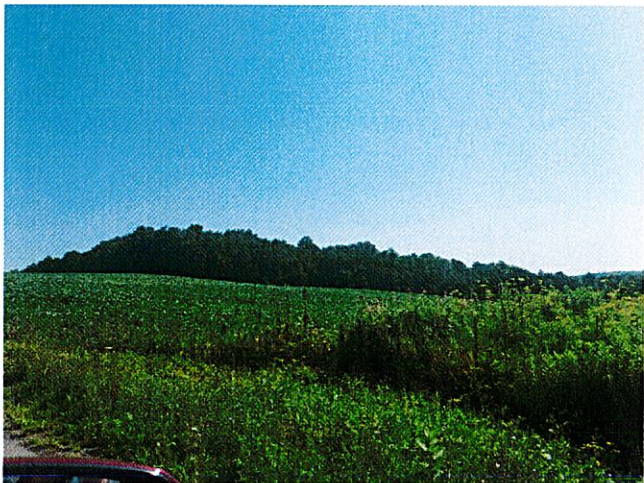
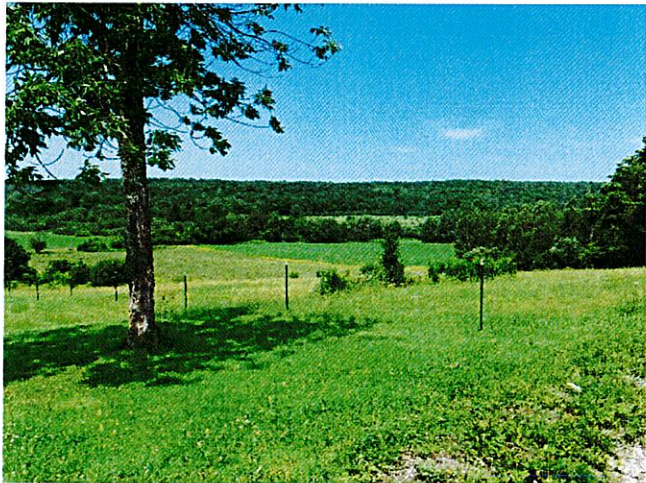


**2023 REPORT ON THE INCLUSION OF VIABLE AGRICULTURAL LANDS
TO THE EXISTING NYS CERTIFIED AGRICULTURAL DISTRICTS**

JEFFERSON COUNTY AGRICULTURAL & FARMLAND PROTECTION BOARD

JULY 31, 2023



Jefferson County Agricultural and Farmland Protection Board

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Michael Bourcy, Planning Department Director

Amanda Rae Root, Cornell Cooperative Extension of Jefferson County

INTRODUCTION AND BACKGROUND

This report presents the findings of the Jefferson County Agriculture and Farmland Protection Board's (AFPB) review and recommendations to the County Legislature for the 2023 Agricultural District Inclusion Requests.

Article 25-AA of the NYS Agriculture and Markets Law was enacted in 1971 to help keep farmland in agricultural production through a combination of landowner incentives and protections that discourage the conversion of farmland to non-agricultural uses, including:

- providing reduced property tax bills for agricultural lands (agricultural landowners must apply to the local tax assessor for an annual agricultural assessment);
- providing the framework to limit unreasonable local regulation on accepted agricultural practices;
- providing Right to Farm provisions that protect accepted agricultural practices from private nuisance suits;
- modifying state agency administrative regulations and procedures to encourage the continuation of agricultural businesses;
- modifying the ability to advance public funds to construct facilities that encourage development;
- limiting the power to impose benefit assessments, special ad valorem levies or other rates or fees in certain improvement districts or benefit areas such as water, sewer or nonfarm drainage; and
- reducing the ability of public agencies to acquire farmland through eminent domain.

Agricultural districts primarily benefit owners of land that is farmed. Being part of an agricultural district does not require that the land be used for agriculture and it does not directly affect tax assessments (agricultural landowners must apply to the local tax assessor for an annual agricultural assessment).

There are two processes at the county level for the addition and review of these districts. Each Certified Agricultural District is required by New York State to undergo an Eight-Year Review to determine if the district still consists of predominantly viable agricultural land. There is also an annual individual inclusions process where agricultural land may be added to an existing certified agricultural district. There are three Agricultural Districts in Jefferson County comprising over 243,000 acres.

The New York State Agricultural Districts Law requires counties to establish an annual 30 day period to allow parcels of predominantly viable agricultural land to be added to existing New York State Certified Agricultural Districts. The Jefferson County Board of Legislators has set **June 1st through June 30th** of each year for this purpose.

Viable agricultural land is land that is actively farmed as well as inactive and non-farm acreage which is highly suitable for agricultural production. A parcel of land is "predominantly" viable if a minimum of 51% of the parcel meets the above definition.

There are three NYS Certified Agricultural Districts in the County. The Southeast District #1, North District #2, and Southwest District #3.

Jefferson County NYS Certified Agricultural Districts in GIS Acres*

Southeast	#1	52,144.4
Towns of Wilna, Champion, Rutland, Rodman, Worth, and parts of Watertown, Adams, and Lorraine.		
North	#2	113,821.46
Towns of Brownville, Lyme, Cape Vincent, Clayton, Orleans, Pamela, Alexandria, Theresa, Antwerp, Philadelphia, and LeRay.		
Southwest	#3	77,168.6
Towns of Hounsfield, Henderson, Ellisburg, and parts of Watertown, Adams, and Lorraine.		
Total GIS acres in Districts		243,134.51

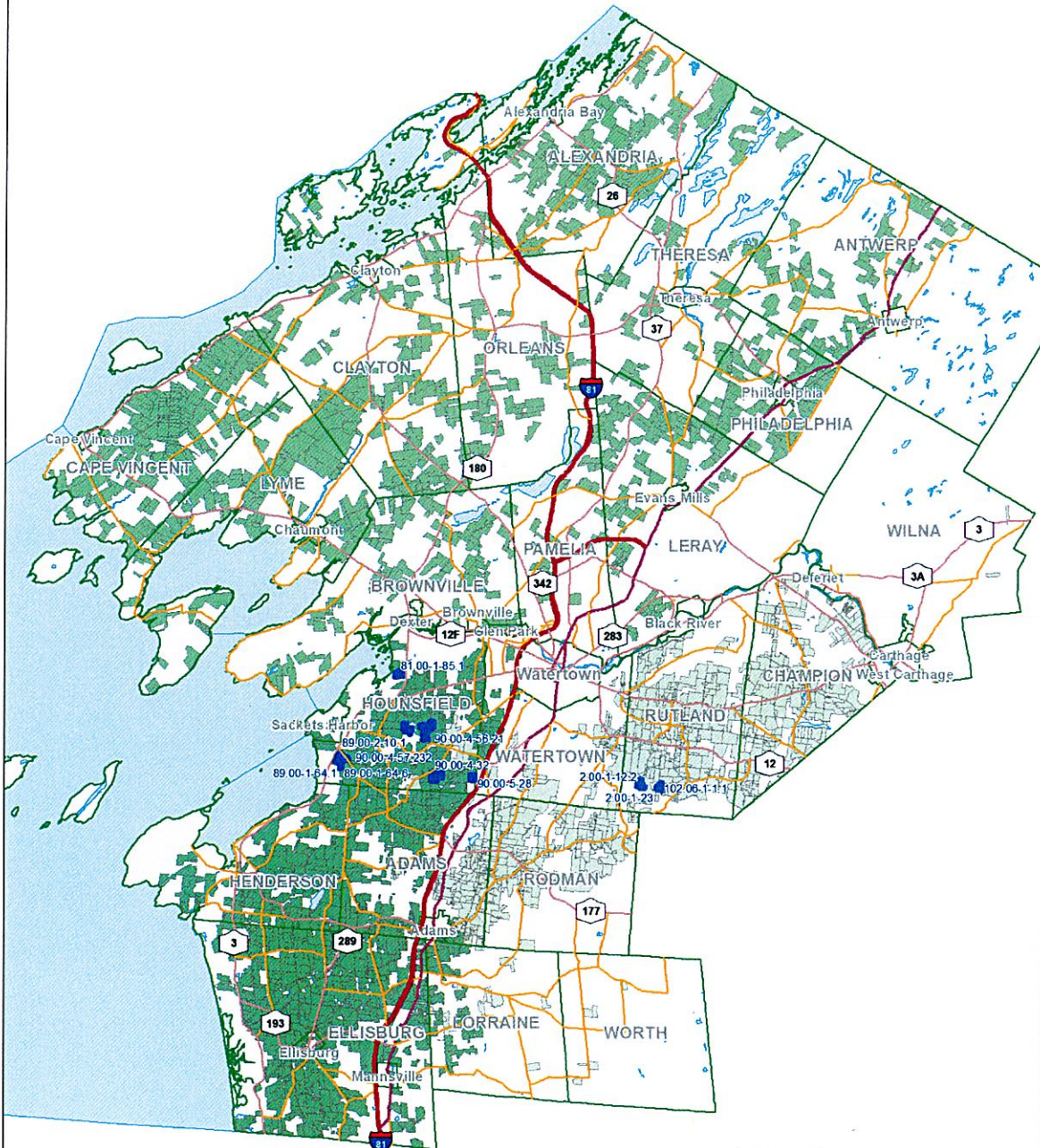
* Includes 2022 Annual Inclusions.

LANDOWNER REQUESTS

The County received requests from six landowners in the towns of Hounsfield and two in Rutland to consider the addition of 11 parcels consisting of a total of 802.71 GIS acres.

Proposed 2023 Agricultural District Inclusions

Jefferson County, New York



Legend

 Requested 2023 Inclusion

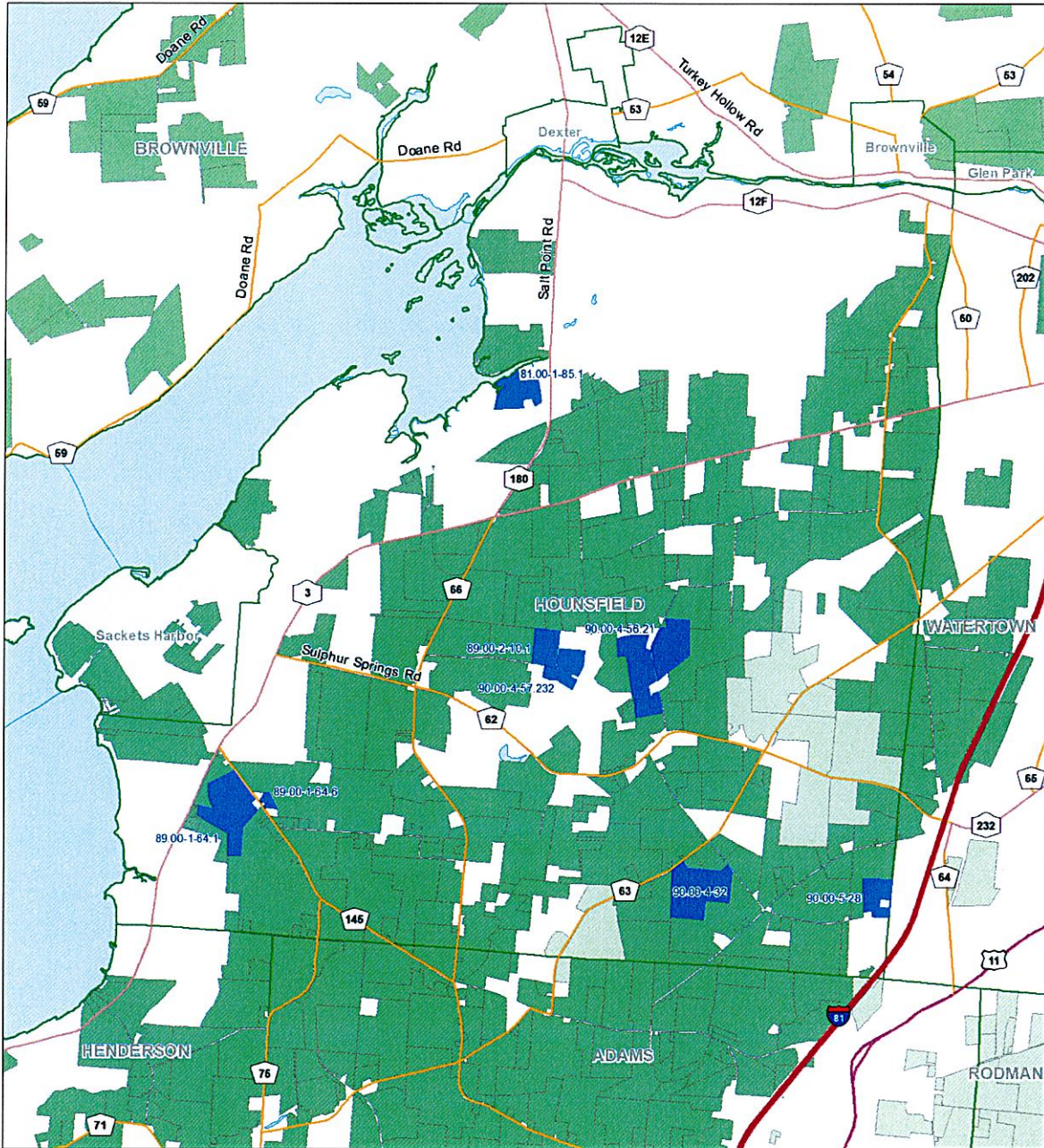
Agricultural Districts

-  Southeast
-  North
-  Southwest



Proposed 2023 Agricultural District Inclusions

Hounsfield, New York



Legend

 Requested 2023 Inclusion

Agricultural Districts

-  Southeast
-  North
-  Southwest

0 0.5 1 2
Miles



Created by Jefferson County Planning Dept, July 2023

Sources: Jefferson County Office of Real Property Services, CSCIC

Sara Freda and Sam Wilson from the County Planning Department and Jay Matteson, the County Agricultural Coordinator, conducted a windshield survey of the requested parcels. Notes from that survey are included in this report.

1. Robert Bendwell

Parcel Number	Town	GIS Acres	District
89.00-2-10.1	Hounsfield	67	SW: 3
90.00-4-57.232	Hounsfield	31.26	SW: 3

The applicant is requesting to add two parcels to the Southwest District. The applicant stated the land is rented to a local farmer and used to grow crops. During the site visit staff observed corn growing and signs of haying.

Robert Bendwell 89.00-2-10.1 & 90.00-4-57.2332, Parker Rd. & Martin Rd.







Proposed Agricultural District Inclusion

2023 Inclusion Process
Bendwell, Robert C
16221/300 Parker Rd



Legend	
	Proposed Inclusion
	Agricultural District



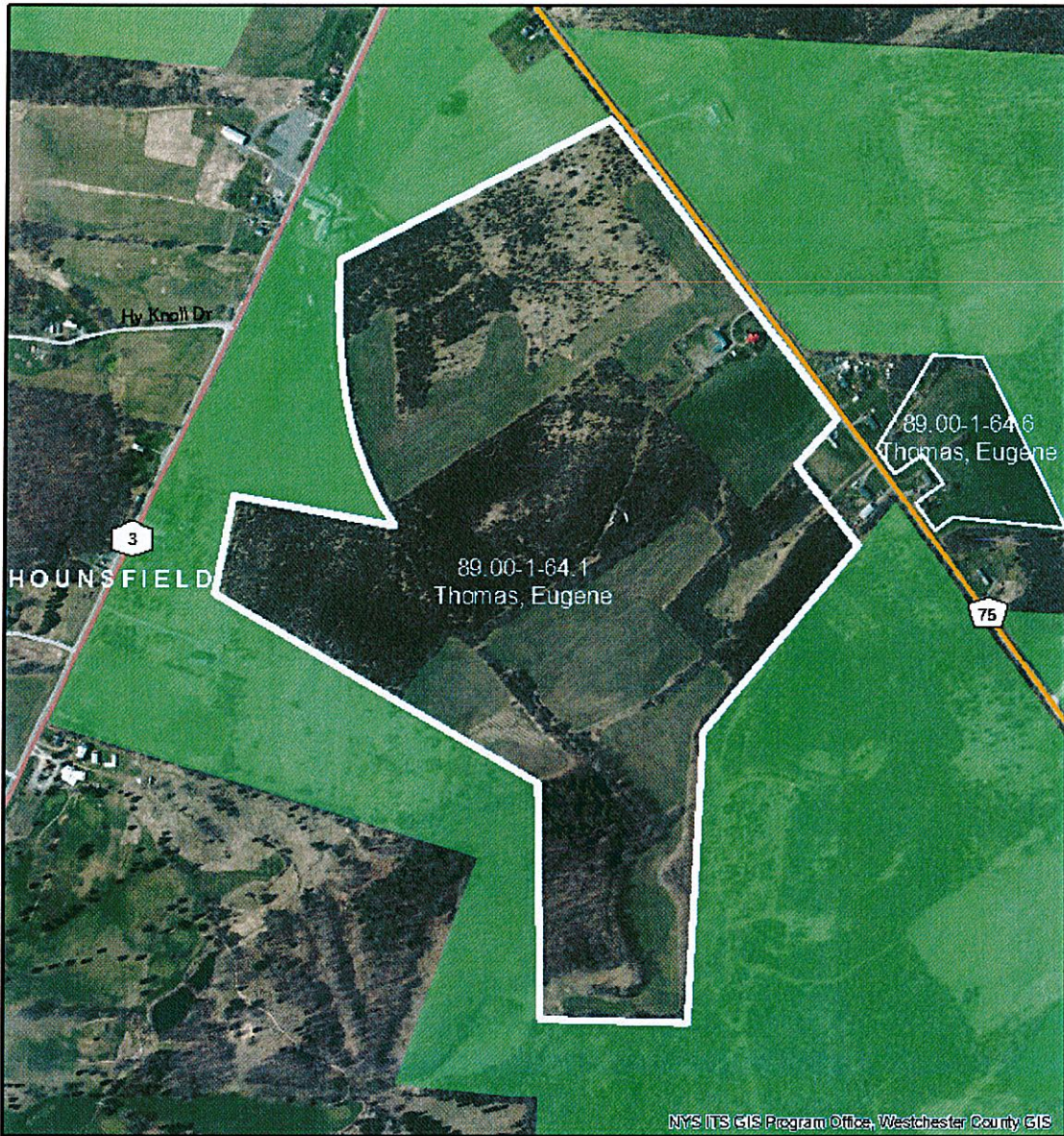
2. Eugene Thomas

Parcel Number	Town	GIS Acres	District
89.00-1-64.1	Hounsfield	139.57	SW: 3
89.00-1-64.6	Hounsfield	8.84	SW: 3

The applicant is requesting to add two parcels to the Southwest District. The applicant stated the land is used for field crops. Staff observed signs of agricultural activities including haying on the two parcels.

Eugene Thomas, 89.00-1-64.1 and 89.00-1-64.6, CR Rt. 75





Proposed Agricultural District Inclusion

2023 Inclusion Process
 Thomas, Eugene
 17553 Co Rte 75



Legend	
	Proposed Inclusion
	Agricultural District



0 250 500
 Feet

3. Thomas Whitmore

Parcel Number	Town	GIS Acres	District
90.00-4-56.21	Hounsfield	196.67	SW:3

The applicant is requesting to add one parcel to the Southwest District. The applicant stated the land is rented out as tillable acreage. A recent site visit confirmed the presence of agricultural activities such as haying and the keeping of horses.

Thomas Whitmore, 90.00-4-56.21, 18543 Jericho Road





Proposed Agricultural District Inclusion

2023 Inclusion Process
 Whitmore, Thomas A
 18543 Jericho Rd



Legend	
	Proposed Inclusion
	Agricultural District



0 250 500
 Feet

4. Roger Brunet

Parcel Number	Town	GIS Acres	District
81.00-1-85.1	Hounsfield	61.47	SW:3

The applicant is requesting to add one parcel to the Southwest District. The applicant stated the land is used for haying. Staff observed agricultural activities such as haying and growing vegetables along with a barn on site.

Roger Brunet, 81.00-1-85.1, 16075 Military Road



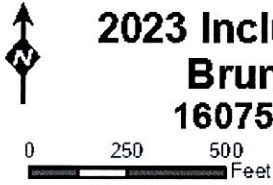


Proposed Agricultural District Inclusion

2023 Inclusion Process
 Brunet, Roger
 16075 Military Rd



Legend	
	Proposed Inclusion
	Agricultural District



5. **Harold Nohle**

Parcel Number	Town	GIS Acres	District
90.00-5-28	Hounsfield	49.92	SW:3

The applicant is requesting to add one parcel to the Southwest District. A recent site visit confirmed the presence of soybeans.

Harold Nohle, 90.00-5-28, Waite Road





Proposed Agricultural District Inclusion

2023 Inclusion Process
Nohle, Harold W
Waite Rd



Legend	
	Proposed Inclusion
	Agricultural District



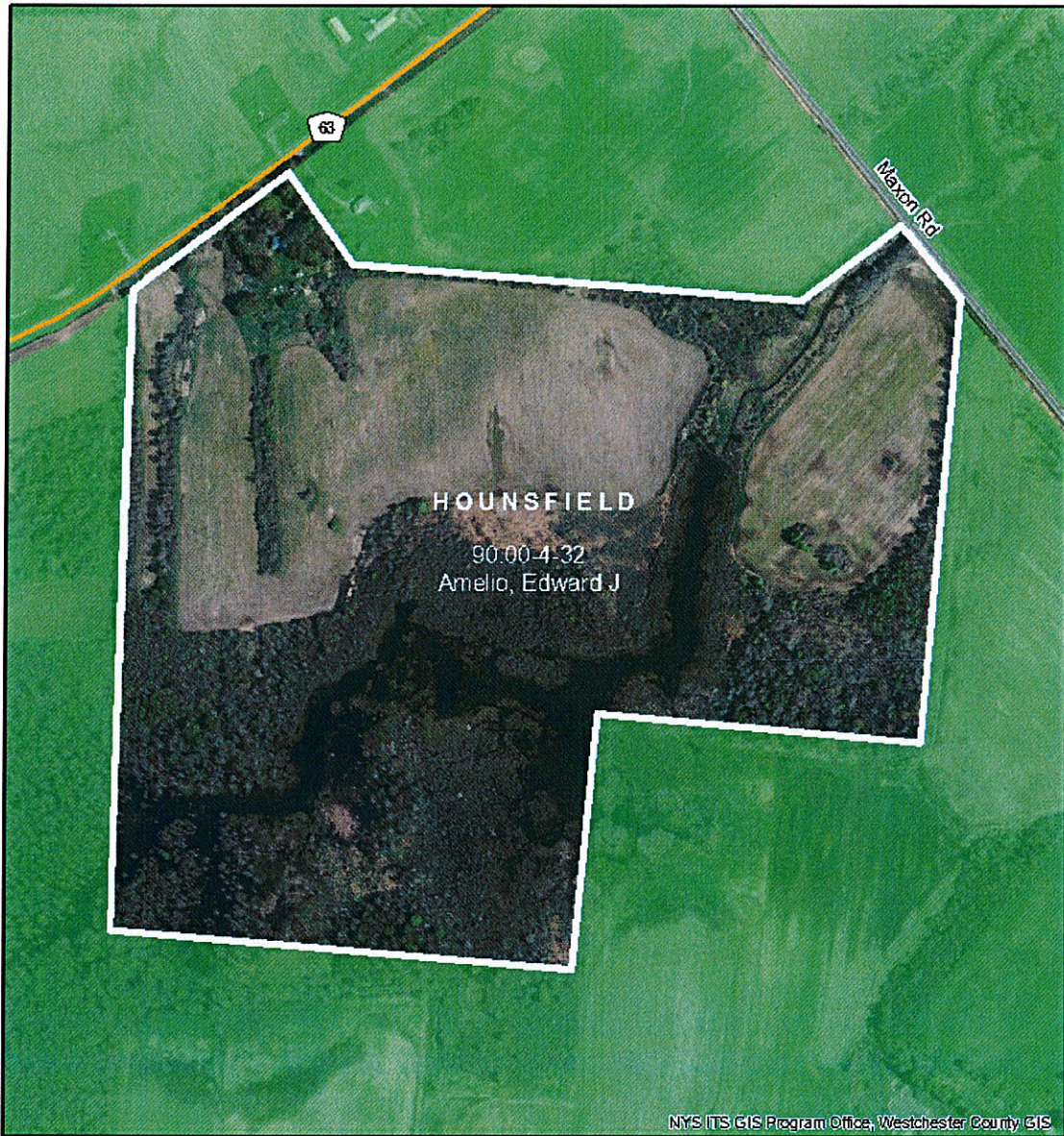
6. Edward Amelio

Parcel Number	Town	GIS Acres	District
90.00-4-32	Hounsfield	136.7	SW:3

The applicant is requesting to add one parcel to the Southwest District. The applicant stated the land is used for corn and/or soybean production. A recent site visit confirmed the presence of corn, haying and various species of grasses.

Edward Amelio, 90.00-4-32, 17376 CR 63


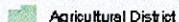




Proposed Agricultural District Inclusion

2023 Inclusion Process
Amelio, Edward J
17376 Co Rte 63

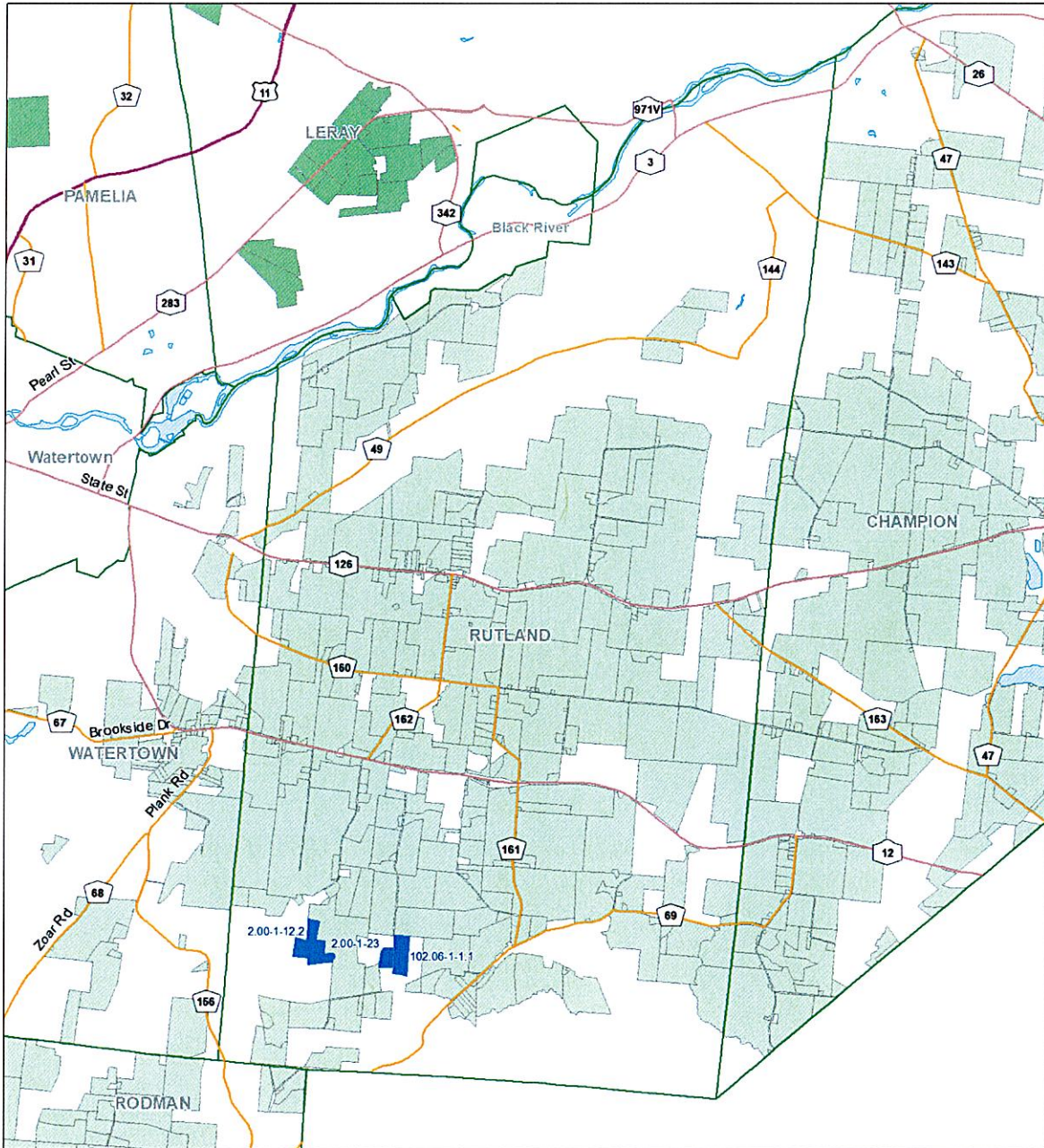


Legend	
	Proposed Inclusion
	Agricultural District



0 250 500
 Feet

Proposed 2023 Agricultural District Inclusions Rutland, New York



Jefferson County

Legend

- Requested 2023 Inclusion
- Agricultural Districts**
- Southeast
- North
- Southwest

0 0.5 1 2
Miles

Created by Jefferson County Planning Dept, July 2023

Sources: Jefferson County Office of Real Property Services, CSCIC

7. Reuben Peachy

Parcel Number	Town	GIS Acres	District
102.06-1-1.1	Rutland	39.57	SE: 1
2.00-1-23	Rutland	11.78	SE: 1

The applicant is requesting to add two parcels to the Southeast District. The applicant stated the land is used for growing produce and maple harvesting. Staff observed signs of agricultural activities and numerous maple trees.

Reuben Peachy, 102.06-1-1.1 & 2.00-1-23, Archer Road





Proposed Agricultural District Inclusion

2023 Inclusion Process
 Peachey, Reuben
 15790 Archer Rd



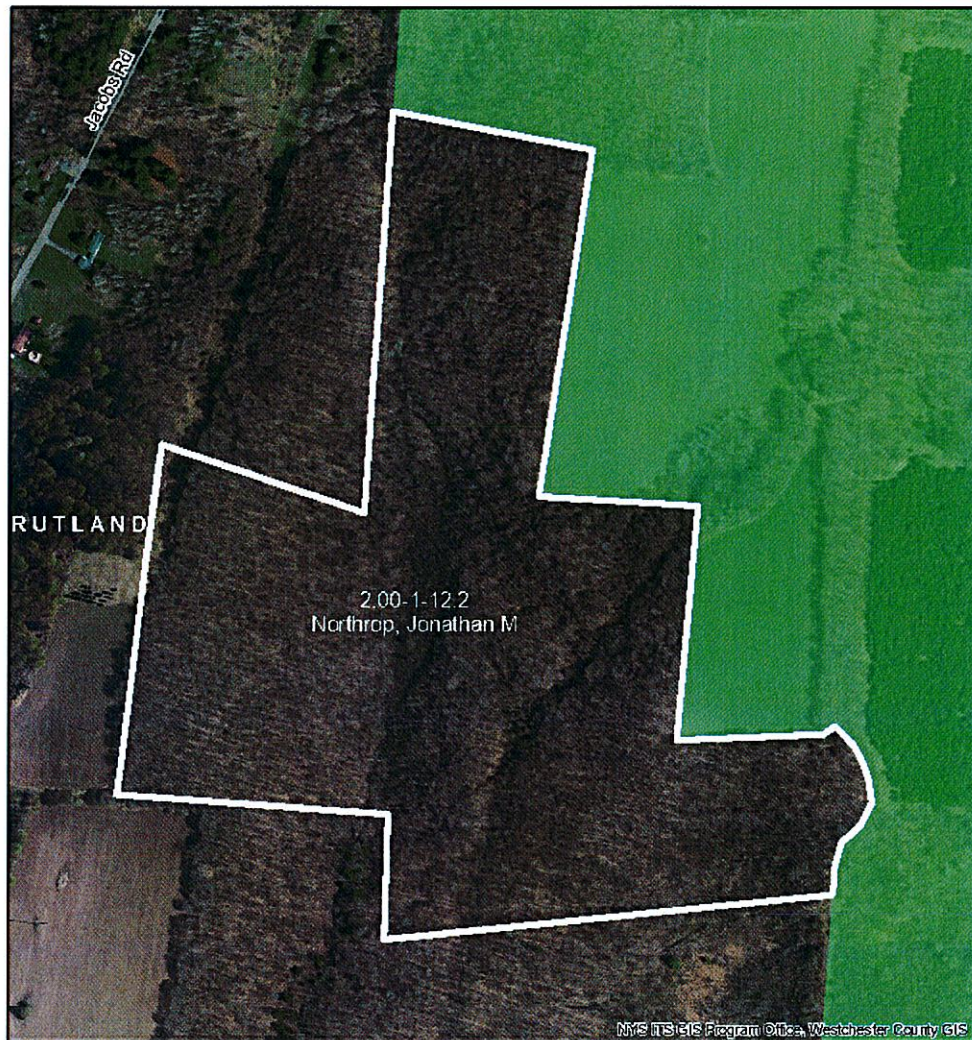
Legend	
	Proposed Inclusion
	Agricultural District



8. Jonathan Northrup

Parcel Number	Town	GIS Acres	District
2.00-1-12.2	Rutland	59.93	SE: 1

The applicant is requesting to add one parcel to the Southeast District. The applicant stated the land is used for maple products. Staff observed numerous maple trees in the area. Staff was unable to obtain a photograph of the exact parcel since it is landlocked.




Proposed Agricultural District Inclusion

2023 Inclusion Process
Northrup, Jonathan M
E of Jacobs Rd


Legend

Proposed Inclusion

Agricultural District



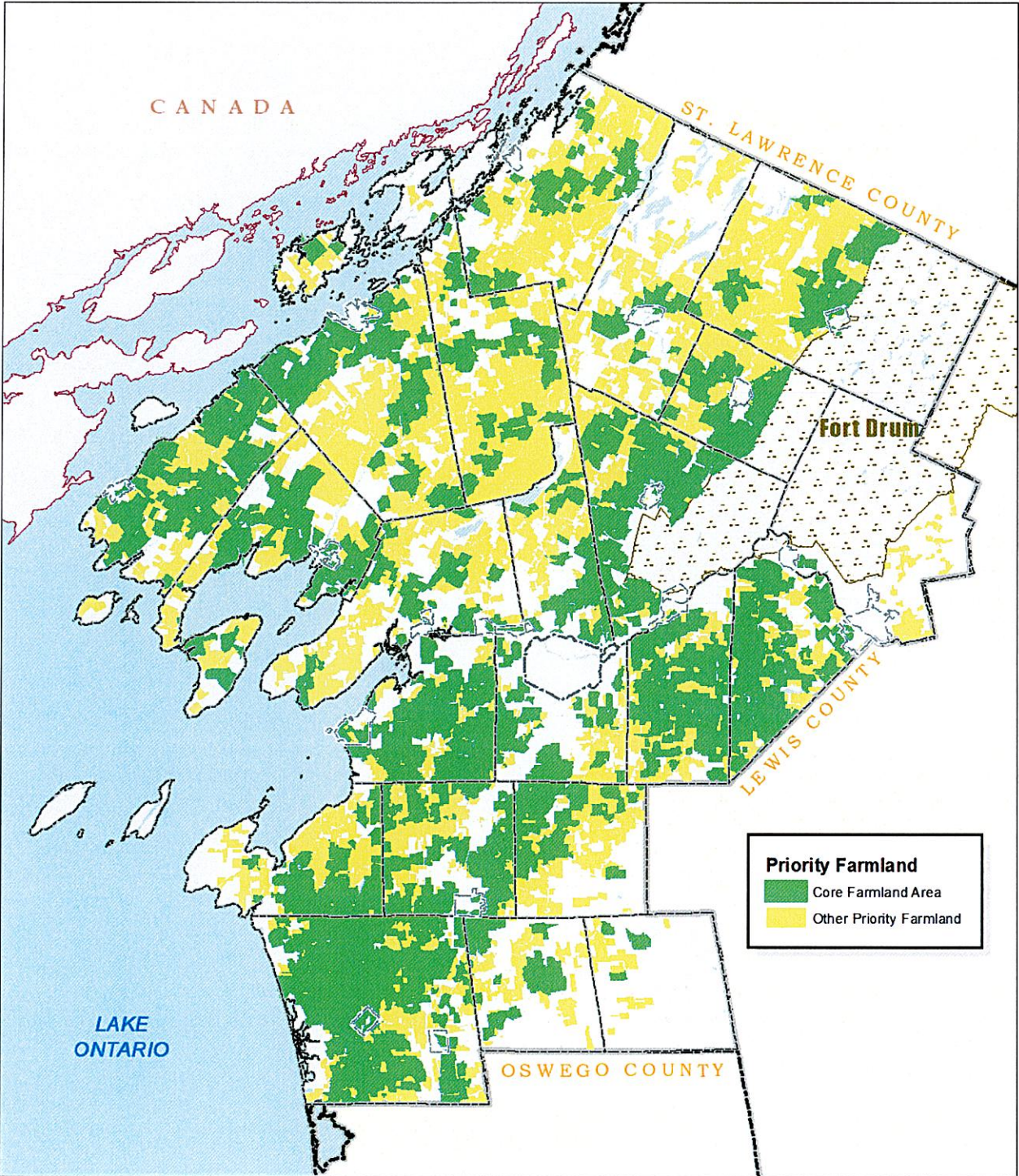
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Feet



July 2023

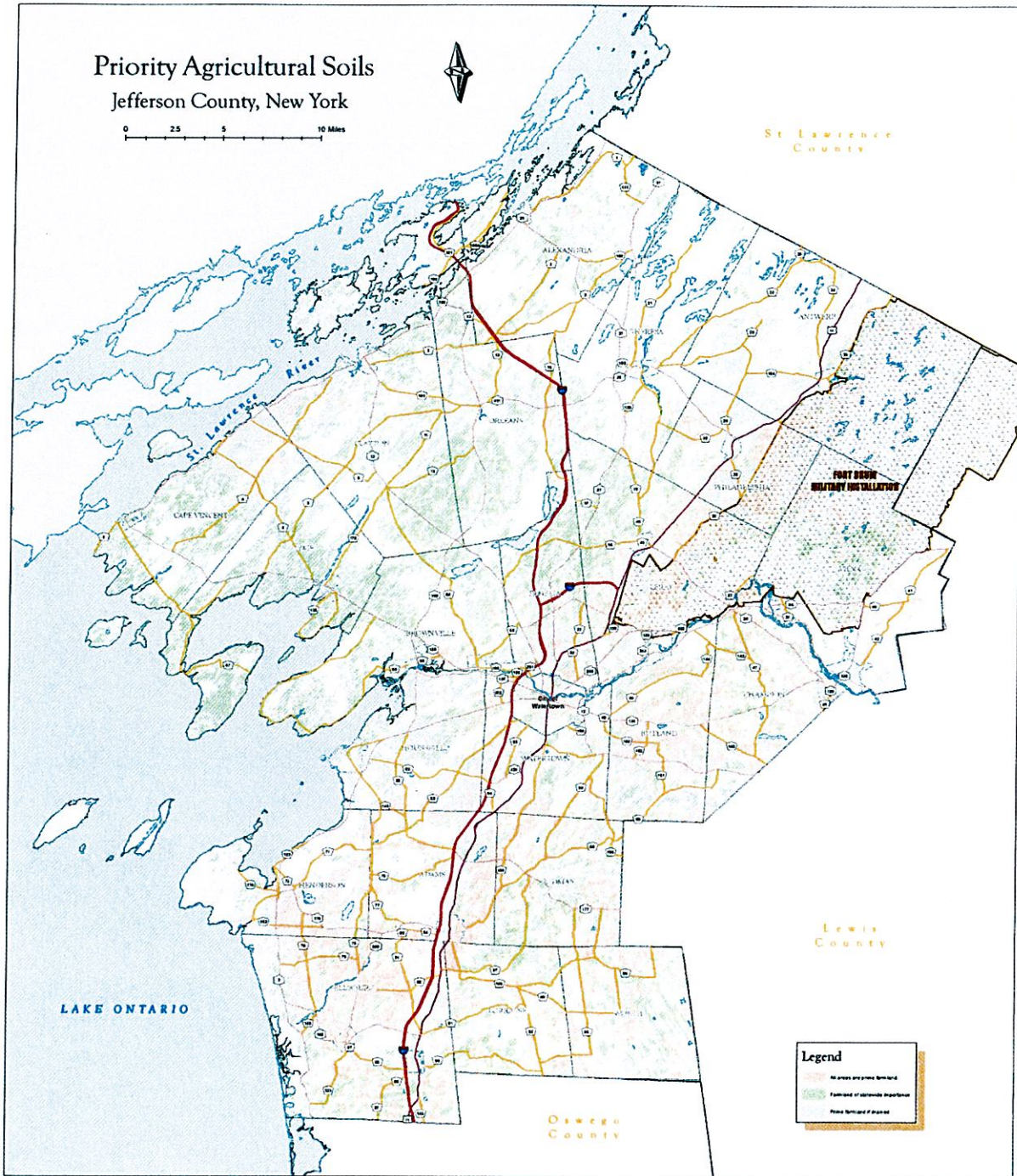
PRIORITY FARMLAND – JC Agricultural and Farmland Protection Plan, 2016

The recently adopted Jefferson County Agricultural and Farmland Protection Plan indicated priority farmland in the County. The map below identifies the areas. Most of the requested additions are within one of the areas or in close proximity.



PRIORITY AGRICULTURAL SOILS

While the identification of specific soil type's location is not possible, this general soil map shows that all of the proposed additions contain one or more of the soils identified below.



**Recommendation of the Agricultural and Farmland Protection Board
for the 2022 Agricultural District Inclusion Requests**

The Jefferson County Agricultural and Farmland Protection Board recommends that the following parcels, totaling 802.71 GIS acres, be added to existing agricultural districts:

Recommendation		Parcel Number	Landowner	Town	GIS Acres	Ag. District
Approve	Disapprove					
X		89.00-2-10.1	Bendwell	Hounsfield	67	SW
X		90.00-4-57.232	Bendwell	Hounsfield	31.26	SW
X		89.00-1-64.1	Thomas	Hounsfield	139.57	SW
X		89.00-1-64.6	Thomas	Hounsfield	8.84	SW
X		90.00-4-56.21	Whitmore	Hounsfield	196.67	SW
X		81.00-1-85.1	Brunet	Hounsfield	61.47	SW
X		90.00-5-28	Nohle	Hounsfield	49.92	SW
X		90.00-4-32	Amelio	Hounsfield	136.7	SW
X		102.06-1-1.1	Peachey	Rutland	39.57	SE
X		2.00-1-23	Peachey	Rutland	11.78	SE
X		2.00-1-12.2	Northrup	Rutland	59.93	SE

Motion made by: John Peck, seconded by Michael Keichel.

All in favor: Douglas Shelmidine, John Peck, Jan Martusewicz, Michael Kiechle, Roxanne Burns, Michael Bourcy.

Opposed: N/A.

Absent: Al Gehrke, Steve Watson, Pat Crast, Dan McBride, and Amanda Rae Root.

Motion carried.



Michael Bourcy