

2014 Ulster County Agricultural District Inclusions



Presentation to the Ulster County Agricultural and Farmland Protection Board

May 2014

Ag. & 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;

Ag. & 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.

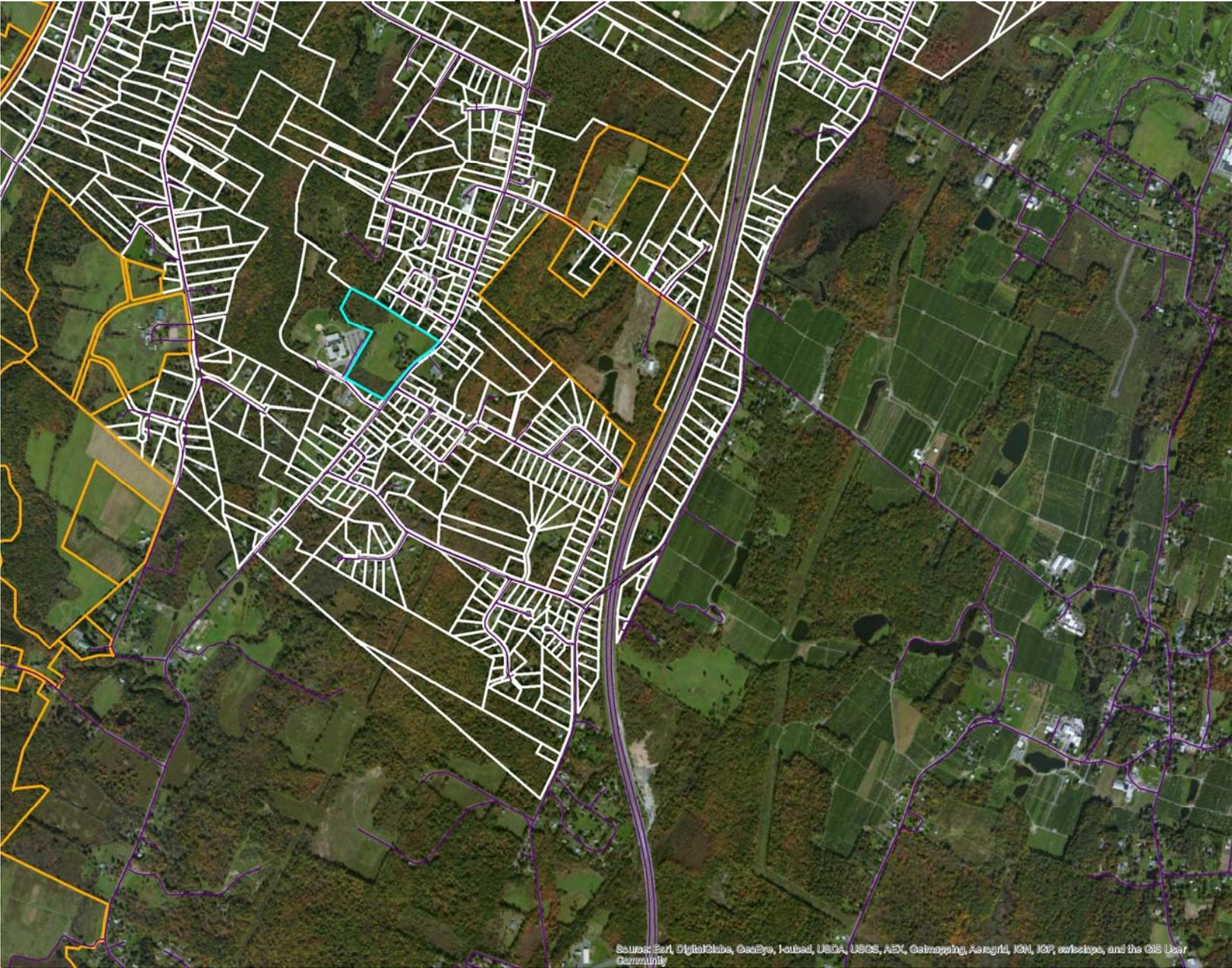
Porco New Paltz 1 parcel 22 acres

- Haying
- Plans to convert to niche farm
 - Lavender
 - Herbs
 - Perennials
 - Cut flowers
 - Chamomile
 - Colangela
 - Shitake mushrooms
- Value added products
 - Soaps and lotions
- Plans to have 2000 to 3000 lavender plants by next year
- Plans for processing on site

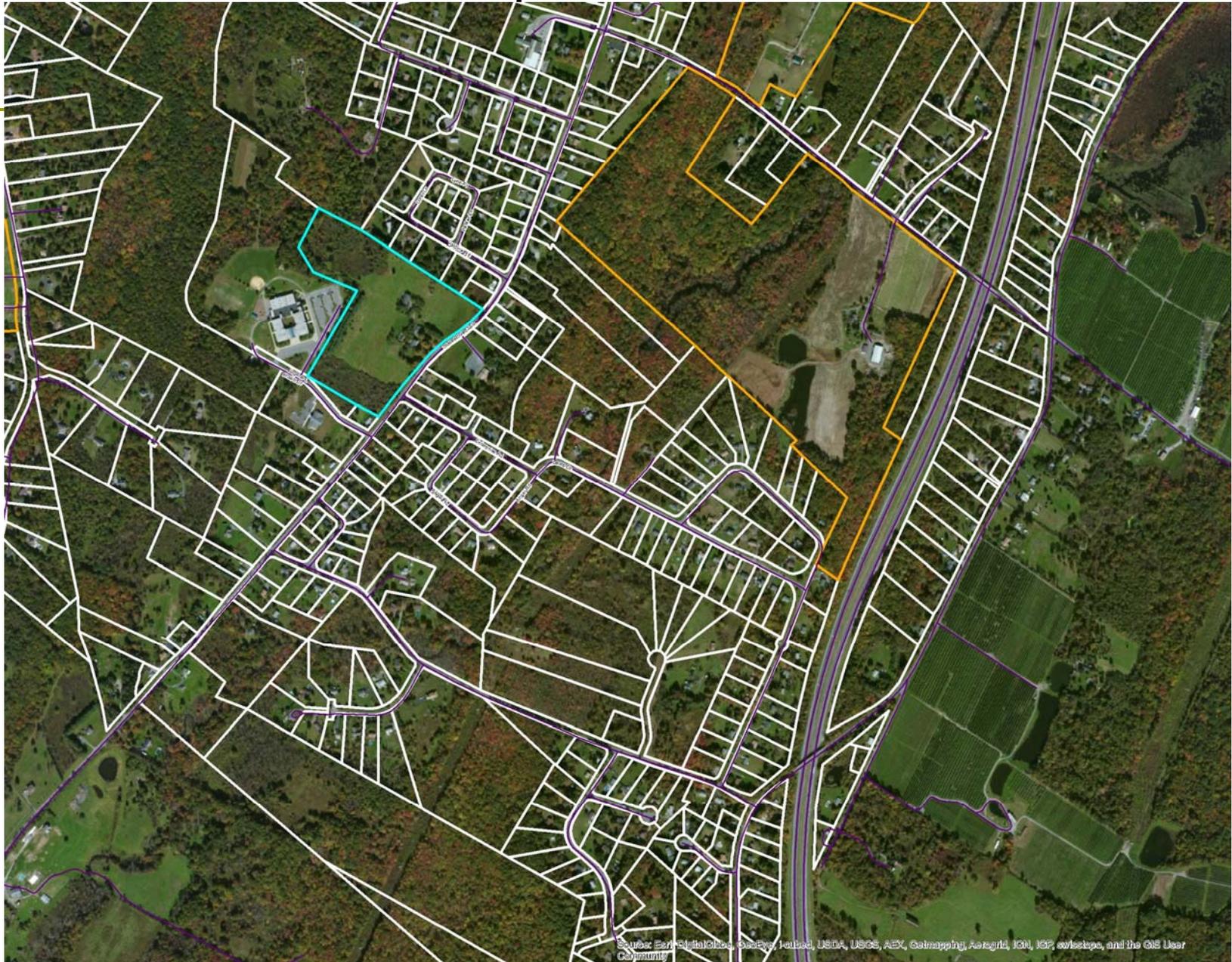
Porco New Paltz 1 parcel 22 acres

- A-1.5 District
 - Minimum lot area of 1.5 acres
- Agriculture permitted by right
 - Includes raising livestock and fowl as well as crops
 - Site plan review not required
- Value-added
 - Product cannot have caustic soda
 - Light Industrial or I-1 District

Porco New Paltz 1 parcel 22 acres



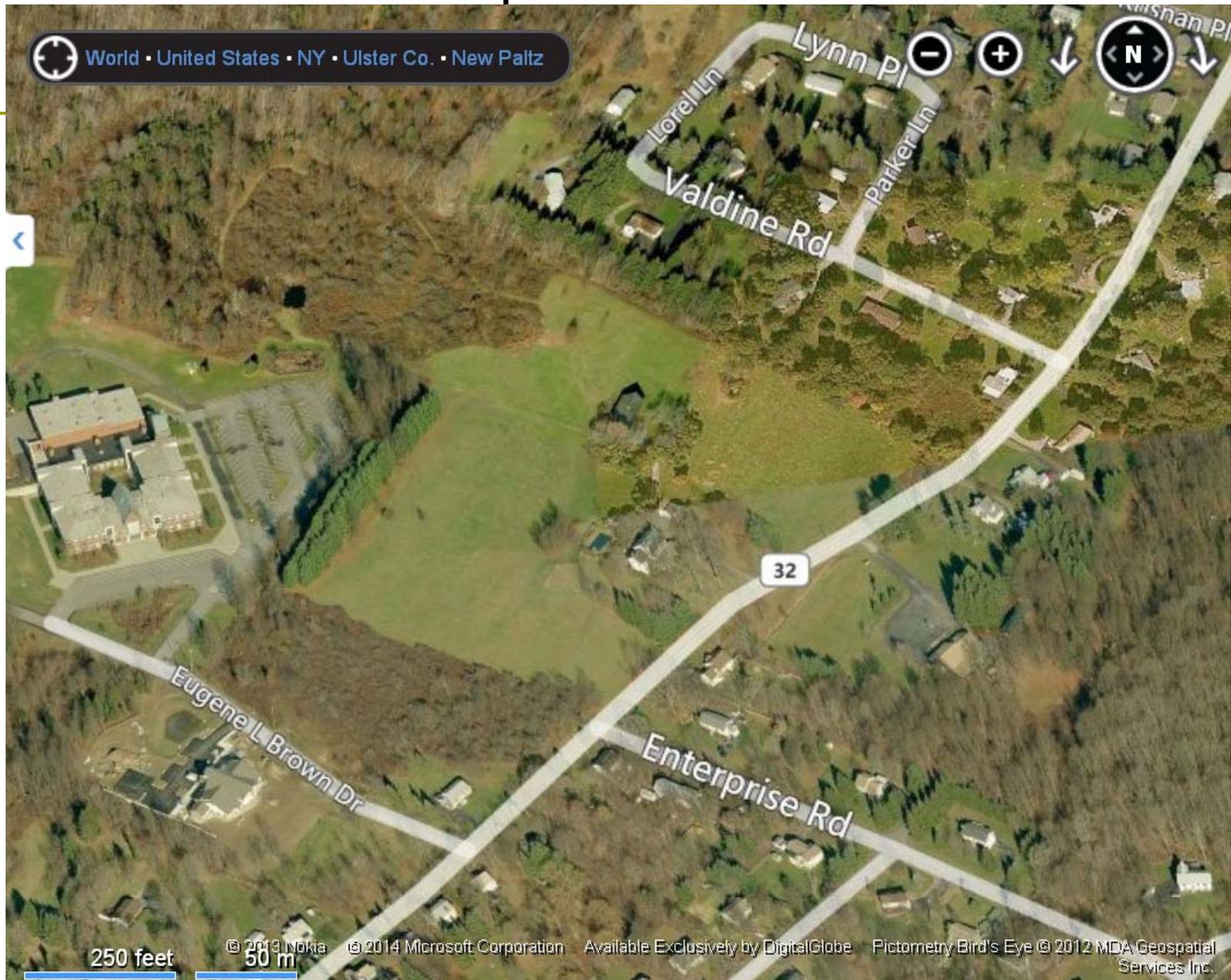
Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Porco New Paltz 1 parcel 22 acres



Armour Gardiner 1 parcel 4 acres

- Seed saving
 - Summer and winter squash
 - Farm worker housing

Armour Gardiner 1 parcel 4 acres

- RA - Rural Agricultural
- Permitted use by right
 - No review by any municipal board
- § 220-49 – Protection of Agriculture
 - Non-agricultural uses must establish buffer
 - No height, building footprint or impervious surface coverage limits
 - Lenient setback restrictions for parcels in agricultural district
 - Minor site plan review for structures greater than 20,000 sf or 35 feet in height

Armour Gardiner 1 parcel 4 acres



Armour Gardiner 1 parcel 4 acres

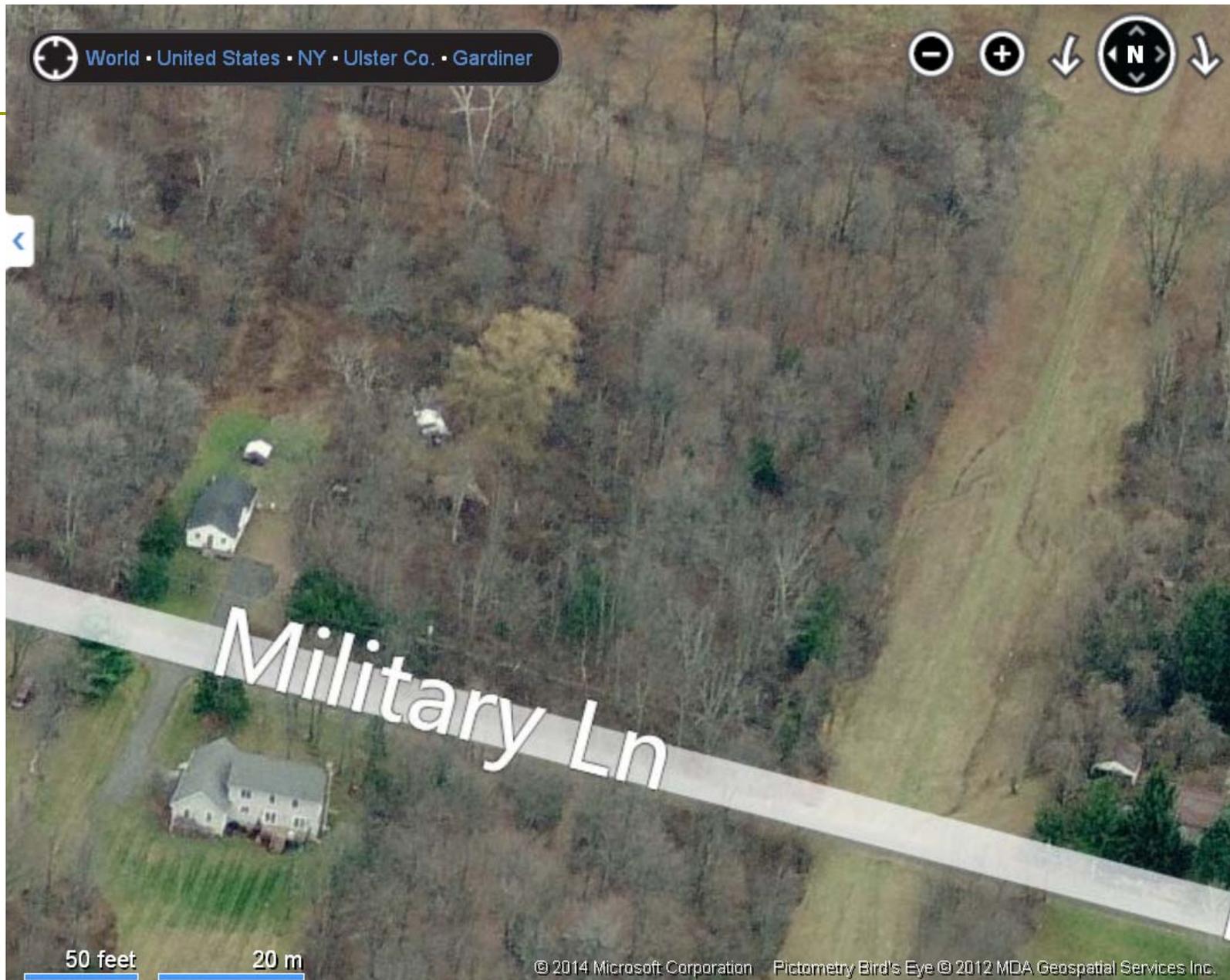


Source: Esri, DigitalGlobe, GeoEye, IGN, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

Armour Gardiner 1 parcel 4 acres



Armour Gardiner 1 parcel 4 acres



Armour Gardiner 1 parcel 4 acres



Armour Gardiner 1 parcel 4 acres



Armour Gardiner 1 parcel 4 acres



Armour Gardiner 1 parcel 4 acres



Armour Gardiner 1 parcel 4 acres



Armour Gardiner 1 parcel 4 acres



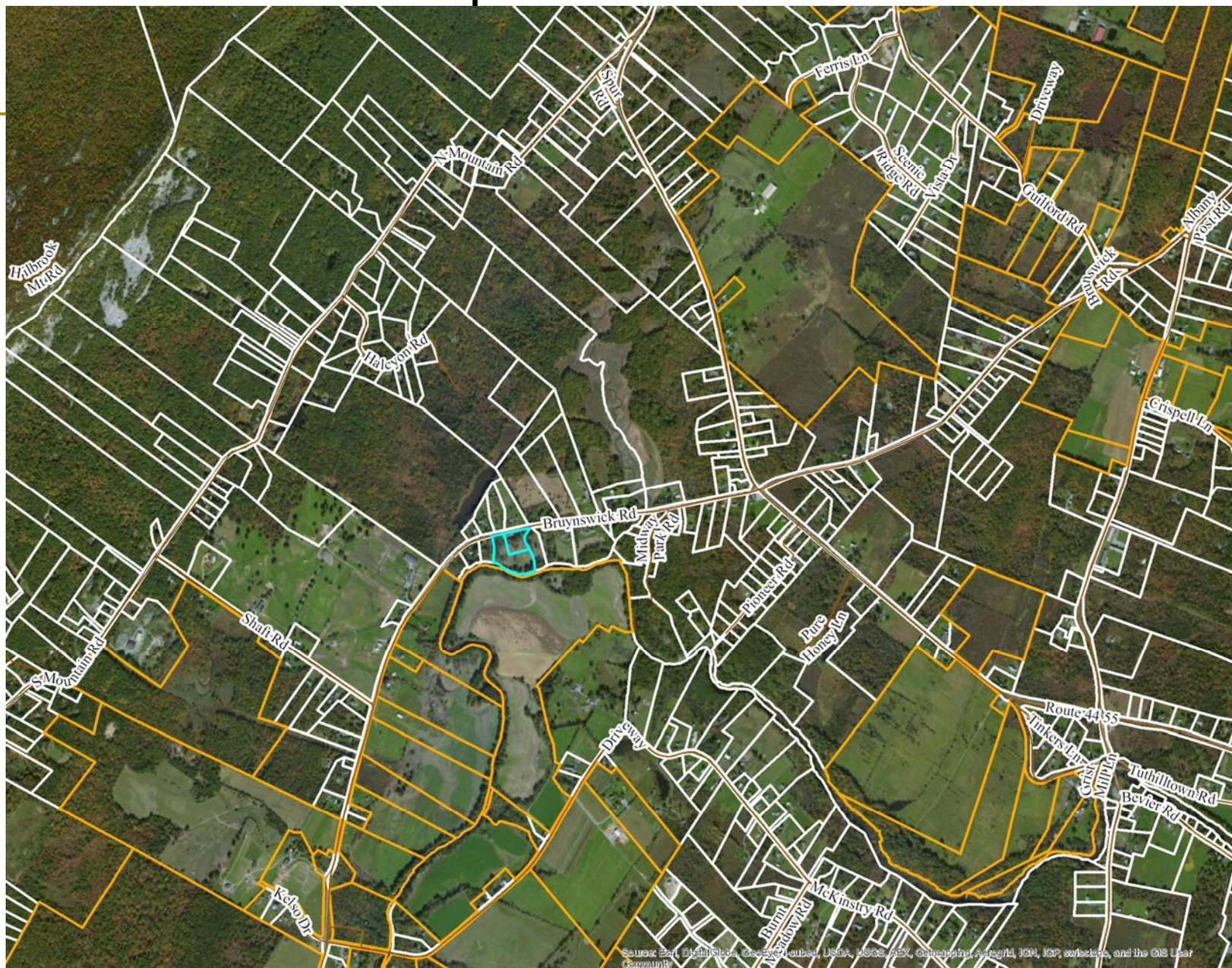
Smith Gardiner 2 parcels 6 acres

- Straw
- Land currently has haying

Smith Gardiner 2 parcels 6 acres

- RA - Rural Agricultural
- Permitted use by right
 - No review by any municipal board
- § 220-49 – Protection of Agriculture
 - Non-agricultural uses must establish buffer
 - No height, building footprint or impervious surface coverage limits
 - Lenient setback restrictions for parcels in agricultural district
 - Minor site plan review for structures greater than 20,000 sf or 35 feet in height

Smith Gardiner 2 parcels 6 acres



Source: Esri, DigitalGlobe, GeoEye, IGN, USDA, USGS, AeroVIG, CNR, IGN, swisstopo, and the GIS User Community

Smith Gardiner 2 parcels 6 acres

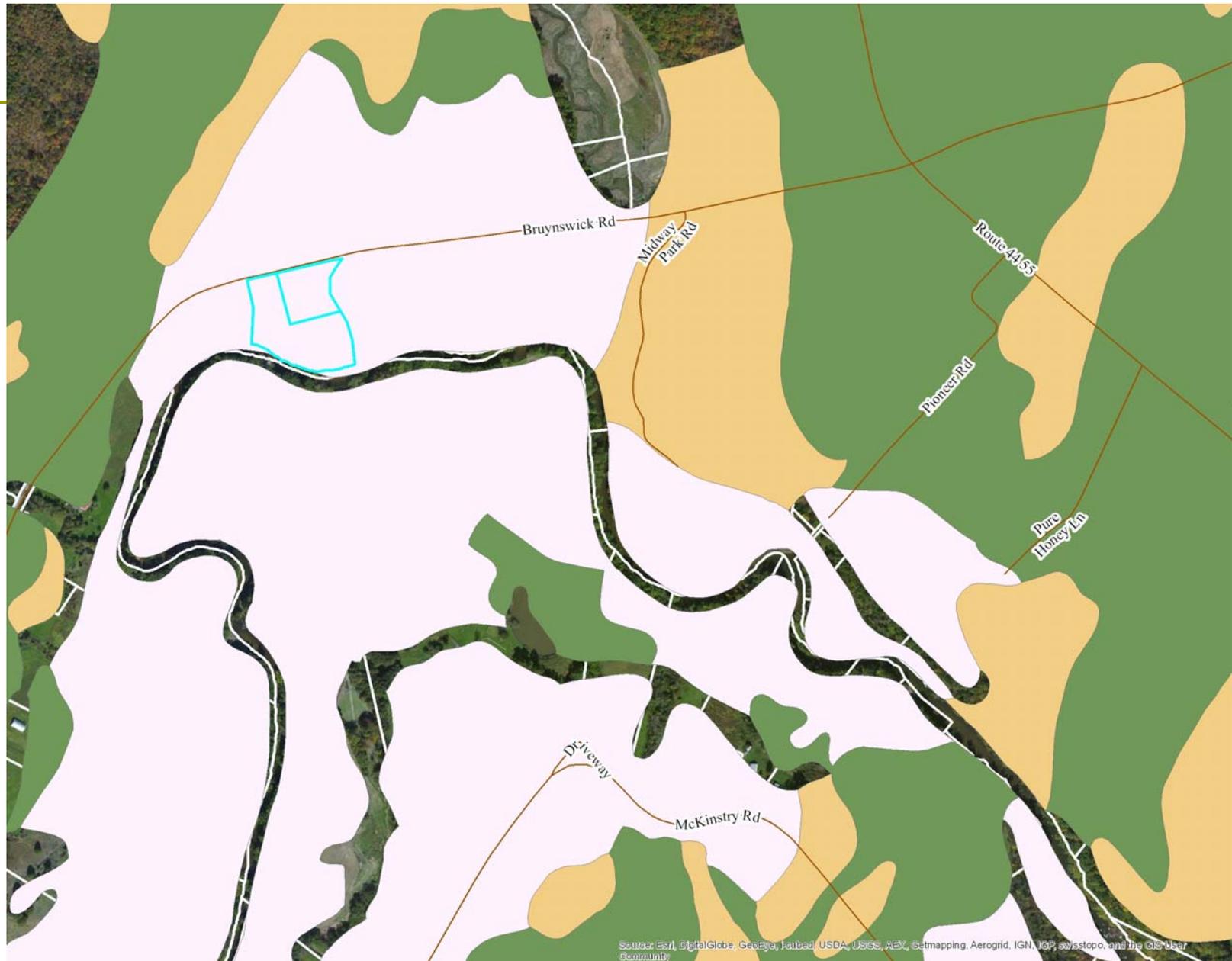


Source: Esri, DigitalGlobe, GeoEye, IGN, USDA, USGS, AeroV, GeoMapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

Smith Gardiner 2 parcels 6 acres



Smith Gardiner 2 parcels 6 acres



Source: Esri, DigitalGlobe, GeoEye, iSat, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Smith Gardiner 2 parcels 6 acres



Smith Gardiner 2 parcels 6 acres



Smith Gardiner 2 parcels 6 acres



Smith Gardiner 2 parcels 6 acres



Smith Gardiner 2 parcels 6 acres



Smith Gardiner 2 parcels 6 acres



Smith Gardiner 2 parcels 6 acres



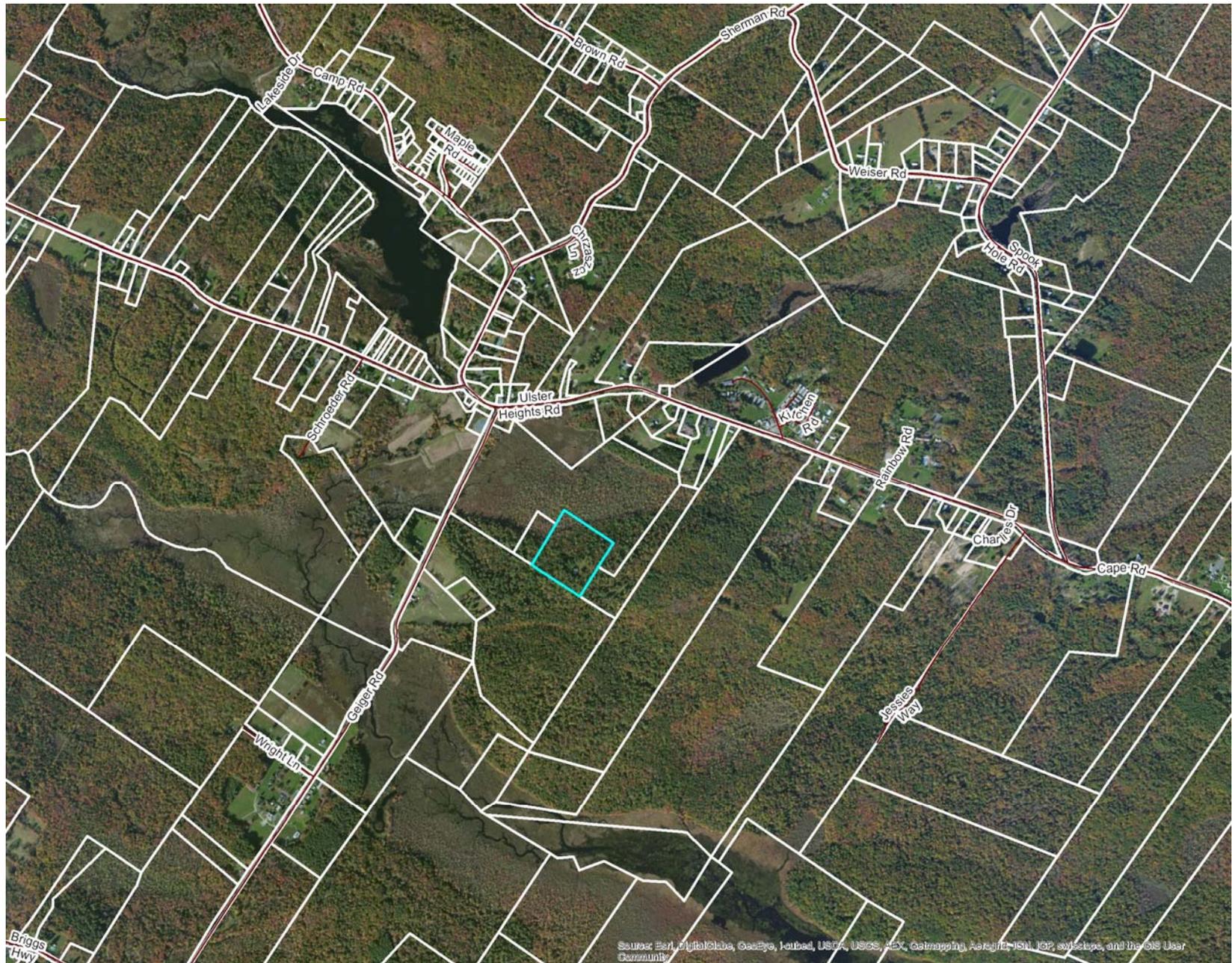
Frey Wawarsing 1 parcel 13 acres

- Various goat's milk products
 - Hay and corn
- Poultry

Frey Wawarsing 1 parcel 13 acres

- RU Rural District
- Principal permitted use
- No supplementary regulations for agriculture

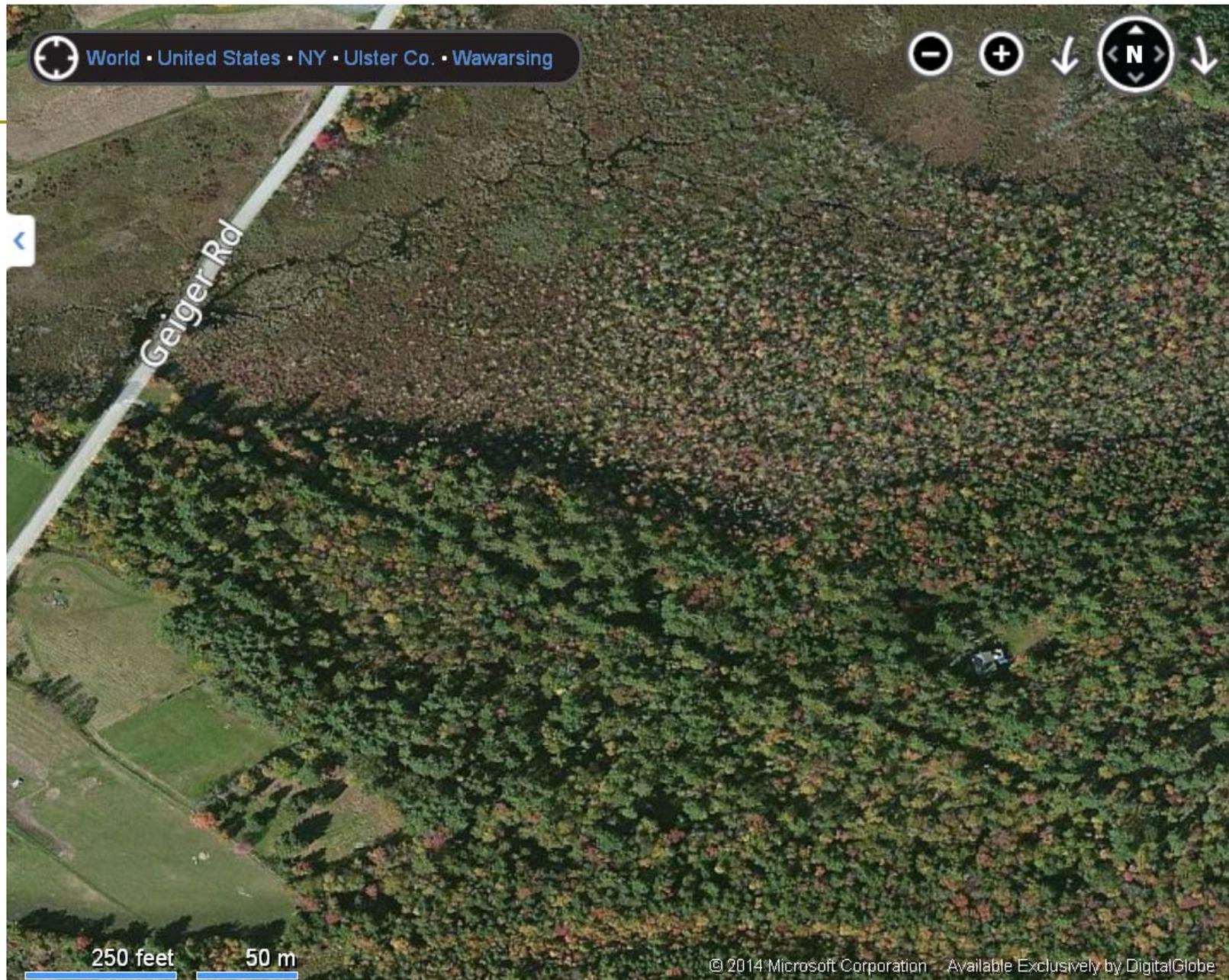
Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Frey Wawarsing 1 parcel 13 acres



Christie Shandaken 1 parcel 4 acres

- ❑ Plans for small orchard, keyhole gardens, and raised planting beds
- ❑ Plans for some goats and poultry

Christie Shandaken 1 parcel 4 acres

- Residential 1.5 District
- Agriculture is permitted by right
- **§ 116-30-Agriculture and keeping of animals**

The growing of field or garden crops, vineyards, orchards and nurseries, the keeping of livestock on a lot of three acres or more and the keeping of fowl on a lot of one acre or more shall be permitted in all districts, provided that:

- A. Buildings or structures for such uses shall be located not less than 50 feet from any side or rear lot line and shall additionally conform to the front yard requirements for the principal structure.
- B. The storage of manure or other dust- or odor-producing substances shall be adequately screened from adjacent properties and located not less than 100 feet from any lot line, stream or other water body or well providing a source of potable water nor within 200 feet of the nearest neighboring residential structure.
- C. Where permitted, the aggregate number of adult horses, pigs, cows, beef cattle, sheep, goats or other four-legged domestic-type farm animals shall not exceed two per acre of land.
- D. In addition to four-legged domestic-type farm animals, where permitted, the aggregate number of fully grown chickens, ducks, geese or other fowl or farm birds shall not exceed 20 per acre of land.

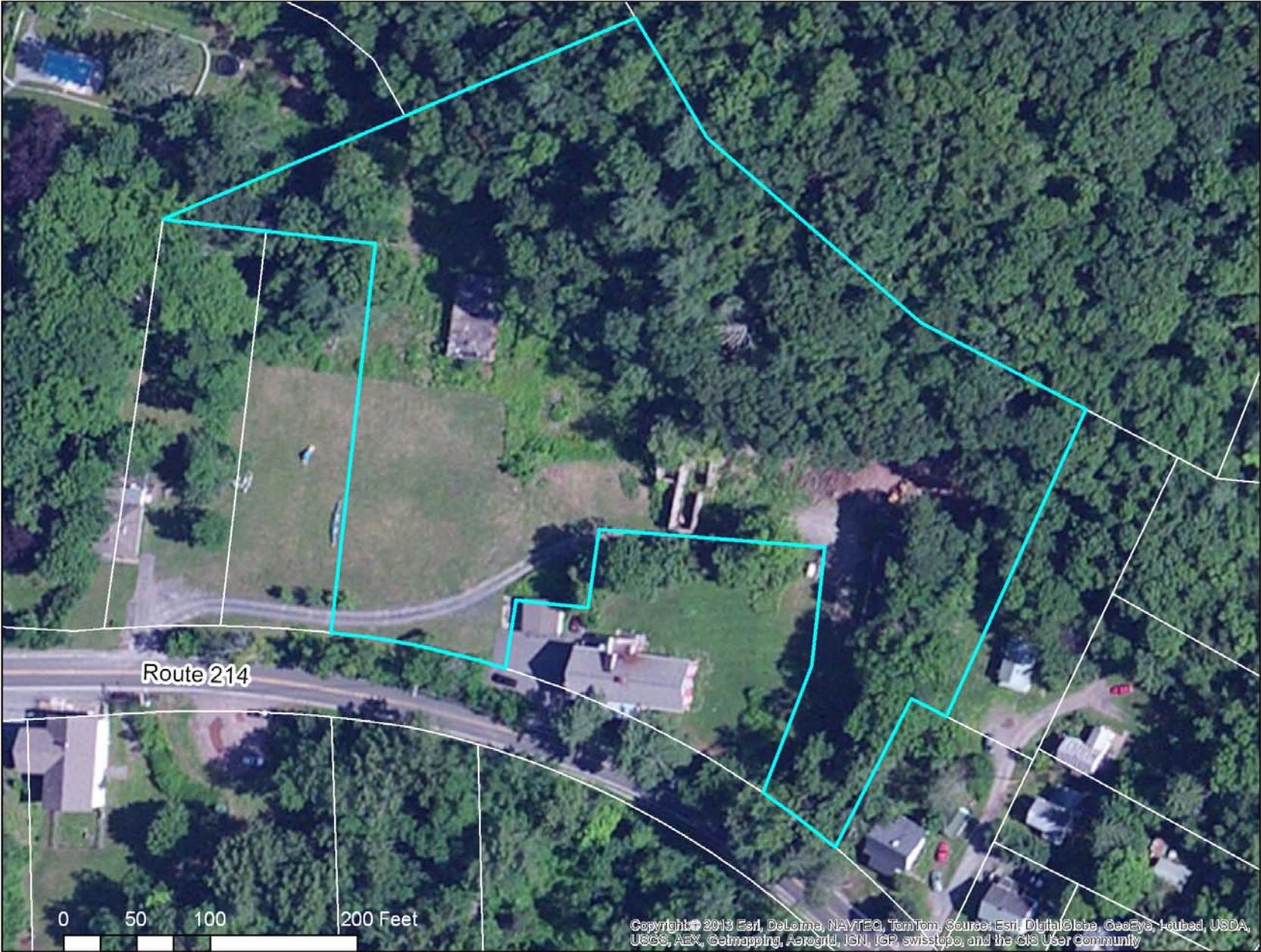
Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres



Christie Shandaken 1 parcel 4 acres

