

2013
Ulster County
Agricultural District
Inclusions

Presentation to the Ulster
County Agricultural and
Farmland

Protection Board

July 11, 2013

A stylized silhouette of a mountain range in shades of teal, located at the bottom right of the slide.

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;

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.

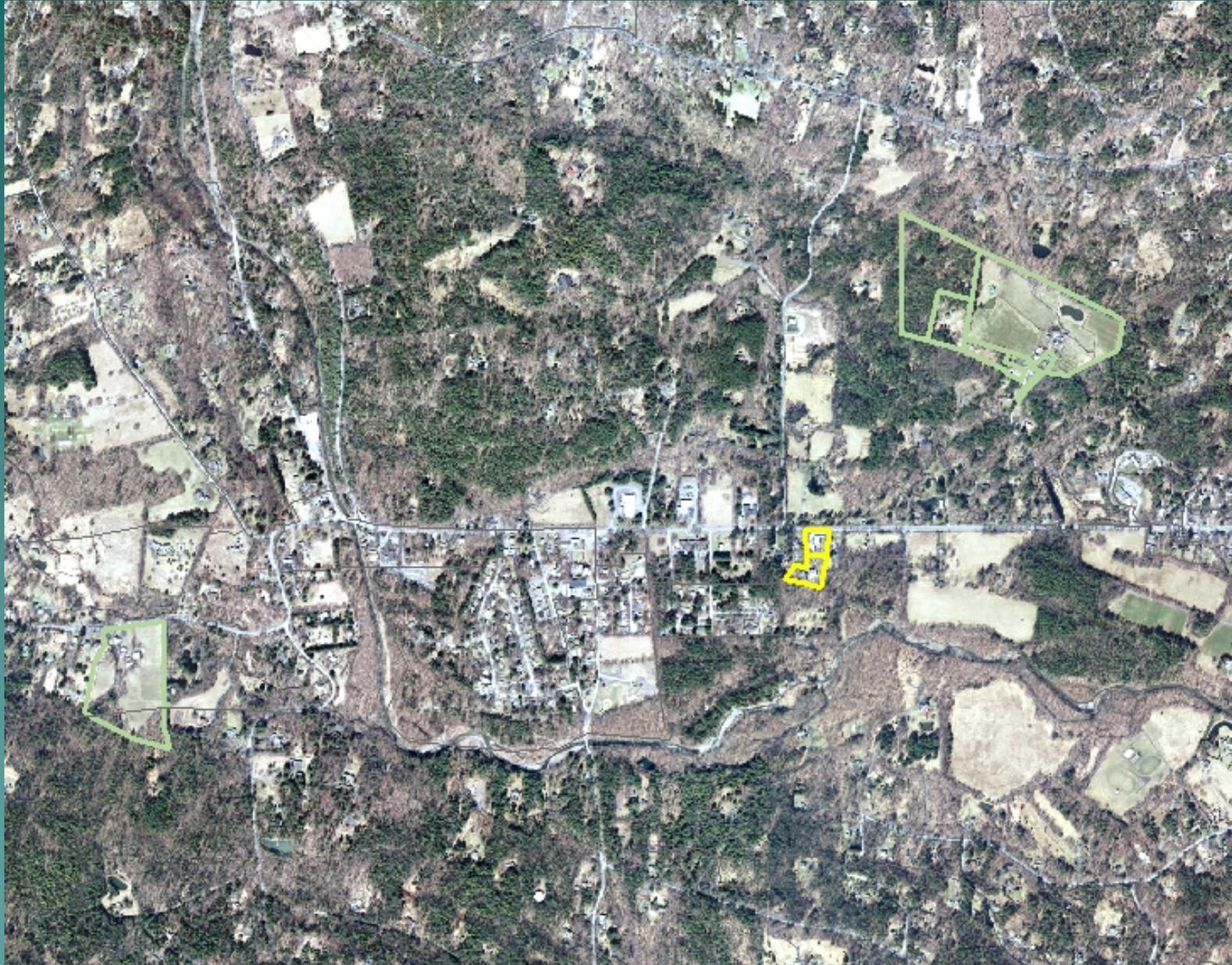
Ballister Woodstock 2 parcels 3 acres

- Intensive, small-scale agriculture
- Grows tomatoes, greens, herbs, beans, peas, flowers, etc.
- Raised planting beds with coverings and a greenhouse
 - Coverings allow for extension of growing season
 - Raised planting beds because of clay
- Greenhouse uses LEDs for growth in winter; looking into solar energy for heat in winter
- No herbicides/pesticides

Ballister Woodstock 2 parcels 3 acres

- ◆ R3 Residential District
 - “low-density residential district”
- ◆ Agriculture a permitted use in district
 - Includes raising livestock and fowl
 - “General” agricultural uses do not need site plan review from zoning enforcement officer
- ◆ Pre-existing, nonconforming uses
 - Grocery and eatery
 - Area and bulk requirements
- ◆ Supplementary Regulations for Agriculture
 - Building setbacks not less than 50 feet from any side or rear lot line
 - Building setbacks shall conform to front yard requirements for their principal structure.
 - 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.
 - (Supplementary regulations focus mainly on keeping of livestock and fowl, and zoning requirements for road stands.)

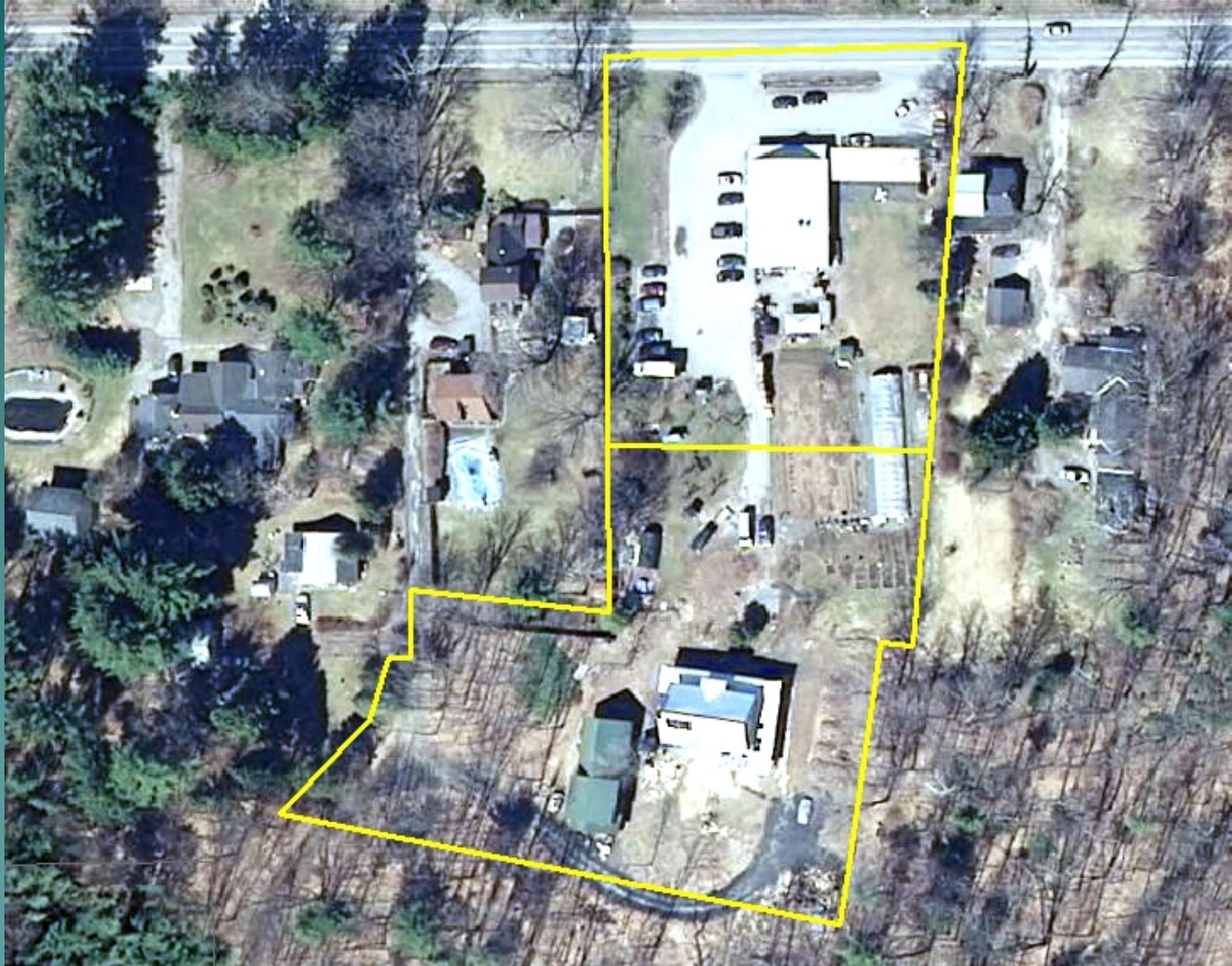
Ballister Woodstock 2 parcels 3 acres



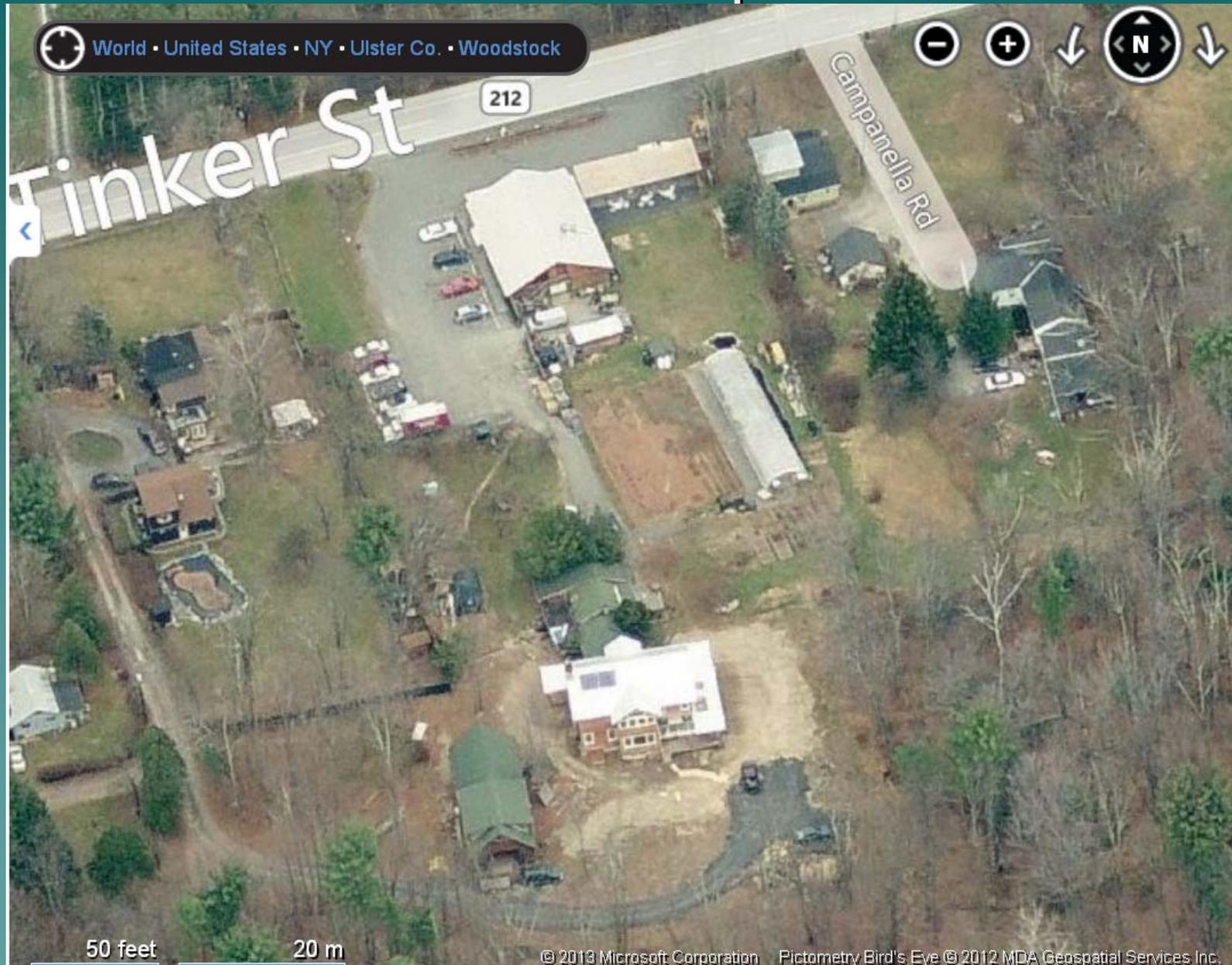
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Ballister Woodstock 2 parcels 3 acres



Bernholz-Paternoster Marbletown

1 parcel 33 acres

- Horse boarding, currently 9 horses
 - Reported 14 over the winter
- Equestrian events and riding lessons held on property
- Agricultural Assessment
- Rondout Valley Growers Association (offering tours and information on horses)
- Rondout Valley High School
 - WISE Program
 - Work to School Program
- Host FFA activities and conduct summer camp

Bernholz-Paternoster Marbletown 1 parcel 33 acres

- ◆ A-3 Residential District
- ◆ Special permit required for farm operations with livestock
- ◆ Permanent structures shall comply with minimum setbacks
- ◆ Commercial horse boarding considered a farm operation
- ◆ Particular standards for farm operations with livestock:
 - No livestock shall be housed or enclosed by a fence located within 200 feet of an existing residential structure
 - Open storage of manure or other odor- or dust producing substances or uses shall be set back at least 200 feet from any street or property line
 - ZBA may reduce the above distances based on a finding that potential effects of such activities will be minimized due to topography, natural vegetation, separation by other physical features or adjacency to other agricultural use

Bernholz-Paternoster Marbletown

1 parcel 33 acres



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Bernholz-Paternoster Marbletown

1 parcel 33 acres



Blagbrough/Griswold Wawarsing

2 parcels 26 acres

- Primarily mushroom farming
- Started growing apple trees recently
- Planning to open property to public for blueberry picking
 - Blueberry shrubs grow throughout property

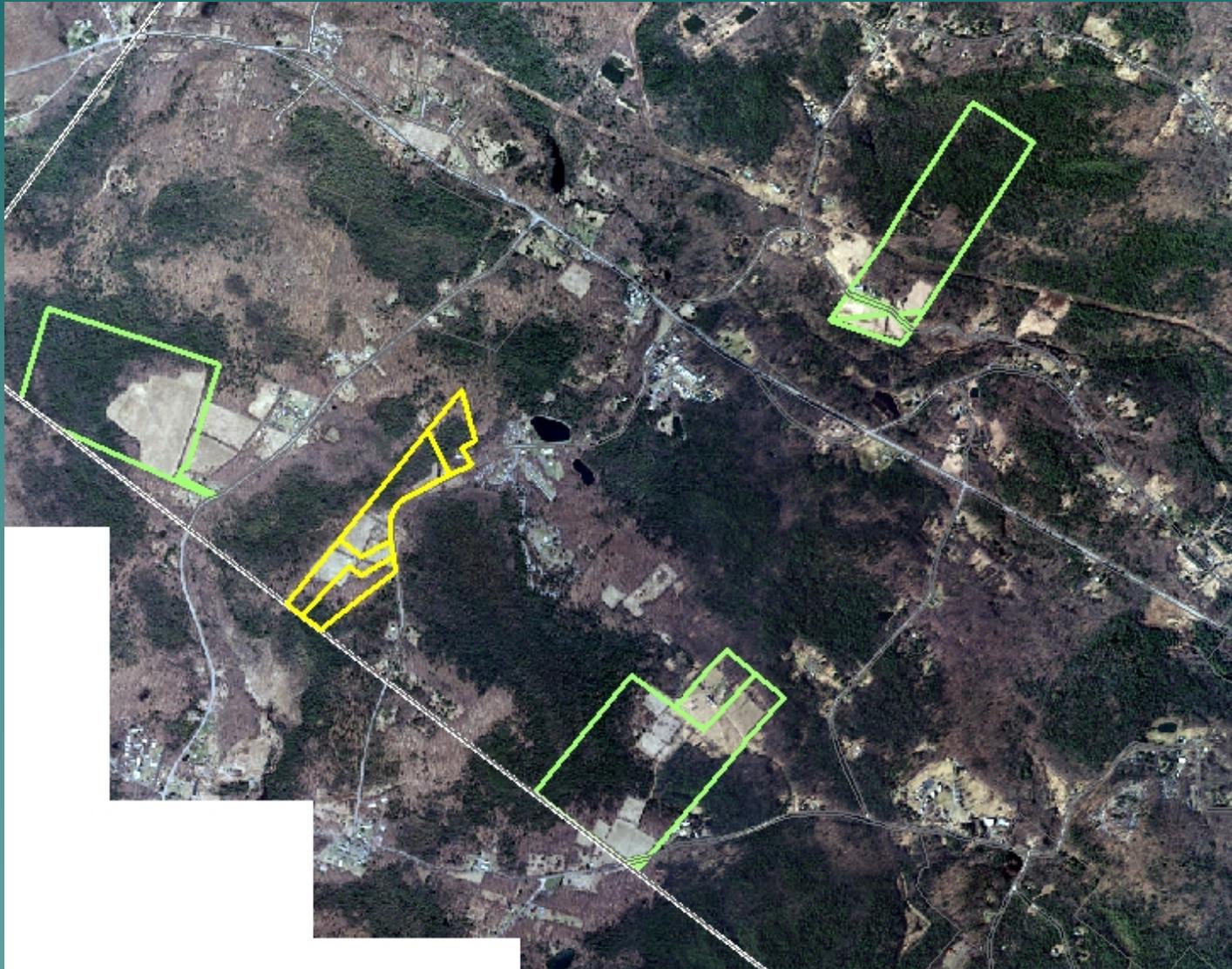
Blagbrough/Griswold Wawarsing

2 parcels 26 acres

- ◆ RU Rural District
- ◆ Principal permitted use
 - Site plan review not required
- ◆ No supplementary regulations for agriculture

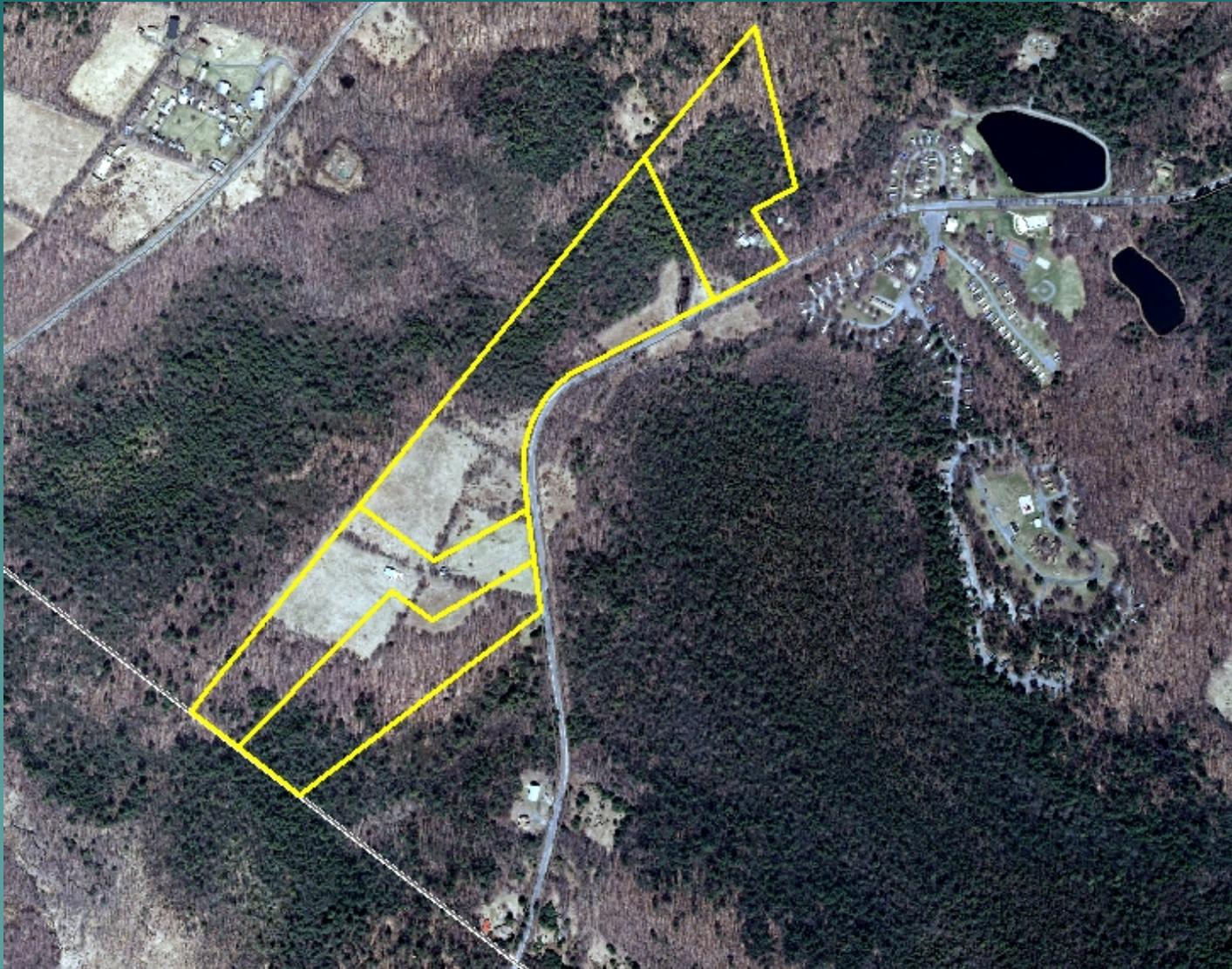
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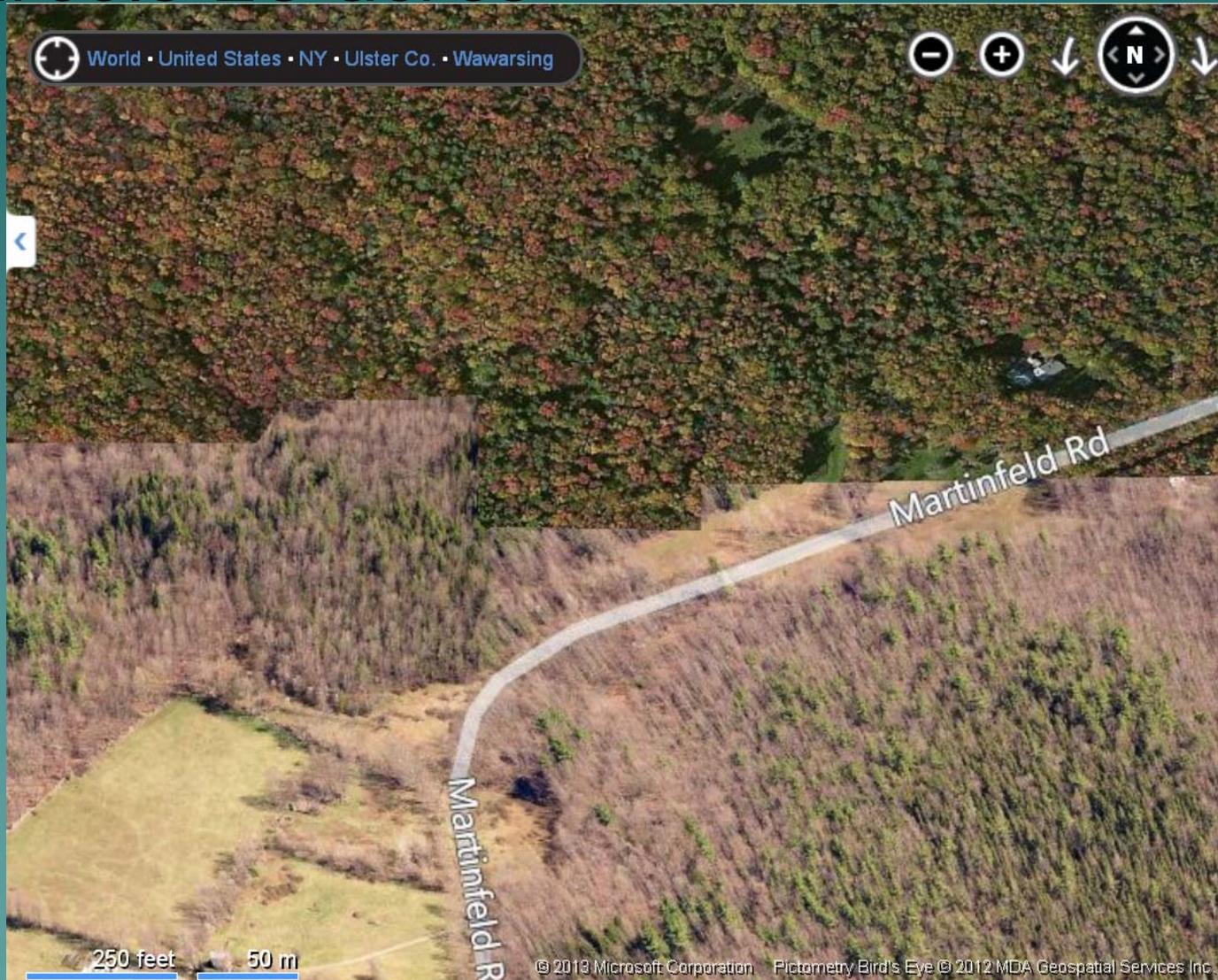


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Blagbrough/Griswold Wawarsing

2 parcels 26 acres



McInerney Wawarsing 2 parcels 30 acres

- Hay farming

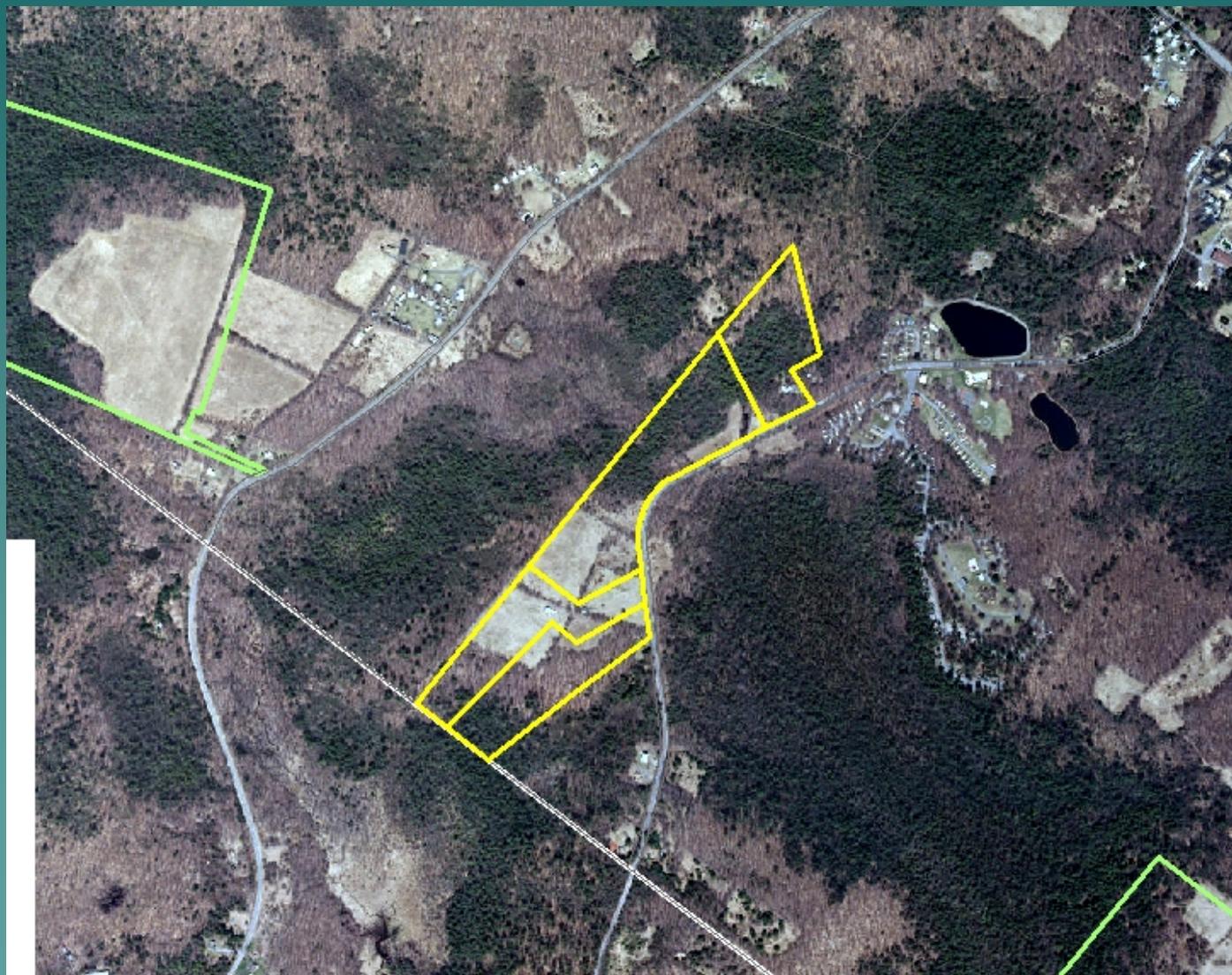
McInerney Wawarsing 2 parcels 30 acres

- ◆ RU Rural District
- ◆ Principal permitted use
 - Site plan review not required
- ◆ No supplementary regulations for agriculture

McInerney Wawarsing 2 parcels 30 acres



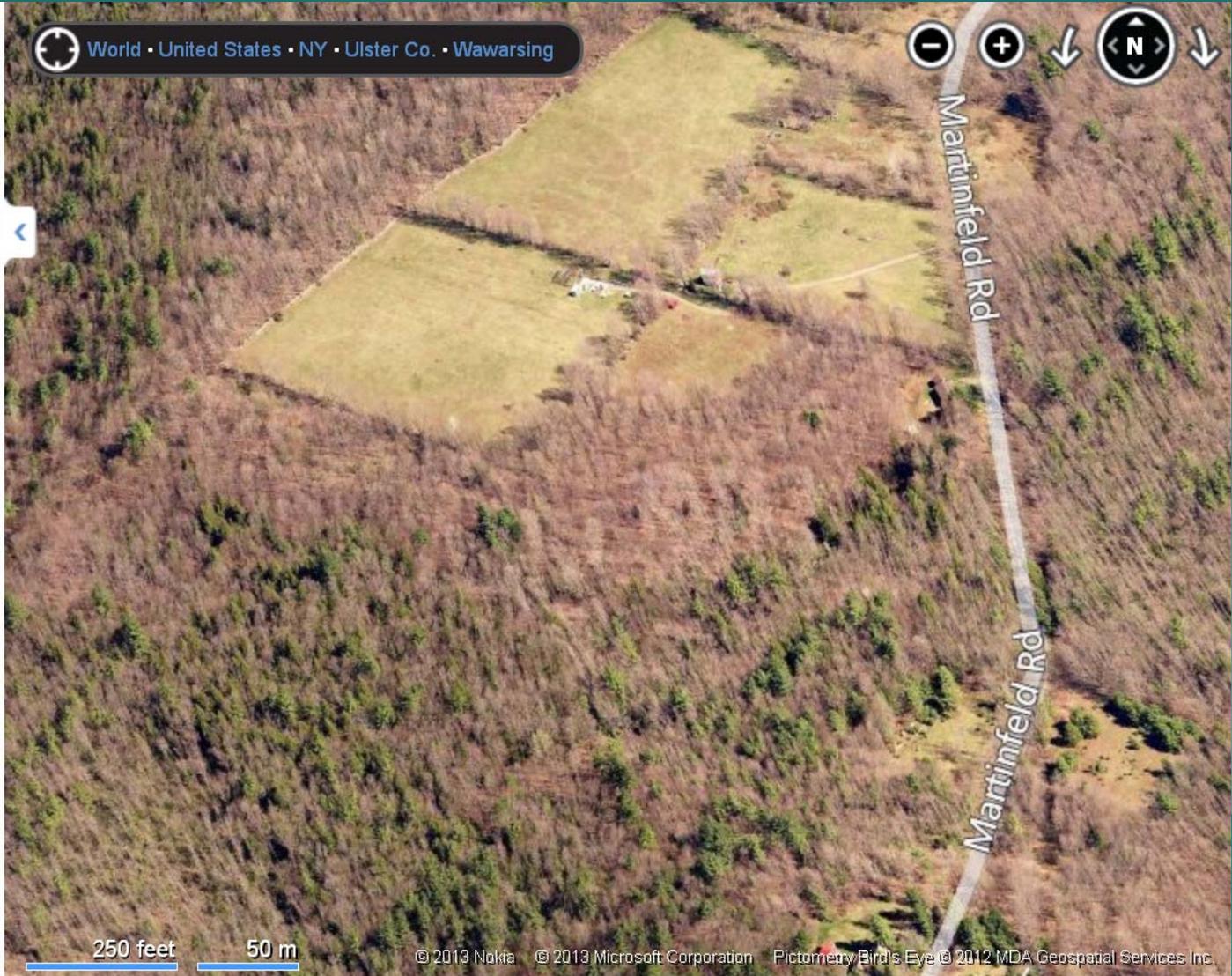
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Buffett Marbletown 3 parcels 50 acres

- Lettuce farming
- New greenhouse, well, high tunnel, barn, parking shed and fencing
- High Falls Food Coop, Rondout Valley Organics Coop, and Saugerties Farmers Market

Buffett Marbletown 3 parcels 50 acres

- ◆ A-4 Residential District
- ◆ Crop growing is permitted as of right for the whole town
- ◆ Permanent structures shall comply with minimum setbacks
- ◆ All farm operations other than those involving the keeping of livestock are subject to following standards:
 - All permanent structures (other than residences) and temporary greenhouses shall be set back at 100 feet from all street and property lines
 - No unenclosed storage of odor- or dust-producing substances shall be allowed

Buffett Marbletown 3 parcels 50 acres



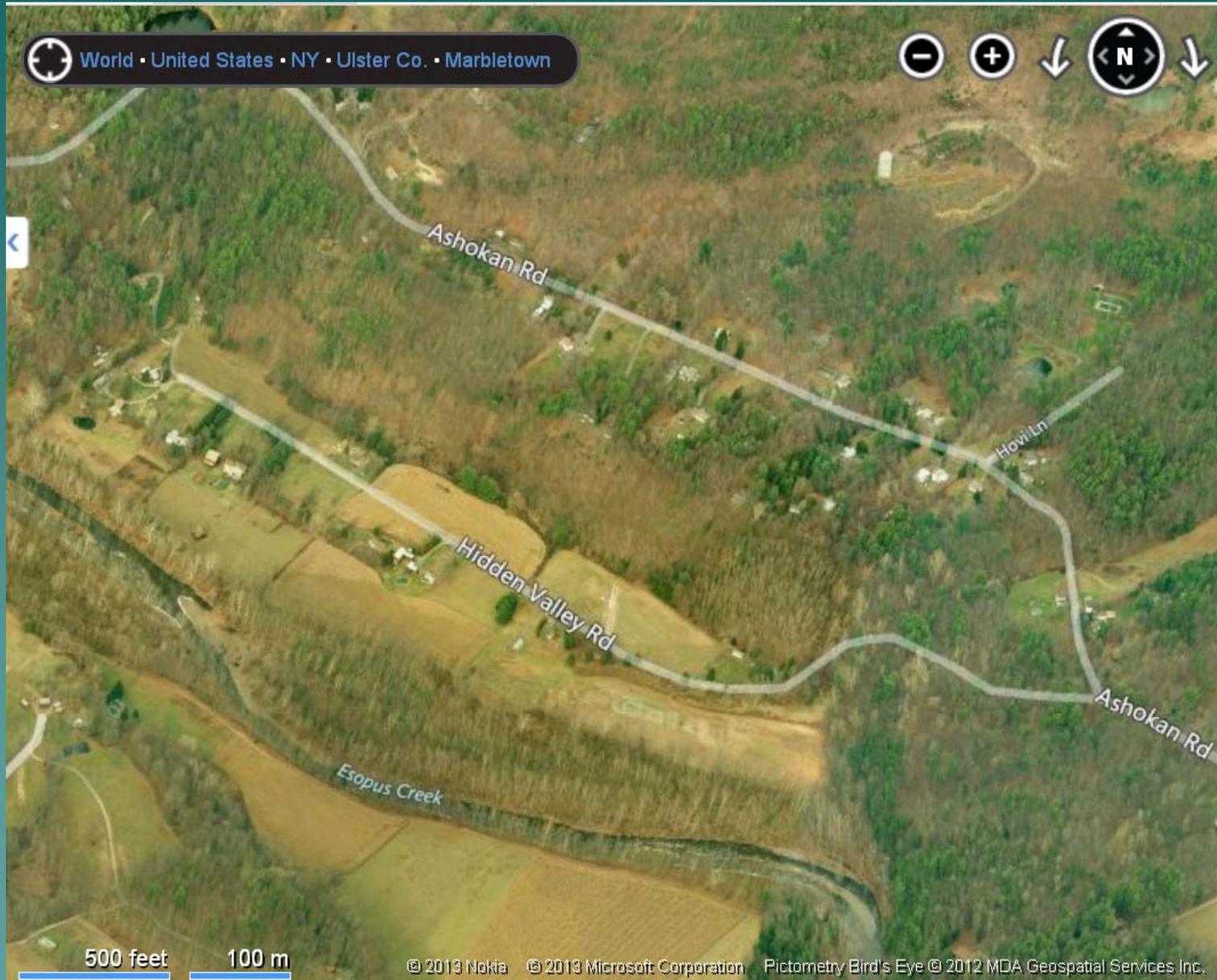
Buffett Marbletown 3 parcels 50 acres



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Buffett Marbletown 3 parcels 50 acres



Elliott Marbletown 1 parcel 50 acres

- Raises cattle and pigs; corn growing on neighboring parcel
- 55 to 58 cows/calves; 24 butcher hogs
- Cattle sold primarily to Malafy's Meat Processing
 - Remainder sold at auction
 - Certified angus beef
- Corn production for feed; lease neighboring land for hay/oats
- Land was an apple orchard before Elliotts acquired it.

Murphy Marbletown 1 parcel 3 acres

- Corn growing to produce feed for livestock on Elliott farm
- Applicant is the daughter of the Elliotts

Elliott Marbletown 1 parcel 50 acres

Murphy Marbletown 1 parcel 3 acres

- ◆ R-1 Residential District
- ◆ Special permit required for farm operations with livestock
- ◆ Permanent structures shall comply with minimum setbacks
- ◆ Particular standards for farm operations with livestock:
 - No livestock shall be housed or enclosed by a fence located within 200 feet of an existing residential structure
 - Open storage of manure or other odor- or dust producing substances or uses shall be set back at least 200 feet from any street or property line
 - ZBA may reduce the above distances based on a finding that potential effects of such activities will be minimized due to topography, natural vegetation, separation by other physical features or adjacency to other agricultural use

Elliott Marbletown 1 parcel 50 acres



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Elliott Marbletown 1 parcel 50 acres



Elliott Marbletown 1 parcel 50 acres



Elliot Marbletown 1 parcel 50 acres



Murphy Marbletown 1 parcel 3 acres



Elliott Marbletown 1 parcel 50 acres



Elliot Marbletown 1 parcel 50 acres



Larsen Rosendale 3 parcels 223 acres

- Horse boarding -- 7 horses boarded, ponies also boarded
- Reported 900 bales of hay produced last year
- Two dozen saplings (asian pears and peaches)
- Current Ag. Exemption on parcels
- Property also hosts other businesses
 - child counseling center
 - Center for Symbolic Studies
 - timber harvesting
- Partnerships with younger farmers

Larsen Rosendale 3 parcels 223 acres

◆ "A" District

- Considered a "residence" district
- Allows all land uses listed under Agricultural, Forestry, Fishing and Mining category
 - ◆ by right
 - ◆ special permit

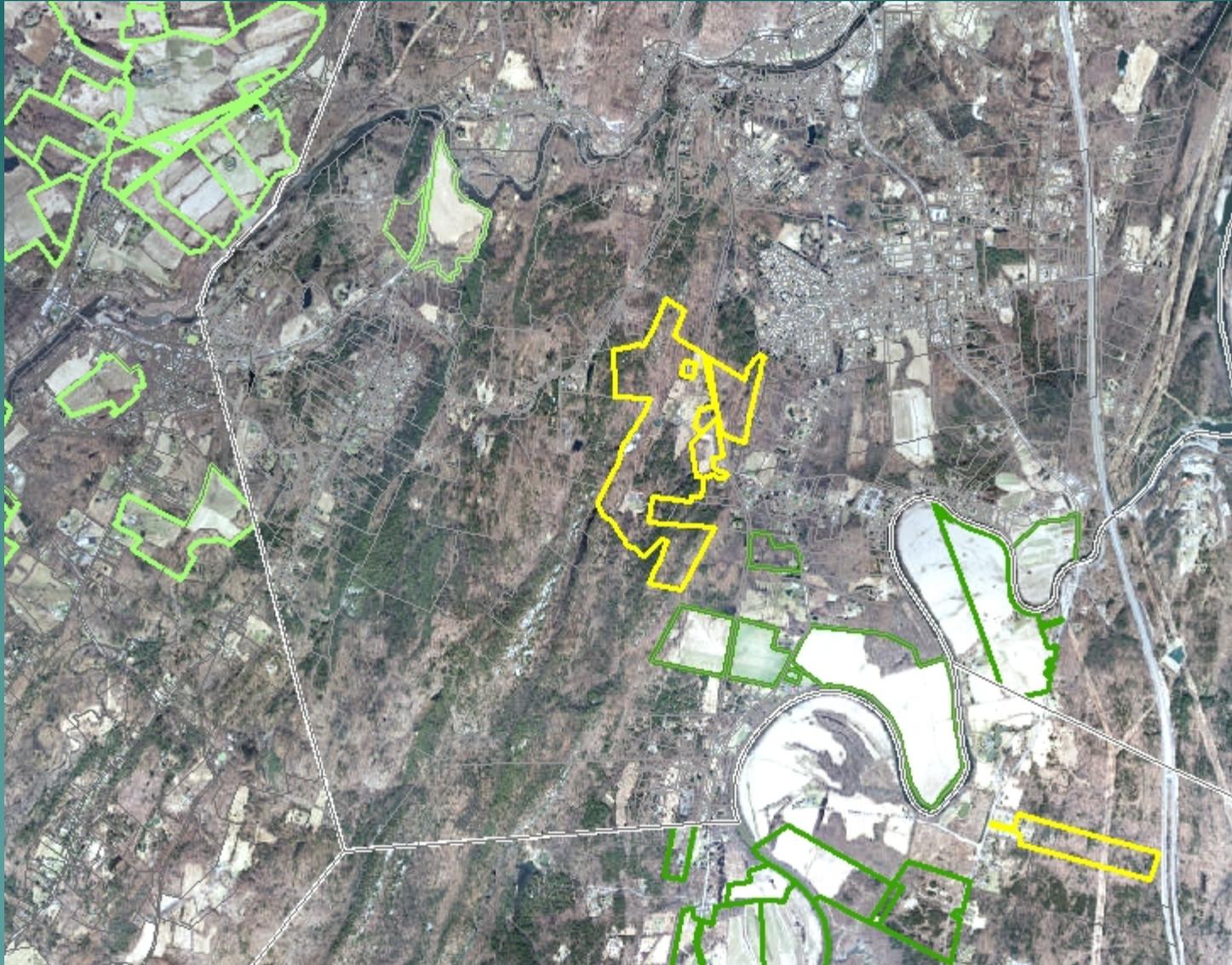
◆ Crop growing and keeping of livestock permitted by right

◆ Nothing appears to require a special permit from the planning board

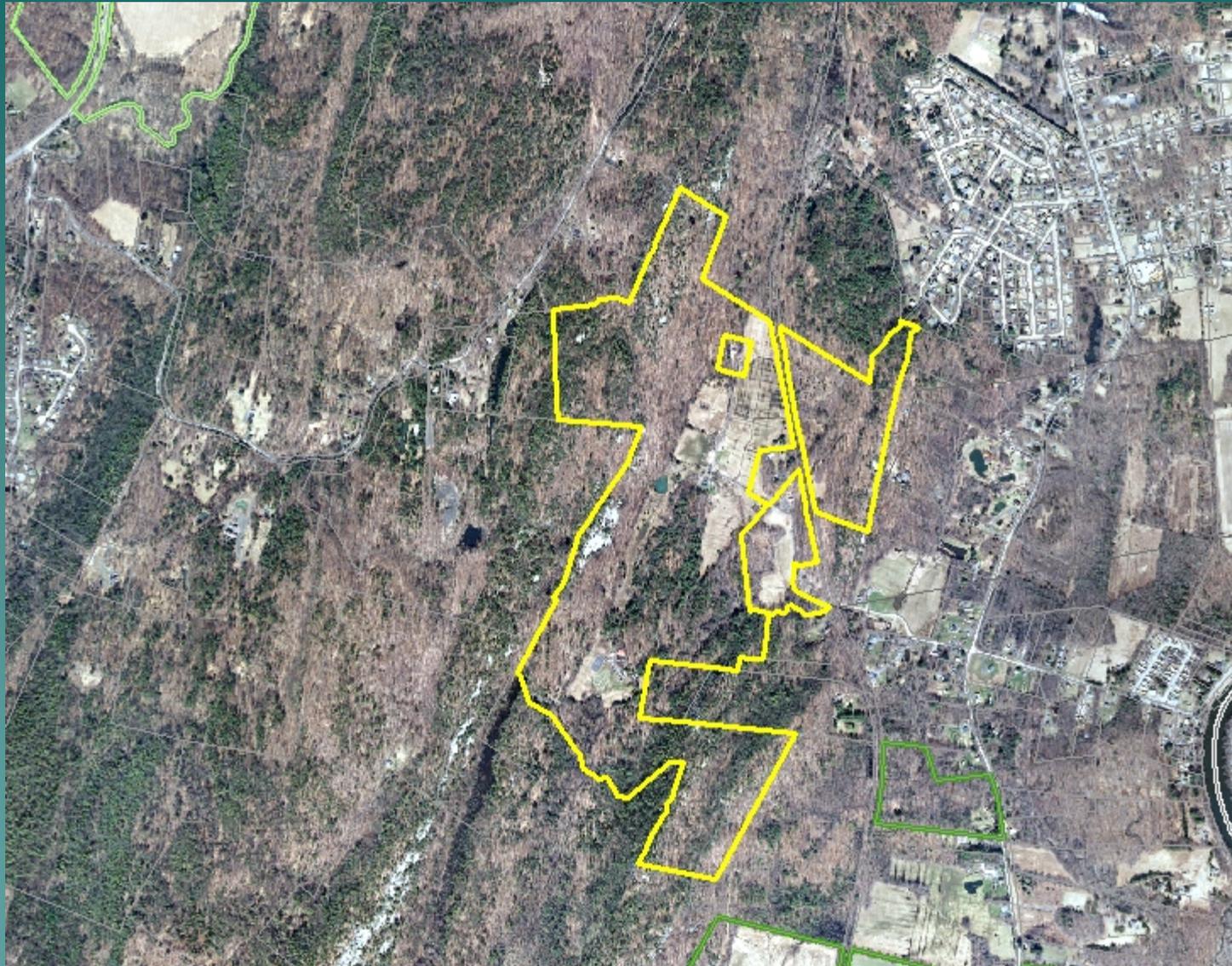
◆ General provisions

- ◆ The unenclosed storage of manure or areas for storage of dead fowl or other odor- or dust-producing substance or use shall not be permitted within 100 feet of a property line or public street right-of-way.
- ◆ Buildings for the housing of fowl or farm animals shall not be located in the required front yard nor within 100 feet of a property line.

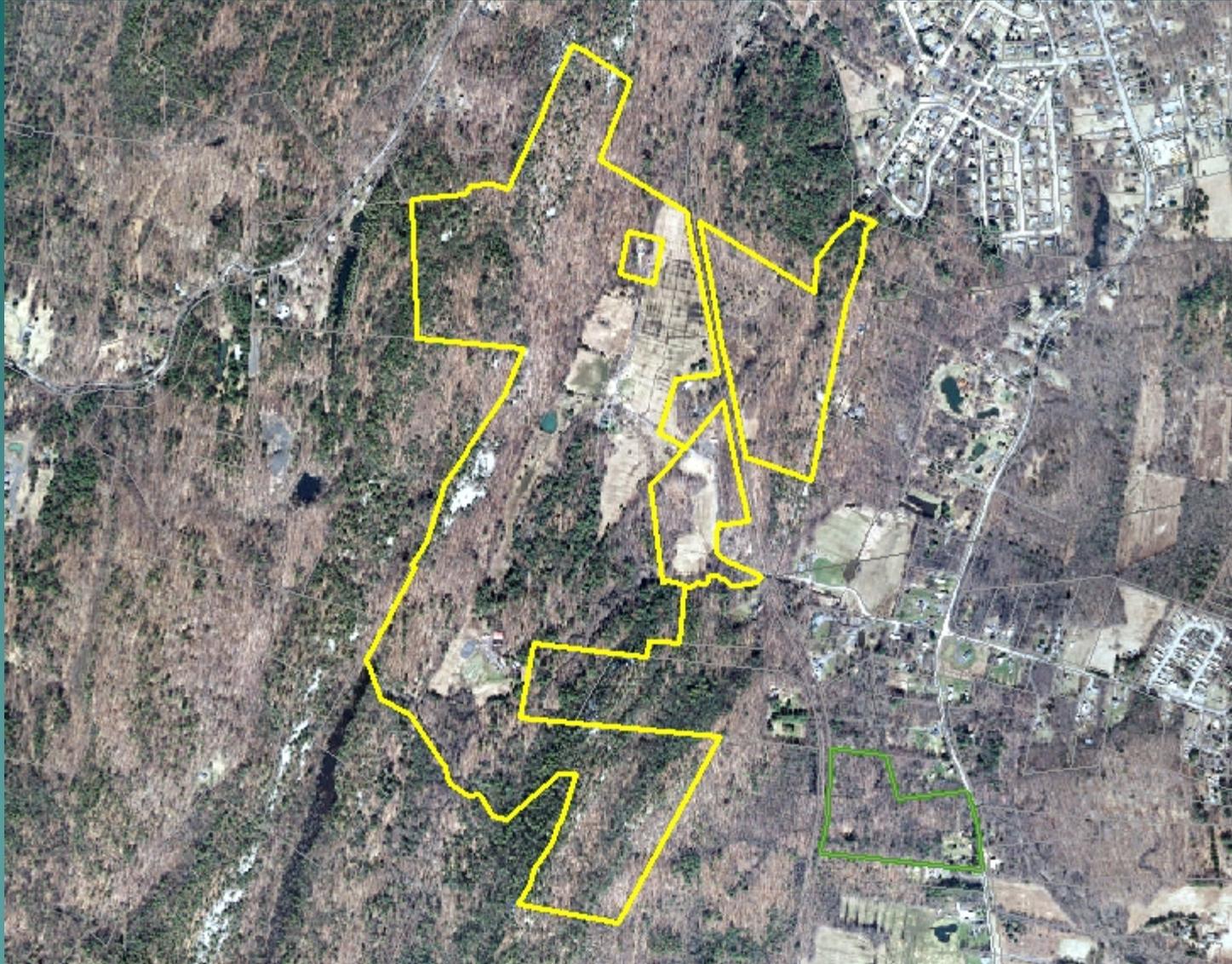
Larsen Rosendale 3 parcels 223 acres



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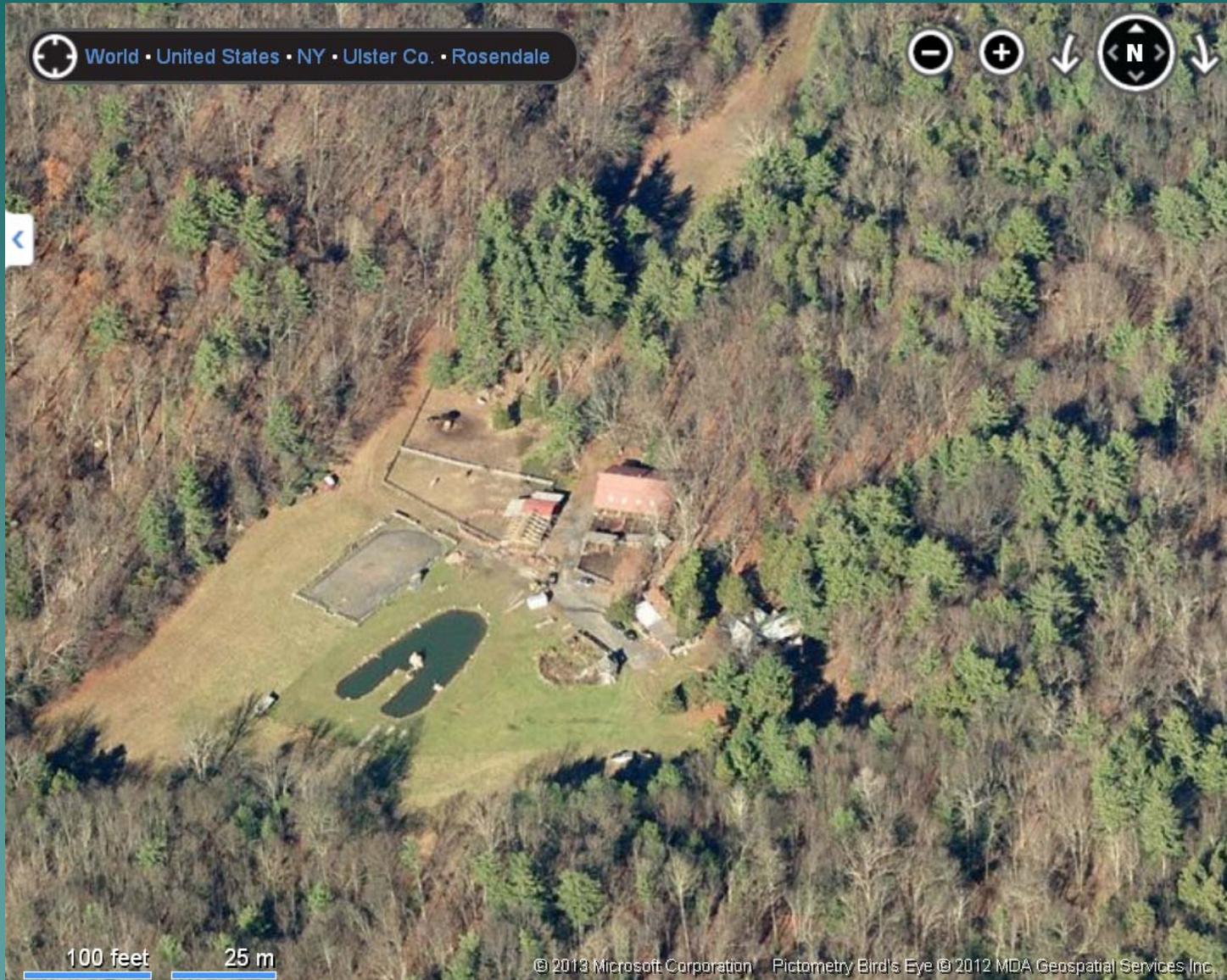
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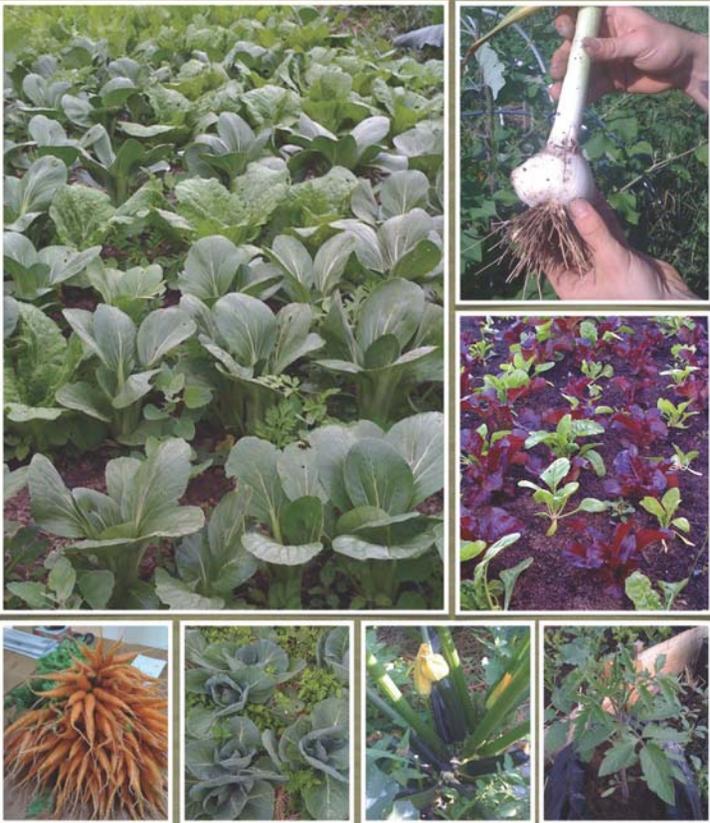
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FARMERS TABLE
GROW FOOD MAKE ART CREATE COMMUNITY

organic vegetables - catering - wood fired oven breads and pizza
mobile food education - on farm events - garden design consultation

Growing, preparing and presenting real food to the community is an art, an art farmers have been practicing for eons. At Farmer's Table we are a group of working farmers and artists who strive through our work to create food, art and events that help nurture and sustain the body, mind and soul of the community.

www.farmerstable.biz 845.399.4800

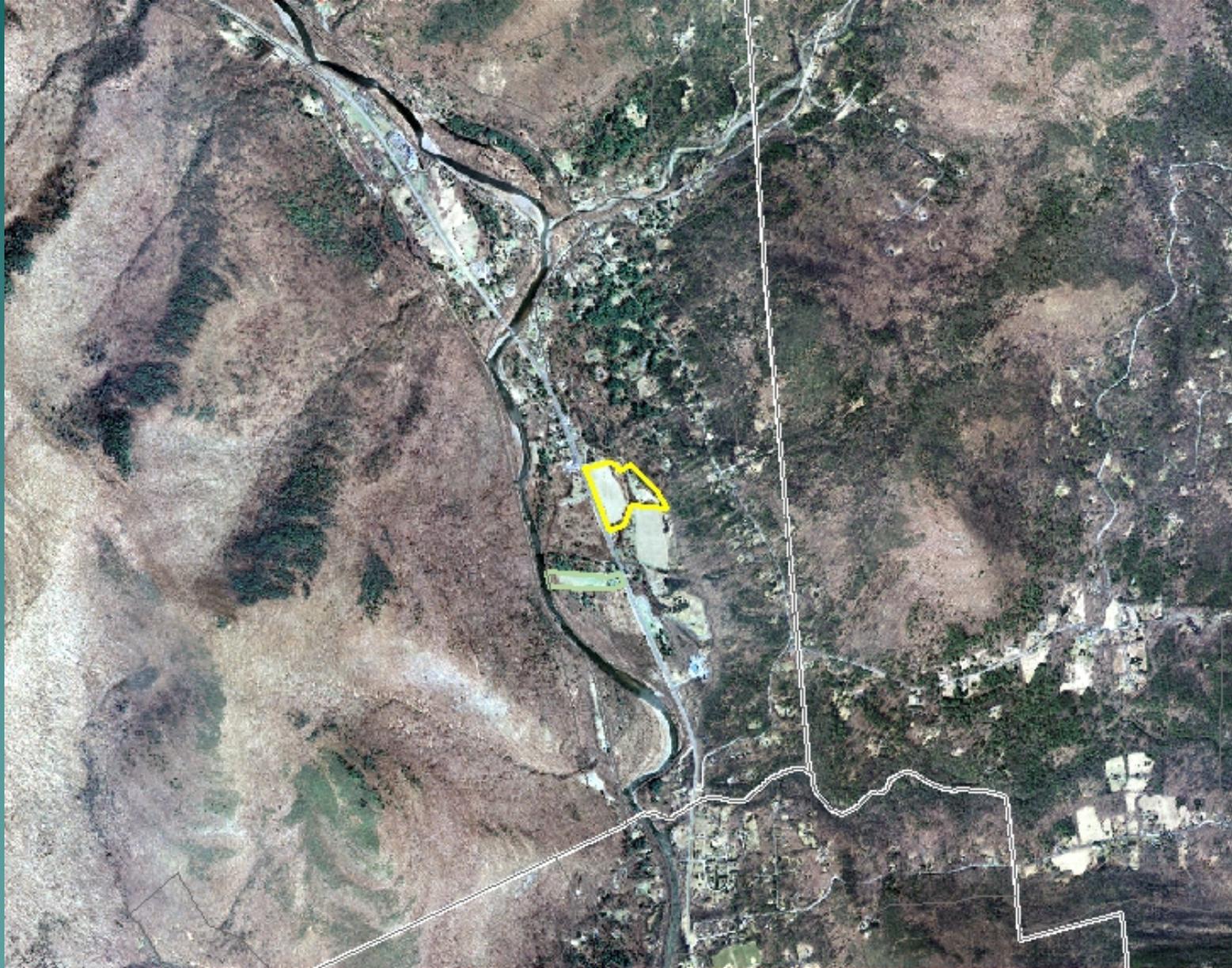
Lancaster Shandaken 1 parcel 19 acres

- Renting land to pumpkin farmer and Migliorelli Farms for farm stand
- Pumpkin planting will be half Halloween and half Long Island Cheese
- Farm stand in its second season
- No pesticides
- Considering sun flowers

Lancaster Shandaken 1 parcel 19 acres

- ◆ R-1.3 Residential District
- ◆ Agriculture is permitted by right
- ◆ Two supplementary regulations related to growing field or garden crops:
 - 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
 - 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
- ◆ Farm stands are permitted with a special permit

Lancaster Shandaken 1 parcel 19 acres



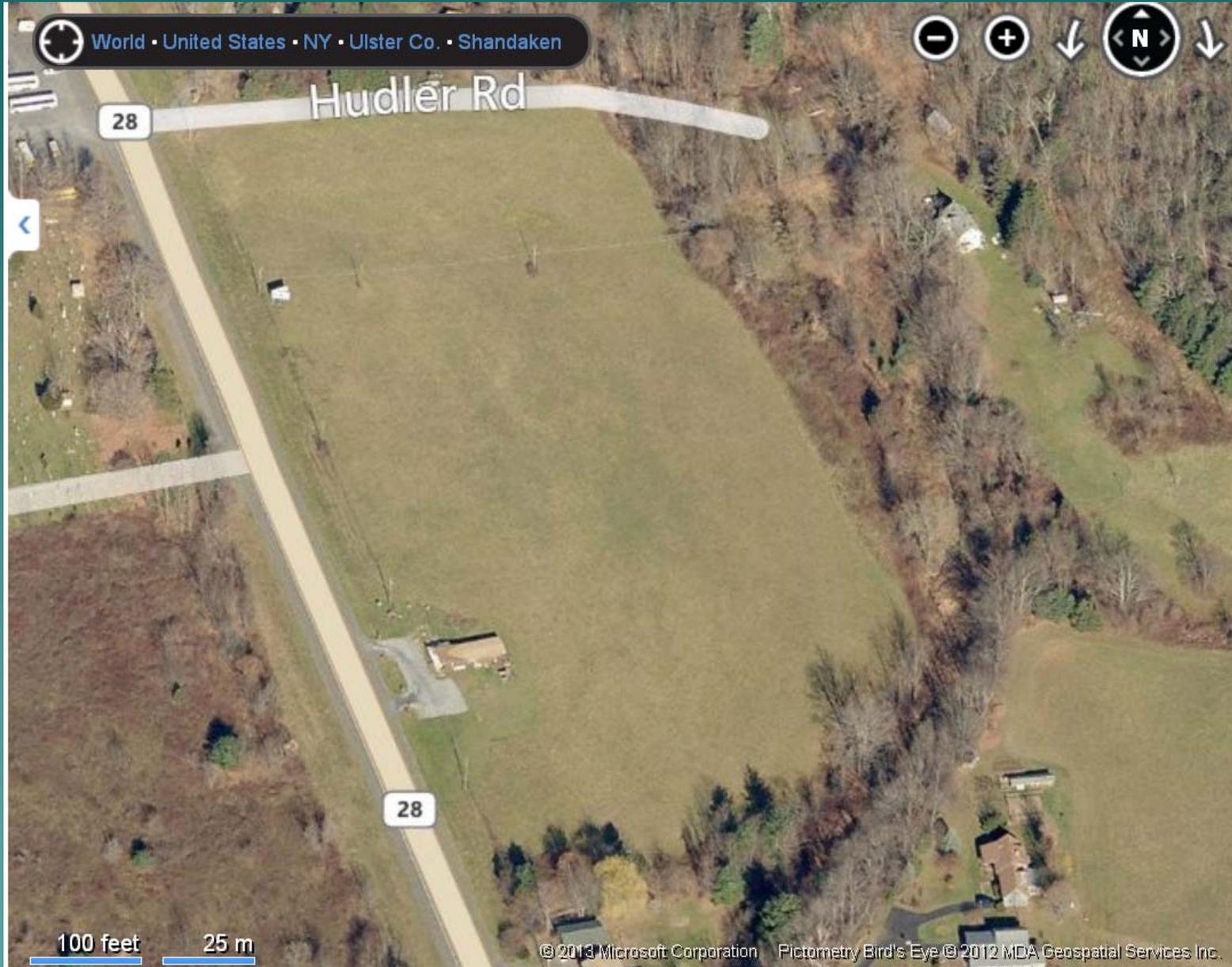
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McDonough Marbletown 1 parcel 28 acres

- Harnois-style greenhouse on about 1 acre
 - This includes accessory structure
 - Production focuses on mixed-greens
 - Selling to fine dining restaurants
 - Planting beds on platforms; irrigation infrastructure right beneath beds
 - Geothermal infrastructure under construction for heating in winter
 - Plans for piping beneath floor for cooling in summer
- 

McDonough Marbletown 1 parcel 28 acres

- ◆ A-3 Residential District
- ◆ Crop growing is a permitted as of right use for the whole town
- ◆ Permanent structures shall comply with minimum setbacks
- ◆ All farm operations other than those involving the keeping of livestock are subject to following standards:
 - All permanent structures (other than residences) and temporary greenhouses shall be set back at 100 feet from all street and property lines
 - No unenclosed storage of odor- or dust-producing substances shall be allowed

McDonough Marbletown 1 parcel 28 acres



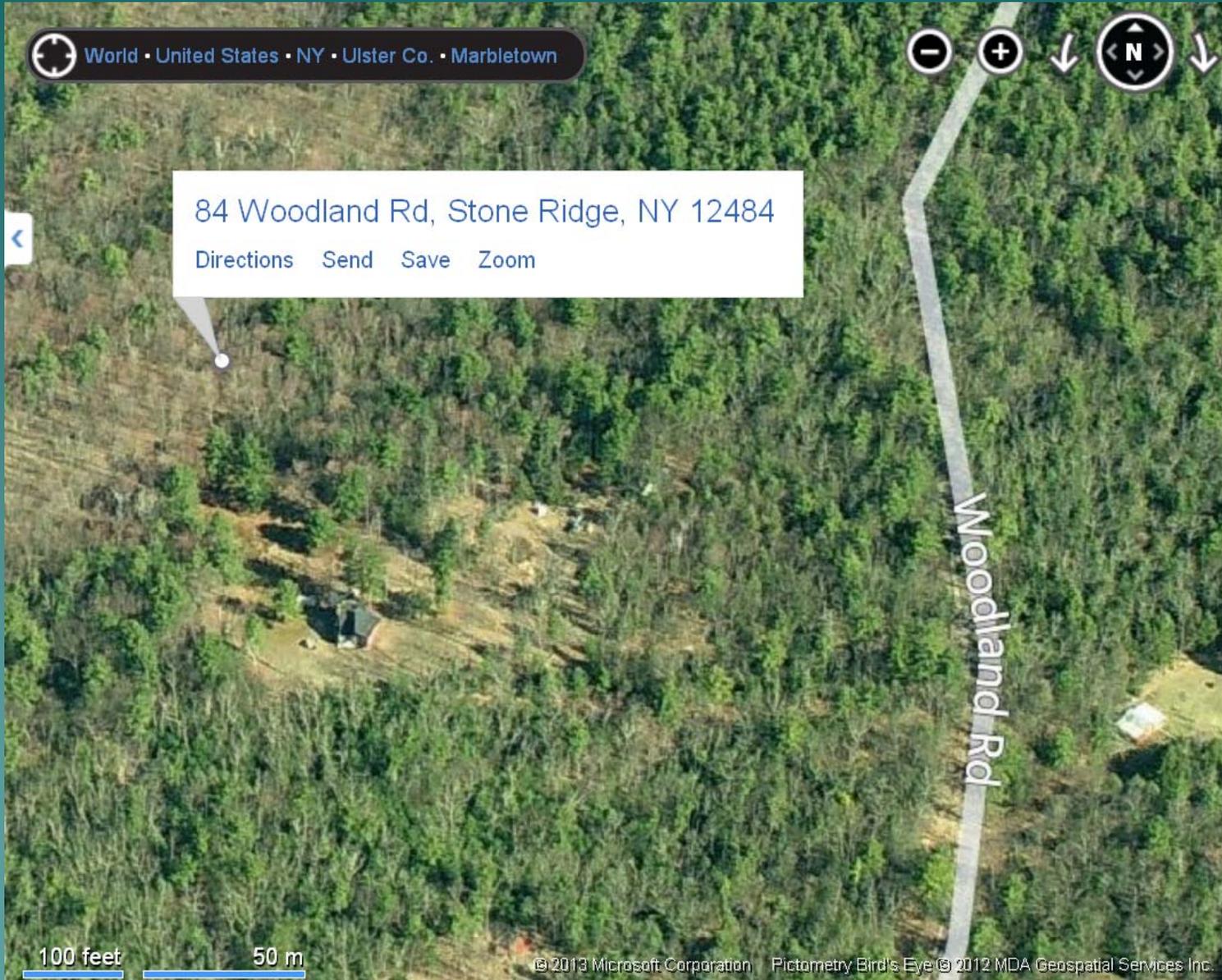
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Valenti Ulster 1 parcel 13 acres

- Approximately 60 chickens
- 6 hens for laying eggs
- Considering other agriculture, vegetable growing in particular
- Cedar trees on site used in farming operation

Valenti Ulster 1 parcel 13 acres

- R-60 Residential Zoning
 - 60,000 sq. ft minimum lot areas
- Farming permitted by right with site plan approval
- Exception (Site Plan Review regulations)
 - Agricultural uses, including farm buildings, including barns, sheds, poultry houses and other buildings used directly and solely for agricultural purposes which are situated on a parcel of at least five (5) acres in size which buildings or uses are located at least fifty (50) feet from the bounds of any lot line or public road.

Valenti Ulster 1 parcel 13 acres



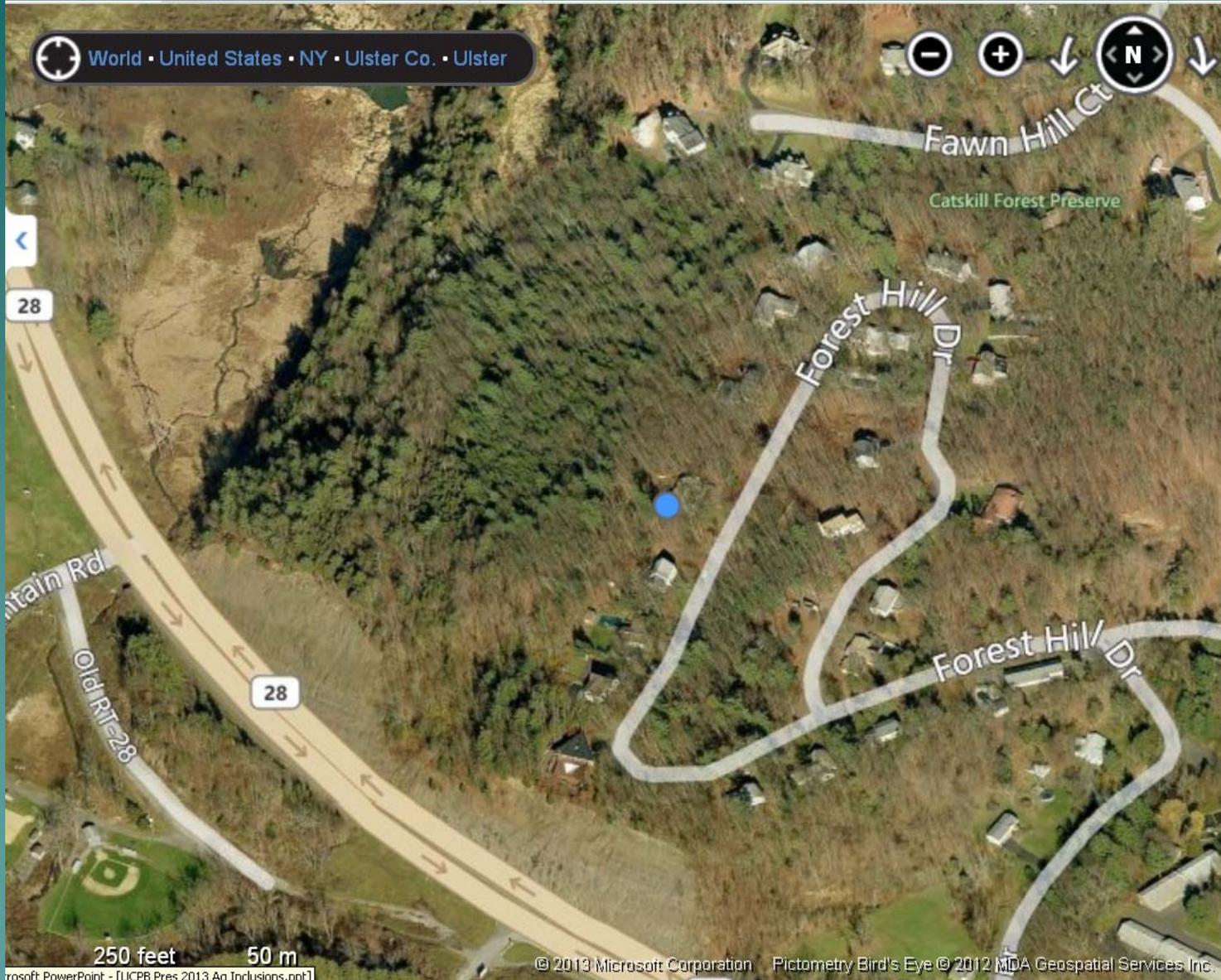
Valenti Ulster 1 parcel 13 acres



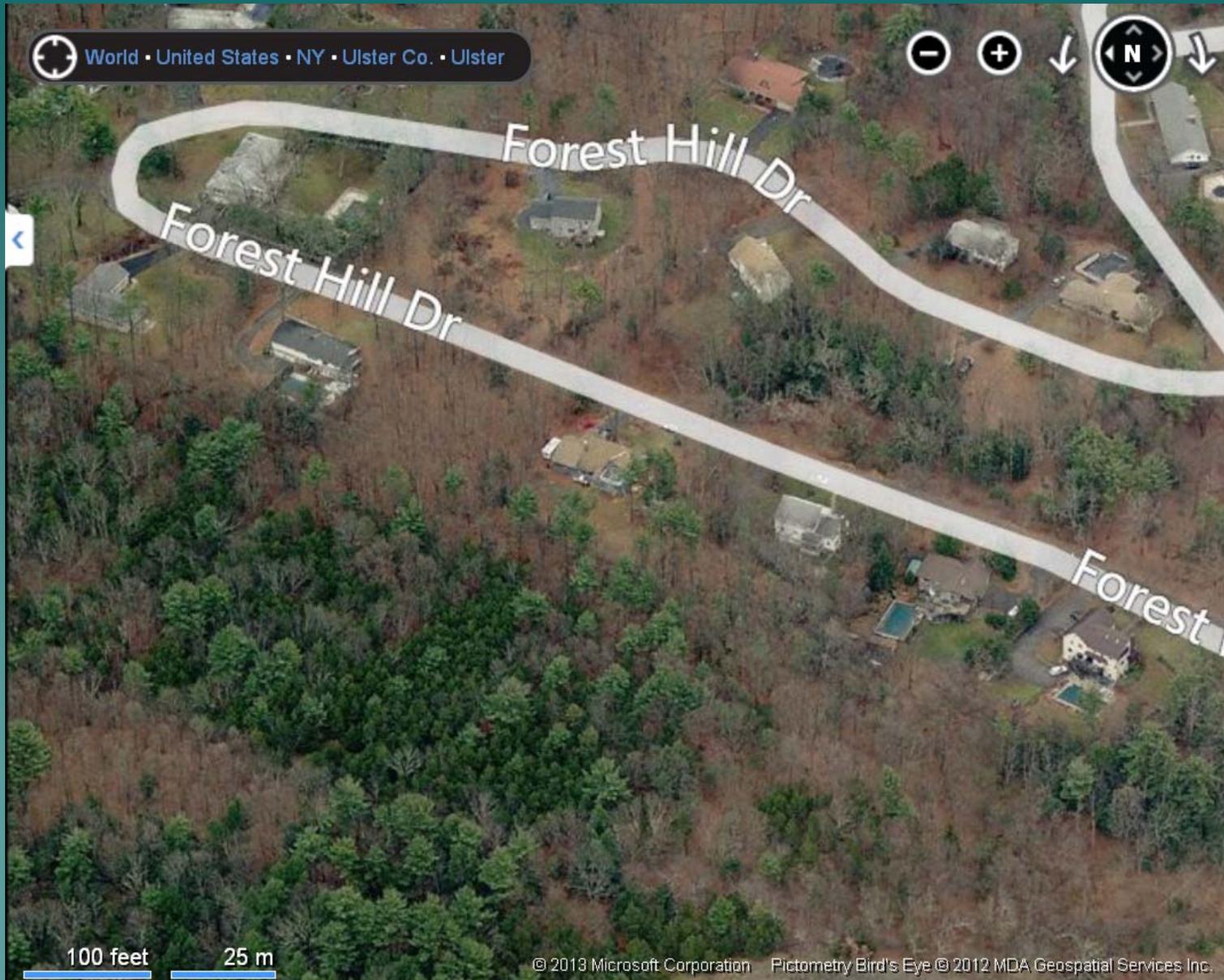
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Woolsey New Paltz 1 parcel 39 acres

- Raises pigs and chickens; has some dairy cows
- Expanding into Herefords for beef production
 - Renting 20 additional acres for grazing
- Produces 50 to 60 dozen eggs per week
- Meat processed at USDA facilities.
- Sells to Agland and Hilltown Pork.
- Uses MyMarket.com.
- 1850 House purchases eggs from farm.
- Is having trouble getting into a local farmers market

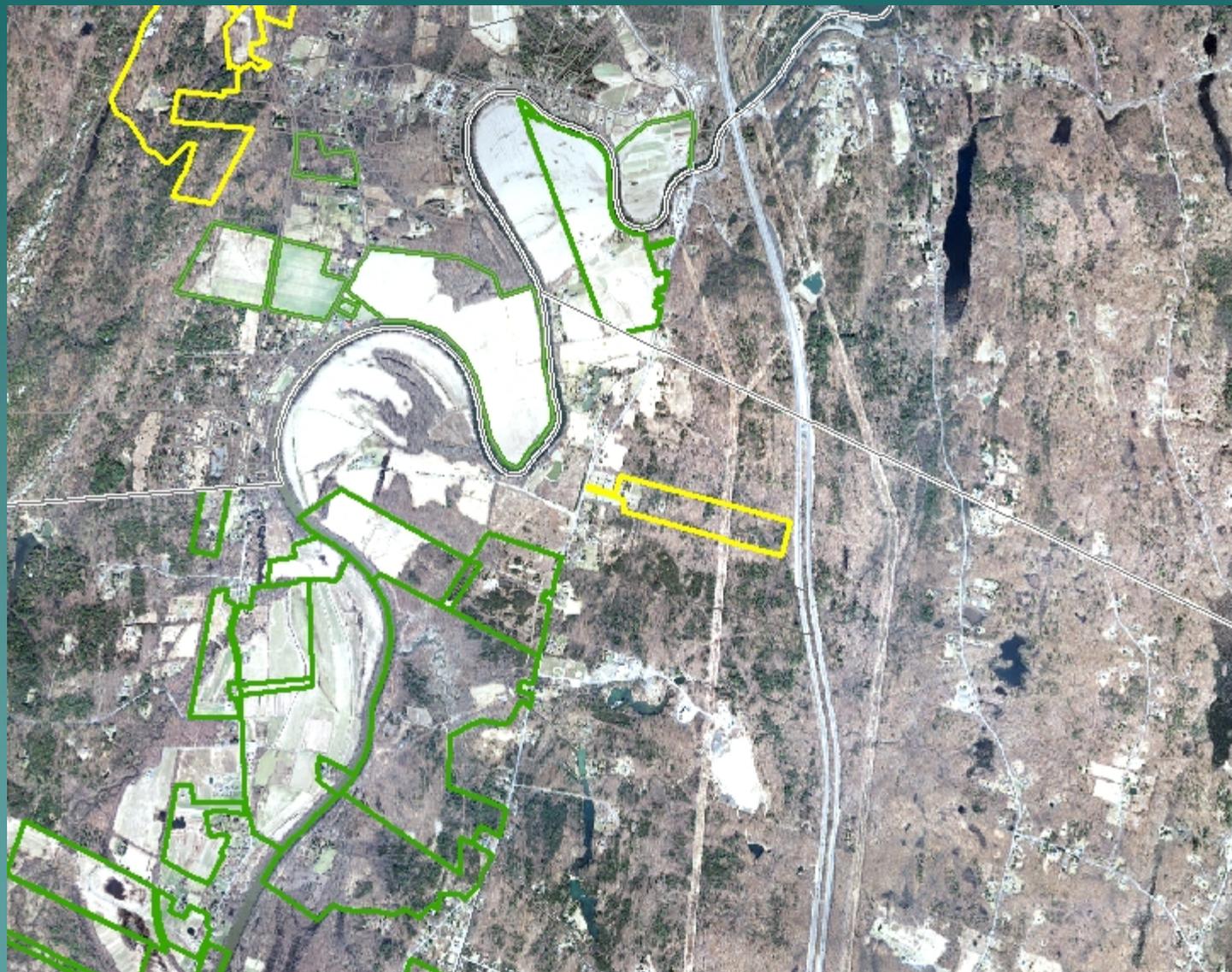
Woolsey New Paltz 1 parcel 39 acres

- ◆ A-3 Agricultural District
- ◆ No supplementary zoning regulations for agriculture
- ◆ Activity Standards

In any district, the following standards for activities shall apply:

- A. The distribution of manure, fertilizer, spray or dust for agricultural purposes is permitted; provided, however, that no storage of manure, odor- or dust-producing substance or use shall be permitted within 200 feet of any property line, except on farms, where customary agricultural operations shall be permitted.
- B. No offensive or objectionable vibration, odor or glare shall be noticeable at or beyond the property line.

Woolsey New Paltz 1 parcel 39 acres



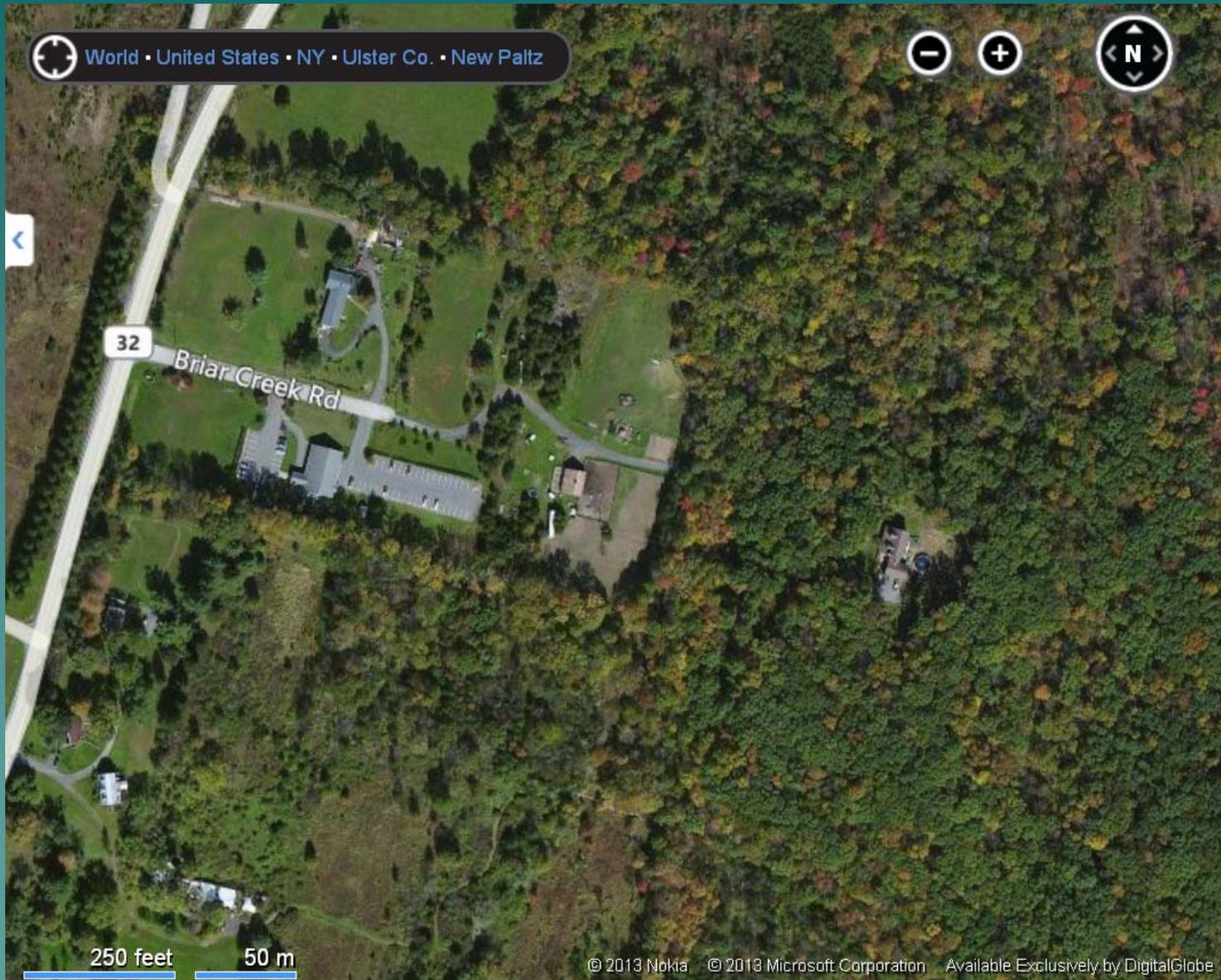
Woolsey New Paltz 1 parcel 39 acres



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