R. Kaufman, AICP
Town of North Castle
Director of Planning

cc: Agriculture & Farmland Protection Board of West. County [David Kvinge - 995-3780]
Town of North Castle Town Board

PLEASE REPLY TO THE FOLLOWING EMAIL ADDRESS

From: Adam Kaufman
To: Castro, Matthew
Cc: Kyngie, David
Subject: North Castle Ag District Properties
Date: Monday, January 6, 2025 10:44:25 AM
Attachments: [image003.png](#)

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the Help Desk.

Hi Matt,

Can you send over the Turtle Rock Farm application? I'd like to take a look at what they submitted to the County.

The property is the Gordon family compound and is not a traditional farm. It has a couple of houses, trails, lakes and a pool. It does not have any horses.

In general, The Town of North Castle is concerned that if this property were placed in the Agricultural District, the property owner may petition the NYS Dept of Agriculture and Markets to review our local Town Code to determine whether our existing regulations are too onerous for a "farmer" in the Ag District. If a determination were to be made that our laws are too onerous, it is possible that our local regulations will be found in violation of Ag and Market law and we will need to exempt this class of use from local land use control – The Town of North Castle feels that if such a determination were made that it would negatively impact the health safety and general welfare of the residents of North Castle. It is noted that central Westchester County is very different from some of our more rural Northern Westchester communities and many other counties in NYS.

In Westchester County, and North Castle in particular, it is likely that any farm use will be in close proximity to residential uses, commercial uses or environmentally sensitive areas and local land use control is necessary to ensure the health safety and general welfare of the residents of the Town.

In addition, the Town recognizes the need to ensure that the development of land is environmentally sensitive. The subject site contains a significant amount of Town-regulated wetlands and is partially located within the 100-year flood plain.

Based upon all of the above it is the Town's recommendation that this property be excluded from the agricultural district until such time as the Town of North Castle can be assured that our local land use and environmental regulations cannot be challenged by the New York State Department of Agriculture and Markets. The Town remains committed to working with Turtle Rock Farm in a way that is satisfactory to both the Town and the property owner.

Adam R. Kaufman, AICP
Director of Planning

Town of North Castle

Logo



T: 914-273-3000 x 43
akaufman@northcastleny.com - www.northcastleny.com
17 Bedford Road Armonk, NY 10504

Agricultural District Contact Information

Please fill this contact form out to the best of your ability. If you need any assistance, please reach out to Jesenia Laureano at jnl1@westchestercountyny.gov or at (914) 995-2085. Thank you for taking the time to help update our information!

| Part 1: Landowner Information ▾

First Name*

If you need to input a corporation's name, please input the full name here (ex. Corporation Name)

Last Name*

If you need to input a corporation's name, please input the corporation type here (ex. LLC, LLP, etc.)

Phone Number #*

XXX-XXX-XXXX

Email Address***Street Address*****City*****State***

Ex. NY

Zipcode*

Is the contact same as landowner?*

Yes

No

| Part 2: Parcel Information ▾

Please list primary tax parcel identification numbers and acreage for all parcels within the farm unit to the best of your ability.

Municipality Name

Enter the name of the municipality in which the parcel is located

-Please select-



Primary Tax Parcel: ID Number

Enter your parcel ID number to the best of your ability.

Primary Tax Parcel: Acreage

Enter the number of acres within the parcel as indicated in the tax map.

Primary Tax Parcel: Acreage Farmed

Enter the number of acres actively farmed.

Primary Tax Parcel: Rental Info

Indicate additional parcel info

Rented from another landowner

Rented to farmers

| Additional Tax Parcel Information (1) ▾

Please use the + button above to add more parcel information if needed. Click the trash icon above to delete a parcel if needed. The colored number indicates how many parcel entries you have on this survey. If you need any assistance please reach out to Jesenia Laureano at jnl1@westchestercountyny.gov or at (914) 995 - 2085

Tax Parcel : ID Number

Enter your parcel ID number.

Tax Parcel : Acreage

Enter the number of acres within the parcel as indicated in the tax map.

Tax Parcel : Acreage Farmed

Enter the number of acres actively farmed.

Tax Parcel : Rental Info

Indicate additional parcel info

Rented from another landowner

Rented to farmers

| Part 3: Farm Description ▾

Farm Name:

Farm Street Address:

| Identify Principal and Secondary Farm Enterprise ▾

Aquaculture

Primary

Secondary

Crops

Primary

Secondary

Equine

Primary

Secondary

Fallow

Primary

Secondary

Hay

Primary

Secondary

Livestock (Alpacas, Goats, Cattle, Sheep, etc.)

Primary

Secondary

Native Plants

Nursery

Primary

Primary

Secondary

Secondary

Other

If Other, please indicate

Primary

Secondary

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel?

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

Is the farm operating under a certified plan (Whole Farm Plan, Nutrient Plan, etc.)?

Yes

No

Participating in Agricultural Assessment Program (Property tax Assessment):

Yes

No

Submit

Powered by ArcGIS Survey123

APPENDIX F: APPLICATIONS RECEIVED DURING THE 2025
WESTCHESTER COUNTY AGRICULTURAL
DISTRICT REVIEW

Following are copies of the three applications to include additional land within the agricultural district, along with any supporting information, that were received during the public comment period, which ended March 21, 2025.



John J. Hogan
Donald M. Rossi
Michael T. Liguori*

Nancy Tagliaferro*
Jamie Spillane*†
Scott J. Steiner
Brendan J. Liberati*
Of Counsel
Bonnie N. Feinzig
Mary Jane MacCrae

* Also Admitted in CT
† Also Admitted in NJ

March 13, 2024

Via Federal Express

Hon. Vedat Gashi, Chairman
Westchester County Board of Legislators
148 Martin Avenue, 8th Floor
White Plains, New York 10601

Re: Application for Addition of Land to an Existing Agricultural District;
Property: 100-126 Wallace Road, North Salem, New York 10560 (the "Premises")

Dear Chairman Gashi:

This firm represents Turn & Bolt LLC and it's member, Charlotte Harris, the owner of the above-described Premises. Submitted herewith is Turn & Bolt's Application for Addition of Land to an Existing Agricultural District. The Application seeks to include the Property in Westchester County's Agricultural District No. 1.


As set forth in the enclosed Application, the Premises, which consists of approximately 18.5 acres in the Town of North Salem, is benefitted by a Special Permit issued by the North Salem Board of Appeals for a commercial boarding stable for up to twenty (20) horses which will be operated under the name "Turn & Bolt Farm." As such, inclusion of the Property within the existing Agricultural District would further the County's purpose of conserving and protecting agricultural land and encouraging the maintenance and development of open space for agricultural use.

In support of this request, a copy of a portion of the North Salem Tax Map showing the Premises is enclosed herewith. Also enclosed herewith is a copy of the Map showing lands currently with the Westchester County Agricultural District No. 1 in blue and noting the subject Premises marked in red.

Thank you very much, and we look forward to your Board's consideration of the enclosed Application. Of course, if you have any questions regarding any aspect of the foregoing, or desire any additional information, please do not hesitate to contact me.

Sincerely,
Hogan, Rossi & Liguori

By: 
Jamie Spillane, Esq.

cc: Westchester County Agriculture & Land Protection Board
c/o David Kvinge 

**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: Tum & Bolt LLC
 Mailing Address: c/o Hogan, Rossi & Liguori, 3 Starr Ridge Road, Suite 200, Brewster
Brewster, New York 10509

Phone: 845 279 2986 E-Mail: jspillane@hrlawyers.com

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

Applicant Name: Tum & Bolt LLC

Mailing Address: _____

Phone: _____ E-Mail: millhollow663@yahoo.com

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 owned by the farmer:

Parcel ID #	Acreage
27.-1765-9	18.53

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 parcels not owned by the applicant)

Parcel ID #	Acreage

Parcel ID #	Acreage

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

Parcel ID #	Acreage	Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: Turn & Bolt Farm

Is farm location the same as mailing address? Yes No If yes, proceed to description of land. Farm Street Address: 100-126 Wallace Road

City/Town/Village of: North Salem, New York 10560

For the following, attach additional sheets if necessary.

Description of land and boundaries (wooded, open, steep slopes, streams, wetlands, etc.): _____
Open, wooded and steep slopes See Schedule A Annexed hereto

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

See Scheduled A annexed hereto

Description of future plans: The boarding of up to 20 horses

Number of acres currently farmed: 18.53

Total acres proposed to be farmed: 18.53

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

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 (to be checked only once)	Secondary (to be checked only once)	FCR	Start Up	Approved
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"/>	
Squash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1937
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 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.	<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).
- 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: Charlotte Harris Date: 3/12/24

Print Name: CHARLOTTE HARRIS 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 REPRESENTATIVE(S)

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

PROPERTY LOCATION

Farm Name: Turn & Bolt Farm
Parcel Acreage: 18.51
Tax Parcel Identification (Section-Block-Lot): 27-1765-
Property Street Address: 100-126 Wallace Road, North Salem, New York 10560
Municipality: North Salem

PROPERTY OWNERSHIP

Landowner Name: Turn & Bolt LLC
Mailing Address: 100-126 Wallace Road, North Salem, New York 10560
Phone Number(s): _____
E-mail: millhollow663@yahoo.com

AUTHORIZED REPRESENTATIVE(S)

Name: Jamie Spillane
Organization: Hogan, Rossi & Liguori
Mailing Address: 3 Starr Ridge Road, Suite 200, Brewster, New York 10509
Phone Number(s): 845-279-2986

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: Charlotte Harris Date: 3, 12, 24
Print Name: CHARLOTTE HARRIS

Notarized by:

SCHEDULE "A"
TO THE APPLICATION OF TURN & BOLT LLC
FOR ADDITION OF LAND TO AN EXISTING AGRICULTURAL DISTRICT

Turn & Bolt LLC is the owner of 100-126 Wallace Road, North Salem, New York (the "Property"), which consists of approximately 18± acres of land, and will be used as a commercial boarding stable. On February 8, 2024, a special permit was issued for the operation of a commercial boarding stable for up to twenty (20) horses on the Property consistent with the Site Plan prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. dated January 16, 2024.

Description of Land and Boundaries:

The Property is bound by Wallace Road to the south, agricultural lands to the north and east and residential/agricultural mixed-use property to the west. Consistent with the Site Plan, the premises is to be developed with a proposed ten (10) stall barn, ten stall shed row barn(s), a dwelling for farm worker housing and areas of open and wooded land. There are no streams or wetlands on the Property.

Description of Current and Future Agricultural Activities:

The Property is in development for use as a commercial boarding stable for up to twenty (20) horses, a special permit has been obtained for such use, construction documents have been developed and the building permit application is pending before the Building Department for construction of improvements for such use. The commercial boarding stable on the Property will be operated under the name "Turn & Bolt Farm." The boarding stable will be run by Charlotte Harris, member of Turn & Bolt LLC, who has significant experience in horse boarding and training. Upon completion of construction, the Property will include an outdoor riding ring, a dwelling for grooms' quarters, and grass and wooded paddock areas.

Business Description

The Town of North Salem Zoning Board of Appeals approved the farm's plans to construct a 10-stall barn, 10-stall shed row barn(s); a dwelling for farm employees; and an outdoor riding arena. Several paddocks for turnout will also be constructed. Building plans for the aforementioned improvements have been submitted to the Town Building Inspector, and upon issuance of the building permit, construction will commence. Currently, construction is projected to be completed by summer 2024. Upon completion of the improvements, the farm will operate as a commercial boarding facility.

The North Salem farm location is situated approximately six miles from 684 and Route 84, on the border of Ridgefield, Connecticut, and is easily accessible to clients from Manhattan, Connecticut, Westchester, and Putnam Counties. It is bordered to the north and east by agricultural operations: to the north is Windswept Farm, a 200+ acre farm operation within the Westchester County Agricultural District, and to the east an

equestrian farm within the Town of Ridgefield, Connecticut. The premises has direct access to over 100 miles of beautiful trails maintained by the North Salem Bridle Trails Association and the surrounding area is frequently hunted by the Golden's Bridge Hounds.

The farm's operations in North Salem will satisfy an unfulfilled demand for horse boarding in the area for pleasure riders wanting access to horse trails, clients looking for a horse retirement facility with significant turnout area, and competition riders with the farm's accessibility to Old Salem Farm.

Management

Ms. Harris is the member-manager of Turn & Bolt LLC, which owns and operates the North Salem farm location. Ms. Harris, an experienced equestrian, will manage day-to-day operations of the farm.

Ms. Harris is an experienced equestrian who has been the president of the North Salem Bridle Trails Association for approximately nine years and served on the Board of Directors for over 25 years. Ms. Harris also served as a trustee on the North Salem Open Land Foundation for approximately eleven years and was on the Board of Directors of the Millbrook Horse Trails for four years. Ms. Harris was a member of the North Salem Planning Board for 10 years, served on the North Salem Comprehensive Plan Committee from 2008-2011 and served on the North Salem Climate Smart Community Leadership Committee for 2 ½ years. Ms. Harris is also an EMT with the North Salem Volunteer Ambulance Corp.

A number of stalls on site will be leased to Guardian Stables and grooms and trainers from Guardian will be actively working on site.

The Site Plan includes construction of a dwelling to be resided in by one or more grooms employed by the LLC or Lessee.

Finances

Ms. Harris has 100% ownership interest in Turn & Bolt LLC. As mentioned above, Turn & Bolt is the owner of the North Salem location. To date, Ms. Harris has provided sufficient funds to cover initial costs for purchase of the premises, design of the plans and submission and obtaining all approvals for the farm, and any other associated costs of the farm until such time the farm income covers all expenses.

The construction of improvements, including construction of the two barns on site, the dwelling for employee use, fencing and the construction of the outdoor riding arena, will be one-time capital expenses of Turn & Bolt LLC, and will be financed with capital contributions from Ms. Harris.

The primary source of income for the farm is horse boarding with each of the stalls proposed rental income being \$800 to 1,000 per dry stall/ per month. The farm

anticipates that it will generate revenue of approximately \$10,000 in 2024 and \$ 18,000 per month during the 2025 season when fully operational.

I. Minimization of Environmental Impacts

One of the farm's primary objectives is to operate in an environmentally sustainable manner and, to this end is working to develop a Whole Farm Plan to guide the farm in fulfilling this goal.

Extensive stormwater pollution protection measures have been designed and approved for the North Salem property and will be implemented with construction of the above-described farm improvements.

II. Conclusion

The farm's operations further the purpose and objectives of the Agricultural District by maintaining the economic viability of agricultural land and preserving the agricultural use of land within the County. With Ms. Harris's extensive experience as a horse owner and rider, the farm's management is strong, and provides a sound business model for commercial horse boarding operations in the County.



Mountain Lake P.A.
Country
Agricultural
District
No. 1



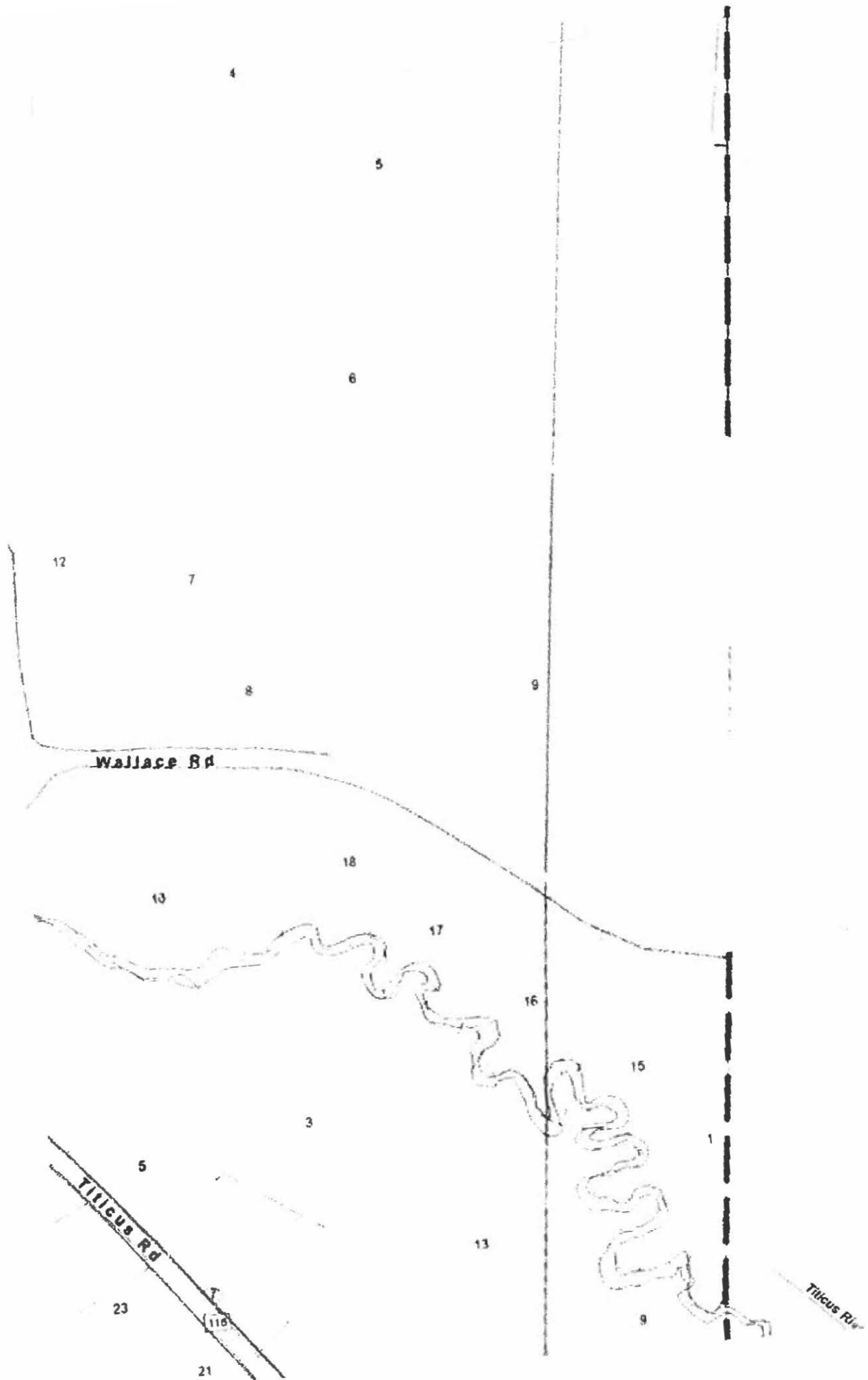
Mountain Lake P.A.

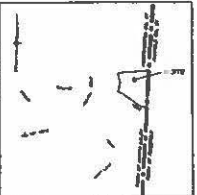
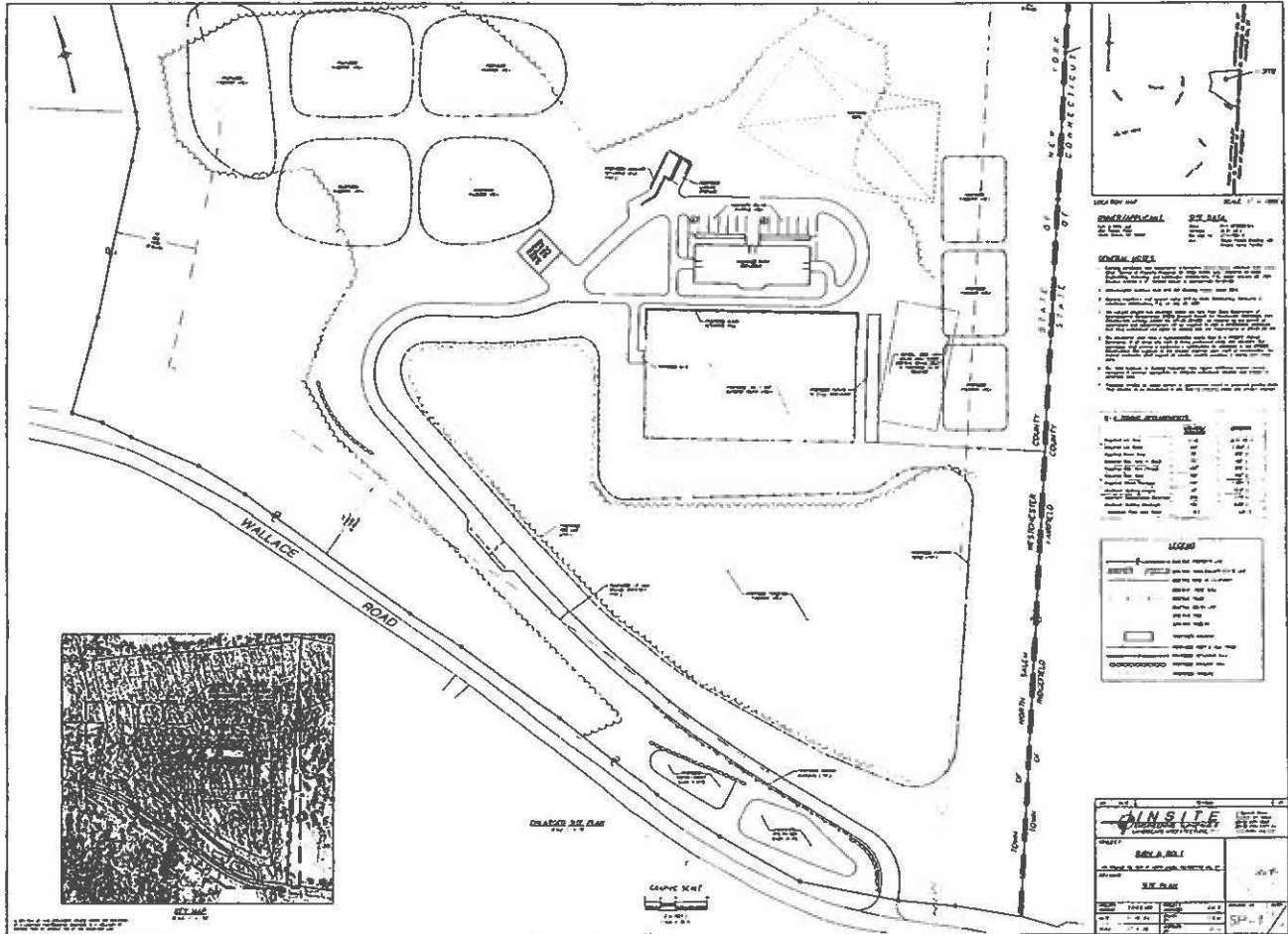
Mountain Lake P.A.
Country
Agricultural
District
No. 1

Mountain Lake P.A.

X - Subject
property

parcels
included
in the
western
Country
Agricultural
District
No. 1





PROJECT: [Illegible]
 DATE: [Illegible]
 SCALE: [Illegible]

GENERAL NOTES

1. All dimensions are in feet and inches.
2. All areas are to be landscaped with native plants and trees.
3. All areas are to be graded and compacted.
4. All areas are to be paved with asphalt.
5. All areas are to be finished with a topsoil layer.
6. All areas are to be seeded with grass.
7. All areas are to be fertilized.
8. All areas are to be watered.
9. All areas are to be maintained.
10. All areas are to be protected.

AREA STATEMENTS

Area	Area (sq. ft.)	Area (sq. ft.)
Building Footprint	10,000	10,000
Parking Area	20,000	20,000
Landscaping Area	30,000	30,000
Grading Area	40,000	40,000
Paving Area	50,000	50,000
Topsoil Area	60,000	60,000
Seeding Area	70,000	70,000
Fertilizing Area	80,000	80,000
Watering Area	90,000	90,000
Maintenance Area	100,000	100,000
Protection Area	110,000	110,000



INSITE

Area	Area (sq. ft.)	Area (sq. ft.)
Building Footprint	10,000	10,000
Parking Area	20,000	20,000
Landscaping Area	30,000	30,000
Grading Area	40,000	40,000
Paving Area	50,000	50,000
Topsoil Area	60,000	60,000
Seeding Area	70,000	70,000
Fertilizing Area	80,000	80,000
Watering Area	90,000	90,000
Maintenance Area	100,000	100,000
Protection Area	110,000	110,000

**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.

Part 1: Landowner Information

Landowner Name: Timothy & Elizabeth B. Fler
 Mailing Address: 203 JUNE ROAD
NORTH SALEM NY 10560
 Phone Number: 914-469-3336
 E-Mail Address: Tb.Fler1214@gmail.com

Part 2: Parcel Identification

IMPORTANT: ATTACH A COPY OF THE TAX MAP IDENTIFYING EACH OF THE AGRICULTURAL PARCELS IDENTIFIED BELOW. SEE YOUR TAX ASSESSOR.

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

Parcel ID #	Acreage	Parcel ID #	Acreage
3 1735-34	17.9	5 1746-1	27
5 1746-2	5.95		
5 1746-12	6.92		
5 1746-3	2.75		

B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented from another landowner:

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: Clark Farms Farm LLC
Farm Street Address: 203 JUNE ROAD
City/Town/Village of: NORTH SALEM NY 10560

For the following, attach additional sheets if necessary.

Description of land and boundaries: Two of the three properties are fenced in and currently in use. The properties used fencing installed June 2012 as the Westchester Agricultural Council to whom that might happen. Lastly 207 June Rd property is currently being worked on for pasture.

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

BREEDING of REGISTERED MINATURE JERSEY COWS
SEMENT collection from u.s. bulls - (select semen strands of heifer semen)
FORAGE lot 5 1746-12 was just completed - now fenced in pasture

Description of future plans: May get involved with Chickens selling of eggs
207 June Road property will hopefully be the new home of our goats

Total Number of Acres to be added to Westchester County's Agricultural District: 36.22

Number of acres currently farmed: 25.4 Total acres proposed to be farmed: 30

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

Note: Only parcels on which the agricultural operation is located are eligible to be included in the Agricultural District. Parcels that include only non-agricultural uses are not eligible for inclusion. For parcels on which are located both agricultural and non-agricultural uses, please answer the following. The Agriculture and Farmland Protection Board may request documentation supporting your answers.

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel? 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 Principal and Secondary Farm Enterprise	Principal (choose one)	Secondary (select as many as appropriate)	Estimated Annual Gross Farm Sales (check one)
Dairy - See separate application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Below \$2,000 <input type="checkbox"/> \$2,000 to \$9,999 <input checked="" type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 or more
Cash Crop (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	
Cash Crop (Vegetable)	<input type="checkbox"/>	<input type="checkbox"/>	
Orchard	<input type="checkbox"/>	<input type="checkbox"/>	
Vineyard	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Poultry	<input type="checkbox"/>	<input type="checkbox"/>	
Horticultural Specialties	<input type="checkbox"/>	<input type="checkbox"/>	
Sugarbush	<input type="checkbox"/>	<input type="checkbox"/>	
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	
Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	
Other (Please Specify):	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Forestry</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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.

Property Owner's Signature: [Signature] Date: 2/3/2025

Print Name: Timothy Butler

~~Applicant's Signature:~~ Signed before me by Timothy Butler Date: _____
(if not property owner) on this 6th day of February, 2025

Print Name: Rosemary James Rosemary James
 Notary Public - State of New York
 No. 01/A6093953 - Qualified in Putnam County

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

For AFPB Use Only! Do not write below this line!

Site Visit Date: _____

Comments: _____

Recommendation: _____

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: Clear Views Farm LLC

Parcel Acreage: 17.9

Tax Parcel Identification (Section-Block-Lot): 3-1735-34

Property Street Address: 110 HANDSCRAWBLE ROAD

Municipality: NORTH SALEM NY 10560

PROPERTY OWNERSHIP

Owner Name: TIMOTHY B. FLETCHER LIZ B. FLETCHER

Mailing Address: 203 JUNE ROAD NORTH SALEM NY 10560

Phone Number(s): 914 469-3336

Email: TBFLETCHER1214@gmail.com

AUTHORIZED REPRESENTATIVES (check here if not applicable)

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 representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature: [Signature] Date: 2/6/2025

Print Name: TIMOTHY B. FLETCHER

Notarized by:

Rosemary James 2/6/2025

Rosemary James
Notary Public - State of New York
#0146091953 - Qualified in Putnam County
My Commission Expires June 9, 2027

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: Clear View Farm LLC
Parcel Acreage: 6 5.95
Tax Parcel Identification (Section-Block-Lot): 5 1746-2
Property Street Address: 503 JUNE ROAD
Municipality: NORTH SALEM NY 10560

PROPERTY OWNERSHIP

Owner Name: Timothy Butler & B. Butler
Mailing Address: 203 JUNE ROAD NORTH SALEM NY 10560
Phone Number(s): 914 469-3336
Email: TBUTLER1214@gmail.com

AUTHORIZED REPRESENTATIVES (check here if not applicable)

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 representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature: [Signature] Date: 2/6/2025
Print Name: Timothy Butler

Notarized by: Rosemary James 2/10/2025

Rosemary James
Notary Public - State of New York
No. 0181093953 - Qualified in Putnam County
Commission Expires June 9, 2027

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: Steve Varios FARM LLC
Parcel Acreage: 6.92
Tax Parcel Identification (Section-Block-Lot): 5174612
Property Street Address: 8-18 State Ridge Road
Municipality: North Salem NY 10560

PROPERTY OWNERSHIP

Owner Name: Timothy Butler Ltd B. Butler
Mailing Address: 203 June Road North Salem NY 10560
Phone Number(s): 914 464-3336
Email: TBUTLER1214@gmail.com

AUTHORIZED REPRESENTATIVES (check here if not applicable)

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 representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature: [Signature] Date: 2/6/2025

Print Name: Timothy Butler

Notarized by: Rosemary James 2/6/2025

Rosemary James
Notary Public - State of New York
No. 01946092953 - Qualified in Putnam County
My Commission Expires June 7, 2027

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: CLEAR VIEWS FARM LLC

Parcel Acreage: 2.75

Tax Parcel Identification (Section-Block-Lot): 5 1746 3

Property Street Address: 6 STARBUCK RIDGE ROAD

Municipality: NORTH SALEM NY 10560

PROPERTY OWNERSHIP

Owner Name: TIMOTHY B. BUTLER L2 B. BUTLER

Mailing Address: 203 JUNE ROAD NORTH SALEM NY 10560

Phone Number(s): 914 469-3336

Email: TBUTLER1214@GMAIL.COM

AUTHORIZED REPRESENTATIVES (check here if not applicable)

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 representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature: [Signature] Date: 2/6/2015

Print Name: TIMOTHY B. BUTLER

Notarized by: Rosemary James 2/6/2015

Rosemary James
Notary Public - State of New York
ID# 01140093955 - Qualified in Putnam County
My Commission Expires June 9, 2017

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: Clear Views Farm LLC

Parcel Acreage: 2.7

Tax Parcel Identification (Section-Block-Lot): 5 1746 1

Property Street Address: 207 TOWN ROAD

Municipality: NORTH SALEM NY 10560

PROPERTY OWNERSHIP

Owner Name: Timothy Butler L.I.C. Butler

Mailing Address: 203 TOWN ROAD NORTH SALEM NY 10560

Phone Number(s): 914 469-3336

Email: TButler1214@gmail.com

AUTHORIZED REPRESENTATIVES (check here if not applicable)

Name: _____

Organization: _____

Mailing Address: _____

Phone Number(s): _____

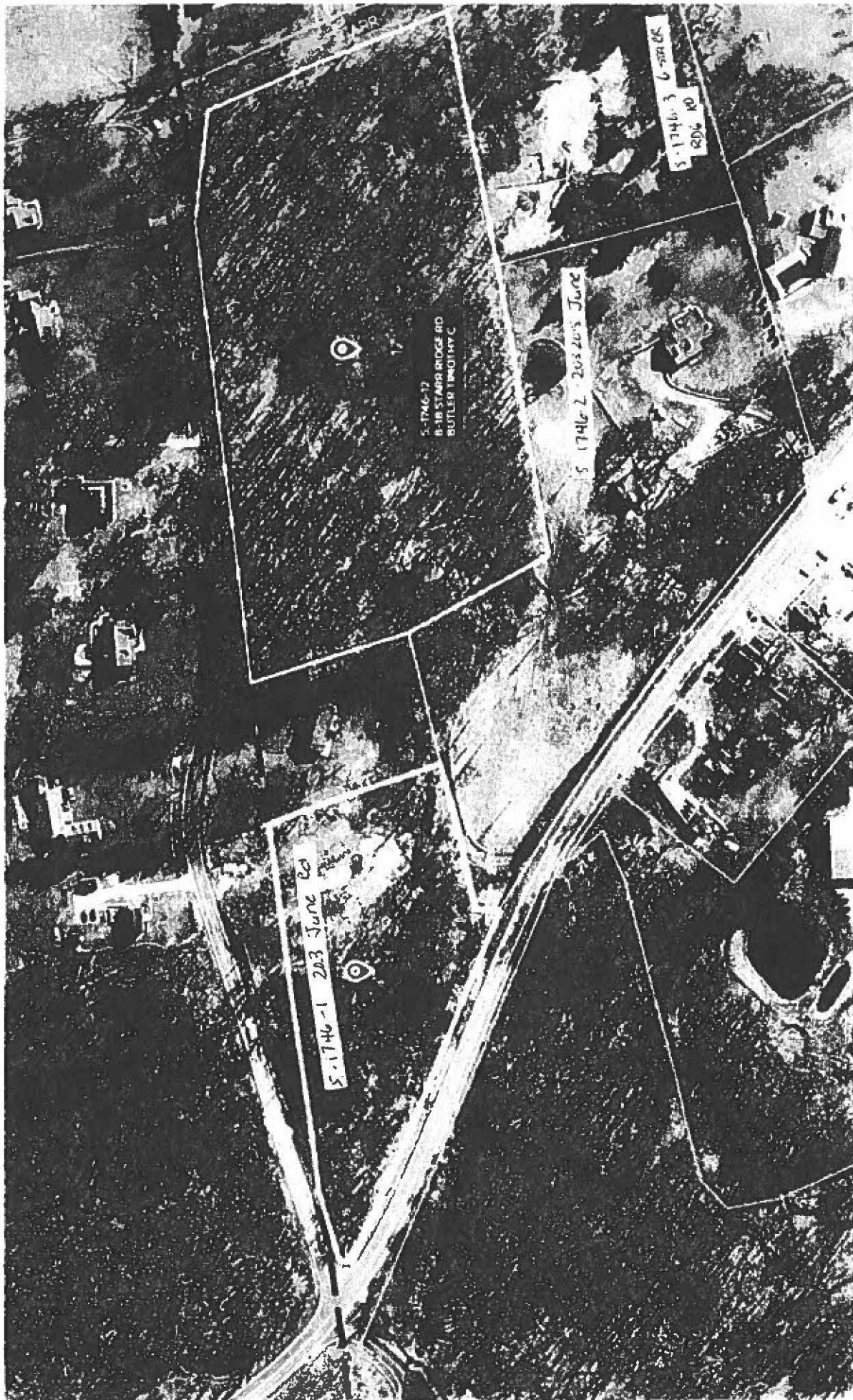
I hereby swear that I am the owner of record of the subject property described above, and that I hereby authorize the representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature: [Signature] Date: 2/16/2025

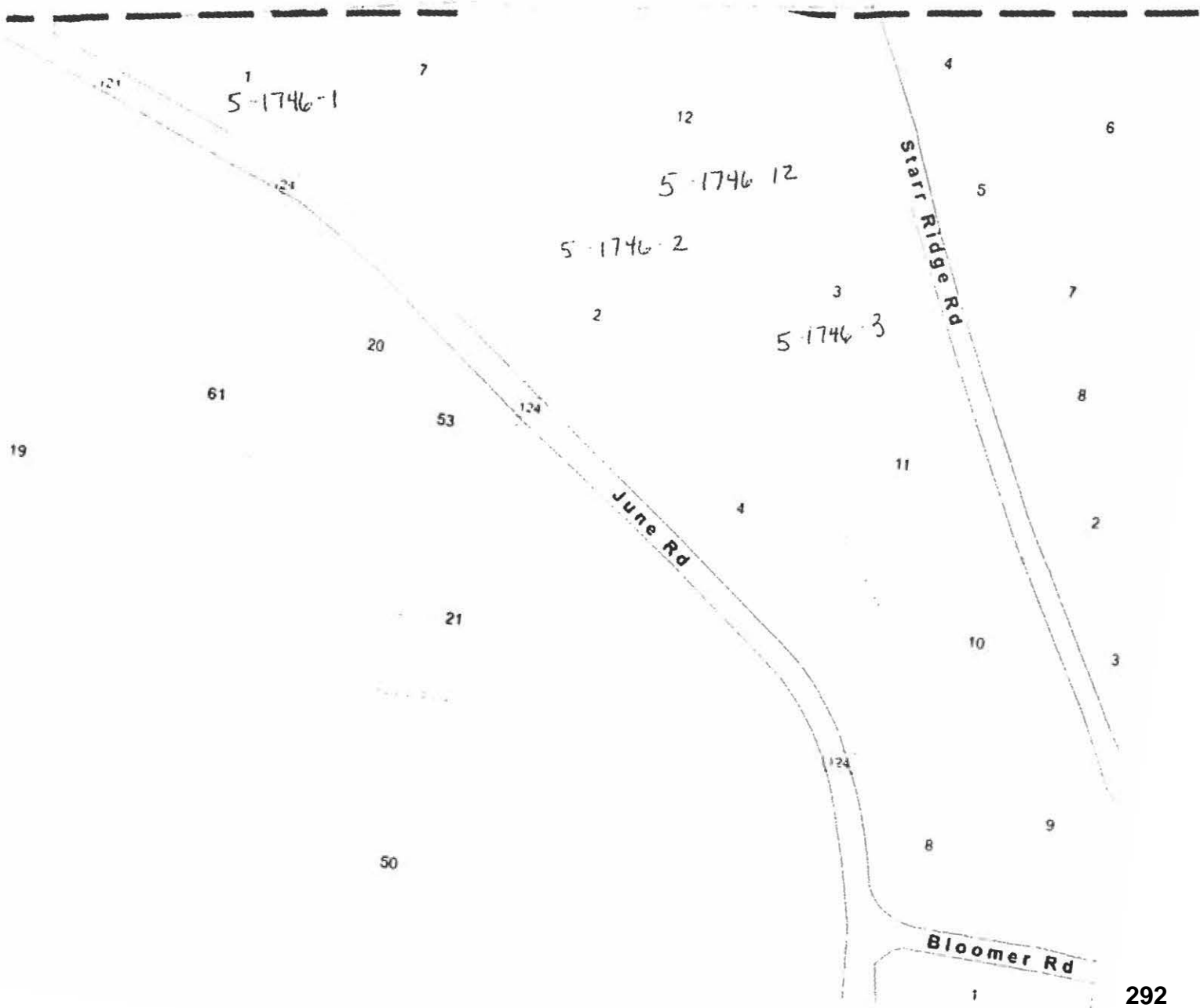
Print Name: Timothy Butler

Notarized by: Rosemary James 2/16/2025

Rosemary James
Notary Public - State of New York
#12096079953 - Qualified in Putnam County
My Commission Expires June 9, 2027



- Owner
- 5-1746-1 TIMOTHY BUTLER 203 June Rd
 - 5-1746-3 TIMOTHY + ELIZABETH BUTLER 6 STARR RIDGE RD.
 - 5-1746-12 TIMOTHY C. BUTLER 8-18 STARR RIDGE RD
 - 5-1746-2 TIMOTHY BUTLER 203 205 June Rd



5-1746-1

5-1746-12

5-1746-2

5-1746-3

Starr Ridge Rd

June Rd

Bloomer Rd



1735-34
owner
Handscrabble Rd
+ buildings

110 Handscrabble Rd.

32 31

37

33

44

6

59

55

4

34

3-1135-34
Hardscrabble Rd Holdings
110 Hardscrabble Rd

Hardscrabble Rd

47

36

197

AFFIDAVIT OF TIMOTHY BUTLER
MEMBER OF CLEAR VISION FARM LLC

I am the member of Hardscrabble Rd Holdings LLC (HRH), owner of 110 Hardscrabble Road, North Salem, New York.

Clear Vision Farm (CVF) has made an application for the inclusion of five (5) parcels of land into the Westchester County Agricultural District No. 1 (the Agricultural District). One (1) of the five parcels of land, namely 110 Hardscrabble Road, North Salem, New York is used partly for agricultural purposes and partly for non-agricultural purposes and this Affidavit is being provided as part of the record for my application.

110 Hardscrabble Road consists of 17.9 acres, of which 9 acres are dedicated to my agricultural operation. My agricultural operation consists of livestock breeding. Where at CVF we own registered miniature jersey cows, breeding and selling the young. These specific types of cows are high in demand due to the type of protein milk they produce. The entire herd is A2 A2 protein milk producers. This type of milk is said to be easier to digest than normal, people that are lactose intolerant are said to be able to drink this type of milk. Along with our breeding operation, we are in the process of sending our bull to Cornell University to be collected. Then we will be offering semen straws for sale. The additional properties listed in this application are used for rotational grazing and separation of the herd.

I hereby affirm the following:


1. One of the five properties requested to be entered into the District, i.e. 110 Hardscrabble Road, North Salem and identified as Tax Parcel 3.-1735-34, includes two separate land uses, consisting of a livestock operation and a separate and distinct excavating business.
2. The land use for which I am seeking entry into the Agricultural District pertains solely to the livestock operation which consists of dairy cow breeding and other livestock.
3. Clear Vision Farm is currently working with the Watershed Agricultural Council (WAC), which has assured us that our properties are eligible for and will receive technical services from WAC in the form of the development of a Whole Farm Plan and the design and implementation of a number of agricultural best management practices including but not limited to: 1) BMP's # 1 compost facility, 2) Vegetated treatment area 3) heavy use area protection 4) nutrient management 5) barnyard

water management, #6 forage & biomass planting, #7 fencing, #8 fencing, #9&10 pipeline watering facilities and #11 prescribed grazing. These best management practices are intended to improve the environmental performance of the agricultural operation, which is located within the East of Hudson watershed of the New York City drinking water supply, and we are committed to the implementation and maintenance of these practices as well as any operational practices recommended by WAC.

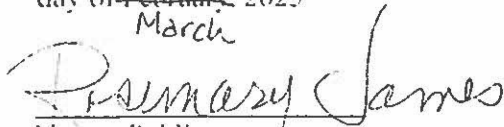
4. I understand the excavating business does not meet the County's criteria as an agricultural operation and I am not seeking protection for the excavation business or the portion of the property used for that business.

Hardscrabble Rd Holdings LLC

Clear Vision Farm, LLC

By: 
Timothy Butler, Member

Sworn to before me this 3rd
day of ~~February~~ 2025
March


Notary Public

Rosemary James
Notary Public - State of New York
#093953 - Qualified in Putnam County
Commission Expires June 9, 2027

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.

Part 1: Landowner Information

Landowner Name: Frank Bartolini Irrevocable Trust/by Trustee and Beneficiary John Bartolini

Mailing Address: 153 East Main St Jefferson Valley NY 10535

Phone Number: 914.243.5555

E-Mail Address: bartolini@optonline.net

Part 2: Parcel Identification

IMPORTANT: ATTACH A COPY OF THE TAX MAP IDENTIFYING EACH OF THE AGRICULTURAL PARCELS IDENTIFIED BELOW. SEE YOUR TAX ASSESSOR.

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

Parcel ID #	Acreage
36.13-1-2	8.2508

Parcel ID #	Acreage

- B. List tax parcel identification (Section, Block, & Lot) numbers and acreage for all parcels rented from another landowner:

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: Hunter Brook Tree Farm

Farm Street Address: 2145 Hunter Brook Road

City/Town/Village of: Yorktown Heights NY 10598

For the following, attach additional sheets if necessary.

Description of land and boundaries: Vacant abandoned agricultural land that used to host a large fenced in horse area. There is no structure left behind

Description of current agricultural activities (also complete the table on the following page):
There are presently 1,000 newly planted evergreen trees for use to shield or buffer neighbors view once approved for inclusion in agricultural district.

Description of future plans: Upon inclusion this will be a family owned and operated commercial tree farm and nursery planting stockm, producing it own cuttings, composting, heated hoop houses, etc.

Total Number of Acres to be added to Westchester County's Agricultural District: 8.2508

Number of acres currently farmed: .25 Total acres proposed to be farmed: 8.2508

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

Note: Only parcels on which the agricultural operation is located are eligible to be included in the Agricultural District. Parcels that include only non-agricultural uses are not eligible for inclusion. For parcels on which are located both agricultural and non-agricultural uses, please answer the following. The Agriculture and Farmland Protection Board may request documentation supporting your answers.

Does the agricultural operation make up a minimum of 51% of the actively used area of the parcel? 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 Principal and Secondary Farm Enterprise	Principal (choose one)	Secondary (select as many as appropriate)	Estimated Annual Gross Farm Sales (check one)
Dairy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Below \$2,000 <input type="checkbox"/> \$2,000 to \$9,999 <input type="checkbox"/> \$10,000 to \$49,999 <input checked="" type="checkbox"/> \$50,000 or more
Cash Crop (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	
Cash Crop (Vegetable)	<input type="checkbox"/>	<input type="checkbox"/>	
Orchard	<input type="checkbox"/>	<input type="checkbox"/>	
Vineyard	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock	<input type="checkbox"/>	<input type="checkbox"/>	
Poultry	<input type="checkbox"/>	<input type="checkbox"/>	
Horticultural Specialties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sugarbush	<input type="checkbox"/>	<input type="checkbox"/>	
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	
Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	
Other (Please Specify):	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Evergreen Trees</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>Composting</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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.

Property Owner's Signature:  Date: 01/22/2025

Print Name: John Bartolini, Trustee/Beneficiary

Applicant's Signature:  Date: 01/22/2025
(if not property owner)

Print Name: John Bartolini

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

For AFPB Use Only! Do not write below this line!

Site Visit Date: _____

Comments: _____

Recommendation: _____

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

PROPERTY LOCATION

Farm Name: Hunterbrook Tree Farm
Parcel Acreage: 8.2508
Tax Parcel Identification (Section-Block-Lot): 36.13-1-2
Property Street Address: 2145 Hunter Brook Road
Municipality: Yorktown Heights

PROPERTY OWNERSHIP

Owner Name: Frank Bartolini Irrevocable Trust
Mailing Address: 153 East Main Street
Phone Number(s): 914.243.5555
Email: bartolini@optonline.net

AUTHORIZED REPRESENTATIVES (check here if not applicable)

Name: John Bartolini Trustee/Beneficiary
Organization: Self
Mailing Address: 153 East Main Street, Jefferson Valley NY 10535
Phone Number(s): 914.243.5555

I hereby swear that I am the owner of record of the subject property described above, and that I hereby authorize the representatives named above to act on my behalf to file an application for the addition of land to the Westchester County Agricultural District.

Property Owner's Signature:  Date: 01/22/25

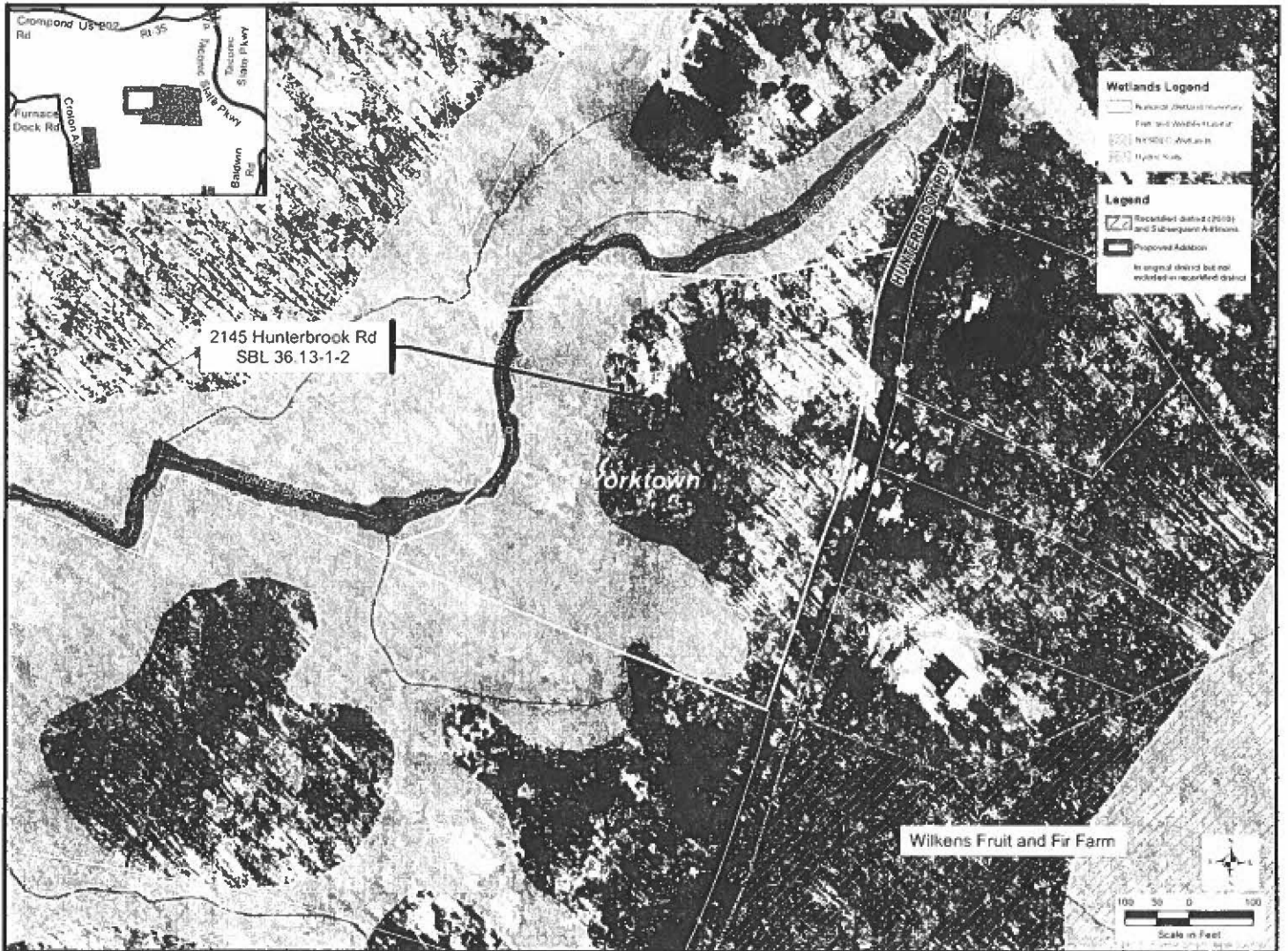
Print Name: John Bartolini, Trustee

Notarized by:

Eileen Victory

1/22/2025

EILEEN VICTORY
Notary Public - State of New York
No. 01VI6282928
Qualified in Putnam
My Commission Expires May 28, 2025



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: Richard C Stewart

Mailing Address: 225 Vail Lane, North Salem, NY, 10560

Phone: +1 (203) 554-1600 E-Mail: stewartwatsonfarm@gmail.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 owned by the farmer:

Parcel ID #	Acreage
9.-1767-3	1.94
9.-1767-7	1.57

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 parcels not owned by the applicant)

Parcel ID #	Acreage

Parcel ID #	Acreage

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

Parcel ID #	Acreage	Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: Stewart Watson Farm LLC

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

Farm Street Address: 225 VAIL Lane

City/Town/Village of: North Salem, NY 10560

For the following, attach additional sheets if necessary.

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

upper lot: no wetlands or streams, steep slopes on 2 sides of upper lot. Majority is gently sloping open fields.
Lower 1.5 lot: small stream east border; mostly grassy lawn, residence.

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

Basement garage and 1/4 barn used to produce gourmet
oyster mushrooms; chestnut: King Trumpet; lions mane
shitake and maitake mushrooms. see attached A

Description of future plans:

Increase production to 400+ pounds of
mushrooms weekly by expanding to upper lot
using converted storage containers units.
see also attached A.

Number of acres currently farmed: 1.5 Total acres proposed to be farmed: 1.5 + 1.9 = 3.4 acres

Participating in Agricultural Assessment Program (Property Assessment): Yes No not currently

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)			Approx. Acres
			Existing	Start-Up	
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 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>MUSHROOMS</u>	<input checked="" 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).
- 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: Richard C Stewart Date: 3/6/25

Print Name: Richard C Stewart 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

Ver. 5/1/14

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

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: _____

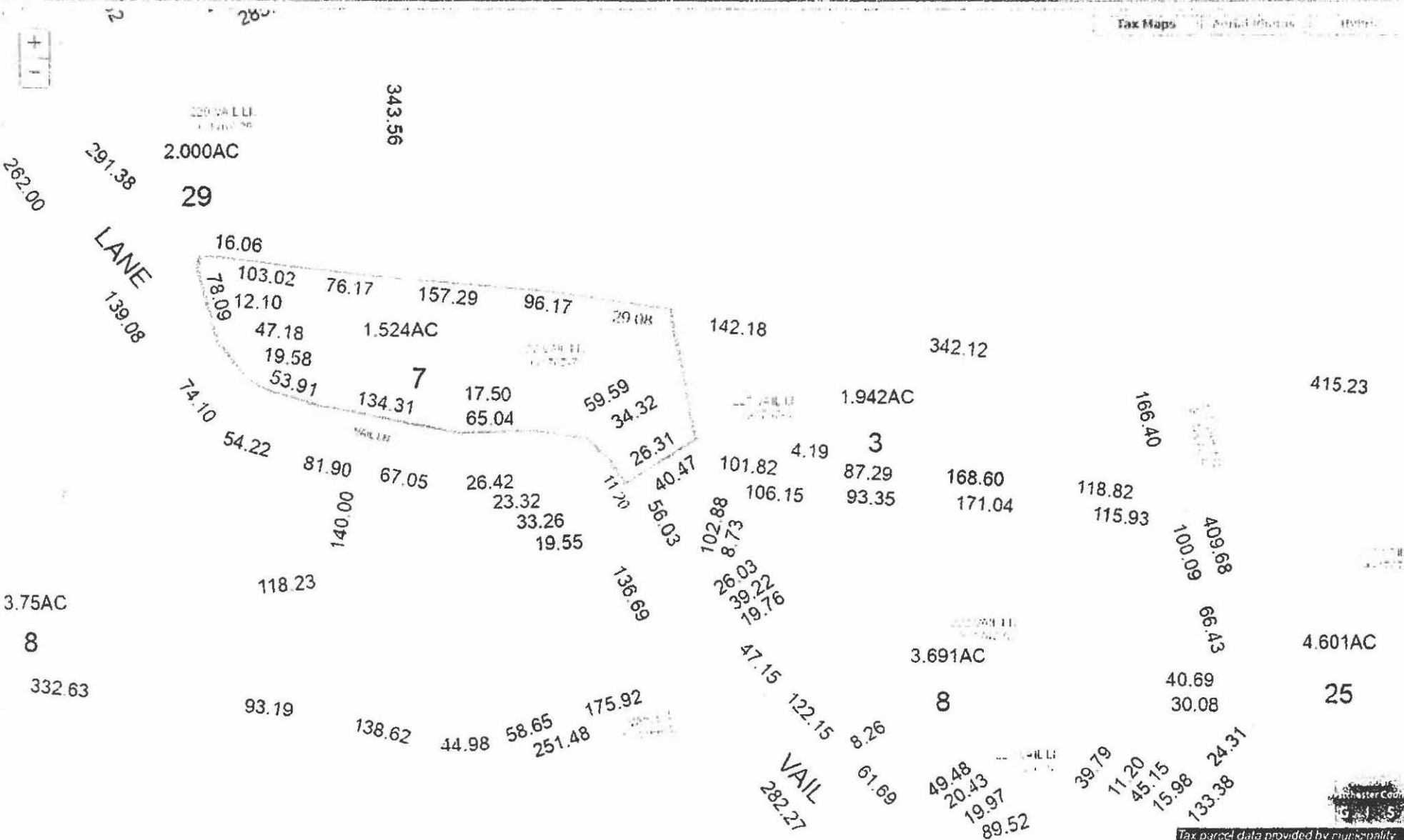
Phone Number(s): _____

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:



Tax parcel data provided by municipality.

Attachment Exhibit A

Stewart Watson Farm LLC ("SWF") started in the basement of the farmhouse about 4 years ago with the retirement of its owner Richard C Stewart. Since its creation SWF has expanded sequentially from the residential building's basement to the entire 2 car garage, and then the lower ½ of its barn studio.

This expansion has included some novel innovations in small farmer mushroom growing. The farm "invented" a vacuum machine that sucks "master mix" substrate from a 55 gallon drum into a DIY auto bagger. It converted a 55 gallon steel drum into a pressurized "autoclave". It renovated the bottom of its studio-chicken barn to house an innovative shredded straw system pasteurized by three 55 gallon drums of water to which lime is added, and into which the shredded straw is dropped by winch into custom made steel baskets.

The business plan from the start was to produce gourmet oyster mushrooms, favored by chefs and discerning consumers, and having a niche market because of its relatively short shelf life. But, too, to grow the highest quality conceivable. To a large degree SWF achieved that. As an example, our mushrooms were part of a mushroom risotto entre named by the food critic of Albany's Times Union as best in all of Hudson Valley in 2023.

Despite all of these achievements and innovations SWF has yet to be profitable. Part of that may be due to the statistics for start-ups e.g 50% or fewer survive, and break-even" is often not achieved for 3 years. The biggest problem for SWF is the scale of production and sales. It presently sells an average 80-100 pounds of mushrooms a week. To be profitable SWF believes the minimum is 400 pounds a week, and up.

The mushroom farm industry in the U.S has been concentrated in Pennsylvania producing "button" mushrooms from gigantic farms, and via imports from Asia. Growing oyster mushrooms is relatively easy to learn, has a dramatically lower cost of entry, and can be grown indoors. Moreover, its potential for further growth is impressive given it's growing recognition nationwide for its nutritional and medicinal value, and its benefits to our planet.

While SWF is currently maxed out concerning in-house mushroom growing capacity and is concerned that, accordingly, it will fail from lack of profitability, an easy solution exists. If the SWF property it operates on presently is made into an agricultural district covering both the lower "residential" lot of a non-conforming 1.5 acres and the adjoining 1.9 acre, upper lot, SWF can continue operations on the lower "residential" lot, and start operations on the upper lot to insure its viability.

Attachment Exhibit A

The business plan then would be to use the upper now vacant 1.9 acre non-conforming lot to expand SWF production. Currently the zoning regulations of North Salem prohibit continued use of storage container units. Yet, the conversion of storage containers to grow mushrooms is a proven profit maker for successful oyster mushroom farms.

The upper lot is vacant, up a sharp hill, invisible to neighbors and bounded on the north by a 90 acre land trust that is in the agricultural district. The SWF upper lot is essentially useless. It is not only inaccessible, it is a non-comforming at 1.9 acres in a 2 acre zone.

The granting of Agricultural District status will allow SWF to place three 8 x 40' storage container units that can be renovated and made into: 1) a fruiting chamber. 2) a colonization unit. 3) and an office/storage/lab. The upper lot would also allow for a supplemental mushroom growing capacity by allowing placement of a thousand 30" logs, drilled and filled with mycelium. Finally, the added lot would utilize the hundreds of pounds of mushroom capacity, now an expensive nuisance, but which could be sold to local landscape gardeners.

While the SWF application to be designated an Agricultural district is unusual because of its smaller size and use, it fits within the Department requirements, and is actually a good example for recognition of smaller mushroom farming and its huge coming potential in New York State.

Stewart Watson Farm SALES

YEAR	Q1	Q2	Q3	Q4	TOTAL
2024	\$ 12,737.00	\$ 17,594.00	\$ 20,089.00	\$ 25,452.00	\$ 75,872.00
		138%	114%	127%	

YEAR	JANUARY	FEBRUARY	MARCH		TOTAL		
2025	\$ 3,613.52	\$ 4,145.22	\$ 3,242.46		\$ 11,001.20	Q1	Actuals
					\$ 15,196.29	Q2	Projections based on 2024 quarterly increases
					\$ 17,351.27	Q3	
					\$ 21,983.40	Q4	
					\$ 65,532.15	2025 TOTAL	

From: [Laureano, Jesenia](#)
To: [Laureano, Jesenia](#)
Subject: FW: Stewart Watson Sales 2024-2025
Date: Wednesday, April 16, 2025 2:39:00 PM
Attachments: [STEWART WATSON SALES with Projections.xlsx](#)

From: Laureano, Jesenia
Sent: Wednesday, April 16, 2025 2:36 PM
To: Kvinge, David <dsk2@westchestercountyny.gov>; Castro, Matthew <mvc1@westchestercountyny.gov>
Subject: FW: Stewart Watson Sales 2024-2025

Hi,

Forwarding the confirmation of the 2025 projections in the attachment from Mr. Stewart.

-Jesenia

From: Stewart Watson Farm <stewartwatsonfarm@gmail.com>
Sent: Wednesday, April 16, 2025 2:30 PM
To: Laureano, Jesenia <jnl1@westchestercountyny.gov>
Subject: Re: Stewart Watson Sales 2024-2025

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the Help Desk.

In response, this is to confirm that I fully expect to meet or exceed the projections referred to in your email this responding to.

Richard C Stewart
Sent from my iPhone

From: Stewart Watson Farm <stewartwatsonfarm@gmail.com>
Sent: Wednesday, April 16, 2025 12:10 PM
To: Laureano, Jesenia <jnl1@westchestercountyny.gov>
Subject: Fwd: What they want

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the Help Desk.

Begin forwarded message:

From: Sael Bookkeeping- Accounting Services <saelbookkeeping@gmail.com>
Subject: Re: What they want
Date: April 16, 2025 at 11:38:11 AM EDT
To: Stewart Watson Farm <stewartwatsonfarm@gmail.com>

Hello Richard.,

See attached the summary of gross sales for 2024 and 2025.

If there is any question, let them reach me.

Stewart Watson Farm SALES

YEAR	Q1	Q2	Q3	Q4	TOTAL
2024	\$ 12,737.00	\$ 17,594.00	\$ 20,089.00	\$ 25,452.00	\$ 75,872.00

YEAR	JANUARY	FEBRUARY	MARCH		TOTAL
2025	\$ 3,613.52	\$ 4,145.22	\$ 3,242.46		\$ 11,001.20

<STEWART WATSON SALES with Projections.xlsx>

**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.

Applications are accepted during the month of March each year.

Part 1: Contact Information

Landowner Name: Robert and Kim Andriano

Mailing Address: 4 Lakewood Drive, Katonah NY 10536

Phone: _____ E-Mail: _____

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

Applicant Name: Michael Dignelli

Mailing Address: 19 Lalli Drive, Katonah, NY, 10536

Phone: (914) 232-2122 E-Mail: mikeydigs@aol.com

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 owned by the farmer:

Parcel ID #	Acreage
27.15-1-27.6	19.4

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 parcels not owned by the applicant)

Parcel ID #	Acreage

Parcel ID #	Acreage

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

Parcel ID #	Acreage

Parcel ID #	Acreage

Part 3: Farm Description

Farm Name: Heritage Farm

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

Farm Street Address: 19 Lalli Drive

City/Town/Village of: Somers

For the following, attach additional sheets if necessary.

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

The parcel at 14 Lalli Drive has been a part of the equine operation from its inception. The parcel was originally included in the Agricultural District but was not included during the first recertification in 2008.

We would like to include this parcel once again in the District.

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

Existing equine operation proposed to continue.

Description of future plans: Continue the current operation.

Number of acres currently farmed: 17 Total acres proposed to be farmed: 17

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17
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 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. _____	<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).
- 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: Michael Dignelli Date: 4/16/2025

Print Name: MICHAEL DIGNELLI 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

Ver. 3/25

AFFIDAVIT OF PROPERTY OWNERSHIP
AND AUTHORIZED REPRESENTATIVES

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: Heritage Farm
Parcel Acreage: 19.4 acres
Tax Parcel Identification (Section-Block-Lot): 27.15-1-27.6
Property Street Address: 14 Lalli Drive
Municipality: Somers

PROPERTY OWNERSHIP

Landowner Name: Robert and Kim Andriano
Mailing Address: 4 Lakewood Drive, Katonah NY 10536
Phone Number(s): _____
Email: _____

AUTHORIZED REPRESENTATIVE(S)

Name: Michael Dignelli
Organization: Heritage Farm
Mailing Address: 19 Lalli Drive, Katonah, NY, 10536
Phone Number(s): (914) 232-2122

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: Michael Dignelli Date: 4/16/2025

Print Name: MICHAEL DIGNELLI

Notarized by:

LANDOWNER APPLICATION FOR CREATION OF AN AGRICULTURAL DISTRICT

Instructions

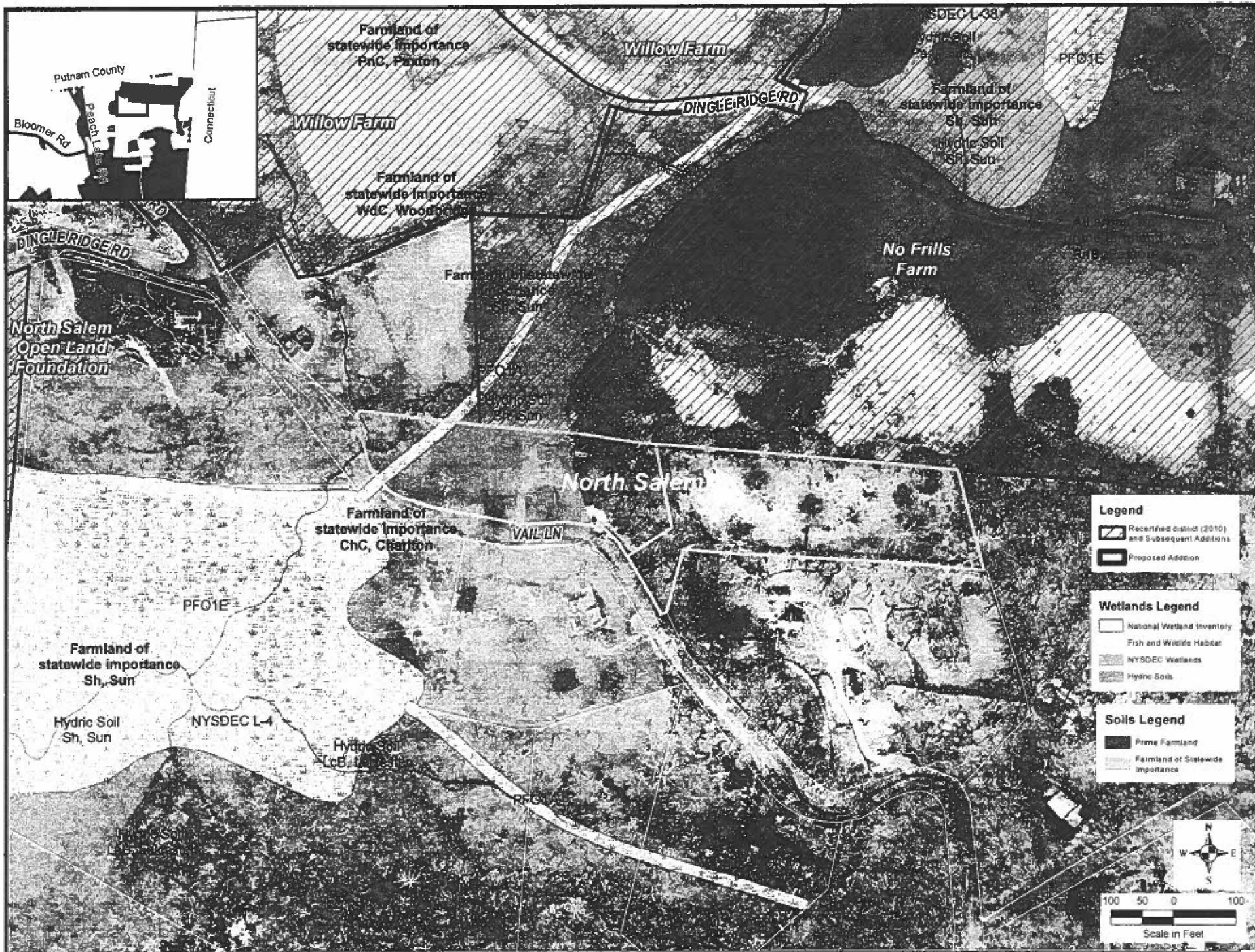
One copy of this form or such reasonable number as the County Legislative Body may require is to be submitted by petitioning landowners to the County Legislative Body. A 7.5 minute scale map clearly delineating the boundaries of the proposed district and the boundaries of the properties within the district owned by the undersigned applicants must accompany this application. Appropriate 7.5 minute scale base maps can be obtained from the County Planning Department.

District Location

County <i>Westchester</i>	Town(s) in District <i>Somers</i>	Acres in District Owned by Applicant(s) <i>31 + 19 = 50</i>
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Landowner Information

Name (Type or Print)	Signature	Address (Street, City, State of Legal Residence)	Acreage Proposed for District Inclusion	
			Tax Map No. or Roll Description	Acreage Per Tax Parcel
<i>Michael Dignelli</i>	<i>Michael Dignelli</i>	<i>Heritage Farm 19 Lalli Drive Katonah NY 10536</i>	<i>27.19-1-1.1</i>	<i>30.22</i>
			<i>27.19-1-3</i>	<i>1.91</i>
		<i>Easement on land owned by Robert W. and Kim M. Andriano 14 Lalli Drive Katonah, New York 10536</i>	<i>27.15.1-27.6</i>	<i>1</i>





RESOLUTION NO. – 2025

WHEREAS, by Resolution No. 223-2000, the County submitted a proposal to the New York State Commissioner of Agriculture and Markets (the “NYS Commissioner”) to establish the Westchester County Agricultural District No. 1 (the “District”) and designate a review period every eight (8) years. The NYS Commissioner certified the lands designated in Resolution No. 223-2000 for districting effective July 19, 2001. Recertification of the District is once again necessary and is due to be completed on or before July 19, 2025; and

WHEREAS, pursuant to Section 303-a of the New York State Agriculture and Markets Law, certain enumerated actions must be taken in order to recertify the District. First is to publish a notice that a review is underway, second is to direct the Westchester County Agricultural and Farmland Protection Board (“AFPB”) to prepare a report and recommendations, and third is to schedule a public hearing; and

WHEREAS, the first two steps were previously authorized by your Honorable Board by Resolution 2025-13. The third step, the scheduling of the public hearing, was previously authorized by your Honorable Board by Resolution 2025-61 and an initial public hearing was duly held on March 24, 2025. A second public hearing was duly held on June 16, 2025 to consider the AFPB’s amended report and recommendations dated April 15, 2025 (the “April 15th Revised Report”), which the AFPB prepared and submitted for District recertification; and

WHEREAS, Section 303-a of the New York State Agriculture and Markets Law requires that the Board take certain additional, enumerated actions in relation to the recertification of the District; and

WHEREAS, this Board has reviewed the April 15th Revised Report prepared by the AFPB and has given due consideration to the proposals and statements made during the course of the public comment period and during the first and second public hearings, which were duly held on March 24, 2025 and June 16, 2025, respectively (together the “Public Hearings”).

NOW, THEREFORE, BE IT

RESOLVED, that the Westchester County Board of Legislators finds that the District should be modified for the reasons set forth in the AFPB April 15th Revised Report and that the modifications included therein are appropriate; and be it further

RESOLVED, that the Board adopts the evaluation, purposes, goals, and modifications set forth in the AFPB April 15th Revised Report, with due consideration to the proposals and statements made during the public comment period and during the Public Hearings; and be it further

RESOLVED, that the Clerk of the Board is hereby authorized and directed to forward to the NYS Commissioner (i) certified copies of this Resolution; (ii) a description of the District, including a map delineating the exterior boundaries of the District which shall conform to tax parcel boundaries; (iii) the tax map identification numbers for every parcel in the District; (iv) a copy of the AFPB April 15th Revised Report; and (v) copies of the testimonies given at the Public Hearings.

Dated: _____, ____ 2025
White Plains, New York