Ulster County Agricultural and Farmland Protection Board

2016 Agricultural District Inclusions

May 12, 2016

Part 1 of Presentation

Agriculture & Markets Law – Article 25AA Section 303-b (2)

… the county agricultural and farmland protection board, shall…report to the county legislative body its recommendations as to whether the land to be included in the agricultural district consists predominantly of "viable agricultural land" as defined in 301-(7) and the inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the district;

Agriculture & Markets Law – Article 25AA Section Definition of Viable Agricultural Land

- **301-(7)** "Viable agricultural land" means land highly suitable for a farm operation and which will continue to be economically feasible for such use if real property taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of non-agricultural development.

Brady -- Town of Saugerties
4 parcels -- 131 acres

Four Ponds Farm

- Fiber Goats
  - Fiber Flame Studio
- Horses (Two 200x200 foot paddocks)
  - boarding
- Pigs, Beef Cattle
- Eggs
- Four Hives

Brady -- Town of Saugerties
4 parcels -- 131 acres

- Moderate Density Residential (MDR)
  - Crop and Livestock Agriculture permitted by right
- § 245-16 - Agricultural uses and riding stables
  - Supplementary Regulations
- Right to Farm Law

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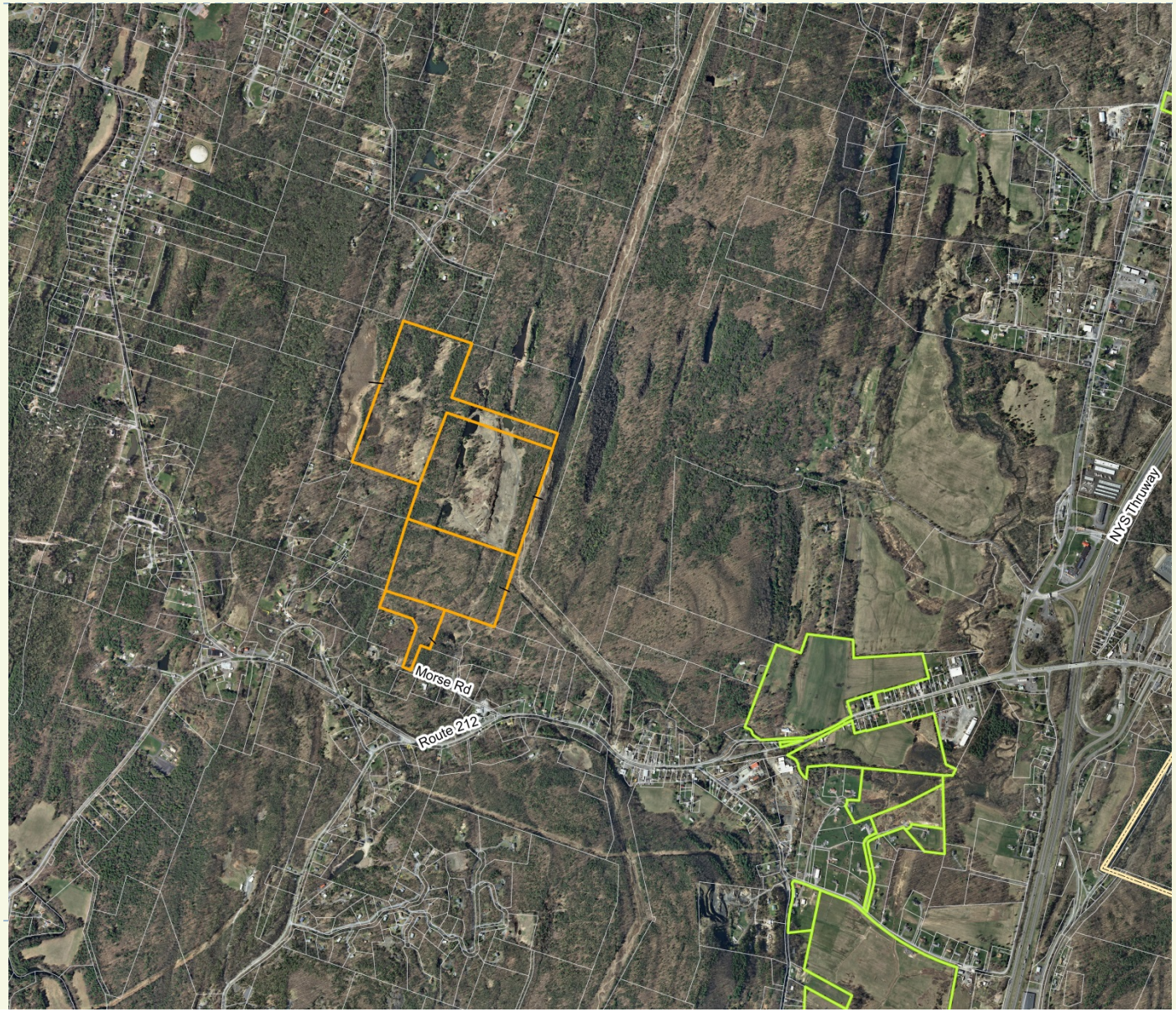

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Hernandez -- Town of Saugerties
1 parcel -- 9 acres

Three Monkeys Farm

- Free-Range Chickens
  - About 60 chickens
- Eggs
  - Local customers
  - Saugerties Farmers Market
- Haying
  - Local customers

Hernandez -- Town of Saugerties
1 parcel -- 9 acres

- Low Density Residential (MDR)
  - Crop and Livestock Agriculture permitted by right
- § 245-16 - Agricultural uses and riding stables
  - Supplementary Regulations
- Right to Farm Law

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1 parcel -- 9 acres

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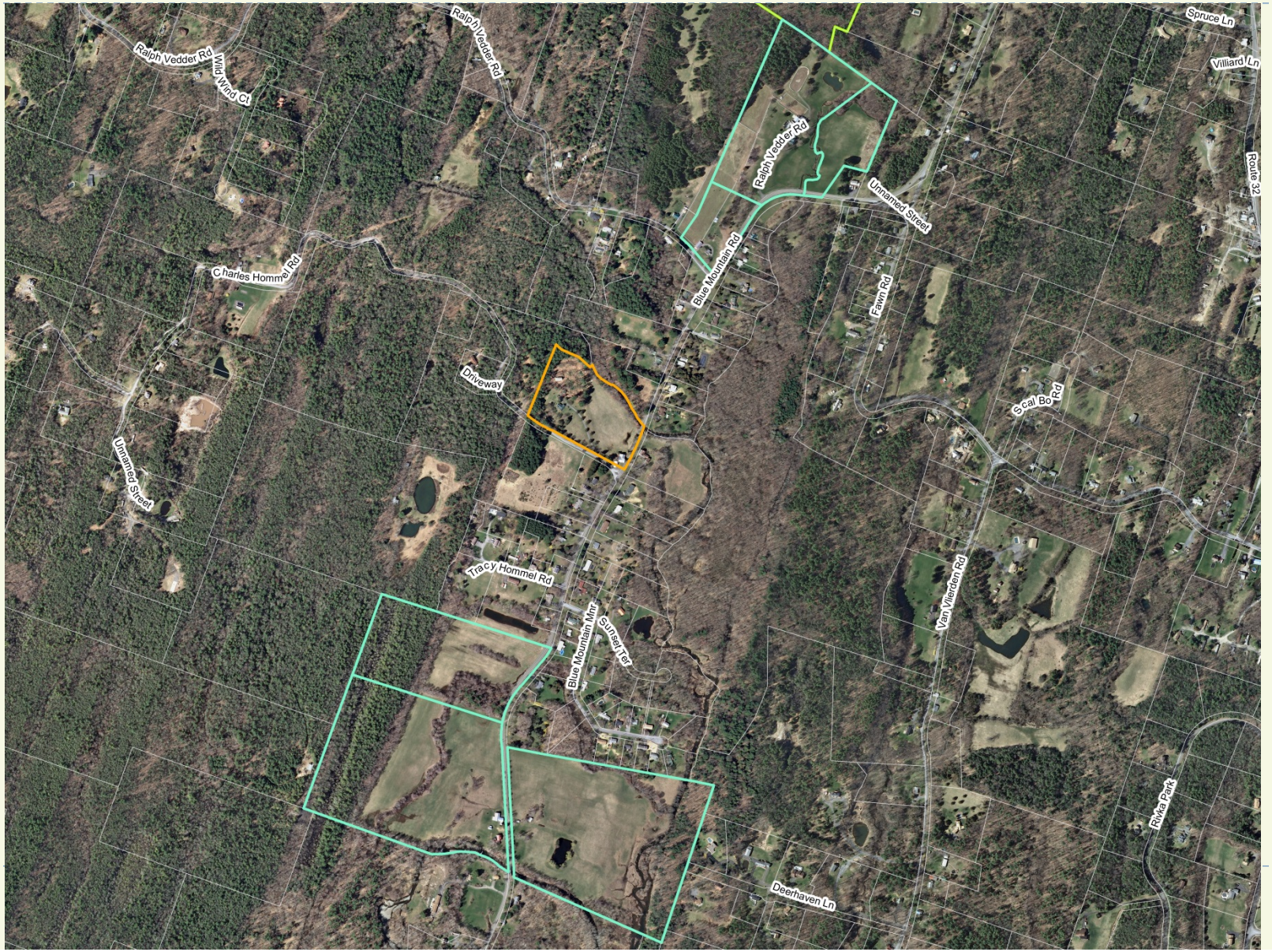

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Grumme, Braun Irrevocable Asset Management Trust -- Hurley
10 Parcels -- 44 acres

- Leased to **Platte Creek Maple Farm**
- Maple Syrup

Grumme, Braun Irrevocable Asset Management Trust -- Hurley
10 Parcels -- 44 acres

- A-2.5 Zone (Low-Density Residential)
  - Crop and Livestock Agriculture permitted by right
- R-1 Zone (Moderate-Density Residential)
  - Crop Agriculture permitted by right
  - Livestock Agriculture not permitted

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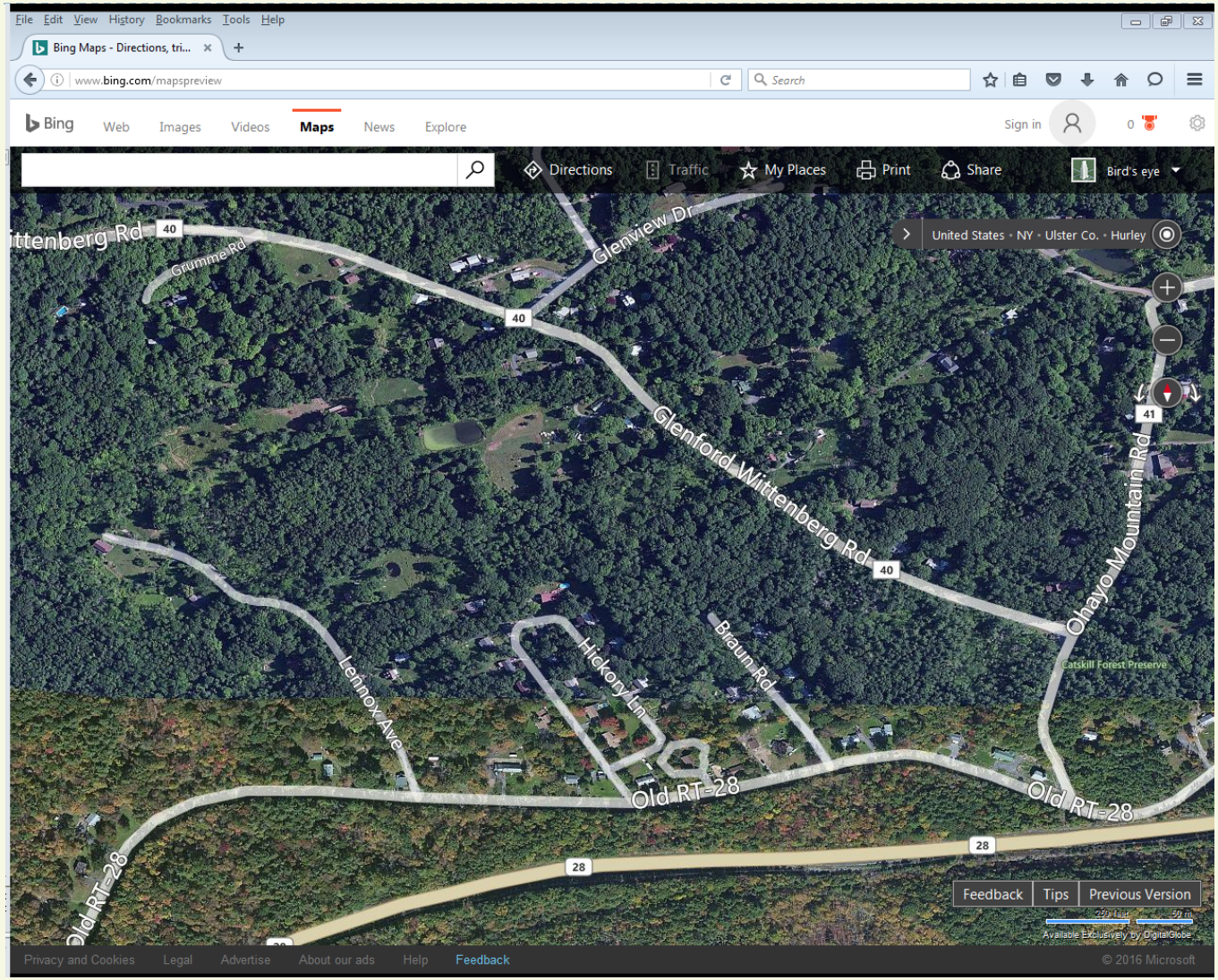

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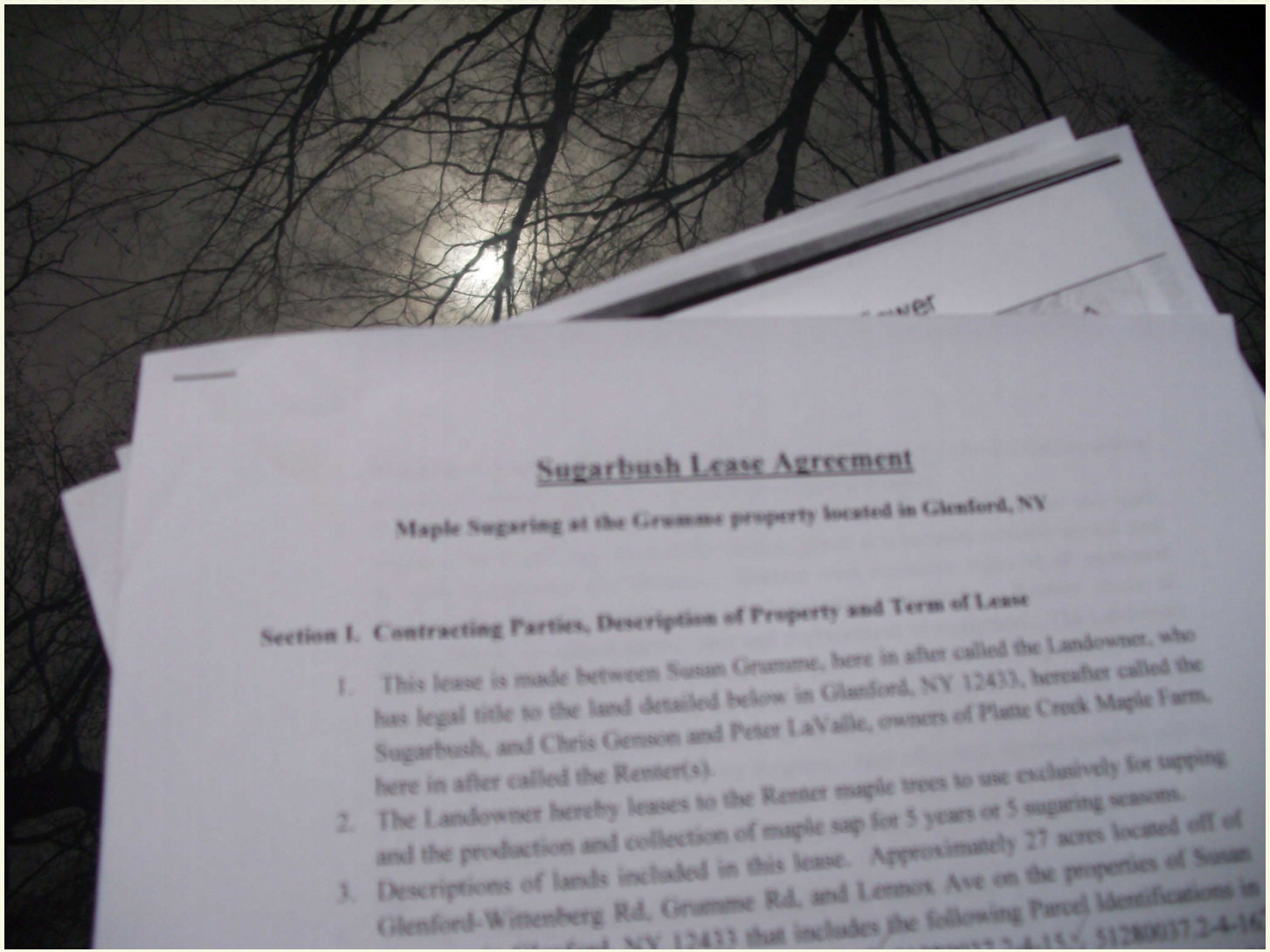


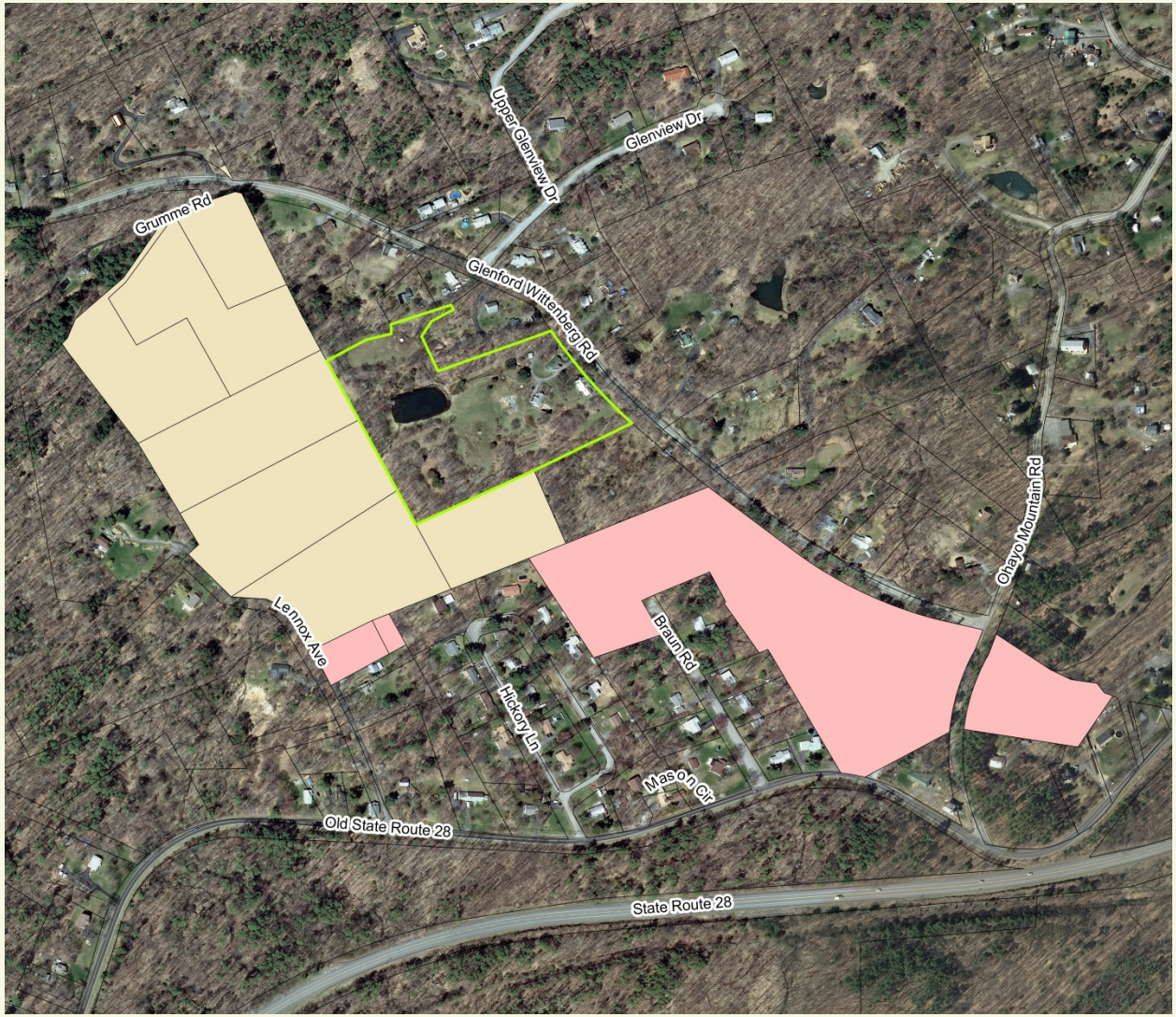
Sugarbush Lease Agreement

Maple Sugaring at the Grumme property located in Glenford, NY

Section I. Contracting Parties, Description of Property and Term of Lease

1. This lease is made between Susan Grumme, here in after called the Landowner, who has legal title to the land detailed below in Glanford, NY 12433, hereafter called the Sugarbush, and Chris Genson and Peter LaValle, owners of Platte Creek Maple Farm, here in after called the Renter(s).
2. The Landowner hereby leases to the Renter maple trees to use exclusively for tapping and the production and collection of maple sap for 5 years or 5 sugaring seasons.
3. Descriptions of lands included in this lease. Approximately 27 acres located off of Glenford-Wittenberg Rd, Grumme Rd, and Lennox Ave on the properties of Susan

Grumme, Braun Irrevocable Asset Management Trust -- Hurley
10 Parcels -- 44 acres



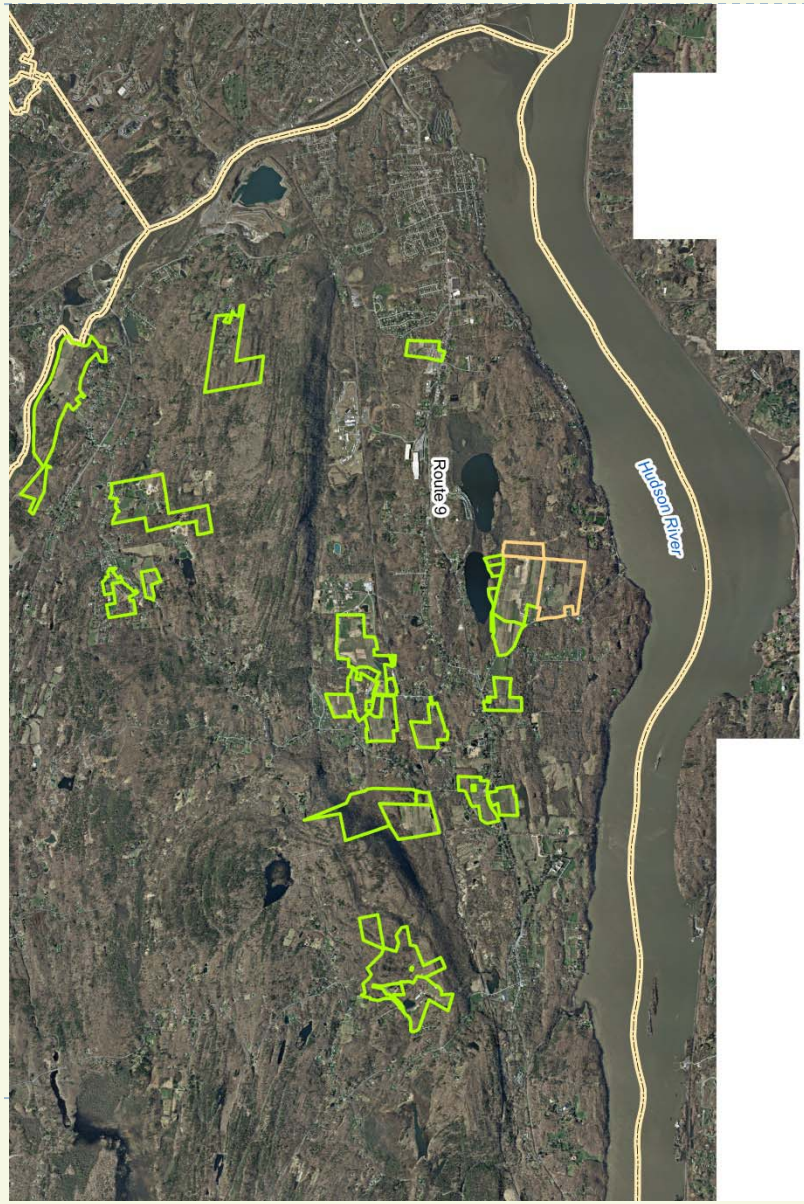
McVay -- Esopus
1 parcel -- 82 acres

- Haying
  - agricultural property class code
- Goats

McVay -- Esopus
1 parcel -- 82 acres

- RF-1 Zone (Riverfront Estate)
  - Crop and Livestock Agriculture permitted by right
- Supplementary Regulations
  - § 123-11, Part C - Agricultural uses and riding stables
  - § 123-11, Part E - Roadside farm stands

McVay -- Esopus
1 parcel -- 82 acres



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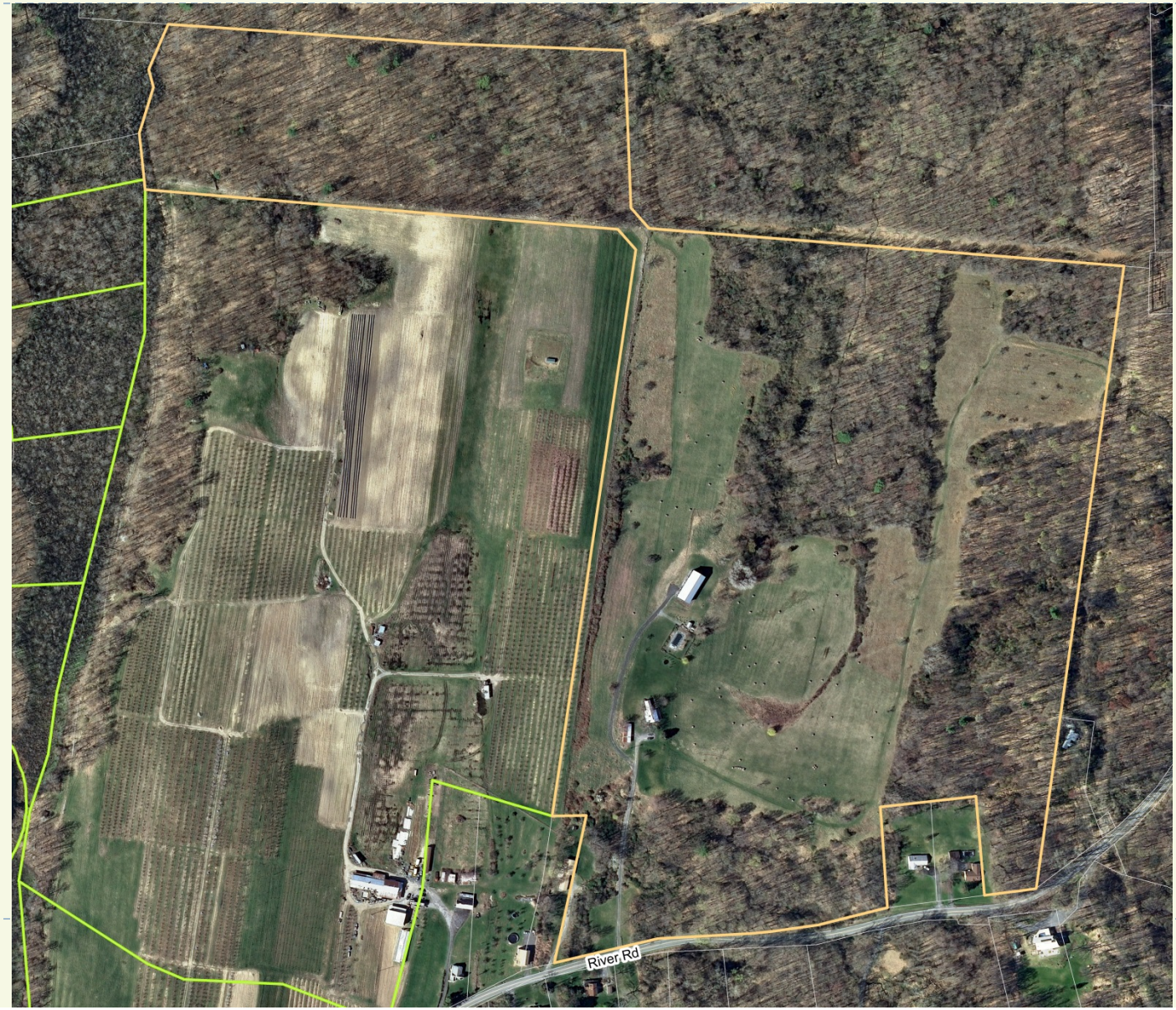

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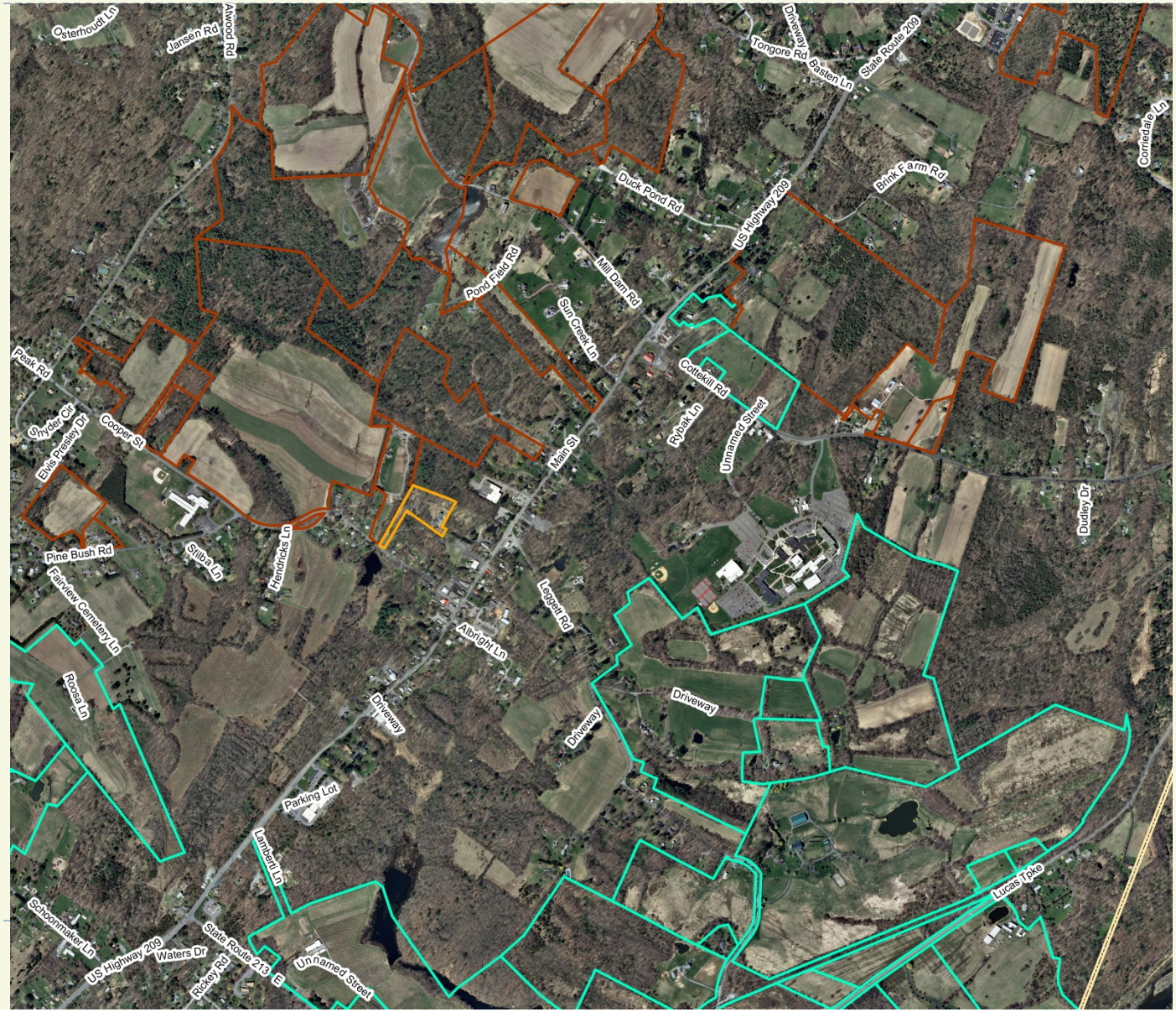
Koch -- Marbletown
1 parcel -- 5 acres

- Hobby farm adjacent to area with commercial farming
- Eggs
- Horses
- One hive

Koch -- Marbletown
1 parcel -- 5 acres

- R-3 Zone
  - Residential district with highest permitted densities
  - Crops agriculture permitted by right
  - Livestock agriculture by special permit
- § 200-38 - Agriculture
  - Supplementary regulations
    - Agricultural Districts and Farms outside Agricultural Districts

Koch -- Marbletown
1 parcel -- 5 acres



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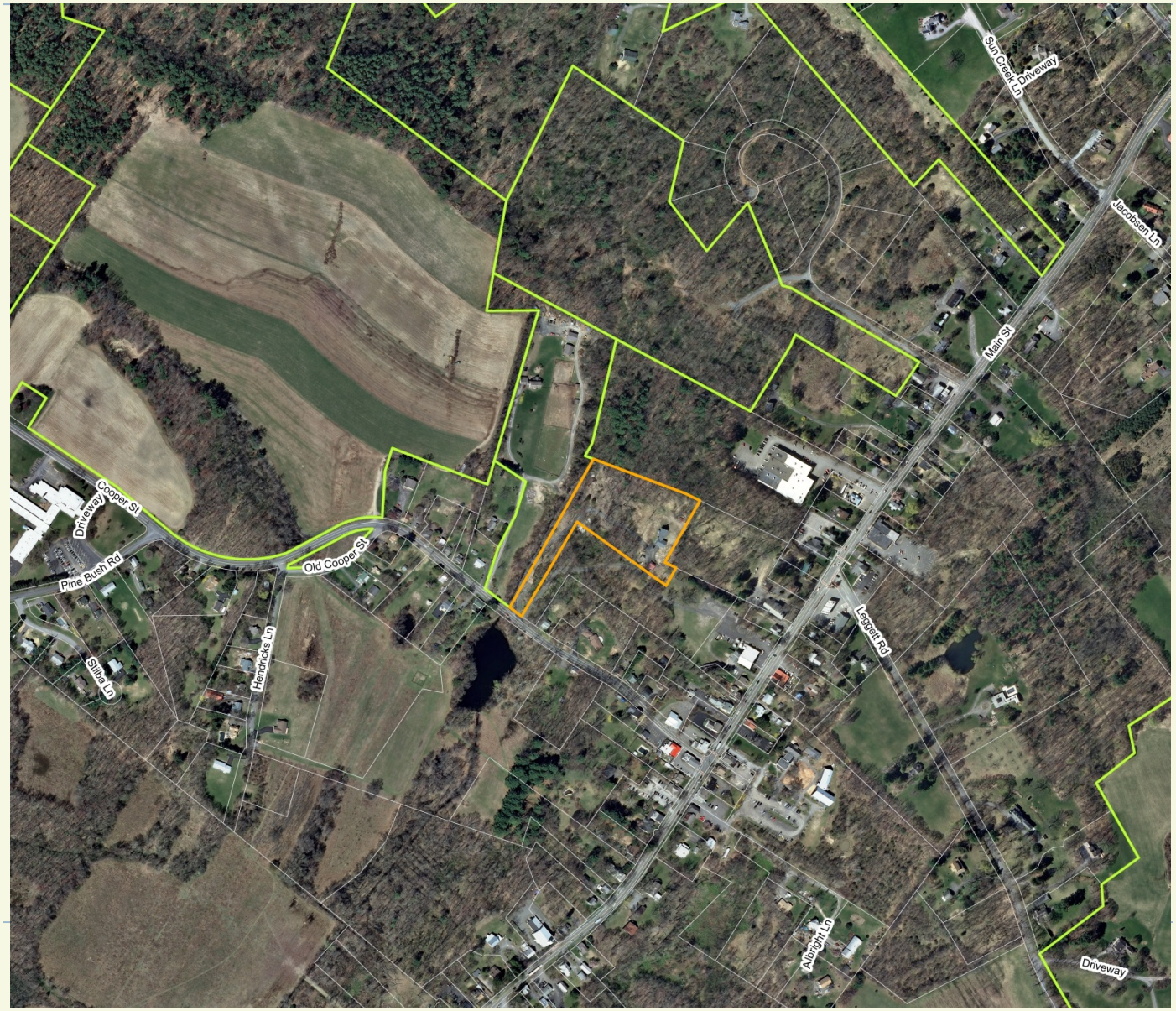

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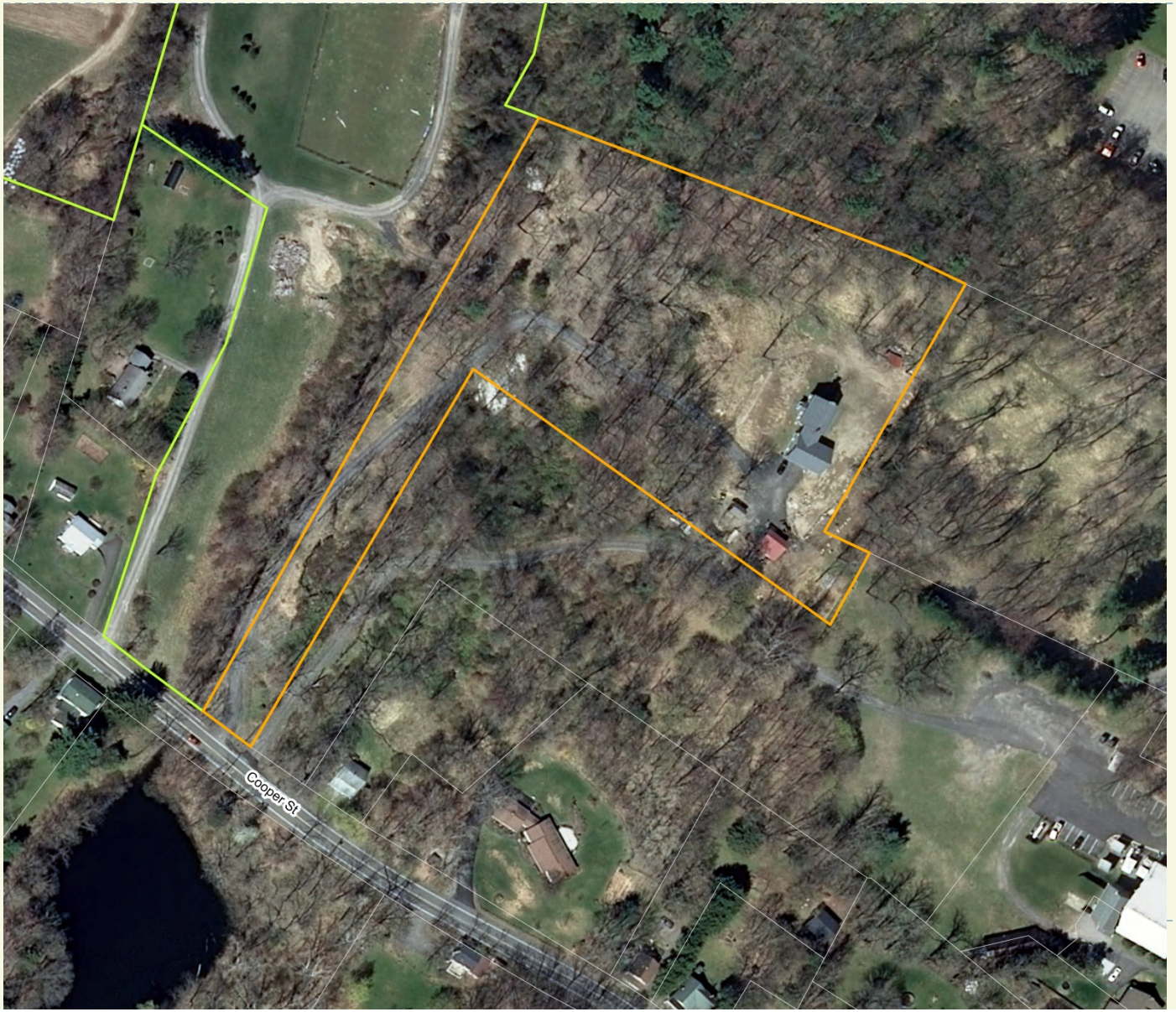

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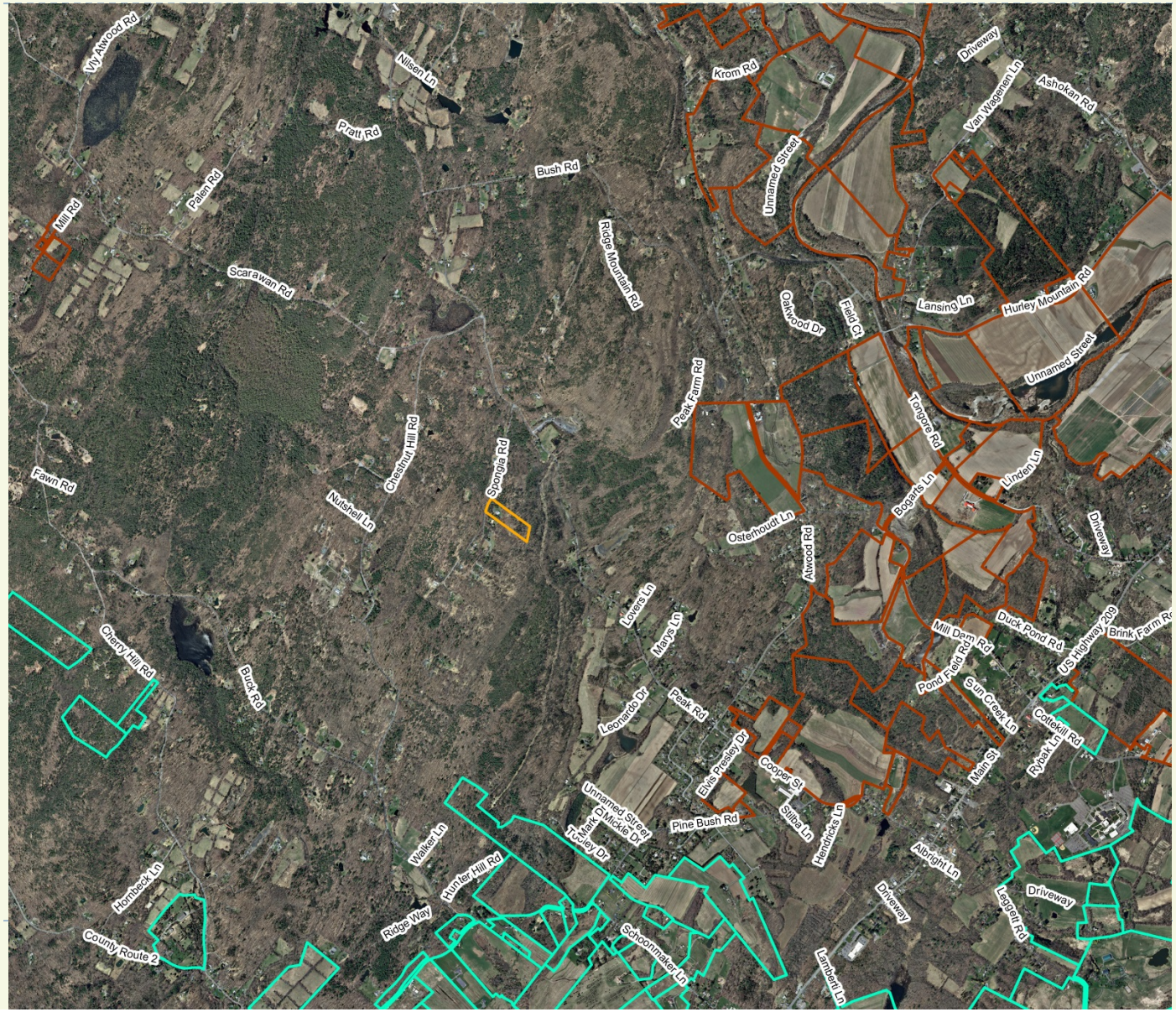
Merguerian -- Marbletown
1 parcel -- 7 acres

- Christmas Trees and Shrubs
- Herbs, Ferns (horticultural specialties)

Merguerian -- Marbletown
1 parcel -- 7 acres

- A-3 Zone (Agriculture)
  - Crop and Livestock Agriculture permitted by right
- § 200-38 – Agriculture
  - Supplementary regulations
    - Agricultural Districts and Farms outside Agricultural Districts

Merguerian -- Marbletown
1 parcel -- 7 acres



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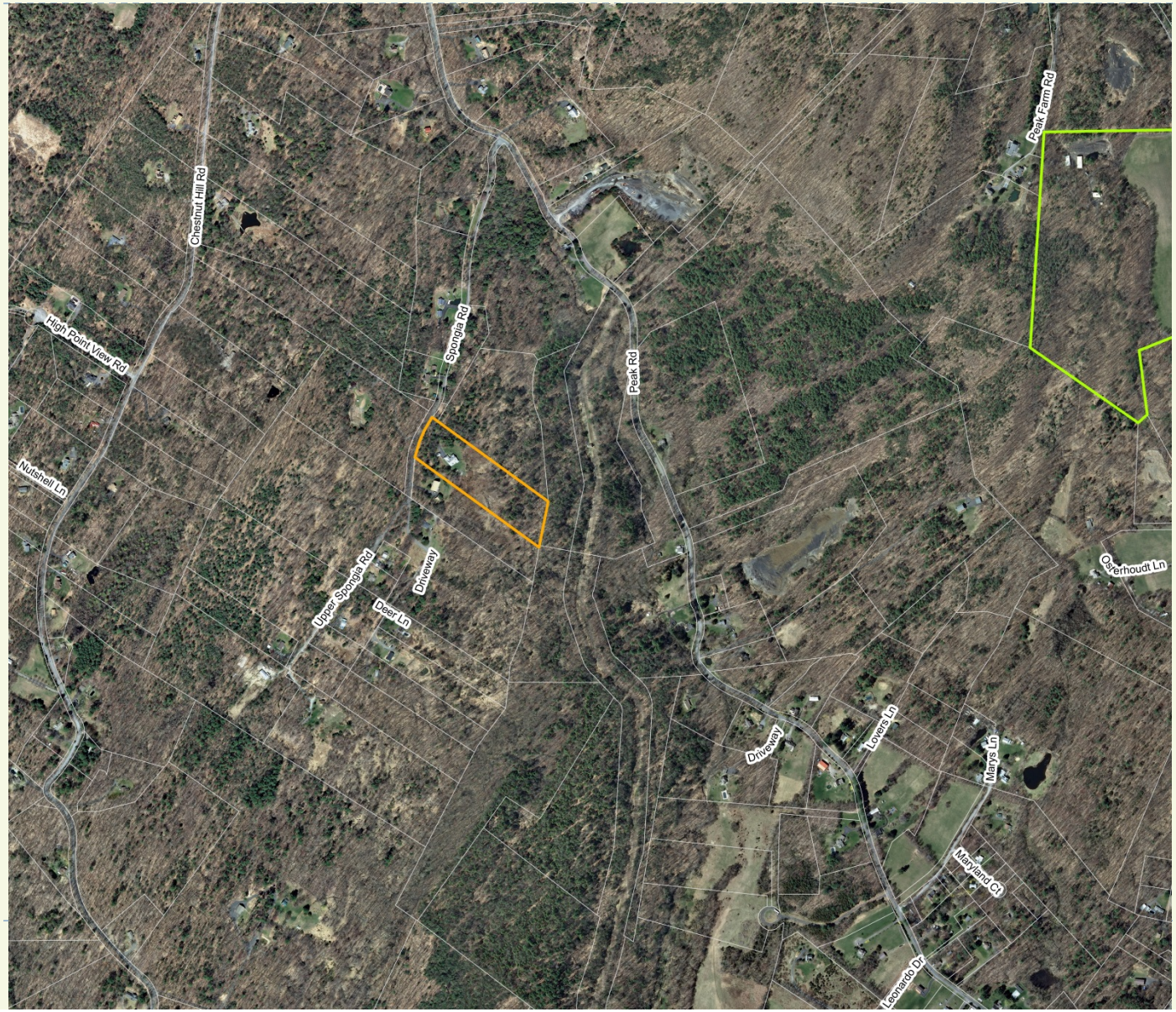

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