

# Ulster County Agricultural and Farmland Protection Board

2015 Agricultural District Inclusions

May 14, 2015

## 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.

# Ferrante - New Paltz & Gardiner - 3 parcels 210 acres

## **Walkkill View Farm**

- Application also from Ferrante Real Estate, LLC
- Vegetables and Flowers

## Three Parcels

- Northern Parcel (no activity) – New Paltz
- Central Parcel (crops, operations) – New Paltz
- Southern (crops, recently purchased) – Gardiner

# Ferrante - New Paltz & Gardiner - 3 parcels 210 acres

## New Paltz A-1.5 District

- Agriculture permitted by right
- Includes raising livestock and fowl as well as crops

## New Paltz FF Flood Fringe District

- Covers part of central parcel, but not portion that sees agricultures
- Includes raising livestock and fowl as well as crops
- Site plan

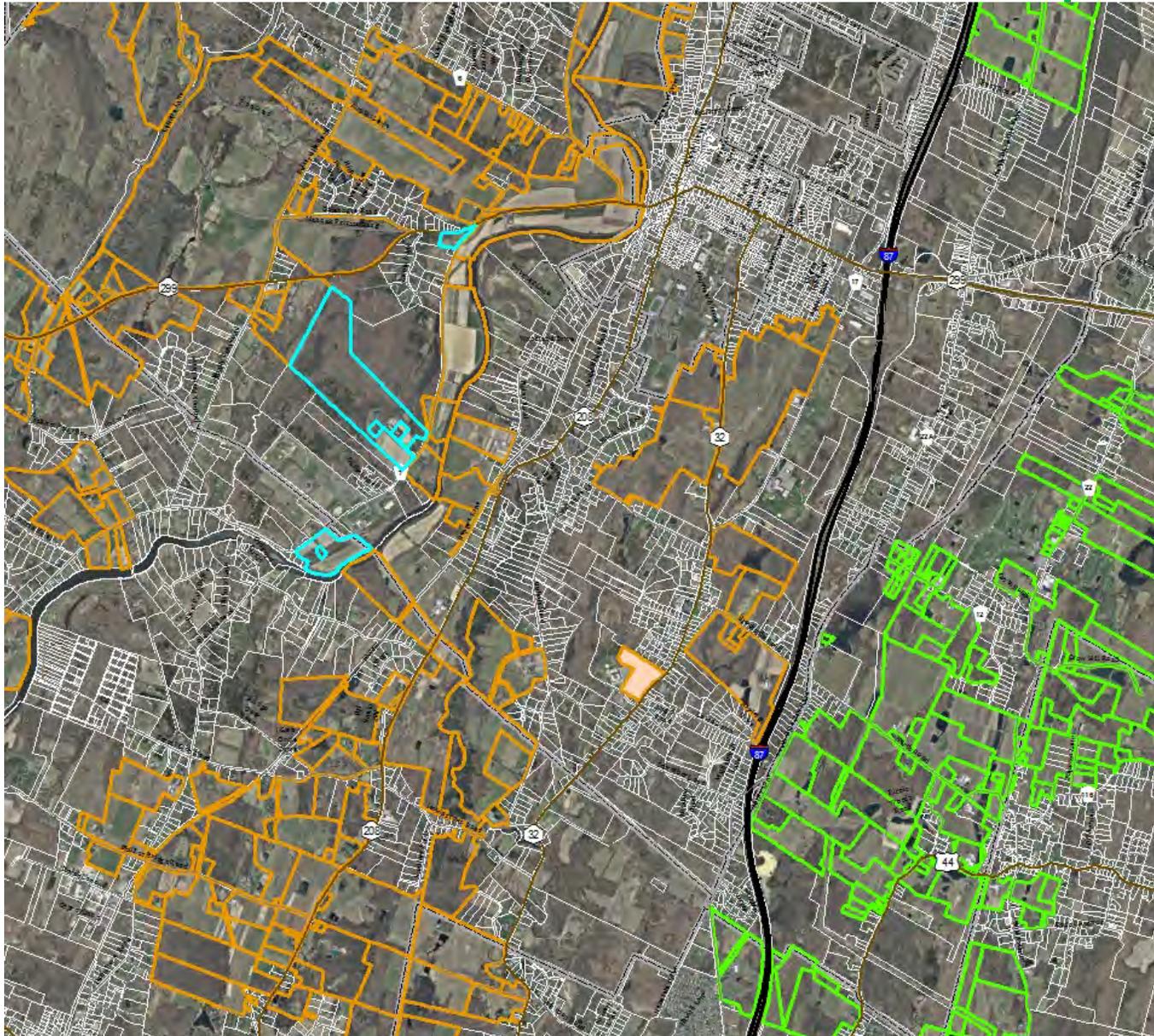
New Paltz has no supplementary regulations for agriculture.

## Gardiner R-A Rural Agricultural

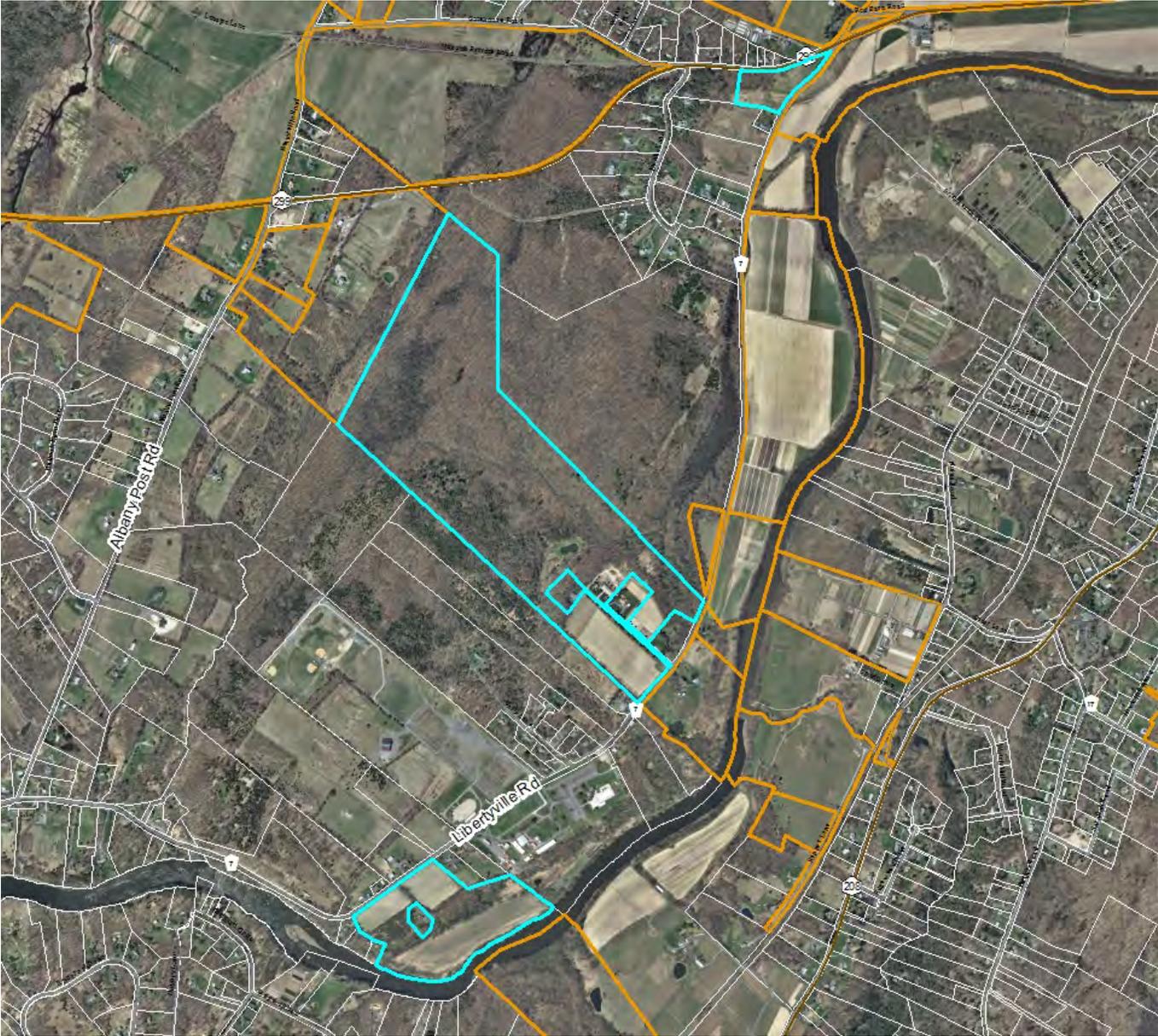
- Agriculture permitted by right
- Includes raising livestock and fowl as well as crops

Supplementary regulations encourage agricultural activity.

# Ferrante - New Paltz & Gardiner- 3 parcels



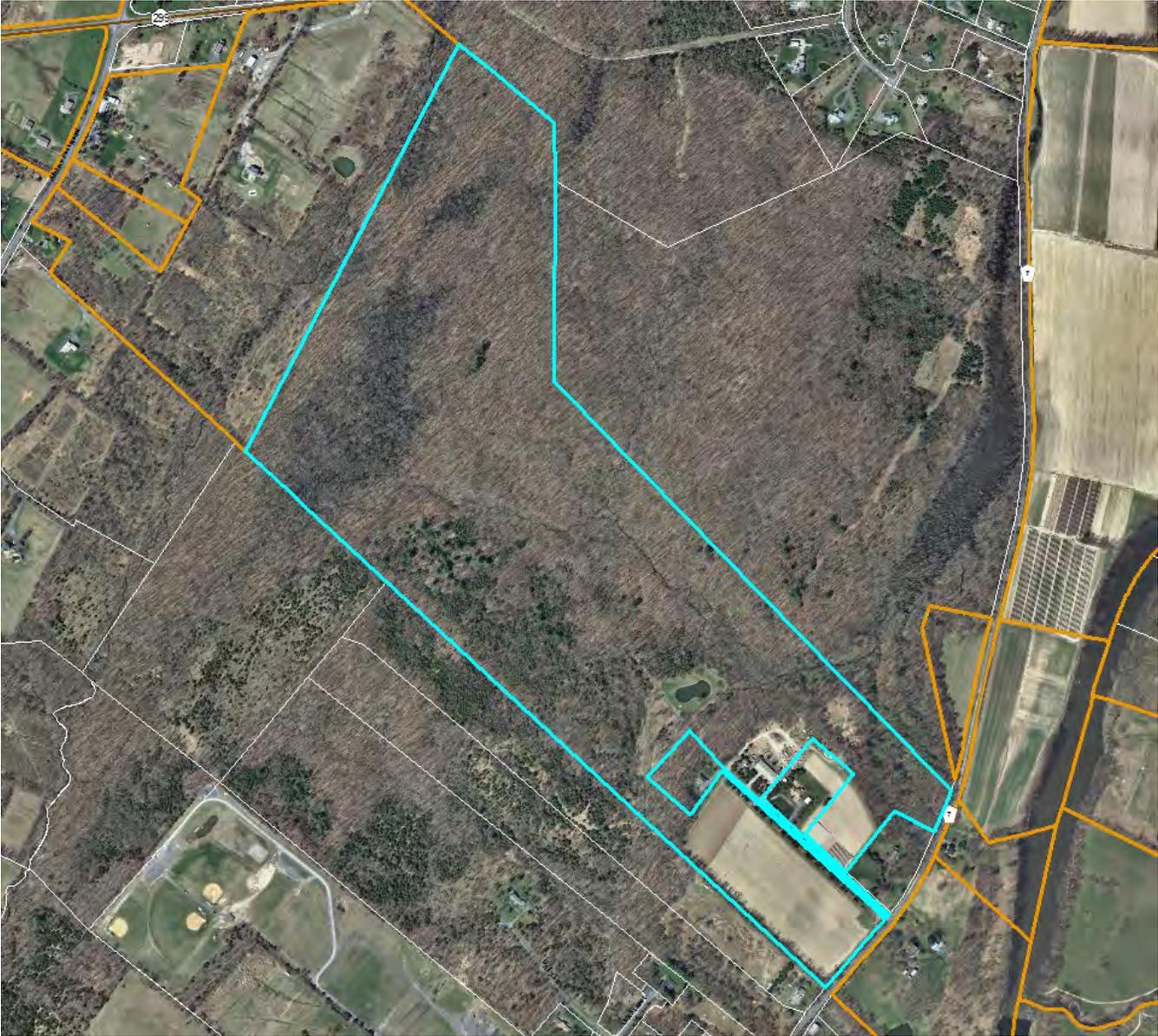
# Ferrante - New Paltz & Gardiner - 3 parcels



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# Maczaj - Wawarsing -1 parcel 5 acres

## **Rusty Plough Farm**

- Small Plot Intensive Farming

  - Double cropping

- High Tunnel

  - Room to rotate crops

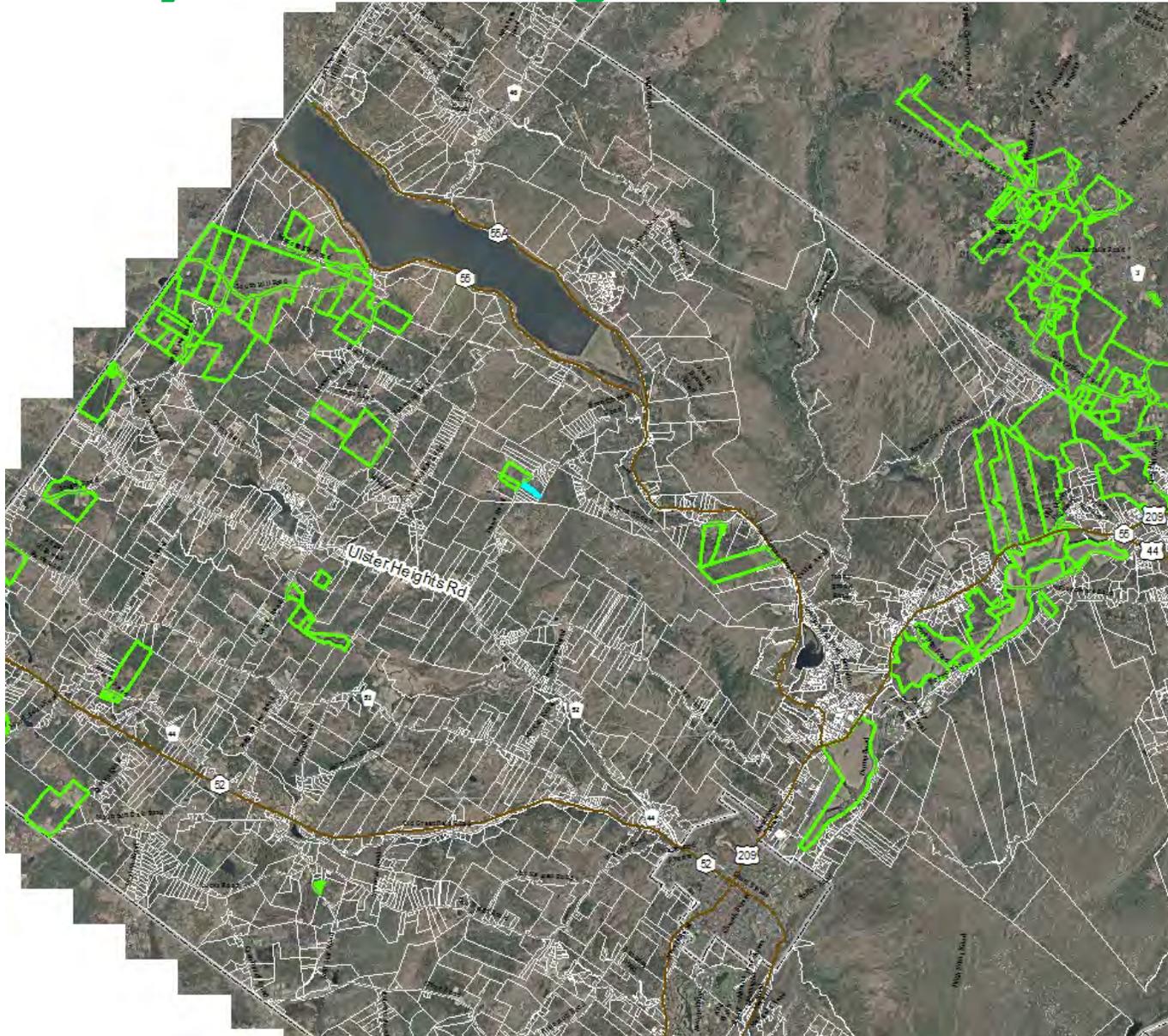
- Beets, lettuce, tomatoes, eggplants, peppers, cucumbers, kale, squash, zucchini, leaks, scallions, garlic

- CSAs and wholesale to stores

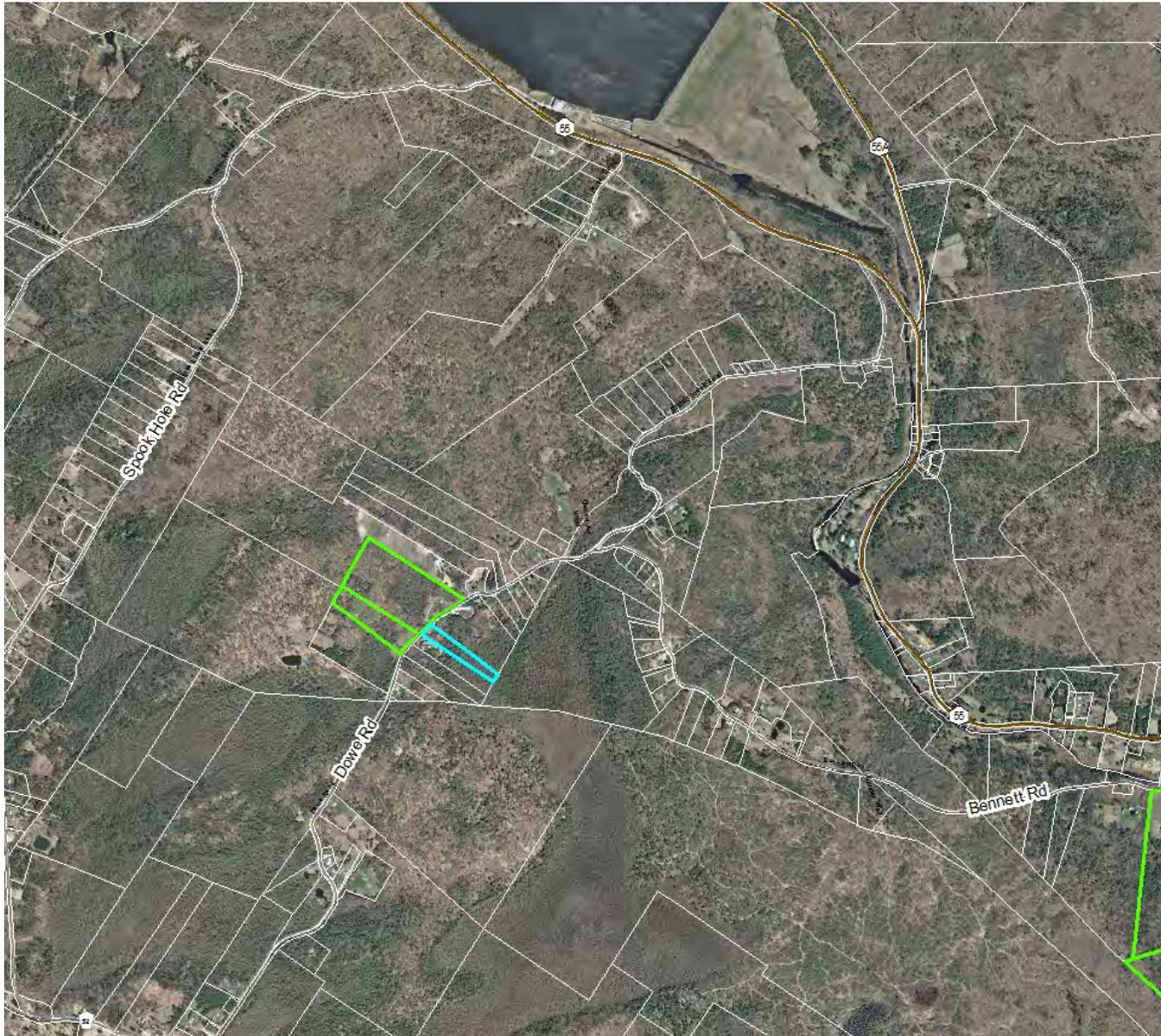
# Maczaj - Wawarsing -1 parcel 5 acres

- RS-1 Low Density Residential Settlement District
  - Principal permitted use
- No supplementary regulations for agriculture

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Picture taken on property proposed for inclusion

## Maczaj - Wawarsing -1 parcel 5 acres



# Maczaj - Wawarsing -1 parcel 5 acres



Picture taken of land in application

# Maczaj - Wawarsing -1 parcel 5 acres



# Mainetti - Esopus -1 parcel

124 acres

- Black Angus

  - 18 head of cattle

  - limit at 20

- Roughly 50 acres for grazing

  - Malafy's, cow brokers

# Mainetti - Esopus -1 parcel

124 acres

- R-40 Residential District

  - rural area district

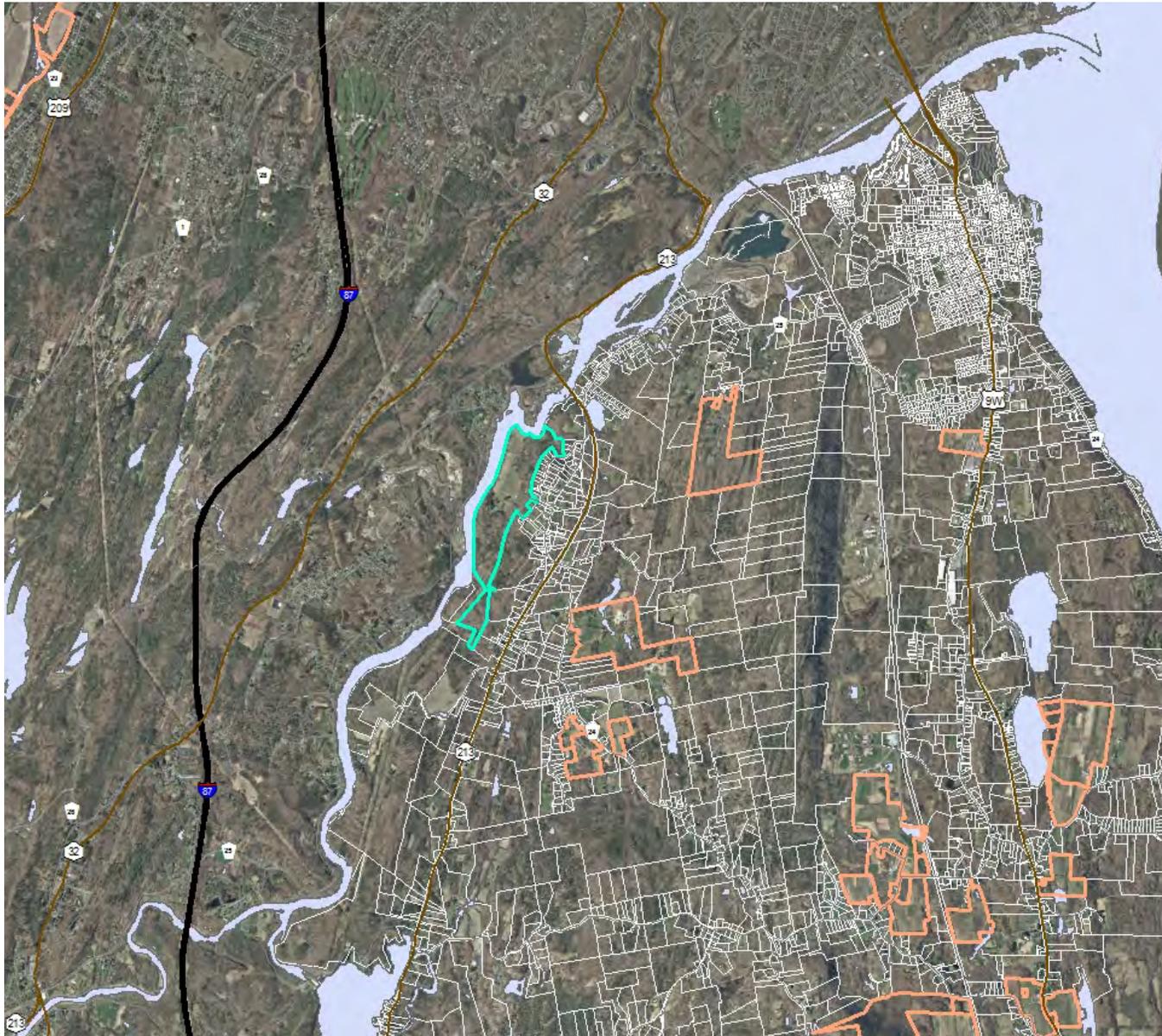
  - livestock and crop agriculture permitted by right

  - poultry farming requires special permit

  - supplementary regulations deal with farm stands,

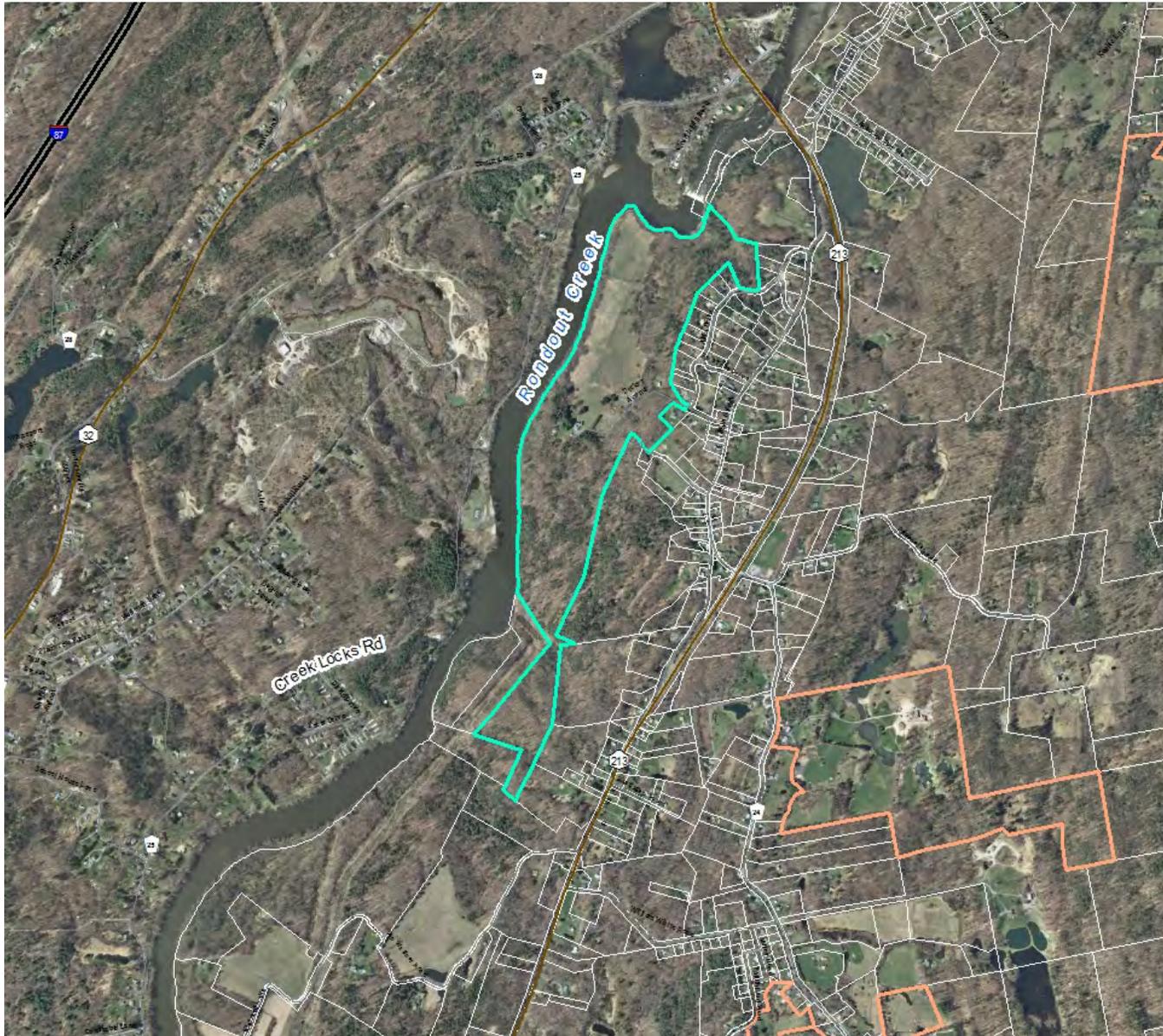
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124 acres



# Mercier - Plattekill -2 parcels 21 acres

- Peppers, tomatoes, melons, pumpkins, sweet corn, garlic.
- 6 acres cropped, double row
- Horses, greenhouse, barn
- Grocer, restaurants, institutions
- Planned
  - raspberries, blueberries, peaches, asparagus
  - barn → hydroponics

# Mercier - Plattekill -2 parcels 21 acres

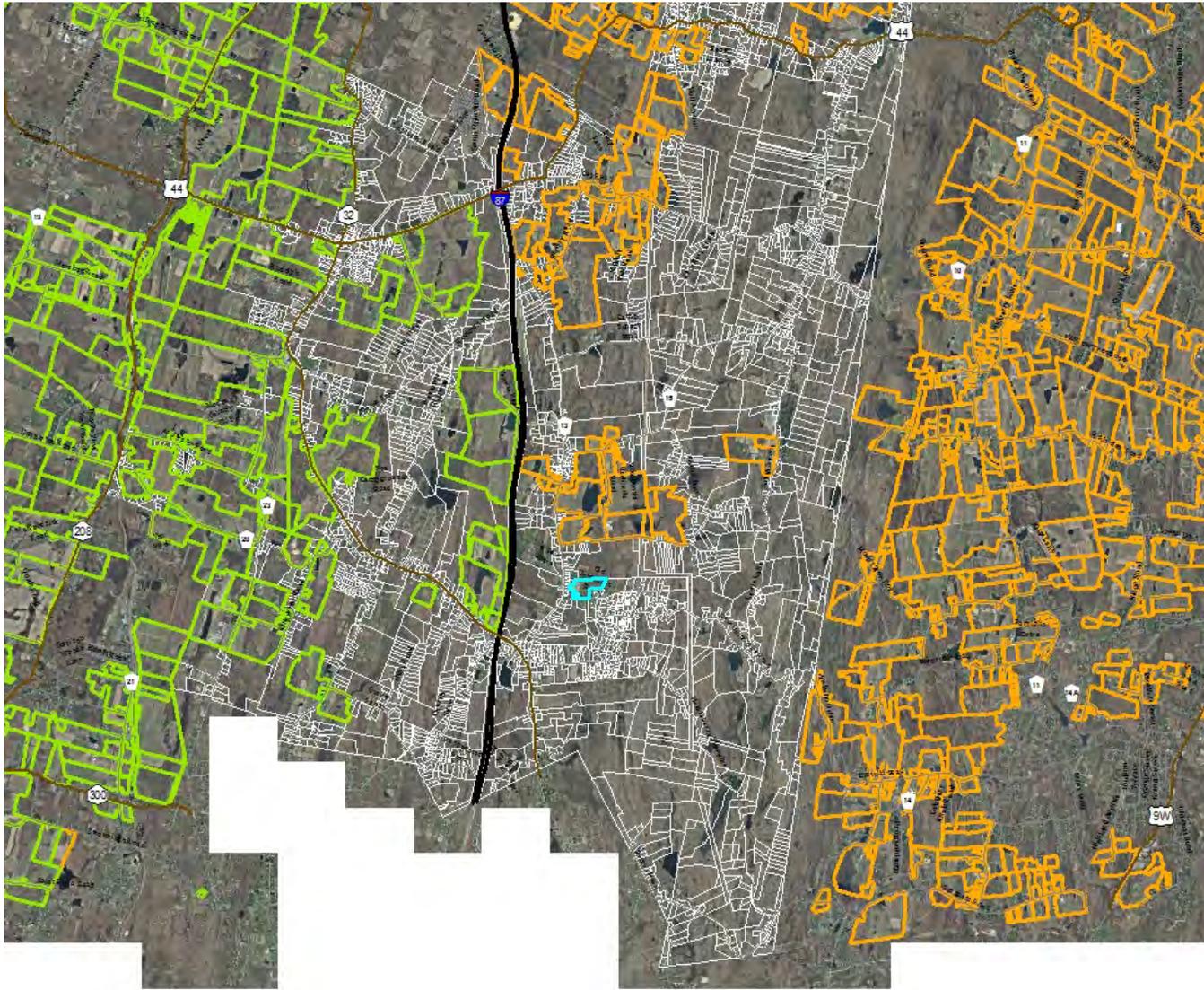
- HR-1 Hamlet Residential

  - special permit

- Supplementary regulations for animal husbandry

  - commercial and private stables

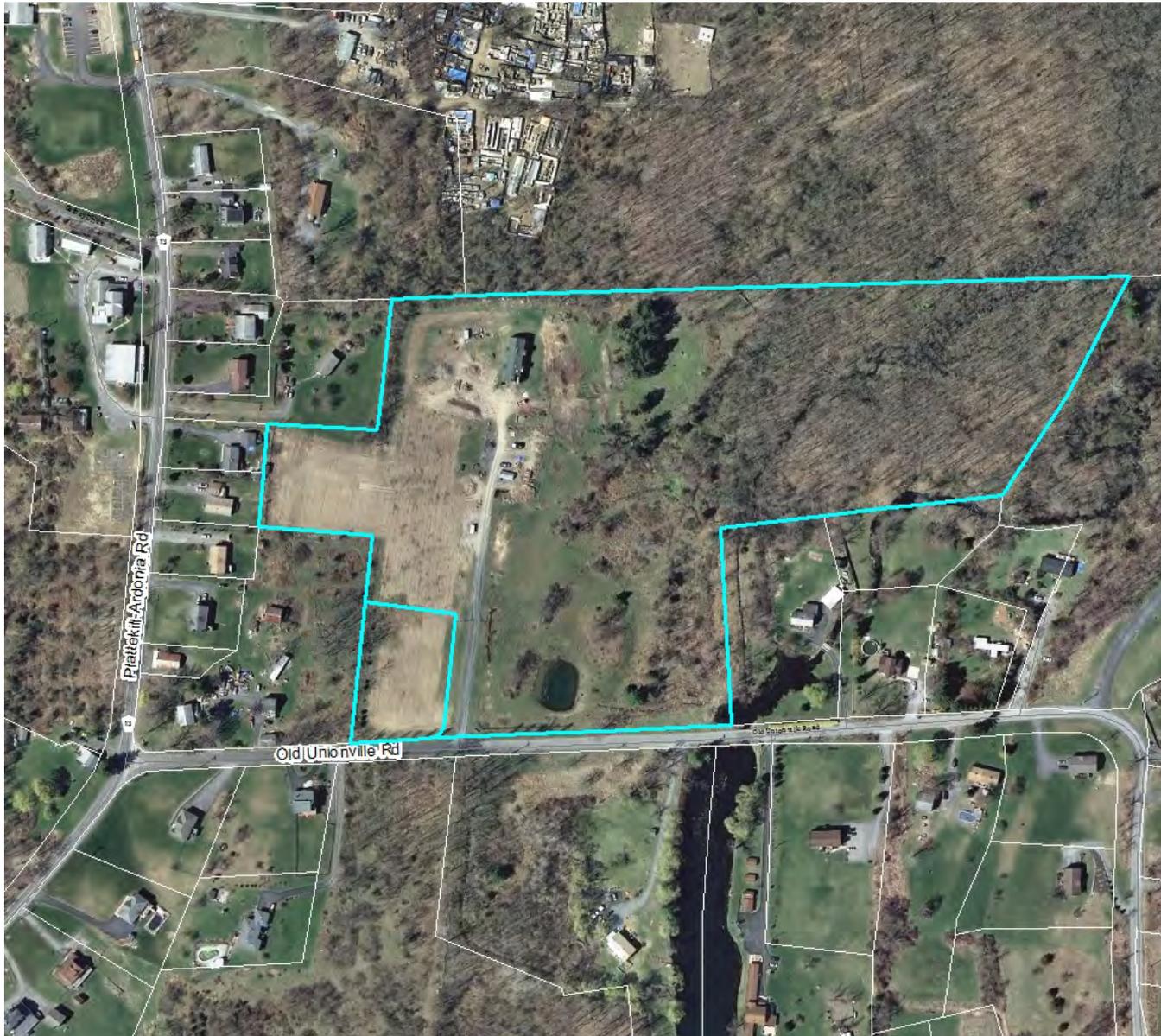
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# Mercier - Plattekill -2 parcels 21 acres



Mironer - Olive -2 parcels

7 acres

## **Vly Farm**

### Livestock and Crops

-Cattle (Scottish Highlanders), sheep, goats, chickens, horses, pigs  
(breeders and feeders)

-Eckland's, Malafy's, Hilltown Pork

-Peaches, pears, plums, cherries, apples, persimmons, raspberries,  
blueberries, courants, garlic

-Bees

-Hudson Valley Harvest , Sunflower Natural Foods, farmers' markets  
apples, persimmons, raspberries, blueberries, courants, garlic

# Mironer - Olive -2 parcels

7 acres

-R/R-3A Rural Residential and R/E-1A exurban Residential

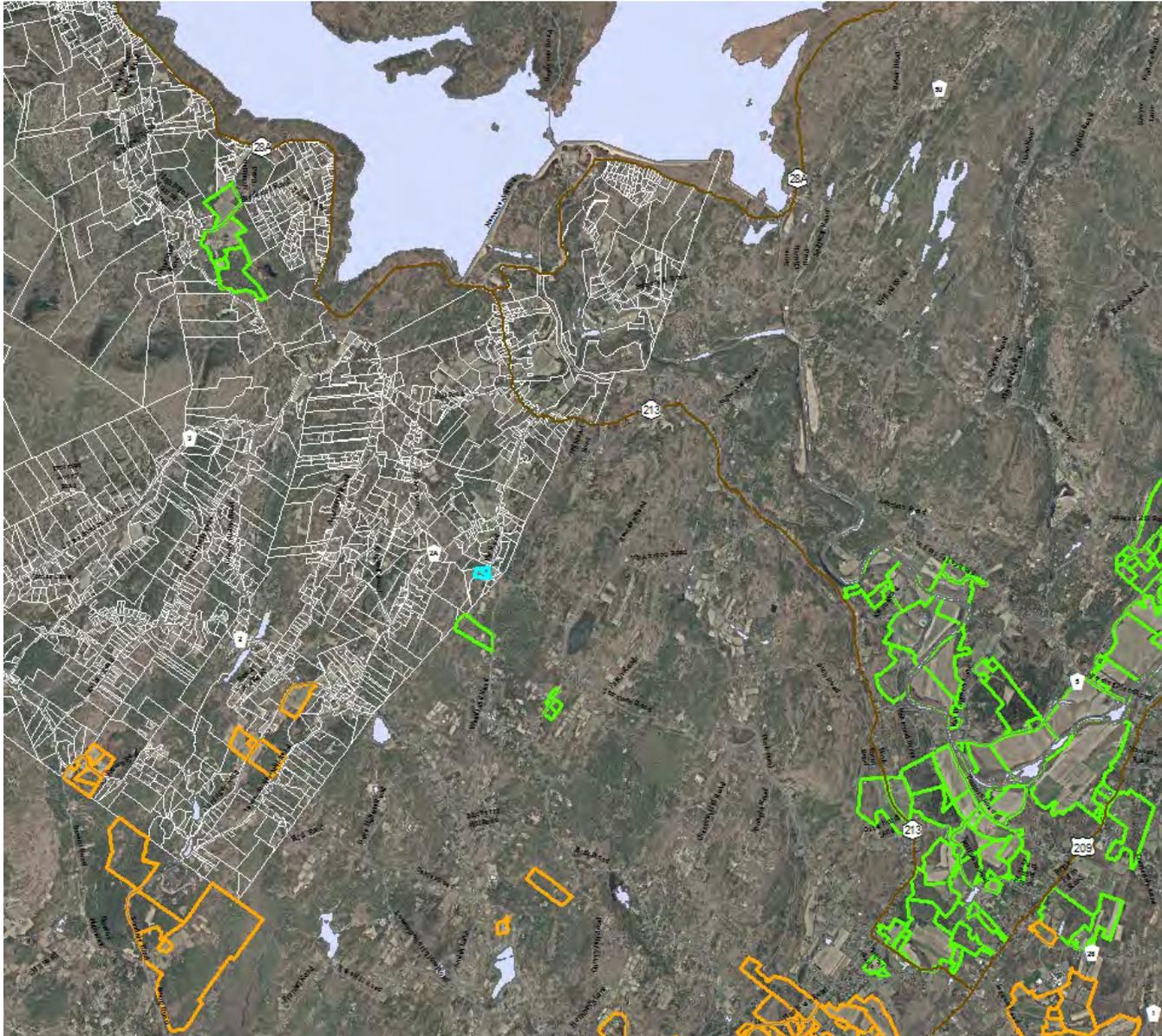
-Agriculture is a permitted principal use in both zoning districts

-No supplementary regulations

-R/R-3A Rural Residential and R/E-1A exurban Residential

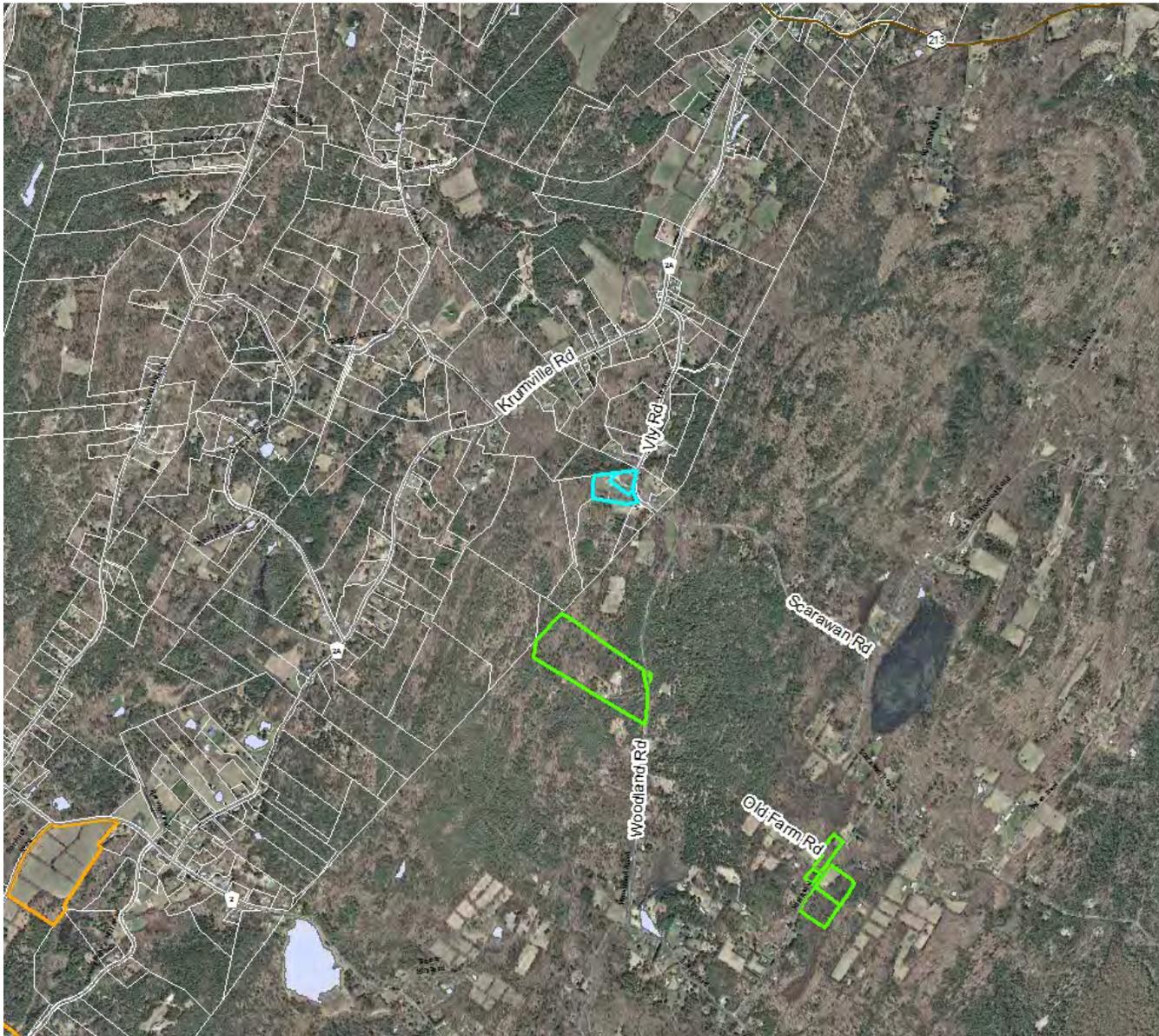
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Mironer - Olive -2 parcels

7 acres



# Schupak - Marbletown -1 parcel 67 acres

## **AnJes Farm**

-Thoroughbreds

-Hay and Corn

-Rotational agreement with Hasbrouck Farm

-Black Angus

-12 head of cattle

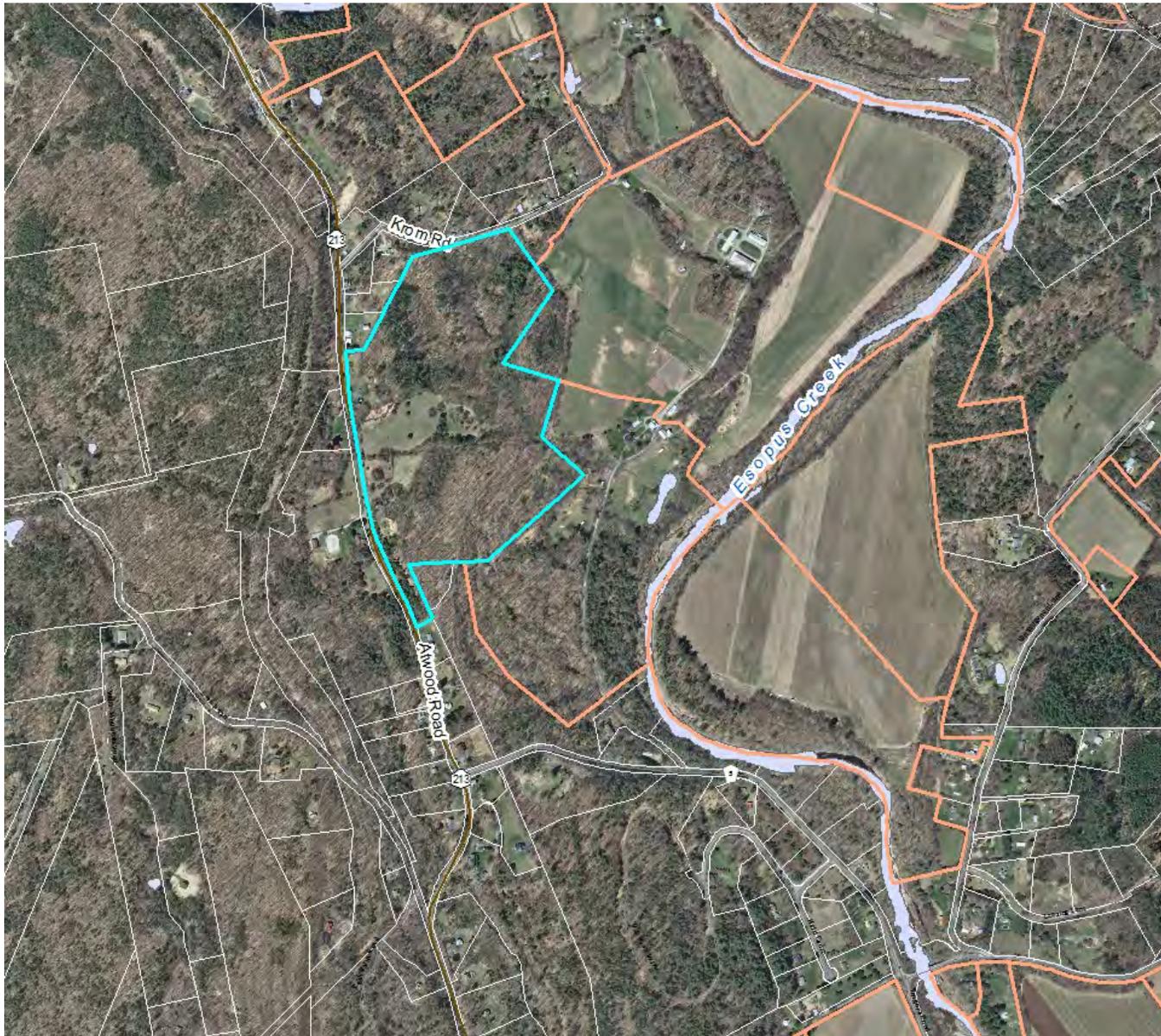
# Schupak - Marbletown -1 parcel 67 acres

- A-3 Agriculture Zoning
    - allows full range of agriculture
  - Zoning statute distinguishes between farm operations in Agricultural Districts and those that are not.
- B. Standards applying to agricultural districts.
- (1)All farm operations within designated agricultural districts are permitted in any zoning district by right, ...

# Schupak - Marbletown - 1 parcel 67 acres



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Picture taken on property proposed for inclusion

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## Stratton - Marbletown -2 parcels 26 acres

- Chickens, goats, pigs
- Apiary
- Vegetables
- Hops
- Farmers' markets
- Chickens, goats, pigs
- Apiary

# Stratton - Marbletown -2 parcels 26 acres

## -A-3 Agriculture Zoning

- allows full range of agriculture
- special permit

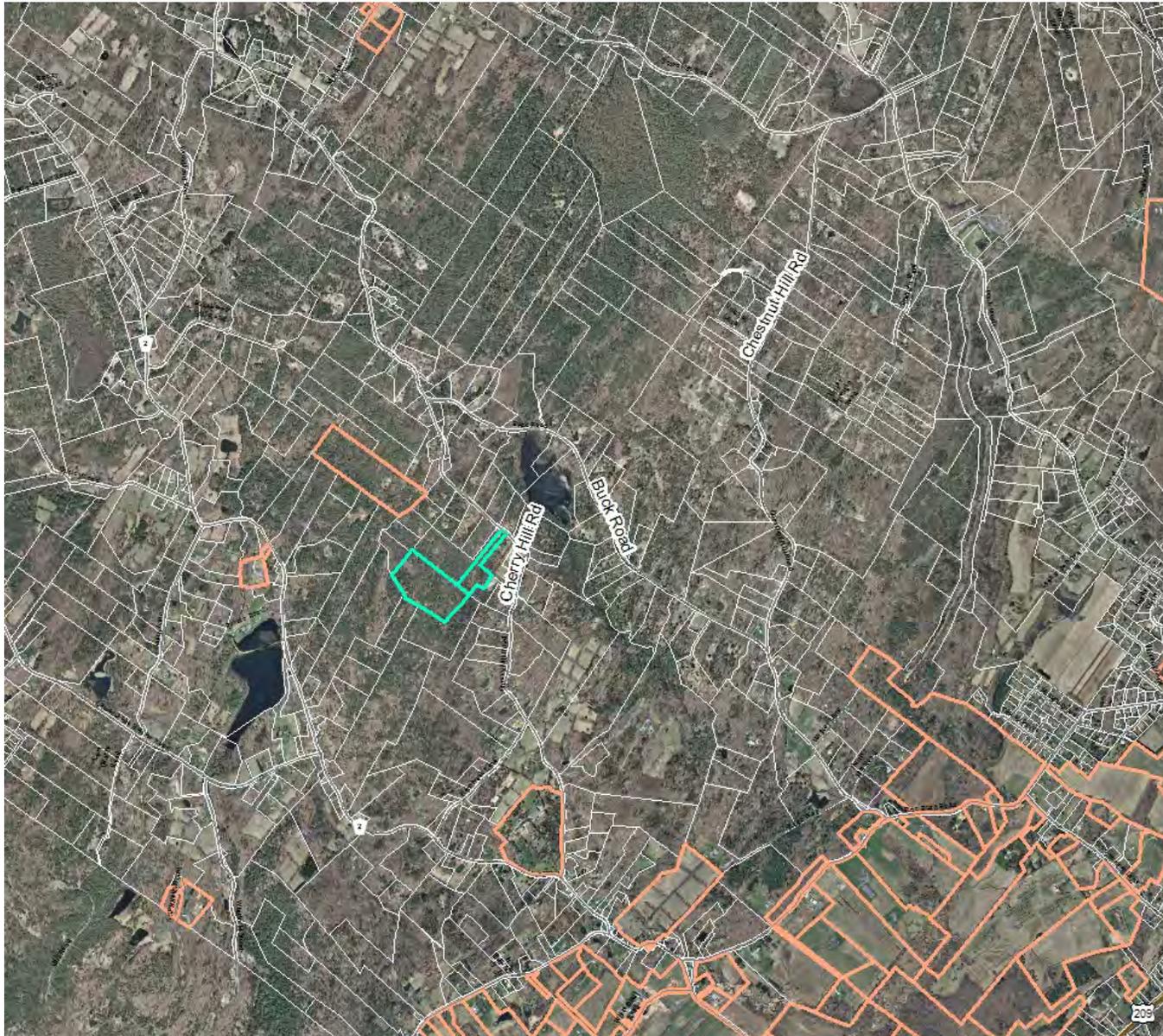
- Zoning statute distinguishes between farm operations in Agricultural Districts and those that are not.

A. Policy. It is the policy of the Town of Marbletown to:

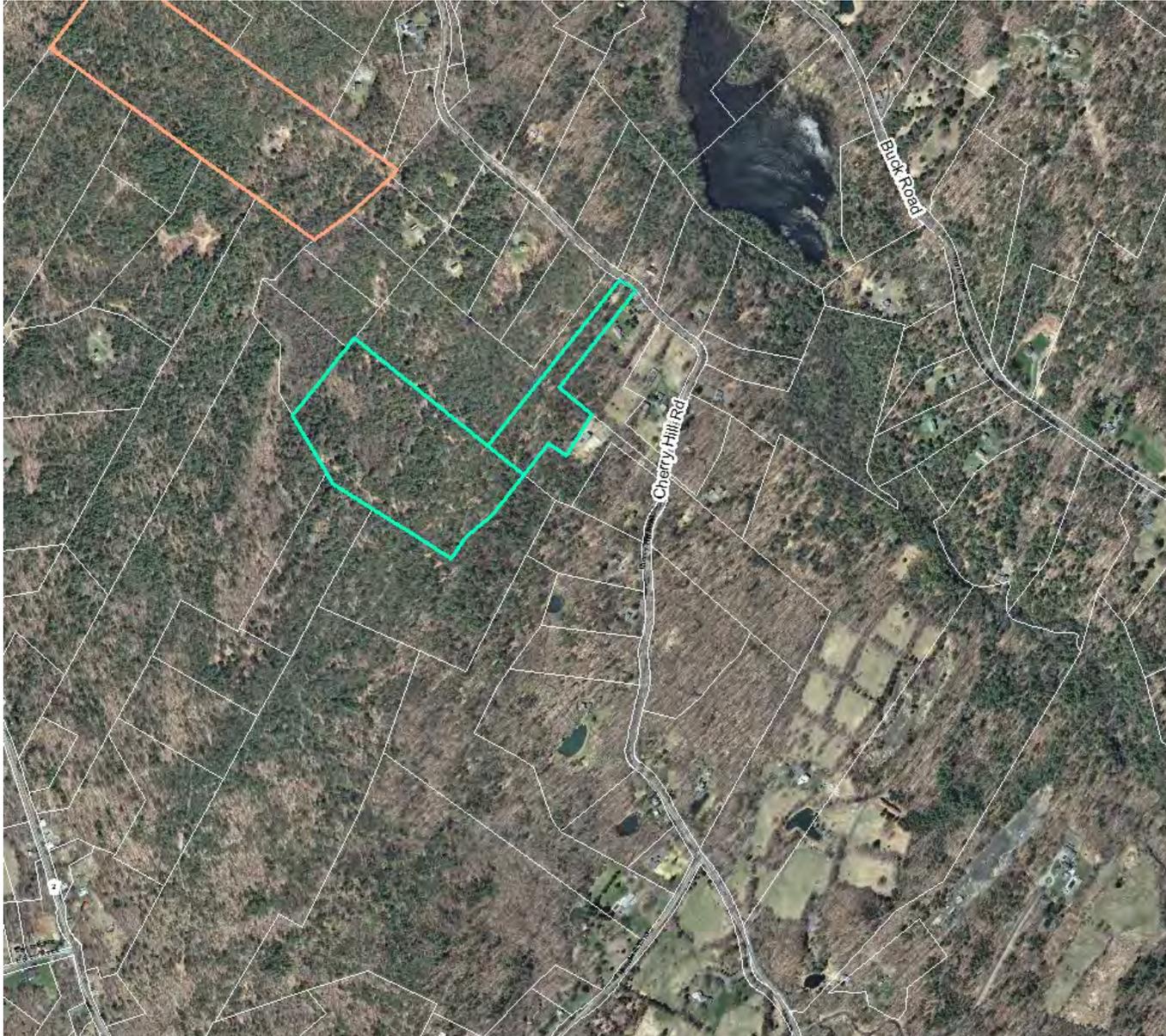
(1) Encourage farm operations, particularly in agricultural districts designated under Article 25-AA of the Agriculture and Markets Law, so as to promote production of food and other agricultural products on its agricultural lands and to preserve open space and the rural character of the Town; and

(2) Not unreasonably restrict or regulate farm operations which are consistent with Subsection [A\(1\)](#) above, unless it can be shown that the public health or safety is threatened.

# Stratton - Marbletown - 2 parcels 26 acres



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# Stratton - Marbletown -2 parcels 26 acres



The image is a screenshot of a web browser displaying a Google Slides presentation. The browser's address bar shows the URL: [https://docs.google.com/presentation/d/1suERbm4tYAtry09ZdiVLUK-fQN3TUxK\\_Zee99Az-Kx8/mobilepresent?slide=id.p3#slide=id.p6](https://docs.google.com/presentation/d/1suERbm4tYAtry09ZdiVLUK-fQN3TUxK_Zee99Az-Kx8/mobilepresent?slide=id.p3#slide=id.p6). The presentation slide has a yellow top half and a green bottom half. The title 'Our Goals' is centered in the yellow section. Below it, in the green section, are four bullet points, each preceded by a diamond symbol. The browser's taskbar at the bottom shows several open applications, including Microsoft PowerPoint files and the Windows Start menu. The system tray in the bottom right corner displays the time as 9:15 AM on 5/13/2015 and the zoom level as 115%.

## Our Goals

- ❖ To develop a small scale farm producing all natural meats, vegetables, honey, and hops.
- ❖ To reject many of the farming practices utilized by industrial, factory farms.
- ❖ To treat our animals, our community, our neighbors, and our planet with the utmost level of respect.
- ❖ To assist in the agricultural revitalization of the Hudson Valley.



Stratton - Marbletown -2 parcels 26 acres



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Stratton - Marbletown -2 parcels 26 acres



Picture taken on parcel not in application

## Stratton - Marbletown -2 parcels 26 acres



Walsh - Rosendale - 4 parcels

188 acres

- Maple syrup (currently)
- Vegetables, orchards
- Chickens, rabbits, goats and sheep
  - mobile chicken coop

Walsh - Rosendale - 4 parcels

188 acres

- A-Zone (Agriculture)

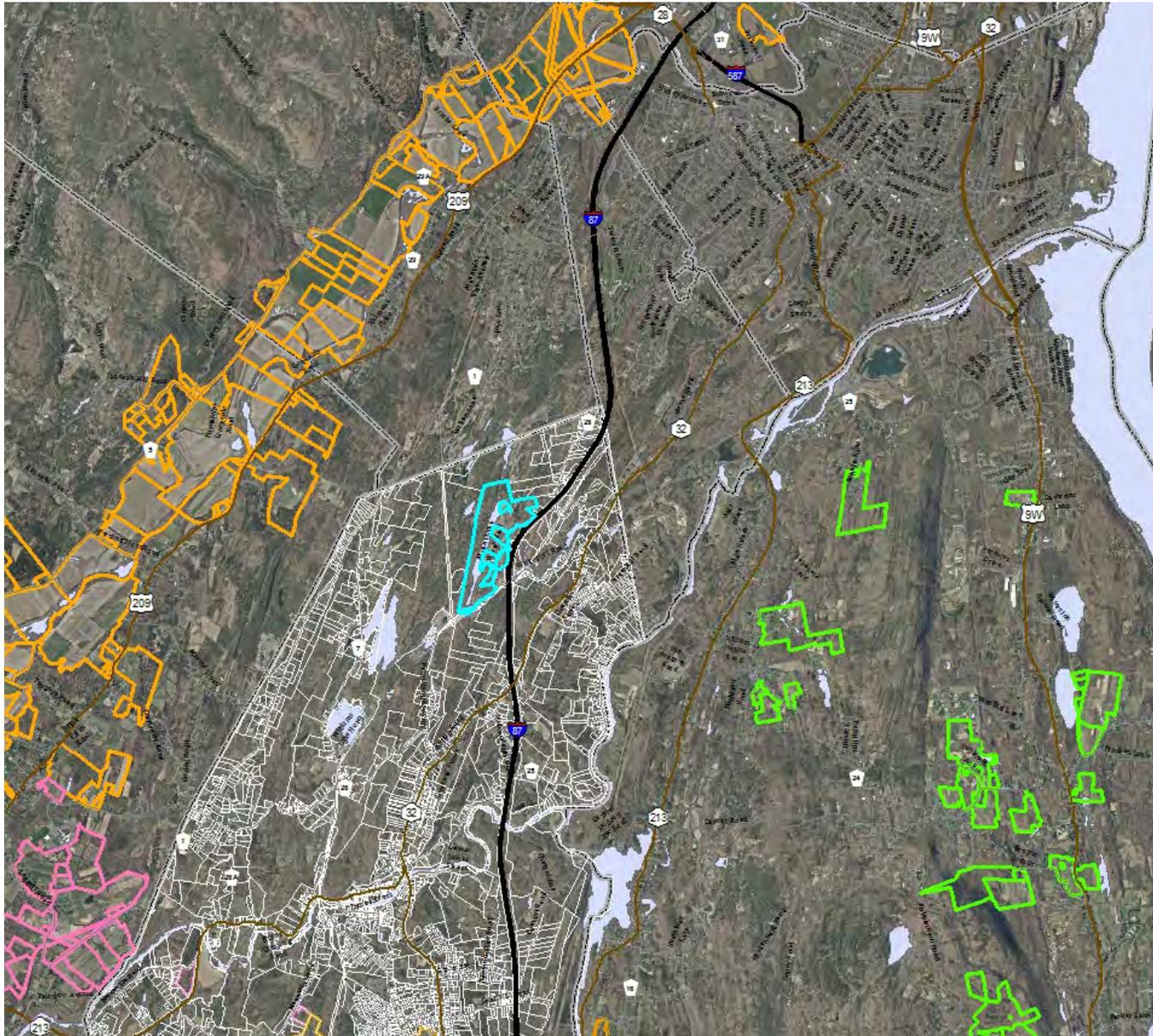
- Crop and livestock agriculture are permitted by right

- Maple syrup production are permitted by right

- No supplementary regulations

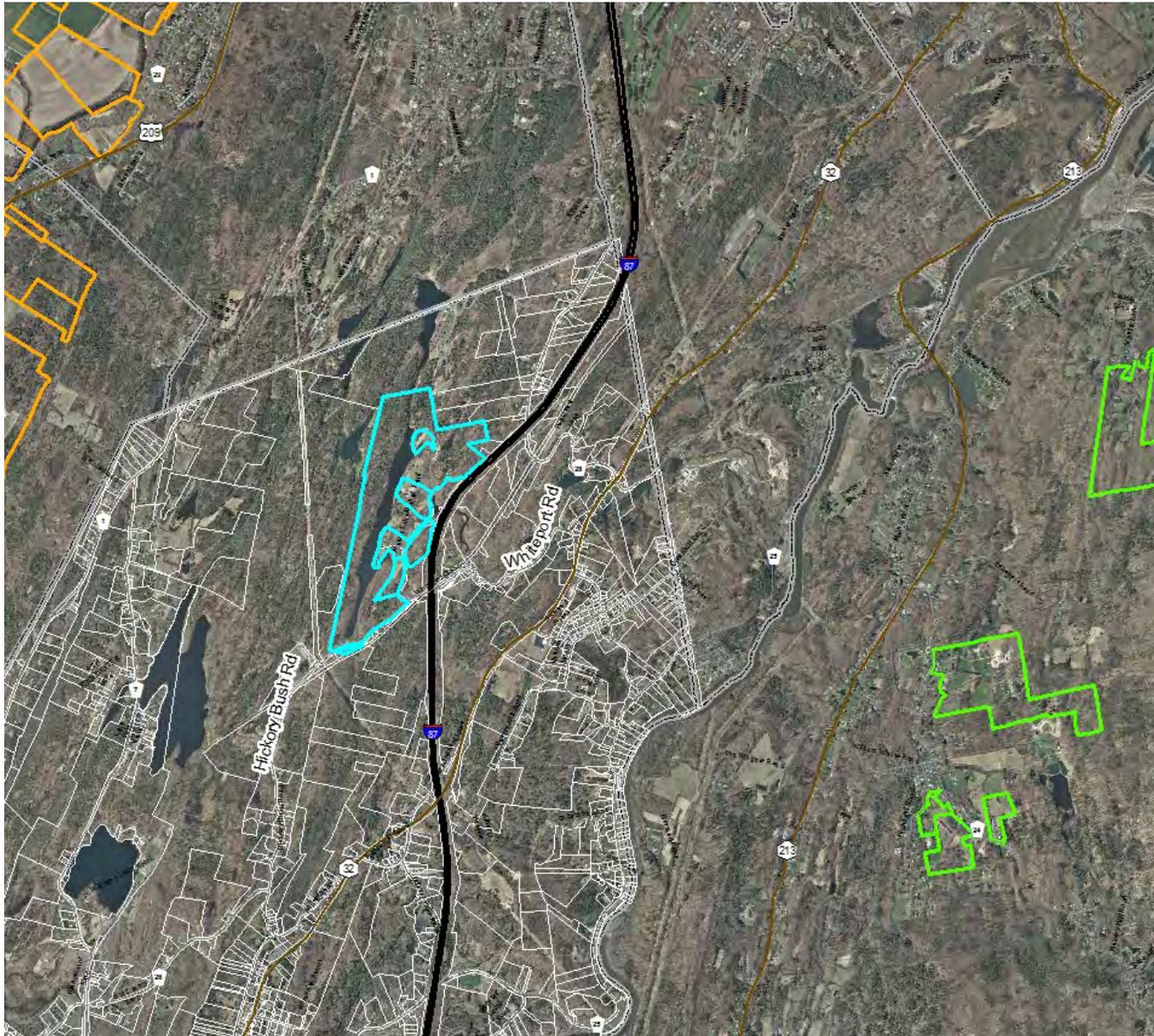
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188 acres



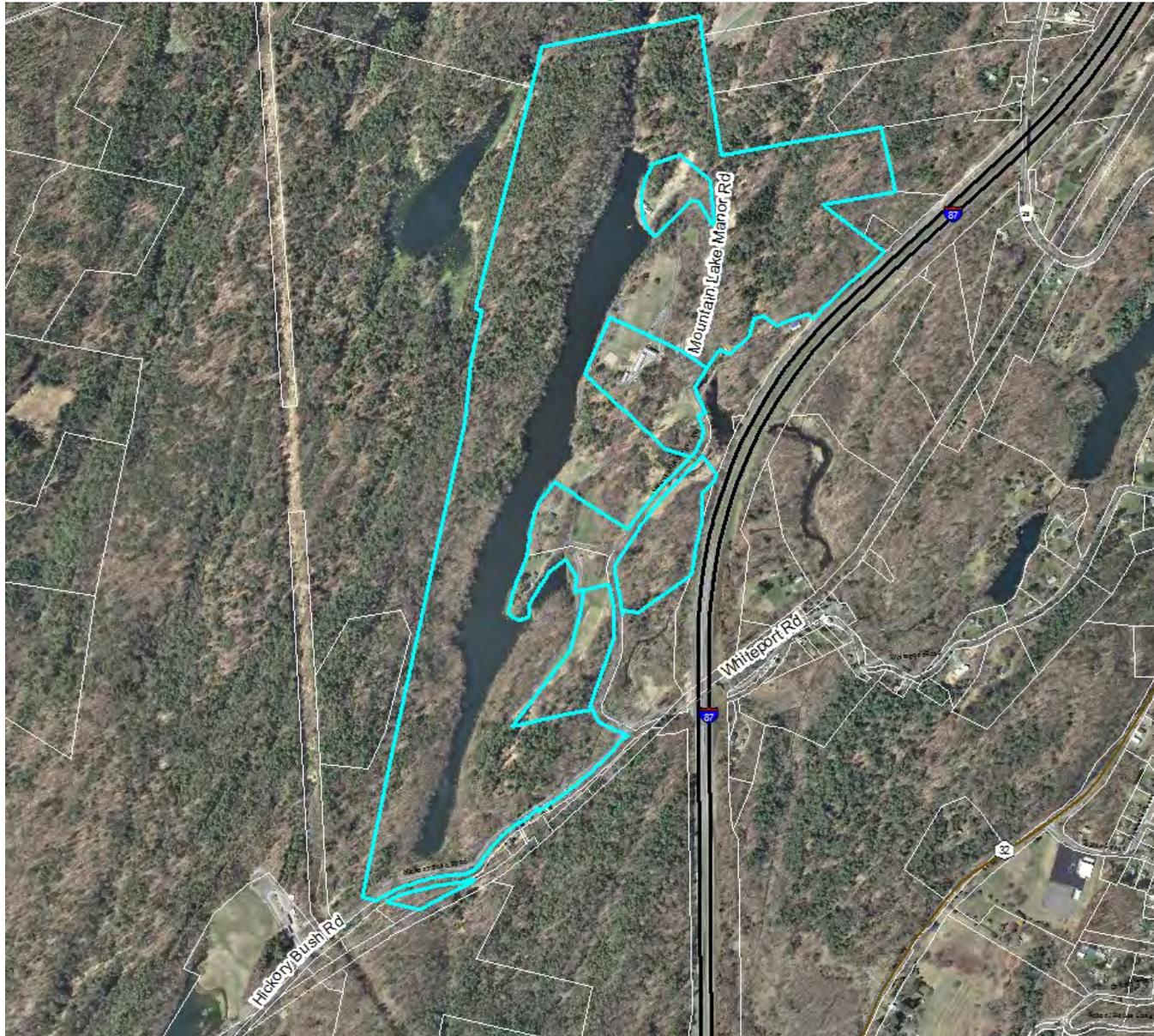
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Walsh - Rosendale - 4 parcels

188 acres



# Woodstock Farm Animal Sanctuary Marbletown and Rochester - 2 parcels 138 acres

- Permaculture
- vegetables for organizational use
  - wool and vegetables maybe sold at visitor center shop
- 250 farm animals

# Woodstock Farm Animal Sanctuary Marbletown and Rochester - 2 parcels      138 acres

## MARBLETOWN

### -R-1 Residential Zoning

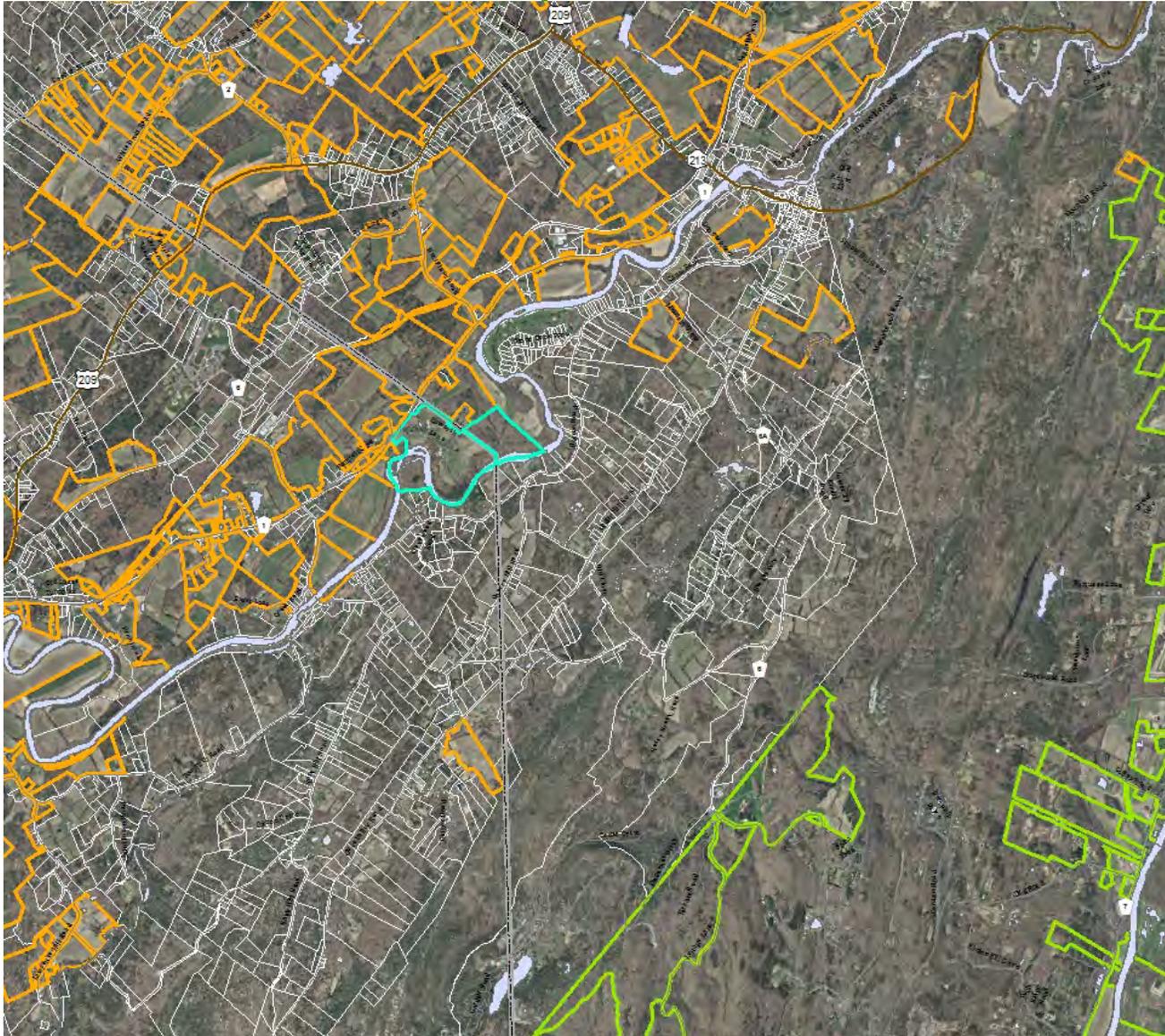
- allows full range of agriculture
- special permit for everything except crops
- keeping of farm animals and animal production considered the same

## ROCHESTER

### -AR-3 Residential Agricultural Zoning

- Agriculture (animal and non-animal) a Principal Permitted Use
- Definition of Agricultural Use includes “keeping” of animals

# Woodstock Farm Animal Sanctuary Marbletown and Rochester - 2 parcels 138 acres



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## Discussion and Recommendation