

Ulster County Agricultural and Farmland Protection Board

AGRICULTURAL DISTRICT INCLUSION APPLICATION for 2016

This form is to be completed by agricultural landowners who would like their lands to be proposed for inclusion within a New York State (NYS) Certified Agricultural District. The Ulster County Planning Department will not accept applications before March 1, 2016. This form must be received no later than 5:00 PM on March 30, 2016. Mail to Burt Samuelson, Ulster County Planning Dept. 244 Fair St. PO Box 1800, Kingston, NY 12402-1800.

LANDOWNER INFORMATION

PART I

Name ELINOR GREGOR Telephone # [REDACTED]

Email Address _____ Cell Phone # _____

Location Address 784 COUNTY RTE 6 City HIGH FALLS State NY Zip 12440

Mailing Address (if different) 100 WOODLAND POND City NEW FALTS State NY Zip 12561

CIRCLE
APT 634

CHECK ALL THAT APPLY:

- Farmer
- Renting to Farmer
Provide name / address / phone #

BONTICOW DUCKS LLC
POLLY GREGOR
PO BOX 387 HIGH FALLS NY
12440

ASSIGNMENT TO AGRICULTURAL DISTRICT
To be completed by Ulster County
Planning Dept. Staff

1 2 3 4

FARM DESCRIPTION

PART II

No. of Acres Owned <u>6.02</u>	No. Acres Cropped <u>0</u>	No Acres Rented to Farmers <u>6.02</u>
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Farm Enterprise (Check all that apply)	Estimated Annual Gross Farm Sales (Check one)	Capital Investments Over Past 7 Years (Check one)
Dairy <input type="checkbox"/>	Below \$10,000 <input type="checkbox"/>	Below \$10,000 <input type="checkbox"/>
Field Crops (hay/corn) <input type="checkbox"/>	\$10,000 to \$39,999 <input checked="" type="checkbox"/>	\$10,000 to \$39,999 <input checked="" type="checkbox"/>
Vegetables <input type="checkbox"/>	\$40,000 to \$99,999 <input type="checkbox"/>	\$40,000 to \$99,999 <input type="checkbox"/>
Orchard <input type="checkbox"/>	\$100,000 to \$199,999 <input type="checkbox"/>	\$100,000 to \$199,999 <input type="checkbox"/>
Vineyard <input type="checkbox"/>	\$200,000 to \$499,999 <input type="checkbox"/>	Over \$200,000 <input type="checkbox"/>
Livestock (specify below) <input type="checkbox"/>	Over \$500,000 <input type="checkbox"/>	
Poultry <input checked="" type="checkbox"/>		
Horticulture Specialties <input type="checkbox"/>		
Maple Sap <input type="checkbox"/>		
Christmas Tree <input type="checkbox"/>		
Aquaculture <input type="checkbox"/>		
Other (specify) <input type="checkbox"/>		

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MAR 29 2016
ULSTER COUNTY
PLANNING DEPARTMENT

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ULSTER COUNTY
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Ulster County Agricultural and Farmland Protection Board

BOUNDARY DESCRIPTION

PART III

List tax ID numbers (SBL- Section Block Lot) for parcels that you wish to be in an Agricultural District.

A. List all parcels that you farm:

<u>SBL</u>	<u>Town/Village</u>	<u>Name(s) of Owner</u>	<u>Receives Ag. Tax Exemption Assessment?</u> (check box)	
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

B. List all parcels that you rent or partially rent to a farmer:

<u>SBL</u>	<u>Town/Village</u>	<u>Name(s) of Owner</u>	<u>Receives Ag. Tax Exemption Assessment?</u> (check box)	
77,2-3-63.100	ROCHESTER	ELINOR M GREYER	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

I / we request the inclusion of the above identified land into a NYS Certified Agricultural District.

(ALL PROPERTY OWNERS MUST SIGN. ATTACH ADDITIONAL SHEETS IF NECESSARY.)

Landowner Signature(s): Elinor M Greyer Date: 3/29/16

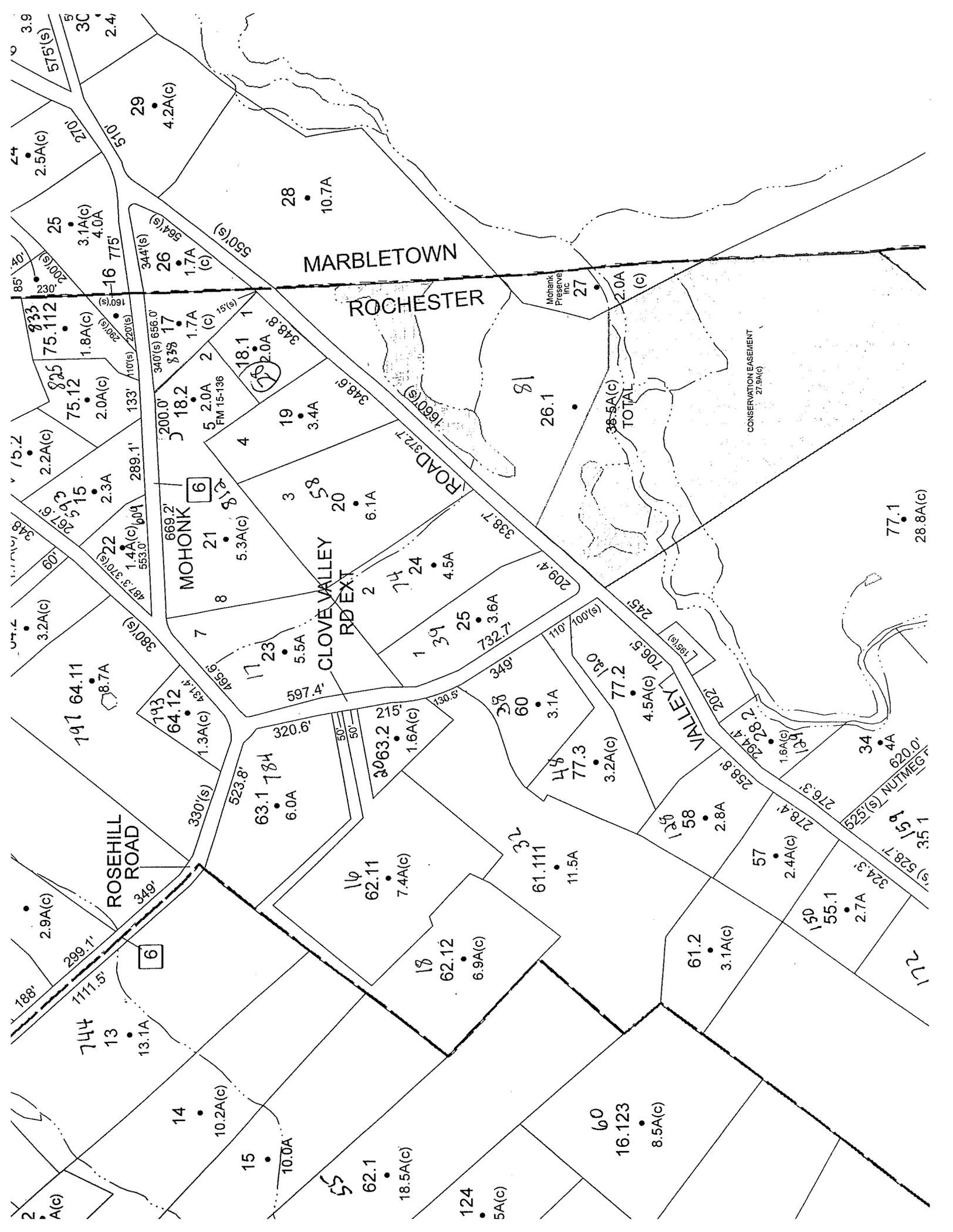
_____ Date: _____

_____ Date: _____

Attach a copy of the Tax Map for all parcels to be included.

A brief description of the property is highly recommended, but not required.

For ownership under a corporate entity, please supply a copy of the article of organization, article of incorporation or other such document issued by a state government.



MARBLETOWN

ROCHESTER

MOHONK

CLOVE VALLEY
RD EXT

ROSEHILL
ROAD

VALLEY

TOTAL

CONSERVATION EASEMENT
27.9A(c)

Mohank
Preserve
Inc

3.9
575'(s)
3C
2.4

29
4.2A(c)

28
10.7A

25
3.1A(c)
4.0A

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1.8A(c)
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775'

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18.1
2.0A

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3.4A

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6.1A

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5.3A(c)

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AML §305-a QUESTIONNAIRE

The Department performs AML §305-a reviews on a case-by-case basis, taking into account the specific facts of a situation. Department staff initially determine whether the land involved is located within a State certified, county adopted agricultural district and if the land use and activity constitute a "farm operation" as defined by AML §301, subd.11. In determining whether the operation constitutes a "farm operation," the Department evaluates such factors as the acreage in production; capital investment; gross sales of crops, livestock and livestock products; the type of enterprise and number of years in operation. The Department will consider your answers to the following questions in conjunction with your §305-a Review Application to determine if your enterprise constitutes a "farm operation." Please attach additional sheets if necessary. Supporting documentation (e.g., sales records and/or tax records) may be requested.

- 1) Farm Name: BONTILON DUCKS LLC
Farm acreage in production (owned and rented property): 5 ACRES
Gross annual sales: ESTIMATE 20,000
Years in operation: 2
Type of enterprise: POULTRY FARM

- 2) Please explain why your farm does not qualify for agricultural assessment:

It is our understanding that we do not satisfy the minimum acreage requirement of 7 acres + 10,000 income or less than 7 acres + 50,000 income from farming

- 3) Please describe the capital investment and business assets of the operation:

3 sheds, electric fence, brooders, cooler, deep freeze, stirrers, steel food prep table, poultry plucker, miscellaneous processing equipment, poultry flocks

- 4) Please describe generally the methods of operation/business practices utilized to make a profit:

Purchase, breed, pasture raise for processing and sell heritage ducks, chickens and geese.

- 5) If a start-up operation, please describe prior relevant experience or background of the principals and attach a market or business plan, if any:

Animal husbandry, small business administration, 11 years, representation of small businesses, include a small specialty dairy products company. Scientific research in microbiology (Ph.D) immunology, grant writing

- 6) Please provide any additional information that you may consider useful in evaluating whether the enterprise is a "farm operation."

we raise poultry for sale to restaurants private individuals + retail, including a local chef.

The information provided by me above or in attached documents is truthful and accurate to the best of my knowledge.

Polly Gregor
Signature

3/29/2016
Date