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# COUNTY OF ERIE

AGRICULTURE AND FARMLAND PROTECTION BOARD

BRETT KREHER, CHAIRPERSON

BRYANT ZILKE, VICE-CHAIRPERSON

October 26, 2026

The Honorable Timothy J. Meyers
Erie County Legislature
92 Franklin Street, 4th Floor
Buffalo, New York 14202

**RE: Erie County Agricultural Districts Inclusion of Viable Agricultural Land**

Dear Legislator Meyers:

The Erie County Agricultural and Farmland Protection Board is pleased to transmit the attached 2026 report regarding modification of Erie County Agricultural Districts pursuant to Agriculture and Markets Law. The AFPB respectfully requests that the Erie County Legislature review and vote on the proposed modifications.

Should you have any questions, please feel free to contact me at 716-759-6802 or by email at brett@krehereggs.net.

Sincerely yours,

Brett Kreher
Chairperson, Erie County Agriculture and Farmland Protection Board

cc: Sarah Gatti, Erie County Department of Environment and Planning

# ERIE COUNTY AGRICULTURAL DISTRICTS
# INCLUSION OF VIABLE AGRICULTURAL LAND

## 2026 REPORT

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

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### 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 2026 open enrollment period, the AFPB received 11 applications requesting the inclusion of 16 parcels in Erie County's existing Agricultural Districts. Two parcels, submitted through separate applications, were already enrolled in an existing Agricultural District and therefore are not included in this report.

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. 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 1-10.

The following table contains information for each request and indicates the AFPB's recommendation on whether to include or not include the parcel in an existing Erie County Agricultural District. Parcels not recommended for inclusion were found not to consist of viable agricultural land as defined in AML 301(7) and not to serve the public interest by assisting in maintaining a viable agricultural industry with the District. Note that two separate comments of concern were submitted related to Application 8 in the Town of Grand Island.

| # | SBL | ACRES | ADDRESS | MUNICIPALITY | APPLICANT | DISTRICT | INCLUDE (Y/N) |
|---|---|---|---|---|---|---|---|
| 1 | 24.00-2-1 | 55 | 3183 Stony Point Road | Grand Island | Paul Harper | North #1 | YES |
| 2 | 200.00-1-21.2 | 8 | 0 Boies Road | Aurora | Frederick Hill | Central #5 | YES |
| 2 | 200.00-1-19.12 | 16 | 1734 Boies Road | Aurora | Frederick Hill | Central #5 | YES |
| 2 | 200.00-1-18.131 | 35 | 1899 Center Street | Aurora | Frederick Hill | Central #5 | YES |
| 2 | 215.00-4-21.3 | 5 | 7674 Lewis Road | Colden | Frederick Hill | Southeast #15 | YES |
| 3 | 347.00-2-18.1 | 62 | 14025 Mill Street | Concord | Schichtels Nursery, Inc. | Southeast #15 | YES |
| 3 | 347.05-1-4.2 | 2 | 425 S. Cascade Drive | Springville | Schichtels Nursery, Inc. | Southeast #15 | YES |
| 3 | 347.00-1-29.1 | 52 | 14151 Route 219 | Concord | Schichtels Nursery, Inc. | Southeast #15 | YES |
| 4 | 198.00-4-11.2 | 28 | 0 Behm Road | Orchard Park (T) | 7863 Behm Road LLC | Southwest #8 | YES |

| # | SBL | ACRES | ADDRESS | MUNICIPALITY | APPLICANT | DISTRICT | INCLUDE |
|---|---|---|---|---|---|---|---|
| 5 | 343.00-2-3.112 | 4 | 3566 Route 39 | Collins | Amanda R Solem-Deinzer | Southwest #8 | **YES** |
| 6 | 213.00-6-24 | 11 | 0 Blanchard Road | Colden | Thomas Dziulko | Southeast #15 | **NO** |
| 7 | 214.00-3-14.1 | 27 | 7656 Bleistein Rd | Colden | Erik and Dana Koch | Southeast #15 | **YES** |
| 8 | 51.02-2-6 | 6 | 1750 East River Road | Grand Island | Lindsey Cruz | North #1 | **NO** |
| 9 | 272.00-1-37.2 | 15 | 4835 Belcher Rd | North Collins (T) | Leigh M. Hall | Southwest #8 | **YES** |

Erie County staff have 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 10.

**PUBLIC HEARING**

A public hearing must be held by the Erie County Legislature to consider the requests of property owners. The public hearing will be held on November 13, 2026, at 11:00AM in Legislative Chambers. The required public notice will be published in the Buffalo Challenger and the Lancaster Bee.

**STATE ENVIRONMENTAL QUALITY REVIEW ACT**

Pursuant to the NYS Department of Environmental Conservation (DEC), the modification of an agricultural district is classified as an Unlisted action, requiring a Short Environmental Assessment Form (SEAF) to determine environmental significance. The Department of Environment and Planning has completed Part 1 of the SEAF, which is included as Attachment 13.

**LIST OF ATTACHMENTS**

1) Harper Applications & Maps
2) Hill Applications & Maps
3) Schichtels Applications & Maps
4) Behm Road Applications & Maps
5) Solem-Deinzer Applications & Maps
6) Dziulko Applications & Maps
7) Koch Applications & Maps
8) Cruz Applications & Maps
9) Hall Applications & Maps
10) Matrix – Parcel Listing and Information
11) 30-Day Review Notice
12) Public Hearing Notice
13) SEAF Part 1

## 1) Harper Applications & Maps

START HERE

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

LANDOWNER INFORMATION

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Landowner Name: Paul Harper
Phone Number: [redacted]
Email Address: [redacted]
Address:
[redacted]

RENTER CONTACT INFORMATION

---

Renter Name: {Empty}
Phone Number: {Empty}
Email Address: {Empty}
Renter Address:
{Empty}

FARM DESCRIPTION

---

Acres Owned: 55
Acres Farmed and/or Cropped: 20
Acres you Rent and Farm: 0
Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?: No
On your last tax return, did you have over $1,000 in agriculture-related income?: No
Capital investment in agricultural operation over past 5 years: N/A (proposed operation/start-up)
SBL:
- SBL (Tax Parcel ID): 24.00-2-1
  Street Address: 3183 Stony Point Road
  Town: Grand Island
  Acres: 55
  Agricultural Assessment (Y/N): N
  Public Sewer (Y/N): N

AGRICULTURE BUSINESS DESCRIPTION

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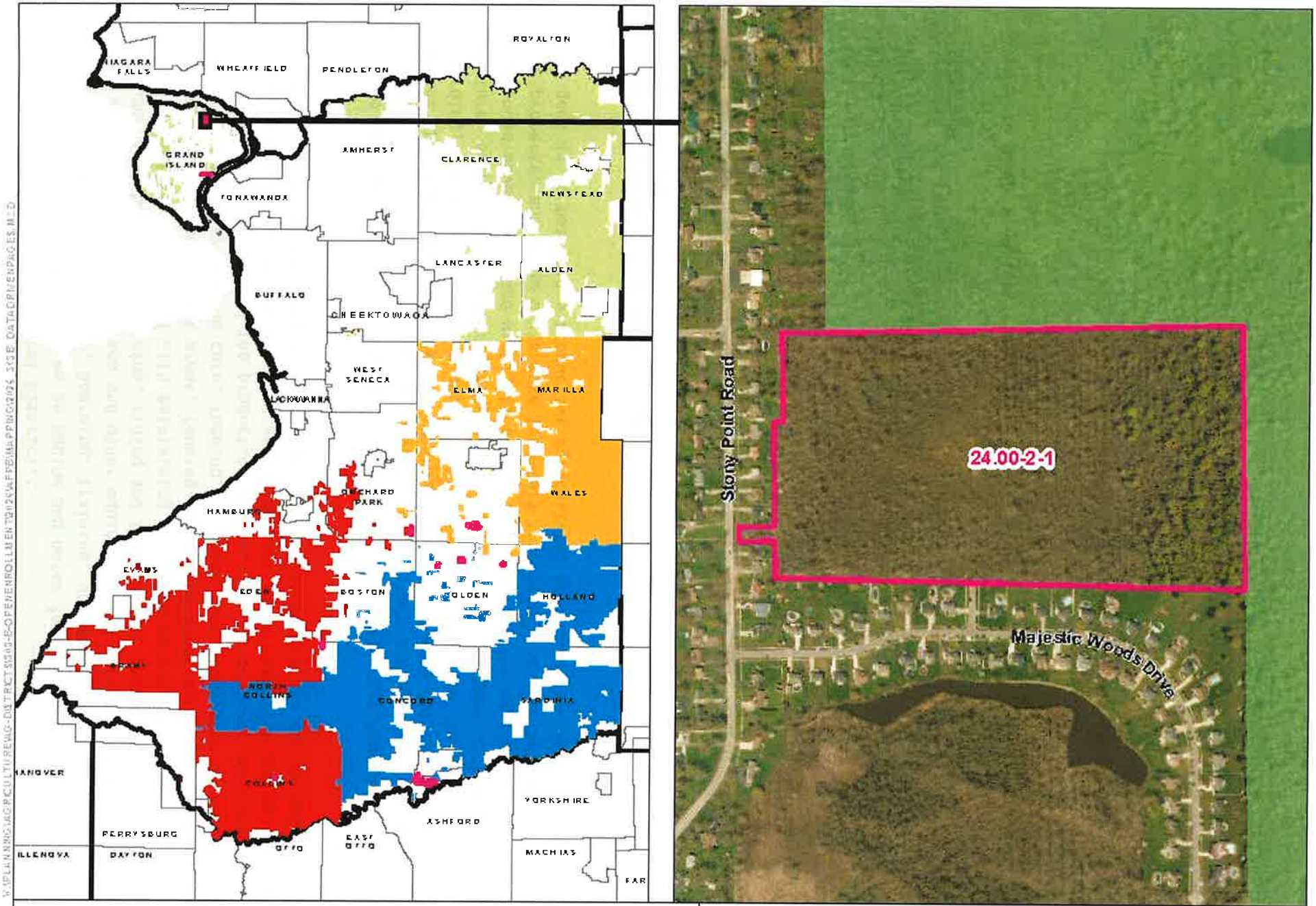
Describe the business that is operated or will be operated on the parcel(s) proposed

to be added to the Agricultural District.:
The property will be operated as an equine and horse farming operation. The farm will be used for the raising, care, boarding, training, and management of horses. This will include the sale of horses and other equine-related services. Planned operations include horse boarding, training, riding and instruction, pasture management, and other activities associated with maintaining a working equine farm. The property will include pasture and turnout areas, fencing, barns and other agricultural structures, and areas necessary for the care, feeding, training, and management of horses. The operation may also include the production of hay, forage, or other agricultural products for use by the farm or for sale. The goal is to establish and maintain a viable, long-term agricultural operation centered on horses and equine activities.

Why do you want to enroll land in the NYS Agricultural District Program?:
We want to enroll the property to support its long-term use as a working farm and equine operation. Our intention is to invest in the property for horse raising, boarding, training and related equine activities. In addition, we will maintain pasture, open land and other agricultural resources. Enrollment will help support the continued development and viability of the farm, protect the agricultural character of the property, and allow us to make long-term investments in the land and facilities. The goal is to maintain a productive agricultural operation for years to come.

Is this business:: Proposed/Start-up
Aquaculture: 0
Cash Crop (Grain): 1
Cash Crop (Vegetable): 1
Dairy: {Empty}
Horticultural Specialties/Christmas Tree: 0
Livestock (other than dairy): 20
Sugarbush/Maple: 0
Orchard/Vineyard: 0
Poultry: 0
Other: {Empty}

SIGNATURE
---
Property Owner Signature: [signed]




**APPLICATION 1: PAUL HARPER**
**TOWN OF GRAND ISLAND**

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY G ANGERMAN, 10/13/2025


Stony Point Road
9183 Stony Point Road

## 2) Hill Applications & Maps

START HERE

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

LANDOWNER INFORMATION

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Landowner Name: Frederick Hill
Phone Number: [redacted]
Email Address: [redacted]
Address:
[redacted]
[redacted]

RENTER CONTACT INFORMATION

---

Renter Name: {Empty}
Phone Number: {Empty}
Email Address: {Empty}
Renter Address:
{Empty}

FARM DESCRIPTION

---

Acres Owned: 13
Acres Farmed and/or Cropped: 60
Acres you Rent and Farm: 60
Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?: {Empty}
On your last tax return, did you have over $1,000 in agriculture-related income?: Yes
Capital investment in agricultural operation over past 5 years: Greater than $50,000
SBL:

- SBL (Tax Parcel ID): 200.00-1-21.2
  Street Address: 0 Boies Rd.
  Town: East Aurora
  Acres: 8
  Agricultural Assessment (Y/N): yes
  Public Sewer (Y/N): no
- SBL (Tax Parcel ID): 200.00-1-19.12
  Street Address: 1734 Boies Rd.
  Town: East Aurora
  Acres: 16
  Agricultural Assessment (Y/N): yes
  Public Sewer (Y/N): no

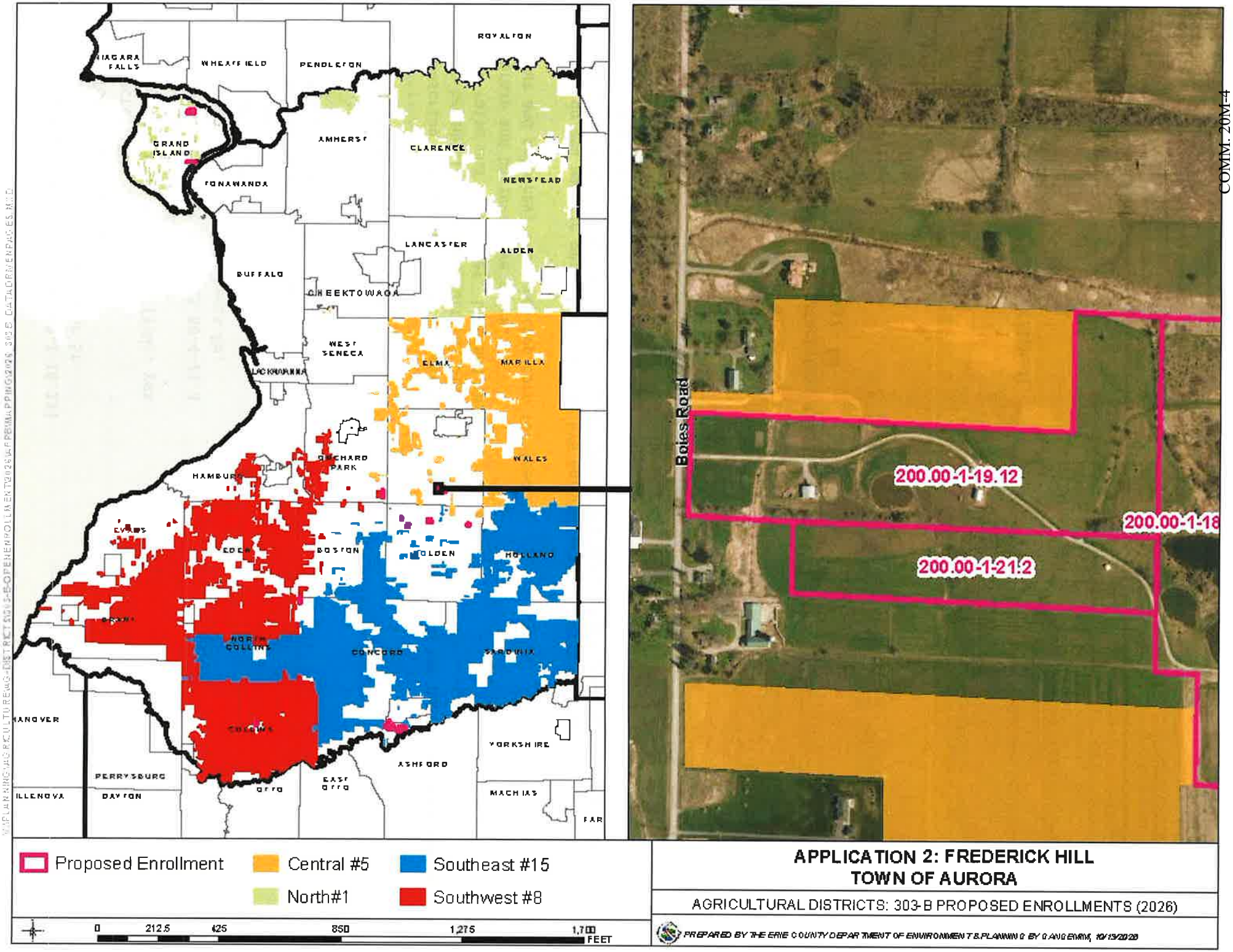
- SBL (Tax Parcel ID): 200.00-1-18.131
  Street Address: 1899 Center St.
  Town: East Aurora
  Acres: 35
  Agricultural Assessment (Y/N): yes
  Public Sewer (Y/N): no
- SBL (Tax Parcel ID): 215.00-4-21.3
  Street Address: 7674 Lewis Rd.
  Town: Colden
  Acres: 3
  Agricultural Assessment (Y/N): no
  Public Sewer (Y/N): no

AGRICULTURE 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 raise and breed beef, lamb and chickens for eggs.
Graze and pasture live stock.
Cut and bale hey, crow and chop corn for feed.

Why do you want to enroll land in the NYS Agricultural District Program?:
To prevent neighbors complaining about farming ang agriculture practices carried out on the property

Is this business:: Existing
Aquaculture: 80
Cash Crop (Grain): {Empty}
Cash Crop (Vegetable): 3
Dairy: {Empty}
Horticultural Specialties/Christmas Tree: {Empty}
Livestock (other than dairy): 60
Sugarbush/Maple: 20
Orchard/Vineyard: {Empty}
Poultry: {Empty}
Other: {Empty}

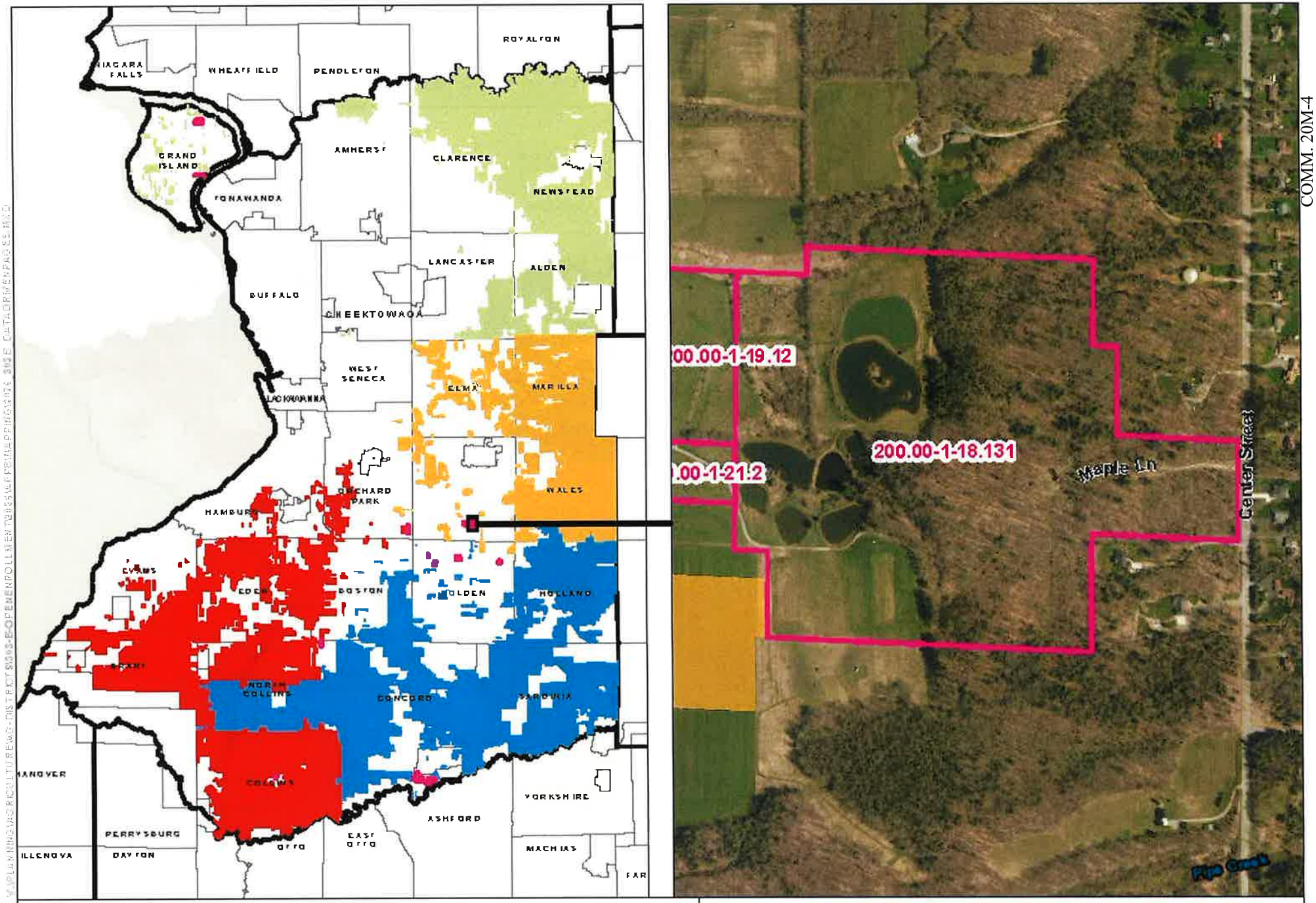
SIGNATURE
---
Property Owner Signature: [signed]




**APPLICATION 2: FREDERICK HILL**
**TOWN OF AURORA**

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

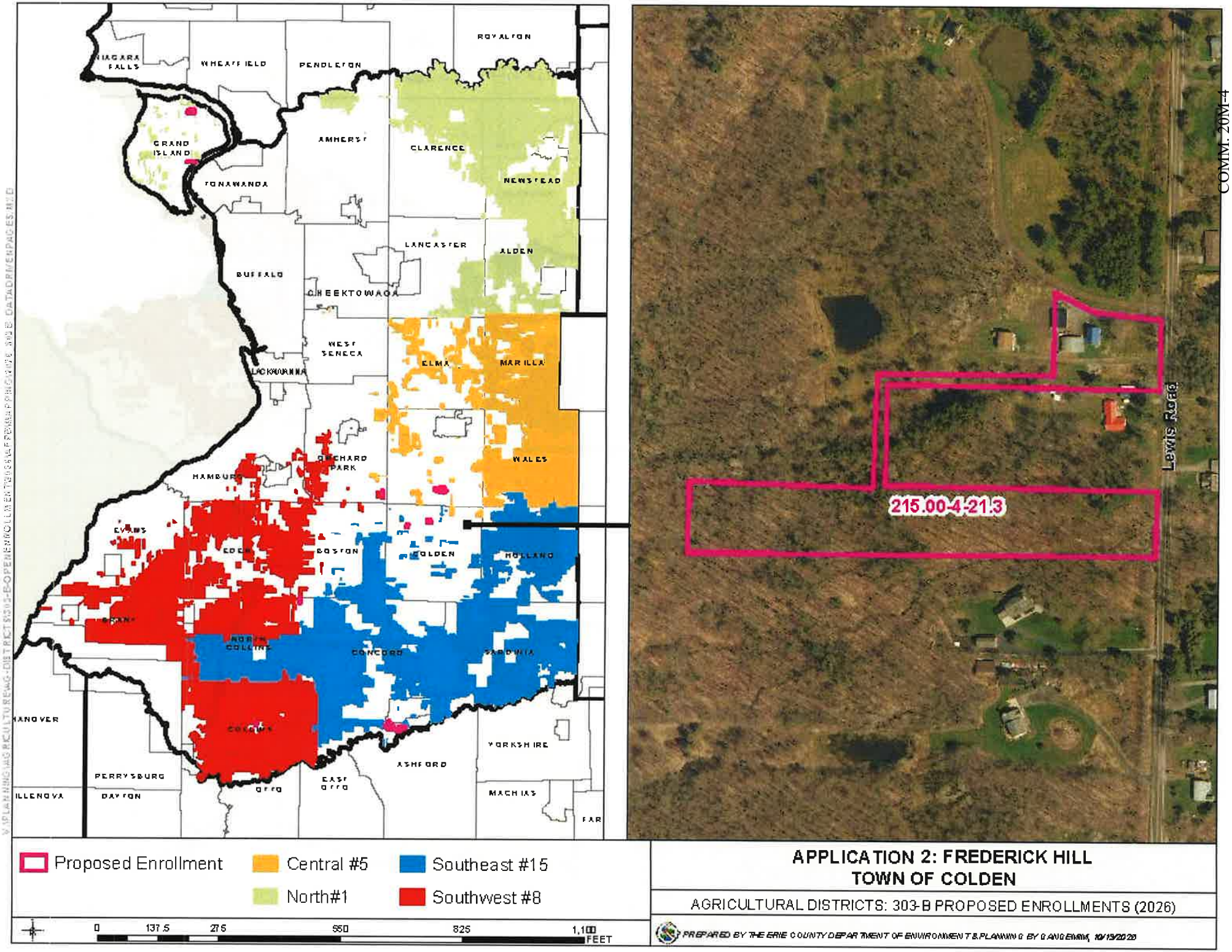
PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY D.ANGEMMI, 10/15/2025




**APPLICATION 2: FREDERICK HILL**
**TOWN OF AURORA**

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY DANGEMM, 10/15/2025




**APPLICATION 2: FREDERICK HILL**
**TOWN OF COLDEN**

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY G ANGEMMI, 10/15/2025

V:\PLANNING\AG\AGRICULTURE\AG-DISTRICTS\303-B\OPENENROLLMENT\GENERAL\PENN FARMS\PENN FARMS.MXD DATADRIVENPAGES.MXD


0 Boies Road
Boies Road


1889 Center Street
Center Street


7674 Lewis Road
Lewis Road


Boies Rd
1734 Boies Road

## 3) Schichtels Applications & Maps

START HERE

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

LANDOWNER INFORMATION

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Landowner Name: Schichtels Nursery, Inc.
Phone Number: [redacted]
Email Address: [redacted]
Address:
[redacted]
[redacted]

RENTER CONTACT INFORMATION

---

Renter Name: {Empty}
Phone Number: {Empty}
Email Address: {Empty}
Renter Address:
{Empty}

FARM DESCRIPTION

---

Acres Owned: 1,000+ Nursery Wide
Acres Farmed and/or Cropped: 950+ Nursery Wide
Acres you Rent and Farm: Approx 200
Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?: No
On your last tax return, did you have over $1,000 in agriculture-related income?: Yes
Capital investment in agricultural operation over past 5 years: Greater than $50,000
SBL:

- SBL (Tax Parcel ID): 347.00-2-18.1
  Street Address: 14025 Mill St
  Town: Concord
  Acres: 62.10
  Agricultural Assessment (Y/N): Y
  Public Sewer (Y/N): N
- SBL (Tax Parcel ID): 347.05-1-4.2
  Street Address: 425 South Cascade Dr
  Town: Springville
  Acres: 1.08
  Agricultural Assessment (Y/N): N
  Public Sewer (Y/N): Y

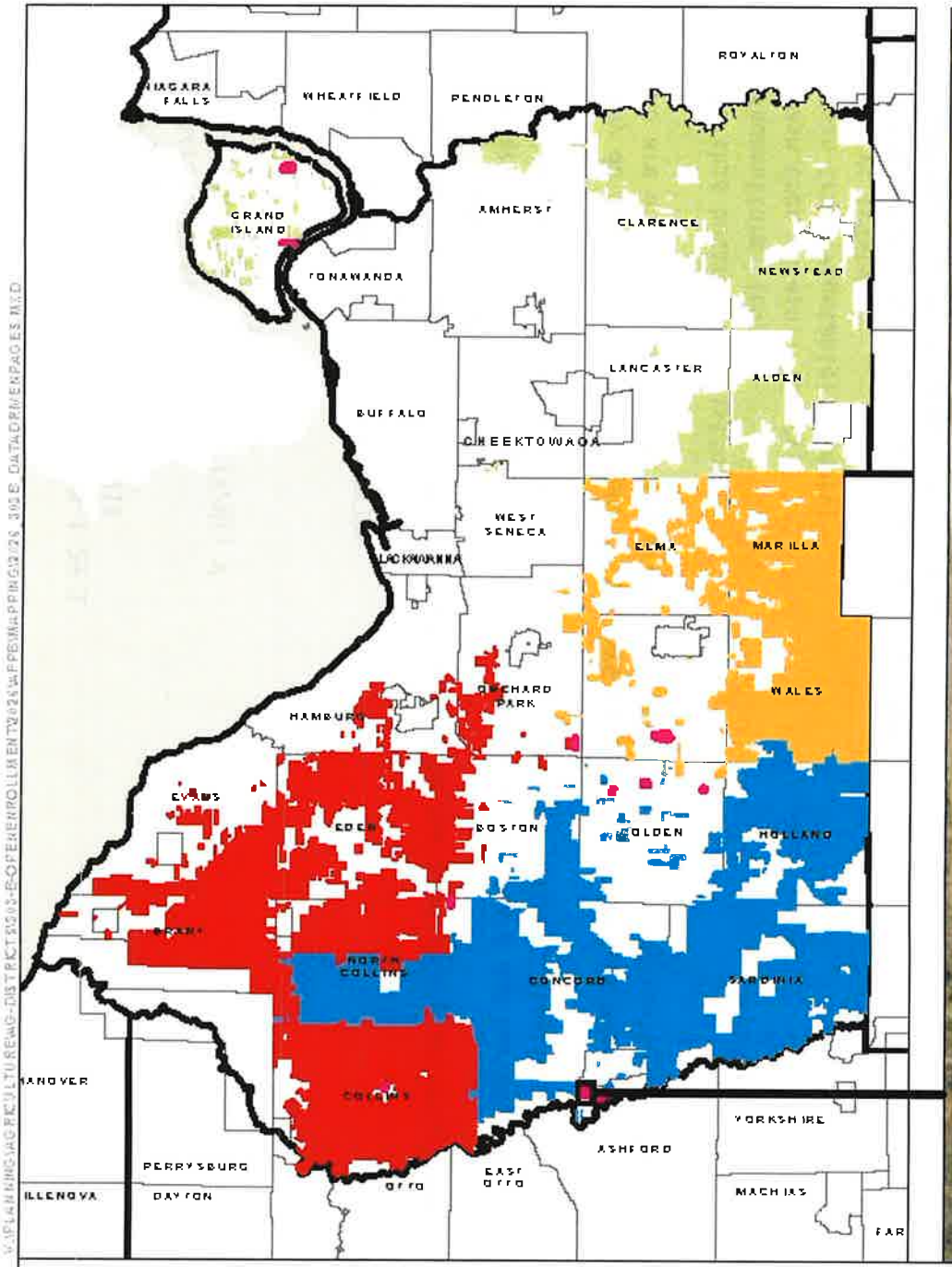
- SBL (Tax Parcel ID): 347.00-1-29.1
  Street Address: 14151 RT 219
  Town: Concord
  Acres: 52.06
  Agricultural Assessment (Y/N): Y
  Public Sewer (Y/N): N

AGRICULTURE BUSINESS DESCRIPTION
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Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.:
We are a wholesale nursery that grows our crops in the field and harvests them bare root or B&B. Production begins by turning over the soil and planting.

Why do you want to enroll land in the NYS Agricultural District Program?:
We are enrolling to ensure key protections provided by the agricultural districts.

Is this business:: Existing
Aquaculture: {Empty}
Cash Crop (Grain): {Empty}
Cash Crop (Vegetable): {Empty}
Dairy: {Empty}
Horticultural Specialties/Christmas Tree: 950
Livestock (other than dairy): {Empty}
Sugarbush/Maple: {Empty}
Orchard/Vineyard: {Empty}
Poultry: {Empty}
Other: {Empty}

SIGNATURE
---
Property Owner Signature: [signed]







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

0 330 660 1,320 1,980 2,640 FEET

**APPLICATION 3: SCHICHTEL'S NURSERY**
**TOWN OF CONCORD**

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY G ANGERMIX, 10/13/2025


219)
South Cascade Drive
14151 RT 219 Concord

## 4) Behm Road Applications & Maps

START HERE

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

LANDOWNER INFORMATION

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Landowner Name: 7863 Behm Road LLC
Phone Number: [redacted]
Email Address: [redacted]
Address:
[redacted]
[redacted]

RENTER CONTACT INFORMATION

---

Renter Name: Zittel's Dairy Farm LLC
Phone Number: 7169121287
Email Address: zcows@aol.com
Renter Address:
7226 Taylor Rd
Hamburg, New York. 14075

FARM DESCRIPTION

---

Acres Owned: 28.30
Acres Farmed and/or Cropped: 20
Acres you Rent and Farm: 20
Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?: {Empty}
On your last tax return, did you have over $1,000 in agriculture-related income?: No
Capital investment in agricultural operation over past 5 years: {Empty}
SBL:
- SBL (Tax Parcel ID): 198.00-4-11.2
  Street Address: 0 BEHM RD
  Town: Orchard Park
  Acres: 28.3
  Agricultural Assessment (Y/N): Y

AGRICULTURE BUSINESS DESCRIPTION

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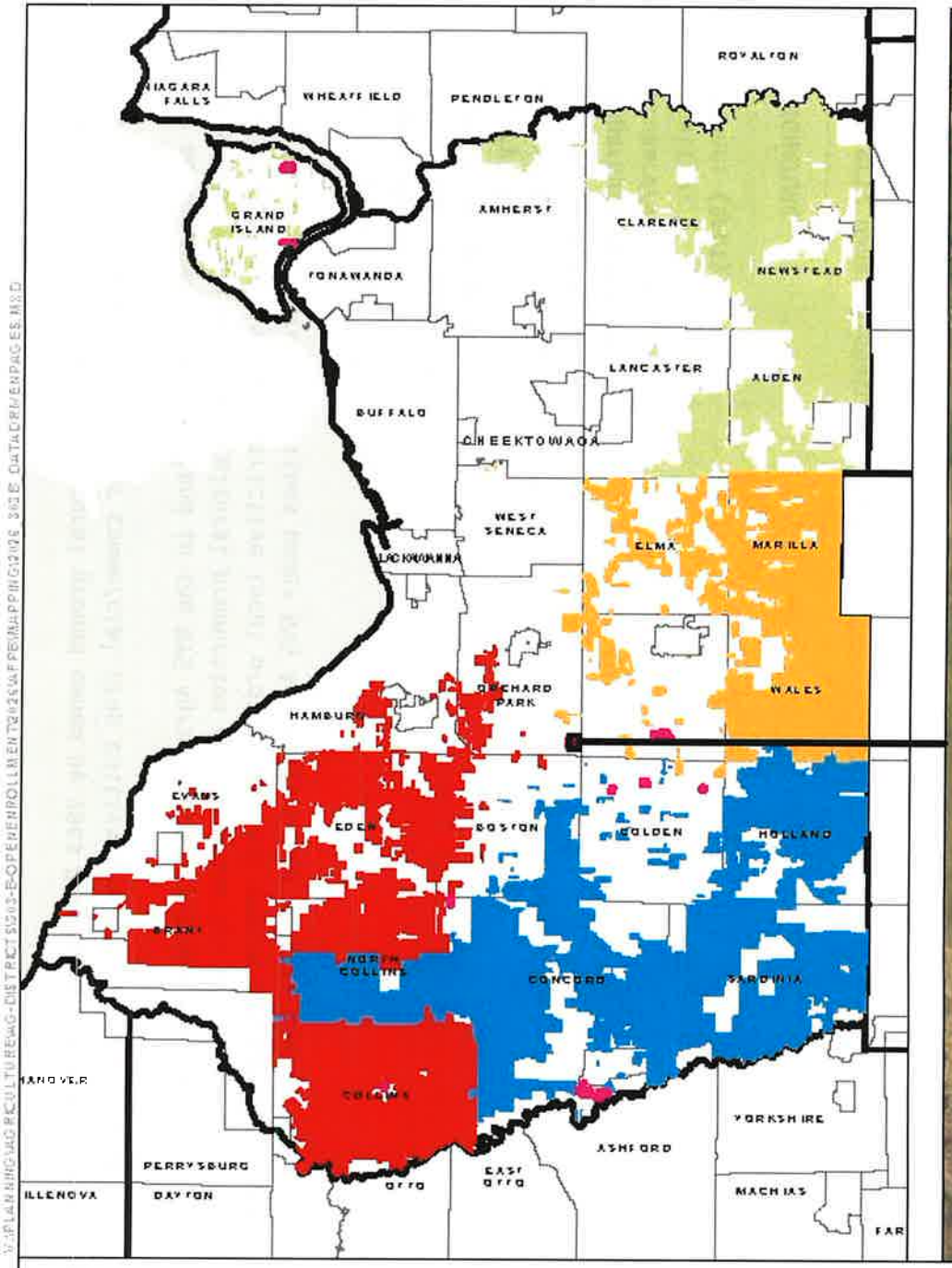
Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.:

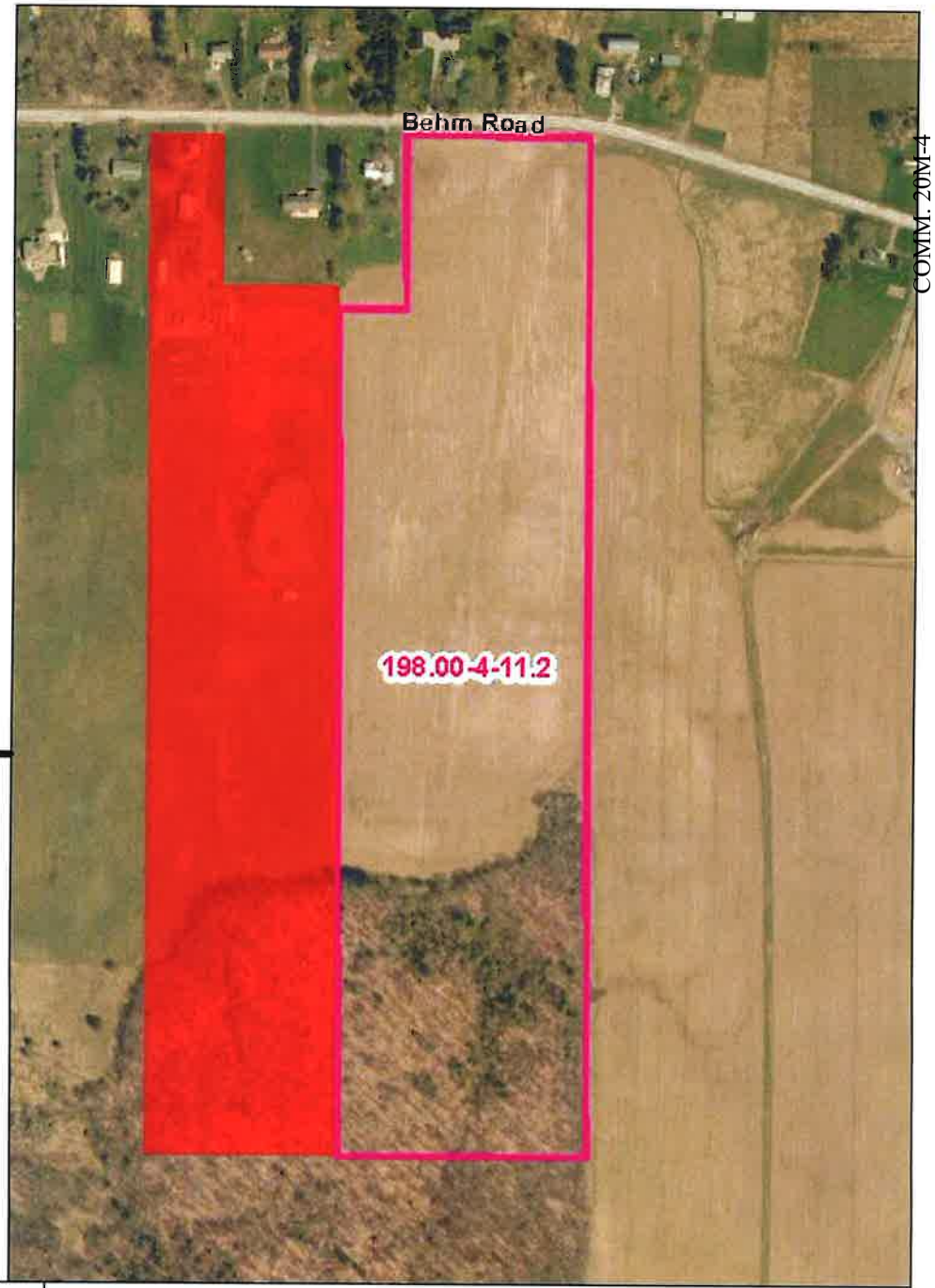
The parcel is active agricultural ground owned by 7863 Behm Road LLC and leased to an independent farm operator for commercial crop cultivation and agricultural production.

Why do you want to enroll land in the NYS Agricultural District Program?:
To support continued agricultural production on the property, protect the farm operation from overly restrictive local ordinances, and ensure the parcel receives full Right-to-Farm protections under NYS Agriculture and Markets Law.

Is this business:: Existing
Aquaculture: 0
Cash Crop (Grain): 20
Cash Crop (Vegetable): -3
Dairy: 0
Horticultural Specialties/Christmas Tree: 0
Livestock (other than dairy): 0
Sugarbush/Maple: 0
Orchard/Vineyard: -2
Poultry: 0
Other: {Empty}

SIGNATURE
---
Property Owner Signature: [signed]




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

0 210 420 840 1,260 1,680 FEET

**APPLICATION 4: 7863 BEHM RD LLC**
**TOWN OF ORCHARD PARK**

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GANDERSON, 10/13/2025


Behm Rd
Behm Rd
Behm Rd
Behm Rd
7863 Behm Road
Bridge St
240
Davis Rd
© 2026 Eagleview

## 5) Solem-Deinzer Applications & Maps

START HERE

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

LANDOWNER INFORMATION

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Landowner Name: Amanda R Solem-Deinzer
Phone Number: [redacted]
Email Address: [redacted]
Address:
[redacted]
[redacted]

RENTER CONTACT INFORMATION

---

Renter Name: Aterman
Phone Number: 7165322222
Email Address: unknown@unknown.com
Renter Address:
Main St
Collins , New York. 14034

FARM DESCRIPTION

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Acres Owned: 4.5
Acres Farmed and/or Cropped: 3
Acres you Rent and Farm: 3
Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?: No
On your last tax return, did you have over $1,000 in agriculture-related income?: No
Capital investment in agricultural operation over past 5 years: Below $10,000
SBL:
{Empty}

AGRICULTURE BUSINESS DESCRIPTION

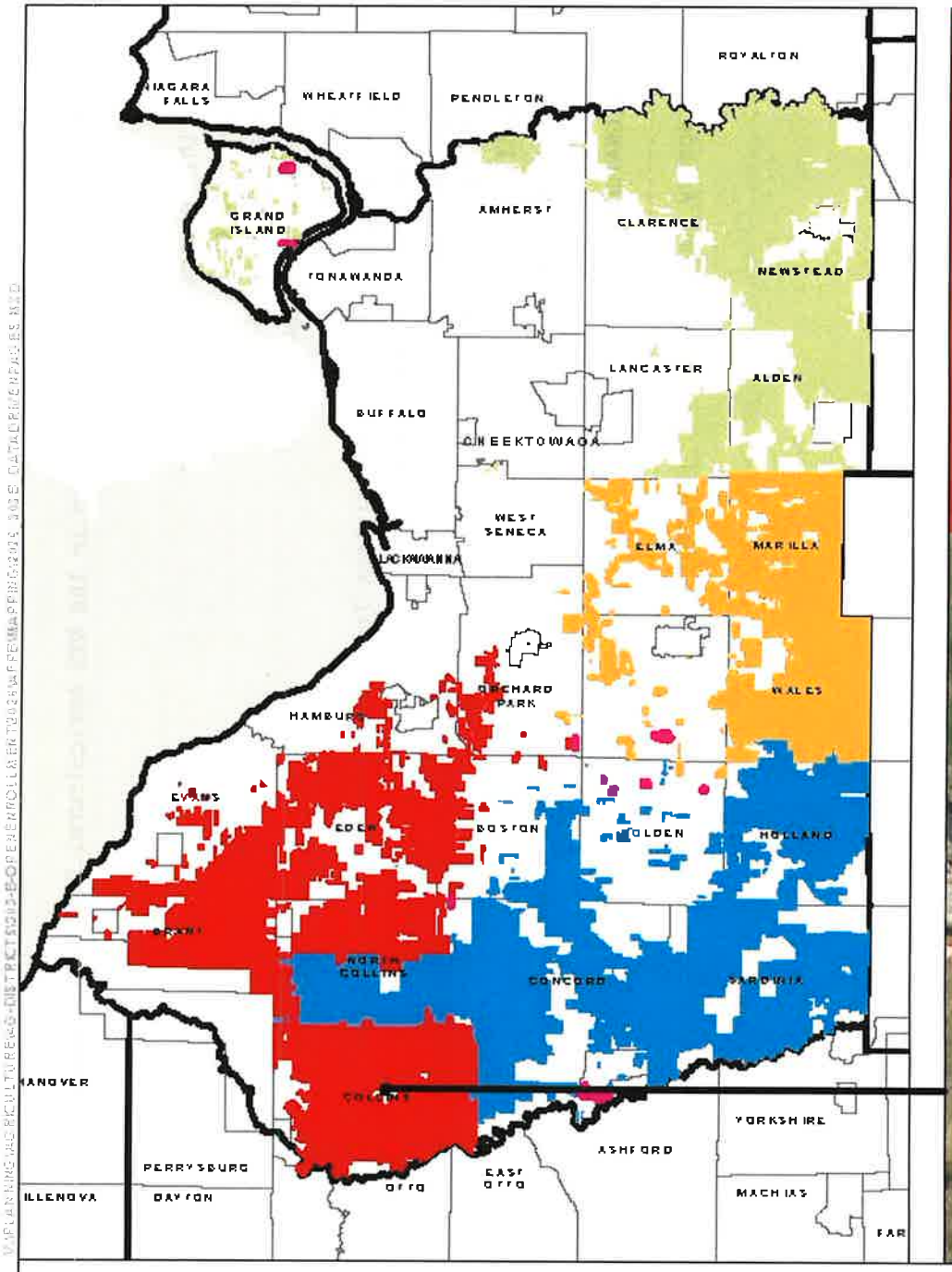
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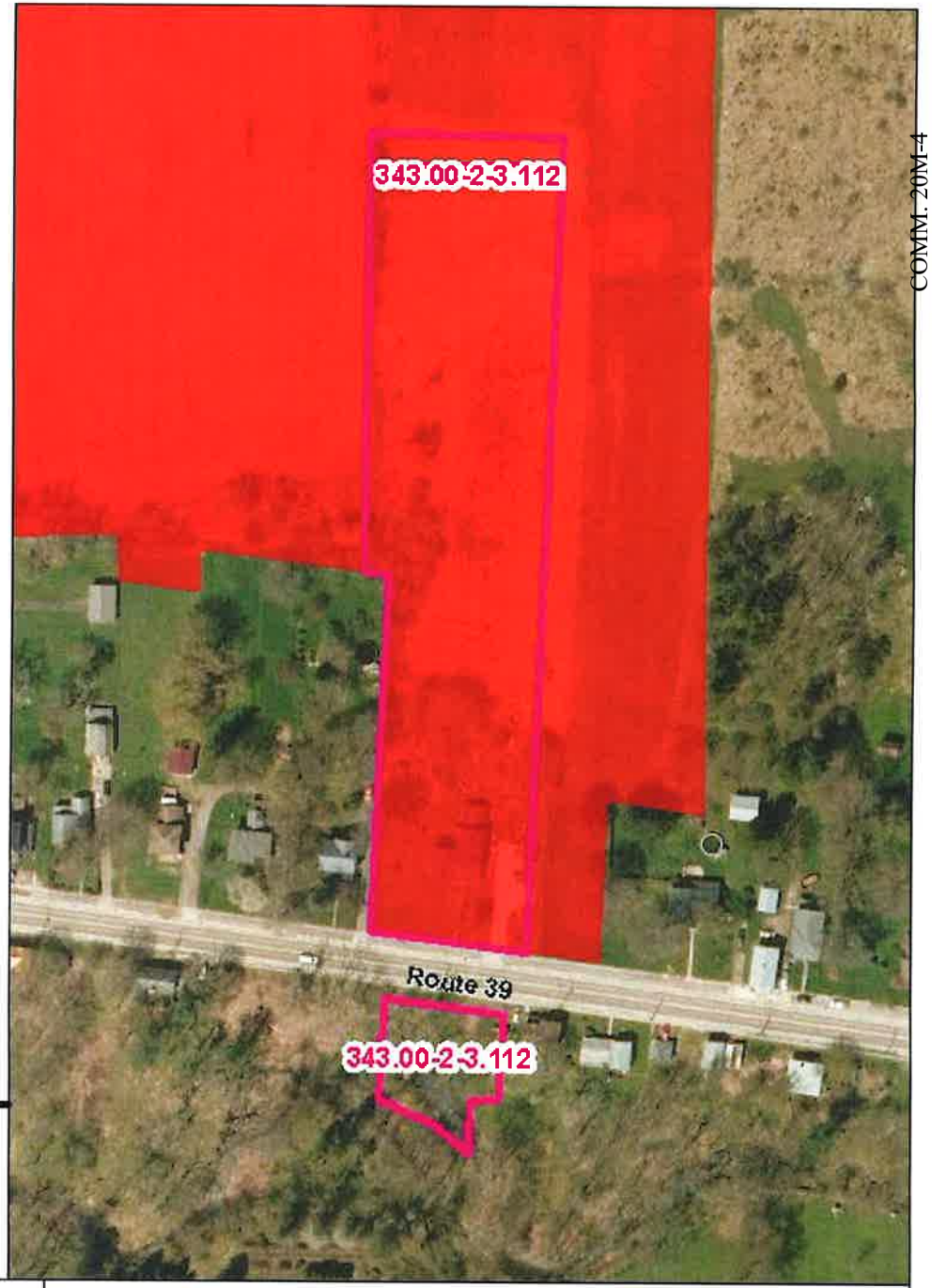
Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.:
Barn for equipment
Larger chicken coop
Shead for grain

Why do you want to enroll land in the NYS Agricultural District Program?:
Yes

Is this business:: Existing
Aquaculture: 3.5
Cash Crop (Grain): 3
Cash Crop (Vegetable): .5
Dairy: 0
Horticultural Specialties/Christmas Tree: 0
Livestock (other than dairy): .5
Sugarbush/Maple: 0
Orchard/Vineyard: .5
Poultry: .5
Other: Flowers

SIGNATURE
---
Property Owner Signature: [signed]



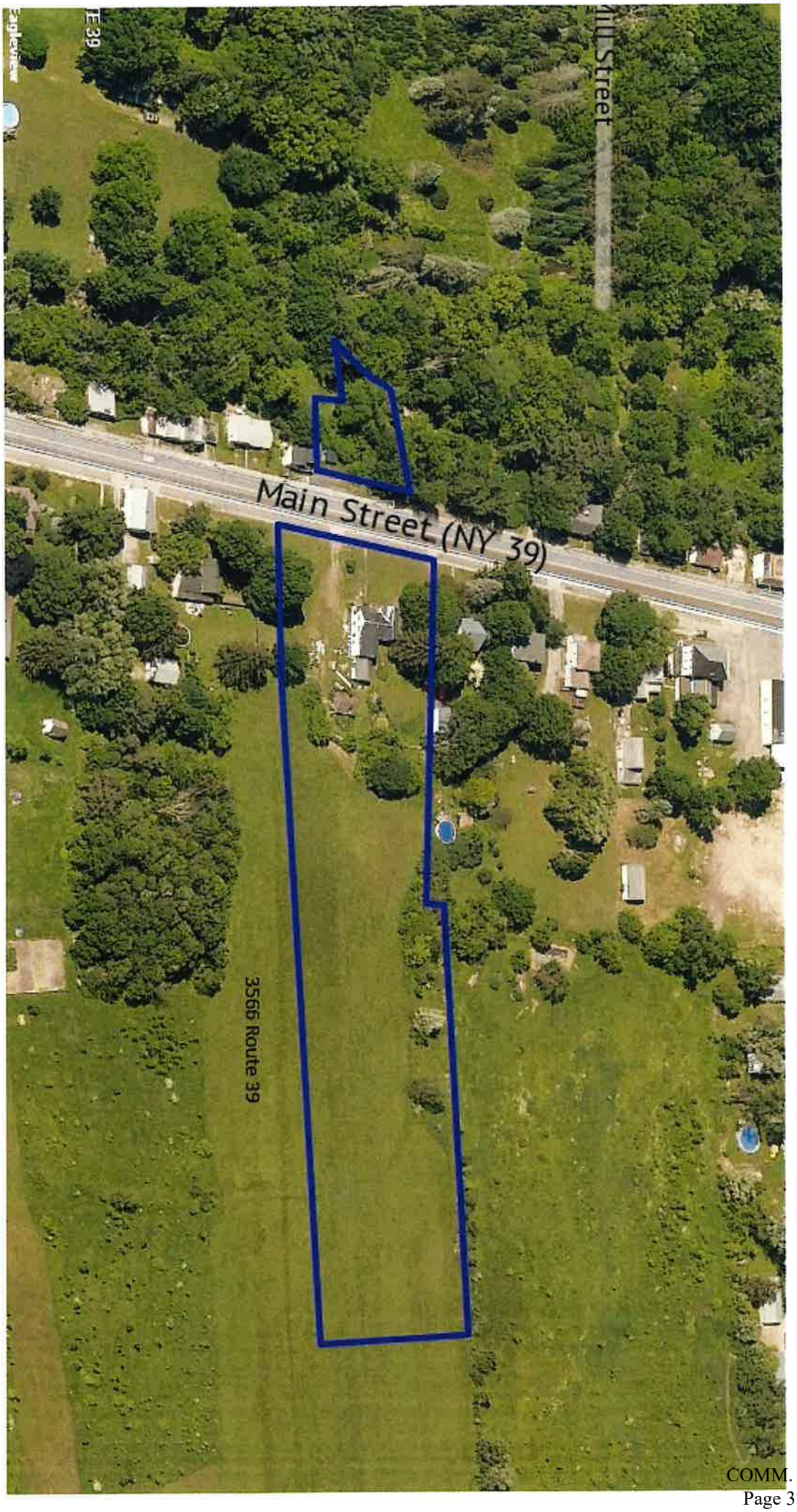

Proposed Enrollment
Central #5
Southeast #15
North#1
Southwest #8

0 90 180 360 540 720 FEET

**APPLICATION 5: AMANDA SOLEM-DEINZER**
**TOWN OF COLLINS**

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY D ANGERMA, 10/15/2025


Main Street (NY 39)
3566 Route 39

## 6) Dziulko Applications & Maps

START HERE

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

LANDOWNER INFORMATION

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Landowner Name: Thomas Dziulko
Phone Number: [redacted]
Email Address: [redacted]
Address:
[redacted]
[redacted]

RENTER CONTACT INFORMATION

---

Renter Name: Thomas Dziulko
Phone Number: 716-655-3420
Email Address: rockhead995@yahoo.com
Renter Address:
8463 Knapp rd
West Falls, New York. 14170

FARM DESCRIPTION

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Acres Owned: 11.31
Acres Farmed and/or Cropped: 11.31
Acres you Rent and Farm: 11.31
Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?: Yes
On your last tax return, did you have over $1,000 in agriculture-related income?: Yes
Capital investment in agricultural operation over past 5 years: $10,000 - $50,000
SBL:
- SBL (Tax Parcel ID): 213.00-6-24
  Town: Colden
  Acres: 11.31
  Agricultural Assessment (Y/N): N
  Public Sewer (Y/N): N

AGRICULTURE BUSINESS DESCRIPTION

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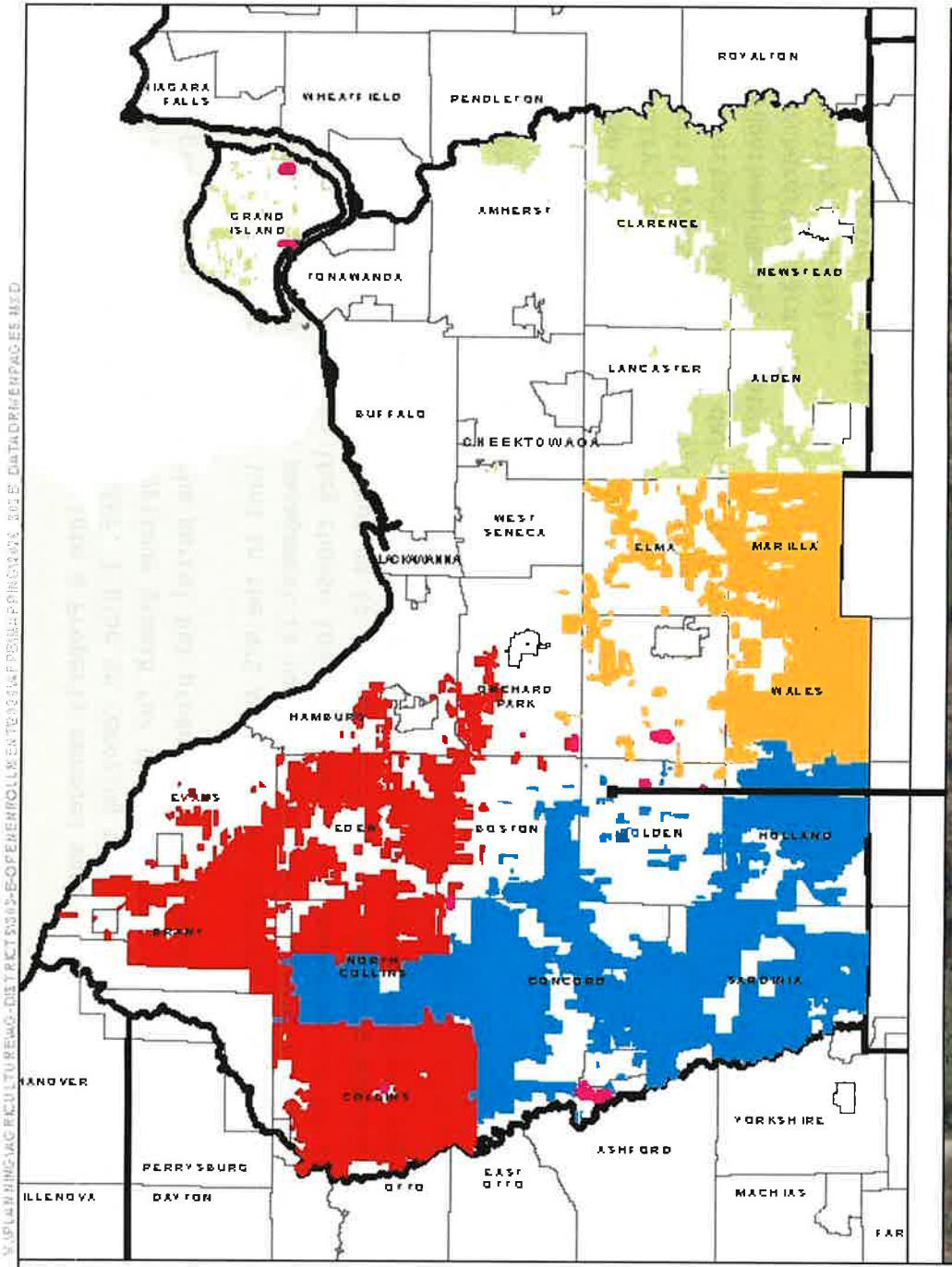
Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.:

I plan on managing my forest into a Properly managed woodlot. I have discussed a forest plan with a NYS forester. I plan on removing cull trees and managing growth of desirable forest trees and optimum growth for the betterment of our state's woodland. My plan is to not develop the parcel but promote healthy Siler culture.

Why do you want to enroll land in the NYS Agricultural District Program?:
To Ensure that my woodlot management is not disrupted by adjoining neighbors who seem to access my parcel when they choose too. This parcel was owned by out of state citizens, who did not step foot on it for 50 years. I plan on being aggressive with a forestry plan and do not want interference with two landowners that are built right up to my side lot lines.

Is this business:: Existing
Aquaculture: {Empty}
Cash Crop (Grain): {Empty}
Cash Crop (Vegetable): {Empty}
Dairy: {Empty}
Horticultural Specialties/Christmas Tree: {Empty}
Livestock (other than dairy): {Empty}
Sugarbush/Maple: {Empty}
Orchard/Vineyard: {Empty}
Poultry: {Empty}
Other: Silver Culture

SIGNATURE
---
Property Owner Signature: [signed]







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

0 85 170 340 510 680 FEET

**APPLICATION 6: THOMAS DZIULKO**
**TOWN OF COLDEN**

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY GANGEMI, 10/19/2026

0 Blanchard Road
Blanchard Road

## 7) Koch Applications & Maps

START HERE

---

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

LANDOWNER INFORMATION

---

Landowner Name: Erik and Dana Koch
Phone Number: [redacted]
Email Address: [redacted]
Address:
[redacted]
[redacted]

RENTER CONTACT INFORMATION

---

Renter Name: {Empty}
Phone Number: {Empty}
Email Address: {Empty}
Renter Address:
{Empty}

FARM DESCRIPTION

---

Acres Owned: 26.6
Acres Farmed and/or Cropped: 10
Acres you Rent and Farm: 0
Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?: Yes
On your last tax return, did you have over $1,000 in agriculture-related income?: No
Capital investment in agricultural operation over past 5 years: Greater than $50,000
SBL:
- SBL (Tax Parcel ID): 214.00-3-14.1
  Street Address: 7656 Bleistein Rd
  Town: West Falls
  Acres: 26.60
  Agricultural Assessment (Y/N): N
  Public Sewer (Y/N): N

AGRICULTURE BUSINESS DESCRIPTION

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

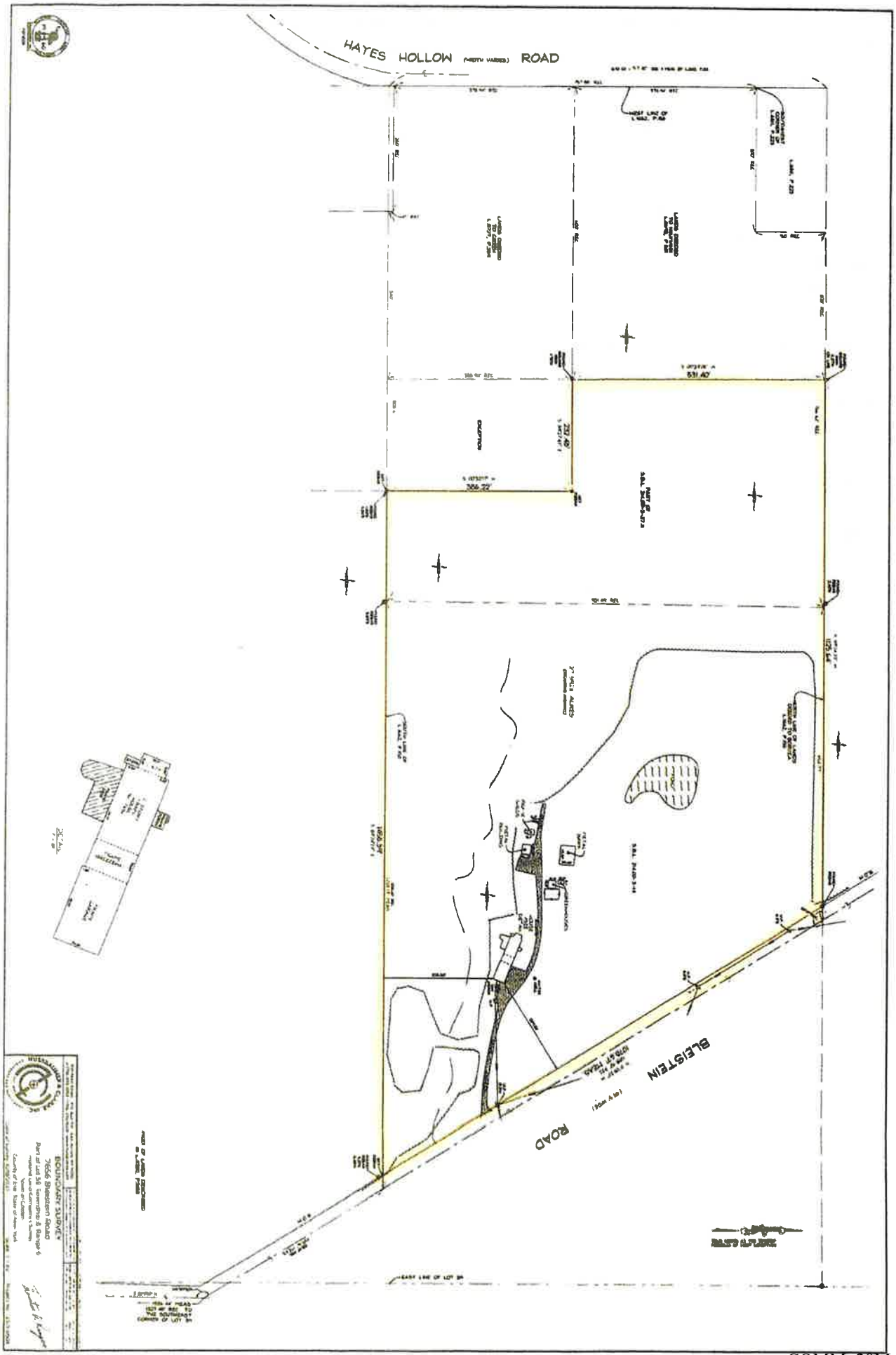
We currently have laying hens, feeder pigs and sheep on premises. We are planning to add cows in the future. We have a large garden and food plots for the animals. In

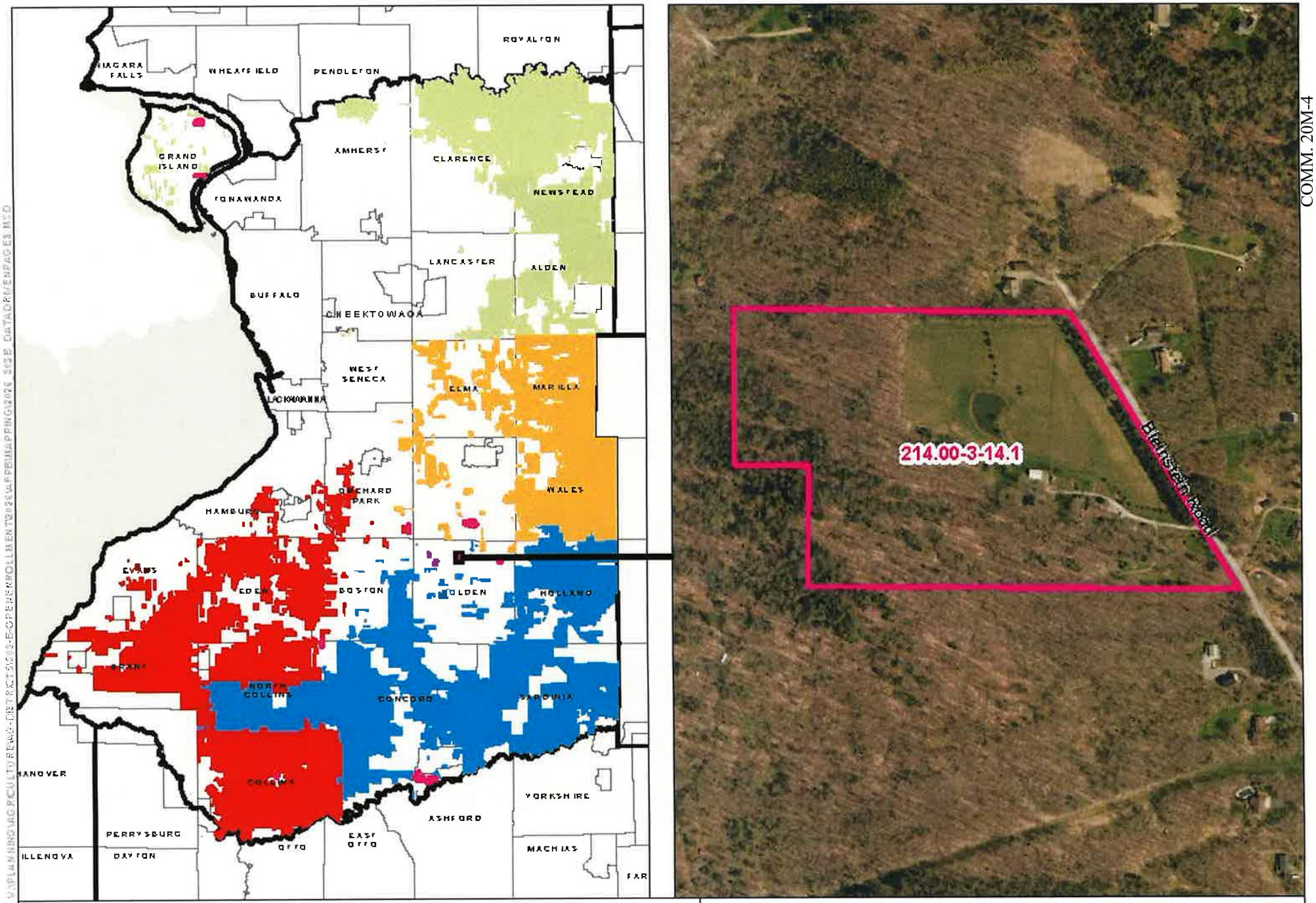
addition to the garden, we have 22 blueberry bushes and harvested over 200 pounds last year. Apple and pear trees on premises for use in baked goods. Over 100 maple trees were tapped last year for maple syrup production.

Why do you want to enroll land in the NYS Agricultural District Program?:
Yes.

Is this business:: Existing
Aquaculture: {Empty}
Cash Crop (Grain): 4
Cash Crop (Vegetable): 1
Dairy: 2
Horticultural Specialties/Christmas Tree: 0
Livestock (other than dairy): 1
Sugarbush/Maple: 6
Orchard/Vineyard: 1
Poultry: 1
Other: {Empty}

SIGNATURE
---
Property Owner Signature: [signed]


HAYES HOLLOW (NORTH VARIES) ROAD
BLEISTEIN ROAD
BOUNDARY SURVEY
7656 Bleistein Road
Part of Lot 36 Township 8 Range 6




## APPLICATION 7: ERIK AND DANA KOCH
## TOWN OF COLDEN

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY D ANGERMA, 10/15/2025


Darien Road
Bleistein Road
7656 Bleistein Road

## 8) Cruz Applications & Maps

START HERE

---

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

LANDOWNER INFORMATION

---

Landowner Name: Lindsey Cruz
Phone Number: [redacted]
Email Address: [redacted]
Address:
[redacted]
[redacted]

RENTER CONTACT INFORMATION

---

Renter Name: {Empty}
Phone Number: {Empty}
Email Address: {Empty}
Renter Address:
{Empty}

FARM DESCRIPTION

---

Acres Owned: 5.5
Acres Farmed and/or Cropped: 3.5
Acres you Rent and Farm: 0
Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?: Yes
On your last tax return, did you have over $1,000 in agriculture-related income?: No
Capital investment in agricultural operation over past 5 years: Greater than $50,000
SBL:
- SBL (Tax Parcel ID): 51.02-2-6
  Street Address: 1750 east river rd
  Town: Grand Island
  Acres: 5.5
  Agricultural Assessment (Y/N): n
  Public Sewer (Y/N): n

AGRICULTURE BUSINESS DESCRIPTION

---

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

Cruz Family Homestead operates a mobile petting zoo and animal rental business serving private parties, weddings, schools, community organizations, and other special events throughout Western New York. The business is mobile only, with animals transported to scheduled off-site events; we do not operate an on-site petting zoo or offer public farm visits.

Our animals are housed between our properties in Grand Island and Varysburg, New York. At the Grand Island property, small petting-zoo animals are maintained within an approximately two-acre designated animal enclosure, where they are provided with appropriate shelter, feeding, water, exercise, and routine care. The property serves as an agricultural location for the housing, care, and management of animals used in our mobile petting-zoo operation.

Why do you want to enroll land in the NYS Agricultural District Program?:
We are seeking enrollment in the agricultural program so that we can appropriately maintain the number of animals necessary to operate our mobile petting zoo and animal-rental business.

Under the current residential regulations applicable to our Grand Island property, we are limited to four animals. A successful mobile petting zoo requires a greater variety of animals to meet the needs of different events, schools, families, and organizations. We anticipate maintaining approximately 7–10 miniature animals on the property, which would allow us to provide the variety necessary to operate the business successfully and reliably serve customers throughout the northern region of Western New York.

It is also important to note that our animals are predominantly miniature breeds and therefore have a significantly smaller physical footprint than traditional full-sized livestock. For perspective, approximately four of our miniature cattle would be comparable in overall size to a single full-sized dairy or beef cow.

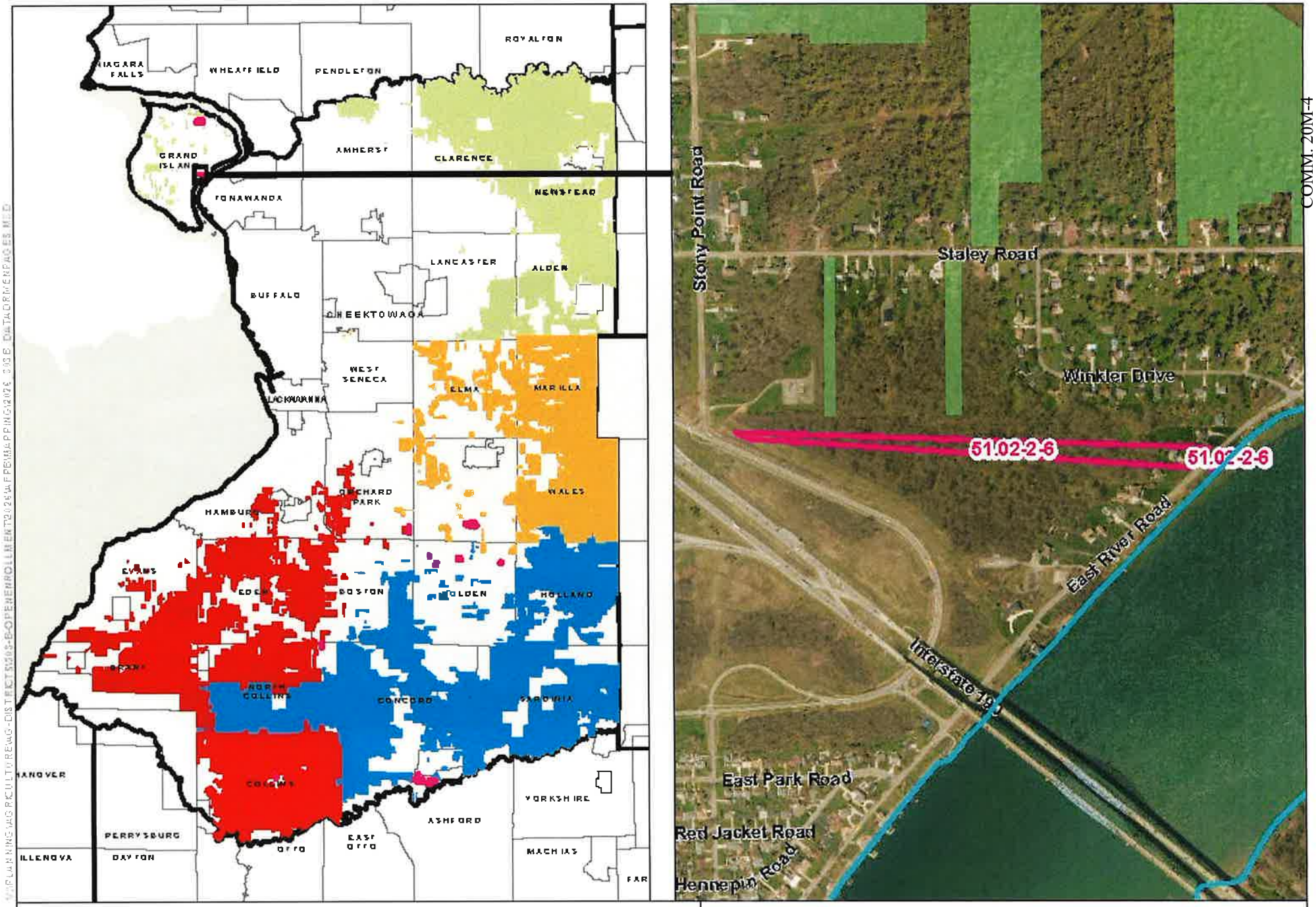
The current animal limitation substantially restricts our ability to utilize the property for our agricultural operation and efficiently serve the northern portion of our market. Enrollment would allow us to responsibly maintain a modest number of miniature livestock on the property while continuing to provide appropriate acreage, shelter, fencing, sanitation, and animal care.

Is this business:: Existing
Aquaculture: {Empty}
Cash Crop (Grain): {Empty}
Cash Crop (Vegetable): {Empty}
Dairy: {Empty}
Horticultural Specialties/Christmas Tree: {Empty}
Livestock (other than dairy): 3.5
Sugarbush/Maple: {Empty}
Orchard/Vineyard: {Empty}
Poultry: {Empty}
Other: {Empty}

SIGNATURE

---

Property Owner Signature: [signed]




**APPLICATION 8: LINDSEY CRUZ**
**TOWN OF GRAND ISLAND**

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY G ANDEMMI, 10/15/2025

...PLANNING\AGRICULTURE\AG-DISTRICTS\303-B\OPENENROLLMENT2026\AFPEMAPPING2026_303B_DATAORMEPAGES.MXD

Niagara Thruway (I 190)
South Parkway
Stony Point Road
South Parkway
Staley Road
Winkler Drive
East River Road
1750 East River Road

## 9) Hall Applications & Maps

START HERE

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

LANDOWNER INFORMATION

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Landowner Name: Leigh M Hall
Phone Number: [redacted]
Email Address: [redacted]
Address:
[redacted]
[redacted]

[redacted] CONTACT INFORMATION

---

Renter Name: {Empty}
Phone Number: {Empty}
Email Address: {Empty}
Renter Address:
{Empty}

FARM DESCRIPTION

---

Acres Owned: 15
Acres Farmed and/or Cropped: 4
Acres you Rent and Farm: 0
Did you file a Schedule F - Form 1040 (Profit or Loss from Farming) with last year's Federal taxes?: No
On your last tax return, did you have over $1,000 in agriculture-related income?: No
Capital investment in agricultural operation over past 5 years: Below $10,000
SBL:
- SBL (Tax Parcel ID): 272.00-1-37.2
  Street Address: 4835 Belcher Rd
  Town: North Collins
  Acres: 15.03
  Agricultural Assessment (Y/N): N
  Public Sewer (Y/N): N

AGRICULTURE BUSINESS DESCRIPTION

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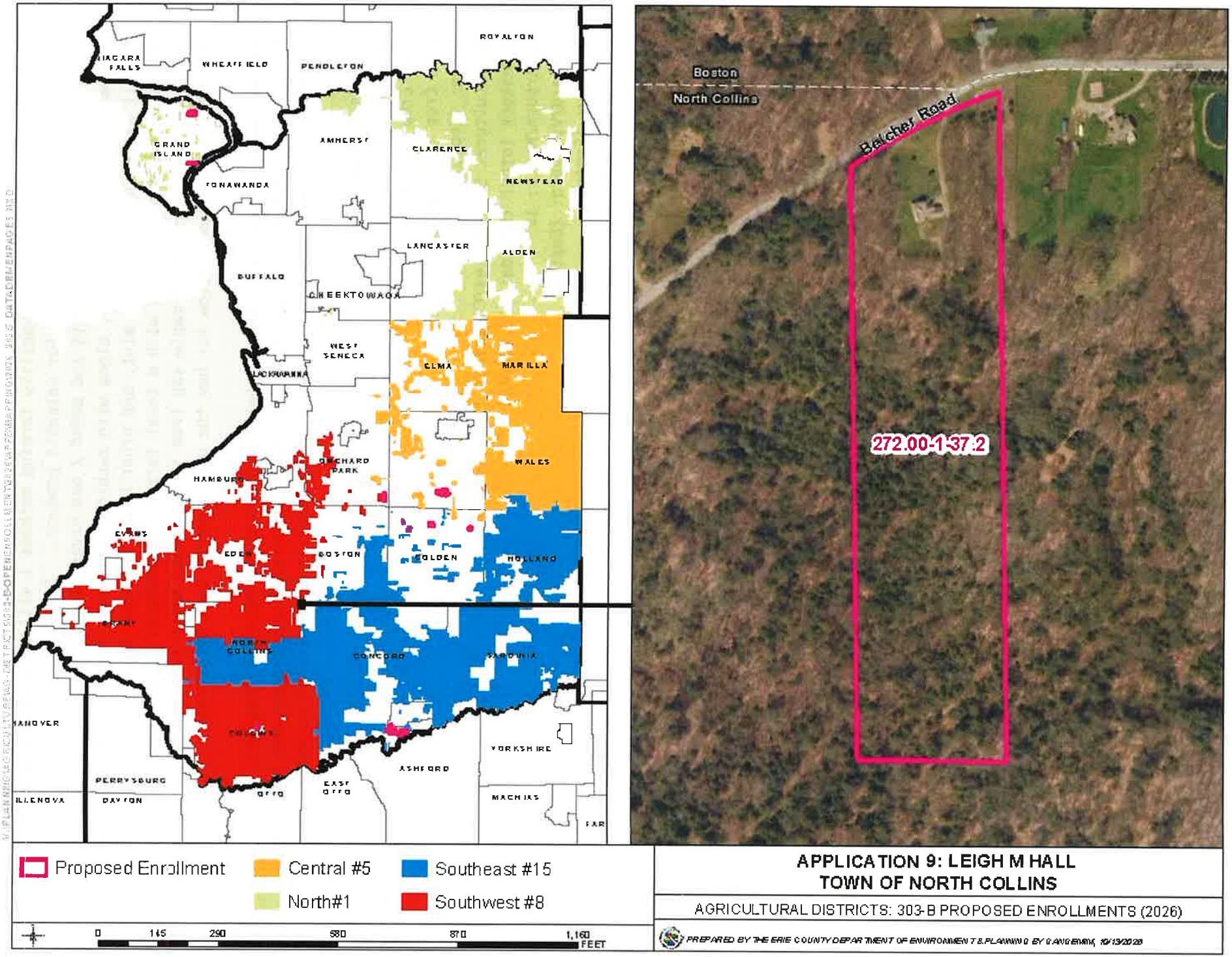
Describe the business that is operated or will be operated on the parcel(s) proposed to be added to the Agricultural District.:

Utilizing Hugelkultur sustainability farming methods I will be adding blueberry and strawberry plants and ginseng for saleable produce. I have spent the past two seasons building 4 garden plots and added 2 bee hives. I have successfully harvested 60 tomato plants this season, along with zuchinni and beans for personal consumption as well as drying goldenrod, mint, and other herbs for teas and tinctures. Additionally, I am in talks with a local farmer who produces maple syrup and wants to lease our land or purchase maple sap from the hardwood maple trees on the property. I have checked the boxes below for how the useage would look by acreage.

Why do you want to enroll land in the NYS Agricultural District Program?:
I want to be able to take advantage of the opportunities and protections that this program offers as I continue to expand the property's agricultural potential.

Is this business:: Proposed/Start-up
Aquaculture: {Empty}
Cash Crop (Grain): {Empty}
Cash Crop (Vegetable): 4
Dairy: {Empty}
Horticultural Specialties/Christmas Tree: {Empty}
Livestock (other than dairy): {Empty}
Sugarbush/Maple: 10
Orchard/Vineyard: {Empty}
Poultry: {Empty}
Other: {Empty}

SIGNATURE
---
Property Owner Signature: [signed]




**APPLICATION 9: LEIGH M HALL**
**TOWN OF NORTH COLLINS**

AGRICULTURAL DISTRICTS: 303-B PROPOSED ENROLLMENTS (2026)

PREPARED BY THE ERIE COUNTY DEPARTMENT OF ENVIRONMENT & PLANNING BY D.ANGERMAN, 10/13/2025


Belcher Road
4835 Belcher Road

## 10) Matrix – Parcel Listing and Information

## ATTACHMENT 10: 2026 AGRICULTURAL DISTRICT OPEN ENROLLMENT MATRIX

| Application # | 1 | 2 | | | | 3 | | | 4 |
|---|---|---|---|---|---|---|---|---|---|
| Owner Name | Paul Harper | Frederick Hill | | | | Schichtels Nursery, Inc. | | | 7863 Behm Road LLC |
| Operator | Owner | Owner | | | | Owner | | | Renter |
| Renter Name | n/a | n/a | | | | n/a | | | Zittel's Dairy Farm LLC |
| Over 1k in Ag-Related Income | N | | | | | Y | | | N |
| Capital Investment - Past 5 years | N/A | Greater than $50,000 | | | | Greater than $50,000 | | | - |
| Type of Operation | Equine; Hay | Livestock; Hay, Eggs | | | | Horticultural Specialties/Christmas | | | Cash Crop (Grain); Cash Crop (Veg); Orchard/Vineyard |
| Enrollment Address | 3183 Stony Point Road | 0 Boies Road | 1734 Boies Road | 1899 Center Street | 7674 Lewis Road | 14025 Mill Street | 425 S. Cascade Drive | 14151 Route 219 | 0 Behm Road |
| Enrollment Town | Grand Island | Aurora | Aurora | Aurora | Colden | Concord | Springville | Concord | Orchard Park (T) |
| Enrollment SBL | 24.00-2-1 | 200.00-1-21.2 | 200.00-1-19.12 | 200.00-1-18.131 | 215.00-4-21.3 | 347.00-2-18.1 | 347.05-1-4.2 | 347.00-1-29.1 | 198.00-4-11.2 |
| Enrollment Acres | 55 | 8 | 16 | 35 | 5 | 62 | 2 | 52 | 28 |
| Ag Assessment (Y/N) | N | Y | Y | Y | N | Y | N | Y | Y |
| Public Sewer (Y/N) | N | N | N | N | N | N | Y | N | N |
| District | North #1 | Central #5 | | | Southeast #15 | Southeast #15 | | | Southwest #8 |
| NYS Soil Suitability | Poor; Fair | Good to Poor | | Fair | Fair-Poor | Good | | | Fair |
| Surrounding Land Use | Residential; Forested | Agriculture; Residential | | | Residential; Forested | Agricultural | Agricultural; Commercial | Agricultural; Commercial | Agriculture; Residential |
| Municipal Zoning | R1D - Medium Density Single Family Residential | A - Agriculture; RR - Rural Residential | | | AG - Agricultural | R-AG - Residential-Agricultural | CIP - Commercial Industrial Park | R-AG - Residential-Agricultural; C-1 - Local Retail Business | AG-1: Agricultural |
| Zoning on Agriculture | Shall be conducted on a minimum three-acre lot; Shall not store any material or substance of any kind which causes or is likely to cause offensive or noxious odors less than 100 feet from any lot line or 200 feet from any neighboring residence, and; Shall not create a nuisance by reason of dust, fumes, smoke, odor, insects, rodents or otherwise adversely affect the public health or safety. | A: Agricultural, floricultural, and horticultural pursuits, including but not limited to dairies, general farms, horse farms, greenhouses, plant nurseries, produce farms, and the raising of bees, poultry and livestock, together with all customary buildings and structures necessary for the production and storage of the products of such pursuits.<br><br>RR: Six chickens; two large domestic animals (i.e., horse, goat, sheep); pigs and cattle require two acres of undeveloped land per animal; apiary limited to five hives. | | | Agricultural, floricultural and horticultural pursuits, including but not limited to general farms, greenhouses, plant nurseries, truck gardens, dairy husbandry, animal husbandry and the raising of bees, poultry and livestock, together with all customary buildings and other structures necessary for the production and storage of the products of such pursuits, provided that no buildings, pens and runways for the confinement of livestock or poultry and no manure or other dust-producing substances shall be stored within 100 feet of any lot line. | Agricultural, floricultural and horticultural pursuits, including but not limited to general farms, greenhouses, plant nurseries, truck gardens, dairy husbandry, animal husbandry and the raising of bees, poultry and livestock, together with all customary buildings and other structures necessary for the production, processing and storage of the products of such pursuits. No manure or other odor- or dust-producing substances shall be stored within 100 feet of any lot line; nursery and farming. | No mention of agriculture. | R-AG: Agricultural, floricultural and horticultural pursuits, including but not limited to general farms, greenhouses, plant nurseries, truck gardens, dairy husbandry, animal husbandry and the raising of bees, poultry and livestock, together with all customary buildings and other structures necessary for the production, processing and storage of the products of such pursuits. No manure or other odor- or dust-producing substances shall be stored within 100 feet of any lot line; nursery and farming.<br><br>C-1: No mention of agriculture. | Agricultural, dairying, forestry, general farming, greenhouse, hatcheries, horticulture, livestock raising, paddocks, truck farming; private greenhouses permitted as an accessory use; retail nurseries and public stables permitted by special permit. |
| Comprehansive Plan | Where farming is encouraged, ensure zoning regulations that allow for flexibility in agricultural operations, in conjunction with NYS Dept. of Agriculture and Markets guidelines. The intent is to create an environment in which the community and agriculture can coexist. | Recommends responsible siting of renewable energy; continue the Right-to-Farm law; promote the Agricultural District program; and incentivize beginning farmers. | | | 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. | Encourage the preservation of prime and active farmland and support existing agricultural and farming operations; Goal: Protect Agriculture and Farmland to retain opportunities for economic development and to provide opportunities for jobs. | Recommends preserving existing agricultural land within the Village. | Encourage the preservation of prime and active farmland and support existing agricultural and farming operations; Goal: Protect Agriculture and Farmland to retain opportunities for economic development and to provide opportunities for jobs. | Protect and restore farms and support viable agriculture as an economic sector. |
| 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 | | | 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. |

## ATTACHMENT 10: 2026 AGRICULTURAL DISTRICT OPEN ENROLLMENT MATRIX

| Application # | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|
| Owner Name | Amanda R Solem-Deinzer | Thomas Dziubko | Erik and Dana Koch | Lindsey Cruz | Leigh M. Hall |
| Operator | Renter | Owner | Owner | Owner | Owner |
| Renter Name | Aterman | n/a | n/a | n/a | n/a |
| Over 1k in Ag-Related Income | N | Y | N | N | N |
| Capital Investment - Past 5 years | Below $10,000 | $10,000 - $50,000 | Greater than $50,000 | Greater than $50,000 | Below $10,000 |
| Type of Operation | Aquaculture; Cash Crop (Grain); Cash Crop (Veg); Livestock; Orchard/Vineyard; Poultry; Other (Flowers) | Other (Silviculture) | Sugarbush/Maple; Cash Crop (Grain); Dairy; Cash Crop (Veg); Livestock; Orchard/Vineyard; Poultry | Livestock | Sugarbush/Maple; Cash Crop (Veg) |
| Enrollment Address | 3566 Route 39 | 0 Blanchard Road | 7656 Bleistein Rd | 1750 East River Road | 4835 Belcher Rd |
| Enrollment Town | Collins | Colden | Colden | Grand Island | North Collins (T) |
| Enrollment SBL | 343.00-2-3.112 | 213.00-6-24 | 214.00-3-14.1 | 51.02-2-6 | 272.00-1-37.2 |
| Enrollment Acres | 4 | 11 | 27 | 6 | 15 |
| Ag Assessment (Y/N) | N | N | N | N | N |
| Public Sewer (Y/N) | N | N | N | N | N |
| District | Southwest #8 | Southeast #15 | Southeast #15 | North #1 | Southwest #8 |
| NYS Soil Suitability | Fair; Good | Good-Fair; Fair-Poor | Fair-Poor | Good; Fair | Fair |
| Surrounding Land Use | Agriculture; Residential | Forested; Residential | Forested; Residential | Residential; Forested | Forested; Residential |
| Municipal Zoning | Agricultural | Ag - Agricultural; R1 - Residential | Ag - Agricultural | R1B - Single Family Residential | R-A - Residence Agricultural |
| Zoning on Agriculture | Agricultural, floricultural and horticultural pursuits, including, but not limited to, general farms, greenhouses, plant nurseries, truck gardens, dairies, and the raising of bees, poultry, and livestock, together with all customary buildings and other structures necessary for the production and storage of the products of such pursuits. | Ag - Agricultural, floricultural and horticultural pursuits, including but not limited to general farms, greenhouses, plant nurseries, truck gardens, dairy husbandry, animal husbandry and the raising of bees, poultry and livestock, together with all customary buildings and other structures necessary for the production and storage of the products of such pursuits, provided that no buildings, pens and runways for the confinement of livestock or poultry and no manure or other dust-producing substances shall be stored within 100 feet of any lot line.<br><br>R1 - Keeping of horses, four acres required for up to two horses for private use. | Agricultural, floricultural and horticultural pursuits, including but not limited to general farms, greenhouses, plant nurseries, truck gardens, dairy husbandry, animal husbandry and the raising of bees, poultry and livestock, together with all customary buildings and other structures necessary for the production and storage of the products of such pursuits, provided that no buildings, pens and runways for the confinement of livestock or poultry and no manure or other dust-producing substances shall be stored within 100 feet of any lot line. | Agricultural uses on a minimum lot size of five acres. Agricultural use defined as, "The commercial cultivation of the soil for food products or other useful or valuable growths of the field, garden or tillage. It includes necessary structures appurtenant to such use. This definition shall not include dairying or raising of livestock, fowl or other animals, which is only allowed pursuant to the rules for agricultural animals." | Agricultural, floricultural and horticultural pursuits, including but not limited to general farms, greenhouses, plant nurseries, truck gardens, dairy husbandry and the raising of bees, poultry and livestock, together with all customary buildings and other structures necessary for the production and storage of the products of such pursuits, provided that buildings, pens and runways for the confinement of livestock or poultry shall be at least 100 feet from any property line in an R District and no manure or other odor- or dust-producing substance shall be stored within 100 feet of any lot line; forest farming. |
| Comprehensive Plan | Promote and protect agriculture as a viable land use and business by stabilizing and strengthening the local farming community. | 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. | 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. | Recommendation: Where farming is encouraged, ensure zoning regulations that allow for flexibility in agricultural operations, in conjunction with NYS Dept. of Agriculture and Markets guidelines. The intent is to create an environment in which the community and agriculture can coexist. | 2026 draft Plan recommends continuing to support active agricultural operations; implementing the Town's Agricultural and Farmland Protection Plan; and siting renewable energy responsibly to avoid prime farmland. |
| Framework for Regional Growth | 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 | Developed Area: Agriculture is not mentioned; support local policy and planning provisions that channel growth to areas with existing sewer and water service. | Rural Area: Discourage the conversion of rural and agricultural lands |

## 11) 30-Day Review Notice

# COUNTY OF ERIE

**DEPARTMENT OF ENVIRONMENT AND PLANNING**

**DANIEL R. CASTLE, AICP, COMMISSIONER**

**ZAQUE EVANS, DEPUTY COMMISSIONER & CHIEF ECONOMIC DEVELOPMENT OFFICER**

## 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.

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, 10th Floor
Buffalo, NY 14202
Phone: (716) 858-6014
Fax: (716) 858-7248
Email: agriculture@erie.gov

## 12) Public Hearing Notice

# NOTICE OF PUBLIC HEARING*

## PROPOSED MODIFICATION TO AGRICULTURAL DISTRICTS

At the direction of Erie County Legislative Chair, Timothy J. Meyers, notice is hereby given that a public hearing will be held by the Legislature of the County of Erie, on the 13th of November 2026 at 11:00 AM 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:

3 parcels in the Town of Aurora totaling 59 acres
3 parcels in the Town of Colden totaling 33.6 acres
1 parcel in the Town of Collins totaling 3.6 acres
2 parcels in the Town of Concord totaling 114.1 acres
2 parcels in the Town of Grand Island totaling 60.5 acres
1 parcel in the Town of North Collins totaling 15 acres
1 parcel in the Town of Orchard Park totaling 28.3 acres
1 parcel in the Village of Springville totaling 1.1 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**.

Questions may be directed to Sarah Gatti, Principal Planner at sarah.gatti@erie.gov.

Dated: Buffalo, New York, November 5, 2026

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

By Olivia Owens
Clerk, Erie County Legislature

* *To be published on November 5, 2026*

## 13) SEAF Part 1

NEW YORK STATE | Agriculture and Markets

# 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 Aurora, Colden, Collins, Concord, Grand Island, North Collins, Orchard Park, the Village of 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, 92 Franklin Street, Buffalo, NY 14202, olivia.owens@erie.gov

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 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

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

   #1: 59,283 #8: 75,868.6
   #5: 43,603 #14: 87,488.8

6. If this proposed action involves a modification, will such modification result in a change in the size of the agricultural district? ☑ Yes ☐ No #1: 55 #5: 59 #8: 47.6
   - If yes, how many acres are involved in the change? #14: 144.8 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 community with an approved Local Waterfront Revitalization Program? ■ Yes ☐ No
   - A Coastal Erosion Hazard Area? ☐ Yes ■ No

If Yes, please identify the affected community or communities: Coastal Area/Designated Inland Waterway: North Collins, Orchard Park, Colden, Concord
LWRP: 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: 3/24/26

If Yes, please cite the applicable language:

The Erie County Agricultural and Farmland Protection Plan Update identifies the protection of high-quality farmland and the encouragement of Agricultural District enrollment as County priorities (pp. 40–41).

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: Code enforcement from Grand Island relayed concerns regarding public health and safety and lack of compliance with local 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:** 10/23/26

**Signature:** _____ **Title:** Commissioner, Erie County Env. and 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 2026 Open Enrollment Period, Erie County received 9 valid applications requesting the addition of 14 parcels to Agricultural Districts, including 60.5 acres to the North #1 District, 59 acres to the Central #5 District, 47.6 acres to the Southwest #8 District, and 156.2 acres to the Southeast #15 District.

The Erie County Agricultural and Farmland Protection Board recommended the inclusion of 12 parcels including adding 55 acres to the North #1 District, 59 acres to the Central #5 District, 144.8 acres to the Southeast #15 District, and 47.58 acres to the Southwest #8 District. This totals the inclusion of 306.4 acres.

**ENVIRONMENTAL RESOURCES**

The following summarizes the review of the 12 parcels recommended by the Agricultural and Farmland Protection Board for inclusion in the Erie County Agricultural District.

- **Land Use Plans and Zoning Regulations:** Each parcel recommended for inclusion was reviewed for consistency with applicable local land use plans and zoning regulations. The proposed enrollments were generally found to be consistent with these documents. Agriculture is identified in each respective community's comprehensive plan as an industry to support and protect, and agricultural uses are permitted to varying degrees within the applicable zoning districts.
- **Intensity of Land Use:** The recommended parcels include land that is currently in agricultural use, previously developed, and/or undeveloped. One 11-acre parcel is forested and is proposed for conversion to equine use, which may involve clearing and changes in land cover. Inclusion in an agricultural district does not itself authorize these activities.
- **Community Character:** The recommended enrollments were generally found to be consistent with the rural, agricultural, and/or forested character of the surrounding communities. The proposed conversion of forested land to equine use on an 11-acre parcel may alter the existing character of that site.
- **Critical Environmental Areas:** No significant adverse impacts to Critical Environmental Areas are anticipated as a result of the recommended enrollments.
- **Transportation:** No significant adverse impacts to transportation infrastructure are anticipated as a result of the recommended enrollments.

- **Energy:** No significant adverse impacts to energy resources are anticipated as a result of the recommended enrollments.
- **Water and Wastewater Supplies:** No significant adverse impacts to public or private water supplies or wastewater treatment facilities are anticipated as a result of the recommended enrollments.
- **Historic, Archaeological, Architectural, and Aesthetic Resources:** No significant adverse impacts to historic, archaeological, architectural, or aesthetic resources are anticipated as a result of the recommended enrollments.
- **Natural Resources:** The proposed conversion of forested land to equine use on an 11-acre parcel may affect forest resources and associated wildlife habitat. The extent of any impacts would depend on the area cleared and the site's existing natural resources.
- **Erosion, Flooding, or Drainage:** Land clearing and associated site alterations on the 11-acre parcel may affect erosion, stormwater runoff, and drainage. The potential for impacts would depend on the extent of clearing and site conditions.
- **Environmental Resources and Human Health:** Potential impacts associated with the proposed conversion of forested land to equine use would depend on the nature and extent of clearing and associated site alterations.

## *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? | ☐ | ☐ |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | ☐ | ☐ |
| 3. Will the proposed action impair the character or quality of the existing community? | ☐ | ☐ |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | ☐ | ☐ |
| 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? | ☐ | ☐ |
| 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? | ☐ | ☐ |
| 7. Will the proposed action impact existing:<br>a. public / private water supplies? | ☐ | ☐ |
| b. public / private wastewater treatment utilities? | ☐ | ☐ |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | ☐ | ☐ |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | ☐ | ☐ |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | ☐ | ☐ |
| 11. Will the proposed action create a hazard to environmental resources or human health? | ☐ | ☐ |

## *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.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)