

LEWIS COUNTY AGRICULTURAL AND FARMLAND PROTECTION BOARD

REPORT TO LEWIS COUNTY BOARD OF LEGISLATORS ON AGRICULTURAL DISTRICT NO. 6

8 YEAR REVIEW AND INCLUSION REQUESTS RECEIVED DURING THE 2024 30-DAY ANNUAL REVIEW PERIOD

Overview: 8-Year Review of Agricultural District No. 6

Lewis County Agricultural District No. 6 is undergoing review and modification as part of the eight-year review process. Currently, there are approximately 246,809 acres in the county's New York State Certified Agricultural District No. 6.

Municipalities and landowners within the district had the ability to comment on the 8-year review process during the 30-day comment period of September 1, 2023 through September 30, 2023. All comments were required to be submitted to the Director of Planning & Community Development in the Lewis County Planning & Community Development Office. No comments were received relevant to the program review.

Additionally, Lewis County also accepted landowner applications for including new parcels of viable agricultural land into its existing Agricultural District No. 6. The Lewis County Board of Legislators established an annual 30-day inclusion process for the District from November 15th to December 15th of each year. However, during the 2024 eight-year review, the annual thirty-day inclusion period was incorporated simultaneously with the eight-year survey review period. Thus, the County accepted inclusion applications from October 1, 2023, through October 31, 2023, the same as the eight-year review process.

During this review process, municipalities and landowners within the district could propose a modification (inclusion or removal) of the District by filing such a proposal with the Lewis County Planning Department or Clerk of the Lewis County Board of Legislators from October 1, 2023 through October 31, 2023. A public informational session for Lewis County Agricultural District No. 6 Review was held on October 18, 2023, at 7:00 PM at Cornell Cooperative Extension, 7395 East Road, Lowville NY 13367.

On October 3, 2023 the Lewis County Board of Legislators set a public hearing for this Agricultural District No. 6 review. The Public Hearing was scheduled for 5:00 PM Tuesday, December 5, 2023 at the Lewis County Court House 2nd floor Legislative Board Room, 7660 North State Street, Lowville, NY.

A summary of the data collected during the 8-year review and inclusion process is described in the table below.

| Correspondence | |
|-----------------------------------|--------------|
| # Letters Sent | 6,267 |
| # Letters Returned | 98 |
| # of Emails Sent | 100 |
| Phone | 355 |
| Returned Worksheets for Inclusion | 20 |
| Returned Worksheets for Removal | 34 |
| Withdrawn Returned Worksheets | 11 |
| Invalid Returned Worksheets | 19 |
| Informational Meeting Attendees | 18 |
| Total | 6,726 |

Agricultural Exclusion

After withdrawn applications have been accounted for, Lewis County has twenty-three (23) requests for parcels to be removed from Agricultural District No. 6. These removal requests total approximately **662.288 acres** of land to be removed from Agricultural District 6. We believe there has been an influx of requests for Removal due to the pressures from solar and battery storage development.

| Village or Town | Municipality | Primary Owner | Tax Map # | Acres |
|-----------------|--------------|-------------------------------|------------------|-------|
| Village | Copenhagen | Hayden, Chelsea | 123.11-03-02.112 | 1 |
| Town | Croghan | BJ O'Connor Properties, LLC | 098.00-02-10.110 | 29.3 |
| Town | Croghan | Eagle Creek Beaver Falls, LLC | 129.17-03-06.100 | 4.1 |
| Town | Denmark | Lovett, Mary | 126.00-01-05.100 | 9.3 |
| Town | Denmark | Peebles, Peter | 124.00-01-03.100 | 30.3 |
| Town | Greig | Bayne, Linda | 261.00-02-04.000 | 5.5 |
| Town | Greig | Jacobs, Douglas | 245.00-01-17.116 | 7.6 |
| Town | Greig | Sharlette, Bernard | 290.00-01-03.112 | 8.2 |
| Town | Harrisburg | Chambers, Gary | 190.00-02-04.000 | 98.8 |
| Town | Lewis | Beyel, Roger | 418.00-01-06.110 | 84.5 |

| | | | | |
|---------|------------|-------------------------------|------------------|-------|
| Town | Lowville | Clemens, Douglas | 212.00-01-31.120 | 1.5 |
| Town | Lowville | Holbrook, Asa | 159.00-02-05.000 | 0.83 |
| Town | Lowville | Hometown Businesses LLC | 213.00-01-34.111 | 80.9 |
| Town | Lowville | Smith, Paul | 213.00-01-08.310 | 2.08 |
| Town | Lowville | Smith, Paul | 213.00-01-31.000 | 2.5 |
| Village | Lowville | Lee, Dennis | 212.16-02-12.115 | 0.46 |
| Village | Lowville | Widrick, Timothy | 212.15-01-33.124 | 0.268 |
| Town | New Bremen | Eagle Creek Beaver Falls, LLC | 129.17-01-06.100 | 5.9 |
| Town | New Bremen | McCrickert, Beverly | 130.03-01-35.000 | 0.34 |
| Town | New Bremen | Schneeberger, Joseph | 165.00-01-09.100 | 2.1 |
| Town | Watson | Olmstead Landholding LLC | 198.00-01-02.120 | 188.8 |
| Town | Watson | Olmstead Landholding LLC | 181.00-03-10.000 | 72.3 |
| Town | West Turin | Oswald, Michael | 377.00-01-08.120 | 25.71 |

Agricultural Inclusion

Per §303-b of the amended Agriculture & Markets Law, the Lewis County Agricultural and Farmland Protection Board reviewed nineteen (19) requests for the inclusion of land within a certified agricultural district during the designated annual review period of October 1 through October 31, 2023, as noticed conducted simultaneously with the 8-Year Agricultural District No. 6 review process. The site conditions site inspections were conducted on November 9, 2023 via Real Property Tax aerial photography, Google Earth and/or visual inspection by the Director of Planning and Community Development to verify that the following requests met the “viable agricultural” criteria put forth in 301(7) of the NYS Agriculture & Markets Law.

| V/T | Municipality | Primary Owner | Property Address | Tax Map # | Acres | Reason for Inclusion |
|-----|--------------|------------------|----------------------|------------------|-------|-----------------------------|
| V | Castorland | Lehman, Clifford | 9507 Comer Street | 127.17-01-03.210 | 2.1 | Raising livestock and crops |
| T | Croghan | Steiner, Jay | 9990 Erie Canal Road | 078.00-02-07.000 | 125.6 | Maple syrup production |

| | | | | | | |
|---|-------------|---------------------------|----------------------|------------------|-------|---|
| T | Croghan | Lyndaker, Nadeen | 8735 Soft Maple Road | 119.00-01-02.100 | 33.7 | Maple syrup production and timber |
| T | Lewis | Zeigler, Ryan | 5868 Borwick Road | 411.00-01-08.100 | 231.8 | Crops, pasture, Livestock, timber and Christmas trees |
| T | Lowville | Bradymore LLC | 7139 Rice Road | 212.00-01-16.130 | 2.3 | Hay production /pasturage |
| T | Lowville | Zehr Family Trust | Gardner Road | 211.00-01-22.000 | 37.3 | Crop production |
| T | Lowville | Stillman, Elwin | 5353 Clinton Street | 212.00-01-19.000 | 2.2 | Hay production and bee hives |
| V | Lowville | Stillman, Elwin | Clinton Street | 212.06-01-25.120 | 8.6 | Hay production and bee hives |
| T | Lyonsdale | Weber, Daniel | 7027 Rumble Road | 322.00-03-10.400 | 1 | Maple production |
| T | Martinsburg | Jantzi, Peter | 3219 Gardner Road | 209.00-02-13.111 | 250.1 | Farm crops, hay, and corn |
| T | Martinsburg | The Waligory Family Trust | Flat Rock Road | 241.00-01-11.100 | 76 | Crops |
| T | Martinsburg | The Waligory Family Trust | Flat Rock Road | 241.00-01-15.000 | 55.3 | Crops |
| T | Martinsburg | The Waligory Family Trust | Flat Rock Road | 255.00-01-04.000 | 116.1 | Timber |
| T | Martinsburg | The Waligory | Carey Road | 255.00-01-10.000 | 39.2 | Timber |

| | | | | | | |
|---|-------------|---------------------------|-----------------------|------------------|-------|--------|
| | | Family Trust | | | | |
| T | Martinsburg | The Waligory Family Trust | French Road | 270.00-01-07.000 | 47.3 | Timber |
| T | Martinsburg | Waligory Excavating Inc. | Centerville Road | 256.00-01-02.000 | 85.3 | Crops |
| T | Martinsburg | Waligory Excavating Inc. | 4256 Centerville Road | 256.00-01-03.000 | 168.1 | Crops |
| T | Martinsburg | Waligory Excavating Inc. | Flat Rock Road | 255.00-01-06.000 | 188.1 | Timber |
| T | Martinsburg | Waligory Excavating Inc. | Centerville Road | 255.00-02-06.000 | 197.8 | Timber |

The Lewis County Agricultural and Farmland Protection Board believes that the inclusion of these nineteen (19) separate parcels of land owned by various landowners would serve the public interest by assisting in maintaining a viable agricultural industry within the district, and therefore, recommends that the land be placed into a certified agricultural district.

Data collected and interpreted regarding the total number of acres added and removed from Agricultural District No. 6 during this 8-year review shows a net increase of +- acres of land (see summary table below).

| Lewis County Agricultural District No. 6 8-Year Ag District Review Land Calculation 2024 Ag Inclusion Period | | | |
|---|------------------|----------------|---------------------|
| Total Acres (1/1/2023) | 246,809 | | |
| Action | Last Name | Acreage | Municipality |
| Add | Lehman | 2.1 | Castorland |
| Add | Steiner | 125.6 | Croghan-T |
| Add | Lyndaker | 33.7 | Croghan-T |
| Add | Zeigler | 231.8 | Lewis |
| Add | Bradymore LLC | 2.3 | Lowville-T |
| Add | Zehr | 37.3 | Lowville-T |
| Add | Stillman | 2.2 | Lowville-T |
| Add | Stillman | 8.6 | Lowville-V |

| | | | |
|--------|-----------------------------|----------------------|--------------------|
| Add | Weber | 1 | Lyonsdale |
| Add | Jantzi | 250.1 | Martinsburg |
| Add | Waligory Trust | 333.9 | Martinsburg |
| Add | Waligory Excavating | 639.3 | Martinsburg |
| Remove | Hayden | 1 | Copenhagen |
| Remove | BJ O'Connor Properties | 29.3 | Croghan-T |
| Remove | Eagle Creek | 4.1 | Croghan-T |
| Remove | Lovett | 9.3 | Denmark |
| Remove | Peebles | 30.3 | Denmark |
| Remove | Bayne | 5.5 | Greig |
| Remove | Jacobs | 7.6 | Greig |
| Remove | Sharlette | 8.2 | Greig |
| Remove | Chambers | 98.8 | Harrisburg |
| Remove | Beyel | 84.5 | Lewis |
| Remove | Clemens | 1.5 | Lowville-T |
| Remove | Holbrook | 0.83 | Lowville-T |
| Remove | Hometown | 80.9 | Lowville-T |
| Remove | Smith | 4.58 | Lowville-T |
| Remove | Lee | 0.46 | Lowville-V |
| Remove | Widrick | 0.268 | Lowville-V |
| Remove | Eagle Creek | 5.9 | New Bremen |
| Remove | McCrickert | 0.34 | New Bremen |
| Remove | Schneeberger | 2.1 | New Bremen |
| Remove | Olmstead | 261.1 | Watson |
| Remove | Oswald | 25.71 | West Turin |
| | | | |
| | | Total Added | 1,667.9 |
| | | Total Removed | 662.288 |
| | Net Acreage Change | | 1,005.612 |
| | Total Acres (1/2024) | | 247,814.612 |
| | | | |

It should also be noted that several of the Board members have historic use knowledge of many of the parcels under review. The table below details each Inclusion request:

Upon Lewis County Board of Legislators' approval of the proposed inclusion parcels, a report will be submitted to the NYS Department of Agriculture and Markets for their review and final approval. Once correspondence is received from the Commissioner of Agriculture and Markets, the Agricultural District mapping will be revised and forwarded to Cornell University for peer review. After the mapping approval, it is anticipated that a final report will be submitted to the NYS Department of Agriculture and Markets for filing no later than April 2024.

Respectfully submitted,



Cassandra Buell, Director
Lewis County Planning & Community
Development Department



Michele Ledoux, Chair
Lewis County Agricultural and Farmland
Protection Board