

# ERIE COUNTY AGRICULTURAL DISTRICTS INCLUSION OF VIABLE AGRICULTURAL LAND

## 2024 REPORT

FROM: ERIE COUNTY DEPARTMENT OF ENVIRONMENT AND PLANNING ON  
BEHALF OF THE ERIE COUNTY AGRICULTURAL AND FARMLAND  
PROTECTION BOARD AND THE ERIE COUNTY LEGISLATURE

TO: NEW YORK STATE DEPARTMENT OF AGRICULTURE AND MARKETS

PURSUANT TO: SECTION 303-B OF THE AGRICULTURE AND MARKETS LAW

### OVERVIEW

Per section 303-b of New York Agriculture and Markets Law, the Erie County Legislature set the month of September as the annual 30-day period to consider property owner requests for predominately viable agricultural land to be added to an agricultural district. Section 303-b requires the Erie County Agricultural and Farmland Protection Board (AFPB) to report to the Erie County Legislature with its recommendations as to whether the land requested to be included in an agricultural district consists of viable agricultural land as defined in 301(7) of New York Agriculture and Markets Law and serves the public interest by assisting in maintaining a viable agricultural industry within the district. This report provides a summary of the 303-b process and includes recommendations from the Erie County Legislature.

### PROPERTY OWNER REQUESTS

During the 2024 open enrollment period, the AFPB received applications for the inclusion of eighteen parcels into Erie County's existing Agricultural Districts, one of which is already enrolled in an existing Agricultural District and was subsequently withdrawn.

The AFPB considered these requests and based recommendations upon Agricultural District Law, which states that parcels to be included in agricultural districts must be "land highly suitable for agricultural production" that will continue to be feasible for farming if conditions remain the same. Parcels requested for inclusion were analyzed in detail by the AFPB and each application received, along with corresponding maps and aerial images, and a review matrix are included as Attachment 4.

The following table contains information for each request, indicates the AFPB's recommendation, and states the action taken by the Legislature:

#	SBL	Acres	Enrollment Address	Muni.	Applicant	District	AFPB Rec.	Leg. Action
1	12.00-2-1.1	40	0 East River Road	Grand Island	Robert & Christie Harper Trust	North #1	Include	Include
1	12.15-2-34.2	2	4928 East River Road	Grand Island	Robert & Christie Harper Trust	North #1	Exclude	Exclude
1	12.15-2-33.11	2	0 East River Road	Grand Island	Robert & Christie Harper Trust	North #1	Exclude	Exclude
1	12.15-2-32.1	2	4916 East River Road	Grand Island	Robert & Christie Harper Trust	North #1	Exclude	Exclude
1	12.15-2-16.1	1	0 East River Road	Grand Island	Robert & Christie Harper Trust	North #1	Exclude	Exclude
2	226.02-5-43	10.9	7992 Boston State Road	Boston	Katie Reding	Southeast #15	Include	Include

#	SBL	Acres	Enrollment Address	Muni.	Applicant	District	AFPB Rec.	Leg. Action
2	226.02-5-40	15.3	0 Boston State Road	Boston	Katie Reding	Southeast #15	Include	Include
3	335.14-2-12	9	359 West Main Street	Springville	Brett J. Landsman	Southeast #15	Include	Include
4	239.00-2-1.2	3.5	8620 Sisson Highway	Eden	Daniel Gelfond	Southwest #8	Include	Include
5	245.00-2-6.2	20	10861 Partridge Road	Colden	John Riley	Southeast #15	Include	Include
6	214.00-1-37.3	19	Boies Road	Colden	Mark Stoehr	Southeast #15	Include	Include
6	214.00-1-38	8.1	7285 Boies Road	Colden	Mark Stoehr	Southeast #15	Include	Include
6	214.00-1-41	8.3	Boies Road	Colden	Mark Stoehr	Southeast #15	Include	Include
6	214.00-1-13.3	5.3	Center Street	Colden	Mark Stoehr	Southeast #15	Include	Include
6	214.00-2-9.121	18.2	Darien Road	Colden	Mark Stoehr	Southeast #15	Include	Include
7	194.00-5-9	11.9	2772 South Creek Road	Hamburg	Wendy A. Good	Southwest #8	Include	Include
8	266.18-1-2	11.8	10455 Erie Road	Farnham	Rose and Charles Berns	Southwest #8	Include	Include

## PUBLIC HEARING

The Erie County Legislature gave the required public notice and held a public hearing on October 30, 2024, at 2:00 PM.

## STATE ENVIRONMENTAL QUALITY REVIEW

The modification of Agricultural Districts is within the scope of a Cooperative Agreement between the Erie County Legislature and the NYS Department of Agriculture and Markets. Pursuant to the Agreement, the Legislature acted as State Environmental Quality Review Act (SEQR) Lead Agency and conducted a coordinated review. It was determined that the modification of the Districts would not result in any significant adverse environmental impacts and a Negative Declaration was issued. The completed Short Environmental Assessment Form is included as Attachment 6.

## LIST OF ATTACHMENTS

- 1) 30-Day Review Notice
- 2) Public Hearing Notice
- 3) Public Hearing Minutes
- 4) AFPB Report
- 5) SEQR
- 6) Adopting Resolution

**1) 30-Day Review Notice**

**COUNTY OF ERIE  
LEGAL NOTICE**  
30-DAY PERIOD FOR INCLUSION  
OF  
PREDOMINANTLY VIABLE  
AGRICULTURAL LANDS  
INTO EXISTING AGRICULTURAL  
DISTRICTS

Per New York State Agriculture and  
Markets Law Section 303-b, the Erie  
County Legislature designated  
September 1 through September 30  
as the annual thirty-day period during  
which landowners may  
submit requests to include  
predominantly viable agricultural  
land into an existing certified  
agricultural district.

Copies of the application form have  
been provided to Municipal Clerks,  
Assessors, and Chief Elected Officials  
for distribution to interested  
landowners. The application is also  
available online at  
[www.erie.gov/agenrollment](http://www.erie.gov/agenrollment).

The Erie County Department of  
Environment and Planning will accept  
applications from September 1  
through September 30. Any questions  
on this process should be directed to  
the Erie County Department of  
Environment and Planning.

A public hearing will be scheduled at a  
later date to consider all requests and  
recommendations of the Erie County  
Agricultural and Farmland Protection  
Board.

**CONTACT:**

Sarah Gatti, Principal Planner  
Erie County Environment & Planning  
95 Franklin Street, 10<sup>th</sup> Floor  
Buffalo, NY 14202  
Phone: (716) 858-6014  
Fax: (716) 858-7248  
Email: [agriculture@erie.gov](mailto:agriculture@erie.gov)



## **2) Public Hearing Notice**

**COUNTY OF ERIE  
LEGAL NOTICE**

**NOTICE OF PUBLIC HEARING**

**PROPOSED MODIFICATION TO  
AGRICULTURAL DISTRICTS**

At the direction of Erie County  
Legislative Chair, April N.M. Baskin,  
notice is hereby given that a public  
hearing will be held by the Legislature  
of the County of Erie, on the 30<sup>th</sup> of  
October 2024 at 2:00 PM at the  
Chambers of the Erie County  
Legislature, 4th Floor, Old County  
Hall, 92 Franklin St., Buffalo, NY  
14202, to consider the following  
requests for the inclusion of  
predominantly viable agricultural lands  
within existing agricultural districts that  
have been submitted in accordance  
with sec. 303-b of NYS Agricultural  
and Markets Law:

5 parcels in the Town of Grand Island  
totaling 47 acres.

2 parcels in the Town of Boston  
totaling 26.23 acres.

1 parcel in the Village of Springville  
totaling 9 acres.

1 parcel in the Town of Eden totaling  
3.5 acres.

6 parcels in the Town of Colden  
totaling 78.83 acres.

1 parcel in the Town of Hamburg  
totaling 11.9 acres.

1 parcel in the Village of Farnham  
totaling 11.8 acres.

The hearing shall consider the  
submitted requests and  
recommendations of the County  
Agricultural and Farmland Protection  
Board (AFPB). The AFPB report is  
available at: [erie.gov/agriculture](http://erie.gov/agriculture).

Questions may be directed to Sarah  
Gatti, Principal Planner at  
[sarah.gatti@erie.gov](mailto:sarah.gatti@erie.gov).

Dated: Buffalo, New York, October 17,  
2024

BY ORDER OF THE COUNTY  
LEGISLATURE  
OF THE COUNTY OF ERIE, NEW  
YORK

By Olivia Owens  
Clerk, Erie County Legislature

### **3) Public Hearing Minute**

## PUBLIC HEARING ON PROPOSED MODIFICATION TO AGRICULTURAL DISTRICTS

92 Franklin St., 4th Floor - Buffalo, NY 14202

October 30, 2024 – 2:00 PM

### MINUTES

The Public Hearing was called to order at 2:00 PM by Olivia Owens, Clerk of the Erie County Legislature.

The Clerk read the Notice of Public Hearing:

At the direction of Erie County Legislative Chair, April N.M. Baskin, notice is hereby given that a public hearing will be held by the Legislature of the County of Erie, on the 30th of October 2024 at 2:00 PM at the Chambers of the Erie County Legislature, 4th Floor, Old County Hall, 92 Franklin St., Buffalo, NY 14202, to consider the following requests for the inclusion of predominantly viable agricultural lands within existing agricultural districts that have been submitted in accordance with sec. 303-b of NYS Agricultural and Markets Law:

5 parcels in the Town of Grand Island totaling 47 acres.

2 parcels in the Town of Boston totaling 26.23 acres.

1 parcel in the Village of Springville totaling 9 acres.

1 parcel in the Town of Eden totaling 3.5 acres.

6 parcels in the Town of Colden totaling 78.83 acres.

1 parcel in the Town of Hamburg totaling 11.9 acres.

1 parcel in the Village of Farnham totaling 11.8 acres.

The hearing shall consider the submitted requests and recommendations of the County Agricultural and Farmland Protection Board (AFPB). The AFBP report is available at: [erie.gov/agriculture](http://erie.gov/agriculture).

Questions may be directed to Sarah Gatti, Principal Planner at [sarah.gatti@erie.gov](mailto:sarah.gatti@erie.gov).

Dated: Buffalo, New York, October 17, 2024

BY ORDER OF THE COUNTY LEGISLATURE  
OF THE COUNTY OF ERIE, NEW YORK

By Olivia Owens  
Clerk, Erie County Legislature

The Clerk then opened the floor to public comment.

Sarah Gatti, Principal Planner at the Erie County Department of Environment and Planning stated that eight applications were received requesting to add 17 parcels into an Erie County Agricultural District, including:

- One application requesting the inclusion of five parcels in the Town of Grand Island totaling 47 acres.

- One application requesting the inclusion of two parcels in the Town of Boston totaling 26.23 acres.
- One application requesting the inclusion of one parcel in the Village of Springville totaling 9 acres.
- One application requesting the inclusion of one parcel in the Town of Eden totaling 3.5 acres.
- Two applications requesting the inclusion of six parcels in the Town of Colden totaling 78.83 acres.
- One application requesting the inclusion of one parcel in the Town of Hamburg totaling 11.9 acres.
- One application requesting the inclusion of one parcel in the Village of Farnham totaling 11.8 acres.

The Erie County Agricultural and Farmland Protection Board reviewed these requests and recommends that 13 of 17 parcels be added to existing Agricultural Districts. The Board does not recommend inclusion of four parcels on Grand Island, including SBLs:

- 12.15-2-34.2;
- 12.15-2-33.11;
- 12.15-2-32.1; and
- 12.15-2-16.1

These recommendations were based upon Agricultural District Law, which states that parcels to be included in the Districts must be “land highly suitable for agricultural production” and which continue to be feasible for farming if conditions remain the same. There is a report on 2024 open enrollment available at [erie.gov/agriculture](http://erie.gov/agriculture). The report is also available through the Erie County Legislature.

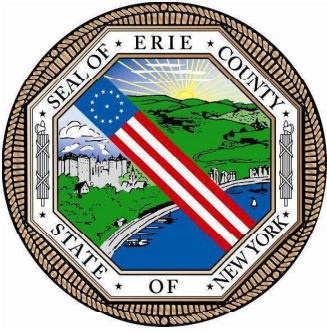
With no other speakers wishing to speak, the public hearing was adjourned at 2:05 PM.

Respectfully Submitted,



Sarah E. Gatti  
Principal Planner

#### 4) AFPB Report



# ERIE COUNTY AGRICULTURAL DISTRICTS INCLUSION OF VIABLE AGRICULTURAL LAND

## 2024 REPORT

FROM: ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING  
TO: ERIE COUNTY AGRICULTURAL & FARMLAND PROTECTION BOARD  
PURSUANT TO: SECTION 303-B OF THE AGRICULTURE AND MARKETS LAW

### OVERVIEW

Per section 303-b of New York Agriculture and Markets Law, the Erie County Legislature set the month of September as the annual 30-day period to consider property owner requests for predominately viable agricultural land to be added to an agricultural district. Section 303-b requires the Erie County Agricultural and Farmland Protection Board (AFPB) to report to the Erie County Legislature with its recommendations as to whether the land requested to be included in an agricultural district consists of viable agricultural land as defined in 301(7) of New York Agriculture and Markets Law, and serves the public interest by assisting in maintaining a viable agricultural industry within the district.

### PROPERTY OWNER REQUESTS

During the 2024 open enrollment period, the AFPB received applications for the inclusion of eighteen parcels into Erie County's existing Agricultural Districts, one of which is already enrolled in an existing Agricultural District and was subsequently withdrawn.

The AFPB must consider these requests and base recommendations upon Agricultural District Law, which states that parcels to be included in agricultural districts must be "land highly suitable for agricultural production" that will continue to be feasible for farming if conditions remain the same.

Each parcel requested for inclusion should be analyzed in detail by the AFPB. Each application received, along with corresponding maps and aerial images are included as Attachments 1-8.

During the open enrollment period, the following applications were received:

#	SBL	Acres	Enrollment Address	Muni.	Applicant	District
1	12.00-2-1.1	40	0 East River Road	Grand Island	Robert & Christie Harper Trust	North #1
1	12.15-2-34.2	2	4928 East River Road	Grand Island	Robert & Christie Harper Trust	North #1
1	12.15-2-33.11	2	0 East River Road	Grand Island	Robert & Christie Harper Trust	North #1
1	12.15-2-32.1	2	4916 East River Road	Grand Island	Robert & Christie Harper Trust	North #1
1	12.15-2-16.1	1	0 East River Road	Grand Island	Robert & Christie Harper Trust	North #1
2	226.02-5-43	10.9	7992 Boston State Road	Boston	Katie Reding	Southeast #8
2	226.02-5-40	15.3	0 Boston State Road	Boston	Katie Reding	Southeast #8
3	335.14-2-12	9	359 West Main Street	Springville	Brett J. Landsman	Southeast #15
4	239.00-2-1.2	3.5	8620 Sisson Highway	Eden	Daniel Gelfond	Southwest #8
5	245.00-2-6.2	20	10861 Partridge Road	Colden	John Riley	Southeast #15
6	214.00-1-37.3	19	Boies Road	Colden	Mark Stoehr	Southeast #15
6	214.00-1-38	8.1	7285 Boies Road	Colden	Mark Stoehr	Southeast #15
6	214.00-1-41	8.3	Boies Road	Colden	Mark Stoehr	Southeast #15
6	214.00-1-13.3	5.3	Center Street	Colden	Mark Stoehr	Southeast #15
6	214.00-2-9.121	18.2	Darien Road	Colden	Mark Stoehr	Southeast #15
7	194.00-5-9	11.9	2772 South Creek Road	Hamburg	Wendy A. Good	Southwest #8
8	266.18-1-2	11.8	10455 Erie Road	Farnham	Rose and Charles Berns	Southwest #8

Erie County staff have identified soil types and suitability for agriculture, type of operation, whether the parcel is owner-operated or rented, gross sales, surrounding land use, eligibility for agricultural assessment, consistency with zoning, local and regional planning documents, proximity to existing agricultural districts, and eligibility for inclusion pursuant to Article 25AA of Agriculture & Markets Law. This data is provided in the matrix included as Attachment 9.

## **LIST OF ATTACHMENTS**

- 1) Harper Applications & Maps
- 2) Reding Applications & Maps
- 3) Landsman Applications & Maps
- 4) Gelfond Applications & Maps
- 5) Riley Applications & Maps
- 6) Stoehr Applications & Maps
- 7) Good Application & Maps
- 8) Berns Application & Maps
- 9) Matrix – Parcel Listing and Information



## **1) Harper Applications & Maps**

# AGRICULTURAL DISTRICT OPEN ENROLLMENT FORM

This form is to be completed by agricultural landowners who wish to request inclusion in an existing agricultural district. The information obtained from this form will be used by the County and State to determine the significance and viability of agriculture.  
(NYS Agriculture and Markets Law 25AA, §303-b)

**REQUESTS WILL BE ACCEPTED FROM **SEPTEMBER 1** TO **SEPTEMBER 30**.**

**APPLICANTS MUST FILL OUT ALL APPLICABLE SECTIONS.  
UNSIGNED APPLICATIONS WILL NOT BE CONSIDERED.**

<b>PART I: LANDOWNER INFORMATION</b>	
OWNER NAME: Robert & Christie Harper Trust	PHONE: ( ) 716-912-1093
ADDRESS: 4943 East River Road	ALT. PHONE: ( )
CITY, ST, ZIP: GI, NY 14072	EMAIL: paulharperdvm@gmail.com
<b>RENTER CONTACT INFORMATION (IF APPLICABLE)</b>	
RENTER NAME:	PHONE: ( )
MAILING ADDRESS:	ALT. PHONE: ( )
CITY, ST, ZIP:	EMAIL:

<b>PART II: PROPERTY DESCRIPTION</b>				
Please describe the property proposed to be added to the Agricultural District and list the SBL (tax identification) numbers and the Town in which they are located for all parcels that you wish to be included in the Agricultural District Program. If you are unsure of your SBL numbers or whether or not a parcel is currently receiving an Agricultural Assessment, please check with your local assessor.				
<b>FARM DESCRIPTION</b>				
Total number of acres owned				140
Total number of acres farmed/cropped				10
Total number of acres rented (from another landowner as part of the subject farm)				
Did you file a Schedule F - Form 1040 (Profit or Loss From Farming) with last year's Federal taxes?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Annual gross income from agricultural operation				\$12,000
Capital investment in agricultural operation over past 5 years: (please check one)				
<input type="checkbox"/> N/A (e.g. a proposed operation/start-up) <input type="checkbox"/> Below \$10,000 <input checked="" type="checkbox"/> \$10,000 - \$50,000 <input type="checkbox"/> Greater than \$50,000				
SBL Number (Tax ID)	Street Address	Town	Size (acres)	Agricultural Assessment (Y/N)
100.01-1-1.01	1 Sample Street	Anytown	10.2	No
12.00-2-1.1	~4944 East River Rd	Grand Island	40	No
12.15-2-34.2	4928 East River Rd	Grand Island	2	No
12.15-2-33.11	4924 East River Rd	Grand Island	2	No
12.15-2-32.1	4916 East River Rd	Grand Island	2	No
12.15-2-16.1	4907 East River Rd	Grand Island	1	No

**PART III:****AGRICULTURAL BUSINESS DESCRIPTION**

Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.

**We are looking to add adjacent parcels to our current farm. In order to grow, we need to add the requested parcels, which will allow for a unified farm footprint as well as allow us to expand farm buildings for the equipment needed to properly run and take care of the farm. Also, we need the parcels for appropriate access to good farming land. This farm is growing Christmas trees, fruit trees, hay, pumpkins, and has plans to add farm animals as well as more of what we already grow.**

Identify the operating status of the farm operation on the subject land

☐ Proposed/Start-up (If yes, please attach a "5-year business plan" and a "5-year financial projections plan")

☒ Existing/Established

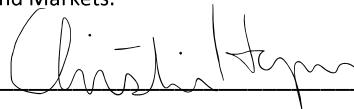
**CURRENT USE OF SUBJECT PARCEL(S)** *Check all that apply*

AGRICULTURAL USE	ACRES (estimated)
<input type="checkbox"/> Dairy	
<input checked="" type="checkbox"/> Cash Crop (Grain)	2
<input checked="" type="checkbox"/> Cash Crop (Vegetable)	10
<input checked="" type="checkbox"/> Orchard/Vineyard	5
<input checked="" type="checkbox"/> Livestock (other than dairy)	2
<input type="checkbox"/> Poultry	
<input type="checkbox"/> Sugarbush/Maple	
<input checked="" type="checkbox"/> Horticultural Specialties/Christmas Tree	30
<input type="checkbox"/> Aquaculture	
<input type="checkbox"/> Other	

**PART IV:****SIGNATURE**

I attest that I am the legal owner of the above properties and that the above information is correct to the best of my knowledge and hereby officially request that my property, which is **predominantly viable agricultural land**, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District in which my land is placed. I understand that this is not an application for an agricultural tax assessment. I also acknowledge that this request is subject to a public hearing; review by the Erie County Agriculture and Farmland Protection Board; action by the Erie County Legislature; and certification by the NYS Department of Agriculture and Markets.

Property Owner



Date 9/18/24

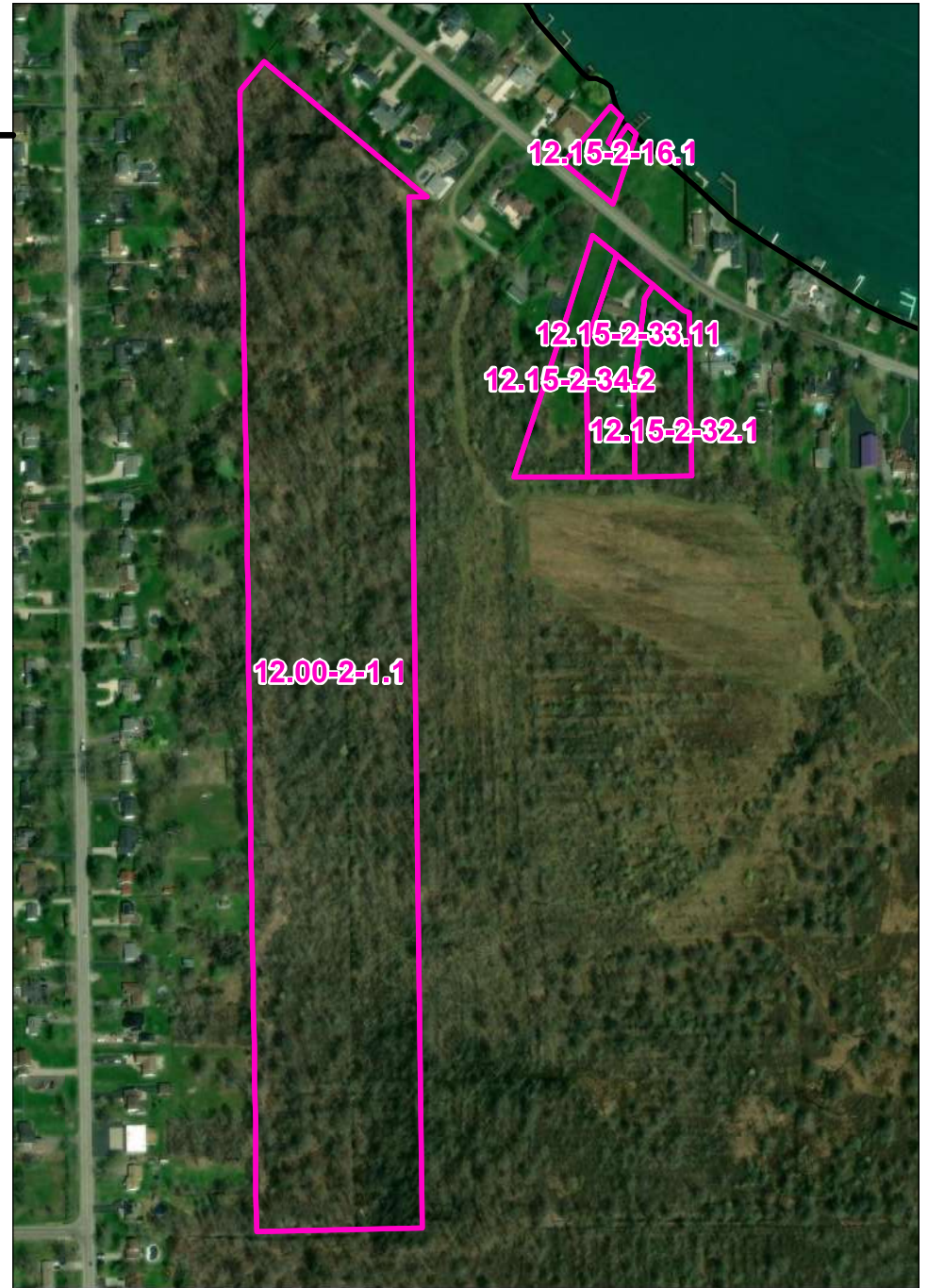
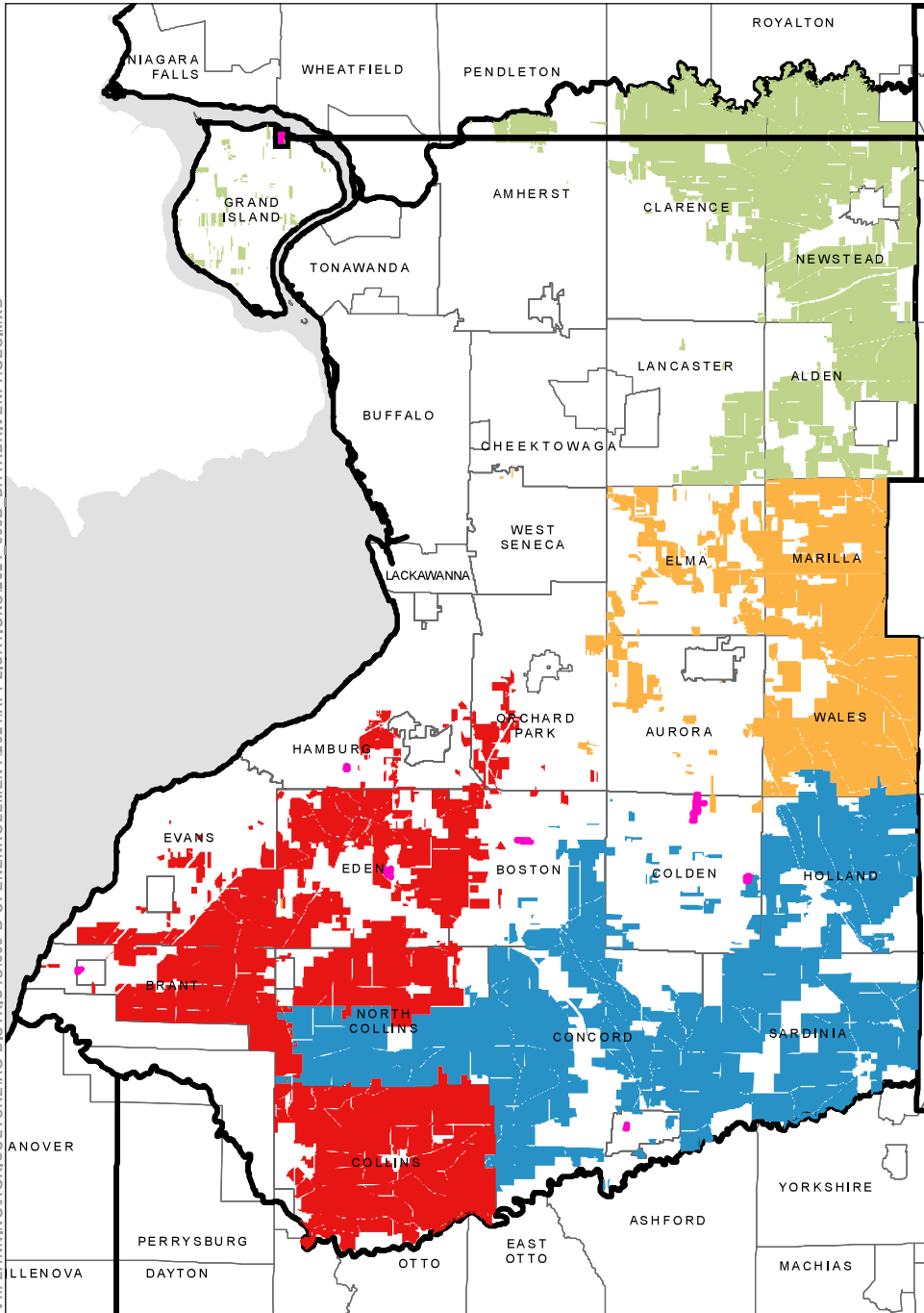
**PLEASE SEND COMPLETED REQUEST FORM TO:**

Sarah Gatti, Principal Planner  
Erie County Department of Environment & Planning  
95 Franklin Street, 10<sup>th</sup> Floor, Buffalo, NY 14202  
OR

[agriculture@erie.gov](mailto:agriculture@erie.gov)

Questions? Contact Sarah Gatti at (716)858-6014 or [sarah.gatti@erie.gov](mailto:sarah.gatti@erie.gov)

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- Central #5
- North #1
- Southeast #15
- Southwest #8
- Proposed Enrollments

## APPLICATION 1: HARPER TOWN OF GRAND ISLAND

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2024)

0 280 560 1,120 1,680 2,240 FEET

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 9/30/2024



# APPLICATION 1: HARPER (SBL 12.15-2-16.1)



04/25/2020

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# APPLICATION 1: HARPER (2 of 3)





# APPLICATION 1: HARPER (3 of 3)



## **2) Reding Applications & Maps**



# Agricultural District Open Enrollment Form

[www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural\\_district\\_open\\_enrol/submission/3656/table](http://www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural_district_open_enrol/submission/3656/table)

<b>Are you requesting land be included into an existing Erie County Agricultural District?</b>	Yes
<b>Owner Name</b>	Katie Reding
<b>Address</b>	7440 Boston State Rd. Hamburg, New York. 14075
<b>Phone Number</b>	<u>716-536-4184</u>
<b>Email Address</b>	<u>gerwitzk@gmail.com</u>
<b>Renter Name</b>	Meyer's Homegrown (Dave and Tracy Meyer)
<b>Renter Address</b>	9800 Zimmerman Rd Boston, New York. 14025
<b>Phone Number</b>	<u>716-574-5594</u>
<b>Email Address</b>	
<b>Total Number of Acres Owned</b>	26.2
<b>Total Number of Acres Farmed/Cropped</b>	9+
<b>Total Number of Acres Rented</b>	9+
<b>Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?</b>	
<b>Annual gross income from agricultural operation</b>	
<b>Capital investment in agricultural operation over past 5 years</b>	

- **SBL (Tax Parcel ID):** 226.02-5-43  
**Street Address:** 7992 Boston State Rd  
**Town:** Boston  
**Acres:** 10.91  
**Agricultural Assessment (Y/N):** Y
- **SBL (Tax Parcel ID):** 226.02-5-40  
**Street Address:** 0 Boston State Rd  
**Town:** Boston  
**Acres:** 15.32  
**Agricultural Assessment (Y/N):** Y

**SBL**

**Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.**

Rotation of Popcorn, Sweet Corn, or Pumpkin planting for direct sale.

**Identify the operating status of the farm operation on the subject land**

Existing/Established

**Dairy**

**Cash Crop (Grain)**

**Cash Crop (Vegetable)**

10

**Orchard/Vineyard**

**Livestock (other than dairy)**

**Poultry**

**Sugarbush/Maple**

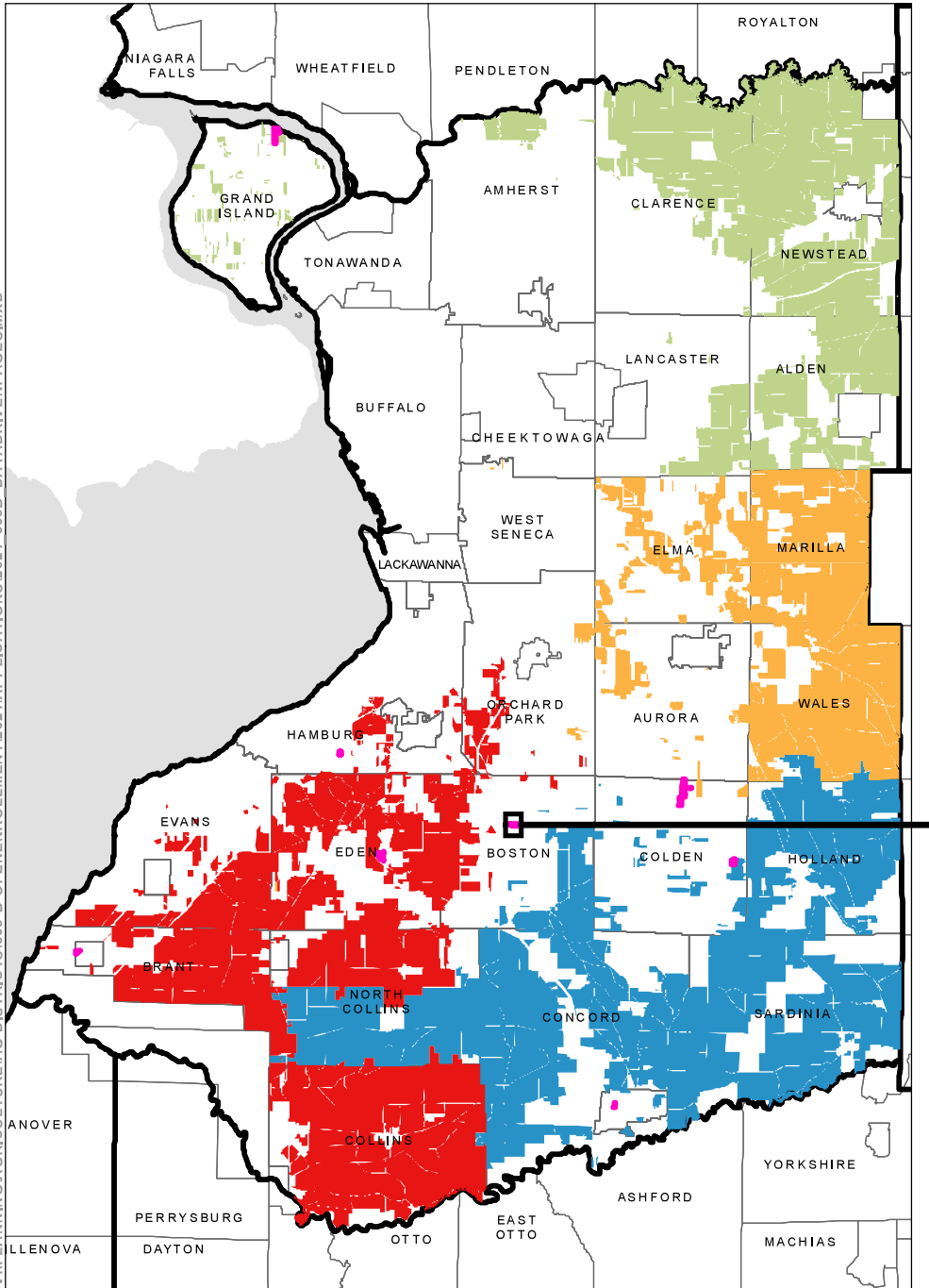
**Horticultural Specialties/Christmas Tree**

**Aquaculture**

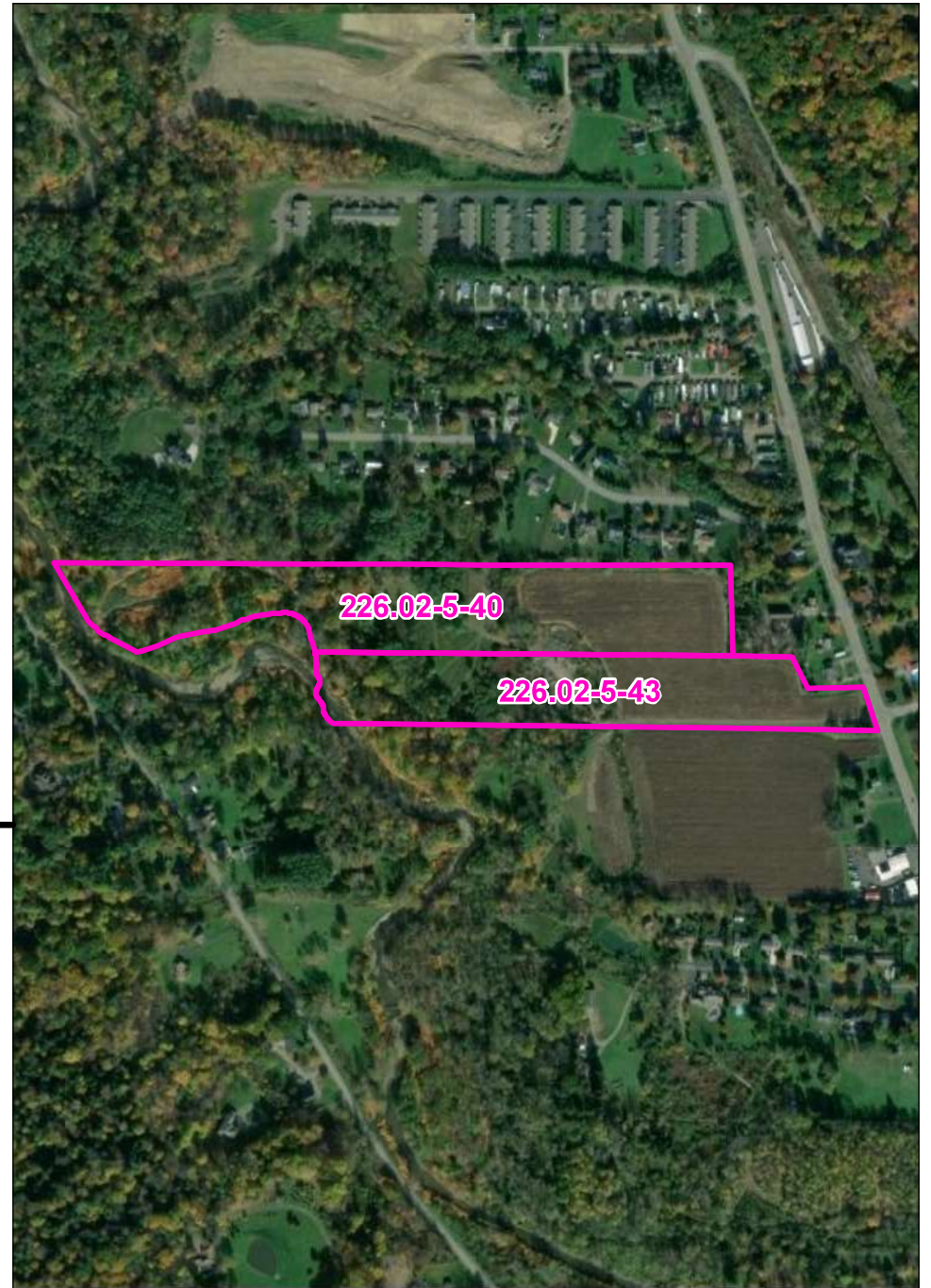
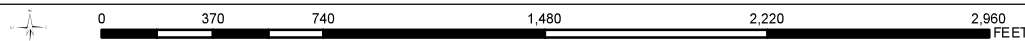
**Other**



**Property Owner Signature**



- Central #5
- North #1
- Southeast #15
- Southwest #8
- Proposed Enrollments



## APPLICATION 2: REDING TOWN OF BOSTON

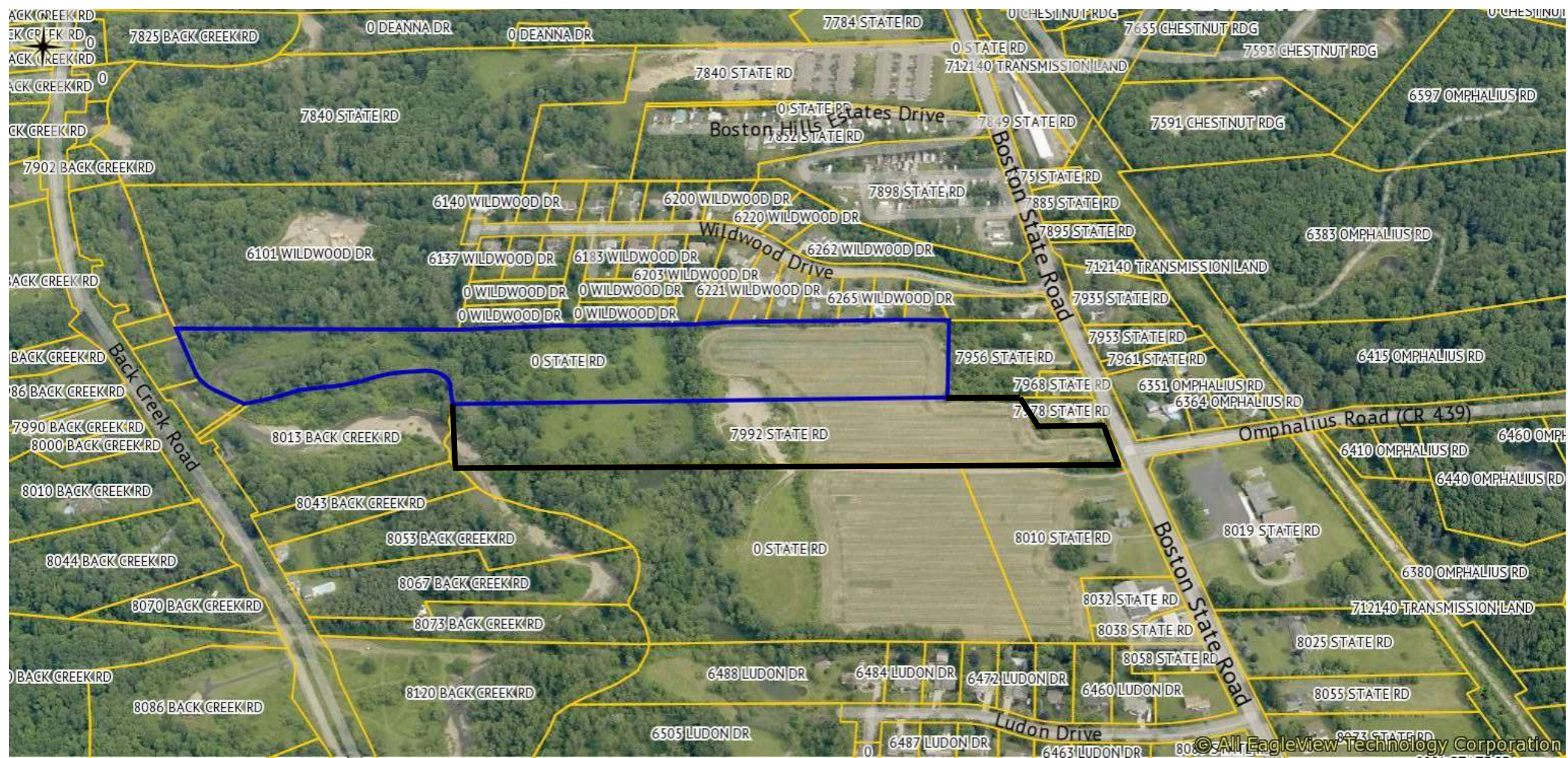
AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2024)



PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 9/30/2024



## APPLICATION 2: REDING



### **3) Landsman Applications & Maps**

# Agricultural District Open Enrollment Form

[www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural\\_district\\_open\\_enrol/submission/3661/table](http://www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural_district_open_enrol/submission/3661/table)

[Skip to main content](#)

The **Table** page displays a submission's general information and data using tabular layout.  
[Watch video](#)

<b>Are you requesting land be included into an existing Erie County Agricultural District?</b>	Yes
<b>Owner Name</b>	Brett J Landsman
<b>Address</b>	359 W Main St Springville, New York. 14141
<b>Phone Number</b>	<u>7164004145</u>
<b>Email Address</b>	<u>brettjlandsman@gmail.com</u>
<b>Renter Name</b>	
<b>Renter Address</b>	
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Total Number of Acres Owned</b>	11
<b>Total Number of Acres Farmed/Cropped</b>	9
<b>Total Number of Acres Rented</b>	0
<b>Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?</b>	
<b>Annual gross income from agricultural operation</b>	
<b>Capital investment in agricultural operation over past 5 years</b>	

**SBL (Tax Parcel ID):** 335.14-2-12  
**Street Address:** 359 W Main St  
**Town:** Springville  
**Acres:** 9  
**Agricultural Assessment (Y/N):** Y

**SBL**

**Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.**

Hay operation

**Identify the operating status of the farm operation on the subject land**

Existing/Established

**Dairy**

**Cash Crop (Grain)**

**Cash Crop (Vegetable)**

**Orchard/Vineyard**

**Livestock (other than dairy)**

**Poultry**

1

**Sugarbush/Maple**

**Horticultural  
Specialties/Christmas Tree**

**Aquaculture**

**Other**

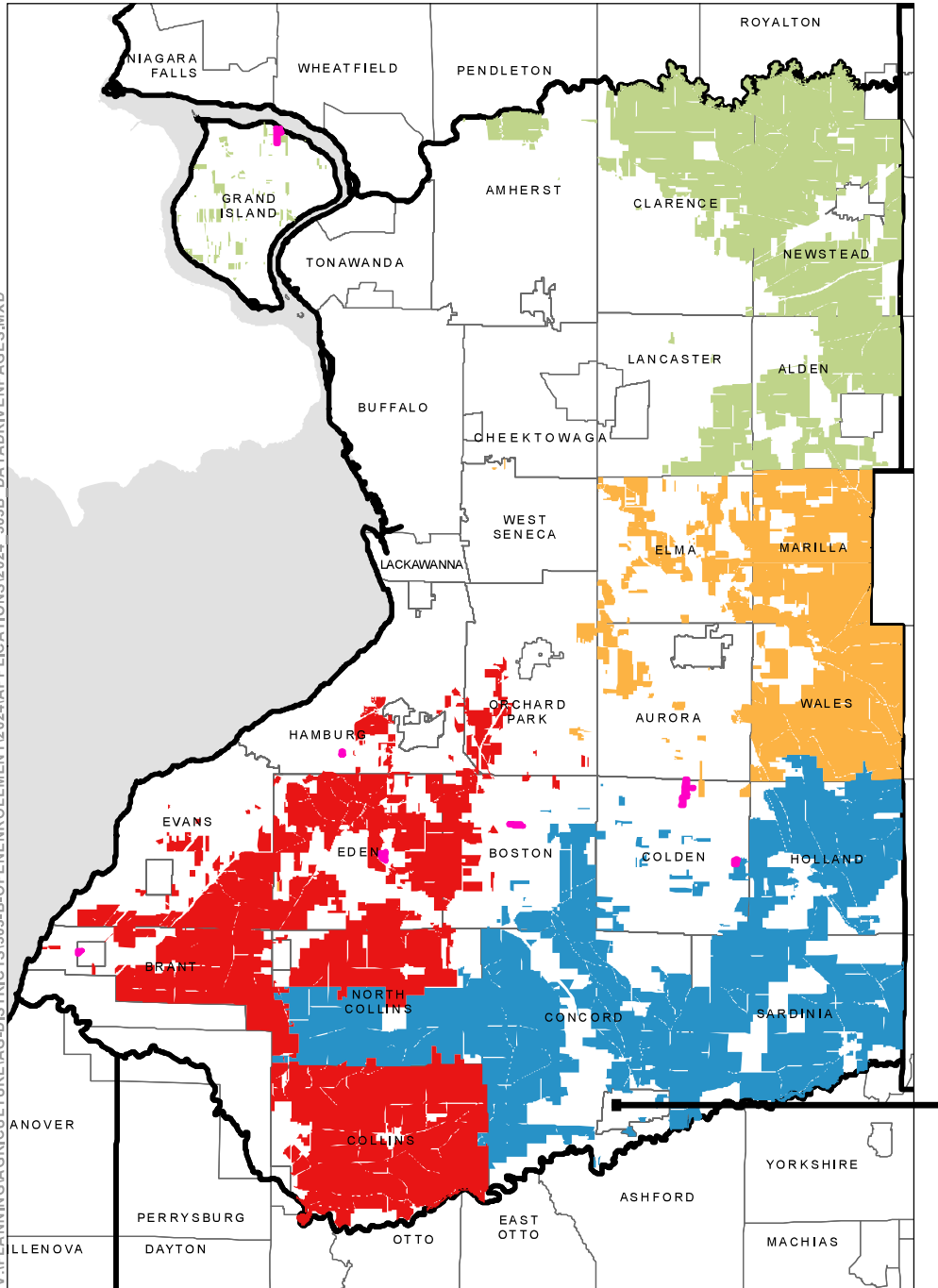
6-HAY



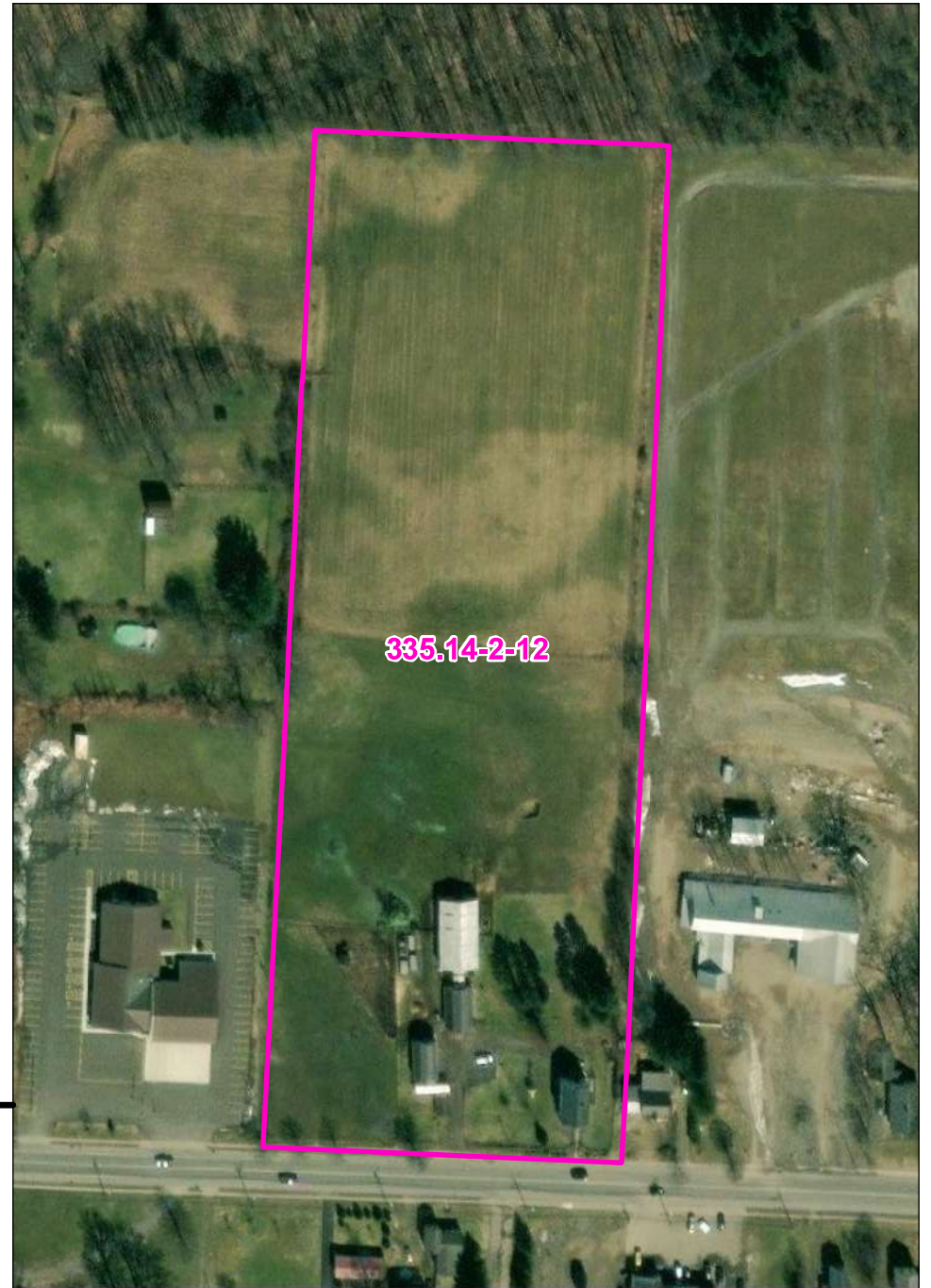
**Property Owner Signature**

Tray "Administration menu" opened.





- Central #5
- North #1
- Southeast #15
- Southwest #8
- Proposed Enrollments



### APPLICATION 3: LANDSMAN VILLAGE OF SPRINGVILLE

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2024)



PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 9/30/2024



# APPLICATION 3: LANDSMAN



#### 4) Gelfond Applications & Maps

# Agricultural District Open Enrollment Form

[www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural\\_district\\_open\\_enrol/submission/3681/table](http://www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural_district_open_enrol/submission/3681/table)

[Skip to main content](#)

The **Table** page displays a submission's general information and data using tabular layout.  
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<b>Are you requesting land be included into an existing Erie County Agricultural District?</b>	Yes
<b>Owner Name</b>	Daniel Gelfond
<b>Address</b>	8620 Sisson Hwy Eden, New York. 14057
<b>Phone Number</b>	<u>7165754466</u>
<b>Email Address</b>	<u>dgelfond@wnypedgi.com</u>
<b>Renter Name</b>	Clayton Blaszc Enterprises, LLC
<b>Renter Address</b>	8714 SISSON HIGHWAY Eden, New York. 14057
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Total Number of Acres Owned</b>	32
<b>Total Number of Acres Farmed/Cropped</b>	3.5
<b>Total Number of Acres Rented</b>	0
<b>Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?</b>	No
<b>Annual gross income from agricultural operation</b>	
<b>Capital investment in agricultural operation over past 5 years</b>	

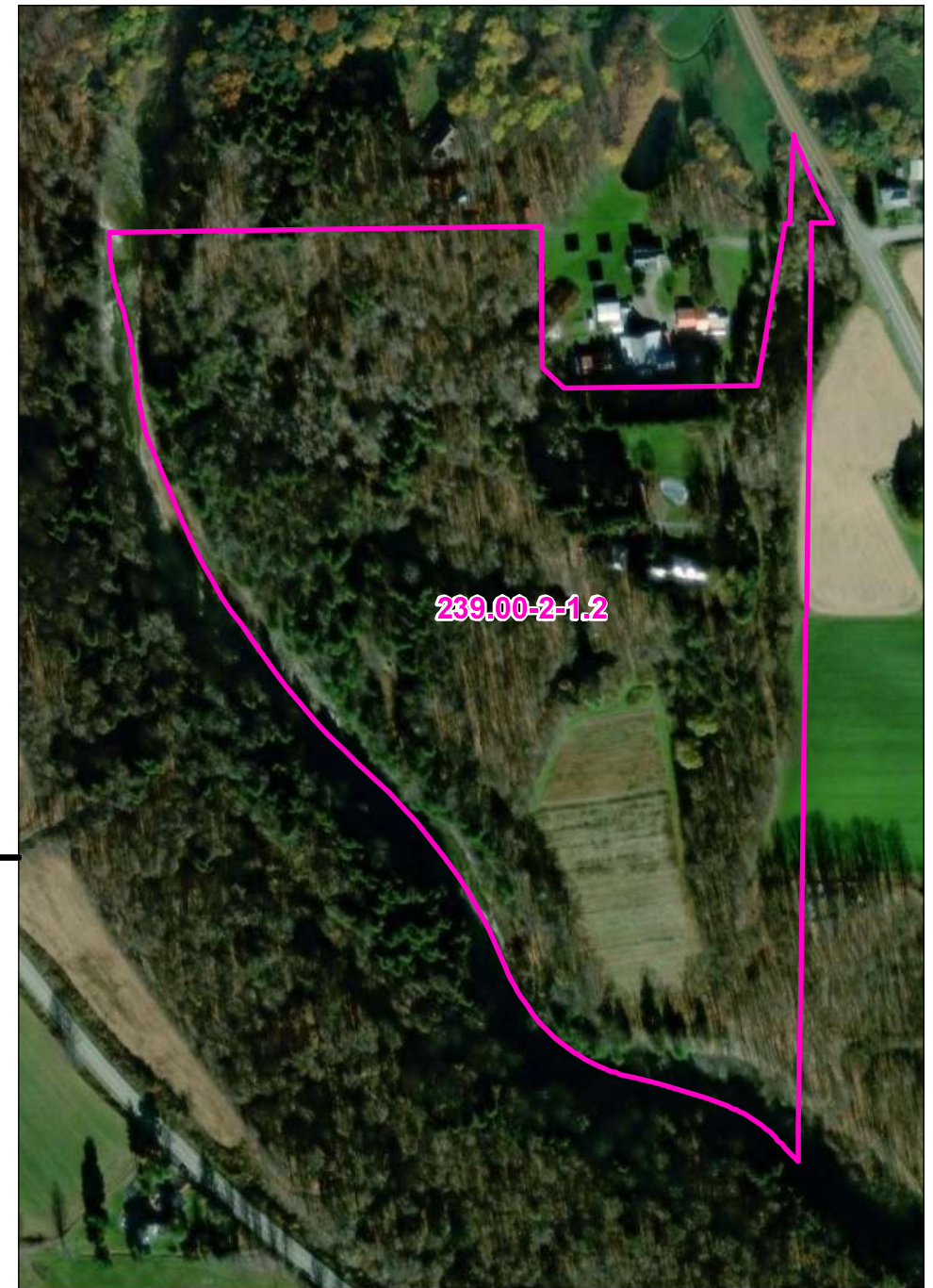
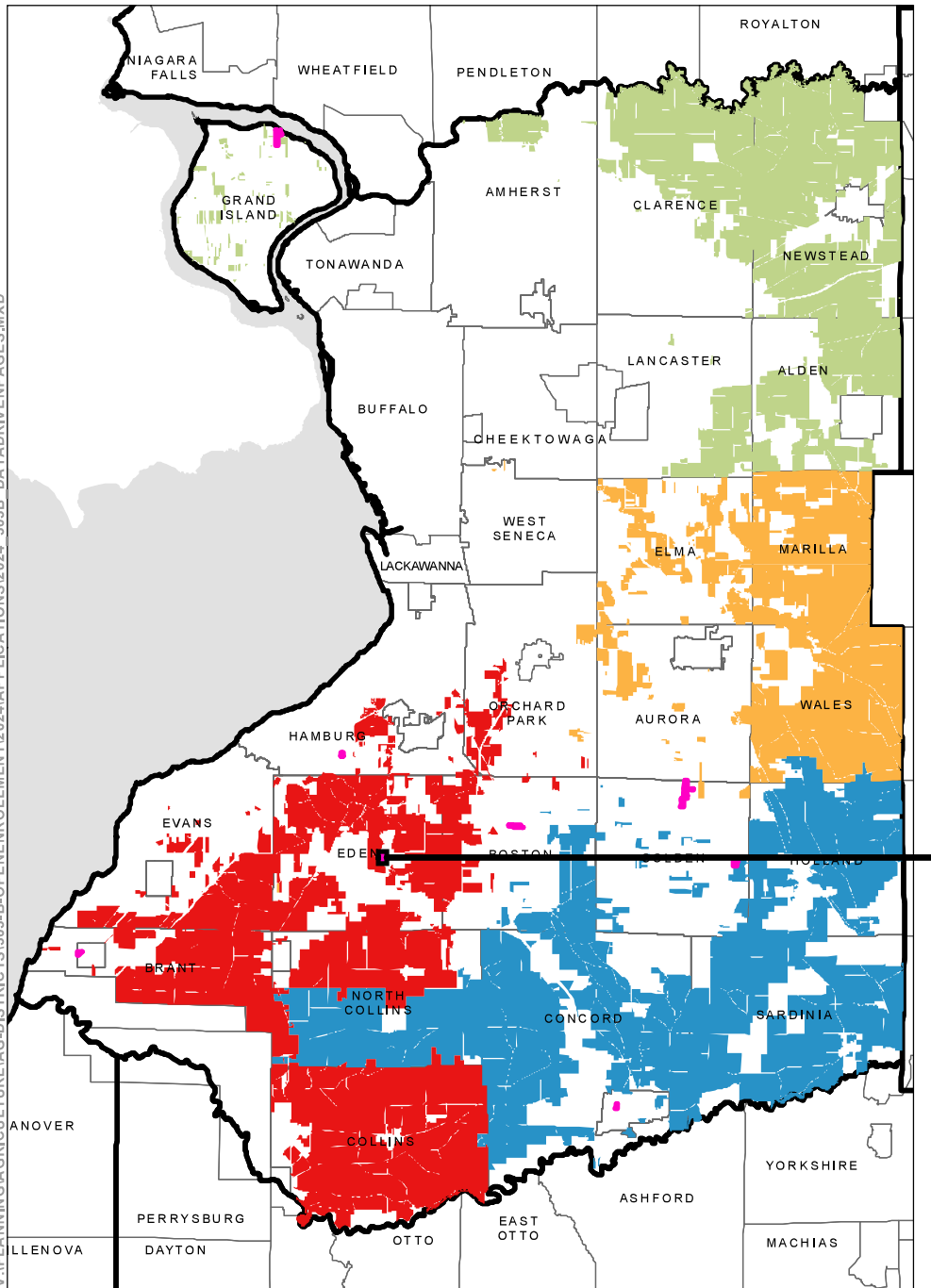
<b>SBL (Tax Parcel ID):</b> 239.00-2-1.2 <b>Street Address:</b> 8620 Sisson Hwy <b>Town:</b> Eden <b>Acres:</b> 3.5 <b>Agricultural Assessment (Y/N):</b> Y	
<b>SBL</b>	
Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.	Operated by CLAYTON BLASZ ENTERPRISES, LLC
Identify the operating status of the farm operation on the subject land	Existing/Established
Dairy	
Cash Crop (Grain)	
Cash Crop (Vegetable)	3.5
Orchard/Vineyard	
Livestock (other than dairy)	
Poultry	
Sugarbush/Maple	
Horticultural Specialties/Christmas Tree	
Aquaculture	
Other	

**Property Owner Signature**

Tray "Administration menu" opened.



V:\PLANNING\AGRICULTURE\AG-DISTRICTS\303-B-OPENENROLLMENT\2024\APPLICATIONS\2024\_303B\_DATA\DRIVENPAGES.MXD



Central #5 Southeast #15 Proposed Enrollments  
North #1 Southwest #8

## APPLICATION 4: GELFOND TOWN OF EDEN

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2024)



PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 9/30/2024



# APPLICATION 4: GELFOND



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## **5) Riley Applications & Maps**

# Agricultural District Open Enrollment Form

[www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural\\_district\\_open\\_enrol/submission/3686/table](http://www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural_district_open_enrol/submission/3686/table)

[Skip to main content](#)

The **Table** page displays a submission's general information and data using tabular layout.  
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<b>Are you requesting land be included into an existing Erie County Agricultural District?</b>	Yes
<b>Owner Name</b>	John Riley
<b>Address</b>	10861 Partridge Road Colden, New York. 14080
<b>Phone Number</b>	<u>6198853111</u>
<b>Email Address</b>	<u>johnnyvictorid@gmail.com</u>
<b>Renter Name</b>	
<b>Renter Address</b>	
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Total Number of Acres Owned</b>	20
<b>Total Number of Acres Farmed/Cropped</b>	20
<b>Total Number of Acres Rented</b>	0
<b>Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?</b>	No
<b>Annual gross income from agricultural operation</b>	0
<b>Capital investment in agricultural operation over past 5 years</b>	Below \$10,000



**SBL (Tax Parcel ID):** 245.00-2-6.2  
**Street Address:** 245.00-2-6.1  
**Town:** Colden  
**Acres:** 20  
**Agricultural Assessment (Y/N):** N

**SBL**

**Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.**

Forestry, crops, fish

**Identify the operating status of the farm operation on the subject land**

Proposed/Start-up

**Dairy**

**Cash Crop (Grain)**

**Cash Crop (Vegetable)**

1

**Orchard/Vineyard**

20

**Livestock (other than dairy)**

**Poultry**

**Sugarbush/Maple**

18


**Horticultural Specialties/Christmas Tree**

**Aquaculture**

1

**Other**

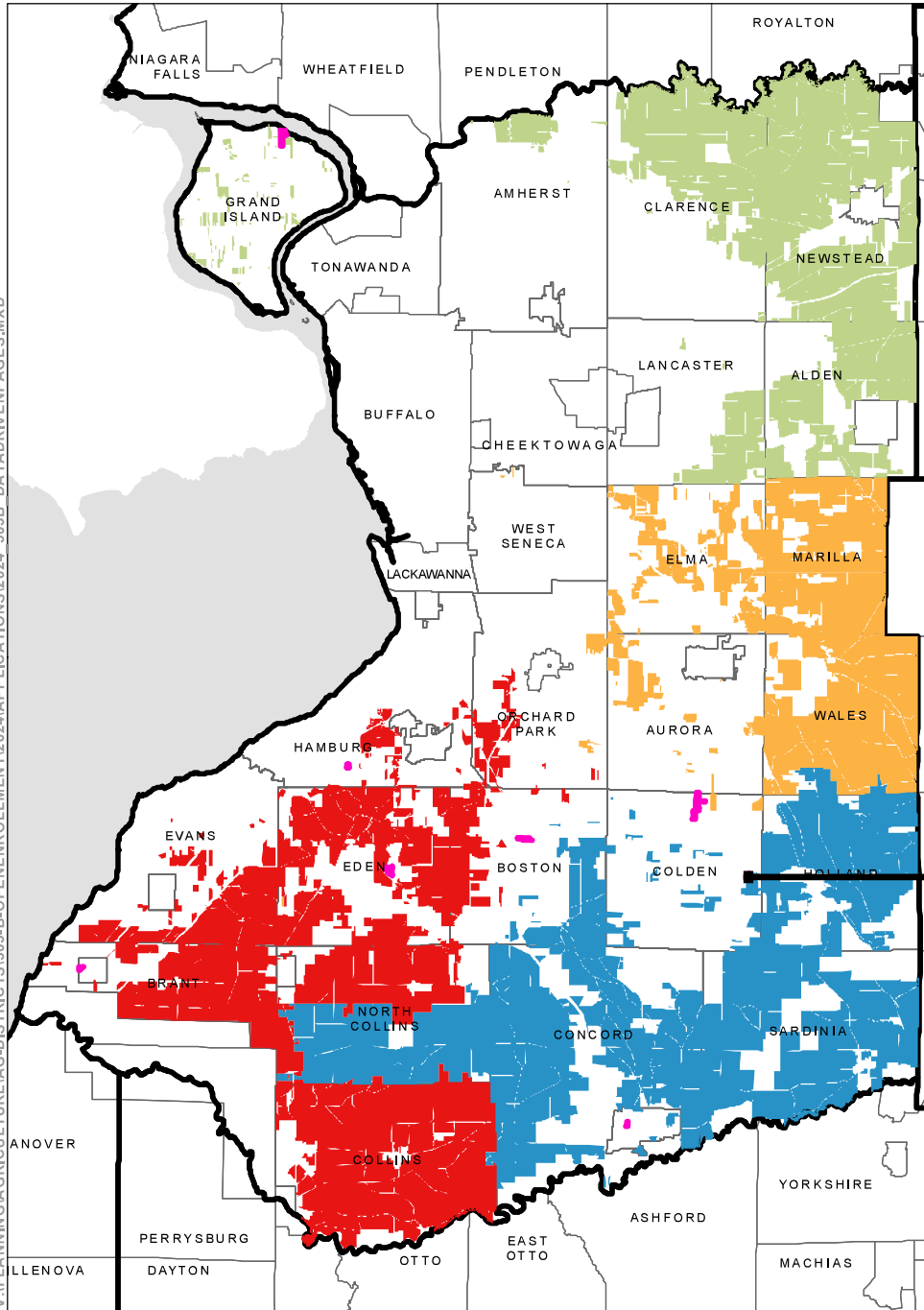
Crops



**Property Owner Signature**

Tray "Administration menu" opened.

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- Central #5
- North #1
- Southeast #15
- Southwest #8
- Proposed Enrollments

## APPLICATION 5: RILEY TOWN OF COLDEN

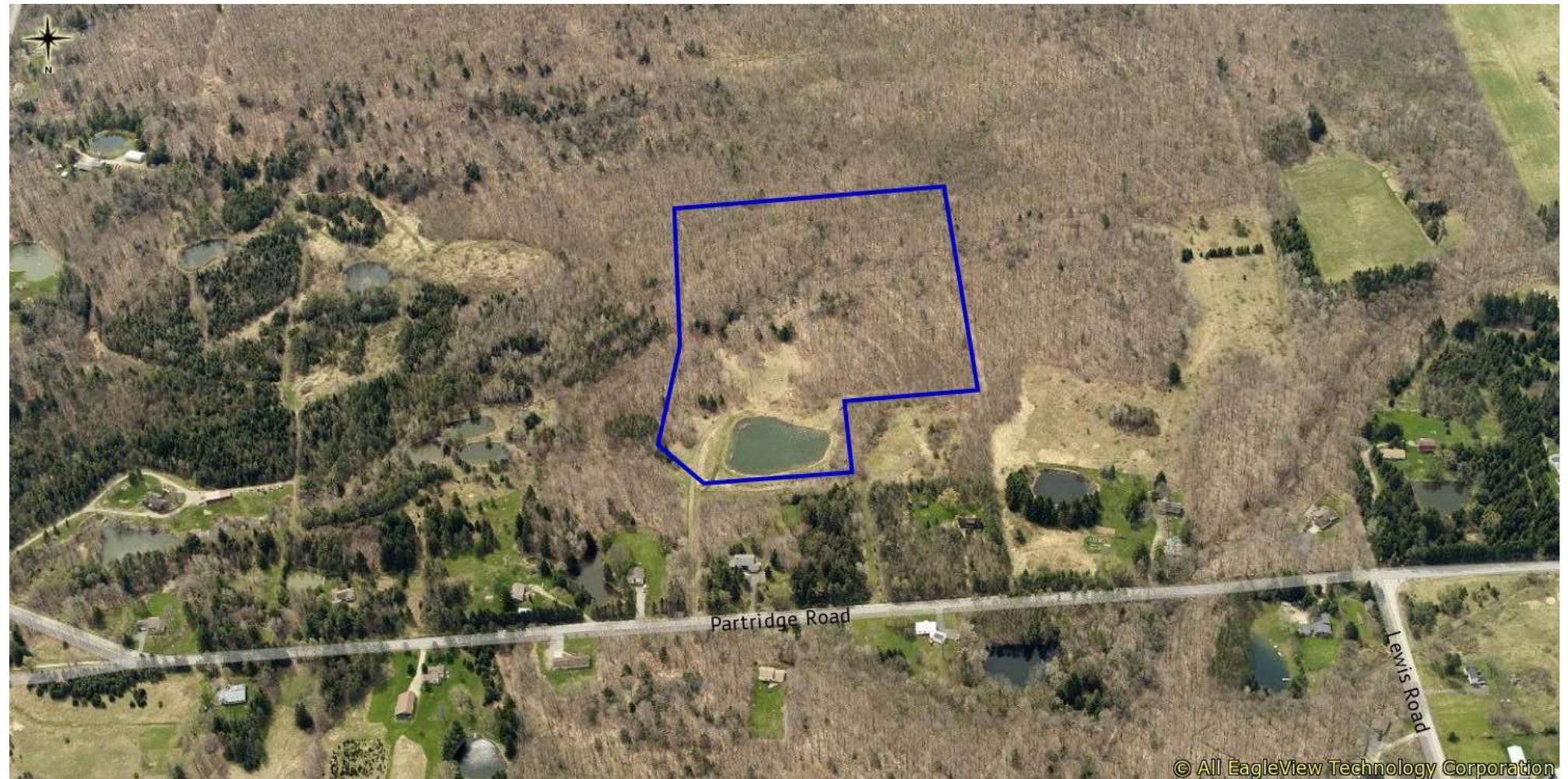
AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2024)



PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 9/30/2024



# APPLICATION 5: RILEY



04/28/2016

## **6) Stoehr Applications & Maps**

# Agricultural District Open Enrollment Form

[www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural\\_district\\_open\\_enrol/submission/3691/table](http://www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural_district_open_enrol/submission/3691/table)

**Are you requesting land be included into an existing Erie County Agricultural District?**

Yes

**Owner Name**

Mark Stoehr

**Address**

7285 Boies Rd  
West Falls , New York. 141470

**Phone Number**

7163088143

**Email Address**

mnkstoehr@gmail.com

**Renter Name**

**Renter Address**

**Phone Number**

**Email Address**

**Total Number of Acres Owned**

58.83

**Total Number of Acres Farmed/Cropped**

58.07

**Total Number of Acres Rented**

250

**Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?**

Yes

**Annual gross income from agricultural operation**

15000

**Capital investment in agricultural operation over past 5 years**

\$10,000 - \$50,000

- **SBL (Tax Parcel ID):** 214.00-1-37.3  
**Street Address:** boies rd  
**Town:** colden  
**Acres:** 19  
**Agricultural Assessment (Y/N):** y
- **SBL (Tax Parcel ID):** 214.00-1-38  
**Street Address:** 7285 boies rd  
**Town:** colden  
**Acres:** 8.11  
**Agricultural Assessment (Y/N):** y
- **SBL (Tax Parcel ID):** 214.00-1-41  
**Street Address:** boies rd  
**Town:** Colden  
**Acres:** 8.3  
**Agricultural Assessment (Y/N):** y
- **SBL (Tax Parcel ID):** 214.00-1-13.3  
**Street Address:** Center st  
**Town:** Colden  
**Acres:** 5.25  
**Agricultural Assessment (Y/N):** y
- **SBL (Tax Parcel ID):** 214.00-2-9.121  
**Street Address:** Darien Rd  
**Town:** Colden  
**Acres:** 18.17  
**Agricultural Assessment (Y/N):** y

## SBL

**Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.**

Primarily a beef operation, focusing on heritage breeds with on farm sales of processed beef, pork and chicken. The farm also sells its products at East Aurora, and Hamburg farmers markets. The farm also produces maple syrup utilizing 18+ acres of sugar bush.

**Identify the operating status of the farm operation on the subject land**

Existing/Established

**Dairy**

**Cash Crop (Grain)**

**Cash Crop (Vegetable)**

**Orchard/Vineyard**

**Livestock (other than dairy)**

40

**Poultry**

**Sugarbush/Maple**

18

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**Horticultural  
Specialties/Christmas Tree**

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**Aquaculture**

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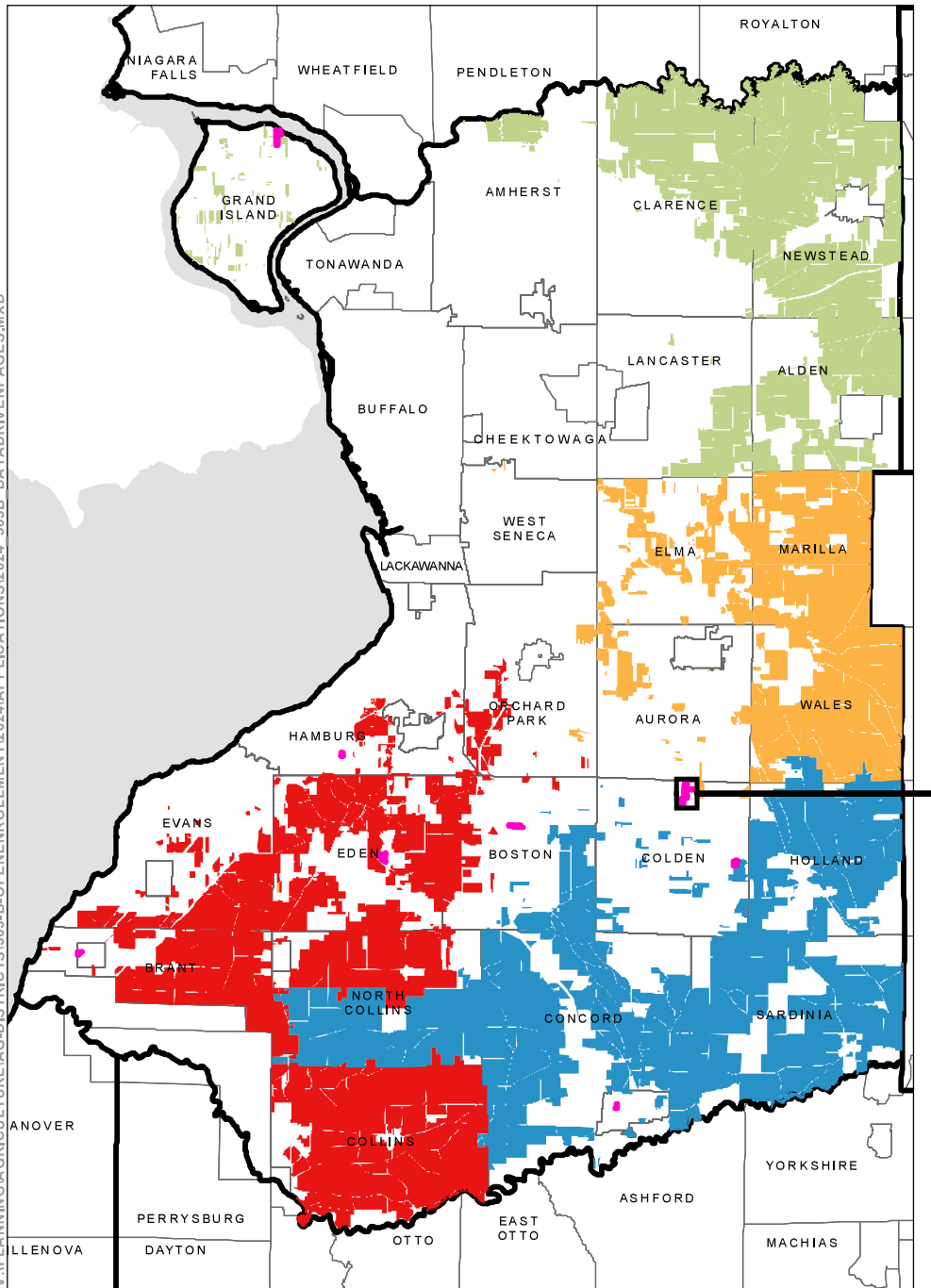
**Other**

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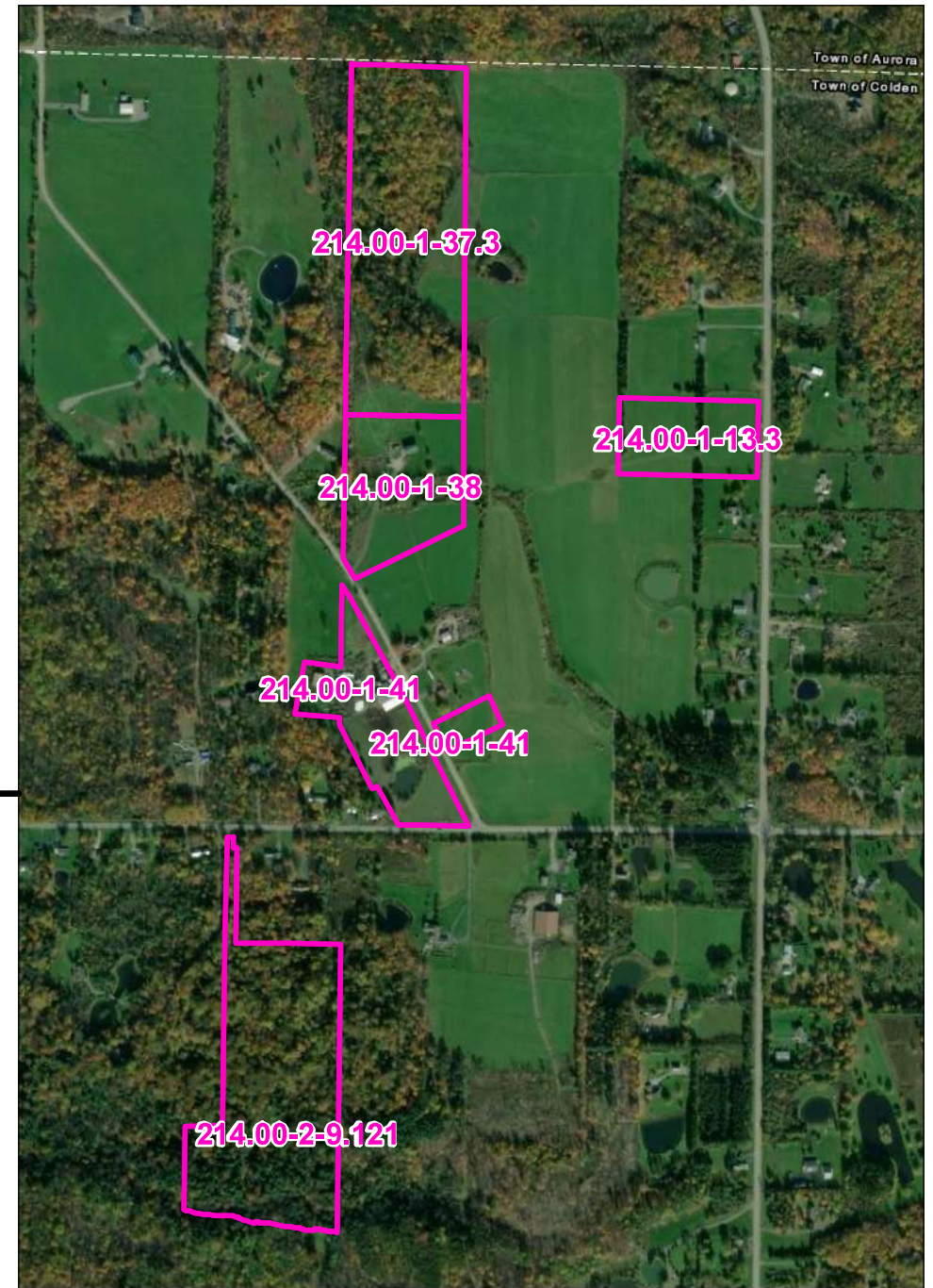
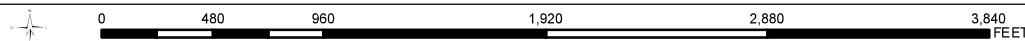
A handwritten signature in black ink, appearing to read "Meyth". The signature is fluid and cursive, with a large initial "M" and a stylized "y" that loops back. The letters "e", "i", and "t" are also clearly visible, followed by a final flourish.

**Property Owner Signature**





- Central #5
- North #1
- Southeast #15
- Southwest #8
- Proposed Enrollments



## APPLICATION 6: STOEHR TOWN OF COLDEN

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2024)



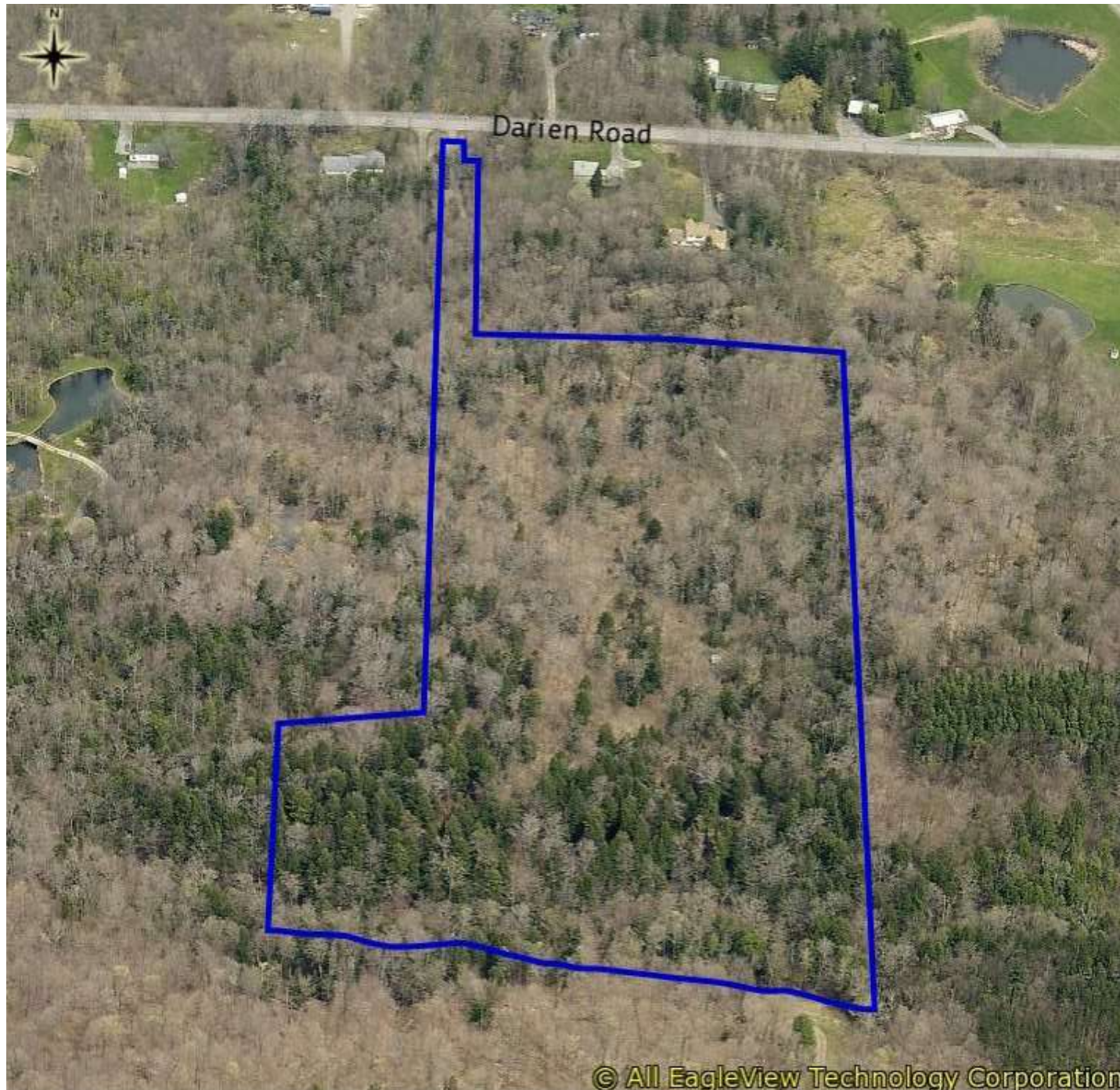
PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 9/30/2024



[illegible]



## APPLICATION 6: STOEHR (2 of 2)



## 7) Good Applications & Maps

# Agricultural District Open Enrollment Form

[www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural\\_district\\_open\\_enrol/submission/3696/table](http://www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural_district_open_enrol/submission/3696/table)

[Skip to main content](#)

The **Table** page displays a submission's general information and data using tabular layout.  
[Watch video](#)

## Submission navigation links for Agricultural District Open Enrollment Form

[← Previous submission](#)

<b>Are you requesting land be included into an existing Erie County Agricultural District?</b>	Yes
<b>Owner Name</b>	Wendy A Good
<b>Address</b>	2772 S Creek Rd Hamburg, New York. 14075
<b>Phone Number</b>	(716) 481-7637
<b>Email Address</b>	Birdhouse266@yahoo.com
<b>Renter Name</b>	
<b>Renter Address</b>	
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Total Number of Acres Owned</b>	11.90
<b>Total Number of Acres Farmed/Cropped</b>	10
<b>Total Number of Acres Rented</b>	0
<b>Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?</b>	Yes

<b>Annual gross income from agricultural operation</b>	10000
<b>Capital investment in agricultural operation over past 5 years</b>	Below \$10,000
<b>SBL</b>	<b>SBL (Tax Parcel ID):</b> 194.00-5-9 <b>Street Address:</b> 2772 S Creek Rd <b>Town:</b> Hamburg <b>Acres:</b> 11.90 <b>Agricultural Assessment (Y/N):</b> Y
<b>Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.</b>	This is a horse boarding operation with total space for 12 horses.
<b>Identify the operating status of the farm operation on the subject land</b>	Existing/Established
<b>Dairy</b>	
<b>Cash Crop (Grain)</b>	
<b>Cash Crop (Vegetable)</b>	
<b>Orchard/Vineyard</b>	
<b>Livestock (other than dairy)</b>	
<b>Poultry</b>	
<b>Sugarbush/Maple</b>	
<b>Horticultural Specialties/Christmas Tree</b>	
<b>Aquaculture</b>	
<b>Other</b>	Horse boarding 10 acres

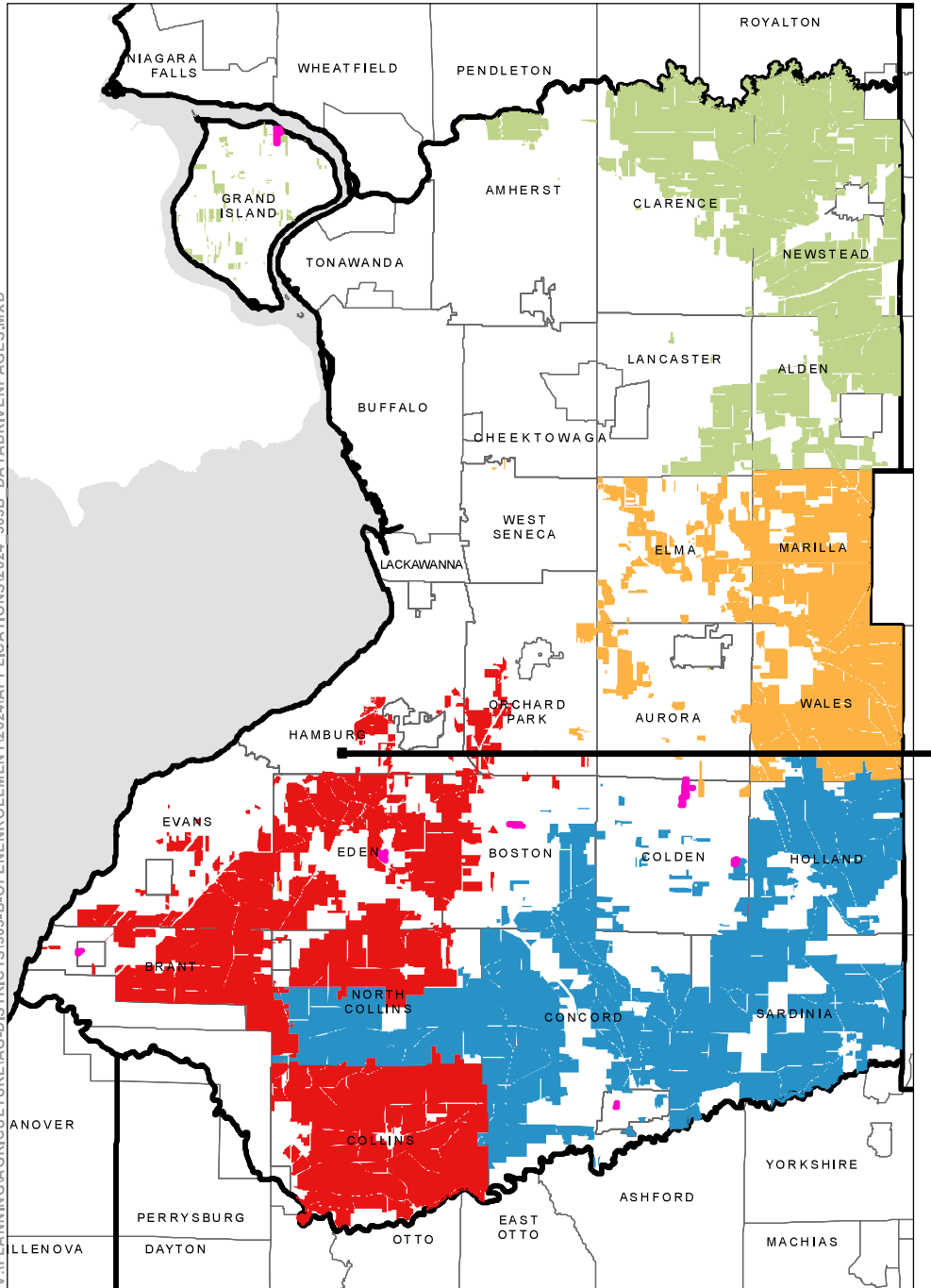


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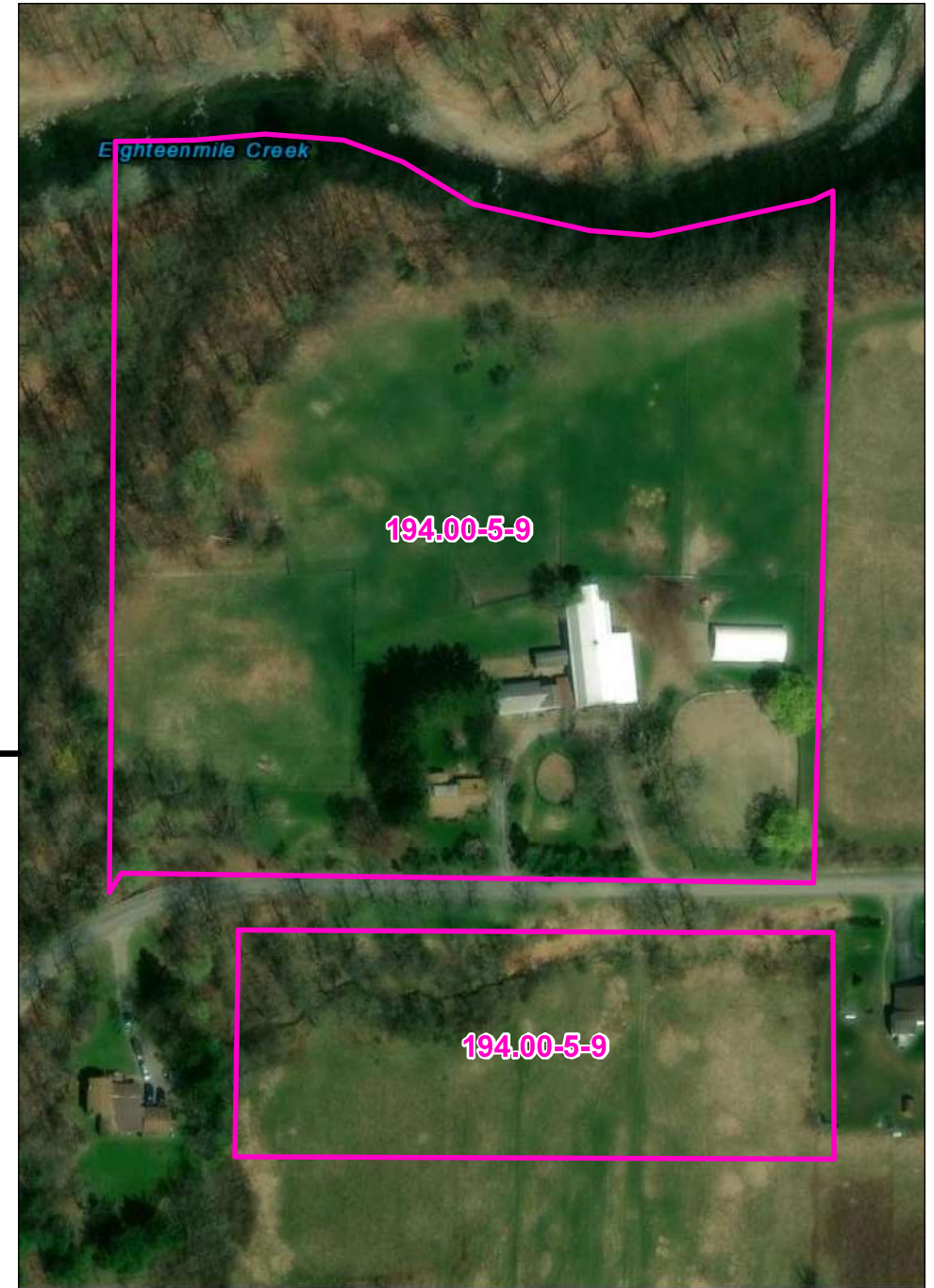
Wendy A. Hood

**Property Owner Signature**

Tray "Administration menu" opened.



- Central #5
- North #1
- Southeast #15
- Southwest #8
- Proposed Enrollments



## APPLICATION 7: GOOD TOWN OF HAMBURG

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2024)



PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 9/30/2024



# APPLICATION 7: GOOD



## **8) Berns Application & Maps**



# Agricultural District Open Enrollment Form

[www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural\\_district\\_open\\_enrol/submission/3646/table](http://www3.erie.gov/agriculture/admin/structure/webform/manage/agricultural_district_open_enrol/submission/3646/table)

[Skip to main content](#)

The **Table** page displays a submission's general information and data using tabular layout.  
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## Submission navigation links for Agricultural District Open Enrollment Form

[Next submission ›](#)

<b>Are you requesting land be included into an existing Erie County Agricultural District?</b>	Yes
<b>Owner Name</b>	Rose and Charles Berns
<b>Address</b>	10544 erie road FARNHAM, New York. 14061
<b>Phone Number</b>	<u>7164104109</u>
<b>Email Address</b>	<u>Homestead246@roadrunner.com</u>
<b>Renter Name</b>	Samuel sicarella
<b>Renter Address</b>	Commercial street FARNHAM, New York. 14061
<b>Phone Number</b>	
<b>Email Address</b>	
<b>Total Number of Acres Owned</b>	11.8
<b>Total Number of Acres Farmed/Cropped</b>	11.8
<b>Total Number of Acres Rented</b>	11.8
<b>Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?</b>	No

<b>Annual gross income from agricultural operation</b>	
<b>Capital investment in agricultural operation over past 5 years</b>	Below \$10,000
<b>SBL (Tax Parcel ID):</b> 267.18-1-2 <b>Street Address:</b> 11.8 acres <b>Town:</b> The property is used for hay production <b>Acres:</b> For horses.. it is rented for this purpose so it does Not grow up in brush. I am happy that the farmer uses it it. I do not receive. a cash benefit <b>Agricultural Assessment (Y/N):</b> Y	
<b>SBL</b>	
<b>Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.</b>	It is used as a hay production
<b>Identify the operating status of the farm operation on the subject land</b>	Existing/Established
<b>Dairy</b>	
<b>Cash Crop (Grain)</b>	
<b>Cash Crop (Vegetable)</b>	
<b>Orchard/Vineyard</b>	
<b>Livestock (other than dairy)</b>	
<b>Poultry</b>	
<b>Sugarbush/Maple</b>	
<b>Horticultural Specialties/Christmas Tree</b>	
<b>Aquaculture</b>	
<b>Other</b>	Hay

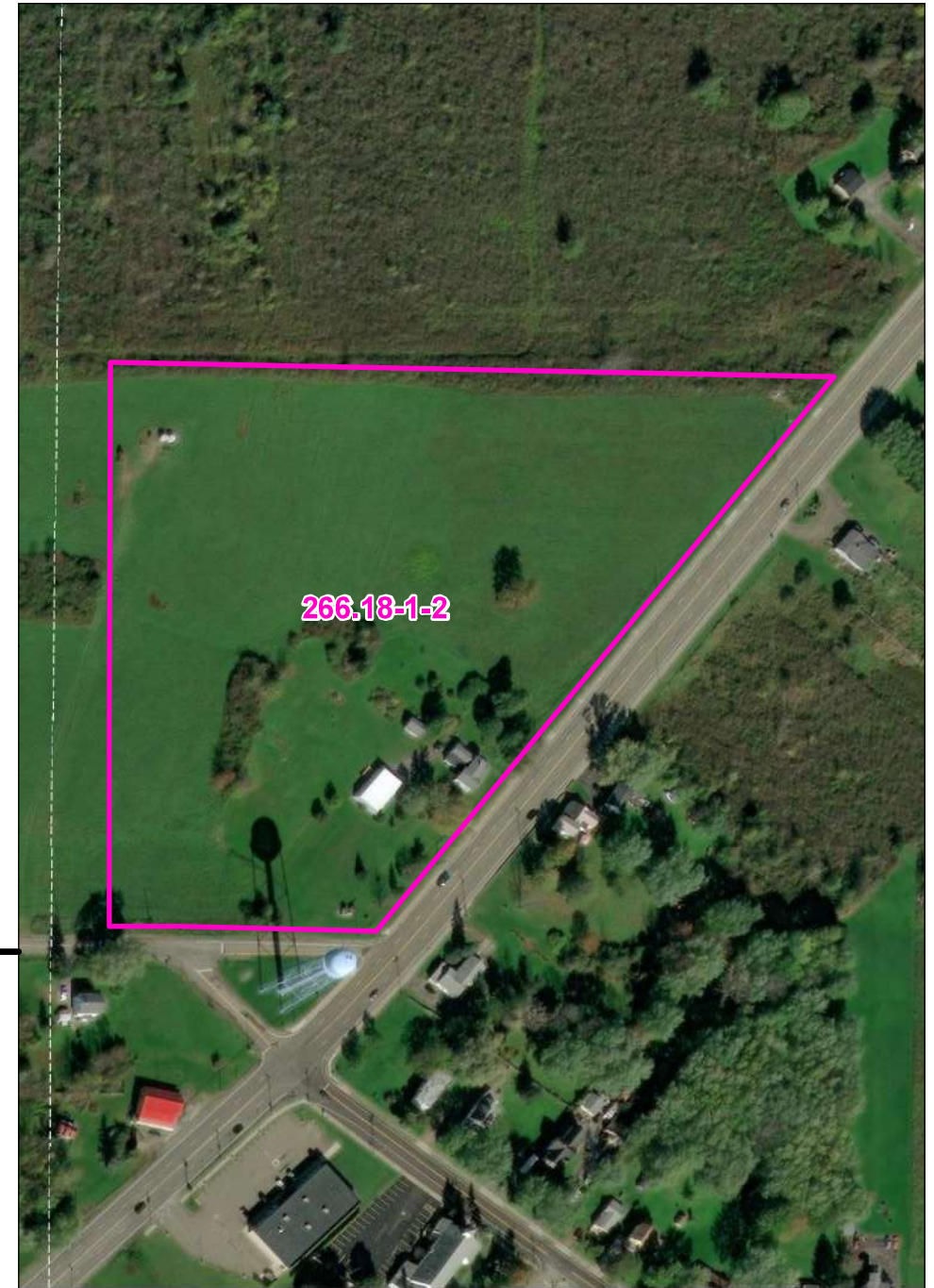
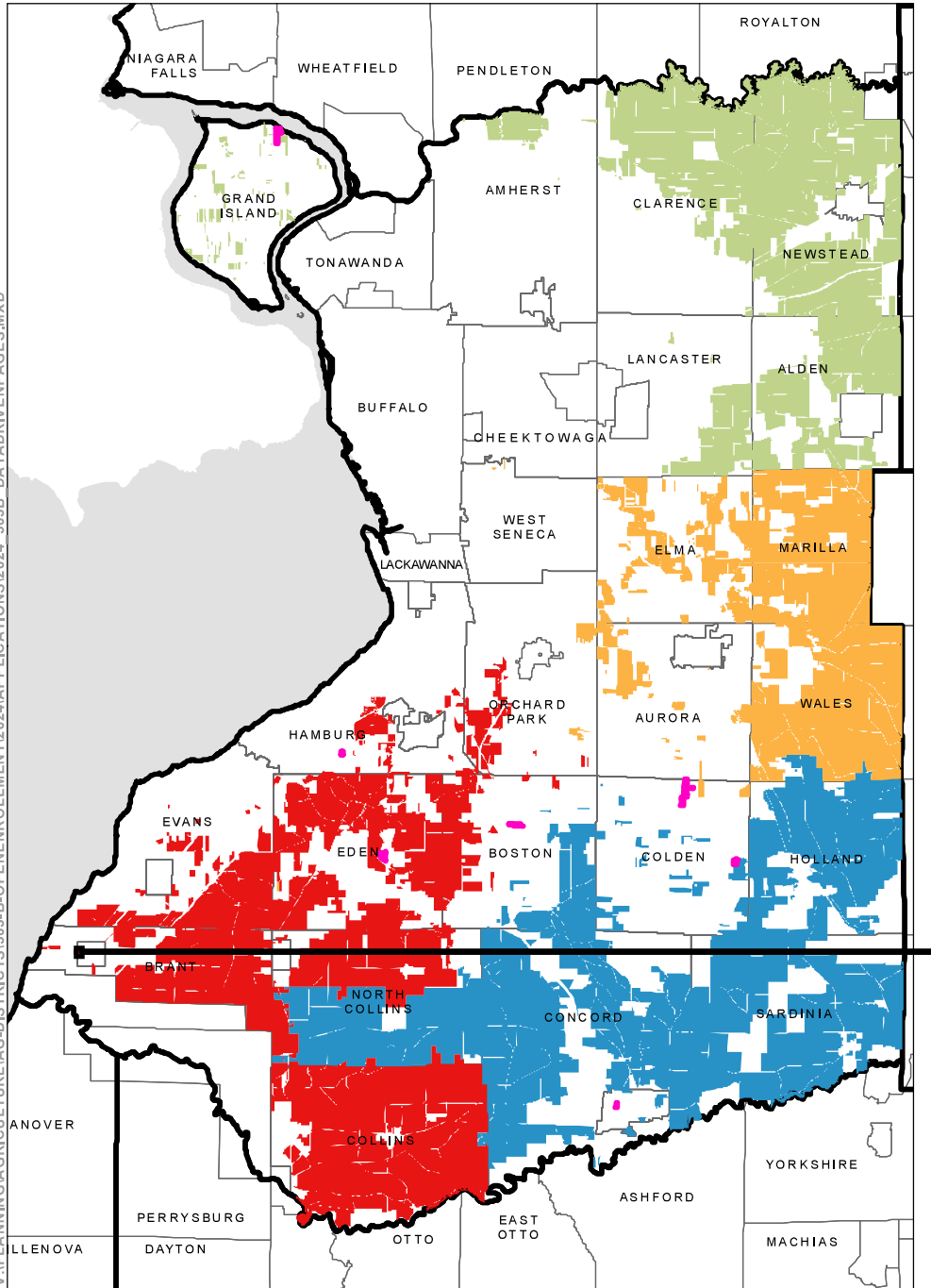
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A handwritten signature in black ink, appearing to read "Cheryl Davis". The signature is written in a cursive, flowing style.

**Property Owner Signature**

Tray "Administration menu" opened.

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- Central #5
- North #1
- Southeast #15
- Southwest #8
- Proposed Enrollments

## APPLICATION 8: BERNS VILLAGE OF FARNHAM

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2024)



PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 9/30/2024



# APPLICATION 8: BERNS



## **9) Matrix – Parcel Listing and Information**

**ATTACHMENT #9: 2023 AGRICULTURAL DISTRICT OPEN ENROLLMENT MATRIX**

<b>Application #</b>	<b>1</b>				
<b>Owner Name</b>	Robert and Christie Harper Trust				
<b>Operator</b>	Owner				
<b>Renter Name</b>					
<b>AGI from Farming</b>	\$ 12,000.00				
<b>Capital Investment - Past 5 years</b>	\$10,000 - \$50,000				
<b>Type of Operation</b>	Cash Crop (Grain/Vegetable); Orchard/Vineyard/ Livestock / Horticultural Specialties				
<b>Enrollment Address</b>	0 East River Road	4928 East River Road	0 East River Road	4916 East River Road	0 East River Road
<b>Enrollment Town</b>	Grand Island				
<b>Enrollment SBL</b>	12.00-2-1.1	12.15-2-34.2	12.15-2-33.11	12.15-2-32.1	12.15-2-16.1
<b>Enrollment Acres</b>	40	2	2	2	1
<b>Ag Assessment</b>	No				
<b>District</b>	North #1				
<b>NYS Soil Suitability</b>	Fair; Poor	Fair			
<b>Surrounding Land Use</b>	Dense residential; agricultural				
<b>Municipal Zoning</b>	Single-family Residential				
<b>Zoning on Agriculture</b>	Agriculture permitted on minimum three-acre lot				
<b>Comprehensive Plan Recommendations</b>	Where farming is encouraged, ensure zoning regulations that allow for flexibility in agricultural operations, in conjunction with NYS Dept. of Agriculture and Markets guidelines.				
<b>Framework for Regional Growth</b>	Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and				
<b>EC AFPP</b>	Keep land in agricultural production by protecting farmland, helping a new generation to form, and improving the viability of all farm in the County; Support the state certified agricultural district with right-to-farm provisions.				

**ATTACHMENT #9: 2023 AGRICULTURAL DISTRICT OPEN ENROLLMENT MATRIX**

Application #	2		3	4	5
Owner Name	Katie Reding		Brett J. Landsman	Daniel Gelfond	John Riley
Operator	Renter		Owner	Renter	Owner
Renter Name	Meyer's Homegrown			Clayton Blaszczyk Enterprises, LLC	
AGI from Farming	Not provided		Not provided	Not provided	Not provided
Capital Investment - Past 5 years	Not provided		Not provided	Not provided	Not provided
Type of Operation	Cash Crop (Vegetable)		Poultry; Other - Hay	Cash Crop (Vegetable)	Cash Crop (Vegetable); Orchard/Vineyard; Sugarbush/Maple; Aquaculture
Enrollment Address	7992 Boston State Road	0 Boston State Road	359 West Main Street	8620 Sisson Highway	10861 Partridge Road
Enrollment Town	Boston		Springville	Eden	Colden
Enrollment SBL	226.02-5-43	226.02-5-40	335.14-2-12	239.00-2-1.2	245.00-2-6.2
Enrollment Acres	10.91	15.32	9	3.5	20
Ag Assessment	Yes		Yes	Yes	No
District	Southeast #15		Southeast #15	Southwest #8	Southeast #15
NYS Soil Suitability	Good; Poor		Good	Poor	Good-Fair
Surrounding Land Use	Rural residential, agricultural		Residential; institutional, agricultural	Rural residential; agricultural	Rural residential; forested
Municipal Zoning	Residential-Agricultural; Single-family residential		Retail overlay	Rural Residential	Agricultural
Zoning on Agriculture	Agricultural, floricultural and horticultural pursuits, and private horse stables permitted		Agricultural retail or wholesale business with outdoor storage permitted	Commercial farming, retail agricultural sales, and livestock and animal husbandry permitted on lots on five or more acres	Agricultural, floricultural and horticultural pursuits, and forest farming permitted
Comprehensive Plan Recommendations	The Town should encourage new homes in areas that are currently serviced with sewer or water; Absent any material change in conditions, the Town should not extend sewer or water lines outside existing districts to discourage development of the more rural portions of the community.		Promote farming and agriculture by encouraging a community farmers market in a convenient Village Center location; Keep and protect the existing farming operations, but not develop new ones within the Village.	Direct development towards the hamlets and away from agricultural lands; Initiate water line restrictions to manage growth; Engage in extended dialogue with the community and Town officials on agriculture to ensure it remains prominent in the public eye.	Encourage environmentally sound agricultural practices; Promote and implement the recommendations of the Town's Agriculture and Farmland Protection Plan
Framework for Regional Growth	Developing Area: Align policies and investments to encourage the conversion of agricultural and rural lands; Channel growth to areas with existing sewer and water service; Support local planning that designates areas appropriate for development and conversion and avoid "leap frog" patterns of development; Minimize conversion of designated rural and agricultural lands.		Rural Area: Discourage the conversion of rural and agricultural lands	Rural Area: Discourage the conversion of rural and agricultural lands	Rural Area: Discourage the conversion of rural and agricultural lands
EC AFPP	Keep land in agricultural production by protecting farmland, helping a new generation to form, and improving the viability of all farm in the County; Support the state certified agricultural district with right-to-farm provisions.		Keep land in agricultural production by protecting farmland, helping a new generation to form, and improving the viability of all farm in the County; Support the state certified agricultural district with right-to-farm provisions.	Keep land in agricultural production by protecting farmland, helping a new generation to form, and improving the viability of all farm in the County; Support the state certified agricultural district with right-to-farm provisions.	Keep land in agricultural production by protecting farmland, helping a new generation to form, and improving the viability of all farm in the County; Support the state certified agricultural district with right-to-farm provisions.



**ATTACHMENT #9: 2023 AGRICULTURAL DISTRICT OPEN ENROLLMENT MATRIX**

<b>Application #</b>	6				
<b>Owner Name</b>	Mark Stoehr				
<b>Operator</b>	Owner				
<b>Renter Name</b>					
<b>AGI from Farming</b>	\$ 15,000.00				
<b>Capital Investment - Past 5 years</b>	\$10,000 - \$50,000				
<b>Type of Operation</b>	Livestock (other than dairy); Sugarbush/Maple				
<b>Enrollment Address</b>	Boies Road	7285 Boies Road	Boies Road	Center Street	Darien Road
<b>Enrollment Town</b>	Colden				
<b>Enrollment SBL</b>	214.00-1-37.3	214.00-1-38	214.00-1-41	214.00-1-13.3	214.00-2-9.121
<b>Enrollment Acres</b>	19	8.11	8.3	5.25	18.17
<b>Ag Assessment</b>	Yes				
<b>District</b>	Southeast #15				
<b>NYS Soil Suitability</b>	Fair-Poor				Fair-Poor; Poor
<b>Surrounding Land Use</b>	Rural residential; agricultural; forested				
<b>Municipal Zoning</b>	Agricultural	Agricultural	Agricultural; Residential 1 Family	Agricultural; Residential 2 Family	Agricultural; Residential 1 Family
<b>Zoning on Agriculture</b>	Agricultural, floricultural and horticultural pursuits, and forest farming permitted	Agricultural, floricultural and horticultural pursuits, and forest farming permitted	<b>Agricultural:</b> Agricultural, floricultural and horticultural pursuits, and forest farming permitted  <b>Res. 1 Family:</b> Private stables and roadside stands permitted	<b>Agricultural:</b> Agricultural, floricultural and horticultural pursuits, and forest farming permitted  <b>Res. 2 Family:</b> Not permitted	<b>Agricultural:</b> Agricultural, floricultural and horticultural pursuits, and forest farming permitted  <b>Res. 1 Family:</b> Private stables and roadside stands permitted
<b>Comprehensive Plan Recommendations</b>	Coordinate or encourage a local Agricultural Committee with representatives from other groups/agencies to identify issues and opportunities on the future of agriculture in Colden; Encourage environmentally sound agricultural practices; Promote and implement the recommendations of the Town's Agriculture and Farmland Protection Plan				
<b>Framework for Regional Growth</b>	Rural Area: Discourage the conversion of rural and agricultural lands				
<b>EC AFPP</b>	Keep land in agricultural production by protecting farmland, helping a new generation to form, and improving the viability of all farm in the County; Support the state certified agricultural district with right-to-farm provisions.				

**ATTACHMENT #9: 2023 AGRICULTURAL DISTRICT OPEN ENROLLMENT MATRIX**

Application #	7	8
Owner Name	Wendy A. Good	Rose and Charles Berns
Operator	Owner	Renter
Renter Name		Samuel Sicarella
AGI from Farming	\$ 10,000.00	Not provided
Capital Investment - Past 5 years	< \$10,000	< \$10,000
Type of Operation	Other - Horse Boarding	Other - Hay
Enrollment Address	2772 South Creek Road	10455 Erie Road
Enrollment Town	Hamburg	Farnham
Enrollment SBL	194.00-5-9	266.18-1-2
Enrollment Acres	11.9	11.8
Ag Assessment	Yes	Yes
District	Southwest #8	Southwest #8
NYS Soil Suitability	Fair	Fair
Surrounding Land Use	Rural residential; agricultural	Rural residential; agricultural
Municipal Zoning	Residential Agricultural	Residential; Commercial
Zoning on Agriculture	Agricultural, floricultural and horticultural pursuits, and forest farming permitted	Not permitted
Comprehensive Plan Recommendations	Prepare an Agricultural and Farmland Protection Plan, Protect existing Agricultural Districts; Prohibit sewer extensions in agricultural areas; Explore conservation easements on agricultural land.	Consider all possible effects of development proposals, including impacts on soil, natural resources, and transportation
Framework for Regional Growth	Developing Area: Align policies and investments to encourage the conversion of agricultural and rural lands; Channel growth to areas with existing sewer and water service; Support local planning that designates areas appropriate for development and conversion and avoid "leap frog" patterns of development; Minimize conversion of designated rural and agricultural lands.¶	Developing Area: Align policies and investments to encourage the conversion of agricultural and rural lands; Channel growth to areas with existing sewer and water service; Support local planning that designates areas appropriate for development and conversion and avoid "leap frog" patterns of development; Minimize conversion of designated rural and agricultural lands.¶
EC AFPP	Keep land in agricultural production by protecting farmland, helping a new generation to form, and improving the viability of all farm in the County; Support the state certified agricultural district with right-to-farm provisions.	Keep land in agricultural production by protecting farmland, helping a new generation to form, and improving the viability of all farm in the County; Support the state certified agricultural district with right-to-farm provisions.

5) SEQR



**STATE ENVIRONMENTAL QUALITY REVIEW  
SHORT ENVIRONMENTAL ASSESSMENT FORM  
FOR AGRICULTURAL DISTRICTS**

**UNLISTED ACTIONS ONLY**

Please indicate lead agency status by checking the appropriate box below:

☒ The proposed action is within the scope of a cooperative agreement between the undersigned County Legislative Body ("CLB") and the Department of Agriculture and Markets ("Department"), the only other agency required to undertake an action in this case. Therefore, the undersigned CLB will serve as lead agency for the proposed action to ensure compliance with the requirements of the State Environmental Quality Review Act, and is undertaking a coordinated review of the proposed action with the Department pursuant to 6 NYCRR §617.6(b)(3).

☐ The proposed action is not within the scope of a cooperative agreement between an applicable CLB and the Department. The agency that will serve as Lead Agency is the undersigned CLB, and is undertaking a coordinated review of the proposed action with the Department pursuant to 6 NYCRR §617.6(b)(3).

***Part 1 – Project and Sponsor Information***

1. The proposed action is located in the County of Erie and the Town(s) of Boston, Colden, Eden, Hamburg, Grand Island and the Villages of Farnham and Springville.

2. The agency responsible for preparing this Short Environmental Assessment Form and determining environmental significance is the CLB of Erie County.

3. The name, address, and e-mail address for the Clerk of the above named CLB is:

Olivia Owens at olivia.owens@erie.gov

92 Franklin Street, Buffalo, NY 14202

4. Does the proposed action only involve the modification, consolidation or termination of a county-adopted, State-certified agricultural district by the CLB pursuant to Agriculture and Markets Law (AML) §§303-a, 303-b or 303-c? ☒ Yes ☐ No

If Yes, attach a narrative description (including a location map) of the intent of the proposed action and the environmental resources that may be affected in the County. If No, this form should not be used to evaluate the potential environmental impacts of the proposed action.

5. Is this an action proposed to modify an existing agricultural district? ☒ Yes ☐ No

North #1: 59,282.2  
Southwest #8: 75,821.6  
Southeast #15: 87,369.9

If Yes, total number of acres comprising the agricultural district as it exists prior to modification: \_\_\_\_\_ acres.



**Short Environmental Assessment Form**  
**New York State Department of Agriculture and Markets**

6. If this proposed action involves a modification, will such modification result in a change in the size of the agricultural district? ☒ Yes ☐ No

North #1: 40

Southwest #8: 27.2

• If yes, how many acres are involved in the change? Southwest #15: 114.1 acres

• Does this represent ☒ an increase or ☐ a decrease?

7. Check all present land uses that occur on, adjoining, and near the proposed action?

☒ Residential ☐ Industrial ☒ Commercial ☒ Agriculture ☒ Park/Forest/Open Space ☐ Other

If Other, please describe: \_\_\_\_\_

8. Information on Coastal Resources. Is the action located within, or have a significant effect on:

• A Coastal Area, or the waterfront area of a Designated Inland Waterway? ☒ Yes ☐ No

• A Coastal Erosion Hazard Area? ☐ Yes ☐ No

• A community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No

If Yes, please identify the affected community or communities: Hamburg, Grand Island

9. Information on Local Agricultural and Farmland Protection Plans

• Is the action compatible with the County's Agricultural & Farmland Protection Plan? ☒ Yes ☐ No

If Yes, date of Plan approval: 10/24/2012

If Yes, please cite the applicable language: "Keep land in agricultural production by protecting farmland,

helping a new generation to farm, and improving the viability of all farms in the County"

Page three

10. Comments from Municipalities within the County

- Did the CLB receive any comments from municipalities about the addition or removal of land from the agricultural district? ☒ Yes ☐ No

If Yes, please briefly summarize the comments: \_\_\_\_\_

Grand Island submitted comments in opposition of enrolling three parcels on Grand Island. The reasoning provided

is that these parcels are not viable for farming given their residential nature and are not compatible with

Town zoning.

11. Attach any additional information as may be needed to clarify the proposed action.

I AFFIRM AND CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Name of Person  
Authorized to Sign: Daniel R. Castle, AICP

Date: 10/18/24

Signature: 

Title: Commissioner, Erie County Env. & Planning

## *PART 1 – Project and Sponsor Information, Question 4 Narrative*

### **INTENT**

The intent of this action is to modify existing Agricultural Districts in Erie County, NY pursuant to New York State Agriculture and Markets Law Section 303-b. Section 303-b requires an annual thirty-day period during which landowners may submit requests to include predominantly viable agricultural land into an existing certified agricultural district.

### **DESCRIPTION OF ACTION**

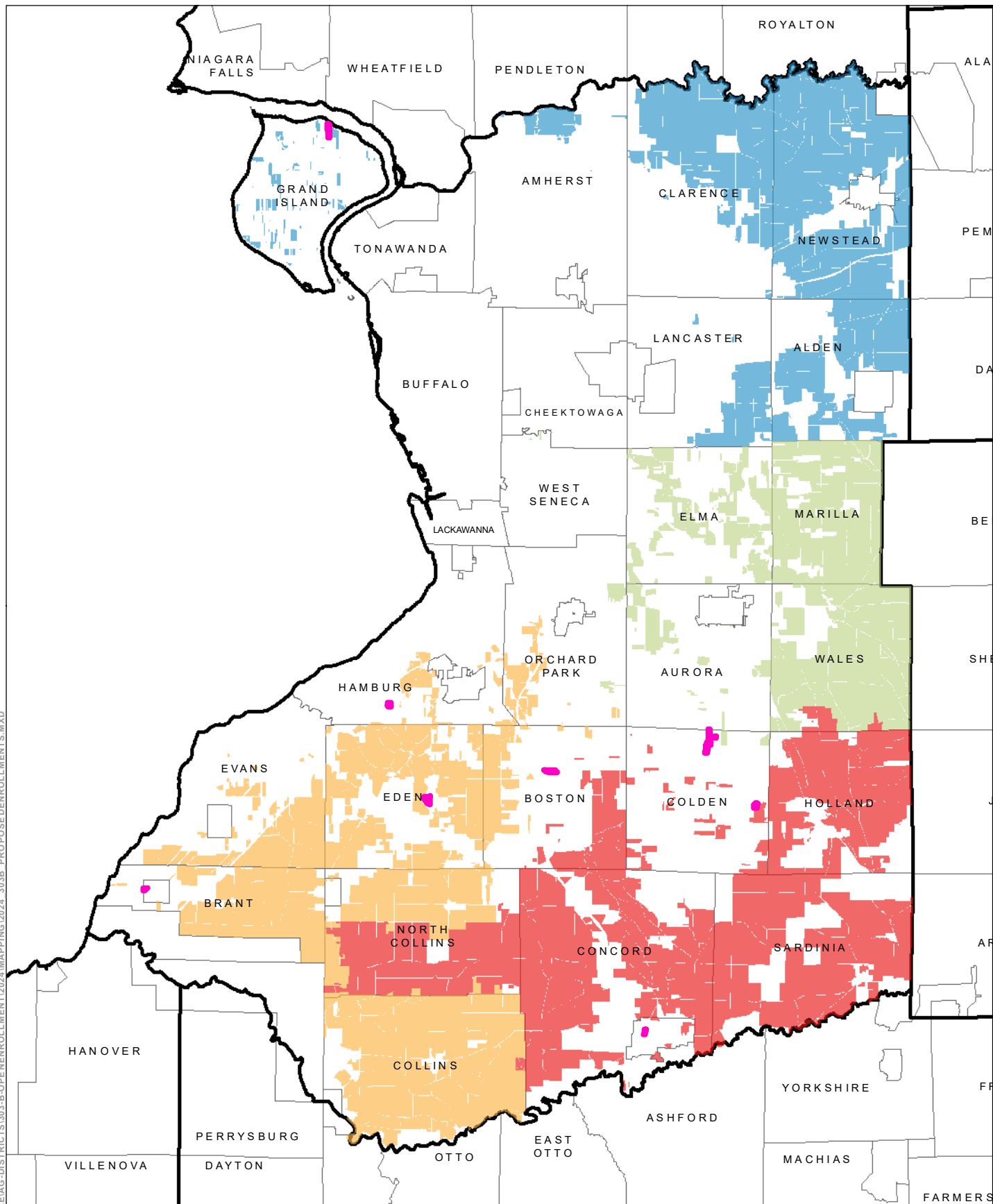
During the 2024 Open Enrollment Period, Erie County received nine applications. One of these applications pertained to land already in an Agricultural District and was withdrawn. The remaining eight applications requested the addition of 54 acres to the North #1 District, 27.2 acres to the Southwest #8 District, and 114.1 acres to the Southeast #15 District. The Erie County Agricultural and Farmland Protection Board recommended the inclusion of 40 acres to the North #1 District, 27.2 acres to the Southwest #8 District, and 114.1 acres to the Southeast #15 District. This totals the inclusion of 188.3 acres.

### **ENVIRONMENTAL RESOURCES**

- *Land Use Plan or Zoning Regulations:* Each application was analyzed for consistency with local land use plans and zoning regulations. In most cases each application was found to be consistent with such documents and agriculture was identified in each community's comprehensive plan as an industry to support and protect, and some degree of agricultural uses were permitted in each community's zoning ordinance and in the zoning district of each proposed enrollment. Application 8 for the inclusion of a 11.8 parcel (SBL 266.18-1-2) in Farnham conflicts with the underlying zoning district which does not permit agricultural activities.
- *Intensity of Use of Land:* Proposed enrollments encompass land that is already being farmed and/or land that has been previously developed and will not result in a significant change in the use or intensity of the land.
- *Community Character:* Each application's surrounding land uses were analyzed to ensure consistency with existing community character. In each case, enrollment into an agricultural district was found to be consistent with the rural, agricultural, and forested nature of the surrounding community.
- *Critical Environmental Area:* No significant impact on Critical Environmental Areas will occur because of these enrollments in an agricultural district.
- *Transportation:* No significant impact on transportation infrastructure will occur because of these enrollments in an agricultural district.
- *Energy:* These parcels are currently being farmed and/or have been previously developed and no significant impact on energy resources will occur because of their inclusion in an agricultural district.
- *Water and Wastewater Supplies:* These parcels are currently being farmed and/or have been previously developed and no significant impact on public/private water supplies and/or wastewater treatment utilities will occur because of their inclusion in an agricultural district.

- *Historic, Archaeological, Architectural, or Aesthetic Resources:* These parcels are currently being farmed and/or have been previously developed and no significant impact on historic, archaeological, architectural, or aesthetic resources of the community will occur as a result of their inclusion in an agricultural district.
- *Natural Resources:* These parcels are currently being farmed and/or have been previously developed and no significant impact on natural resources will occur as a result of their inclusion in an agricultural district.
- *Erosion, Flooding, or Drainage:* These parcels are currently being farmed and/or have been previously developed and no significant impact on erosion, flooding, or drainage will occur as a result of their inclusion in an agricultural district.
- *Environmental Resources and Human Health:* These parcels are currently being farmed and/or have been previously developed no significant impact on environmental resources and human health will occur as a result of their inclusion in an agricultural district.

V:\PLANNING\AGRICULTURE\AG-DISTRICTS\303-B-OPENENROLLMENT\2024\MAPPING\2024\_303B\_PROPOSEDENROLLMENTS.MXD



- Central #5
- North #1
- Southeast #15
- Southwest #8

Parcels Recommended for Inclusion by the Erie County Agricultural and Farmland Protection Board

## 2024 PROPOSED ENROLLMENTS

ERIE COUNTY, NY

ERIE COUNTY AGRICULTURAL DISTRICTS



MAP PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GATTIS2, 11/1/2024



**Short Environmental Assessment Form**  
**New York State Department of Agriculture and Markets**

**Part 2: Impact Assessment**

**Part 2 is to be completed by the County Legislative Body ("CLB") as Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted to the CLB for the proposed modification, consolidation or termination of a county-adopted, State-certified agricultural district or otherwise available to the reviewer.

In providing responses to each of the questions, the reviewer should keep in mind that the action proposed is the modification, consolidation or termination of an agricultural district(s). The action is not the land use or activity which will, or may, take place in the district(s). For example, it is not appropriate to consider the effects of management actions that may be taken by individual operators in conducting farming. Agricultural farm management practices, including construction, maintenance and repair of farm buildings, and land use changes consistent with generally accepted principles of farming are listed as Type II actions in 6 NYCRR §617.5(c)(3), and these actions have been determined not to have a significant impact on the environment.

	None to small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Short Environmental Assessment Form**  
**New York State Department of Agriculture and Markets**

**Part 3: Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Erie County Legislature

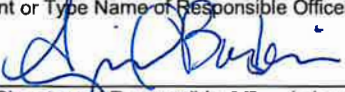
Name of Lead Agency

12/3/24

Date

April Baskin

Print or Type Name of Responsible Officer in Lead Agency



Signature of Responsible Officer in Lead Agency

Chairperson

Title of Responsible Officer



Signature of Preparer (if different from Responsible Officer)

## 6) Adopting Resolution

STATE OF NEW YORK

LEGISLATURE OF ERIE COUNTY  
CLERK'S OFFICE

BUFFALO, N.Y., November 7, 2024

TO WHOM IT MAY CONCERN:

**I HEREBY CERTIFY**, that at the *19th* Session of the Legislature of Erie County, held in the Legislative Chambers, in the City of Buffalo, on the *7th* day of November, 2024 A.D., a Resolution was adopted, of which the following is a true copy:

A RESOLUTION TO BE SUBMITTED BY  
LEGISLATOR BASKIN

RE: RESOLUTION TO MODIFY AGRICULTURAL DISTRICTS

WHEREAS, pursuant to New York State Agriculture and Markets Law (“AML”) Section 303-b, the Erie County Legislature adopted Intro 20-15 (2004) on September 23, 2004; and

WHEREAS, the Erie County Legislature designated September 1 through September 30 as the annual thirty-day period during which applicants may submit requests to include predominantly viable agricultural land into any existing certified agricultural district outside of the established eight-year review period; and

WHEREAS, during the 2024 thirty-day open enrollment period eight applicants requested that seventeen parcels of land be included in existing Agricultural Districts; and

WHEREAS, the Erie County Agricultural and Farmland Protection Board reviewed each request to determine if each includes “viable agricultural land” as defined in AML Section 301; and

WHEREAS, the Erie County Agricultural and Farmland Protection Board reviewed each request to determine whether the inclusion of such land would serve the public interest and maintain a viable agricultural industry within the Agricultural District; and

WHEREAS, the Erie County Agricultural and Farmland Protection Board voted to recommend that the Erie County Legislature approve the inclusion of thirteen parcels listed below in an existing Agricultural District:

SBL	Acres	Address	Town/Village	Applicant	District
12.00-2-1.1	40	0 East River Road	Grand Island	Robert & Christie Harper Trust	North #1
226.02-5-43	10.9	7992 Boston State Road	Boston	Katie Reding	Southeast #15
226.02-5-40	15.3	0 Boston State Road	Boston	Katie Reding	Southeast #15
335.14-2-12	9	359 West Main Street	Springville	Brett J. Landsman	Southeast #15
239.00-2-1.2	3.5	8620 Sisson Highway	Eden	Daniel Gelfond	Southwest #8
245.00-2-6.2	20	10861 Partridge Road	Colden	John Riley	Southeast #15
214.00-1-37.3	19	Boies Road	Colden	Mark Stoehr	Southeast #15
214.00-1-38	8.1	7285 Boies Road	Colden	Mark Stoehr	Southeast #15
214.00-1-41	8.3	Boies Road	Colden	Mark Stoehr	Southeast #15

ATTEST



OLIVIA M. OWENS  
Clerk of the Legislature of Erie County



STATE OF NEW YORK

LEGISLATURE OF ERIE COUNTY  
CLERK'S OFFICE

BUFFALO, N.Y., November 7, 2024

TO WHOM IT MAY CONCERN:

**I HEREBY CERTIFY**, that at the **19th** Session of the Legislature of Erie County, held in the Legislative Chambers, in the City of Buffalo, on the **7th** day of **November, 2024 A.D.**, a Resolution was adopted, of which the following is a true copy:

214.00-1-13.3	5.3	Center Street	Colden	Mark Stoehr	Southeast #15
214.00-2-9.121	18.2	Darien Road	Colden	Mark Stoehr	Southeast #15
194.00-5-9	11.9	2772 South Creek Road	Hamburg	Wendy A. Good	Southwest #8
266.18-1-2	11.8	10455 Erie Road	Farnham	Rose and Charles Berns	Southwest #8

and

WHEREAS, pursuant to AML Section 303-b, the Erie County Legislature gave the required public notice and set a public hearing for October 30, 2024; and

WHEREAS, pursuant to AML Section 303-b, the Erie County Legislature published a public hearing notice in a newspaper having general circulation within the County and notified in writing those municipalities whose territory encompasses the lands which are proposed to be included in an Agricultural District; and

WHEREAS, a public hearing was held at 2:00 p.m. on October 30, 2024 a public hearing was held at the Erie County Legislative Chambers, 92 Franklin Street, Buffalo, New York to consider modification of the Districts; and

WHEREAS, the modification of the Districts is within the scope of a Cooperative Agreement between the Erie County Legislature and the New York State Department of Agriculture and Markets; and

WHEREAS, pursuant to the Cooperative Agreement, the Erie County Legislature is the State Environmental Quality Review Lead Agency and has conducted a coordinated review in accordance with 6 NYCRR Section 617.6 (b) (3).

NOW, THEREFORE, BE IT

RESOLVED, that the Erie County Legislature approves the inclusion of the following thirteen parcels into an adjacent existing Agricultural District:

SBL	Acres	Address	Town/Village	Applicant	District
12.00-2-1.1	40	0 East River Road	Grand Island	Robert & Christie Harper Trust	North #1
226.02-5-43	10.9	7992 Boston State Road	Boston	Katie Reding	Southeast #15
226.02-5-40	15.3	0 Boston State Road	Boston	Katie Reding	Southeast #15
335.14-2-12	9	359 West Main Street	Springville	Brett J. Landsman	Southeast #15
239.00-2-1.2	3.5	8620 Sisson Highway	Eden	Daniel Gelfond	Southwest #8

ATTEST



OLIVIA M. OWENS  
Clerk of the Legislature of Erie County

STATE OF NEW YORK

LEGISLATURE OF ERIE COUNTY  
CLERK'S OFFICE

BUFFALO, N.Y., November 7, 2024

TO WHOM IT MAY CONCERN:

**I HEREBY CERTIFY**, that at the *19th Session of the Legislature of Erie County, held in the Legislative Chambers, in the City of Buffalo, on the 7th day of November, 2024 A.D., a Resolution was adopted, of which the following is a true copy:*

245.00-2-6.2	20	10861 Partridge Road	Colden	John Riley	Southeast #15
214.00-1-37.3	19	Boies Road	Colden	Mark Stoehr	Southeast #15
214.00-1-38	8.1	7285 Boies Road	Colden	Mark Stoehr	Southeast #15
214.00-1-41	8.3	Boies Road	Colden	Mark Stoehr	Southeast #15
214.00-1-13.3	5.3	Center Street	Colden	Mark Stoehr	Southeast #15
214.00-2-9.121	18.2	Darien Road	Colden	Mark Stoehr	Southeast #15
194.00-5-9	11.9	2772 South Creek Road	Hamburg	Wendy A. Good	Southwest #8
266.18-1-2	11.8	10455 Erie Road	Farnham	Rose and Charles Berns	Southwest #8

and

RESOLVED, that the Erie County Legislature finds that the modification of the Districts will not result in any significant adverse environmental impacts and therefore issues a Negative Declaration under the State Environmental Quality Review Act; and be it further

RESOLVED, that the Chairperson of the Erie County Legislature is authorized to complete and sign Part 3 of the Short Environmental Assessment Form; and be it further

RESOLVED, that certified copies of this resolution be forwarded to the County Executive, the Commissioner of Environment and Planning, the Director of Real Property Tax Services, the Chair of the Erie County Agricultural and Farmland Protection Board, the Supervisors of the Towns of Boston, Colden, Eden, Grand Island, Hamburg, and the Mayors of the Villages of Farnham and Springville; and be it further

RESOLVED, that the Commissioner of Environment and Planning send a certified copy of this resolution to the Commissioner of New York State Department of Agriculture and Markets for certification.

REFERENCE:                   INTRO. 19-2 (2024)

ATTEST



OLIVIA M. OWENS  
*Clerk of the Legislature of Erie County*