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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 its 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 Farmland Protection Board
c/o David Kvinge



Robert P. Astorino, County Executive
County Board of Legislators

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



Agriculture & Farmland
Protection Board
of Westchester County

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

Part 1: Contact Information

Landowner Name: Turn & 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@hrllawyers.com

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

Applicant Name: Turn & 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 (choose only one)		Secondary (select as many as appropriate)		Existing	Start-Up	Approx. Acres
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Fallow	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Equine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18.53
Crops (Grain)	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Orchard (Fruit)	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Eggs	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dairy	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Livestock (other)	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sugarbush	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Christmas Trees	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other (describe below):							
a. _____	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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

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: Turn & Bolt Farm

Parcel Acreage: 18.53

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): _____

Email: 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

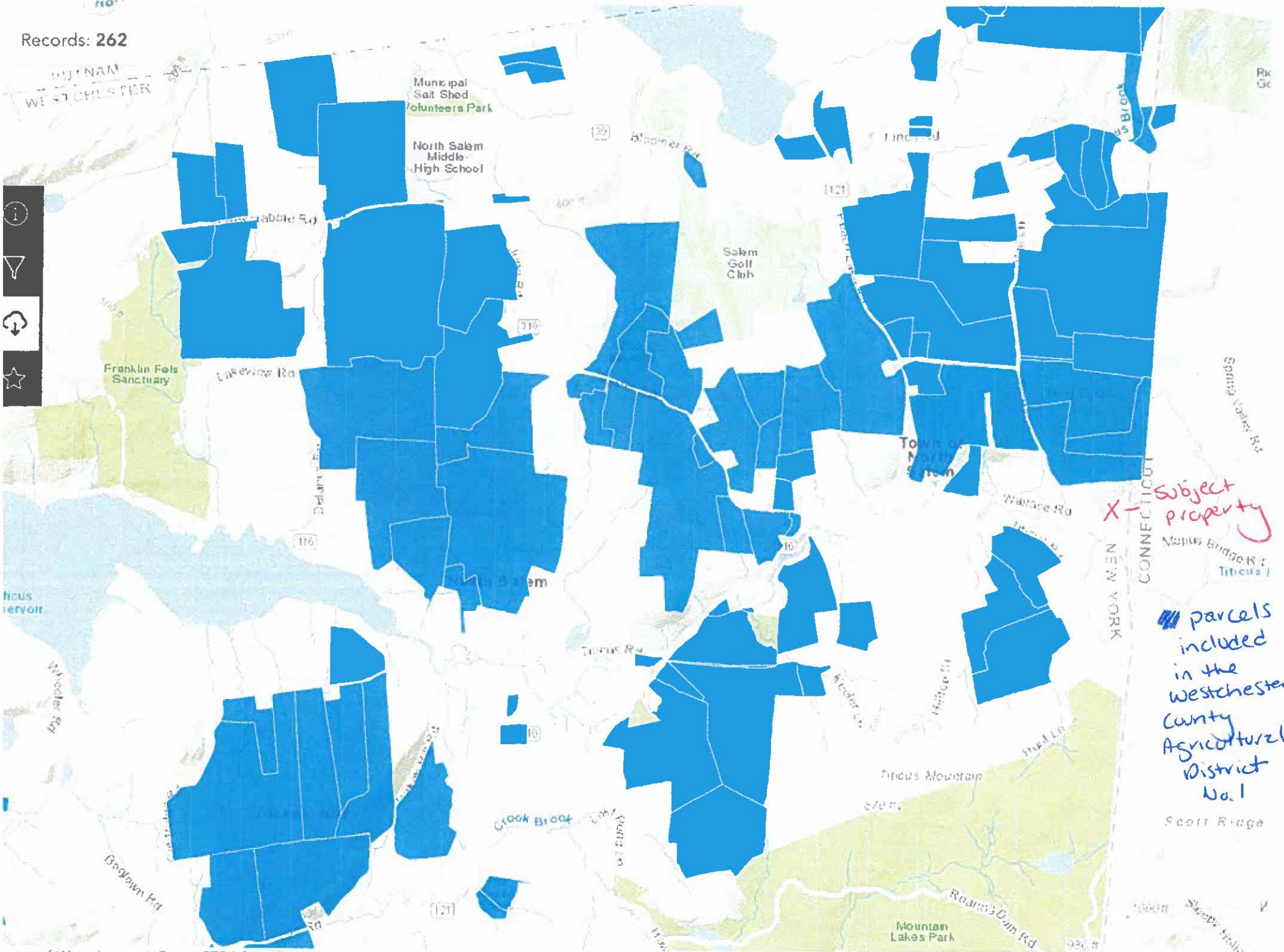
One of the farm's primary objectives is to operate in an environmentally sustainable manner and, to this end is working to develop a Whole Farm Plan to guide the farm in fulfilling this goal.

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.

Records: 262



X - subject property

parcels included in the Westchester County Agricultural District No. 1

