

September 25, 2018

SPECIAL MEETING

The Martinsburg Town Board held a Special Meeting on Tuesday, September 25, 2018 to work on the budget and discuss any other matter that might come before the board. The meeting was called to order at 6:00 PM. Present were: Supervisor Terrence Thisse; Councilmen Janusz Karelus, Douglas Dietrich, Michael McGrath and Brad Allen; Highway Superintendent Tyler Jones; Town Clerk Mary Kelley; Linda Garrett, Tug Hill Tomorrow; Mike Nemeth.

TUG HILL TOMORROW LAND TRUST

Ms. Garrett and Mr. Nemeth were present to discuss an application to NYS Ag and Markets Dairy Transitions Farmland Protection Initiative (Conservation Easement). This would mean that most of the Nemeth farm property will not be available for development if his application is approved with the Tug Hill Tomorrow Land Trust. The land would still be on the tax roll and available for farming. Taxes are not reduced.

After some discussion and questions for Ms. Garrett, Councilman Dietrich made a motion, seconded by Councilman Karelus for a motion in favor of Mike Nemeth applying to NYS Ag and Markets Dairy Transitions Farmland Protection Initiative.

WHEREAS, Michael & Elizabeth Nemeth are the owners of Nemeth Farm, consisting of approximately 155.90 acres in tax parcel #258.00-01-15.100 in the Town of Martinsburg, Lewis County (the "Property"); and

WHEREAS, Tug Hill Tomorrow Land Trust as a New York not-for-profit corporation to accept, purchase, and hold conservation easements under section 170(h) of the Code and Treasury Regulation Section 1,170A-14(c); and

WHEREAS, the Property is located within Lewis County's Agricultural District 6 created pursuant to Article 25-AA of the New York State Agriculture and Markets. It is the purpose of the article to provide a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, the Property is located within Lewis County, which adopted an Agricultural Enhancement Plan in 2004, with an updated comprehensive plan addressing Agricultural and Forested land use in October 2009; and

WHEREAS, the Property is located within the Town of Martinsburg, which adopted a comprehensive plan on April 15, 2015; and

WHEREAS, the Property consists primarily of productive agricultural land. The Property, which is 155.90 acres, contains 110 acres in active crops and livestock production, 103.7 acres of prime soils and 41.6 acres of soils of statewide importance as defined by the U.S. Department of Agriculture's Natural Resource Conservation Service; and

WHEREAS, Tug Hill Tomorrow Land Trust determined that accepting this easement on the Property will enhance the long-term agricultural values of the Property and forward its mission of protecting the wildlands, working forests and farms of the Tug Hill region and surrounding areas and to promote appreciation of the region's natural and cultural heritage, for present and the future generations; and

WHEREAS, Nemeth Farm and Tug Hill Tomorrow Land Trust agree the purpose of the agricultural easement will be to perpetually conserve viable agricultural land by preventing the conversion for non-farm uses. In achieving such prevention, the Property shall be forever reserved for continued agricultural use; and

NOW, THEREFORE BE IT RESOLVED, that the Martinsburg Town Board passed a resolution on September 25, 2018 at a Special Town Board meeting to endorse the submission of an application for a Dairy Transitions Farmland Protection

Initiative Grant for the Nemeth Farm by Tug Hill Tomorrow Land Trust. If funded, this grant will provide funding from the NYS Department of Agriculture and Markets to purchase the development rights (Agricultural conservation easement) on the Nemeth Farm.

By Order of the Town Board of the Town of Martinsburg by the following vote thereon:

Supervisor Thisse – aye

Councilman Allen – aye

Councilman McGrath – aye

Councilman Karelus – aye

Councilman Dietrich – aye

Motion carried.

Supervisor Thisse reported that a quote was received from Pearson & Timmerman to clean the water tank in Glenfield for \$30,000.

Councilman Allen made a motion, seconded by Councilman McGrath to go into executive session at 5:30 PM to discuss negotiations. All were in favor. Motion carried.

Councilman Allen made a motion, seconded by Councilman Karelus to leave executive session at 5:45 PM and return to regular meeting. All were in favor. Motion carried.

Councilman Dietrich made a motion, seconded by Councilman Karelus for Attorney Mark Gebo and Councilman McGrath to vote for Form A as first choice and Form B as second choice in negotiations as discussed in executive session regarding Maple Ridge PILOT. All were in favor. Motion carried.

The board worked on the budget.

A Special Meeting will be held on Tuesday, October 2, 2018 at 5:30 PM to continue work on the budget.

Councilman Allen made a motion, seconded by Councilman Dietrich to adjourn at 7:15 PM. All were in favor. Motion carried.

Respectfully submitted,

Mary Kelley, Town Clerk