

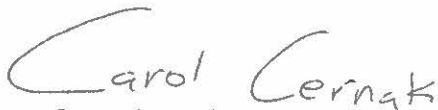
Farvue Farm, LLC
70 Spring Street South
S. Salem, NY 10590

March 29, 2024

Westchester County Board of Legislators

This is a request to have Farvue Farm, LLC added to the District of Lewisboro. We have previously joined but that has lapsed.

Thank you,

A handwritten signature in cursive script that reads "Carol Cernak". The signature is written in dark ink and is positioned above the printed name.

Carol Cernak
Caretaker/Manager
914.548.1555

**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: Farina Farm LLC
Parcel Acreage: 108
Tax Parcel Identification (Section-Block-Lot): 10540-2, 3+4
Property Street Address: 70 Spring Street South 5 S. S. NY 10590
Municipality: Lausdaca

PROPERTY OWNERSHIP

Landowner Name: Ann Cornell
Mailing Address: 4810 SCARSDALE Rd Bethesda, Md 20816
Phone Number(s): 301-325-2511
Email: adecor11@gmail.com

AUTHORIZED REPRESENTATIVE(S)

Name: Carol Bruce Carnak
Organization: Farina Farm LLC
Mailing Address: 70 Spring St S. South S. NY 10590
Phone Number(s): 94 348 1455 914 645 6560

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: ANN D CORNELL Date: 3/13/24
Print Name: ANN D CORNELL

Notarized by:

State of Maryland
County of Montgomery
Sworn and subscribed on the 13 day of March, 2024
before me, the subscriber, a notary public of the State
of Maryland, in and for Montgomery County, personally
appeared Ann Cornell

[Signature]
Signature of notary public
Notary Public
My commission expires on: 12/31/2025





New York State and Local Sales and Use Tax Web Filed Return

Filing period

03/01/2023 - 02/29/2024

Sales tax identification number ▶	
Legal name	FARVUE FARM LLC
Mailing address	SCOTT REDDERSEN 4600 EAST WEST HWY STE 900 BETHESDA, MD 20814-3423 US

Due date:

03/20/2024

You will be responsible for penalty and interest if your return is not submitted by this date.

Business information changesFinal return Amended return Has your responsible persons information changed? Yes No Has your business address or phone number(s) changed? Yes No **Annual filers**Would you like to voluntarily begin filing returns on a quarterly basis? Yes No **Summary of business activity**

Gross sales (include all taxable and exempt sales but not sales tax)	16,707.00
Total non-taxables sales	1,855.00

Return Summary

Task	Net taxable sales & services	Net purchases subject to tax	Total net sales & use tax
Main form	14,852.00	0.00	1,243.86
	14,852.00	0.00	1,243.86

Sales and use taxes by jurisdiction

Do you have anything to report on this form for this period? Yes No

Taxable sales and services	Credits against taxable sales and services	Net taxable sales and services	Purchases subject to tax	Credits against purchases subject to tax	Net purchases subject to tax	X	Tax rate	=	Sales & use tax
WE 5581 Westchester County excluding Mount Vernon (city), New Rochelle (city), White Plains (city), Yonkers (city)									
						Over collected(\$):			
14,852.00	0.00	14,852.00	0.00	0.00	0.00		0.08375		1,243.86
Column totals:									
14,852.00	0.00	14,852.00	0.00	0.00	0.00				1,243.86
Total tax due from main form and schedules:*									1,243.86

* Total tax due includes any over-collected amounts.

FOR YOUR RECORDS ONLY
DO NOT MAIL

Sales tax ID number

Special taxes

Taxable receipts	Tax rate	Special taxes	Over collected	Total Special taxes due
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Fees

Number of items subject to fee	Fee due per item	Fees	Over collected	Total fees due
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Total special taxes and fees: 0.00

Unclaimed credit

Credit for prepaid sales tax on cigarettes

Credit amount

Vendor collection credit

Vendor collection credit (can not exceed \$200)

Credit amount
-62.19

Total tax due: 1,181.67

Advance payments

Advance payments

Credit amount
0.00

Additional payments not shown above

0.00

Overpayment being carried forward from a prior period

0.00

Total advance payments: 0.00

Pay penalty and interest

Taxpayer calculated penalty and interest

0.00

Total amount due: 1,181.67

Payment details (Account saved)

Bank routing number	Payment method Pay from Bank Account
Bank name	Payment for ST101
Bank account number XXXXXXXXXX	Payment date 03/20/2024
Account type Business Checking	Amount due 1181.67
Account holder FARVUE FARM LLC	Payment amount 1181.67

Transaction details

Confirmation number SW2402144573	Transaction date/time 03/11/2024 08:32AM
Tax professional ID	Tax professional name
Submitter phone (301)272-6017	Submitter e-mail SREDDERSEN@WITHUM.COM
Submitted by JOHN REDDERSEN	

Farvue Farm, LLC
70 Spring Street South
South Salem, NY 10590

March 29, 2024

The Farm's business plan is to continue to produce hay to sell to local horse owners; compost (leaves and manure); grow vegetables and flowers to sell to the public and are currently considering planting Chestnuts to sell to the public.

The operations of the Farm do not encompass any wetlands. There is no mitigation necessary for this same reason.

Thank you.

A handwritten signature in cursive script that reads "Carol Cernak". The signature is written in black ink and is positioned above the printed name and contact information.

Carol Cernak
Caretaker/Manager
914.548.1555

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: Farvue Farm LLC

Mailing Address: Withum Smith + Brown, PC

4600 East West Highway Suite 900 Bethesda, MD 20814

Phone: 301-272-6017 E-Mail: sreddersen@withum.com

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

Applicant Name: Carol Cernak

Mailing Address: Farvue Farm 70 Spring St. S.
South Salem NY 10556

Phone: 914-548-1555 E-Mail: mustangshilohs@gmail.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
<u>10540-2</u>	<u>23.52</u>
<u>10540-3</u>	<u>9.62</u>
<u>10540-4</u>	<u>75.80</u>

Parcel ID #	Acreage

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

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

Farm Street Address: 70 Spring St. S. South Salem NY 10590

City/Town/Village of: South Salem NY 10590

For the following, attach additional sheets if necessary.

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

A mix of wooded, open hay fields, stream and wetlands

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

Hay, wood, timber, compost, topsoil, vegetables

Description of future plans: To keep all land in production and to move from firwood to timber.

Number of acres currently farmed: 108.94 Total acres proposed to be farmed: 108.94

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	60 acres
Equine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Crops (Vegetable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23 acres
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30 acres
Other (describe below):					
a. <u>Compost/Topsoil</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10 acres
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: Carol M Cernak Date: 7.1.24 ^{cmc}

Print Name: Carol M Cernak 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
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Municipality: Lewisboro

PROPERTY OWNERSHIP

Landowner Name: Ann Cornell

Mailing Address: _____

Phone Number(s): 301-325-2511

Email: adcornell@gmail.com

AUTHORIZED REPRESENTATIVE(S)

Name: Carol, Bruce Cernak

Organization: Farvue Farm LLC

Mailing Address: 70 Spring St. S. South Salem NY 10590

Phone Number(s): 914.548.1555 914.645.6560

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:

10805

R-2AC



3 hay
2.862 AC. SC.

hay
Firewood

R-2AC

hay, vegetables,
Firewood
compost

10540

4
75.60 AC. SC.

10542
19
4.0458 AC.

10807

SEE SHEET 20A