

**2015 Agricultural Districts Inclusions
Report to the Ulster County Legislature
from the
Agricultural & Farmland Protection Board**



Prepared by:
The Ulster County Planning Dept.
June 3, 2015

Photo: Goats and Scottish Highlander Cattle, Vly Farm in Olive

Purpose

To provide the Ulster County Legislature with the requisite information to execute the legislative requirement concerning the inclusion of land into agricultural districts.

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Inclusion Applications and AFPB Slideshow
are filed with the Clerk of the Legislature

Acknowledgements

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Dennis Doyle, *Director*, Ulster County Planning Department

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Burt Samuelson, *Senior Planner*, Ulster County Planning Department

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Len Tantillo

Dennis Doyle

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John Gill

Robert Magnanini

Jim Maloney

Background

Pursuant to NYS Agriculture & Markets Law (AML), Article 25 AA Section 303-b, directing county legislative bodies to designate an annual thirty-day period during which landowners may request inclusion of predominantly viable agricultural land into an existing certified agricultural district, the Ulster County Legislature adopted Resolution 322 on December 4, 2003, designating March 1 through March 30 as the specified annual period.

Accordingly, a Notice of 30 Day Review was issued to all Town/Village/City Clerks in Ulster County on February 9, 2015 to be posted in their respective municipal halls. A press release regarding the Annual Additions was also issued on February 11, 2015 to 32 newspapers, magazines, radio stations, television stations and internet publicity sites. The 30 Day Notice of Review was also published on the Ulster County Planning Department website.

During the interval March 1 through 30, 2015, applications from 11 landowners were received requesting the inclusion of 18 parcels, totaling approximately 784 acres into all four existing certified agricultural districts in Ulster County. These 11 landowners represented 9 operations, as 2 operations had land owned by individuals and corporations. Staff from the Ulster County Planning Dept. (UCPD) reviewed the applications for completeness, current agricultural district status and legal ownership.

The applicants were notified of the date and time for a proposed site visit. All 9 sites were visited. Staff from Cornell Cooperative Extension (CCE) and Ulster County Planning made site visits to applicants' lands on April 23 and April 24, 2015.

Applications were formally transmitted by the Legislature to the AFPB by letter on May 8, 2015. CCE and UCPD staff reported findings to the AFPB at the AFPB's May 14, 2015 meeting. The AFPB is required to evaluate the applications as to conformance with Agriculture and Markets Law (AML) and make recommendations to the Ulster County Legislature. The AFPB voted on each application individually. The full report from the AFPB, including correspondence, is filed with the Clerk of the Legislature.

The AFPB recommends the inclusion of 16 parcels totaling about 647 acres into all four Certified Agricultural Districts in Ulster County. Since the Annual Inclusion program began in 2004, Ulster County has added 203 parcels, 6,730 acres to its Agricultural Districts.

Pursuant to the AML and Resolution 190 of the Ulster County Legislature adopted on May 19, 2015, a Public Hearing will be held on Tuesday, June 16, 2015 at 7:15 PM in the Legislative Chambers, Ulster County Office Building, 244 Fair Street, Kingston NY. The notice of the Public Hearing will be published in the Saugerties Post-Star and the five editions of Ulster Publishing newspapers on June 4, 2015. Municipalities containing lands for which inclusion was applied for were notified of the Public Hearing by regular e-mail on June 3, 2015.

Action Required

The Ulster County Legislature is required to adopt a resolution regarding the inclusion of additional lands into Agricultural Districts. In so doing, the Legislature is free to accept, reject or modify the recommendation of the Agricultural and Farmland Protection Board.

Upon the adoption of the resolution, the Ulster County Legislature shall submit the resolution, the report of the AFPB, tax map ID numbers and tax maps for each parcel of land to be included to the Commissioner of Agriculture and Markets.

Within thirty days of receipt of the resolution, the Commissioner shall certify to the Ulster County Legislature whether the inclusion is feasible and shall serve the public interest by assisting in maintaining a viable agricultural industry within the district(s). If certified by the Commissioner, the land shall become part of the district(s) immediately.



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ULSTER COUNTY

AGRICULTURAL AND FARMLAND PROTECTION BOARD

Polly Armour, Chair

c/o Ulster County Planning Dept.
244 Fair St.
PO Box 1800
Kingston, N.Y. 12402

May 14, 2015

Ulster County Legislature
244 Fair Street
P.O. Box 1800
Kingston, NY 12402

Dear Legislators:

Subject: Agriculture and Markets Law (AML) Section 303-b; Land Owner
Requests for Inclusion of Predominantly Viable Agricultural Land in an
Existing Certified Agricultural District

In accordance with Section 303-b of the AML, the Ulster County Agriculture and Farmland Protection Board (AFPB) has reviewed 11 landowner requests for 2014 inclusion of 18 land parcels into existing Agricultural Districts at the AFPB meeting on May 14, 2014.

It is the recommendation of the AFPB that the legislature include 16 parcels noted "Include in District" in the attached report, into the specified agricultural district, as the AFPB has found that these parcels consist predominantly of viable agricultural land and the inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry in these districts.

Respectfully Submitted,

Polly Armour
Chair, Ulster County Agriculture and Farmland Protection Board.

Enc. Details of AFPB Recommendations – 2015 Additions to UC Ag. Districts

2015 Inclusions to Ulster County Certified Agricultural Districts:

Details of AFPB Recommendation

<u>Town</u>	<u>AFPB Recommendation</u>	<u>Applicant</u>	<u>District</u>	<u>Parcel ID #</u>	<u>Acres</u>
ESOPUS					
	Include in District	Alfred B. Mainetti	1	63.6-1-1	123.9
MARBLETOWN					
	Include in District	Donald Schupak	4	61.2-3-3	66.6
		Maxwell Stratton	3	61.3-2-49	18.9
	Note: Parcel is combined with 61.3-2-49 for tax purposes.	Maxwell Stratton	3	61.3-2-62	6.8
NEW PALTZ (town) and GARDINER					
	Include in District	Peter J. , Robert, Sande and Timothy Ferrante	2	86.1-6-1	7.1
	Note: Parcel is located in New Paltz.	Ferrante Real Estate, LLC	2	86.3-1-21.110	170.3
	Note: Parcel is located in Gardiner.	Peter J. , Robert, Sande and Timothy Ferrante	2	86.3-2-2.120	32.54
OLIVE					
	Include in District	Ken Mironer	4	53.4-5-22	2.9
		Ken Mironer	4	53.4-5-23.100	3.9
PLATTEKILL					
	Include in District	Christopher Mercier and Louise Saccurato	1	101.20-1-7.111	1
		Christopher Mercier and Louise Saccurato	1	101.20-1-7.112	20.2
ROCHESTER and MARBLETOWN					
	Do Not Include in District	Woodstock Farm Animal Sanctuary	3	69.4-2-11.200	98
	Note: Parcel is located in Rochester.	Woodstock Farm Animal Sanctuary	3	69.4-1-36	39.5
	Note: Parcel is located in Gardiner.				
ROSENDALE					
	Include in District	John T. and Jeanne Walsh	3	62.2-7-9.400	9
		John T. and Jeanne Walsh	3	62.2-7-9.500	2.9
		Stone Ridge Country Properties	3	62.2-7-9.600	5.5
		Stone Ridge Country Properties	3	62.2-7-9.710	170.6
WAWARSING					
	Include in District	Oleh Maczaj	3	74.2-2-30	4.5

Ulster County 2015 Agricultural District Inclusions

Summary by Agricultural District								
District	Current Data		2015 Applications		Recommend Inclusion		Prospective Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
1	735	15,004	3	145	3	145	738	15,149
2	712	27,877	3	210	3	210	715	28,087
3	522	16,161	9	356	7	218	529	16,379
4	335	10,537	3	73	3	73	338	10,610
Total	2,304	69,579	18	784	16	646	2,320	70,225

Summary by Municipality								
Municipality	Current Data		2015 Applications		Recommend Inclusion		Total w/Inclusions	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Esopus	31	942	1	124	1	124	32	1,066
Gardiner	224	7,723	1	33	1	33	225	7,756
Hardenburgh	2	580					2	580
Hurley	30	1,221					30	1,221
Kingston (T)	1	9					1	9
Lloyd	189	5,055					189	5,055
Marbletown	226	6,476	4	132	3	92	229	6,568
Marlborough	406	6,764					406	6,764
New Paltz (T)	89	4,644	2	177	2	177	91	4,821
New Paltz (V)	4	39					4	39
Olive	7	264	2	7	2	7	9	271
Plattekill	176	5,340	2	21	2	21	178	5,361
Rochester	292	7,741	1	98			292	7,741
Rosendale	12	620	4	188	4	188	16	808
Saugerties	138	3,920					138	3,920
Shandaken	12	226					12	226
Shawangunk	319	11,826					319	11,826
Ulster (T)	56	1,453					56	1,453
Wawarsing	76	4,515	1	4	1	4	77	4,519
Woodstock	14	221					14	221
Total	2,304	69,579	18	784	16	646	2,320	70,225

Ulster County Agricultural and Farmland Protection Board (AFPB)

2015 Agricultural District Inclusions Voting Results

Voting was conducted at the May 14, 2015 AFPB Meeting

AFPB Members present: Polly Armour (Chair), John Adams,
Dennis Doyle, Thomas Jackson, Chris Kelder, Teresa Rusinek,
Len Tantillo, John Gill (Vice-Chair) and Robert Magnanini

** ** * ** **

Results of voting where a motion was made to recommend that
an applicant's parcel(s) **be included into an agricultural district.**

<u>Applicant</u>	<u>Yes</u>	<u>No</u>	<u>Abstention</u>	<u>Motion</u>	<u>Second</u>
Ferrante/Ferrante Real Estate, LLC	9	0	0	Doyle	Jackson
Maczaj	9	0	0	Adams	Kelder
Mainetti	9	0	0	Kelder	Gill
Mercier	9	0	0	Jackson	Tantillo
Mironer	9	0	0	Doyle	Jackson
Schupak	9	0	0	Gill	Jackson
Stratton	9	0	0	Tantillo	Kelder
Walsh/Stone Ridge Country Properties	9	0	0	Jackson	Tantillo
Woodstock Farm Animal Sanctuary	2	6	1	Armour	Adams

Note: The motion to include the Woodstock Farm Animal Sanctuary parcels into an agricultural district did not pass. With six votes constituting a quorum for the AFPB, the motion carried, but not to include these parcels into an agricultural district. Armour and Adams were the two votes for inclusion and Gill abstained from voting on this application.

Note: John Gill's election as chair became effective on May 15, 2015. Polly Armour served as chair for the May 14, 2015 AFPB meeting.