

Complaint Regarding Hare Road Property

Owned by Terri and Kevin Gamage of

182 Stonefield Road Syracuse, NY 13205

Animal caretaker: Mary Lorini

## Concerns:

- ❖ Property in question located on corner of Hare Road and Goutermont Drive is not located in Agriculture District 11.
- ❖ Property owners - Terri and Kevin Gamage    Animal care takers - Mary and Tim
  - There is no residence on property.
  - They all reside in another county.
  - They claimed to be a not-for-profit farm animal rescue called “Hooves, Claws, and Paws” to a State Trooper on May 26, 2017. Animals are never rehomed. They claim they are their pets that are not for sale/adoption or food.
  - NYS animal law 350(5) – Companion animal or pet means any dog or cat and shall also mean any other domesticated animal normally maintained in or near the household of the owner or person who cares for such other domesticated animal. (Pet) or (Companion animal) shall not include a (farm animal) as defined in this section.
- ❖ E. coli contamination of Gerry and Pam Collins’ well and potentially the surrounding wells.
  - Water is a basic human right and their well has failed Health Dept. testing twice.
  - Per Health Dept. recommendation, the next step is to purchase and install a UV light filtration system that requires a water softening system due to hard well water.
- ❖ Who is responsible to cover the expenses due to the E. coli contamination of pre-existing well?
  - They have spent \$1,600 thus far for a UV light and water softening system to kill E. coli.
  - They have resided in their home for 26 years without any well issues.
- ❖ Contaminants
  - NY Dept. of Health (Statutory Authority: Public Health Law 206(18)) – Section 5-B.7 Separability Table 1 Required Minimum Separation Distances to Protect Water Wells From Contamination – storage areas for manure piles should be 200ft. from wells – Barnyard, silo, barn gutters and animal pens 200ft. due to the wells being downgrade from contaminant sources.
  - The manure pile is 95ft. from the Collins’ well per Health Dept. engineer.
  - The manure was and still is not tarped or contained. The pile that filled the roll off container in the spring of 2017, filled the container from end to end and was heaped above the top of the container. Prior to this, it sat 95ft. from existing wells, uncovered and uncontained, for almost 1 year.
- ❖ Not using “Sound Agricultural Practices”
  - There is a rat infestation that is now moving to neighboring residences.
  - They have brought in seven feral cats to help with rat control.
  - One cat showed signs of being severely ill with possible rabies/distemper? and was dispatched with permission from the Oswego Co. Sheriff’s Dept. Deputy ~~Kush~~ and Gene Kush of the Rabies Hotline.
  - The safety and well-being of the neighborhood is compromised and threatened.
  - There is no water source on the property to water the animals sufficiently. They transport water in old kitty litter containers even though they have a water holding tank on the property.
  - They feed and water animals **through** the fencing instead of going into the pens and only recently have we noticed them cleaning out water and food bowls.
  - It appears that they have inadequate space for proper grazing of large and medium sized animals.
  - The containment of medium to smaller animals also appears to be insufficient for the number or size of animals in them.
  - Animals have repeatedly broken free from their pens.
  - When the DEC came to put down a skunk for rabies/distemper in April/May of 2017, Mary’s response was, “Great! Now I’ll have to have all of my animals vaccinated.” Note: animals had been on this property for roughly one year already.
  - It is unknown whether the animals have the proper vaccinations. Health Dept. Rabies specialist Chris said that he is going to be looking into whether or not the animals have been properly vaccinated.
- ❖ Permits for items on the property
  - Did they obtain proper permits for 2 buildings, 1 camper, and electric installation?
  - The driveway access comes out into the intersection.
  - The camper is located 24’ from the center line of the road and blocks traffic view.
- ❖ Negatively affecting property values
  - Overall appearance is an eyesore to surrounding neighbors (tattered tarps, broken umbrellas, dead trees, empty jugs thrown about, etc.)
  - Hoarding of household items that are left in piles unprotected from weather or packed in sheds meant for animals.
  - Overall noise and smell emanating from property. This includes profanity.
  - It appears the town assessor is in agreement that this is negatively affecting property values. Roma Jewell’s assessment was slated to increase from \$116,000 to \$122,000 in this spring. She disputed the increase due to the said property owned by Terri and Kevin Gamage which is an eye sore. The assessor agreed and did not increase her assessment for this year although he raised the assessments of many surrounding properties closer to the property in question.

### Requested Resolutions:

- ❖ **Order property owners Terri and Kevin Gamage, and animal caretaker Mary Lorini to cease and desist all activities non-compliant in a residential zone**
- ❖ The relocation of animals and manure waste to the proper distance from **all** wells according to NY Health Department Public Health Law 206(18)
- ❖ Enforce manure maintenance requirements set forth by the NY Health Dept. – cover manure with tarps, remove quickly, and cover the container that manure is placed in for removal
- ❖ Reimburse the Collins' for the UV and water softening system as well as the supplies they have had to purchase since the inability to use their well due to negligent agricultural practices. Receipts will be provided.
- ❖ **Eliminate** the rat infestation that has the potential for spreading disease and is affecting the health and well-being of surrounding neighbors.
- ❖ The removal of all feral cats from the property for the safety and well-being of neighbors.
- ❖ Investigate whether Terri and Kevin Gamage are indeed a true animal rescue by the name of “Hooves, Claws, and Paws” due to fact that animals are not rehomed, and to be certain that any grant money is being appropriately used.
- ❖ Ensure and enforce the proper care of animals – appropriate pen sizes for the quantity of animals and their ability for adequate movement and grazing - proper quantities of food and clean adequate water supply – timely removal of waste from pens and cages
- ❖ Request records from the owners showing proper vaccinations for all animals. If not current, they should be vaccinated and show proof of vaccination.
- ❖ Ensure all buildings, electric service, and mobile homes are within code and have proper permits.
- ❖ Make certain that the buildings can actually house the animals for the winter and dispose of all household items immediately that need to be removed to make this possible.
- ❖ Remove and relocate camper to another location on the property or off the property all together.
- ❖ Relocate the “driveway” that is currently used to access the property so that it does not come out into the intersection and/or interfere with town snow removal.
- ❖ Improve the overall aesthetics of the property – remove all broken umbrellas, general trash, kitty litter jugs, piles of household items if present, torn and tattered tarps, bedsheets on pens, use appropriate fencing for animals (cows and goat currently have pallets for fences)
- ❖ Erect a closed privacy fence around the smaller animal pens and/or the whole property to hide the eye sore, reduce the noise and potentially some of the odor.
- ❖ Regular inspections of property by appropriate authorities to ensure that all regulations and laws set forth by the NY Health Dept. and other governing agencies are being adhered to.
- ❖ Lower the assessment of all properties that are in support of this complaint.
- ❖ We are requesting regular progress reports, both verbal and written, regarding the action steps that are and will be taken to come to a resolution to this complaint.
- ❖ We will attend the next town meeting and any thereafter until this complaint is resolved.

## Section 5-B.7 Separability

If any provisions of this Appendix are held invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provisions.

**Table 1 Required Minimum Separation Distances to Protect Water Wells From Contamination**

Contaminant Source	Distance (Feet) <sup>1</sup>
Chemical storage sites not protected from the elements (e.g., salt and sand/salt storage) <sup>2</sup>	300
Landfill waste disposal area, or hazardous or radiological waste disposal area <sup>2</sup>	300
Land surface application or subsurface injection of effluent or digested sludge from a Municipal or public wastewater treatment facility	200
Land surface application or subsurface injection of septage waste	200
Land surface spreading or subsurface injection of liquid or solid manure <sup>3</sup>	200
Storage Areas for Manure piles <sup>4</sup>	200
Barnyard, silo, barn gutters and animal pens <sup>5, 6</sup>	100 (5) 200
Cesspools (i.e. pits with no septic tank pretreatment)	200
Wastewater treatment absorption systems located in coarse gravel or in the Direct path of drainage to a well	200
Fertilizer and/or pesticide mixing and/or clean up areas	150
Seepage pit (following septic tank) <sup>5</sup>	150
Underground single walled chemical or petroleum storage vessels	150
Absorption field or bed <sup>5</sup>	100
Contained chemical storage sites protected from the elements (e.g. salt and sand/salt storage within covered structures) <sup>7</sup>	100
Septic system components (non-watertight) <sup>5</sup>	100
Intermittent sand filter without a watertight liner <sup>5</sup>	100
Sanitary Privy pit <sup>5</sup>	100
Surface wastewater recharge absorption system constructed to discharge storm water from parking lots, roadways or driveways <sup>5</sup>	100
Cemeteries	100
Sanitary privy with a watertight vault	50
Septic tank, aerobic unit, watertight effluent line to distribution box	50
Sanitary sewer or combined sewer	50
Surface water recharge absorption system with no automotive-related Wastes (e.g., clear-water basin, clear-water dry well)	50

Stream, lake, watercourse, drainage ditch, or wetland	25
All known sources of contamination otherwise not shown above	100

Notes for Table 1:

1. The listed water well separation distances from contaminant sources shall be increased by 50% whenever aquifer water enters the water well at less than 50 feet below grade. If a 50% increase in separation distances can not be achieved, then the greatest possible increase in separation distance shall be provided with such additional measures as needed to prevent contamination. See also Note 6 to Table 2.
2. Water wells shall not be located in a direct line of flow from these items, nor in any contaminant plume created by these items, except with such additional measures (e.g., sentinel groundwater monitoring, hydraulic containment, source water treatment) as needed to prevent contamination.
3. Based upon on-site evaluations of agricultural properties done per agricultural environmental management (AEM) or comprehensive nutrient management plan (CNMP) programs by a certified nutrient management planner or soil and water conservation district (SWCD) official, water wells may be located a minimum of 100 feet from areas subject to land spreading of manure.
4. Water wells may be located 100 feet from temporary (30 days or less) manure piles/staging areas that are controlled to preclude contamination of surface or groundwater or 100 feet from otherwise managed manure piles that are controlled pursuant to regulation in a manner that prevents contamination of surface or groundwater.
5. When these contamination sources are located in coarse gravel or are located upgrate and in the direct path of drainage to a water well, the water well shall be located at least 200 feet away from the closest part of these sources.
6. Animal pen does not include small pet shelters or kennels housing 3 or fewer adult pets.
7. Chemical storage sites as used in this entry do not include properly maintained storage areas of chemicals used for water treatment nor areas of household quantities of commonly used domestic chemicals.

<p>NYS Water Quality Regulations</p>	<p>Farmers must comply with New York State water regulations to protect surface and ground water from contamination from eroded soil, pH, fecal coliforms, excessive nitrate and phosphorus levels. If the Dept. of Environmental Conservation (DEC) determines that you are the cause of a water quality violation, your farm will be subject to a fine and farming practices may be restricted or prohibited. This law applies to all land owners and farm operators.</p>

According to 9 CFR 1.1 [Title 9 -- Animals and Animal Products; Chapter I -- Animal and Plant Health Inspection Service, Department of Agriculture], farm animal means “any domestic species of cattle, sheep, swine, goats, llamas, or horses, which are normally and have historically, been kept and raised on farms in the U.S., and used or intended for use as food or fiber, or for improving animal nutrition, breeding, management, or production efficiency, or for improving the quality of food or fiber. This term also includes animals such as rabbits, mink, and chinchilla, when they are used solely for purposes of meat or fur, and animals such as horses and llamas when used solely as work and pack animals.”

§ 350 (5) “Companion animal” or “pet” means any dog or cat, and shall also mean any other domesticated animal normally maintained in or near the household of the owner or person who cares for such other domesticated animal. “Pet” or “companion



## Mary Saved A Little Lamb...

**\$100** of \$5,000 goal

Raised by 1 person in 1 month

She also saved 2 baby cows, a horse named Dreamer, 3 Alpacas, 3 Goats, 4 Pot bellied pigs, numerous bunnies, chickens, turkeys, cats, dogs and any other animal that needed her help.

The 2 baby cows were left to die in the pasture, as they were twins and found to be of no use to the farmer. They were not fertile. Mary brought them home and bottle fed them and nursed them back to health.

Dreamer is 35 years old. When Mary found her, she was so malnourished that she was 150 pounds underweight. Every bone in her body was visible. She is now healthy and happy thanks to Mary.

The pot bellied pigs were rescued from an individual who thought it would be a nice idea to breed them and sell the babies for profit. Upon learning this was not the case, she was no longer interested in caring for them. Mary had the 2 males neutered, (which is a very costly, but necessary procedure) and has since acquired another homeless pot bellied pig, all of whom can now live happily-ever-after with her.

Mary has always been around animals. She grew up on a horse farm and was a riding instructor. She

cared for the animals on the farm, as well as the dogs that were left chained to the barn doors and the cats thrown from the windows of moving vehicles as they drove by. Mary loves animals and will stop at nothing to help those in need.

Saving them, however, comes at a price. They need food, water, veterinary care and shelter; None of which are cheap.

They also need love, affection, exercise and cleaning, which Mary and the few volunteers who help her, freely give. It is a labor of love.

Every animal Mary has, comes with their own story of how they needed help and how she came to their rescue.

### **Now Mary needs help.**

Her small rescue is located in Oswego County, NY, on a large parcel of land she bought last year. She is hoping to purchase additional acreage next to the property, which just became available. She needs help to fence in the property, so the animals can roam freely and safely.

She needs help to get water (well) on the property, so she doesn't have to keep having it trucked in and hauling countless 5 gallon containers to the animals every day.

Mary is not yet a registered 501 3c (non-profit), as all of her time and money is spent providing for the animals. She needs help from someone with the knowledge and experience to set this up, so she will be eligible to apply for grant money to help her with the animals.

Everything donated will go to the monthly upkeep of the rescue, feeding the animals, vet bills and anything else that arises. Mary is completely transparent and every dollar raised will be accounted for and every dollar spent will have a detailed receipt and/or invoice. We are all in this together and it's important that everyone knows where the money is going.

What's not used to currently care for the animals will go towards the property (water) and build out (fencing) of the pasture.

Anything and everything is appreciated, whether it's one dollar or simply sharing this page! Please feel free to email me for more information on ways to help Mary and her very special animal friends. They need your help today!




Much love and gratitude to you all!

## Donations

CR **\$100**  
Christine Rahrle  
1 month ago

Viewing 1 of 1 Donation

 Leave a comment

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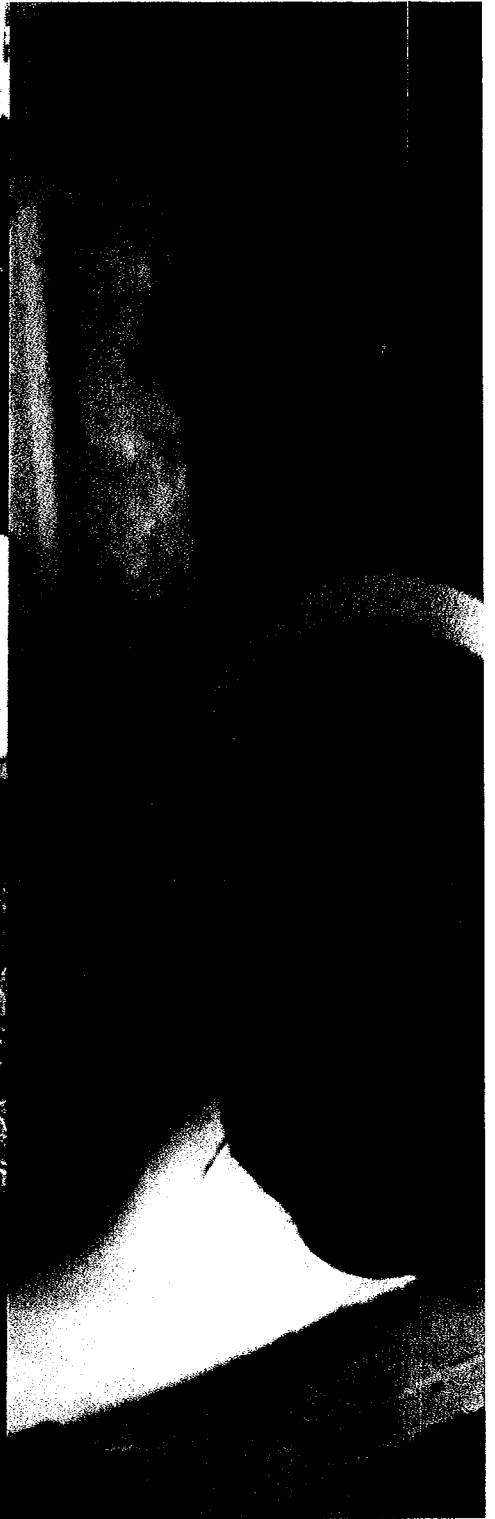
CR **Christine Rahrle** donated \$100  
1 month ago

Great cause! Our love of animals defines who we are. Thanks for caring!

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# Mary saved a little lamb

Jul 05, 2017 Ashley M. Casey Agriculture, News, Nonprofits, Star Review



"They have feelings, they have thoughts, and they have emotions and they become attached to you," Mary Lorini said of the animals she has rescued. Lorini houses her menagerie on a farm in Central Square and is raising money to continue caring for the animals. (Submitted photos)

# Liverpool woman raises money for animal rescue

By Ashley M. Casey

*Staff Writer*

When Dawn Brocious met Mary Lorini at an event at Tractor Supply Company in Baldwinsville, they realized they had the same mission: helping animals in need. Brocious, of Clay, works at the CNY SPCA and sells handmade jewelry to raise money for rescue organizations. Lorini, of Liverpool, has started her own rescue farm in Central Square, unofficially named “Hooves, Claws and Paws.” “What a wonderful thing she’s doing,” Brocious recalled thinking. “That’s something I’d want to be able to do.”

## How to help

To donate to Mary Lorini’s farm online, visit [gofundme.com/mary-saved-a-little-lamb](https://gofundme.com/mary-saved-a-little-lamb).

For material donations, contact Dawn Brocious at (315) 380-2557 or [dawnbrocious@hotmail.com](mailto:dawnbrocious@hotmail.com) to make arrangements.

Click to be redirected to Dawn Brocious and Mary Lorini’s GoFundMe. Brocious decided to help Lorini “whatever way I could,” she said. Lorini has not yet registered her farm as a 501(c)(3) organization, but Brocious has created a GoFundMe for her, cleverly titled “Mary Saved a Little Lamb.” Lorini’s farm, which a friend of hers purchased about two years ago, is home to a 35-year-old horse named Dreamer, four potbellied pigs, three alpacas, three goats, twin calves and numerous rabbits, ducks, turkeys, cats and dogs — as well as the lamb featured in the GoFundMe title.

“Now she’s an even littler lamb,” Lorini said of the recently sheared sheep. A lifelong animal lover, Lorini grew up on a horse farm and has worked in wildlife rehabilitation. She works nights at a restaurant and spends her days hauling hay and water to her animals and tending to their medical needs. Dreamer, the 35-year-old horse, came to Lorini 150 pounds underweight with severe dental issues.

“She was so badly starved she had been eating rocks and gravel,” Lorini said. Lorini said she is a vegetarian because of her love of animals.

“They have feelings, they have thoughts, and they have emotions and they become attached to you,” she said. “I can’t see how people can discard them and [think] everything is just food.”

While Lorini is attached to her menagerie, love doesn’t pay the vet bills or fill the mangers. Lorini estimated she spends upwards of \$1,000 each month for the care and keeping of her animals. The farm lacks a water source, so she has to haul water to the animals every day.

“She’s got a tanker truck that delivers, but to have a well on the property would be huge,” Brocious said. “Hauling tons and tons of five-gallon buckets a day is a lot.”

Lorini said she attempted to adopt some of the animals out to people she knew, but many of them returned when it proved too difficult or time-consuming for the new owners to care for them.

“Primarily, they stay with me and they’ll be there until they die,” she said.

As her herd expands, so does Lorini’s need for adequate fencing, shelter outbuildings and cages.

“She’s got this whole pasture she can use, so little by little she’s working on fencing it in,” Brocious said.

In addition to operating the GoFundMe, Brocious is accepting donations of fencing and building materials, cages and crates for Lorini. (See sidebar, “How to help.”)

As her flock grows, many of the animals Lorini has rescued are a part of her family.

“Nobody loves you more than your animals,” she said.

One of the potbellied pigs likes to lay his head in Lorini’s lap and roll over like a dog for scratches on his belly. She bottle-fed the two calves, who now follow her around the farm.

“I’m the mama — they come to me. They want to hug me and rub on me,” she said, adding, “Who rescued who? Did they rescue me?”