

THE PUTNAM COUNTY LEGISLATURE

40 Gleneida Avenue

Carmel, New York 10512

(845) 808-1020 Fax (845) 808-1933

Paul E. Jonke *Chairman*
Amy E. Sayegh *Deputy Chair*
Diane Schonfeld *Clerk*
Robert Firriolo *Counsel*



Nancy Montgomery	Dist. 1
William Gouldman	Dist. 2
Toni E. Addonizio	Dist. 3
Ginny Nacerino	Dist. 4
Greg E. Ellner	Dist. 5
Paul E. Jonke	Dist. 6
Joseph Castellano	Dist. 7
Amy E. Sayegh	Dist. 8
Erin L. Crowley	Dist. 9

**AGENDA
SPECIAL MEETING
OF THE
PUTNAM COUNTY LEGISLATURE
CALLED BY THE CLERK AT THE REQUEST OF THE CHAIRMAN
HELD IN ROOM 318
PUTNAM COUNTY OFFICE BUILDING
CARMEL, NEW YORK 10512**

Tuesday August 20, 2024

(Immediately Following Health & Physical Committee Mtgs. Starting at 6:00 P.M.)

- 1. Pledge of Allegiance**
- 2. Legislative Prayer**
- 3. Roll Call**
- 4. Re-Consideration – Approval – Inclusion of Parcels in Putnam County Agricultural District (tabled from Full Mtg 8/6/24)**
- 5. Approval – Lead Agency - Agricultural District**
- 6. Adjournment**

4

Committee Mtg _____ Resolution # _____
Introduced By _____ Regular Mtg _____
Seconded By _____ Special Mtg _____

APPROVAL - INCLUSION OF PARCELS IN PUTNAM COUNTY AGRICULTURAL DISTRICT

WHEREAS, by Resolution #81 of 2003, the Putnam County Legislature created an Agricultural District in the County of Putnam; and

WHEREAS, by Resolution #193 of 2011, after the 8th year anniversary of the formation of the district, the Putnam County Legislature modified said Putnam County Agricultural District #1, and

WHEREAS, by Resolution #244 of 2003, the Putnam County Legislature established the month of November in which a landowner may request inclusion in the Putnam County Agricultural District; and

WHEREAS, by Resolution #154 of 2015, the Putnam County Legislature changed the annual thirty-day inclusion request period, from the month of November to April 1st through April 30th, commencing in the year 2016 and each year thereafter; and

WHEREAS, November 19, 2019 marked the second 8-Year Anniversary of the formation of this district requiring the Putnam County Legislature to review this district and either continue, terminate or modify the district created; and

WHEREAS, by Resolution #204 of 2019 the Putnam County Legislature determined that the Putnam County Agricultural District No. 1 remained the same in accordance with the recommendations of the Putnam County Agriculture and Farmland Protection Board to consist of 157 parcels with a total acreage of 5,113.9 acres; and

WHEREAS, in 2024, requests were presented to the Putnam County Legislature to modify the existing Agricultural District in the County of Putnam by including the following parcels in the District:

Town of Carmel:

Kascade Enterprises (Eric Hasbrouck) – Tax Map #54.-1-36 (28.32 acres) Total Acreage: 28.32

Town of Kent:

**Angry Goose Farm (Robert Lena/Tofo Realty LLC) – Tax Map #10.-2-6.-1 (115.26 acres)
Tax Map #10.-1-38.-1 (39.66 acres) Total Acreage: 154.92**

Legislator Addonizio _____
Legislator Castellano _____
Legislator Crowley _____
Legislator Ellner _____
Legislator Gouldman _____
Legislator Montgomery _____
Legislator Nacerino _____
Legislator Sayegh _____
Chairman Jonke _____

Committee Mtg _____ Resolution # _____
Introduced By _____ Regular Mtg _____
Seconded By _____ Special Mtg _____

Town of Patterson:

Ridge Ranch (Daniel Honovich) – Tax Map #15.-1-46 (68.04 acres) Tax Map #15.-1-49 (45.03 acres) Tax Map #15.1-48 (.45 acres) Total Acreage: 113.52

Lobster Hill Farm (Jessica & Andrew Jarrett) – Tax Map #35.-4-56 (22.49 acres) Total Acreage 22.49

Mother Farm (Peter Clarke & Martha Cotto) – Tax Map #34.-3-1.41 (15.5 acres) Total Acreage 15.5

Hidden Hope (Shannon & Eric Nitti) – Tax Map #24.-1-62 (18.61 acres) Total Acreage: 18.61

Town of Philipstown:

Pine View Farm (George Whipple) – Tax Map #71.-1-34 (2.60 acres) Tax Map #71.-1-35 (2.21 acres) Tax Map #71.-1-27 (15.08 acres) Tax Map #71.-1-24 (17.40 acres) Total Acreage: 37.29

Town of Putnam Valley:

Francis W. Rush III – Tax Map #83.20-1-6 (33 acres) Total Acreage: 33

Big Red Barn Farm (Joey Mancuso) – Tax Map #72.16-1-1 (67.05 acres) Total Acreage: 67.05

Town of Southeast:

Lobster Hill Farm (Jessica & Andrew Jarrett) – Tax Map #35.-1-10 (56.13 acres) Total Acreage: 56.13

Total acreage in petitions: 546.83

WHEREAS, pursuant to Article 25 AA of the Agriculture and Market Law, section 303-b, a public hearing on the requests was conducted by the Putnam County Legislature on August 6, 2024; and

Legislator Addonizio _____
Legislator Castellano _____
Legislator Crowley _____
Legislator Ellner _____
Legislator Gouldman _____
Legislator Montgomery _____
Legislator Nacerino _____
Legislator Sayegh _____
Chairman Jonke _____

Committee Mtg _____ Resolution # _____
Introduced By _____ Regular Mtg _____
Seconded By _____ Special Mtg _____

WHEREAS, the Putnam County Agriculture and Farmland Protection Board considered the requests for inclusion and reported that certain parcels applying for inclusion would serve the public interest by assisting in maintaining a viable agricultural industry within the District and recommended the inclusion of said parcels in the Putnam County Agricultural District; and

WHEREAS, the Physical Services Committee of the Putnam County Legislature reviewed and considered the recommendations made by the Putnam County Agriculture & Farmland Protection Board; and

WHEREAS, the Putnam County Legislature has considered the comments of the speakers at the public hearing, the recommendations of the Putnam County Agricultural and Farmland Protection Board, the recommendations of the Physical Services Committee, the various letters in support and in opposition to the inclusion of these parcels in the modification of the Agricultural District; now therefore be it

RESOLVED, that the Putnam County Legislature hereby declines to include any of the parcels requested for inclusion in the Putnam County Agricultural District.

***Copy of Applications on file in the Legislative Office for review.**

Legislator Addonizio _____
Legislator Castellano _____
Legislator Crowley _____
Legislator Ellner _____
Legislator Gouldman _____
Legislator Montgomery _____
Legislator Nacerino _____
Legislator Sayegh _____
Chairman Jonke _____

*2024
Pays*

**Putnam County
Agriculture & Farmland Protection Board**

842 Fair Street, Carmel, NY 10512

Phone: 845-878-7918 ~ Fax: 845-808-1908

Email: neal.tomann@putnamcountyny.gov

MEMORANDUM

Date: June 20, 2024
To: Diane Schonfeld, Putnam County Clerk of the Legislature
From: The Putnam County Agriculture & Farmland Protection Board (*Neal Tomann*)
Re: 2024 Agricultural District Inclusion Recommendations

LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

2024 JUN 20 PM 4:32

During April 2024, the Putnam County Agriculture and Farmland Protection Board (PCAFPB) received nine (9) applications for inclusion into the Putnam County Agricultural District. Application review and site visits were conducted during the month of May 2024. On May 29, 2024, the PC AFPB voted on the applications. All eleven (11) voting members were present. The results are as follows:

1.

Town of Kent; 169 Dean Road.

Robert Lena / Angry Goose Farm

-Parcel #10.-2-6.-1 (115.26 acres)

-Parcel #10.-1-38.-1 (39.66 acres): Total Acreage: 154.92

Applicant seeks inclusion as a commercial horse boarding operation.

In 2001 the Agriculture and Markets Law (AML) was amended to include commercial horse boarding operations in the definition of a "farm operation" under AML §301(11). This amendment recognized that commercial horse boarding operations are farm operations and as such should receive AML §305(a) protection from unreasonably restrictive local laws. In 2011 AML §301(11) was amended to include commercial equine operations in the definition of a "farm operation."

Both parcels in this application are subject to an easement by the DEP that prevented the board from recommending inclusion in the agricultural district.

Under AML §301(13) the term "commercial horse boarding operation" is defined as "...an agricultural enterprise, consisting of at least seven acres and boarding at least ten horses."

The parcels seeking to be included in the Agricultural district are subject to 'The City of New York Department of Environmental Protection Conservation Easement Deed' dated October 19, 2001, between (former owner) Michael and Rosemary Fossati and The City of New York. The present owner / applicant took the property subject to this easement.

§3.4(B) of this document limits the allowable number of 'horses or other livestock' to 6 (six).

Given this conflict between the conditions of the easement and the requirements of AML§301, the AFPB voted to not recommend this application for inclusion to the Agricultural District.

(x) The PCAFPB voted (0 yes; 11 no) to not recommend this parcel for inclusion in 2024.

2.

Town of Putnam Valley; Rush Drive.

Frank Rush

-Parcel #83.20-1-6 (33 acres)

Total acreage: 33

Applicant Frank Rush seeks inclusion in the Putnam County Agricultural District as a Christmas tree farm.

NYS Article 25AA - Agricultural Districts, Section 303-b requires the county agricultural and farmland protection board develop recommendations as to whether the land that has petitioned to be included in the agricultural district consists of predominantly of "viable agricultural land" and the inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the district.

Under Putnam County Legislature Resolution #139 (July 12,2007), one of the factors to be considered when determining the 'viability' of the parcel(s) is, "Are the parcels currently being farmed".

In reviewing Parcel # 83.20-1-6, the Putnam County Agricultural and Farmland Protection Board felt the property showed potential as a Christmas tree farm but had not been sufficiently developed for inclusion into the Agricultural district.

Due to the requirements stated above the PCAFPB does not recommend the property for inclusion into the Putnam County Agricultural District .

(x) The PCAFPB voted (3 yes, 8 no) to not recommend this parcel for inclusion in 2024.

3.

Town of Patterson; 276 Quaker Road

Daniel Honovich / Ridge Ranch

-Parcel # 15.-1-46 (68.04 acres)

-Parcel # 15.-1-49 (45.03 acres)

-Parcel # 15.1-48 (.45)

Total acreage: 113.52

Applicants are operating a breeding program for Scottish Highland breeds and crosses, donkeys, goats, and rabbits.

Under Putnam County Legislature Resolution #139 (July 12,2007), one of the factors to be considered when considering the inclusion of a parcel into the Agricultural District 'Each Parcel must be free and clear of Town, State and Federal violations.'

The applicant currently has an outstanding violation with the Town of Patterson.
The application was not voted on.

(x) The PCAFPB did not vote on this application and does not recommend inclusion in the Agricultural District.

4.

**Town of Carmel, 241 Washington Road
Eric Hadbrouck / Cascade Enterprises**

-Parcel # 54.-1-36

Total acreage: 28.32 acres

Applicant seeks inclusion as a commercial horse boarding operation.

A majority of the board supported the application siting a use consistent with the neighboring parcel(s) and the reputation of the applicant.

Other members of the board cited concerns over the absence of existing infrastructure or horse boarding activity.

(+) The PCAFPB voted (6 yes, 5 no) to recommend this parcel for inclusion in 2024.

5.

**Town of Southeast, 300 Foggintown Road.
Jessica & Andrew Jarrett / Lobster Hill Farm**

-Parcel #35.-1-10 (56.13 acres) (Southeast)

- Parcel #35.-4-56 (22.49) (Patterson)

Total acreage: 78.62

Applicant seeks inclusion to the Agricultural District as a farm raising 'free range pasture raised protein.' The application has two parcels, one in Patterson and one in Southeast.

Under Putnam County Legislature Resolution #139 (July 12,2007), the 'agricultural viability' of the parcel is gauged by several factors. (see page 2 of the resolution)

Here the board felt that the parcels "Are currently being farmed" and were satisfied that the farm operations were 'following agricultural best management practices.'

Opposition to the application was based primarily on the (Resolution #139) consideration that the parcel was 'adjacent to a sensitive natural resource' without a storm water protection plan on file.

This was a reference to the parcel containing a class 'c' stream tributary to the Bog Brook Reservoir.

(+) The PCAFPB voted (9 yes, 2 no) to recommend both parcels for inclusion in 2024.

6.

**Town of Putnam Valley, 221 Oscawanna Lake Rd.
Joey Mancuso / Big Red Barn Farm**

-Parcel # 72.16-1-1 (67.05 acres)

Total acreage: 67.05

Applicant seeks inclusion as a commercial horse boarding operation.

The board was generally supportive of the application citing use consistent with the previous owner and the neighboring parcels and having demonstrated an adequate boarding capacity of ten (10) horses.

Questions were raised about the proposed development being inconsistent with existing zoning laws and inadequate turn – out area for the horses. There were 3 horses being boarded at the time of the site visit.

(+) The PCAFPB voted (9 yes, 2 no) to recommend both parcels for inclusion in 2024.

7.

Town of Patterson, 550 Route 164.

Shannon & Eric Nitti / Hidden Hope Farm

-Parcel #24.-1-62 (18.61 acres)

Total acreage: 18.61

Applicant seeks inclusion with a combination of agricultural activities including vegetable gardening, orchards, horticulture, and beekeeping.

Under Resolution #139 (1st bullet point), one of the factors to be considered when determining the 'viability' of the parcel(s) is, "Are the parcels currently being farmed".

The parcel contains a working garden area however much of the property has yet to be developed. The majority voted the property was not sufficiently developed for inclusion in the agricultural district.

Citing Resolution #139 (2nd bullet point) other board members felt the enterprise qualified as a start-up farm and should be recommended for inclusion.

(x) The PCAFPB voted (4 yes, 7 no) to not recommend both parcels for inclusion in 2024.

8.

Town of Patterson, 187 Tammany Hall Road

Peter Clarke / Mother Farm

- Parcel #34.-3-1.41 (15.5 acres)

Total acreage: 15.5

Applicant seeks inclusion as a tree farm. The business plan stating the applicant is growing seedling out to larger trees and supplying them to clients.

The area identified in the application for the grow operation was 3 acres. Under AML Art.25AA §301(4) 'land used in agricultural production' means an area of not less than seven (7) acres of land used for the preceding two (2) years for the production for sale of crops.

A majority of board members felt the area was too small to be considered 'viable agricultural land' and that it lacked adequate scale to be included in the agricultural district.

Some board members felt the scale was sufficient.

(x) The PCAFPB voted (4 yes, 7 no) to not recommend this parcel for inclusion in 2024.

9.

Town of Philipstown, 250 Old Stone Road

George Whipple / Pine View Farm

-Parcel # 71.-1-34 (2.60 acres)

-Parcel #71.-1-35 (2.21 acres)

-Parcel #71.-1-27 (15.08 acres)

-Parcel #71.-1-24 (17.40 acres)

Total acreage: 37.29

Applicant seeks to incorporate four (4) new parcels into an existing agricultural enterprise.

Board members were satisfied with the scale of the existing agricultural activity and voted to recommend

inclusion into the agricultural district.

(+) The PCAFPB voted (9 yes: 2 no) to recommend this parcel for inclusion in 2024.

Total acreage in petitions: 546.83

Total Acreage Recommended: 211.28

Cc:

Neal Tomann, Interim Director PCSWD
Barbara Barosa Commissioner of Planning
Patricia Mcloughlin
Members of the PCAFPB

cc: Neal
PMS

Revised #3
2024-06-27
Jed
5/11/24

**Putnam County
Agriculture & Farmland Protection Board**

842 Fair Street, Carmel, NY 10512
Phone: 845-878-7918 ~ Fax: 845-808-1908
Email: neal.tomann@putnamcountyny.gov

MEMORANDUM

Date: June 27, 2024
To: Diane Schonfeld, Putnam County Clerk of the Legislature
From: The Putnam County Agriculture & Farmland Protection Board - Neal Tomann
Re: 2024 Agricultural District Inclusion Recommendations

During April 2024, the Putnam County Agriculture and Farmland Protection Board (PCAFPB) received nine (9) applications for inclusion into the Putnam County Agricultural District. Application review and site visits were conducted during the month of May 2024. On May 29, 2024, the PC AFPB voted on the applications.

At that time, application #3 submitted by Honovich / Ridge Ranch of 276 Quaker Road was not voted on and not recommended for inclusion due to an outstanding violation with the Town of Patterson.

Under Putnam County Legislature Resolution #139 (July 12,2007), one of the factors to be considered when considering the inclusion of a parcel into the Agricultural District is 'Each Parcel must be free and clear of Town, State and Federal violations.'

On June 20, 2024, notice was received from the Town of Patterson that the violation had been lifted. On June 26, 2024, the Putnam County Agricultural and Farmland Protection Board held a regular meeting and voted on the Honovich / Ridge Ranch application. The results are offered here as an update to the original memorandum.

3.

**Town of Patterson; 276 Quaker Road
Daniel Honovich / Ridge Ranch**

- Parcel # 15.-1-46 (68.04 acres)
- Parcel # 15.-1-49 (45.03 acres)
- Parcel # 15.1-48 (.45)

Total acreage: 113.52

2024 JUN 27 PM 3:37
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

Applicants are operating a breeding program for Scottish Highland breeds and crosses, donkeys, goats, and rabbits.

Under Putnam County Legislature Resolution #139 (July 12,2007), the 'agricultural viability' of the parcel is gauged by several factors. (see page 2 of the resolution)

Here, a majority of the board felt that the parcels "Are currently being farmed" and were satisfied that the farm operations were 'following agricultural best management practices.'

Questions were raised concerning the applicability of the (Resolution #139) requirement that 'Each parcel must contain at least 50% of Prime Farmland and / or Statewide important soils which are in the NYS Agriculture & Markets agricultural land soil groups 1-6.'

(+) The PCAFPB voted (9 yes; 2 no) to recommend inclusion in the Agricultural District.

Diane Schonfeld

From: Neal Tomann
Sent: Thursday, June 27, 2024 3:30 PM
To: Diane Schonfeld
Subject: Honovich violation scan
Attachments: scan_neal.tomann_2024-06-27-15-25-34.pdf

Here's the notice that the violation had been lifted.
Thank you.
NT

From: Neal Tomann <Neal.Tomann@putnamcountyny.gov>
Sent: Thursday, June 27, 2024 3:26 PM
To: Neal Tomann <Neal.Tomann@putnamcountyny.gov>
Subject: Your scan (Scan to My Email)



TOWN OF PATTERSON
CODE ENFORCEMENT OFFICE
PUTNAM COUNTY
P.O. Box 470
Patterson, NY 12563

ROBERT MCCARTHY
Director of Codes Enforcement

Tel (845) 878-6319
Fax (845) 878-2019

June 12, 2024

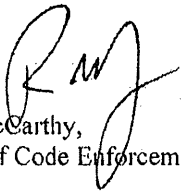
Daniel and Arielle Honovich
Ridge Ranch
276 Quaker Road
Patterson, NY 12563

RE: TM - 15.-1-49
Ridge Ranch
276 Quaker Road
Patterson, NY 12563

Dear Mr. and Mrs. Honovich,

Pursuant to Patterson Town Code Chapter 154, Section 154-17: Construction trailers and our conversation on June 6, 2024, the shipping containers on your property will be permitted to remain on the site for up to 18 months from today's date (December 10, 2025), after which they will need to be removed from the site or otherwise legalized.

Sincerely,


Robert McCarthy,
Director of Code Enforcement

Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.

Annual Enrollment period is **April 1 through April 30.**

diane.schanfeld@putnamcountyny.gov

Part I - Landowner Identification

Landowner Contact

Owner Name: Robert Lena / Toro Realty LLC Farm name: Angry Goose Farm
 Mailing Address: 169 Dean Rd
Stormville NY 12582
 Town farm is located in Kent, N.Y. Email: BLena420@ADL.com
 Daytime Phone: - Cell Phone: 914-497-6538

Emergency Contact:

Landline Phone: _____ Cell Phone: 914-497-6538
 (This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

Part II - Farm Operation Description

Number of Acres Owned: 155	Number of Acres Farmed: 10	Number of Acres Rented: 10
Principal Farm Operation <small>(check all that apply)</small>	Estimated Annual Gross Farm Income <small>(check one)</small>	Capital Investment over Past 5 Years <small>(check one)</small>
<input type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input type="checkbox"/> Livestock (type: _____) <input checked="" type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input checked="" type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000

2024 APR -5 PM 2:23
 LEGISLATURE
 PUTNAM COUNTY
 CARMEL NY

Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
37220010-2-6-1	Kent	115.26	Own
37220010-1-33-1	Kent	39.66	Own

Part IV - Business Description

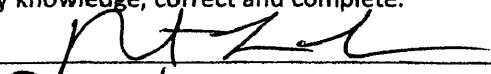
Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

Equine, Horse lessons, Braiding

- * Is this property currently receiving Agricultural Assessment? Yes No
- * Identify any outstanding Town/County/State Violations: N/A
- * List any Deed Restrictions or Easements: DEP
- * Has the property been subdivided or is proposed to be subdivided? Yes No
- * If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

Part V - Signature

I hereby certify 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 Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature:  Date: 10/17/23

Print Name: Robert Lera Are you the landowner? Yes No

Return this Enrollment Form and attachments during the month of April to:

**Putnam County Legislature
40 Gleneida Avenue
Carmel, NY 10512**

New York State
Department of Agriculture and Markets

AGRICULTURAL DISTRICT CREATION WORKSHEET

This form is to be completed by agricultural landowners whose lands are proposed for inclusion within an agricultural district. The information obtained from this form will be utilized by the County and State in determining the significance and viability of agriculture within the proposed district.

PART I LANDOWNER DESCRIPTION

Name FRANCIS W. RUSH Telephone No. (H) 845 578 9379 (C) 845 8639 ⁹¹⁴

Address RUSH DR City PUTNAM VALLEY State NY Zip Code 10579

CHECK ONE Farmer (If checked, please proceed to Parts II and III) Non farmer (If checked, please proceed to C of Part III)

PART II FARM DESCRIPTION

No. of Acres Owned <u>33</u>	No. Of Acres Cropped <u>18</u>	No. of Acres Rented (from another landowner as part of subject farm) <u>—</u>
---------------------------------	-----------------------------------	--

Principal Farm Enterprise (Check one) Estimated Annual Gross Farm Sales (Check one) Capital Investment over Past 7 Years (Check One)

Dairy	Below \$10,000	Below \$10,000
Cash Crop (Grain)	\$10,000 to \$39,999 <input checked="" type="checkbox"/>	\$10,000 to \$49,999
Cash Crop (Vegetable)	\$40,000 to \$99,999	\$50,000 to \$99,999
Orchard	\$100,000 to \$199,999	\$100,000 to \$199,999 <input checked="" type="checkbox"/>
Vineyard	\$200,000 to \$499,999	Over \$200,000
Livestock (Other than Dairy)	Over \$500,000	
Poultry		
<u>Agriculture</u>		
Multi-cultural Specialties		
Sugarbush		
Christmas Tree <input checked="" type="checkbox"/>		
Aquaculture		
Other (Please specify)		

PART III BOUNDARY DESCRIPTION

List Tax Identification Numbers for all parcels within farm unit

- A. 83.20-1-5
- B. List Tax Identification Numbers for all parcels rented FROM another landowner
- C. List Tax Identification Numbers for all parcels rented TO farmers

2024 APR -5 PM 2:23
 LEGISLATURE
 PUTNAM COUNTY
 CARMEL, NY

(Attach additional sheets if necessary)

Putnam County N.Y. Soil & Water Conservation District
842 Fair St.
Carmel, N.Y. 10512

April 4, 2024

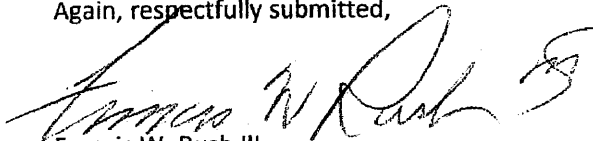
Dear Putnam County N.Y. Soil & Water Conservation District Board members.

My name is Francis W. Rush III and I am the owner of 33 acres, T.M. # 83.20-1-6 in the town of Putnam Valley, N.Y. The above mentioned property has been in my family continuously since 1845. It has supported crops and livestock through the years.

I respectfully request the Agricultural District designation for this property to move forward with farming to include Christmas Trees on the property. Currently there is established pasture to support the start of and would continue with silvo-pasture and apiculture to continue to grow.

My contact information is below and I thank you for this consideration, as it will allow the property support itself through hard work, for the next generation to continue to carry on The Rush Family Farm.

Again, respectfully submitted,



Francis W. Rush III



Putnam County Soil and Water Conservation District

842 Fair Street, Carmel, NY 10512

Phone: (845) 878-7918 E-mail: joseph.raguzin@putnamcountyny.gov

Soil Group Worksheet Request Form

\$50.00 PER TAX PARCEL MUST BE PAID IN FULL AT TIME OF REQUEST

(Please make check payable to "Commissioner of Finance" and mail to address above)

Name (Please Print) FRANCIS W RUSH III Date 4/1/2014
 Farm Name RUSH Family Farm
 Address RUSH DR Putnam Valley NY 10579
 Phone (home) 845 5089378 (work) 914 804 2639 Fax 845 526 1958
 Email: FRANKRUSHIII@optonline.net

**** ALL FIELDS MUST BE COMPLETED ~ IF ANY ARE BLANK ~ THE REQUEST CAN NOT BE PROCESSED ****

Check one: Ag District Individual Commitment

Check one: New Worksheet Revised Worksheet

OWNERS NAME: FRANCIS W RUSH III
 OWNERS ADDRESS: 15 RUSH DR Putnam Valley NY 10579
 PROPERTY ADDRESS: RUSH DR. Putnam Valley NY 10579
 TOWN OF: Putnam Valley
 PARCEL #: 83.20-1-6
 TOTAL PROPERTY ACRES: 33

IF YOU DO NOT FARM THE TOTAL PARCEL, DO NOT PUT TOTAL AG ACRES THE SAME AS TOTAL PROPERTY ACRES

Property description ~ Answer all questions ~ Do not leave any blanks

FARM TYPE (S):

Crops Hay Livestock Horse Sheep Other: Apiculture

OWNER'S HOUSE ACRES +/-: —

TOTAL AG ACRES +/-: 33

TOTAL FARM WOODLAND ACRES +/-: 15

CLEARED LAND OR NEWLY FENCED ACRES +/-: 18

ANY OTHER BUILDINGS? 2 BARN

Notice: We will contact you when your packet is ready. You will need to come in and sign the document in person.

Updated February 2018

Official Use Only:

Amount Collected: \$ _____

Assisted by: _____

Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.
Annual Enrollment period is **April 1 through April 30.**

Part I - Landowner Identification

Landowner Contact

Owner Name: Daniel Honovich Farm Name: Ridge Ranch
 Mailing Address: 276 Quaker Rd Farm Address: 276 Quaker Rd
Patterson NY 12563 Patterson NY 12563
 Town farm is located in Patterson/Putnam Email: ridgeranchny@gmail.com
 Daytime Phone: 914 907 9082 Cell Phone: 914 907 9082

Emergency Contact:

Landline Phone: 914 447 2600 Cell Phone: 914 907 9082
 (This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

Part II - Farm Operation Description

Number of Acres Owned: 114	Number of Acres Farmed:	Number of Acres Rented: 0
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input checked="" type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input checked="" type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input checked="" type="checkbox"/> Livestock (type: <u>cattle</u>) <input checked="" type="checkbox"/> Equine <u>donkeys</u> <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000 <div style="text-align: center;"> 2024 APR -4 AM 10:40 LEGISLATURE PUTNAM COUNTY CARMEL, NY </div>

Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
15.1.46 178 Brimstone Rd	Patterson	68.04	own
15.1.49 276 Quaker Rd	Patterson	43.41	own
15.1.48 226 Quaker Rd	Patterson	.45	own

Part IV - Business Description

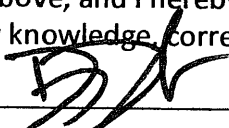
Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

We breed and sell min a variety of scottish Highland cows, mini donkeys, various goat breeds and Lionhead rabbits.
Business plan attached.

- * Is this property currently receiving Agricultural Assessment? Yes No
- * Identify any outstanding Town/County/State Violations: N/A
- * List any Deed Restrictions or Easements: N/A
- * Has the property been subdivided or is proposed to be subdivided? Yes No
- * If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

Part V- Signature

I hereby certify 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 Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature:  Date: 3/26/24

Print Name: Daniel Honovich Are you the landowner? Yes No

Return this Enrollment Form and attachments during the month of April to:

Putnam County Legislature
40 Gleneida Avenue
Carmel, NY 10512

1. Executive Summary:

- Ridge Ranch has a focus on quality breeding programs for micro, mini and mid sized Scottish Highlands and crosses, mini donkeys, micro and mini Zebus, Nigerian dwarfs, mini Nubian, Nubian goats and Lionhead rabbits.

2. Business Description:

- Ridge Ranch keeps a breeding male for each species to help with biosecurity of the farm and allow for natural breeding. Males are kept with females to ensure breeding occurs during natural heat cycles. Each species has a different plan for management of new babies. Babies are sold after appropriate time with mom and review their first round of vaccinations and are castrated upon request.

3. Products and Services:

- Micro, mini and mid sized Scottish Highlands
- Micro, mini and mid sized Highlands crossed with high Highland percentage crosses.
Micro and mini Zebus with future plans to crossbreed Zebus with Brahmans.
Mini donkeys.
Nigerian Dwarfs and Mini Nubian and Nubian Goats.
Lionhead rabbits

4. Market Analysis:

- There is an expanding market for the production of these animals. While we mainly focus on selling livestock within our area we do have transportation services across the country and some of our animals have gone as far as Oklahoma.
- These animals are all sold as pet breeds.

5. Sustainability and Community Impact:

- We would like to bring farming back to communities hoping that more families within the community move towards a farming lifestyle specifically regarding livestock.

Since we keep males for breeding we can sustainably breed all of our species.

6. Financial Projections:

- Our projections are to increase the sale of livestock each year. In 2023 livestock sales came out to about \$66,000 which was a major increase from 2022 at about \$15,000. Given this growth we are working hard towards our goal of \$75,000 for 2024. We also project to add more of a variety of species to our farm to better be able to produce and sell livestock to the community.

Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.
Annual Enrollment period is **April 1 through April 30.**

Part I - Landowner Identification

Landowner Contact

Owner Name: Eric Hasbrouck Farm Name: Kascade Enterprises
~~Soul Stone Farm~~
 Mailing Address: PO Box 254 Farm Address: 241 Washington Road
North Salem, NY 10560 Carmel, NY 10512
 Town farm is located in Putnam County Email: meghankanz89@gmail.com
 Daytime Phone: 914 649 1437 Cell Phone: 253 651 1046

Emergency Contact:

Landline Phone: 914 649 1437 Cell Phone: 253 651 1046
 (This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

Part II - Farm Operation Description

Number of Acres Owned: <u>28.32</u>	Number of Acres Farmed: <u>20</u>	Number of Acres Rented:
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input type="checkbox"/> Livestock (type: _____) <input checked="" type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$49,999 <input checked="" type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000

2024 APR 15 PM 3:44
 LEGISLATURE
 PUTNAM COUNTY
 CARMEL, NY

Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
372000 54.-1-36	Carmel, NY	28.32	OWN

Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

Boarding Facility for retired Horses, Pasture Living with small Run in Sheds. Plan is to have Natural environment for Horses to share. Our goal is to have 6-8 Horses Maximum

- * Is this property currently receiving Agricultural Assessment? Yes No
- * Identify any outstanding Town/County/State Violations: NONE
- * List any Deed Restrictions or Easements: _____
- * Has the property been subdivided or is proposed to be subdivided? Yes No
- * If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

Part V- Signature

I hereby certify 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 Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature: Eric Hasbrouck Date: 3/25/24

Print Name: Eric Hasbrouck Are you the landowner? Yes No

Return this Enrollment Form and attachments during the month of April to:
Putnam County Legislature
40 Gleneida Avenue
Carmel, NY 10512

Table of Contents

- I. **Executive Summary**2
 - Highlights
 - Objectives

- II. **Description of Business**2
 - Company Ownership/Legal Entity
 - Hours of Operation
 - Products and Services

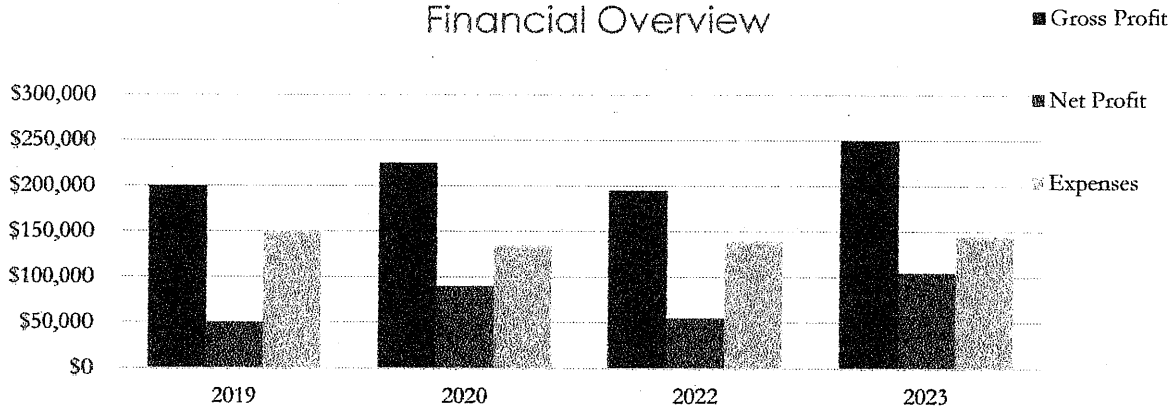
Executive Summary

Kascade Enterprises, located in Carmel, NY is a horse boarding facility that focuses on providing high-quality, full care horse boarding for retired horses and ponies.

Highlights

Our most valuable asset is the expertise and experience of its founder, Eric Hasbrouck. Eric has been in the horse boarding and training industry for over 45 years. Eric works along side with his partner, Meghan Kanz, who has over 20 years of experience in the equine industry. The combined experience between these two, allows them to give the best care possible to insure healthy happy horses.

Financial Overview



Objectives

To preserve the natural beauty of this land while utilizing its assets and productivity.

Description of Business

We offer a wonderful retirement home to horses that are at the end of their competitive years, while still maintaining the high level of care that they have been accustomed to in their years of showing.

Company Ownership/Legal Entity

Kascade Enterprises is an S Corp that has been established since 1986 with Eric Hasbrouck being the President.

Hours of Operation

7:00AM – 4:00PM Daily

Products and Services

- *Individual stalls with ample bedding (dust free shavings)*
- *Daily turnout*
- *Stall cleaning at least two times daily*
- *Individualized feeding schedule (up to 5 times per day)*
- *Assistance with vet and blacksmith as needed.*
- *Supplements and medication administration*
- *Blanketing as needed*

Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.
Annual Enrollment period is **April 1 through April 30.**

Part I - Landowner Identification

Landowner Contact

Owner Name: Jessica & Andrew Jarrett Farm Name: LOBSTER HILL FARM
 Mailing Address: 300 FOGGINTOWN RD Farm Address: SAME
BREWSTER, NY 10509
 Town farm is located in BREWSTER/PATTERSON Email: JESSICA@LOBSTERHILLFARM.COM
 Daytime Phone: Cell only Cell Phone: 845-656-8897

Emergency Contact:

Landline Phone: _____ Cell Phone: 845-656-8897
 (This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

Part II - Farm Operation Description

Number of Acres Owned: <u>75</u>	Number of Acres Farmed: <u>75</u>	Number of Acres Rented:
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input checked="" type="checkbox"/> Dairy (<u>goat</u> or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input checked="" type="checkbox"/> Poultry (eggs) <input checked="" type="checkbox"/> Poultry (meat) <input checked="" type="checkbox"/> Livestock (type: <u>Goat Hog</u>) <input type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$49,999 <input checked="" type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input checked="" type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000 <div style="text-align: center;"> 2024 APR - 8 AM 11:57 LEGISLATURE PUTNAM COUNTY CARMEL, NY </div>

Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
35. - 1 - 10	SOUTHEAST	56.1	OWN
35. - 4 - 56	PATTERSON	22.4	OWN

Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

LOBSTER HILL FARM FOCUSES ON RAISING FREE RANGE PASTURE RAISED PROTEIN FOR THEIR COMMUNITY. PASTURED POULTRY FOR MEAT AND EGGS, FORESTED PORK AND FORESTED GOATS FOR BOTH MEAT AND DAIRY PRODUCTION. WE PRIORITIZE ROTATIONAL GRAZING AND UNCAGED HABITATS TO RAISE OUR LIVESTOCK WITHOUT CHEMICAL INPUTS. WE SELL VIA CSA, DIRECT TO CONSUMER, AS WELL AS WHOLESALE

- * Is this property currently receiving Agricultural Assessment? Yes No
- * Identify any outstanding Town/County/State Violations: N/A
- * List any Deed Restrictions or Easements: N/A
- * Has the property been subdivided or is proposed to be subdivided? Yes No
- * If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

Part V- Signature

I hereby certify 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 Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature: Jessica Jarrett Date: 4/1/24
 Print Name: JESSICA JARRETT Are you the landowner? Yes No

Return this Enrollment Form and attachments during the month of April to:
Putnam County Legislature
40 Gleneida Avenue
Carmel, NY 10512

Presented By:
Jessica Jarrett

LOBSTER HILL FARM BUSINESS PLAN

2024



300 Foggintown Rd Brewster, NY

845-656-8897

www.LobsterHillFarm.com

TABLE OF CONTENTS



Executive Summary	1
Business Description	2
Three Year Objectives	3
Products/Services	4
Market Needs	5
Market Segmentation	6
Marketing Plan	7
Management Team	8
SWOT Analysis	9
PESTLE Analysis	10
Financials	11

EXECUTIVE SUMMARY

Lobster Hill Farm, located in Brewster, NY, is a first-generation regenerative farm dedicated to prioritizing land stewardship and animal welfare. Specializing in pastured poultry, dairy goats, and forest-raised pork, the farm provides the community with high-quality protein choices.

Problem Statement:

Existing farming practices often prioritize profit over land stewardship and animal welfare, resulting in unsustainable agriculture methods. The community lacks access to high-quality, ethically raised protein options. A regenerative farm specializing in pastured poultry, dairy goats, and forest-raised pork is needed to address these environmental and ethical concerns while providing the community with healthier protein choices.

Proposed Solution:

Lobster Hill Farm is a family-owned regenerative farm in Brewster, NY, focusing on pastured poultry, dairy goats, and forest-raised pork. Emphasizing land stewardship and animal husbandry, the farm provides premium options. With a community-focused approach, it offers high-quality, sustainable products.

Value Proposition:

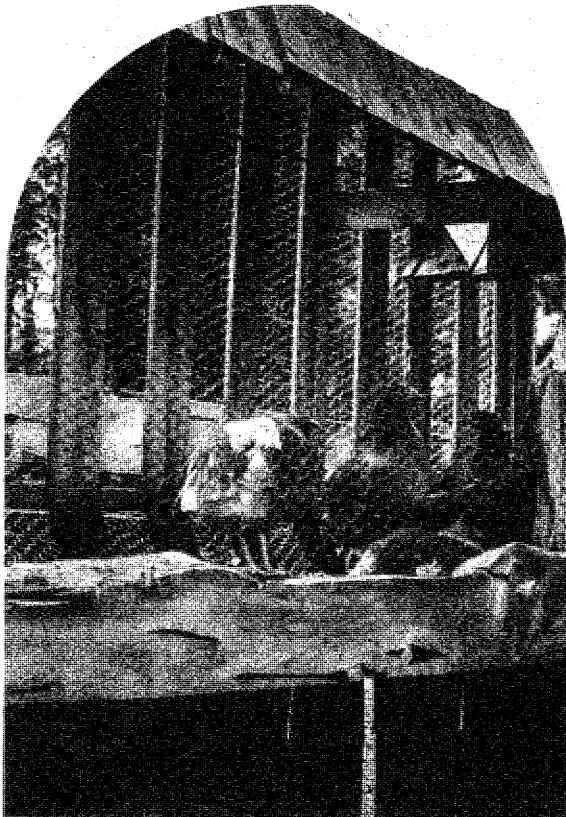
Lobster Hill Farm offers premium, regeneratively farmed poultry, dairy, and pork, prioritizing land stewardship and animal welfare. With a community-focused approach, the farm ensures quality, sustainable products for customers seeking ethically produced protein.



BUSINESS DESCRIPTION

What Lobster Hill Farm is all about

What sets Lobster Hill Farm apart is its commitment to small-scale farming practices, allowing for daily personalized interaction with the animals to ensure their safety and well-being. Through proper animal husbandry and rotational grazing techniques, the farm maintains healthier animals with less chemical inputs. The emphasis on rotational grazing not only benefits the animals but also improves soil health, leading to the growth of better forage and the production of superior livestock. This holistic approach distinguishes Lobster Hill Farm as a leader in sustainable farming practices within the community.



THREE YEAR OBJECTIVE

Lobster Hill Farm's three-year objectives focus on:

- Establishing the farm as a trusted source for premium, sustainable protein in the community.
- Expanding the product offerings to include a wider range of regenerative farm products.
- Enhancing customer experiences through educational events, farm tours, and community engagement.
- Increasing revenue by attracting more customers and expanding distribution channels.
- Building customer loyalty through transparent practices, high-quality products, and personalized customer service.

Key's to Success:

- Regenerative farming practices: Implementing sustainable methods to enhance soil health and ecosystem resilience.
- Animal welfare focus: Prioritizing the well-being of poultry, dairy goats, and pork raised on the farm for premium quality protein.
- Community engagement: Foster strong relationships with the local community through events, education, and outreach.
- High-quality products: Offer premium, sustainable protein options to meet the demands of discerning customers.
- Land stewardship: Demonstrate a commitment to preserving and improving the land for future generations.
- Diversified product line: Provide a variety of pastured poultry, dairy, and forest-raised pork products to cater to different preferences.
- Strong brand and marketing: Build a recognizable brand that is known throughout the community for its standards in animal welfare and quality products.
- Online presence: Enhance visibility and reach a wider audience through an engaging website and active social media presence.

PRODUCTS/ SERVICES

Community Supported Agriculture (CSA)

Pricing varies

The family-owned regenerative farm offers a unique Community Supported Agriculture (CSA) program that provides customers with a personalized experience akin to receiving a care package from home each week. The CSA includes a delightful assortment of pastured poultry, dairy products, freshly made items, farm-fresh produce, flowers, herbs, eggs, and more, all reflecting the farm's commitment to quality and sustainability.

Pasture Raised Poultry

Pricing varies

The farm specializes in pasture-raised poultry, ensuring the highest quality and most flavorful poultry products for customers. By allowing the poultry to roam freely on pasture and supplementing with locally grown and milled non-GMO feed, the farm promotes animal welfare and produces healthier, more delicious poultry without the need for chemical inputs.

Forest Raised Pork

Pricing varies

This farm's forest-raised pork is a testament to their dedication to sustainable farming practices. By raising the pigs in a forested environment and practicing proper rotational grazing, the farm ensures that the animals are healthy and the meat is of exceptional quality. This approach not only benefits the animals but also contributes to the farm's commitments to land stewardship.

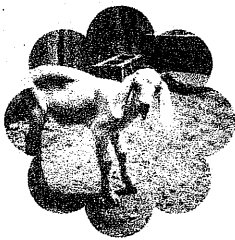


MARKET NEEDS

The customer needs for our family-owned regenerative farm focusing on pastured poultry, dairy goats, and forest-raised pork are as follows:

- **Animal Welfare:** Customers seek premium protein products from animals raised in a manner that prioritizes their safety, well-being, and overall health
- **Sustainability:** Customers are increasingly conscious of sustainable farming practices, including proper animal husbandry and rotational grazing, which results in healthier animals and minimal chemical inputs.
- **Quality:** Customers value high-quality products derived from small scale farming that allows for better interaction with the animals, leading to premium protein offerings.
- **Community Engagement:** Customers are drawn to community-focused farms that emphasize land stewardship, resulting in better soil quality, improved forage growth, and ultimately superior livestock.

Market Trends



The following are the primary market trends relevant to the company:

- **Sustainable Agriculture:** Increasing consumer demand for regenerative farming practices that prioritize land stewardship and animal welfare.
- **Locally Sourced Products:** Growing trend towards supporting local farms that provide high-quality protein options to the community.
- **Animal Welfare Focus:** Heightened awareness and preference for farms that prioritize proper animal husbandry and interaction for the well-being of the animals.
- **Chemical-Free Production:** Rising interest in products from farms that use little to no chemical inputs, ensuring healthier and more natural food options.
- **Soil Health Importance:** Growing recognition of the impact of proper rotational grazing on soil health, leading to better forage growth and ultimately, healthier livestock.

MARKET SEGMENTATION

Lobster Hill Farm strategically segments its market based on the following criteria:

- **Demographics:** Health-conscious individuals and families seeking high-quality protein choices, with a preference for locally sourced and sustainably raised products. This includes consumers who prioritize animal welfare and sustainable farming practices.
- **Lifestyle:** Customers who value knowing where their food comes from and are willing to support small-scale farms that prioritize land stewardship and animal well-being. These individuals are likely to be interested in the story behind their food and the farming practices used.
- **Behavioral:** Consumers who actively seek out products that are produced using proper animal husbandry practices and rotational grazing methods. These customers are likely to be loyal to brands that prioritize animal welfare, sustainable farming, and minimal chemical inputs.
- **Psychographics:** Individuals who are environmentally conscious and are looking to support regenerative farming practices that focus on improving soil health, animal welfare, and overall ecosystem sustainability. These consumers are interested in the holistic approach to farming that Lobster Hill Farm provides.

By aligning its product offerings and services with the needs and preferences of these specific market segments, Lobster Hill Farm aims to enhance customer satisfaction and loyalty. The company leverages its target market segmentation to effectively tailor its marketing strategies, ensuring that it attracts customers who value the unique features and values that the farm embodies.

Competitive Advantage

Lobster Hill Farm's competitive advantage stems from its dedication to regenerative farming practices that prioritize land stewardship and animal welfare. Specializing in pastured poultry, dairy goats, and forest-raised pork, the farm offers high-quality protein options to the community. The unique features of small-scale farming enable better interaction with the animals, ensuring their safety and well-being. Through proper animal husbandry and rotational grazing techniques, Lobster Hill Farm maintains healthier animals with minimal chemical inputs. The emphasis on rotational grazing not only benefits the livestock but also improves soil quality, leading to better forage growth and ultimately, superior livestock. These practices differentiate Lobster Hill Farm in the market by providing sustainable, high-quality products while promoting environmental and animal welfare.

MARKETING PLAN

Localized Community Events

Lobster Hill Farm will organize and host a series of community events such as farm tours, workshops on regenerative farming practices, and educational sessions on the benefits of pastured poultry and forest-raised pork. These events will not only attract local residents but also serve as a platform to showcase the farm's commitment to sustainable agriculture and animal welfare.

Educational Content Creation

To position Lobster Hill Farm as a thought leader in regenerative farming, the company will create and share education content on its website and social media platforms. This content will include blog posts, videos, and infographics that highlight the benefits of small-scale farming, proper animal husbandry, and rotational grazing. By providing valuable information, Lobster Hill Farm will engage with its audience and build credibility within the community.

Partnerships with Local Restaurants and Markets

Lobster Hill Farm will establish partnerships with local restaurants, farmers' markets, and grocery stores to supply them with high-quality pastured poultry, dairy goat products, and forest-raised pork. These partnerships will not only expand the farm's reach but also allow customers to access its premium protein choices conveniently. By collaborating with local businesses, Lobster Hill Farm can tap into existing customer bases and attract new clientele.

Interactive Social Media Campaigns

Lobster Hill Farm will engage with its audience through interactive social media campaigns that showcase behind-the-scenes glimpses of daily farm life, introduce the animals, and share stories of sustainable farming practices. By creating a connection between consumers and the farm, Lobster Hill Farm can humanize its brand and differentiate itself in the market.

MANAGEMENT TEAM

Jessica Jarrett | Owner/Farmer

Jessica Jarrett is a self-taught farmer with a passion for land stewardship, animal husbandry, and waste reduction. Her commitment to sustainable farming practices and community-focused approach sets Lobster Hill Farm apart in the industry.

Key Responsibilities:

- Managing the day-to-day operations of the regenerative farm to ensure smooth functioning.
- Implementing sustainable farming practices for pastured poultry, dairy goats, and forest-raised pork.
- Overseeing animal husbandry practices to ensure the well-being of the livestock.
- Developing and maintaining relationships with the local community and customers.
- Ensuring that Lobster Hill Farm delivers high-quality, premium protein options to its customers.



Mission:

Lobster Hill Farm's mission is to lead the way in regenerative agriculture, placing a strong emphasis on land stewardship and animal welfare. Specializing in pastured poultry, dairy goats, and forest-raised pork, the company is dedicated to providing the community with high-quality protein options. By prioritizing sustainable practices and ethical treatment of animals, Lobster Hill Farm aims to contribute to a healthier ecosystem and promote responsible farming methods.

Vision:

Lobster Hill Farm is dedicated to revolutionizing the agricultural industry by championing regenerative farming practices that prioritize land stewardship and animal welfare. Specializing in pastured poultry, dairy goats, and forest-raised pork, the company aims to provide the community with high-quality protein choices while promoting sustainability and ethical farming methods. Lobster Hill Farm envisions a future where farming harmonizes with nature, creating a healthier ecosystem for generations to come.

Values:

Lobster Hill Farm is guided by the values of regenerative agriculture, animal welfare, and community nourishment, emphasizing sustainable land management practices and ethical animal care. The company is committed to providing the community with high-quality, locally sourced protein options while prioritizing the least of the land and animals.

SWOT ANALYSIS

Strengths

- Unique value proposition centered on regenerative farming practices prioritizing land stewardship and animal welfare.
- High-quality protein choices provided to the community, meeting the increasing demand for sustainable and ethically sourced food products.
- Small scale farming operations allowing for better interaction with animals, ensuring their safety and well-being.

Weaknesses

- Limited scalability due to the small-scale farming approach, potentially restricting the ability to meet high demand.
- Reliance on weather conditions and other external factors impacting crop yields and livestock production.
- Higher production costs associated with proper animal husbandry and rotational grazing practices.

Opportunities

- Growing consumer interest in sustainable and ethically produced food products, creating opportunities for marketing expansion.
- Potential partnerships with local restaurants, markets, and community-supported agriculture programs to increase brand visibility.
- Diversification of product offerings or expansion into value-added products like charcuterie or apothecary products.

Threats

- Competition from larger industrial farms offering lower-priced products.
- Regulatory challenges related to food safety standards and animal welfare regulations.
- Market fluctuations and consumer preferences shifting towards alternative protein sources.

PESTLE ANALYSIS

Social:

- The trend towards sustainable and ethical food production is on the rise, with consumers showing a preference for products that prioritize animal welfare and environmental stewardship. According to Impact Analytix, the global market for organic, regenerative, and grass-fed products is projected to reach \$1.2 trillion by 2027.
- There is a growing interest in supporting local agriculture and knowing where food comes from, with consumers increasingly valuing transparency in the food supply chain.

Technological:

- Technological advancements in agriculture, such as precision farming tools, can enhance farm management practices, improve animal welfare monitoring, and optimize grazing patterns for better land stewardship.
- Innovation in alternative energy sources, such as solar panels and wind turbines, can help reduce the farm's carbon footprint and operational costs.

Environmental:

- Climate change and environmental degradation are driving the need for regenerative farming practices that focus on soil health, biodiversity, and carbon sequestration. Proper rotational grazing and holistic land management at Lobster Hill Farm can contribute to carbon sequestration and biodiversity conservation.
- Regenerative farming practices can help mitigate the negative impacts of conventional agriculture, such as soil erosion, water pollution, and greenhouse emissions, by promoting soil regeneration and ecosystem resilience.

Political:

- Governmental policies and initiatives that support sustainable agriculture, such as conservation programs, organic farming subsidies, and carbon offset markets can create opportunities for Lobster Hill Farm to access funding, resources, and market incentives.
- Regulations related to animal welfare, food safety, and environmental protection may influence the farm's operations and marketing strategies, requiring compliance with standards and certifications to meet consumer expectations.

Economics:

- The demand for high-quality, ethically produced food products is creating market opportunities for regenerative farms like Lobster Hill Farm, as consumers are willing to pay premium prices for products that align with their values.
- Local food systems and direct-to-consumer sales channels can help the farm capture a larger share of the market value by reducing distribution costs, increasing price transparency, and fostering community engagement.

FINANCIALS

2023 - \$17,000 (actual)

\$6,000 - CSA program: 10 members

\$5,000 - On-farm activities: Baby goat snuggling, Hiking with goats, Cheesemaking classes

\$6,000 - Direct to consumer sales: Farmers Markets, On-farm sales

2024 - \$64,200 (projected)

\$18,000 - CSA program: 20 members

\$13,700 - On-farm activities: Baby goat snuggling, Hiking with goats, Goat Yoga, Cheesemaking classes, Farm Camp

\$32,500 - Direct to consumer sales: Farmers Markets, On-farm sales

2025 - \$126,500 (projected)

\$18,000 - CSA program: 20 members

\$43,500 - On-farm activities: Baby goat snuggling, Hiking with goats, Goat Yoga, Cheesemaking classes, Farm Camp, Farm Stays

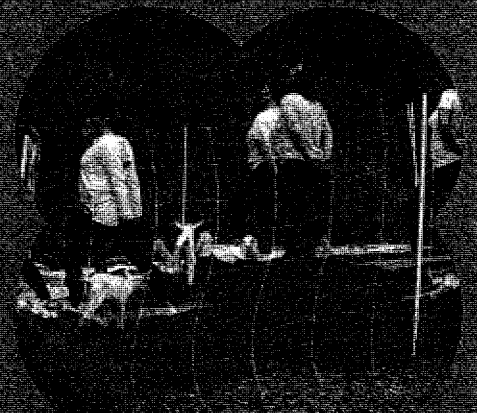
\$65,000 - Direct to consumer sales: Farmers Markets, On-farm sales

2026 - \$171,500 (projected)

\$18,000 - CSA program: 20 members

\$63,500 - On-farm activities: Baby goat snuggling, Hiking with goats, Goat Yoga, Cheesemaking classes, Farm Camp, Farm Stays

\$90,000 - Direct to consumer sales: Farmers Markets, On-farm sales



Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.
Annual Enrollment period is April 1 through April 30.

Part I - Landowner Identification

Landowner Contact

Owner Name: Joey Mancuso Farm Name: Big Red Barn Farm
 Mailing Address: 221 Osceawana CK Rd Farm Address: Same
Putnam Valley, NY 10579
 Town farm is located in Putnam Valley Email: jimmemoak@aol.com
 Daytime Phone: _____ Cell Phone: 631-807-5569

Emergency Contact:

Landline Phone: _____ Cell Phone: 845-490-1190 Stephanie Pelluc
 (This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

Part II - Farm Operation Description

Number of Acres Owned: <u>67.05</u>	Number of Acres Farmed: <u>6</u>	Number of Acres Rented: <u>0</u>
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital Investment over Past 3 Years (check one)
<input type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input type="checkbox"/> Livestock (type: _____) <input checked="" type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apilary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input checked="" type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input checked="" type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000

RECEIVED
 PUTNAM COUNTY
 OFFICE
 2024 APR - 5 AM 2:47

Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
72.16-1-1	Putnam Valley	67.05	Own

Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

please see attachment

- Is this property currently receiving Agricultural Assessment? Yes No
- Identify any outstanding Town/County/State Violations: _____
- List any Deed Restrictions or Easements: _____
- Has the property been subdivided or is proposed to be subdivided? Yes No
- If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

Part V- Signature

I hereby certify 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 Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature: _____

Date: 4/1/24

Print Name: Joey Mancuso

Are you the landowner? Yes No

Return this Enrollment Form and attachments during the month of April to:
Putnam County Legislature
40 Gleneida Avenue
Carmel, NY 10512

BUSINESS PLAN

Big Red Barn Farm, LLC

221 OSCAWANA LAKE RD, Putnam Valley NY 10579

February 19, 2024

Executive Summary

The Company

Small, private equine facility catering to equestrians and their love for horses.

The Ownership

The Company will be structured as a limited liability company (L.L.C.).

The Management

The company will be managed by Joey Melissa Mancuso.

The Goals and Objectives

BRB aims to accomplish the following goals: erect an indoor arena, complete the outdoor arena, expand and develop paddock sites and landscaping to attract equestrians to the facility.

The Services

BRB is a full service boarding facility that offers access to trails, indoor and outdoor arenas. Specialty services such as grooming and clipping will also be available.

The Target Market

The Company 's target market has the following characteristics:

- Occupation: Equestrian.

Pricing Strategy

The Company will use a premium pricing strategy.

The Competitors

There are several equestrian facilities within the area that offer boarding and other services in a standard fashion.

Business Plan - Big Red Barn Farm, LLC

The Company

Business Sector

The Member would like to start a business in the art, entertainment, and recreation sector.

Company Background

Small, private equine facility catering to equestrians and their love for horses.

Company Goals and Objectives

BRB aims to accomplish the following goals: erect an indoor arena, complete the outdoor arena, expand and develop paddock sites and landscaping to attract equestrians to the facility.

Company Ownership Structure

The Company will be structured as a limited liability company (L.L.C.).

Ownership Background

- Member: Joey Melissa Mancuso

Experience and training: Joey Melissa Mancuso is an anesthesiologist by trade but avid horse enthusiast who has been enamored with horses since childhood. Upon her first encounter with horses she knew this was to be a part of her life forever. Life circumstances at that period of time did not enable Joey to pursue her love of horses. However, as Joey completed her training as a physician she became able to realize her dream in a way she never thought possible. The development of Big Red Barn Farm is her dream come true and wishes to help others achieve their equestrian dream as well.

Company Management Structure

The Company will be managed by Joey Melissa Mancuso.

Other management details: Stephanie Pellicci will be co-manager of the business with Joey Mancuso as an employee.

Company Assets

The Company has the following assets:

- Real Property, with an estimated value of \$1,500,000.00.
- Equipment, with an estimated value of \$25,000.00.

The Services

The Services

BRB is a full service equine boarding facility that offers access to trails, indoor and outdoor arenas. Specialty services such as grooming and clipping will also be available.

Marketing Plan

The Target Market

The Company's target market has the following characteristics:

- Occupation: Equestrian.

Location Analysis

BRB is located in the heart of Putnam Valley and is just minutes from the parkway and stores.

Pricing

The Company will use a premium pricing strategy.

Advertising

The Company will promote the business through:

- Online channels (website, Google ads, etc.);
- Social media; and
- Print (magazines, flyers, etc.).

Competitor Analysis

The Competitors

There are several equestrian facilities within the area that offer boarding and other services in a standard fashion.

SWOT Analysis

Strengths

BRB offers a unique opportunity for the equestrian to truly engage with their equine companion in a semi-private facility where there is ample support. The staff are life-long horse owners and recognize the value and importance of facilitating that bond.

Weaknesses

Though situated on 66 acres, we are currently limited to 10 stalls. There is need for development of more paddocks that can hopefully be achieved as the company grows.

Opportunities

As the company grows there will be opportunities to expand our range of services to include lesson programs and possibly horse rescue services.

Threats

BRB is not a traditional barn and may not appeal to every equestrian. However, we are confident that we have a market for like minded individuals. Additionally, as inflation continues to rise, the cost of hay, feed and shavings has the potential to become challenging.

Operations

Daily Operations

The barn manager, Stephanie Pelicci arrives to the farm at 8 am to begin caring for each horse. The horses are provided their breakfast which includes grain, hay and refilling water. Weather permitting the horse is then turned out to the paddock for the day. Each stall is thoroughly mucked (cleaned and refilled with shavings) and hay nets and water buckets refilled. For evening care the horses are brought back to their stall fed grain, hay and water. Blanketing will be provided as needed. Stephanie will also ensure that each horse is of a sound nature and will report any concerns to the clients in a prompt manner.

The paddocks and arenas will be groomed and maintained by Stephanie on a daily basis. Any additional maintenance or repairs will be the responsibility of the owner, Joey Mancuso. Business hours are from 9am - 5 pm and clients are able to visit the facility and engage with their horses as deemed appropriate. Stephanie is available during all business hours to assist in any manner. Night check of the horses and facility will be done by the Joey and/or Stephanie.

Operational Facilities

BRB is situated on 66 beautiful acres. There are 10 individualized horse stalls, large paddocks an outdoor arena, and plans for an indoor arena.

There are also trails located within the wooded area of the farm and a lovely pond.

Suppliers

There are several suppliers for the farm. Tristate Hay provides hay and shavings, Sweet Peat provides manure management system, Tractor Supply supplies grain and supplements.

Financials

Big Red Barn Farm, LLC

Projected Income Statement:

For the year ending the 31st day of December: (USD - US Dollars)

	2024
Revenues:	
Gross Sales:	120,000.00
Less Cost of Goods Sold:	(0.00)
Gross Profit:	\$120,000.00
Expenses:	
Marketing/R and D	0.00
Insurance	10000.00
Legal and Professional Services 0.00	1200.00
Rent / Utilities	0.00
Repairs and Maintenance	5,000.00
Licenses/Permits	3000.00
Bank Fees	0.00
Miscellaneous Expenses (hay, grain etc.)	54,600.00
Total Expenses:	73,800.00
<hr/>	
NET INCOME (Before Tax):	\$46,200.00

Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.
Annual Enrollment period is **April 1 through April 30.**

Part I - Landowner Identification

Landowner Contact

Owner Name: Shannon + Eric Nitti Farm name: Hidden Hope

Mailing Address: 550 Route 169
Brewster, NY 10509

Town farm is located in Above Address Email: NittiFam5@gmail.com

Daytime Phone: 914-584-2175 Cell Phone: 914-584-2175

Emergency Contact:

Landline Phone: _____ Cell Phone: 914-584-2175
(This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

Part II - Farm Operation Description

Number of Acres Owned:	Number of Acres Farmed:	Number of Acres Rented:
18.7	17	0
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input checked="" type="checkbox"/> Cash Crop (vegetable) <input checked="" type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input type="checkbox"/> Livestock (type: _____) <input type="checkbox"/> Equine <input checked="" type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input checked="" type="checkbox"/> Other <u>Bees, tree tapping</u> <u>Animal Sanctuary</u>	<input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000

2024 APR 22 AM 11:02
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
372400 24-1-62	Brewster	18.7	own

Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

Hidden Apple is a Homestead style farm allowing the land to dictate the usage. Currently entering its third year we have completed the traditional crop fields, and orchard and mushrooms are currently being started this spring. Wild-flower fields will also be cleaned and starting planting this spring to get a growing cycle in prior to introducing the bees next year. We aim to provide our produce in a

- * Is this property currently receiving Agricultural Assessment? Yes No
- * Identify any outstanding Town/County/State Violations: none
- * List any Deed Restrictions or Easements: decommissioned old Rt 22 section through property.
- * Has the property been subdivided or is proposed to be subdivided? Yes No
- * If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

Part V- Signature

I hereby certify 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 Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

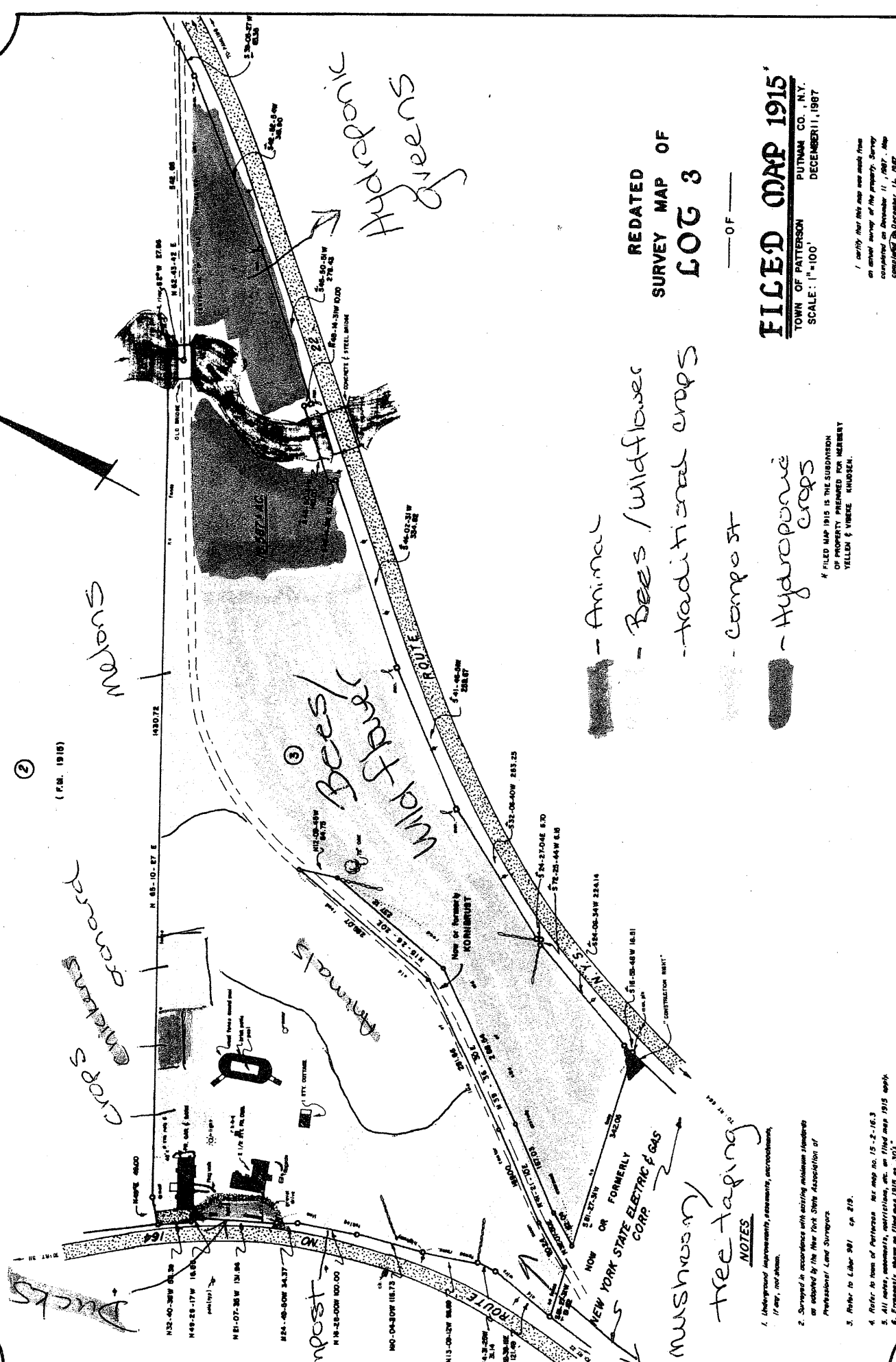
Signature: [Signature] Date: _____

Print Name: Shannon Nitti Are you the landowner? Yes No

Return this Enrollment Form and attachments during the month of April to:

**Putnam County Legislature
40 Gleneida Avenue
Carmel, NY 10512**

PREPARED FOR: ELENA KARAN HILL



REDATED
SURVEY MAP OF
LOT 3

FILED MAP 1915
TOWN OF PATTERSON PUTNAM CO., N.Y.
SCALE: 1"=100'
DECEMBER 11, 1987

I certify that this map was made from an actual survey of the property. Survey completed on December 11, 1987. Map completed on December 11, 1987.

BURGESS & BEHR
PLANNING ENGINEERS
HORSEPOUND RD., CARMEL, N.Y.
L.L.S. No. 37707

- Animal
- Bees / Wildflower
- traditional crops
- compost
- Hydroponic crops

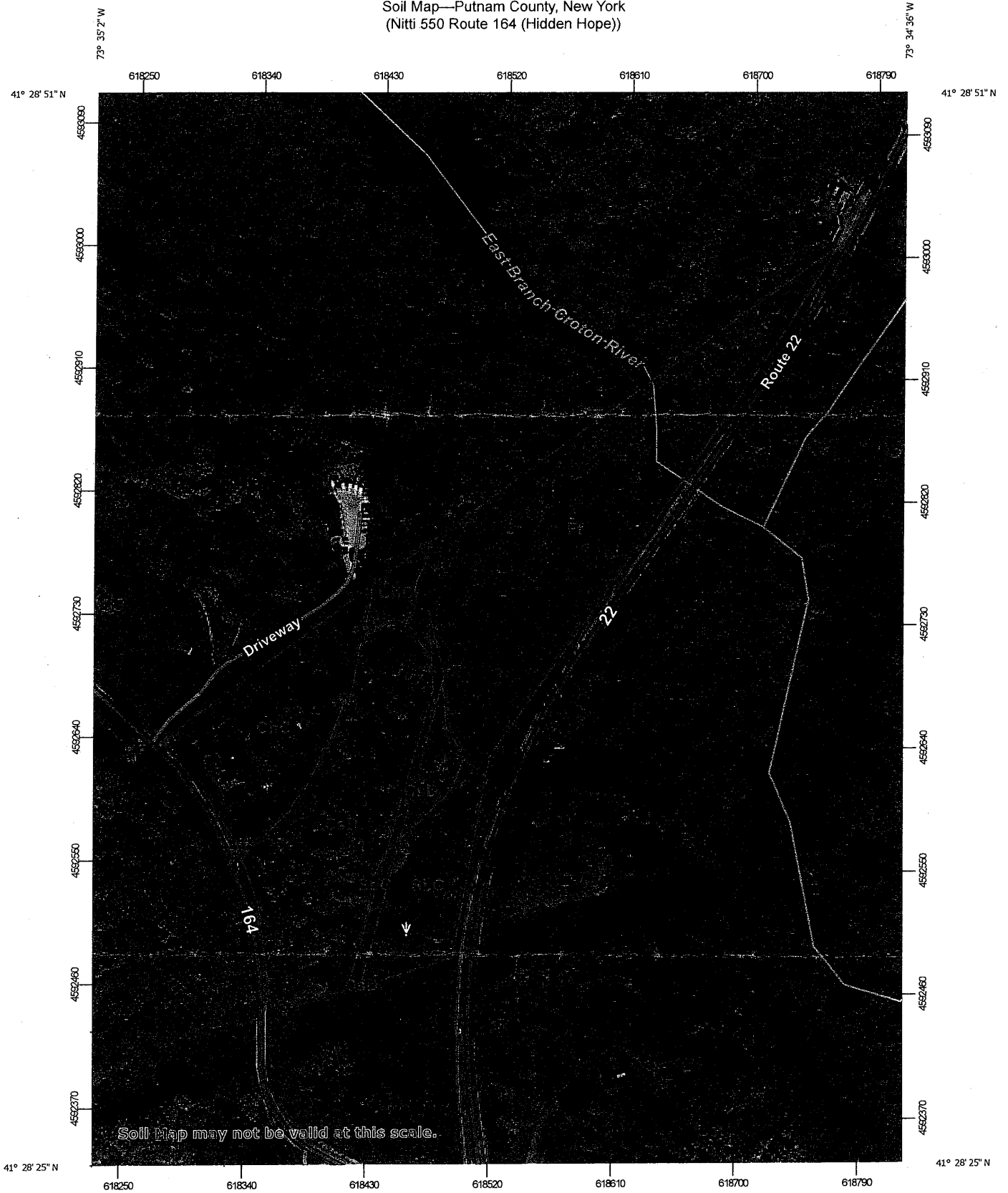
* FILED MAP 1915 IS THE SUBDIVISION OF PROPERTY PREPARED FOR INHERENT YELLEN & VIBREK HUDSEN.

NOTES

1. Underground improvements, easements, encroachments, if any, not shown.
2. Surveyed in accordance with existing minimum standards as adopted by the New York State Association of Professional Land Surveyors.
3. Refer to Liber 381 of p. 219.
4. Refer to town of Patterson plat map No. 15-2-16.3
5. All notes, monuments, notations, etc. on filed map 1915 apply.
6. Easements shown on filed map 1915 are 30'.
7. Subject to easements, monuments, notations, etc. of record, if any.

1116 - 484

Soil Map—Putnam County, New York
(Nitti 550 Route 164 (Hidden Hope))



Map Scale: 1:3,820 if printed on A portrait (8.5" x 11") sheet

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/11/2024
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	3.2	17.0%
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	0.3	1.8%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	5.3	28.2%
Ff	Fluvaquents-Udfluvents complex, frequently flooded	8.0	43.0%
SbC	Stockbridge silt loam, 8 to 15 percent slopes	1.9	10.0%
Totals for Area of Interest		18.7	100.0%

New York State
Department of Agriculture and Markets
Division of Land and Water Resources
10B Airline Drive
Albany, NY 12235

SECTION A: WORKSHEET
INFORMATION

Page _____ of _____
 New Worksheet
 Revised Worksheet

SOIL GROUP WORKSHEET

SECTION B. LANDOWNER NAME AND PROPERTY IDENTIFICATION							
Landowner Name	Last Nitti	First Shannon & Eric		Middle Initial			
Mailing Address	Street/Road No. and Name 550 Route 164		City, Town, Village Brewster		State	Zip Code 10509	
Property Location Same as Mailing Address <input checked="" type="checkbox"/>		Street/Road No. and Name					
County			Town/City		Village		
Filing Status: <input type="checkbox"/> Agricultural District <input type="checkbox"/> Individual Commitment				SECTION D: PARCEL ACREAGE SUMMARY *			ACRES
SWIS Code (six digits) 373001				(1) Agricultural and Silvopasture Land			6.7
Tax Map Identifier section block lot 24.-1-62				(2) Farm Woodland (up to 50 acres)			11
Roll Identifier (if different)				(3) Excess Farm Woodland			
Total Parcel Acres 18.7				(4) Non-Agricultural Land			1
				TOTAL ACREAGE			18.7
SECTION E: SOIL MAP BREAKDOWN OF AGRICULTURAL AND SILVOPASTURING LAND					SECTION F: AGRICULTURAL AND SILVOPASTURING LAND SOIL GROUP SUMMARY		
SOIL MAP SYMBOL	SOIL MAP UNIT NAME	SOIL GROUP	Scale: 1" = _____ No. of Grid Points	NUMBER ACRES			
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	5		3.2	Mineral Soil Group		Acres
					1	a	
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	6		.3		b	
					2	a	
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	8		5.3		b	
					3	a	
Ff	Fluvaquents-Udfluvents complex, frequently flooded	9		8		b	
					4	a	
SbC	Stockbridge silt loam, 8 to 15 percent slopes	5		1.9		b	
					5	a	5.1
						b	
					6	a	.3
						b	
					7		
					8		5.3
					9		8
					10		
					Organic (muck) Soil Group		Acres
					A		
					B		
					C		
					D		
* SEE EXPLANATION OF TERMS ON BACK				Total group 1-6 acres		SOIL GROUP	5.4
SECTION G: DATE AND SIGNATURES				TOTAL ACRES			18.7
Jointly Reviewed and Concurred:							
Landowner Signature _____				Date: 4/11/2024 <i>Neal A. Tomann</i> Completed by: <i>Neal A. Tomann</i> Signature _____			

Distribution: Submit Original Copy to the Assessor and copies to SWCD and Landowner

4/11/24

Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.

Annual Enrollment period is **April 1 through April 30.**

Part I - Landowner Identification

Landowner Contact

Owner Name: Peter Clarke MARTHA Farm Name: MOTHER

Mailing Address: 187 TAMMANY HALL RD Farm Address: _____
CARMEL NY 10512

Town farm is located in PATTERSON N.Y. Email: _____

Daytime Phone: 845 222 8073 Cell Phone: 845 225 0268

Emergency Contact:

Landline Phone: _____ Cell Phone: _____
(This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

Part II - Farm Operation Description

Number of Acres Owned: <u>15.5 ACRES</u>	Number of Acres Farmed: <u>3</u>	Number of Acres Rented: <u>0</u>
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input type="checkbox"/> Livestock (type: _____) <input type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input checked="" type="checkbox"/> Other <u>TREE FRUIT</u> <u>COFFEE</u>	<input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input checked="" type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> Over \$200,000

2024 APR 30 PM 4:36
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
34-3-1.41	PATTERSON	15.5	OWN

Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

BUYING TREE SLIPS GROWING THEM OUT TO 36 INCH AND SELLING
 ALSO USING PROPAGATION TO INCREASE STOCK ECONOMY
 WIFE AND TWO ADULT CHILDREN HELP OUT

- * Is this property currently receiving Agricultural Assessment? Yes No
- * Identify any outstanding Town/County/State Violations: 0
- * List any Deed Restrictions or Easements: 0
- * Has the property been subdivided or is proposed to be subdivided? Yes No
- * If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

Part V- Signature

I hereby certify 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 Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature: Peter A. Clarke Date: 4.10.2024
 Print Name: Peter A. Clarke Are you the landowner? Yes No

Return this Enrollment Form and attachments during the month of April to:

**Putnam County Legislature
 40 Gleneida Avenue
 Carmel, NY 10512**

Mother Daughter Farm business plan.

Starting a tree farm (fourth year of having one, actively)

Grossing \$11-12 thousand per year.

Specialize in arborvitae and apple trees.

Tree slips bought at wholesale, using propagation to keep cost down.

Each year, variety will be added to stock to challenge and keep up with consumer interest.

Growing and creating additional space on my property to grow stock.

Brief sales plan.

Slips bought- then grown out to 36 inches and sold market value.

Putnam County Agricultural District Enrollment Form

Enrollment Form to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District.

Annual Enrollment period is **April 1 through April 30.**

Part I - Landowner Identification

Landowner Contact

Owner Name: GEORGE WILKAPLE Farm Name: PINE VIEW FARM
 Mailing Address: 250 OLD STONE ROAD Farm Address: MAN FARM ALREADY IN
AG DISTRICT
PINE VIEW FARM
520 GLASSY TRAIL ROAD
62062@ Email: GEORGE.WILKAPLE@GMCORNELL.NY 10512
 Town farm is located in KENT / PHILPSTOWN
 Daytime Phone: 212-333-7333 Cell Phone: 212 333 2666

Emergency Contact:

Landline Phone: 212-333 7333 Cell Phone: 212 333 2666
 (This is needed for any natural or "other" disaster that might occur. This is extremely important for animal and food safety).

Part II - Farm Operation Description

Number of Acres Owned: <u>51</u>	Number of Acres Farmed: <u>96</u>	Number of Acres Rented: <u>45</u>
Principal Farm Operation (check all that apply)	Estimated Annual Gross Farm Income (check one)	Capital investment over Past 8 Years (check one)
<input checked="" type="checkbox"/> Dairy (goat or cow) <input type="checkbox"/> Cash Crop (grain) <input type="checkbox"/> Cash Crop (vegetable) <input checked="" type="checkbox"/> Orchard (fruit) <input type="checkbox"/> Vineyard <input checked="" type="checkbox"/> Poultry (eggs) <input type="checkbox"/> Poultry (meat) <input checked="" type="checkbox"/> Livestock (type: <u>COWS</u>) <input checked="" type="checkbox"/> Equine <input type="checkbox"/> Horticulture/Greenhouse <input type="checkbox"/> Sugarbush <input type="checkbox"/> Christmas Trees <input type="checkbox"/> Hay <input type="checkbox"/> Apiary <input type="checkbox"/> Aquaculture <input type="checkbox"/> Other _____	<input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 to \$49,999 <input type="checkbox"/> \$50,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input type="checkbox"/> \$200,000 to \$499,999 <input type="checkbox"/> Over \$500,000	<input type="checkbox"/> Below \$10,000 <input type="checkbox"/> \$10,000 to \$39,999 <input type="checkbox"/> \$40,000 to \$99,999 <input type="checkbox"/> \$100,000 to \$199,999 <input checked="" type="checkbox"/> Over \$200,000

2024 APR 22 AM 11:00
 LEGISLATURE
 PUTNAM COUNTY
 CARMEL, NY

Part III - Parcel Identification

Please list the tax map parcel numbers, acreage, town/rent and town it is located in for each parcel that you wish to be included in the Agricultural District. Please note there will be a site inspection of the farm operation. The owner is required to be available to meet with representatives of the County during the inspection. (Attach additional sheet if needed).

Parcel ID #	Town	Acreage	Own/Rent
71.-1-34	PHILPSTOWN	3	OWN
71.-1-35	PHILPSTOWN	3	OWN
71.-1-27	PHILPSTOWN	13	OWN
71.-1-24	PHILPSTOWN	17	OWN

Part IV - Business Description

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Please attach a business plan describing in detail the operation, realized or anticipated gross sales value for each major element of the operation and future plans).

COW OPERATION BRANDING CRITICALLY ENDANGERED
 RANDEL LINZBACH COWS FOR CONTINUITY OF THIS
 GENETICAL CRITICALLY ENDANGERED COW AND FOR
 MEAT AND MILK

- * Is this property currently receiving Agricultural Assessment? Yes No
- * Identify any outstanding Town/County/State Violations: NONE
- * List any Deed Restrictions or Easements: NONE
- * Has the property been subdivided or is proposed to be subdivided? Yes No
- * If the farm operation is being proposed, new operation, or is in the construction phase, please provide a copy of the site plan maps and if recently subdivided or is proposed, please provide the subdivision map.

Part V - Signature

I hereby certify 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 Putnam County Agricultural District for the subject property as described above, and I hereby swear that all information submitted as part of this Enrollment Form is, to the best of my knowledge, correct and complete.

Signature: [Signature] GEORGE WHIPPLE Date: APRIL 17 2021

Print Name: GEORGE WHIPPLE Are you the landowner? Yes No
+ REASE HOLDER

Return this Enrollment Form and attachments during the month of April to:
 Putnam County Legislature
 40 Gleneida Avenue
 Carmel, NY 10512

Ladies and gentlemen:

Thank you for providing me the opportunity to address the legislature during the 7/23/24 meeting.

While I fully appreciate and support your efforts to preserve the integrity of the Putnam County Farmland, as the owner of the Big Red Barn Farm, I too, am anxious to become part of that community. The property was initially to be partitioned for housing however when I purchased the property I vowed to maintain it as an equine farm.

The agricultural and farmland protection board visited my Putnam Valley equine establishment located on a number of occasions during May 2024. This board voted 9-2, in favor of inclusion into the district. Their concerns were the 37% soil criteria, vs. the required 50%, and an erroneous belief that there was inadequate land to sustain 10 horses. I have 67 acres of land that currently contains 2 separate one acre paddocks, trails, stables, and 2 areas of construction for an indoor and outdoor arena. Future plans include the construction of at least two more paddocks.

I have reviewed the The Agriculture and Farmland Protection Plan 2004 currently on the county website ([KeepPutnamFarming - Putnam County, New York \(putnamcountyny.com\)](http://KeepPutnamFarming - Putnam County, New York (putnamcountyny.com))), as well as the Agriculture and Markets Law (AML) 2-AA , in an attempt to better understand both county and NYS law. The county plan states that the soil requirements are specific to the production of crops, however I have been unable to find anything that explicitly addresses the type of establishment or property for that which I am applying (ie: Equine). Additionally, the website includes a document entitled "Agricultural Districts Law: A current summary." On page 2 of this document, it states "...primary responsibility for the creation review and management of the State's agricultural districts lies within the authority of the counties and their respective legislative bodies."

In an effort to ensure that my farm would be a desirable entity in Purnam Valley, I have had multiple meetings with the individuals on the zoning and planning board. They have expressed a keen interest in helping promote the equine industry in Putnam Valley and have been consistently supportive along this journey. The farm, located at 221 Oscawana Lake Rd., is over 120 years old, and had been a functioning farm at some point in time. In addition to several smaller farming structures scattered about the property, there is a big red (historic) barn, that sits at the front of the property, hence the name of the entity.

Despite that it appears as though the regulations regarding inclusion are relatively outdated and do not accurately reflect the current needs of the equine farm community in NYS, I hope there remains an opportunity for inclusion into the agricultural district. This will provide me the opportunity to foster the mission of the Agricultural and Market of NYS and Putnam County, as well as provide the forum to facilitate the care and love of animals.

I look forward to meeting again at the public hearing meeting on August 6th.

If there are any questions or concerns please do not hesitate to contact me at :
631-807-5569 or Joey.Mancuso@wmchealth.org

Sincerely,

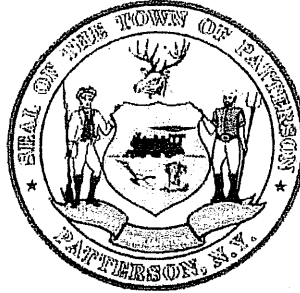
Joey M. Mancuso

Owner, Big Red Barn Farm, LLC

CARMEL, NY
PUTNAM COUNTY
LEGISLATURE

2024 JUL 29 PM 3:12

SUPERVISOR
Richard Williams Sr.
Tel. (845) 878-6500
Fax. (845) 878-6343
supervisor@pattersonny.org



TOWN BOARD
Peter Muentener
Shawn Rogan
Mary E. Smith

Susan Brown
Aide to the Town Board

TOWN COUNSEL
Hogan & Rossi
Tel. (845) 279-2986
Fax (845) 278-6135

TOWN OF PATTERSON
1142 Route 311
P.O. Box 470
Patterson, New York 12563
www.pattersonny.org

TOWN CLERK
Donna Ramos
Tel. (845) 878-6500
Fax (845) 878-6343
townclerk@pattersonny.org

May 13, 2024

Mr. Neal Tomann
Putnam County Soil and Water
842 Fair Street
Carmel, NY 10512

Re: Putnam County Agricultural District
2024 Patterson Properties

Dear Mr. Tomann:

As per our discussion today, the Town would request that the application for Ridge Ranch (276 Quaker Road) be held until the Town can meet with, and resolve certain event related activities occurring on the site which are not in compliance with the Town's Zoning Code. We also need to ensure that any expansion of activities is in compliance with State and federal requirements.

I have reviewed the application for Lobster Hill Farms (300 Foggintown Road, Tax Map No. 34.-4-56) and have no objections.

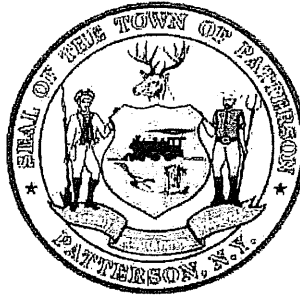
Sincerely yours,

Richard Williams Sr.
SUPERVISOR

cc: Putnam County Legislature

2024 MAY 13 PM 3:57
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

SUPERVISOR
Richard Williams Sr.
Tel. (845) 878-6500
Fax. (845) 878-6343
supervisor@pattersonny.org



TOWN BOARD
Peter Muentener
Shawn Rogan
Mary E. Smith

Susan Brown
Aide to the Town Board

TOWN COUNSEL
Hogan & Rossi
Tel. (845) 279-2986
Fax (845) 278-6135

TOWN OF PATTERSON
1142 Route 311
P.O. Box 470
Patterson, New York 12563
www.pattersonny.org

TOWN CLERK
Donna Ramos
Tel. (845) 878-6500
Fax (845) 878-6343
townclerk@pattersonny.org

May 8, 2024

Mr. Neal Tomann
Putnam County Soil and Water
842 Fair Street
Carmel, NY 10512

Re: Putnam County Agricultural District
2024 Patterson Properties

Dear Mr. Tomann:

The Town of Patterson encourages and supports individuals using their lands for home farming, or homesteading. We also support most commercial farm enterprises as long as it is in the right location. Often individuals purchase land that is unsuitable for their intended use and then seek entry into Putnam County's Agricultural District as a means to avoid local regulations which may affect their desired use of their property, and which invariably leads to constant conflicts between the Town and the property owner. If the criteria that is used for a property's inclusion in the agricultural district is whether the business plan supports the creation of a *commercial* farm operation, and is realistic, it would avoid many of the conflicts that occur.

- Peter Clarke**
185 Tammany Hall Road
Tax Map No. 34.-3-1.41

This property was included in Putnam County's Agricultural District in 2003. He was removed during the first eight year review. Mr. Clarke reapplied in 2011 but was denied entry. Over the years Mr. Clarke has sought to challenge any aspect of the Town's regulations over his property, particularly as it relates to the extensive wetland on his property. Mr. Clarke has attempted a number of farm activities over the years, and each time has claimed he is a farm and exempt from Town rules. But none of the farm activities have been for more than for his own personal use and enjoyment. This particular property owner has gone through raising of goats, raising of chickens for

2024 MAY 13 PM 3:57
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

eggs, and having a few cattle. Now he is proposing to buy and grow tree slips to 36". Does this property owner have any past horticultural experience upon which to base his proposed commercial enterprise. Exactly what is a tree slip?

This is a residential lot created as part of the Laurent Subdivision. The 15.53± acre lot is covered by a hardwood forest dominated by American Red Maple. A 6.31± acre wetland bisects the site, with an additional 2± acres of the lot located in the 100' buffer. The remaining contiguous 6.5± acres has been developed with two residential structures; a four bedroom single-family residence, and a second one bedroom accessory dwelling. Topography of the site varies from 8% to 16%. Soils on the site are 25% Charlton-Chatfield near the single family homes, 25% Charlton-Hollis along the western property, and 50% Leicester Loam across the center of the property. Each of these soils have a fair to poor rating for crops.

2. Ridge Ranch
276 Quaker Road
Tax Map No. 15.-1-46, 15.-1-48, 15.-1-49

The Business Plan provided by Property Owner stated they are seeking to breed and sell a variety of livestock including scottish highland cows, mini donkeys, goats and lionhead rabbits. Breeding and selling of livestock would be a legitimate farm practice allowed on the property under the Town's Zoning Code as a farm. However, the business plan that was submitted did not include any of the actual activities that are being advertised on their website, which includes "Parties & Events", "Paint Night" "Cows 'n Coffee", Goats 'n Coats", "Goat Yoga", and many more. Does the Property Owner wish to farm the property, or is the farm being used as a pretense for holding events on the property which otherwise may not be permitted under the Town's Zoning.

Use of the property for events is something that needs to be reviewed to ensure that the activities will not produce an unfavorable condition to the surrounding area such as excessive noise, hours of operation, insufficient parking or insufficient highway access to the site. For example, if Cows 'n Coffee is held with ten participants there would not be much of an impact on the local roads or adjacent residential properties. However if a wedding event with two hundred attendees is held weekly, there would be a very different set of impacts that may require some mitigation. Is the local system of roads adequate to handle the traffic? Is there sufficient parking on the site? These are questions that would be answered by the Planning Board, who could set thresholds for the activities for the use of this property. Without said review the events could become a nightmare for the surrounding property owners.

3. Shannon & Eric Nitti
542-554 Route 164
Tax Map No. 24.-1-62

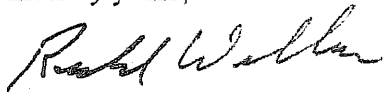
This property is a residential home with three additional accessory dwelling units. The business plan for this property includes:

- a very small area for an orchard which does not appear suitable for a commercial orchard.
- 8+ acres of a forested wetland that will be cleared for animals, growing melons, creating a wildflower field for bees and have hydroponic crops.
- tapping trees and growing mushrooms on lands that appears they currently may not own.
- housing ducks in an upland area between the residential driveway and a stone wall running along State Route 164.

We admire the enthusiasm espoused in the narrative, but the plan submitted appears to be wholly unrealistic. There is a 90' difference in grade between the property boundary on Route 164 and the boundary along Route 22, giving the property a somewhat steep grade of 16%. Approximately 50% of the lot is fluvaquent soils - wetland soils associated with State Wetland DP-22 (the Great Swamp). In this area the Property Owner is proposing to clear 8+ acres of a forested wetland area including areas on both sides of the East Branch Croton River. Is the County really going to support clearing 8 acres of the Great Swamp? Are there adequate amenities at the site such as parking to support events such as "pick your own" or workshops on a variety of farm related topics.

We would encourage the Putnam County Farmland Protection Board and the Putnam County Legislature to reject the inclusion of these three properties into the Agricultural District, as the commercial farm aspect of the three business plans are not realistic. These would not prevent these parcels from being used for farming, but would allow the Town to have reasonable restrictions which balances the farming practices with environmental and other concerns.

Sincerely yours,



Richard Williams Sr.
SUPERVISOR

cc: Putnam County Legislature

uAll
Phys

MICHAEL S. CAZZARI
Town Supervisor

TOWN OF CARMEL
TOWN HALL

ALICE DALY
Town Clerk

FRANK D. LOMBARDI
Town Councilman
Deputy Supervisor



KATHLEEN KRAUS
Receiver of Taxes

ROBERT KEARNS
Town Councilman

60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 • Fax (845) 628-6836
www.ci.carmel.ny.us

MICHAEL STERN
Superintendent of Highways
Tel. (845) 628-7474

SUZANNE MC DONOUGH
Town Councilwoman

July 2, 2024

Greg Ellner Chair, Physical Services Committee
Putnam County Legislature
40 Gleneida Ave,
Carmel, New York 10512

2024 JUL -3 AM 11:35
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

RE: Agricultural District Application TM #54.-1-36

Dear Chair Greg Ellner and Members of the Physical Services Committee,

I hope this message finds you well. I am writing to bring to your attention a matter concerning the property at 241 Washington Rd, Tax Map Number 54.-1-36, which spans 28 acres. Recently, there have been discussions regarding the potential subdivision of the easterly section of this property, which lies entirely within the wetland buffer zone. The owners have expressed interest in creating a horse farm, which would involve adding paddocks and a stable.

A few months ago, the Town of Carmel Engineer, Town Planner, and Building Inspector met with the property owners to discuss their plans. During this meeting, they were advised that their first step should be to apply for subdivision approval. Once this approval is nearing completion, they were instructed to apply for classification under the agricultural activities section of our town code, specifically under section 156-17:

§ 156-17 Agricultural activities.

A. Farms, truck gardens, nurseries, and other agricultural activities shall be permitted as principal uses, provided certain criteria are met.

It has come to our attention that the property owners have already applied to be added to the Agricultural District, which is intended to protect existing farms in our community. However, it is important to note that there is currently no active farm on the property that requires protection under the Agricultural District designation.

Furthermore, the proposed development will require crossing a stream located within the wetland buffer zone. As such, approvals from the Department of Environmental Conservation (DEC), Department of Environmental Protection (DEP), and the Environmental Conservation Board (ECB) will be necessary.

Additionally, according to AML §305-a, subdivision 1 of the Agriculture & Markets Law, the Department of Agriculture and Markets issues orders to protect farm operations from overly restrictive regulations. Given the absence of an existing farm on the property, it is crucial to ensure that any agricultural district designation aligns with the intended purpose of protecting active agricultural lands.

In conclusion, while we recognize and value the importance of protecting agricultural lands within our community, it is imperative that any designation or approval granted by the Agricultural and Farmland Protection Board reflects the current status of the property. We appreciate your careful consideration of this matter and look forward to your guidance on how best to proceed.

Thank you for your attention to this important issue.

Sincerely,

A handwritten signature in cursive script that reads "Michael Cazzari".

Michael Cazzari
Town Supervisor



Supervisor
Nick Durante

Town of Southeast

1360 Route 22
Brewster, New York 10509
Tel. (845) 279-5345
ndurante@southeast-ny.gov

Town Board
Eric Cyprus
Eric Larca
Wendy Lewis
Alex Mazzotta

Town Attorney
Willis Stephens, Jr.

July 31, 2024

Putnam County Legislature
40 Gleneida Avenue
Carmel, New York 10512

Attention: Honorable Paul Jonke

Re: Application for Lobster Hill Farm to the
Putnam County Agricultural District

Dear Chairman Jonke and Members of the Legislature,

We applaud and thank the Putnam County Agricultural and Farmland Protection Board and the Putnam County Legislature for the work that they have done over the years to preserve and protect farming and agricultural opportunities throughout our County.

However, in the case of Lobster Hill Farm, 300 Foggintown Road, Brewster (Town of Southeast) we do not agree that this farm should be included in Putnam County's Agricultural District.

The Town has serious concerns that Lobster Hill Farm does not meet the agricultural criteria required by New York State. We understand that while Lobster Hill Farm has 40% of the required soil necessary to include it in the Agricultural District, it lacks the 50% requirement which it must have. In addition, there is a current Notice of Violation on the property, as the Bed and Breakfast Lobster Hill advertises on its website, is not in compliance with our Rental Registration law.

Finally, while we are not in favor of admitting Lobster Hill Farm to the Putnam County Agricultural District, we believe that if Lobster Hill complies with our Town Code we would encourage them to continue farming and wish them success.

Sincerely,

Nick Durante
Town of Southeast Supervisor

Diane Schonfeld

From: Putnam Co Legislature
Sent: Wednesday, July 31, 2024 3:47 PM
To: Amy Sayegh; Diane Schonfeld; Diane Trabulsy; Elizabeth Robinson; Erin Crowley; Ginny Nacerino; Greg Ellner; Joseph Castellano; Joseph Castellano (personal); Michele Alfano-Sharkey; Nancy Montgomery; Forwarder Paul Jonke; Forwarder Robert Firriolo; Toni Addonizio; William Gouldman (Personal)
Subject: FW: Agriculture District Letter
Attachments: AG final.pdf

Ed Gordon
Administrative Assistant
Putnam County Legislature
Phone: (845) 808-1020 Ex: 49386
Fax (845) 808-1933

From: Nick Durante <ndurante@southeast-ny.gov>
Sent: Wednesday, July 31, 2024 3:26 PM
To: Putnam Co Legislature <putcoleg@putnamcountyny.gov>; Kevin Byrne <Kevin.Byrne@putnamcountyny.gov>
Cc: Town Board <townboard@southeast-ny.gov>; 'Lynne Eckardt' <lynne.eckardt@gmail.com>
Subject: Agriculture District Letter

Some people who received this message don't often get email from ndurante@southeast-ny.gov. [Learn why this is important](#)

PUTNAM COUNTY NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER! DO NOT click links, DO NOT open attachments, DO NOT forward if you were not expecting this email or if it seems suspicious in any way! REMEMBER: NEVER provide your user ID or password to anyone for any reason!

Dear Legislators, please see attached letter.

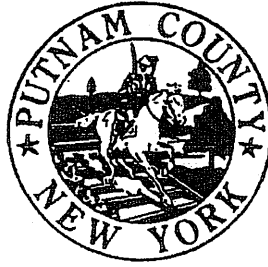
Thank you
Nick Durante

Southeast Town Supervisor
O-845-279-5345
C-914-512-7444

THE PUTNAM COUNTY LEGISLATURE

40 Gleneida Avenue
Carmel, New York 10512
(845) 808-1020 Fax (845) 808-1933

Paul E. Jonke *Chairman*
Amy E. Sayegh *Deputy Chair*
Diane Schonfeld *Clerk*
Robert Firriolo *Counsel*



Nancy Montgomery Dist. 1
William Gouldman Dist. 2
Toni E. Addonizio Dist. 3
Ginny Nacerino Dist. 4
Greg E. Ellner Dist. 5
Paul E. Jonke Dist. 6
Joseph Castellano Dist. 7
Amy E. Sayegh Dist. 8
Erin L. Crowley Dist. 9

MEMORANDUM

TO: Jocelyn Apicello
Chair, Agriculture & Farmland Protection Board

FROM: Greg Ellner
Chairman, Physical Services Committee

DATE: August 9, 2024

RE: Factors Considered by the Board for Parcels Recommended for Inclusion in the Putnam County Agricultural District

As you know, the Putnam County Agriculture & Farmland Protection Board (the "Board") voted to recommend the following applicants for inclusion into the Putnam County Agricultural District:

Daniel Honovich / Ridge Ranch (Town of Patterson)
Eric Hasbrouck / Cascade Enterprises (Town of Carmel)
Jessica & Andrew Jarrett / Lobster Hill Farm (Town of Southeast & Town of Patterson)
Joey Mancuso / Big Red Barn Farm (Town of Putnam Valley)
George Whipple / Pine View Farm (Town of Philipstown)

As you also know, pursuant to Resolution #139 of 2007, the Legislature is required to consider eight factors to determine whether lands are viable agricultural lands and suitable for inclusion in the Agricultural District pursuant to Section 303-b of the state Agriculture and Markets Law.

As the Legislature prepares to take up the subject of inclusion again, I believe it would be helpful to the Legislature for the Board to provide more detailed information on some of those factors, which the Board presumably considered in order to arrive at a recommendation for inclusion.

First, with respect to each of the five above-named applicants for which the Board voted to recommend inclusion, I respectfully request that the Board provide the following information:

- 1) Identify each applicant that has one or more parcels within or adjacent to a Critical Environmental Area or a sensitive natural resource.

- 2) Confirm that for each parcel within or adjacent to a Critical Environmental Area or a sensitive natural resource, the applicant has a Conservation Plan developed by the Putnam County Soil & Water Conservation District, and provide a copy of such plan.
- 3) Confirm that each parcel contains at least 50 percent of Prime Farmland and/or Statewide important soils which are in the NYS Agriculture & Markets agricultural land soil groups 1 through 6.
- 4) Confirm that the Board has determined that for each applicant, farm operations will follow Best Management Practices.
- 5) Confirm that each parcel is free and clear of town, state, and federal violations.

Next, for those applicants the Board recommended for inclusion that are either a commercial horse boarding operation and/or a commercial equine operation, please confirm that each applicant's operation fully complies with the definition of "commercial horse boarding operation" in Agriculture & Markets Law § 301 (13) or "commercial equine operation" as defined in Agriculture & Markets Law § 301 (18).

For each commercial horse boarding operation or commercial equine operation, please also provide the following information:

- 1) the size of the parcel;
- 2) the number of years of commercial operation;
- 3) the number of horses boarded or stabled; and
- 4) the annual gross receipts from fees generated through boarding and farm production, or from commercial equine activities and farm production.

In connection with your responses to the above requests for information, please provide all documentation in possession of the Board used to consider and evaluate: 1) the inclusion factors listed in Resolution #139 of 2007; and 2) whether an applicant meets the state's definition of a commercial horse boarding operation and/or a commercial equine operation.

I respectfully request that you provide the Board's responses in writing along with the supporting documentation as soon as possible so that they can be reviewed and considered by the full Legislature in advance of its special meeting on August 20, 2024.

Shilling & Smith, P.C.

Attorneys at Law

1961 Route 6, Suite U3

Carmel, New York 10512

Email: waslaw@shillinglegal.com

William A. Shilling, Jr.

Phone (845) 225-7500

Frank J. Smith III

**Also Admitted in CT*

Fax (845) 225-5692

August 6, 2024

**BY ELECTRONIC MAIL &
HAND DELIVERY**

Putnam County Legislature

Attn: Hon. Paul E. Jonke, Chairman

40 Gleneida Avenue

Carmel, NY 10512

LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

2024 AUG -6 PM 3:54

RE: Application of Ridge Ranch – Putnam County Agricultural District

Dear Chairman Jonke and Members of the Legislature,

This office represents Ridge Ranch in connection to their application to join Putnam County's Agricultural District. On July 23, 2024, I appeared before the Legislature's Physical Services Committee regarding said application. At that meeting, there were a number of items discussed before the Committee formally voted to not positively refer this application to the full Legislature. I submit this letter in an effort to clarify the underlying law related to the Agricultural District, and in support of Ridge Ranch's application.

I. FACTORS TO CONSIDER V. CRITERIA

At the July 23, 2024 Physical Services Committee meeting, there were a number of references made to, "the statute." At that meeting, the "statute" in question was actually Putnam County Legislature Resolution #139, which passed the Legislature on July 12, 2007. Hereinafter, this will be referred to as the, "Resolution."

Upon review of the Resolution (attached as Exhibit A), it became clear that at the July 23rd meeting there was a misconstrued ambiguity related to its language. The Resolution concludes:

WHEREAS, there are other factors that must be considered in determining whether lands are highly suitable for agricultural production; now therefore be it
RESOLVED, that in considering whether lands are viable agricultural lands and suitable

for inclusion in the Agricultural District pursuant to Section 303-b of the Agriculture and Markets law the following factors shall be considered: (emphasis added).

- Are parcels currently being farmed;
- Are vacant lands or start up farms part of a current plan:
- Farmland parcels within or adjacent to a Critical Environmental Area or a sensitive natural resource must have a Conservation Plan developed by the Putnam County Soil & Water Conservation district;
- Mapping, review and an evaluation by the Putnam County Soil & Water Conservation District; Results of an on-site assessment conducted by members of the Putnam County Agriculture & Farmland Protection Board;
- Each parcel must contain at least 50% of Prime Farmland and/or Statewide important soils which are in NYS Agriculture & Markets agricultural land soil groups 1-6;
- Farm operations must follow agricultural Best Management Practices;
- Each parcel must be clear of Town, State and Federal violations.

The above referenced factors are considerations, and not “criteria.” Criterion are often described as, “a standard upon which a judgment or decision may be based” (Merriam Webster) whereas, a “factor,” is a, “cause or reason that contributes to a result” (<https://www.law.cornell.edu/wex/factor>). Criteria are a list of requirements, whereas factors create a series of items to be considered.

In this instance, the Resolution does not provide for a checklist of criteria, instead, it names a number of factors to be considered. Due to this, I contend that failing to adhere to one “factor” for consideration, is not fatal to my client’s application. The failure to adhere to one of the factors does not automatically disqualify an applicant.

II. COUNTY LAW V. LEGISLATIVE RESOLUTION

County Legislatures may create Local Laws, or act by resolution. Although both Local Laws and legislative resolutions are legislative acts, “Local Laws are the more formal of the two and must be adopted in accordance with provisions of Article 3 of the Municipal Home Rule Law” (*Reese v. Lombard*, 47 A.D.2d 327, 1975). The Cornell Legal Information Institute defines resolution as:

In the context of a legislative practice, “resolution” is just a form in which a legislative body expresses an opinion of a purpose with respect to a given matter or topic that is temporary in nature. It denotes the adoption of a motion, the subject-matter of which does not constitute a statute (<https://www.law.cornell.edu/wex/resolution>).

This is an important distinction because legislative resolutions are not made part of the County Code. In addition, the Resolution is not available on the Legislature’s website nor the Putnam County Agriculture & Farmland Protection Board website. The Resolution is also not made part of the Agricultural District application, nor does the application require compliance with the factors to be considered under the Resolution. Any applicant who seeks to join the Agricultural District would likely be unaware of the Resolution until discussion before the Agriculture and Farmland Protection Board.

III. THE AGRICULTURAL DISTRICT LAW

The New York State Department of Agriculture and Markets website states, “The state Legislature enacted Article 25-AA of the Agriculture & Markets Law in 1971 to protect and promote the availability of land for farming purposes.” Section 303-b of the Agriculture & Markets Law is titled, “Agricultural Districts; inclusion of viable agricultural land.” This Section governs inclusion of parcels into the Agricultural District. Following an application, the:

...county legislative body shall refer such request or requests to the county agricultural farmland protection board, which shall, within thirty days report to the county legislative body its recommendations as to whether the land to be included in the agricultural district consists predominantly of ‘viable agricultural land’ as defined in subdivision seven of section three hundred one of this article and the inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the district...

Section 301(7) defines Viable Agricultural Land as, “land highly suitable for a farm operation as defined in this section.” Section 301(11) goes on to define “Farm Operation” as:

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

Nowhere in either definition, nor Section 303-b is there a requirement of the applicant to contain, “at least 50% of Prime Farmland and/or Statewide important soils which are in the NYS Agriculture & Markets agricultural soil groups 1-6...” as purported to be required by the Resolution. Lastly, as the Resolution reads, there are a number of factors to consider when determining whether lands are “highly suitable,” and I respectfully contend that a plain reading of the Resolution in conjunction with the Agricultural District Law makes it clear that there is no specific criteria for inclusion, and instead, a series of factors must be considered in determining whether an applicant has highly suitable agricultural lands.

It is equally important to note the purpose of New York State implementing the Agricultural District Law. Section 300 of the Agriculture & Markets Law is titled “Declaration of legislative findings and intent.” This section reads:

It is hereby found and declared that many of the agricultural lands in New York state are in jeopardy of being lost for any agricultural purposes. When nonagricultural development extends into farm areas, competition for limited land resources results. Ordinances inhibiting farming tend to follow, farm taxes rise, and hopes for speculative gains discourage investments in farm improvements, often leading to the idling or conversion of potentially productive agricultural land.

The socio-economic vitality of agriculture in this state is essential to the economic stability and growth of many local communities and the state as a whole. It is, therefore, the declared policy of the state to conserve, protect and encourage the development and improvement of its agricultural land for production of food and other agricultural products. It is also the declared policy of the state to conserve and protect agricultural lands as valued natural and ecological resources which provide needed open spaces for clean air sheds, as well as for aesthetic purposes.

The constitution of the state of New York directs the legislature to provide for the protection of agricultural lands. It is the purpose of this article to provide a locally-initiated mechanism for the protection and enhancement of New York state's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance. (emphasis added)

At the July 23rd meeting there was disagreement whether the Agricultural District law was meant for existing farms, or to promote new farms. There is no prohibition found in the Agriculture & Markets Law, the Resolution, nor the Agricultural District application for new farms. The Legislative Findings and Intent clearly indicates support to “encourage” and “develop” farmland. The Resolution also references “start up” farms, which implies that there is no prohibition on including new farms. In this case, my clients have established agricultural use over the past few years, and are seeking inclusion into the Agricultural District. The amount of time in which they have used the premises for agricultural purposes should be immaterial to their application for inclusion.

Lastly, it is worth reiterating the legislative history of the implementation of Agriculture & Markets Law Section 308 which is the “Right to farm” statute. The State Legislature states:

Agricultural tourism is being embraced by an increasing number of farm operators as a way to increase diversity and profitability while also helping to preserve agricultural land and open space. It may also serve the purpose of educating the public about the importance of agriculture and its contribution to the local economy, quality of life and nutrition, and may reduce the friction which sometimes exists between farmers and their off-farm neighbors. Therefore the legislature hereby affirms its support for agricultural tourism and accordingly enacts the provisions of this act.

The state has recognized AgriTourism as an agricultural activity, and the fact that an applicant conducts AgriTourism activities should not be held against them. Again, neither the Agricultural District Law, Resolution, nor Agricultural District application include a prohibition on AgriTourism activities.

IV. AGRICULTURE AND FARMLAND PROTECTION BOARD

Section 302(1)(c) establishes the role that the County's Agriculture and Farmland Protection Board plays related to the Agricultural District. This section reads:

The county agricultural and farmland protection board shall advise the county legislative body and work with the county planning board in relation to the proposed establishment, modification, continuation or termination of any agricultural district. The board shall render expert advice relating to the desirability of such action, including advice as to the nature of farming and farm resources within any proposed or established area and the relation of farming in such area to the county as a whole. The board may review notice of intent filings pursuant to subdivision four of section three hundred five of this article and make

findings and recommendations pursuant to that section as to the effect and reasonableness of proposed actions involving the advance of public funds or acquisitions of farmland in agricultural districts by governmental entities. The board shall also assess and approve county agricultural and farmland protection plans. (emphasis added)

The purpose of the Agriculture and Farmland Protection Board is to offer expert advice to the County Legislature. As such, it bears emphasis that this County's Agriculture and Farmland Protection Board voted 9-2 to positively refer my clients for inclusion to the Agricultural District. That Board's expert opinion was flouted at the July 23rd meeting, and I respectfully request that the full Legislature consider this advice when voting to include parcels in the Agricultural District.

V. CONCLUSION

In conclusion, I respectfully contend that the reasons why the Physical Services Committee did not positively refer Ridge Ranch's application to join the County's Agricultural District were not correct. First, the Resolution referenced does not include a list of criteria which are necessary to join the Agricultural District. Instead, the Resolution includes a series of factors for consideration, where the absence of a particular factor is not fatal to an application. In addition, New York State Agriculture & Markets law outlines the process, and considerations, in determining whether a parcel should be included in the Agricultural District. In this instance, the Agriculture and Farmland Protection Board, which is tasked in providing expert opinions to the Legislature, voted to positively refer Ridge Ranch's application by a vote of 9-2.

As such, I respectfully request that the full Legislature consider these arguments when deciding whether to include Ridge Ranch, as well as any other applicant, into the agricultural district. Upon review of this correspondence, I may be reached by email at frank@shillinglegal.com or by phone at (845) 225-7500 to discuss in further detail. I immensely appreciate the Legislature's attention to this correspondence, and look forward to continued discussions related to my client and their proposed inclusion into the County's Agricultural District.

Respectfully submitted,



Frank J. Smith III, Esq.

EXHIBIT A

PUTNAM COUNTY LEGISLATURE

Resolution #139

Introduced by Legislator: Vincent Tamagna on behalf of the Physical Services Committee at the Regular Meeting held on July 10, 2007.

Seconded by Legislator: Sam Oliverio, Jr.

page 1

APPROVAL/AGRICULTURE DISTRICT INCLUSION CRITERIA

WHEREAS, by Resolution #81 of 2003, Putnam County Legislature created an Agricultural District in the County of Putnam; and

WHEREAS, by Resolution #244 of 2003, the Putnam County Legislature established the month of November in which a landowner may request inclusion in the Putnam County Agriculture District; and

WHEREAS, pursuant to Article 25AA of the Agriculture and Markets Law section 303-b provides for the inclusion of viable agricultural land into a certified Agricultural District; and

WHEREAS, pursuant to Article 25AA of the Agriculture and Markets Law section 301 sub-section (7.) "Viable agricultural land" means land highly suitable for agricultural production and which will continue to be economically feasible for such use if real property taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of non-agricultural development; and

WHEREAS, by Resolution #304 of 1988, the Putnam County Legislature established the "Great Swamp" as critical environmental area which area may overlap lands being considered for inclusion in the Agricultural District; and

WHEREAS, there are other factors that must be considered in determining whether lands are highly suitable for agricultural production; now therefore be it

RESOLVED, that in considering whether lands are viable agricultural lands and suitable for inclusion in the Agricultural District pursuant to Section 303-b of the Agriculture and Markets Law the following factors shall be considered:

Vote:

State Of New York

ss:

County of Putnam

I hereby certify that the above is a true and exact copy of a resolution passed by the Putnam County Legislature while in session on July 10, 2007.

Dated: July 12, 2007

Signed: _____

M. Chris Marrone
Clerk Of The Legislature Of Putnam County

PUTNAM COUNTY LEGISLATURE

Resolution #139

Introduced by Legislator: Vincent Tamagna on behalf of the Physical Services Committee at the Regular Meeting held on July 10, 2007.

Seconded by Legislator: Sam Oliverio, Jr.

page 2

- Are parcels currently being farmed;
- Are vacant lands or start up farms part of a current plan;
- Farmland parcels within or adjacent to a Critical Environmental Area or a sensitive natural resource must have a Conservation Plan developed by the Putnam County Soil & Water Conservation District;
- Mapping, review and an evaluation by the Putnam County Soil & Water Conservation District;
- Results of an on-site assessment conducted by members of the Putnam County Agriculture & Farmland Protection Board;
- Each parcel must contain at least 50% of Prime Farmland and/or Statewide important soils which are in the NYS Agriculture & Markets agricultural land soil groups 1-6;
- Farm operations must follow agricultural Best Management Practices;
- Each parcel must be free and clear of Town, State and Federal violations.

BY POLL VOTE: ALL AYES. LEGISLATOR MCGUIGAN WAS ABSENT.

Vote:
State Of New York

ss:

County of Putnam



I hereby certify that the above is a true and exact copy of a resolution passed by the Putnam County Legislature while in session on July 10, 2007.

Dated: July 12, 2007

Signed: M. Chris Marrone

M. Chris Marrone
Clerk Of The Legislature Of Putnam County

Diane Schonfeld

From: Frank Smith <frank@shillinglegal.com>
Sent: Tuesday, August 6, 2024 2:40 PM
To: Diane Trabulsy
Cc: Diane Schonfeld
Subject: RE: Putnam County Legislature Resolution #139 (July 12, 2007)
Attachments: RidgeRanch-Pg1-Amended.pdf

Some people who received this message don't often get email from frank@shillinglegal.com. [Learn why this is important](#)

PUTNAM COUNTY NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER! DO NOT click links, DO NOT open attachments, DO NOT forward if you were not expecting this email or if it seems suspicious in any way! REMEMBER: NEVER provide your user ID or password to anyone for any reason!

Dear Ms. Schonfeld and Ms. Trabulsy,

Please find an amended Page 1 to the letter I previously sent. There was a typographical error regarding the date of the passing of the referenced resolution.

Again, I will have ten copies for the Legislators this evening.

Very truly yours,
Frank

Frank J. Smith III, Esq.

Admissions: New York & Connecticut

Law Office of Shilling & Smith, P.C.

1961 Route 6, Suite U3

Carmel, NY 10512

Tel. (845) 225-7500 / Fax (845) 225-5692

www.shillinglegal.com

From: Frank Smith
Sent: Tuesday, August 6, 2024 2:00 PM
To: Diane Trabulsy <Diane.Trabulsy@putnamcountyny.gov>
Cc: Diane Schonfeld <Diane.Schonfeld@putnamcountyny.gov>
Subject: RE: Putnam County Legislature Resolution #139 (July 12, 2007)

Dear Ms. Schonfeld and Ms. Trabulsy,

Please find attached to this email a letter to be submitted into the Public Hearing record regarding Ridge Ranch's application for inclusion in Putnam County's Agricultural District. Please know that I will be bringing ten (10) physical copies with me this evening. One for each member of the Legislature, and one for the legislative record.

Thank you for your attention to this matter, and I look forward to tonight's Public Hearing.

Respectfully submitted,

Frank

Frank J. Smith III, Esq.

Admissions: New York & Connecticut

Law Office of Shilling & Smith, P.C.

1961 Route 6, Suite U3

Carmel, NY 10512

Tel. (845) 225-7500 / Fax (845) 225-5692

www.shillinglegal.com

From: Diane Trabulsy <Diane.Trabulsy@putnamcountyny.gov>

Sent: Thursday, July 25, 2024 1:20 PM

To: Frank Smith <frank@shillinglegal.com>

Cc: Diane Schonfeld <Diane.Schonfeld@putnamcountyny.gov>

Subject: RE: Putnam County Legislature Resolution #139 (July 12, 2007)

Frank Smith, Esq.

Per your request, please see the attached copy of Resolution #139 of 2007.

Yes, always nice seeing you Frank.

Regards,

Diane E. Trabulsy

Diane E. Trabulsy

Deputy Clerk

Putnam County Legislature

845- 808- 1020 x- 49209

From: Frank Smith <frank@shillinglegal.com>

Sent: Thursday, July 25, 2024 1:01 PM

To: Diane Schonfeld <Diane.Schonfeld@putnamcountyny.gov>

Cc: Diane Trabulsy <Diane.Trabulsy@putnamcountyny.gov>

Subject: Putnam County Legislature Resolution #139 (July 12, 2007)

Some people who received this message don't often get email from frank@shillinglegal.com. [Learn why this is important](#)

PUTNAM COUNTY NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER! DO NOT click links, DO NOT open attachments, DO NOT forward if you were not expecting this email or if it seems suspicious in any way! REMEMBER: NEVER provide your user ID or password to anyone for any reason!

Dear Ms. Schonfeld,

It was very nice to see you at Tuesday night's Physical Services Committee meeting of the Legislature. Please find attached to this email a letter in regards to Putnam County Legislature Resolution #139. Upon your review, please do not hesitate to contact me by email or by phone at (845) 225-7500.

I thank you in advance and look forward to hearing from you.

Respectfully submitted,
Frank

Frank J. Smith III, Esq.

Admissions: New York & Connecticut

Law Office of Shilling & Smith, P.C.

1961 Route 6, Suite U3

Carmel, NY 10512

Tel. (845) 225-7500 / Fax (845) 225-5692

www.shillinglegal.com

Shilling & Smith, P.C.

Attorneys at Law

1961 Route 6, Suite U3

Carmel, New York 10512

Email: waslaw@shillinglegal.com

William A. Shilling, Jr.

Phone (845) 225-7500

Frank J. Smith III

**Also Admitted in CT*

Fax (845) 225-5692

August 6, 2024

**BY ELECTRONIC MAIL &
HAND DELIVERY**

Putnam County Legislature

Attn: Hon. Paul E. Jonke, Chairman

40 Gleneida Avenue

Carmel, NY 10512

RE: Application of Ridge Ranch – Putnam County Agricultural District

Dear Chairman Jonke and Members of the Legislature,

This office represents Ridge Ranch in connection to their application to join Putnam County's Agricultural District. On July 23, 2024, I appeared before the Legislature's Physical Services Committee regarding said application. At that meeting, there were a number of items discussed before the Committee formally voted to not positively refer this application to the full Legislature. I submit this letter in an effort to clarify the underlying law related to the Agricultural District, and in support of Ridge Ranch's application.

I. FACTORS TO CONSIDER V. CRITERIA

At the July 23, 2024 Physical Services Committee meeting, there were a number of references made to, "the statute." At that meeting, the "statute" in question was actually Putnam County Legislature Resolution #139, which passed the Legislature on July 12, 2024. Hereinafter, this will be referred to as the, "Resolution."

Upon review of the Resolution (attached as Exhibit A), it became clear that at the July 23rd meeting there was a misconstrued ambiguity related to its language. The Resolution concludes:

WHEREAS, there are *other factors that must be considered in determining whether lands are highly suitable for agricultural production*; now therefore be it

RESOLVED, that in *considering* whether lands are viable agricultural lands and suitable



JACQUELINE ANNABI
Supervisor

Town Board Members

LOUIE LUONGO, *Councilman*
CHRISTIAN RUSSO, *Councilman*
STACEY TOMPKINS, *Councilwoman*
SHERRY HOWARD, *Councilwoman*

Supervisor's Office

MARIA ANGELICO, *Finance Director*
MARGARET DIRUBBA, *Facilities Department*
ELAINE MCGINTY, *Chief of Staff*

August 6, 2024

Legislator William J. Gouldman
Legislator Nancy Montgomery
Legislator Toni E. Addonizio
Legislator Ginny Nacerino
Legislator Greg E. Ellner

Legislator Paul E. Jonke
Legislator Joseph F. Castellano
Legislator Amy Sayegh
Legislator Erin Crowley

2024 AUG - 6 PM 3:48
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

Re: Joey Mancuso / 221 Oscawana Lake Road, Putnam Valley

Dear County Legislators,

This letter shall hereby certify that the Town of Putnam Valley is in full support of the property owned by Joey Mancuso, located at 221 Oscawana Lake Road in Putnam Valley, being designated as an agricultural district.

This property consists of 67.05 acres and can easily accommodate ten (10) horses without difficulty. It would be a wonderful asset to our community with the ability to operate as an equestrian facility, both boarding and training horses.

Also attached for your attention is a letter from our Code Enforcement Officer, Richard Quaglietta. This letter outlines his lack of objection to the property being approved for an agricultural district, references that there are no code violations against this property, and specifies that the owner of the same has adhered to all town procedures at all times.

Your consideration to the designation of this property as an agricultural district would be greatly appreciated.

Sincerely,

Handwritten signature of Jacqueline Annabi in black ink.
Jacqueline Annabi
Town Supervisor

RICHARD QUAGLIETTA
Code Enforcement Officer

PATRICIA A. SMITH
Zoning Inspector

DOREEN C. PIACENTE
Sr. Clerk to the Building Dept

MICHELLE STEPHENS
Clerk to the Building Dept.

TOWN HALL

265 Oscawana Lake Road
Putnam Valley, New York
10579

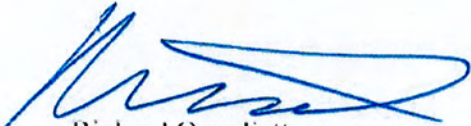
Tel: 845 526-2377
Fax: 845 526-8806

TOWN OF PUTNAM VALLEY
BUILDING & ZONING DEPARTMENT

8/6/2024

RE: Joey Mancuso
221 Oscawana Lake Rd
Putnam Valley, NY 10579

I Richard Quaglietta, have no objection to this project being approved for an agricultural district.. There is no past violations or current violations on this property and it has 67.05 acres. The owner has followed all town procedures. This would be an asset to the Town of Putnam Valley as a horse training facility and boarding of equestrian horses.



Richard Quaglietta
Code Enforcement Officer
265 Oscawana Lake Rd
Putnam Valley
New York 10579
8454-526-2377

Diane Schonfeld

From: Putnam Co Legislature
Sent: Tuesday, August 6, 2024 2:21 PM
To: Amy Sayegh; Diane Schonfeld; Diane Trabulsky; Elizabeth Robinson; Erin Crowley; Ginny Nacerino; Greg Ellner; Joseph Castellano; Joseph Castellano (personal); Michele Alfano-Sharkey; Nancy Montgomery; Forwarder Paul Jonke; Forwarder Robert Firriolo; Toni Addonizio; William Gouldman (Personal)
Subject: FW: Town of Putnam Valley / 221 Oscawana Lake Road, Putnam Valley - Joey Mancuso
Attachments: County Legislators.Itr in support of Mancuso-221 Oscawana Lake Rd.08-06-2024.pdf

Ed Gordon
Administrative Assistant
Putnam County Legislature
Phone: (845) 808-1020 Ex: 49386
Fax (845) 808-1933

From: Elaine McGinty <emcginty@putnamvalley.gov>
Sent: Tuesday, August 6, 2024 1:18 PM
To: wjgouldman@gmail.com; Nancy Montgomery <Nancy.Montgomery@putnamcountyny.gov>; Putnam Co Legislature <putcoleg@putnamcountyny.gov>; Ginny Nacerino <Ginny.Nacerino@putnamcountyny.gov>; Amy Sayegh <Amy.Sayegh@putnamcountyny.gov>
Cc: jannabi@putnamvalley.gov
Subject: Town of Putnam Valley / 221 Oscawana Lake Road, Putnam Valley - Joey Mancuso

PUTNAM COUNTY NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER! DO NOT click links, DO NOT open attachments, DO NOT forward if you were not expecting this email or if it seems suspicious in any way! REMEMBER: NEVER provide your user ID or password to anyone for any reason!

Dear County Legislators,

Attached is a letter from Putnam Valley Town Supervisor, Jacqueline Annabi, for your attention.

Take care,
Elaine

Elaine McGinty
Chief of Staff
to Jacqueline Annabi
Supervisor, Town of Putnam Valley
845-526-2121
emcginty@putnamvalley.gov
www.putnamvalley.gov



Supervisor
Nick Durante

Town of Southeast

1360 Route 22
Brewster, New York 10509
Tel. (845) 279-5345
ndurante@southeast-ny.gov

Town Board
Eric Cyprus
Eric Larca
Wendy Lewis
Alex Mazzotta

Town Attorney
Willis Stephens, Jr.

July 31, 2024

Putnam County Legislature
40 Gleneida Avenue
Carmel, New York 10512

Attention: Honorable Paul Jonke

Re: Application for Lobster Hill Farm to the
Putnam County Agricultural District

Dear Chairman Jonke and Members of the Legislature,

We applaud and thank the Putnam County Agricultural and Farmland Protection Board and the Putnam County Legislature for the work that they have done over the years to preserve and protect farming and agricultural opportunities throughout our County.

However, in the case of Lobster Hill Farm, 300 Foggintown Road, Brewster (Town of Southeast) we do not agree that this farm should be included in Putnam County's Agricultural District.

The Town has serious concerns that Lobster Hill Farm does not meet the agricultural criteria required by New York State. We understand that while Lobster Hill Farm has 40% of the required soil necessary to include it in the Agricultural District, it lacks the 50% requirement which it must have. In addition, there is a current Notice of Violation on the property, as the Bed and Breakfast Lobster Hill advertises on its website, is not in compliance with our Rental Registration law.

Finally, while we are not in favor of admitting Lobster Hill Farm to the Putnam County Agricultural District, we believe that if Lobster Hill complies with our Town Code we would encourage them to continue farming and wish them success.

Sincerely,

Nick Durante
Town of Southeast Supervisor

Ladies and gentlemen:

Thank you for providing me the opportunity to address the legislature during the 7/23/24 meeting.

While I fully appreciate and support your efforts to preserve the integrity of the Putnam County Farmland, as the owner of the Big Red Barn Farm, I too, am anxious to become part of that community. The property was initially to be partitioned for housing however when I purchased the property I vowed to maintain it as an equine farm.

The agricultural and farmland protection board visited my Putnam Valley equine establishment located on a number of occasions during May 2024. This board voted 9-2, in favor of inclusion into the district. Their concerns were the 37% soil criteria, vs. the required 50%, and an erroneous belief that there was inadequate land to sustain 10 horses. I have 67 acres of land that currently contains 2 separate one acre paddocks, trails, stables, and 2 areas of construction for an indoor and outdoor arena. Future plans include the construction of at least two more paddocks.

I have reviewed the The Agriculture and Farmland Protection Plan 2004 currently on the county website ([KeepPutnamFarming - Putnam County, New York \(putnamcountyny.com\)](http://KeepPutnamFarming - Putnam County, New York (putnamcountyny.com))), as well as the Agriculture and Markets Law (AML) 2-AA , in an attempt to better understand both county and NYS law. The county plan states that the soil requirements are specific to the production of crops, however I have been unable to find anything that explicitly addresses the type of establishment or property for that which I am applying (ie: Equine). Additionally, the website includes a document entitled "Agricultural Districts Law: A current summary." On page 2 of this document, it states "...primary responsibility for the creation review and management of the State's agricultural districts lies within the authority of the counties and their respective legislative bodies."

In an effort to ensure that my farm would be a desirable entity in Purnam Valley, I have had multiple meetings with the individuals on the zoning and planning board. They have expressed a keen interest in helping promote the equine industry in Putnam Valley and have been consistently supportive along this journey. The farm, located at 221 Oscawana Lake Rd., is over 120 years old, and had been a functioning farm at some point in time. In addition to several smaller farming structures scattered about the property, there is a big red (historic) barn, that sits at the front of the property, hence the name of the entity.

Despite that it appears as though the regulations regarding inclusion are relatively outdated and do not accurately reflect the current needs of the equine farm community in NYS, I hope there remains an opportunity for inclusion into the agricultural district. This will provide me the opportunity to foster the mission of the Agricultural and Market of NYS and Putnam County, as well as provide the forum to facilitate the care and love of animals.

I look forward to meeting again at the public hearing meeting on August 6th.

If there are any questions or concerns please do not hesitate to contact me at :

631-807-5569 or Joey.Mancuso@wmchealth.org

Sincerely,

Joey M. Mancuso

Owner, Big Red Barn Farm, LLC

LEGISLATURE
PUTNAM COUNTY
CARMEL, NY
2024 JUL 29 PM 3:12

Diane Schonfeld

From: Putnam Co Legislature
Sent: Monday, July 29, 2024 1:10 PM
To: Amy Sayegh; Diane Schonfeld; Diane Trabulsky; Elizabeth Robinson; Erin Crowley; Ginny Nacerino; Greg Ellner; Joseph Castellano; Joseph Castellano (personal); Michele Alfano-Sharkey; Nancy Montgomery; Forwarder Paul Jonke; Forwarder Robert Firriolo; Toni Addonizio; William Gouldman (Personal)
Subject: FW: Letter to legislators
Attachments: Putnam letter.docx

Ed Gordon
Administrative Assistant
Putnam County Legislature
Phone: (845) 808-1020 Ex: 49386
Fax (845) 808-1933

From: Mancuso, Joey <Joey.Mancuso@wmchealth.org>
Sent: Monday, July 29, 2024 12:57 PM
To: Putnam Co Legislature <putcoleg@putnamcountyny.gov>
Subject: Letter to legislators

You don't often get email from joey.mancuso@wmchealth.org. [Learn why this is important](#)

PUTNAM COUNTY NOTICE

THIS EMAIL IS FROM AN EXTERNAL SENDER! DO NOT click links, DO NOT open attachments, DO NOT forward if you were not expecting this email or if it seems suspicious in any way! REMEMBER: NEVER provide your user ID or password to anyone for any reason!

Good afternoon,
Please forward the attached letter to each legislator:
Nancy Montgomery
William Gouldman
Toni Addonizio
Ginny Nacerino
Greg Ellner
Paul Jonke
Joseph Castellano
Amy Sayegh
Erin Crowley

Would appreciate confirmation that the letter was sent.

Thank you,

Joey

Joey M. Mancuso, DO, MS, FASA
Assistant Professor of Anesthesiology
New York College of Medicine
Westchester Medical Center



cc:all
Phys

MEMORANDUM

To: Chairman Greg Ellner, Physical Services Committee
From: Barbara Barosa AICP, Commissioner
Date: July 12, 2024
Re: **Agricultural District properties**

2024 JUL 15 AM 9:41
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

I was asked for my input regarding the Agricultural and Farmland Protection Board recommendations regarding inclusion into the Agricultural District for 9 parcels along with specific pertinent commentary on the votes including my thoughts thereon. Please see below for the requested information.

1. Town of Kent; 169 Dean Road. Robert Lena / Angry Goose Farm

-Parcel #10.-2-6.-1 (115.26 acres)

-Parcel #10.-1-38.-1 (39.66 acres): Total Acreage: 154.92

Applicant seeks inclusion as a commercial horse boarding operation. The parcels seeking to be included in the Agricultural district are subject to 'The City of New York Department of Environmental Protection Conservation Easement Deed' dated October 19, 2001, between (former owner) Michael and Rosemary Fossati and The City of New York. The present owner / applicant purchased this the property subject to this easement. The terms of the easement on the entirety of the property states that only six horses or other livestock are permitted on it in a single shelter of no larger than five hundred square feet. Under AML §301(13) the term "commercial horse boarding operation" is defined as "...an agricultural enterprise, consisting of at least seven acres and boarding at least ten horses." Given this conflict between the conditions of the easement and the requirements of AML§301, **the Board voted to not recommend this application** for inclusion to the Agricultural District, of which I agreed with.

2. Town of Putnam Valley; Rush Drive. Frank Rush

-Parcel #83.20-1-6 (33 acres) Total acreage: 33

Applicant Frank Rush seeks inclusion in the Putnam County Agricultural District as a Christmas tree farm. After a site visit to the property with other members of the Board, the majority of the board members felt that the property showed potential as a Christmas tree farm but had not been sufficiently developed for inclusion into the Agricultural district. Currently there are no Christmas trees planted on site, and sections of the property still needed to be cleared prior to planting. **This application was not recommended for inclusion**, and I agreed with these findings.

3. Town of Patterson; 276 Quaker Road. Daniel Honovich / Ridge Ranch

-Parcel # 15.-1.-46 (68.04 acres)

-Parcel # 15.-1.49 (43.41 acres)

-Parcel # 15.1.48 (.45) Total acreage: 111.9

Applicants have applied for inclusion to the Agricultural District as Ridge Ranch. They are currently operating a breeding program for Scottish Highland breeds and crosses, donkeys, goats, and rabbits. The applicant originally had a zoning violation on the property from the Town of Patterson. This was lifted, and the **Board voted to include these parcels in the Ag District**. I voted in favor of the inclusion since there are active farm operations on site, although I did have reservations on the conditions of the farm and proposed clearing that they mentioned that they'd like to do in wetland areas. The applicant was advised at the meeting that they would need to pursue proper permits for any clearing or development that they plan for further expansion.

4. Town of Carmel, 241 Washington Road. Eric Hasbrouck / Cascade Enterprises

-Parcel # 54.-1-36 (28.32 acres)

Applicant seeks inclusion as a commercial horse boarding operation. A majority of the board supported the application, citing a use consistent with the neighboring parcel(s) and the reputation of the applicant and the **Board is recommending this property for inclusion**. I was not supportive of the inclusion of this property since the site is currently vacant with no farming activities including no proposed site plans detailing a horse boarding farm with adequate space for 10 horses in terms of a barn, paddocks and/or riding ring or trails. Additionally, the parcel is also the subject of a pending subdivision application with the Town of Carmel, of which no details were provided so it is unclear how much of the existing property will remain under the purview of the applicant.

5. Town of Southeast, 300 Foggintown Road. Jarrett/ Lobster Hill Farm

-Parcel #35.-1-10 (56.13 acres) (Southeast)

- Parcel #35.-4-56 (22.49) (Patterson) Total acreage: 73.4

The applicant seeks inclusion into the Agricultural District as a farm focused with dairy and meat animals. The application has two parcels, one in Patterson and one in Southeast.

Under Putnam County Legislature Resolution #139 (July 12,2207), the 'agricultural 'viability' of the parcel is gauged by several factors. (see page 2 of the resolution) The majority of the board felt that the parcels were being farmed and the **Board recommended this property for inclusion in the Agricultural District**. Opposition to the application was expressed at the meeting since the parcel is adjacent to a sensitive natural resource since there is a class 'c' stream

on the property. I voted for inclusion of the property after deliberation since the farm is existing and I felt that any potential environmental issues on site that require review that are affecting the NYC water supply should be addressed by the appropriate agency such as NYCDEP and the Watershed Agricultural Council.

6. Town of Putnam Valley, 221 Oscawanna Lake Rd. Joey Mancuso / Red Barn Farm

-Parcel # 72.16-1-1 (67.05 acres) Total acreage: 67.05

Applicant seeks inclusion as a commercial horse boarding operation. The board was generally supportive of the application citing use consistent with the previous owner and the neighboring parcels and having demonstrated an adequate boarding capacity of ten (10) horses. However, questions were raised about the proposed development being inconsistent with existing zoning laws and an inadequate turn – out area for the horses. There are 3 horses on site at the time of the site visit, not the ten required for a commercial boarding operation. The property was **recommended for inclusion in the Ag District**. I was not in favor of inclusion since there are not the requisite 10 horses on site to indicate a commercial horse boarding operation and the parcel does not currently have adequate paddocks and riding ring for said operation.

7. Town of Patterson, 550 Route 164. Nitti / Hidden Hope Farm

-Parcel #24.-1-62 (18.61 acres) Total acreage: 18.61

Applicant seeks inclusion with a combination of agricultural activities including vegetable gardening, orchards, horticulture, and beekeeping. The parcel contains a working garden however much of the property has yet to be developed and is not an active farm. The majority voted **not to recommend inclusion in the agricultural district**. Citing Resolution #139 (2nd bullet point) other board members felt the enterprise qualified as a ‘start up farm’ and should be recommended for inclusion. I did not recommend the inclusion of the property since there is no indication of a farm.

8. Town of Patterson, 187 Tammany Hall Road. Peter Clarke / Mother Farm

- Parcel #34.-3-1.41 (15.5 acres) Total acreage: 15.5

Applicant seeks inclusion as a tree farm. The business plan stating the applicant is growing seedlings out to larger trees and supplying them to clients. However, the area identified in the application for the grow operation was 3 acres. Additionally, this area was not currently planted but the board was shown some seedlings in pots during the site visit. Under AML Art.25AA §301(4) ‘land used in agricultural production’ means an area of not less than seven (7) acres of land used for the preceding two (2) years for the production for sale of crops. The majority of board members felt the area was too small to be considered ‘viable agricultural land’ and that it lacked adequate scale to be included in the agricultural district. This **application was not recommended for inclusion**, and I agree with these findings.

9. Town of Philipstown, 250 Old Stone Road. Whipple

-Parcel # 71.-1-34 (2.60 acres)

-Parcel #71.-1-35 (2.21 acres)

-Parcel #71.-1-27 (15.08 acres)

-Parcel #71.-1-24 (17.40 acres) Total acreage: 37.29

Applicant seeks to incorporate four (4) new parcels into an existing agricultural enterprise with heritage cows. The site visit indicated agricultural activity from current operation being spread onto these parcels. Board members were satisfied with the scale of the existing agricultural activity and **voted to recommend inclusion into the agricultural district**. I agree with this recommendation.

Diane Schonfeld

From: Barbara Barosa
Sent: Friday, July 12, 2024 2:08 PM
To: Greg Ellner; Diane Schonfeld
Cc: Erin Crowley; Neal Tomann
Subject: RE: Ag district inclusion
Attachments: Ag Bd properties memo 7.24.docx

Good Afternoon,

Please see attached in response to your request.

Best,
Barbara



Barbara Barosa, AICP

Commissioner • Department of Planning, Development & Public Transportation •
PHONE | 845.878-3480 • WEBSITE | PUTNAMCOUNTYNY.COM
PUTNAM COUNTY NEW YORK GOVERNMENT
"Empowering Putnam County through dedicated service."

From: Greg Ellner <Greg.Ellner@putnamcountyny.gov>

Sent: Tuesday, July 9, 2024 9:20 AM

To: Erin Crowley <Erin.Crowley@putnamcountyny.gov>; Barbara Barosa <Barbara.Barosa@putnamcountyny.gov>; Neal Tomann <Neal.Tomann@putnamcountyny.gov>

Subject: Ag district inclusion

Good morning,

As you are aware the Ag Board has made their recommendations regarding inclusion for 9 parcels.

I would appreciate your input regarding inclusion along with specific pertinent commentary should a difference exist.

Your response by Friday COB will be appreciated.

Thanks,
Greg

Greg Ellner
Putnam County Legislator - District 5

cc All
Phys

MICHAEL S. CAZZARI
Town Supervisor

TOWN OF CARMEL
TOWN HALL

ALICE DALY
Town Clerk

FRANK D. LOMBARDI
Town Councilman
Deputy Supervisor



KATHLEEN KRAUS
Receiver of Taxes

ROBERT KEARNS
Town Councilman

60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 • Fax (845) 628-6836
www.ci.carmel.ny.us

MICHAEL STERN
Superintendent of Highways
Tel. (845) 628-7474

SUZANNE MC DONOUGH
Town Councilwoman

July 2, 2024

Greg Ellner Chair, Physical Services Committee
Putnam County Legislature
40 Gleneida Ave,
Carmel, New York 10512

2024 JUL -3 AM 11:35
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

RE: Agricultural District Application TM #54.-1-36

Dear Chair Greg Ellner and Members of the Physical Services Committee,

I hope this message finds you well. I am writing to bring to your attention a matter concerning the property at 241 Washington Rd, Tax Map Number 54.-1-36, which spans 28 acres. Recently, there have been discussions regarding the potential subdivision of the easterly section of this property, which lies entirely within the wetland buffer zone. The owners have expressed interest in creating a horse farm, which would involve adding paddocks and a stable.

A few months ago, the Town of Carmel Engineer, Town Planner, and Building Inspector met with the property owners to discuss their plans. During this meeting, they were advised that their first step should be to apply for subdivision approval. Once this approval is nearing completion, they were instructed to apply for classification under the agricultural activities section of our town code, specifically under section 156-17:

§ 156-17 Agricultural activities.

A. Farms, truck gardens, nurseries, and other agricultural activities shall be permitted as principal uses, provided certain criteria are met.

It has come to our attention that the property owners have already applied to be added to the Agricultural District, which is intended to protect existing farms in our community. However, it is important to note that there is currently no active farm on the property that requires protection under the Agricultural District designation.

Furthermore, the proposed development will require crossing a stream located within the wetland buffer zone. As such, approvals from the Department of Environmental Conservation (DEC), Department of Environmental Protection (DEP), and the Environmental Conservation Board (ECB) will be necessary.

Additionally, according to AML §305-a, subdivision 1 of the Agriculture & Markets Law, the Department of Agriculture and Markets issues orders to protect farm operations from overly restrictive regulations. Given the absence of an existing farm on the property, it is crucial to ensure that any agricultural district designation aligns with the intended purpose of protecting active agricultural lands.

In conclusion, while we recognize and value the importance of protecting agricultural lands within our community, it is imperative that any designation or approval granted by the Agricultural and Farmland Protection Board reflects the current status of the property. We appreciate your careful consideration of this matter and look forward to your guidance on how best to proceed.

Thank you for your attention to this important issue.

Sincerely,

A handwritten signature in cursive script that reads "Michael Cazzari".

Michael Cazzari
Town Supervisor

cc: all
phys

**Putnam County
Agriculture & Farmland Protection Board**
842 Fair Street, Carmel, NY 10512
Phone: 845-878-7918 ~ Fax: 845-808-1908
Email: neal.tomann@putnamcountyny.gov

MEMORANDUM

Date: June 27, 2024
To: Diane Schonfeld, Putnam County Clerk of the Legislature
From: The Putnam County Agriculture & Farmland Protection Board - Neal Tomann
Re: 2024 Agricultural District Inclusion Recommendations

During April 2024, the Putnam County Agriculture and Farmland Protection Board (PCAFPB) received nine (9) applications for inclusion into the Putnam County Agricultural District. Application review and site visits were conducted during the month of May 2024. On May 29, 2024, the PC AFPB voted on the applications.

At that time, application #3 submitted by Honovich / Ridge Ranch of 276 Quaker Road was not voted on and not recommended for inclusion due to an outstanding violation with the Town of Patterson.

Under Putnam County Legislature Resolution #139 (July 12,2007), one of the factors to be considered when considering the inclusion of a parcel into the Agricultural District is 'Each Parcel must be free and clear of Town, State and Federal violations.'

On June 20, 2024, notice was received from the Town of Patterson that the violation had been lifted. On June 26, 2024, the Putnam County Agricultural and Farmland Protection Board held a regular meeting and voted on the Honovich / Ridge Ranch application. The results are offered here as an update to the original memorandum.

3.

**Town of Patterson; 276 Quaker Road
Daniel Honovich / Ridge Ranch**

- Parcel # 15.-1-46 (68.04 acres)
- Parcel # 15.-1-49 (45.03 acres)
- Parcel # 15.1-48 (.45)

Total acreage: 113.52

2024 JUN 27 PM 3:37
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

Applicants are operating a breeding program for Scottish Highland breeds and crosses, donkeys, goats, and rabbits.

Under Putnam County Legislature Resolution #139 (July 12,2007), the 'agricultural viability' of the parcel is gauged by several factors. (see page 2 of the resolution)

Here, a majority of the board felt that the parcels "Are currently being farmed" and were satisfied that the farm operations were 'following agricultural best management practices.'

Questions were raised concerning the applicability of the (Resolution #139) requirement that 'Each parcel must contain at least 50% of Prime Farmland and / or Statewide important soils which are in the NYS Agriculture & Markets agricultural land soil groups 1-6.'

(+) The PCAFPB voted (9 yes; 2 no) to recommend inclusion in the Agricultural District.

Diane Schonfeld

From: Neal Tomann
Sent: Thursday, June 27, 2024 3:30 PM
To: Diane Schonfeld
Subject: Honovich violation scan
Attachments: scan_neal.tomann_2024-06-27-15-25-34.pdf

Here's the notice that the violation had been lifted.

Thank you.

NT

From: Neal Tomann <Neal.Tomann@putnamcountyny.gov>
Sent: Thursday, June 27, 2024 3:26 PM
To: Neal Tomann <Neal.Tomann@putnamcountyny.gov>
Subject: Your scan (Scan to My Email)



TOWN OF PATTERSON
CODE ENFORCEMENT OFFICE
PUTNAM COUNTY
P.O. Box 470
Patterson, NY 12563

ROBERT MCCARTHY
Director of Codes Enforcement

Tel (845) 878-6319
Fax (845) 878-2019

June 12, 2024

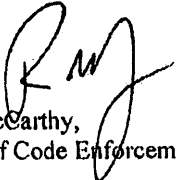
Daniel and Arielle Honovich
Ridge Ranch
276 Quaker Road
Patterson, NY 12563

RE: TM - 15.-1-49
Ridge Ranch
276 Quaker Road
Patterson, NY 12563

Dear Mr. and Mrs. Honovich,

Pursuant to Patterson Town Code Chapter 154, Section 154-17: Construction trailers and our conversation on June 6, 2024, the shipping containers on your property will be permitted to remain on the site for up to 18 months from today's date (December 10, 2025), after which they will need to be removed from the site or otherwise legalized.

Sincerely,


Robert McCarthy,
Director of Code Enforcement

cc: All

SUPERVISOR
Richard Williams Sr.
Tel. (845) 878-6500
Fax. (845) 878-6343
supervisor@pattersonny.org



TOWN BOARD
Peter Muentener
Shawn Rogan
Mary E. Smith

Susan Brown
Aide to the Town Board

TOWN COUNSEL
Hogan & Rossi
Tel. (845) 279-2986
Fax (845) 278-6135

TOWN OF PATTERSON
1142 Route 311
P.O. Box 470
Patterson, New York 12563
www.pattersonny.org

TOWN CLERK
Donna Ramos
Tel. (845) 878-6500
Fax (845) 878-6343
townclerk@pattersonny.org

May 8, 2024

Mr. Neal Tomann
Putnam County Soil and Water
842 Fair Street
Carmel, NY 10512

Re: Putnam County Agricultural District
2024 Patterson Properties

Dear Mr. Tomann:

The Town of Patterson encourages and supports individuals using their lands for home farming, or homesteading. We also support most commercial farm enterprises as long as it is in the right location. Often individuals purchase land that is unsuitable for their intended use and then seek entry into Putnam County's Agricultural District as a means to avoid local regulations which may affect their desired use of their property, and which invariably leads to constant conflicts between the Town and the property owner. If the criteria that is used for a property's inclusion in the agricultural district is whether the business plan supports the creation of a *commercial* farm operation, and is realistic, it would avoid many of the conflicts that occur.

- Peter Clarke**
185 Tammany Hall Road
Tax Map No. 34.-3-1.41

This property was included in Putnam County's Agricultural District in 2003. He was removed during the first eight year review. Mr. Clarke reapplied in 2011 but was denied entry. Over the years Mr. Clarke has sought to challenge any aspect of the Town's regulations over his property, particularly as it relates to the extensive wetland on his property. Mr. Clarke has attempted a number of farm activities over the years, and each time has claimed he is a farm and exempt from Town rules. But none of the farm activities have been for more than for his own personal use and enjoyment. This particular property owner has gone through raising of goats, raising of chickens for

2024 MAY 13 PM 3:57
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

eggs, and having a few cattle. Now he is proposing to buy and grow tree slips to 36". Does this property owner have any past horticultural experience upon which to base his proposed commercial enterprise. Exactly what is a tree slip?

This is a residential lot created as part of the Laurent Subdivision. The 15.53± acre lot is covered by a hardwood forest dominated by American Red Maple. A 6.31± acre wetland bisects the site, with an additional 2± acres of the lot located in the 100' buffer. The remaining contiguous 6.5± acres has been developed with two residential structures; a four bedroom single-family residence, and a second one bedroom accessory dwelling. Topography of the site varies from 8% to 16%. Soils on the site are 25% Charlton-Chatfield near the single family homes, 25% Charlton-Hollis along the western property, and 50% Leicester Loam across the center of the property. Each of these soils have a fair to poor rating for crops.

2. Ridge Ranch
276 Quaker Road
Tax Map No. 15.-1-46, 15.-1-48, 15.-1-49

The Business Plan provided by Property Owner stated they are seeking to breed and sell a variety of livestock including scottish highland cows, mini donkeys, goats and lionhead rabbits. Breeding and selling of livestock would be a legitimate farm practice allowed on the property under the Town's Zoning Code as a farm. However, the business plan that was submitted did not include any of the actual activities that are being advertised on their website, which includes "Parties & Events", "Paint Night" "Cows 'n Coffee", Goats 'n Coats", "Goat Yoga", and many more. Does the Property Owner wish to farm the property, or is the farm being used as a pretense for holding events on the property which otherwise may not be permitted under the Town's Zoning.

Use of the property for events is something that needs to be reviewed to ensure that the activities will not produce an unfavorable condition to the surrounding area such as excessive noise, hours of operation, insufficient parking or insufficient highway access to the site. For example, if Cows 'n Coffee is held with ten participants there would not be much of an impact on the local roads or adjacent residential properties. However if a wedding event with two hundred attendees is held weekly, there would be a very different set of impacts that may require some mitigation. Is the local system of roads adequate to handle the traffic? Is there sufficient parking on the site? These are questions that would be answered by the Planning Board, who could set thresholds for the activities for the use of this property. Without said review the events could become a nightmare for the surrounding property owners.

3. Shannon & Eric Nitti
542-554 Route 164
Tax Map No. 24.-1-62

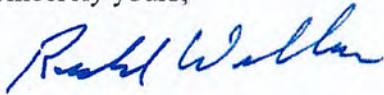
This property is a residential home with three additional accessory dwelling units. The business plan for this property includes:

- a very small area for an orchard which does not appear suitable for a commercial orchard.
- 8+ acres of a forested wetland that will be cleared for animals, growing melons, creating a wildflower field for bees and have hydroponic crops.
- tapping trees and growing mushrooms on lands that appears they currently may not own.
- housing ducks in an upland area between the residential driveway and a stone wall running along State Route 164.

We admire the enthusiasm espoused in the narrative, but the plan submitted appears to be wholly unrealistic. There is a 90' difference in grade between the property boundary on Route 164 and the boundary along Route 22, giving the property a somewhat steep grade of 16%. Approximately 50% of the lot is fluvaquent soils - wetland soils associated with State Wetland DP-22 (the Great Swamp). In this area the Property Owner is proposing to clear 8+ acres of a forested wetland area including areas on both sides of the East Branch Croton River. Is the County really going to support clearing 8 acres of the Great Swamp? Are there adequate amenities at the site such as parking to support events such as "pick your own" or workshops on a variety of farm related topics.

We would encourage the Putnam County Farmland Protection Board and the Putnam County Legislature to reject the inclusion of these three properties into the Agricultural District, as the commercial farm aspect of the three business plans are not realistic. These would not prevent these parcels from being used for farming, but would allow the Town to have reasonable restrictions which balances the farming practices with environmental and other concerns.

Sincerely yours,



Richard Williams Sr.
SUPERVISOR

cc: Putnam County Legislature

cc: All

SUPERVISOR

Richard Williams Sr.
Tel. (845) 878-6500
Fax. (845) 878-6343
supervisor@pattersonny.org



TOWN BOARD

Peter Muentener
Shawn Rogan
Mary E. Smith

Susan Brown
Aide to the Town Board

TOWN CLERK

Donna Ramos
Tel. (845) 878-6500
Fax (845) 878-6343
townclerk@pattersonny.org

TOWN COUNSEL

Hogan & Rossi
Tel. (845) 279-2986
Fax (845) 278-6135

TOWN OF PATTERSON

1142 Route 311
P.O. Box 470
Patterson, New York 12563
www.pattersonny.org

May 13, 2024

Mr. Neal Tomann
Putnam County Soil and Water
842 Fair Street
Carmel, NY 10512

Re: Putnam County Agricultural District
2024 Patterson Properties

2024 MAY 13 PM 3:57
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

Dear Mr. Tomann:

As per our discussion today, the Town would request that the application for Ridge Ranch (276 Quaker Road) be held until the Town can meet with, and resolve certain event related activities occurring on the site which are not in compliance with the Town's Zoning Code. We also need to ensure that any expansion of activities is in compliance with State and federal requirements.

I have reviewed the application for Lobster Hill Farms (300 Foggintown Road, Tax Map No. 34.-4-56) and have no objections.

Sincerely yours,

Richard Williams Sr.
SUPERVISOR

cc: Putnam County Legislature

#5

Committee Mtg _____ Resolution # _____
Introduced By _____ Regular Mtg _____
Seconded By _____ Special Mtg _____

APPROVAL – LEAD AGENCY – AGRICULTURAL DISTRICT

WHEREAS, the Department of Agriculture and Markets as Lead Agency for the Agricultural Districts Program has conducted a programmatic review of the environmental effects of Agricultural Districts and has concluded that there is little likelihood of significant adverse environmental impact resulting from the formation or modification of such districts; and

WHEREAS, it is the responsibility of the County to review the site-specific proposals under consideration to determine if unique circumstances exist which increase the likelihood of environmental significance; and

WHEREAS, the Department of Agriculture and Markets recommends that the County Legislative body serve as the Lead Agency to insure compliance with the requirement of the State Environmental Quality Review Act as it is the only other agency required to undertake an action except for the Department of Agriculture and Markets; now therefore be it

RESOLVED, that with respect to the inclusion of any additional parcels into the Putnam County Agricultural District in 2024, the Putnam County Legislature declares itself to be the lead agency to ensure compliance with the requirements of the State Environmental Quality Review Act.

Legislator Addonizio _____
Legislator Castellano _____
Legislator Crowley _____
Legislator Ellner _____
Legislator Gouldman _____
Legislator Montgomery _____
Legislator Nacerino _____
Legislator Sayegh _____
Chairman Jonke _____