



Ulster County Agricultural & Farmland Protection Board  
2018 Agricultural District Inclusions  
May 31, 2018

Image used courtesy of John Fischer

<http://www.NoRoadUnturned.com>

# Agriculture & Markets Law

## Article 25AA, Section 303-b (2)

...the county agricultural and farmland protection board, which 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 subdivision seven of section three hundred one of this article **and** the inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the district;

# Agriculture & Markets Law - Article 25AA Definitions

**301-(7)** “ ‘Viable agricultural land’ means land highly suitable for a farm operation” as defined in 301-(11).

**301-(11)** “Farm operation” means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a “commercial horse boarding operation” as defined in subdivision thirteen of this section, a "timber operation" as defined in subdivision fourteen of this section, "compost, mulch or other biomass crops" as defined in subdivision seventeen of this section and "commercial equine operation“ as defined in subdivision eighteen of this section. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

Department of Agriculture and Markets  
Guidance Concerning Annual Inclusions to  
Agricultural and Farmland Protection Boards

“The statutory definition of ‘farm operation’ does not require minimum acreage and income thresholds for most operations. Many viable farm operations are conducted on limited acreage (e.g., greenhouses, poultry and aquaculture); as well as on marginal lands (e.g., farmed deer on steep slopes and non-prime soils, etc.). Much of the land in a county could, therefore, be considered ‘highly suitable for a farm operation.’ Farm operations are much more than their land base, however; they rely on their owners and operators, including the ideas, skills and investment they bring, to become and remain viable other.”

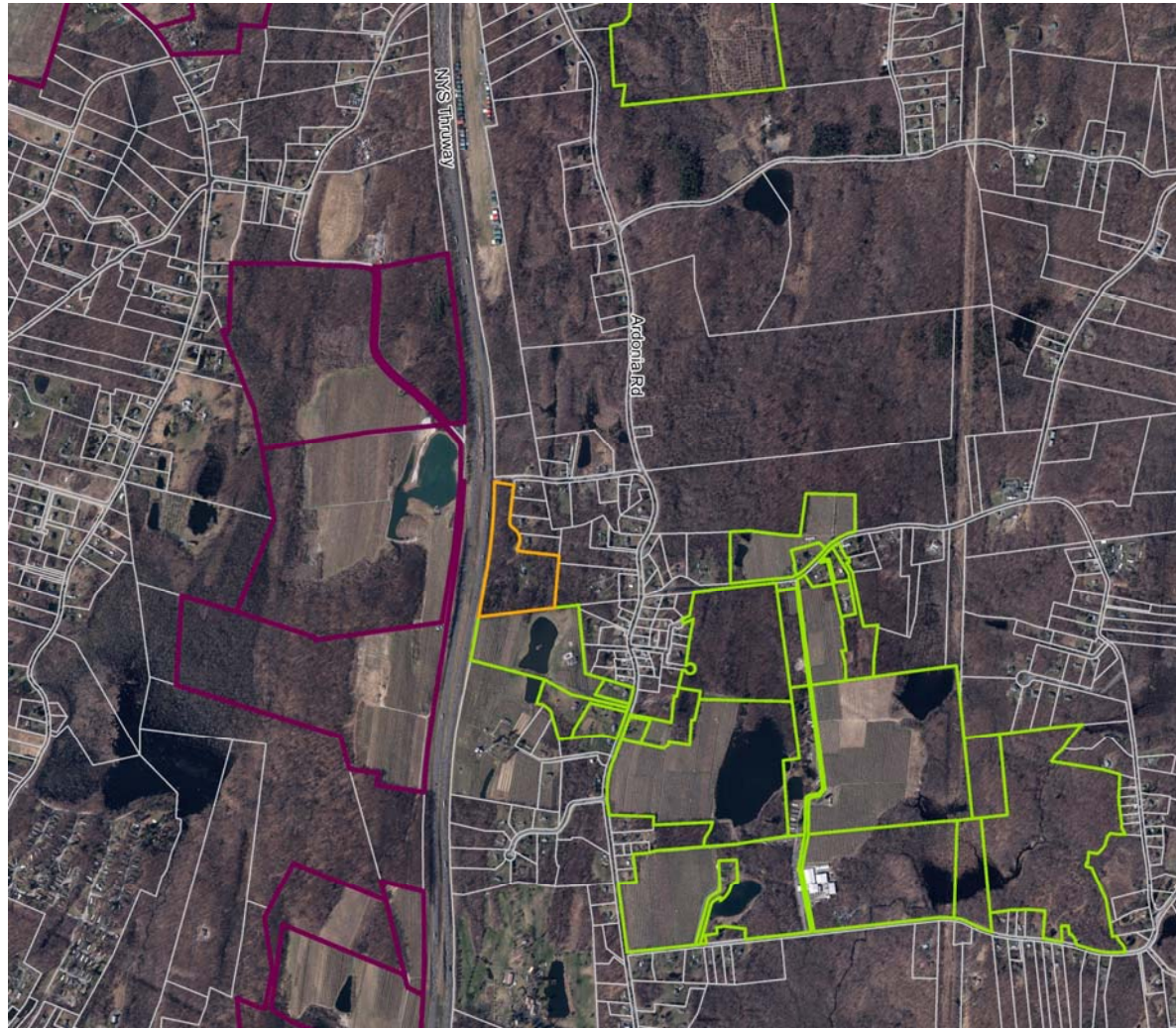
# Campbell – Plattekill

1 parcel – 16 acres



# Campbell – Plattekill

1 parcel – 16 acres



# Campbell – Plattekill

1 parcel – 16 acres



# Campbell – Plattekill

## 1 parcel – 16 acres

- RS-1 -- Residential Settlement
  - Agriculture – Principal Permitted Use with no site plan review
- §110-49. Animal husbandry
  - Goats permitted
  - Livestock have minimum acreage requirements
  - Section addresses horse stables extensively
- Prime and Important Soils
  - Cd - Canandaigua silt loam, till substratum



# Campbell – Plattekill

## 1 parcel – 16 acres

- Poultry
  - Egg production
- Christmas trees
- Planned operation – goats (meat and dairy)

# Campbell – Plattekill

1 parcel – 16 acres



# Campbell – Plattekill

1 parcel – 16 acres



# Campbell – Plattekill

1 parcel – 16 acres



# Campbell – Plattekill

## 1 parcel – 16 acres



Neighboring Orchard

# Campbell – Plattekill

## 1 parcel – 16 acres



Neighboring Orchard

# Campbell – Plattekill

1 parcel – 16 acres



# Campbell – Plattekill

1 parcel – 16 acres





# Campbell – Plattekill

1 parcel – 16 acres



# Campbell – Plattekill

1 parcel – 16 acres



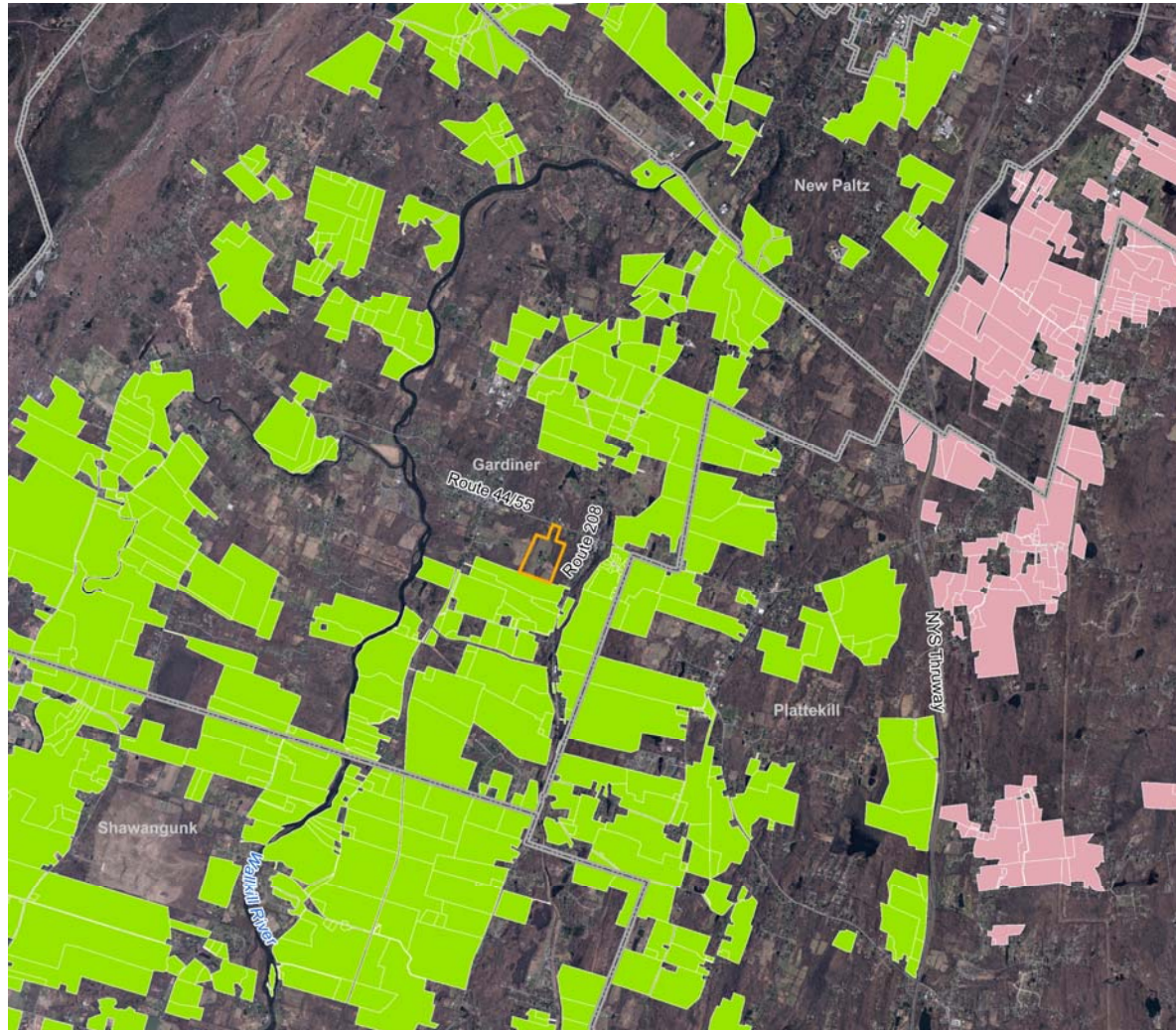
# Campbell – Plattekill

1 parcel – 16 acres



# Abels – Gardiner

1 parcel – 64 acres



# Abels – Gardiner

1 parcel – 64 acres



# Abels – Gardiner

1 parcel – 64 acres



# Abels – Gardiner

## 1 parcel – 64 acres

- RA -- Rural Agricultural District
  - Agriculture – Permitted by Right, zoning or building permit and certificate of occupancy usually required by building inspector, but does not require review by any municipal board
- § 220-37. Protection of agriculture
  - Agricultural buffers
  - Agricultural zoning exemptions – height, building footprint, impervious surface coverage and lot line setback restrictions
- § 220-49. Keeping of animals; kennels
  - Land requirements for keeping large animals –  $\frac{1}{4}$  acre per sheep
- Prime and Important Soils
  - CaB, CaC - Cambridge gravelly silt loam
  - Ra - Raynham silt loam
  - VoA, VoB - Volusia gravelly silt loam
  - Cc - Canandaigua silt loam

# Abels – Gardiner

## 1 parcel – 64 acres

- Tax parcel is subject to a conservation easement held by the Walkkill Valley Land Trust.
- Conservation easement allows for a variety of agriculture, and provides enough room for agriculture to be commercially viable.
- Agricultural operations are subject to fewer restrictions than other land uses.
  - Allows for more tree cutting, for vehicles associated with farming operation to travel outside defined development area, etc.
  - Agricultural structures allowed anywhere on the property, except not within 100 feet of a wetland and a total building footprint not to exceed 10 acres.
- No subdivision of land, except for lot line revisions with adjoining parcels.
- NYS Department of Agriculture and Markets reports having tax parcels with similar conservation easements in the agricultural district program already.



# Abels – Gardiner

## 1 parcel – 64 acres

- **Willow Pond Sheep Farm**
  - Rents from applicants
- Planned operation – creamery and pasture for sheep
  - Construction of production facility and new barn
  - Orchard and hay

# Abels – Gardiner

## 1 parcel – 64 acres

### Management and labor

Management of the farm will be undertaken by Brent and Carrie and our roles will fall roughly along these lines:

- Brent: Creamery manager, hay production, orchardist
- Carrie: Livestock manager, sales & marketing, accounting

We anticipate hiring a part-time employee in 2020. The worker will be paid \$15/hr. and be trained to handle milking and dairy processing, as well as orchard work. In 2023, when we have reached our 50-ewe capacity, we will consider hiring a full-time employee. This person will mainly be responsible for serving our products at markets and events, but will also assist with milking and dairy processing.



Our experience: Brent was a cheesemaker for four years at Sprout Creek Farm in Poughkeepsie, NY, made cheese on a farm in Austria, and studied gelato making in Sicily. He is a graduate of the Culinary Institute of America in Hyde Park, NY, and has a masters in food studies from New York University. He is trained in biodynamic agriculture, having worked for a year at Dottenfelderhof, a large biodynamic farm in Germany, and a year at Hawthorne Valley Farm, a diverse and successful biodynamic farm in Ghent, NY.

Carrie is a food and agriculture journalist who for 10 years was the editor of *Vermont's Local Banquet*, a quarterly food & farming magazine. From 2009 to 2016, she was an intern on a number of livestock farms in Vermont, gaining experience with sheep, goats, and poultry. In 2016, she apprenticed on a sheep farm in Devon, England during lambing season. Later that year she raised a crop of her own meat lambs in Vermont.

# Abels – Gardiner

1 parcel – 64 acres



Abels – Gardiner  
1 parcel – 64 acres



Abels – Gardiner  
1 parcel – 64 acres



Abels – Gardiner  
1 parcel – 64 acres



Abels – Gardiner  
1 parcel – 64 acres



# Abels – Gardiner

1 parcel – 64 acres



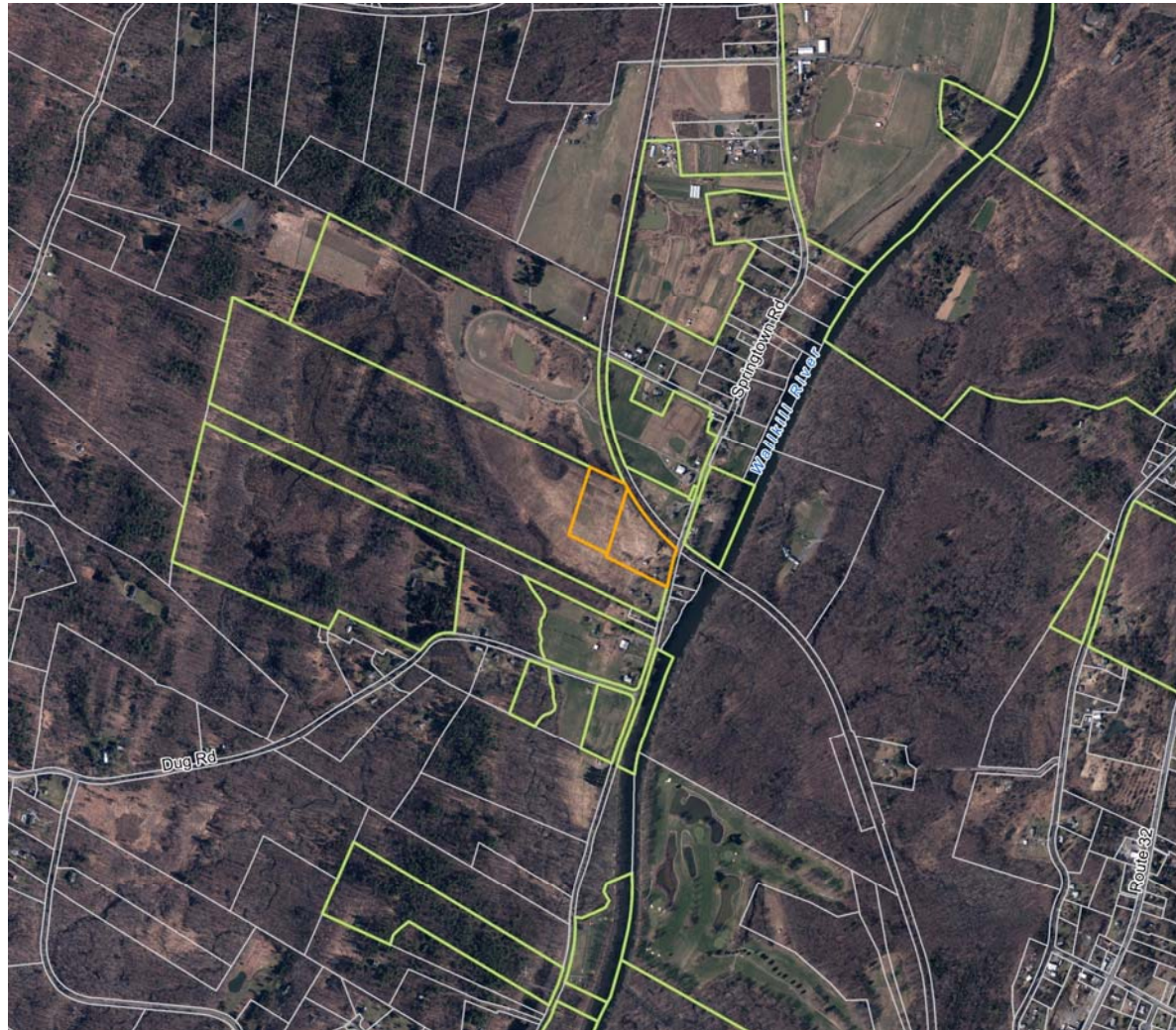


# Kamp – New Paltz (town) 2 parcels – 10 acres

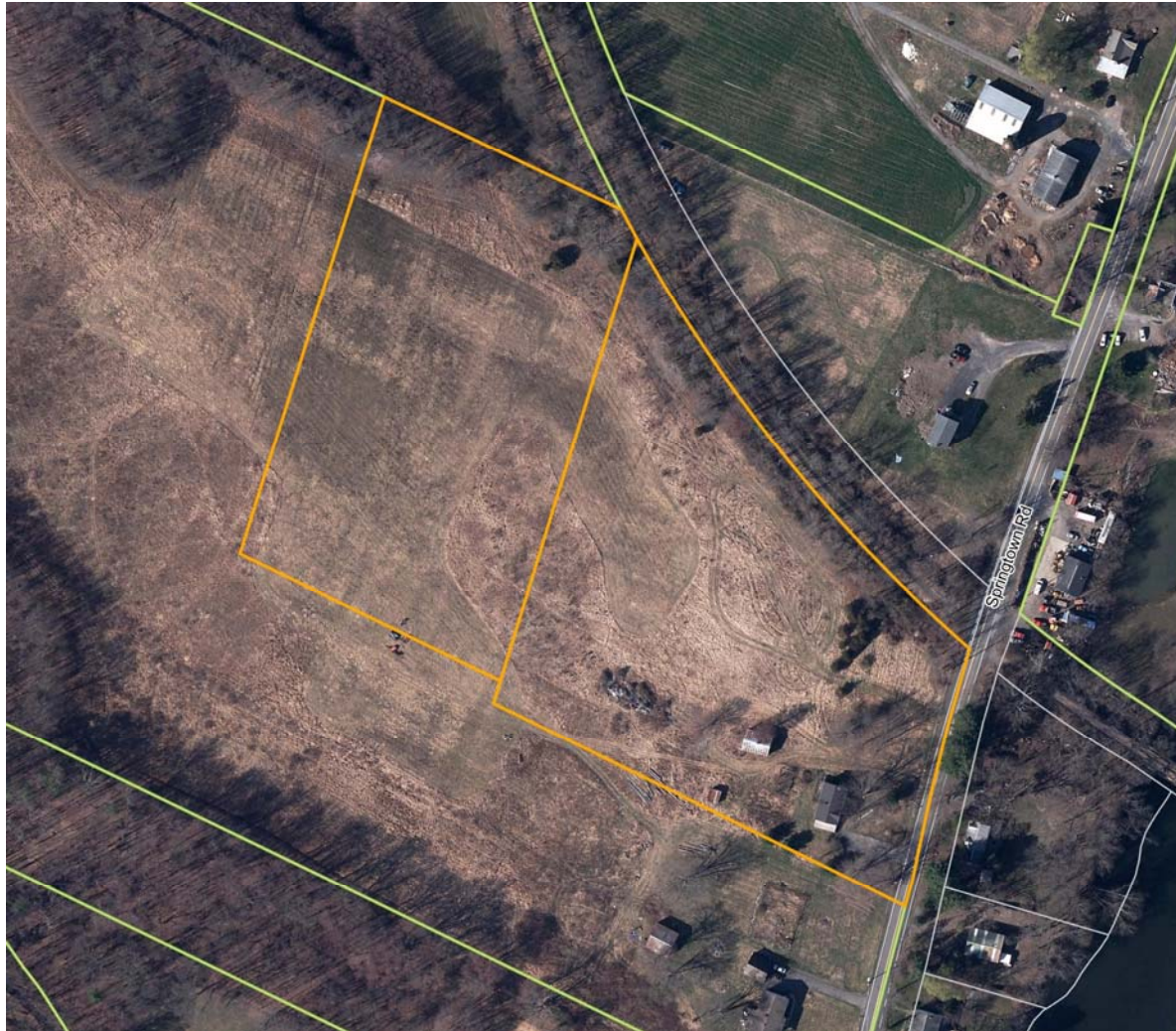


# Kamp – New Paltz (town)

2 parcels – 10 acres



# Kamp – New Paltz (town) 2 parcels – 10 acres



# Kamp – New Paltz (town)

## 2 parcels – 10 acres

- FF-- Flood Fringe Zoning District
  - Agriculture, including the keeping of fowl or farm animals – site plan review
  - Agriculture, not including the keeping of fowl or farm animals – permitted by right
- Prime and Important Soils
  - He - Haven loam

Kamp – New Paltz (town)  
2 parcels – 10 acres

- Planned operation – vegetables

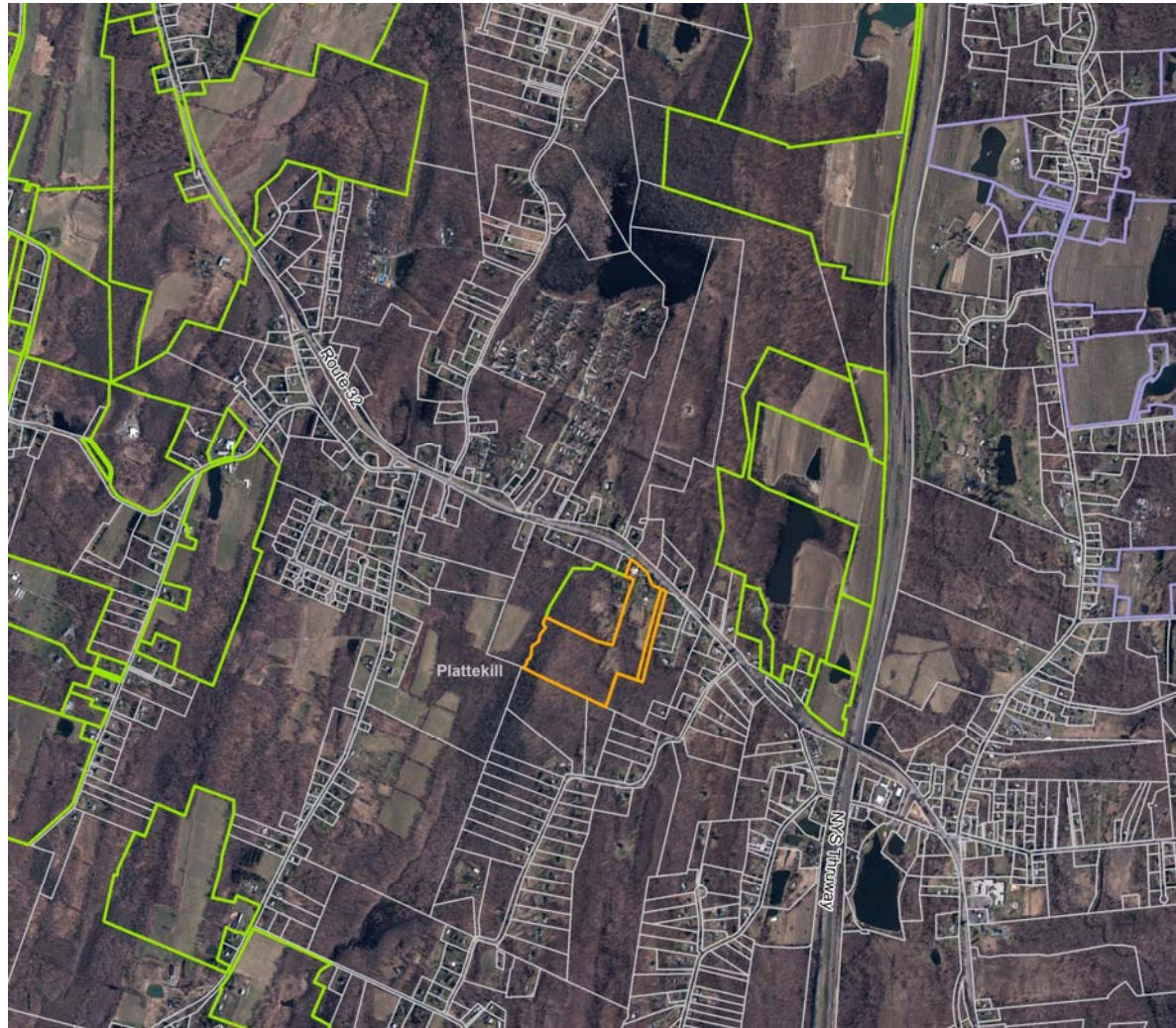
# Mayle – Plattekill

2 parcels – 31 acres



# Mayle – Plattekill

2 parcels – 31 acres



# Mayle – Plattekill

2 parcels – 31 acres





# Mayle – Plattekill

## 2 parcels – 31 acres

- RS-1 -- Residential Settlement
  - Agriculture – Principal Permitted Use with no site plan review
- §110-49. Animal husbandry
  - Section addresses both private and commercial horse stables extensively
    - Minimize impacts on adjoining properties
    - Minimum area requirements for horses (overall acreage of property and space within stables)
- Prime and Important Soils
  - MgB - Mardin-Nassau complex
  - Cd - Canandaigua silt loam, till substratum

# Mayle – Plattekill

## 2 parcels – 31 acres

- **Stone Silo Horse Farm**
- Breeding, training and selling of high performance horses

# Mayle – Plattekill

2 parcels – 31 acres



# Mayle – Plattekill

2 parcels – 31 acres



# Mayle – Plattekill

2 parcels – 31 acres



# Mayle – Plattekill

2 parcels – 31 acres



# Mayle – Plattekill

## 2 parcels – 31 acres



# Mayle – Plattekill

2 parcels – 31 acres





Mayle – Plattekill  
2 parcels – 31 acres



# Mayle – Plattekill

2 parcels – 31 acres



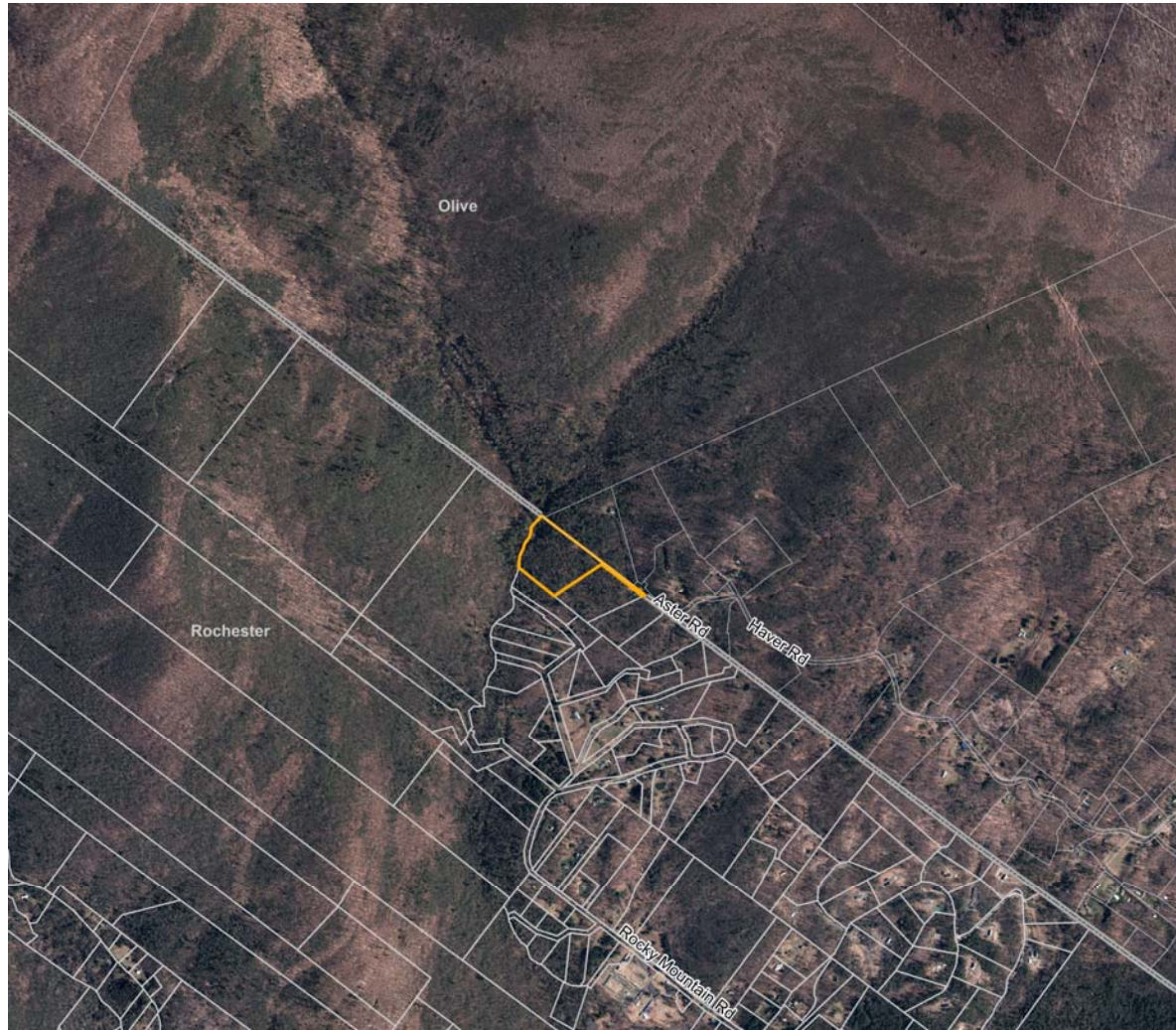
# Genna – Rochester

## 1 parcel – 11 acres



# Genna – Rochester

## 1 parcel – 11 acres



# Genna – Rochester

1 parcel – 11 acres



# Genna – Rochester

## 1 parcel – 11 acres

- R-2 -- Low Density Residential District
  - Agriculture (animal) – Principal Permitted Use with site plan review
  - Agriculture (non-animal) – Principal Permitted Use with no site plan review
- §140-14. Animal husbandry

# Genna – Rochester

## 1 parcel – 11 acres

- **Aster Farm**
- Planned operation – aquaculture, maple sap, apiary, wildflowers, herbs, industrial hemp and tinctures for animals
  - Topography suited for gravity flow lines

# Genna – Rochester

## 1 parcel – 11 acres





# Genna – Rochester

## 1 parcel – 11 acres



# Genna – Rochester

## 1 parcel – 11 acres



# Genna – Rochester

1 parcel – 11 acres




# Genna – Rochester

1 parcel – 11 acres



# Genna – Rochester

## 1 parcel – 11 acres

 **NEW YORK**  
STATE OF OPPORTUNITY

**Agriculture and Markets**

ANDREW M. CUOMO  
Governor

RICHARD A. BALL  
Commissioner

**FOR OFFICE USE ONLY**  
Estab. No.: \_\_\_\_\_  
License No.: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
Fee Received \$ \_\_\_\_\_  
 Credit Card\*  Check  M.O.  
Receipt  
Reviewed: \_\_\_\_\_ Approved: \_\_\_\_\_

**New York State Department of Agriculture and Markets**  
**Research Partner Application – NON-CBD Research Proposal**  
**Industrial Hemp Agricultural Research Pilot Program**

The New York State Department of Agriculture and Markets is administering an Industrial Hemp Agricultural Research Pilot Program (IHARP), for the 2018 growing season, as authorized by 7 U.S.C. § 5940 (Farm Bill of 2014). Those individuals or businesses interested in participating in IHARP as Research Partners must submit this application and a \$500.00 non-refundable application fee to the NYS Department of Agriculture and Markets, Division of Plant Industry, 10-B Airline Drive, Albany, NY 12235.

Applications for NON-CBD related research will be accepted on a rolling basis.  
**NO CBD-related applications are being accepted at this time.**

Primary Location (Physical and GPS coordinates):  
Business/Institution Name: Aster Farm, subsidiary Constellation Project

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# Genna – Rochester

## 1 parcel – 11 acres

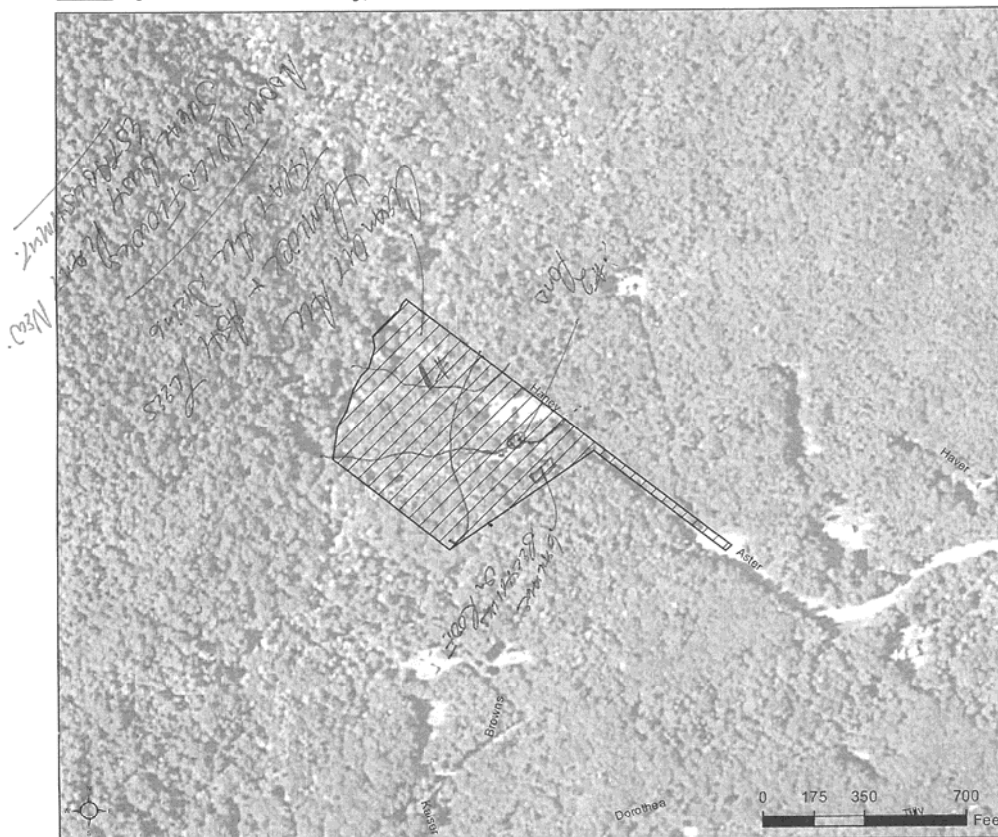
USDA United States Department of Agriculture  
Ulster County, New York

Farm 1815  
Tract 2834

All producer shares 100%  
unless otherwise indicated

2018 Program Year

Map Created April 19, 2018



**Common Land Unit**  
 Non-Cropland

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

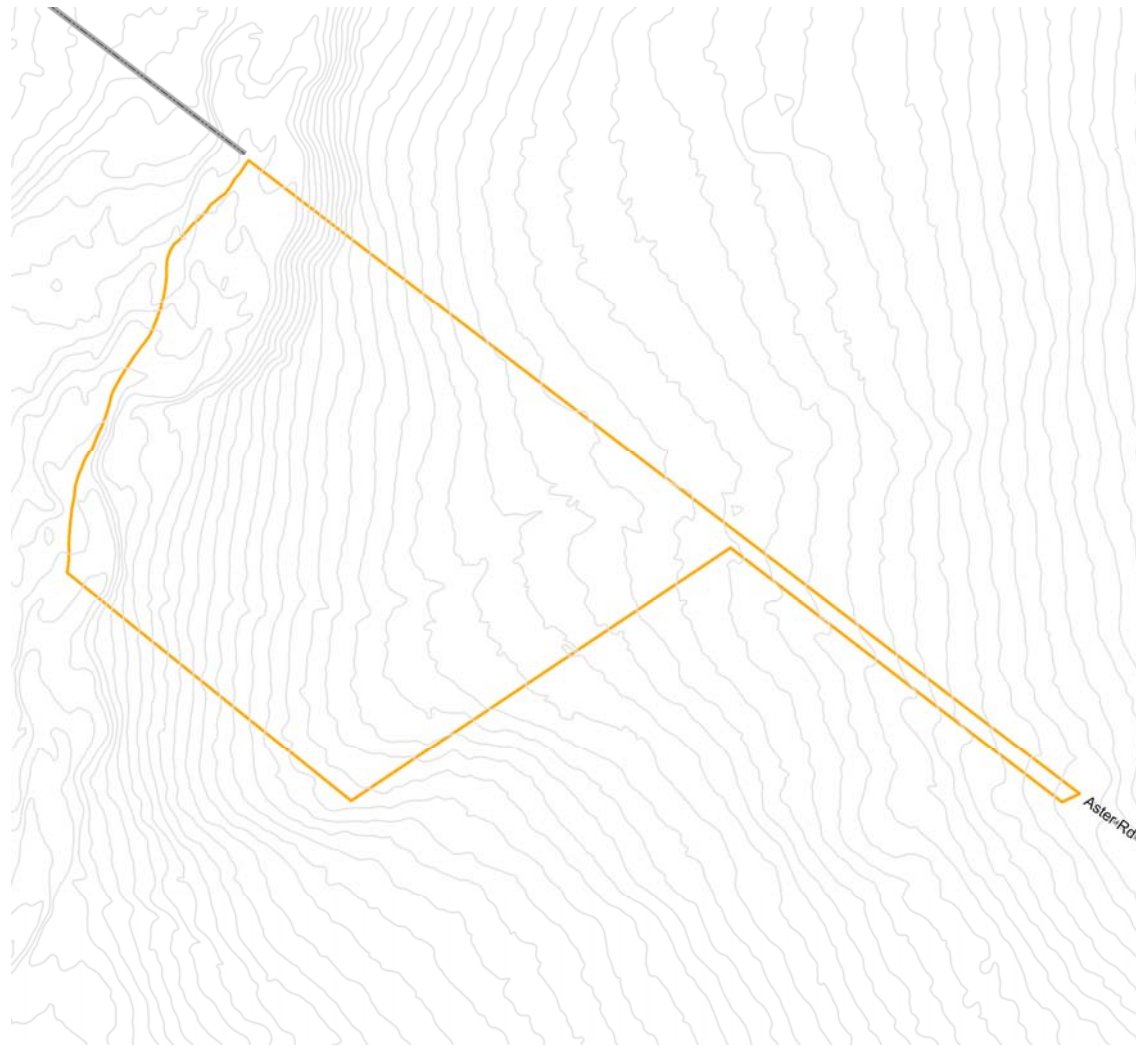
Tract Cropland Total: 0.00 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or 2017 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

All fields are non-irrigated unless otherwise noted

# Genna – Rochester

1 parcel – 11 acres



# Weber – Marbletown

1 parcel – 35 acres





# Weber – Marbletown

1 parcel – 35 acres



# Weber – Marbletown

1 parcel – 35 acres



# Weber – Marbletown

## 1 parcel – 35 acres

- A-2 -- Residence District (Agriculture 2)
  - Permitted Use upon Zoning Permit and Plot Plan Approval by the Code Enforcement Officer
    - Crop production
    - Animal production
  - Commercial poultry and egg production allowed by special use permit
- §200-38. Agriculture
  - Commercial farm operations involving the keeping of livestock shall only be permitted in an A-2, A-3 or A-4 Zoning District, subject to issuance of a special permit and compliance with certain standards
- Prime and Important Soils
  - MdB - Mardin gravelly silt loam
  - WsB - Williamson silt loam
  - BgC - Bath gravelly silt loam
  - Ra - Raynham silt loam

# Weber – Marbletown

## 1 parcel – 35 acres

- **Weber Farm**
- Planned operation – organic vegetables, woodland-raised pigs (silvopature) and poultry

# Weber – Marbletown

1 parcel – 35 acres



# Weber – Marbletown

## 1 parcel – 35 acres



# Weber – Marbletown

## 1 parcel – 35 acres



# Weber – Marbletown

## 1 parcel – 35 acres



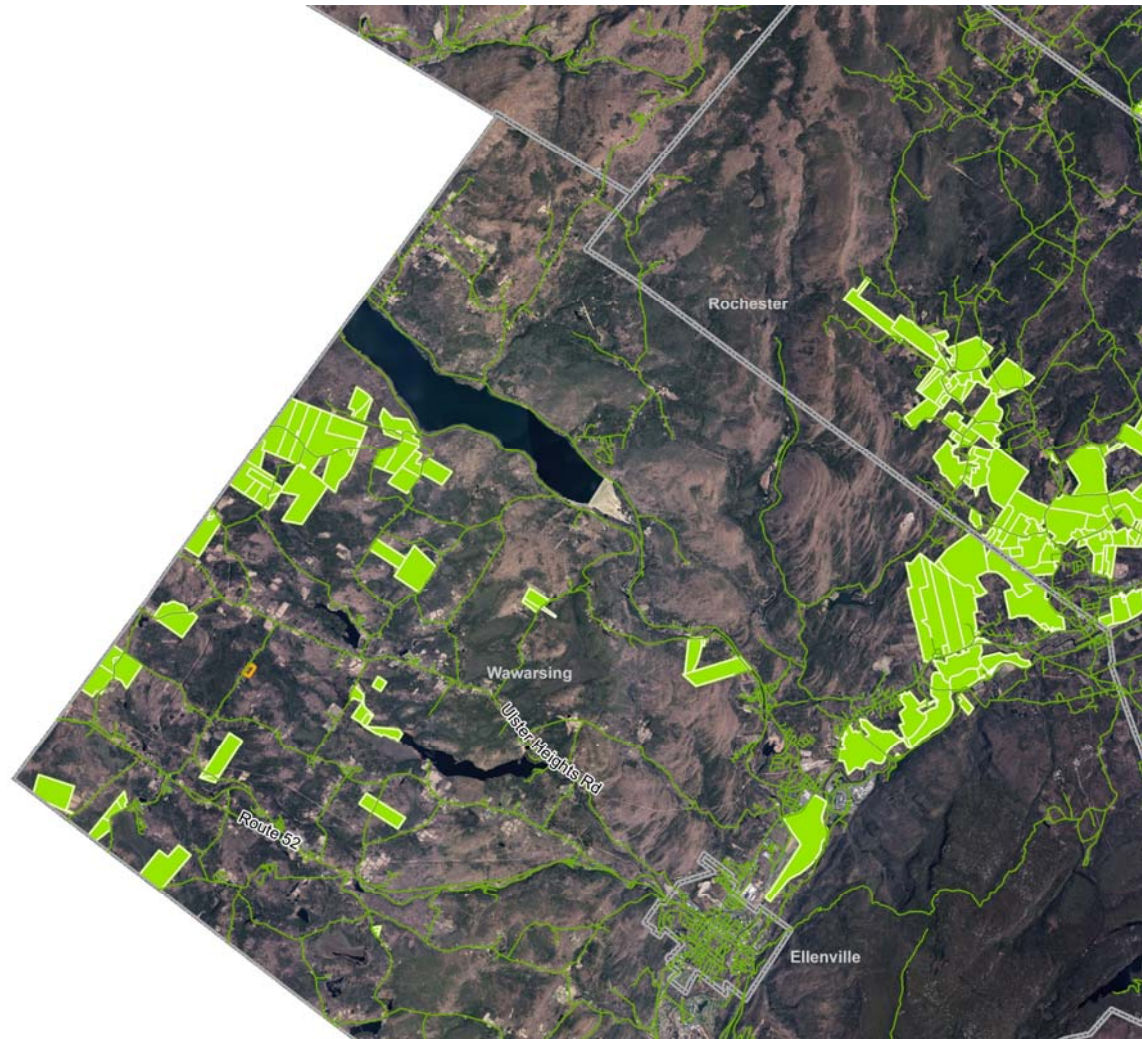


# Weber – Marbletown 1 parcel – 35 acres



# Brown – Wawarsing

1 parcel – 8 acres



# Brown – Wawarsing

1 parcel – 8 acres



# Brown – Wawarsing

1 parcel – 8 acres



# Brown – Wawarsing

## 1 parcel – 8 acres

- RU -- Rural District
  - Agriculture – Principal Permitted Use with no site plan review

# Brown – Wawarsing

## 1 parcel – 8 acres

- Planned operation – maple sap and vineyard

# Brown – Wawarsing

1 parcel – 8 acres



# Brown – Wawarsing

1 parcel – 8 acres





# Brown – Wawarsing

1 parcel – 8 acres



# Spurgat – Rosendale

1 parcel – 82 acres



# Spurgat – Rosendale

1 parcel – 82 acres



# Spurgat – Rosendale

1 parcel – 82 acres



# Spurgat – Rosendale

## 1 parcel – 82 acres

- Zoning District A (Residence)
  - Crop and livestock agriculture permitted by right
- §75-18. General Provisions
  - Part L – standards for poultry operations
- Prime and Important Soils
  - HuC - Hudson silt loam

# Spurgat – Rosendale

## 1 parcel – 82 acres

- Planned operation – cut flowers, wild flowers, apiary and maple sap
  - Started discing field
  - Topography suited for gravity flow lines

# Spurgat – Rosendale

1 parcel – 82 acres



# Spurgat – Rosendale

1 parcel – 82 acres





# Spurgat – Rosendale

1 parcel – 82 acres



# Spurgat – Rosendale

1 parcel – 82 acres



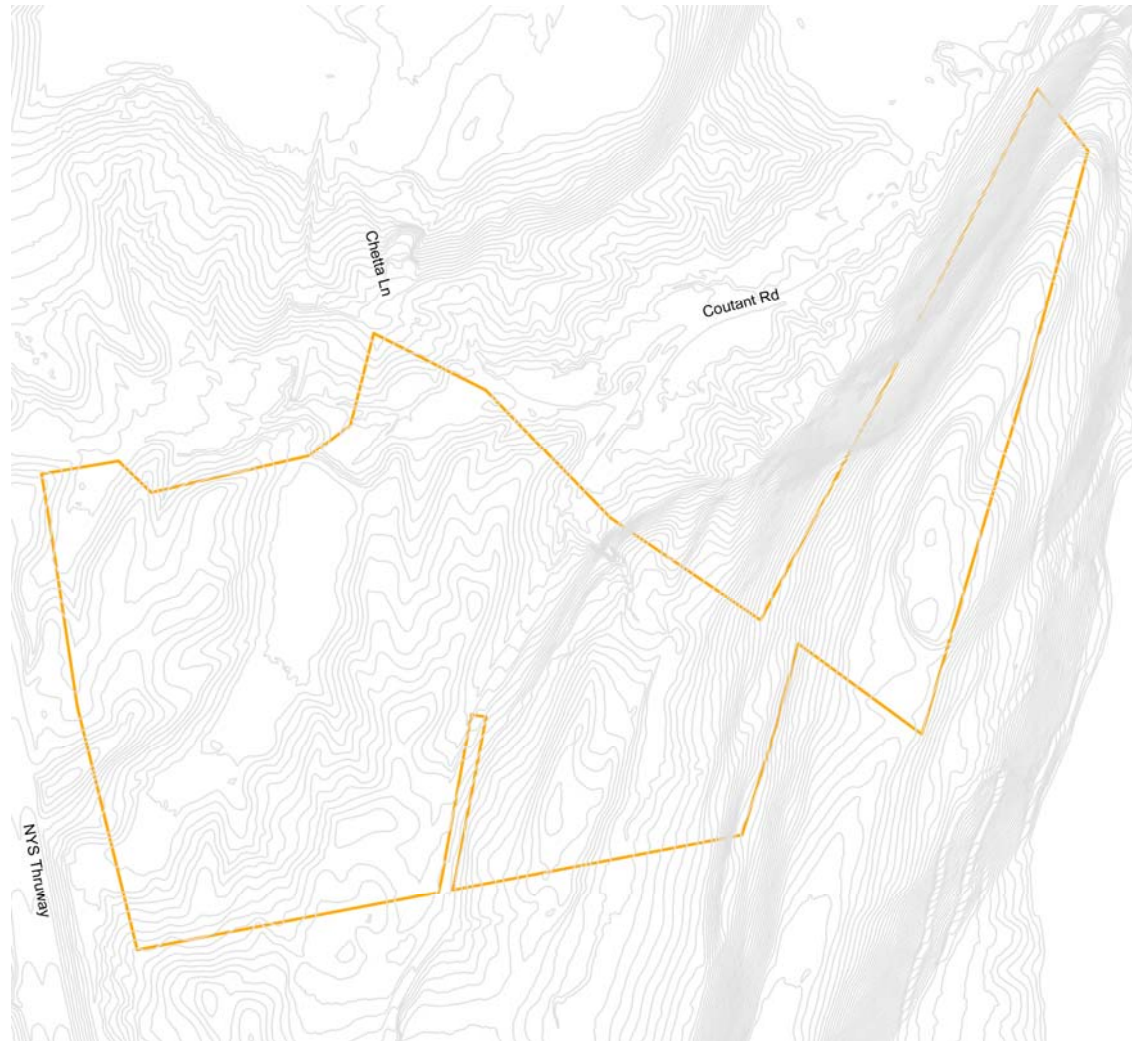
# Spurgat – Rosendale

1 parcel – 82 acres

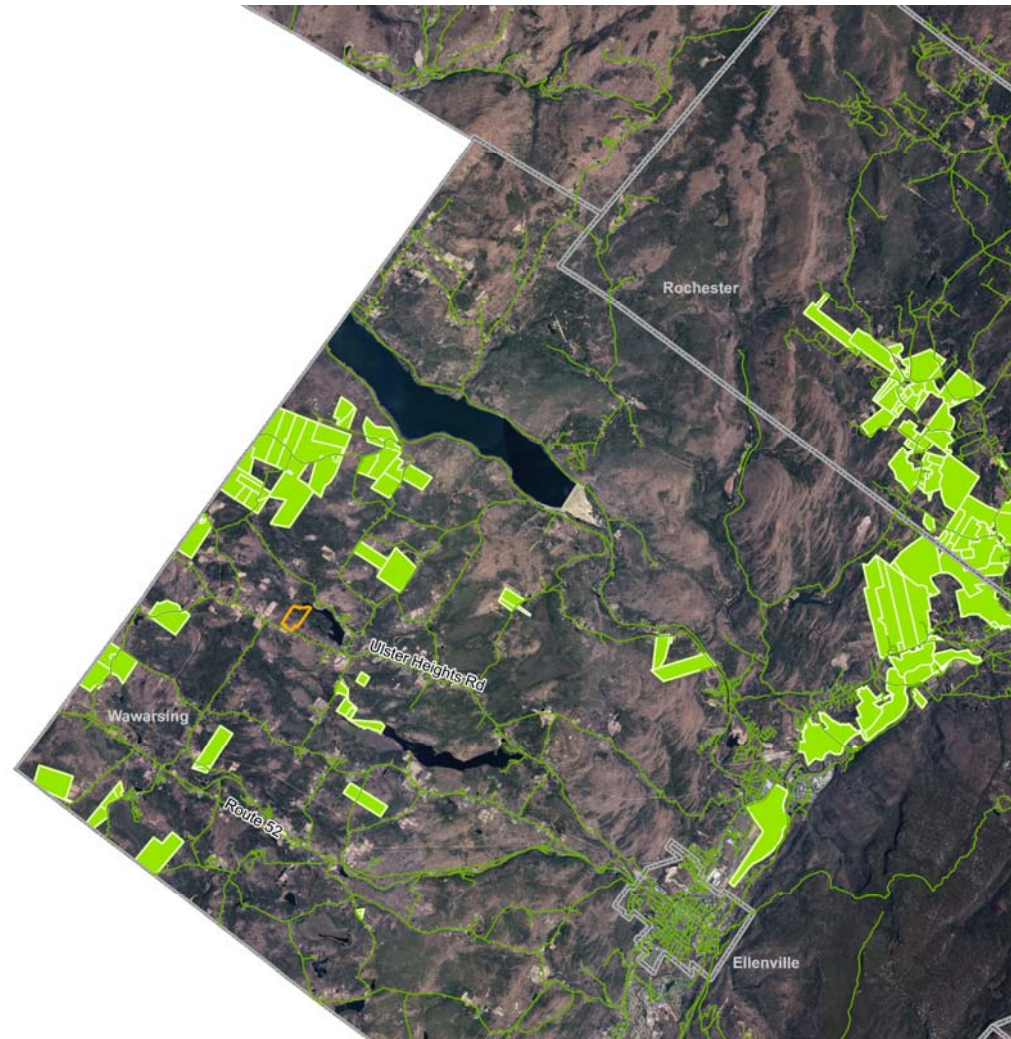


# Spurgat – Rosendale

1 parcel – 82 acres

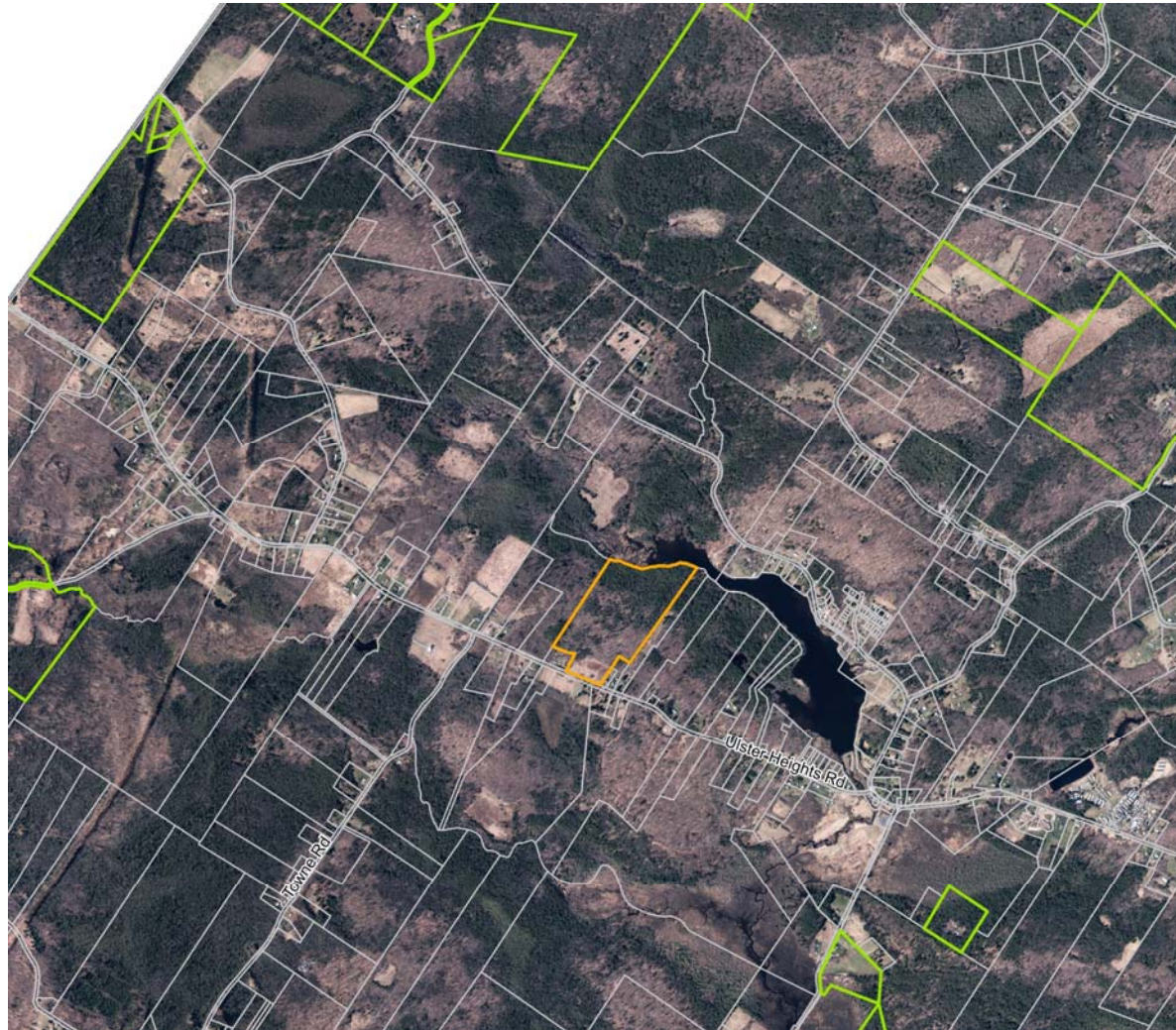


# First Capital LLC – Wawarsing 1 parcel – 48 acres



# First Capital LLC – Wawarsing

1 parcel – 48 acres



# First Capital LLC – Wawarsing 1 parcel – 48 acres



# First Capital LLC – Wawarsing 1 parcel – 48 acres

- RU -- Rural District
  - Agriculture – Principal Permitted Use with no site plan review
- Prime and Important Soils
  - SwB - Swartswood stony fine sandy loam



# First Capital LLC – Wawarsing 1 parcel – 48 acres

- Parcel is ancillary to an operation on a 110 acre parcel nearby on Sherman Rd, which is already in a New York State Certified Agricultural District.
- Additional grazing land for sheep and goats
- Operation on main parcel is in early stages with some poultry, sheep and goats; beef cattle planned.

# First Capital LLC – Wawarsing 1 parcel – 48 acres



# First Capital LLC – Wawarsing 1 parcel – 48 acres



# First Capital LLC – Wawarsing 1 parcel – 48 acres



# First Capital LLC – Wawarsing 1 parcel – 48 acres



# First Capital LLC – Wawarsing 1 parcel – 48 acres



# First Capital LLC – Wawarsing 1 parcel – 48 acres



Main Parcel

# First Capital LLC – Wawarsing 1 parcel – 48 acres



Main Parcel



# First Capital LLC – Wawarsing 1 parcel – 48 acres



Main Parcel

# First Capital LLC – Wawarsing 1 parcel – 48 acres



Main Parcel

# First Capital LLC – Wawarsing 1 parcel – 48 acres



Main Parcel

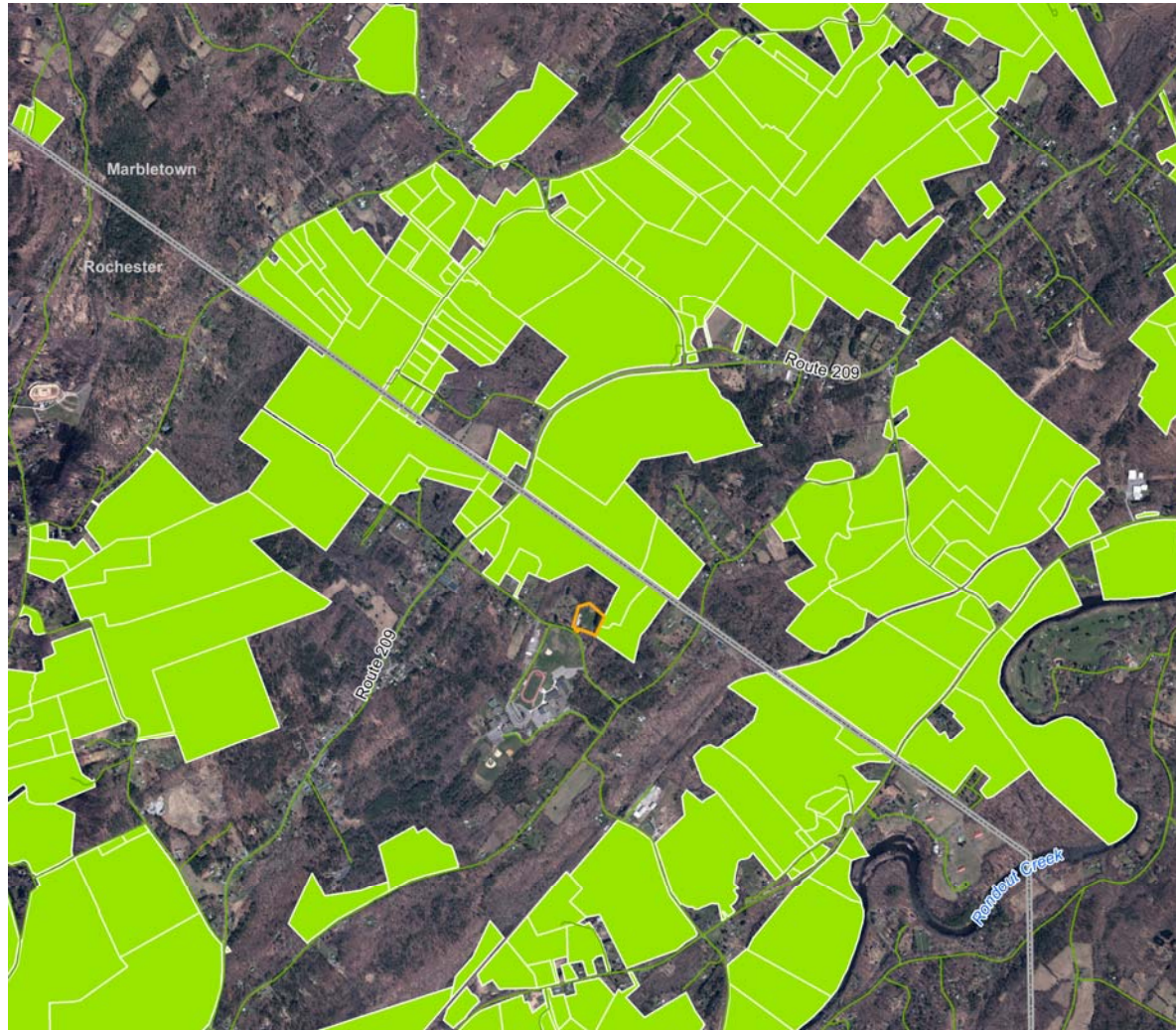
# First Capital LLC – Wawarsing 1 parcel – 48 acres



Main Parcel

# Feldman – Rochester

## 1 parcel – 4 acres



# Feldman – Rochester

1 parcel – 4 acres



# Feldman – Rochester

1 parcel – 4 acres



# Feldman – Rochester

## 1 parcel – 4 acres

- AR-3 -- Residential Agricultural District
  - Agriculture (animal and non-animal) – Principal Permitted  
Use with no site plan review
- §140-14. Animal husbandry
- Prime and Important Soils
  - MgB - Mardin-Nassau complex



# Feldman – Rochester

## 1 parcel – 4 acres

- Vineyard – early stages
- Existing - garlic, blackberries, blueberries, gooseberries, black courants, peppers and tomatoes
  - Sells to restaurants
- Planned - shitake mushrooms
- Sculpture and metalworking studio on site

# Feldman – Rochester

1 parcel – 4 acres



# Feldman – Rochester

## 1 parcel – 4 acres



# Feldman – Rochester

## 1 parcel – 4 acres



# Feldman – Rochester

## 1 parcel – 4 acres



# Feldman – Rochester

1 parcel – 4 acres



# Feldman – Rochester

## 1 parcel – 4 acres



# Feldman – Rochester

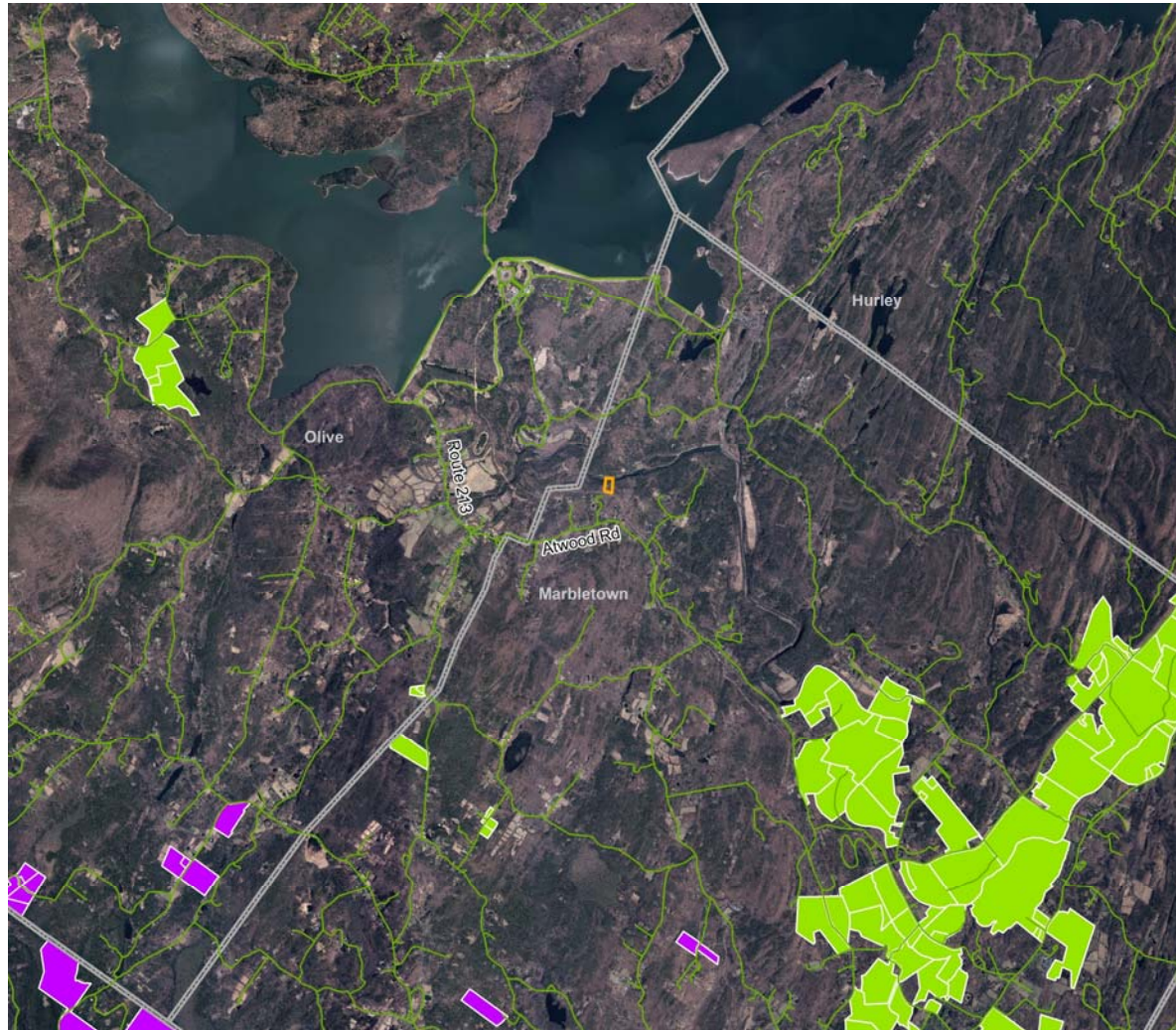
## 1 parcel – 4 acres





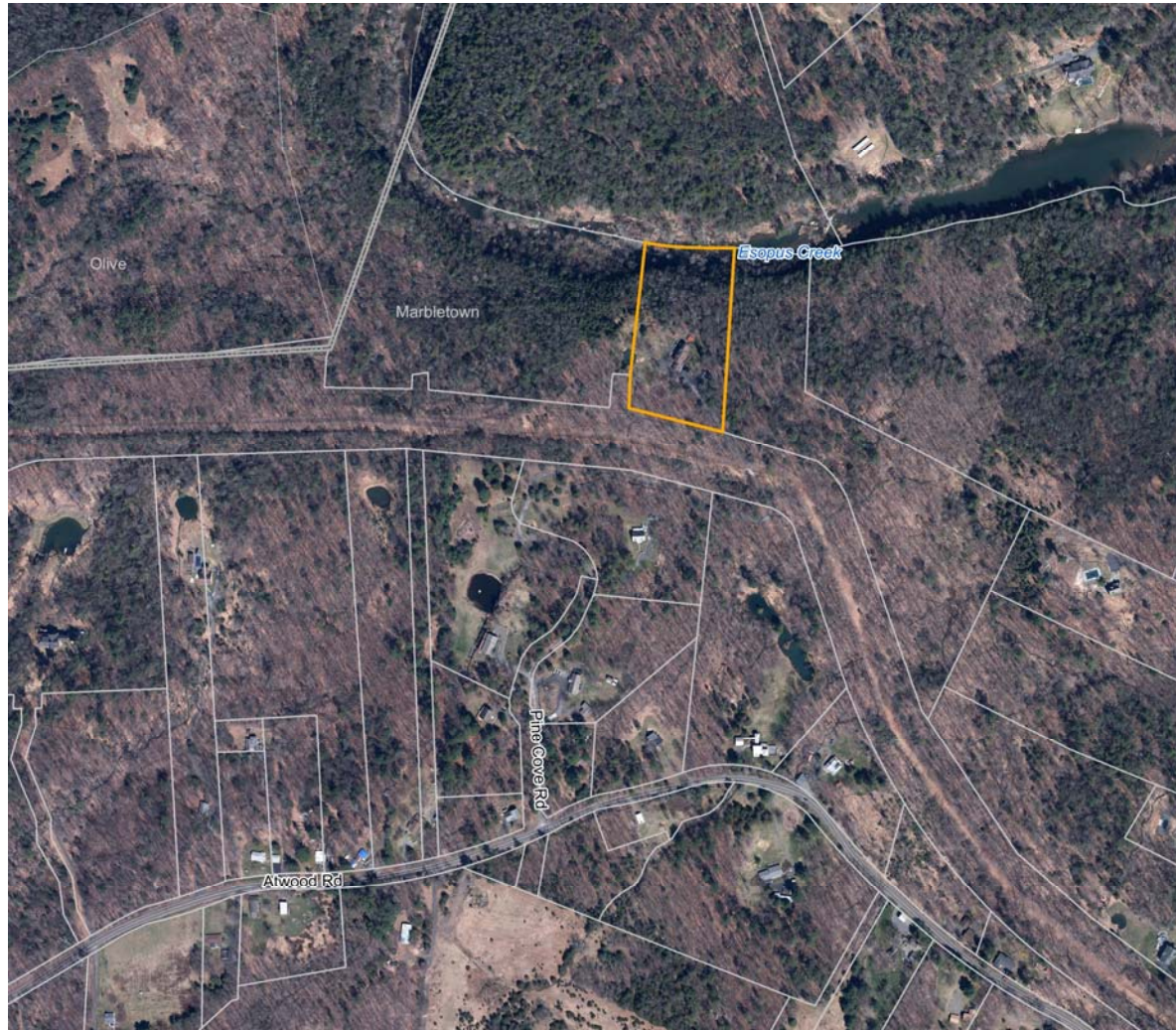
# Casey – Marbletown

1 parcel – 4 acres



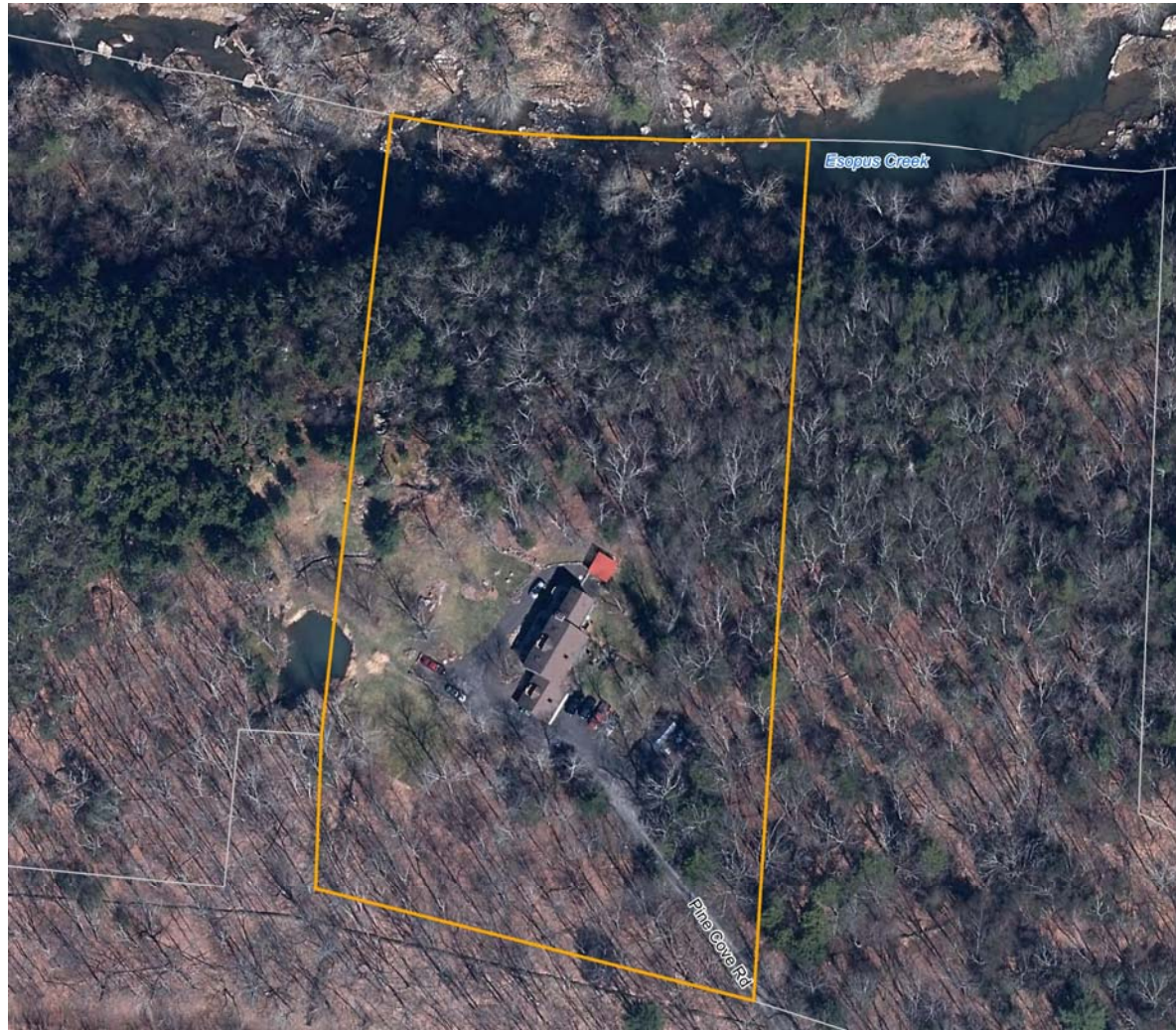
# Casey – Marbletown

1 parcel – 4 acres



# Casey – Marbletown

1 parcel – 4 acres



# Casey – Marbletown

## 1 parcel – 4 acres

- A-3 -- Residence District (Agriculture 3)
  - Permitted Use upon Zoning Permit and Plot Plan Approval by the Code Enforcement Officer
    - Crop production
    - Animal production
  - Commercial poultry and egg production allowed by special use permit
- §200-38. Agriculture
  - Commercial farm operations involving the keeping of livestock shall only be permitted in an A-2, A-3 or A-4 Zoning District, subject to issuance of a special permit and compliance with certain standards

# Casey – Marbletown

## 1 parcel – 4 acres

- **RRR Ranch**
  - Planned operation – greens, microgreens and vegetables
- Partnership with **Clove Valley CSA**
- Facilities for small-plot intensive agriculture

# Casey – Marbletown

## 1 parcel – 4 acres



# Casey – Marbletown

## 1 parcel – 4 acres



# Casey – Marbletown

## 1 parcel – 4 acres





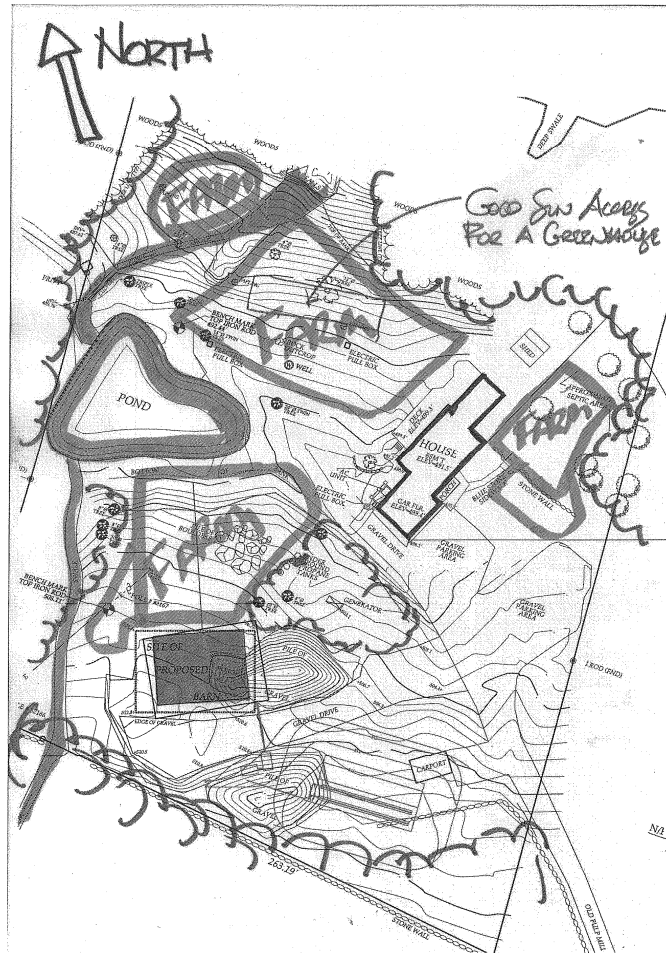
# Casey – Marbletown

1 parcel – 4 acres



# Casey – Marbletown

## 1 parcel – 4 acres



3.27.18

# Jaster – Olive

1 parcel – 32 acres



# Jaster – Olive

1 parcel – 32 acres



# Jaster – Olive

1 parcel – 32 acres



# Jaster – Olive

## 1 parcel – 32 acres

- R/C-10A -- Residential/Conservation District and R/E-1A -- Residential/Exurban District
  - Farm Uses – Permitted Principal Use with site plan review
- Prime and Important Soils
  - HgA - Hoosic gravelly loam

# Jaster – Olive

## 1 parcel – 32 acres

- **Atticus Farm**
- Vegetables (various) and fruit trees (apple, pear, nectarine and peach)
- Planned operation – woodland-raised pigs (silvopasture) and poultry

# Jaster – Olive

1 parcel – 32 acres





# Jaster – Olive

1 parcel – 32 acres



# Jaster – Olive

1 parcel – 32 acres



# Jaster – Olive

1 parcel – 32 acres



# Jaster – Olive

1 parcel – 32 acres



# Jaster – Olive

1 parcel – 32 acres



# Jaster – Olive

1 parcel – 32 acres



Newly Planted Saplings (Photo taken May 2018)

# Jaster – Olive

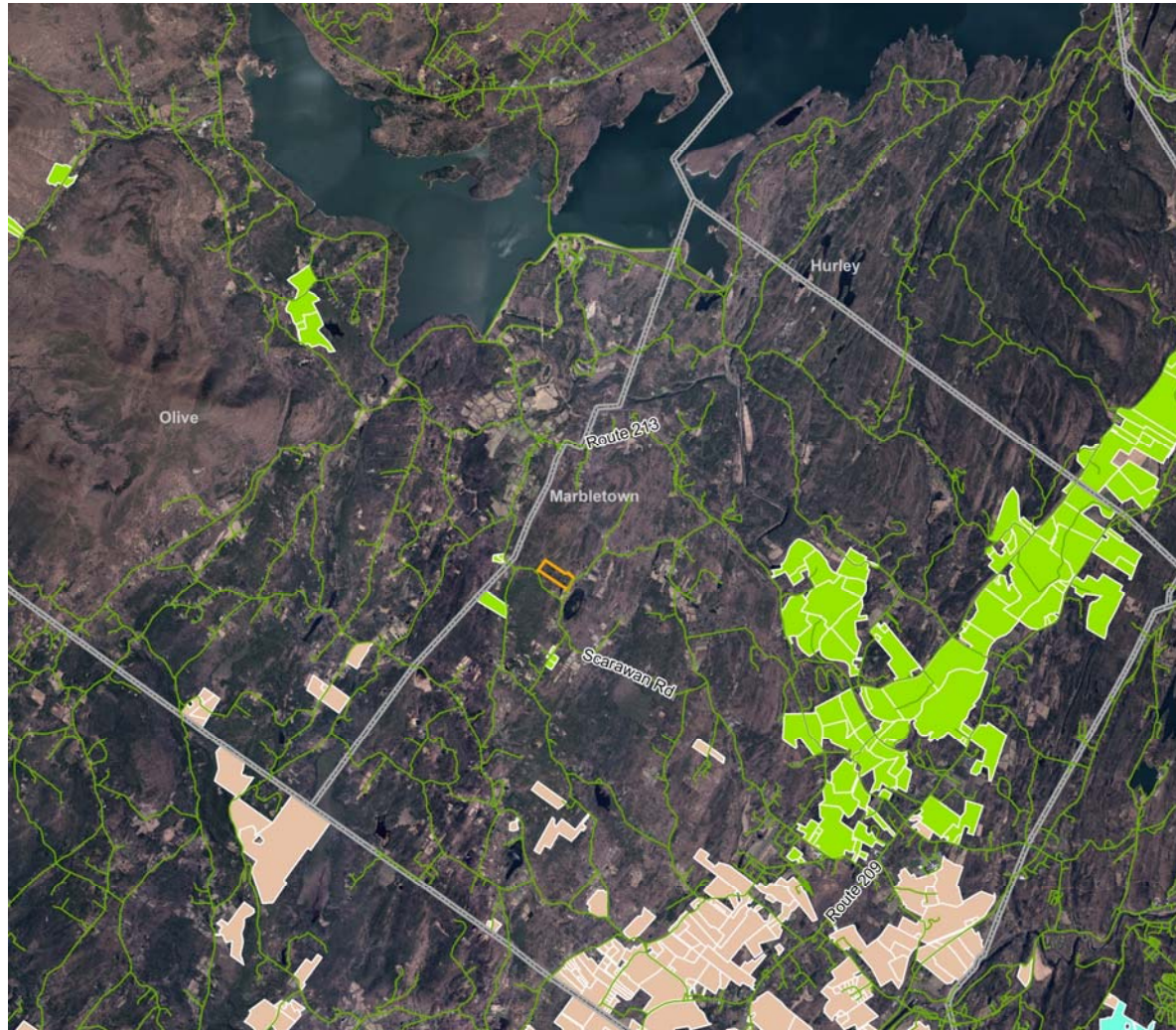
1 parcel – 32 acres



Newly Planted Saplings (Photo taken May 2018)

# McLean & Bowen – Marbletown

1 parcel – 32 acres





# McLean & Bowen – Marbletown

1 parcel – 32 acres



# McLean & Bowen – Marbletown

1 parcel – 32 acres



# McLean & Bowen – Marbletown

## 1 parcel – 32 acres

- A-3 -- Residence District (Agriculture 3)
  - Permitted Use upon Zoning Permit and Plot Plan Approval by the Code Enforcement Officer
    - Crop production
    - Animal production
  - Commercial poultry and egg production allowed by special use permit
- §200-38. Agriculture
  - Commercial farm operations involving the keeping of livestock shall only be permitted in an A-2, A-3 or A-4 Zoning District, subject to issuance of a special permit and compliance with certain standards
- Prime and Important Soils
  - MdB - Mardin gravelly silt loam

# McLean & Bowen – Marbletown

## 1 parcel – 32 acres

- Planned operation – maple sap
  - Topography suited for gravity flow lines
  - Some preparation of land to accommodate maple sap operation

# McLean & Bowen – Marbletown

## 1 parcel – 32 acres



# McLean & Bowen – Marbletown

## 1 parcel – 32 acres



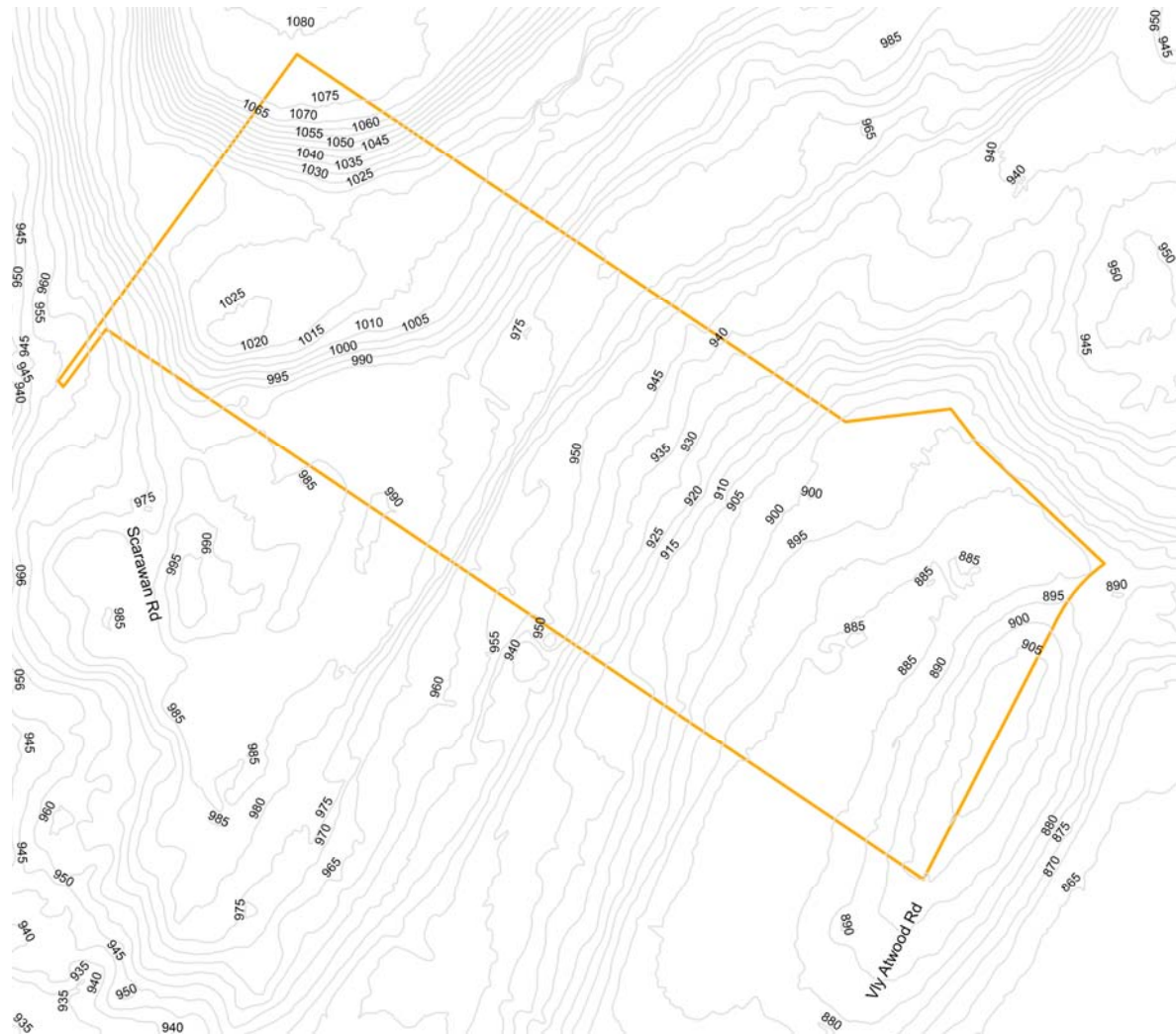
# McLean & Bowen – Marbletown

## 1 parcel – 32 acres



# McLean & Bowen – Marbletown

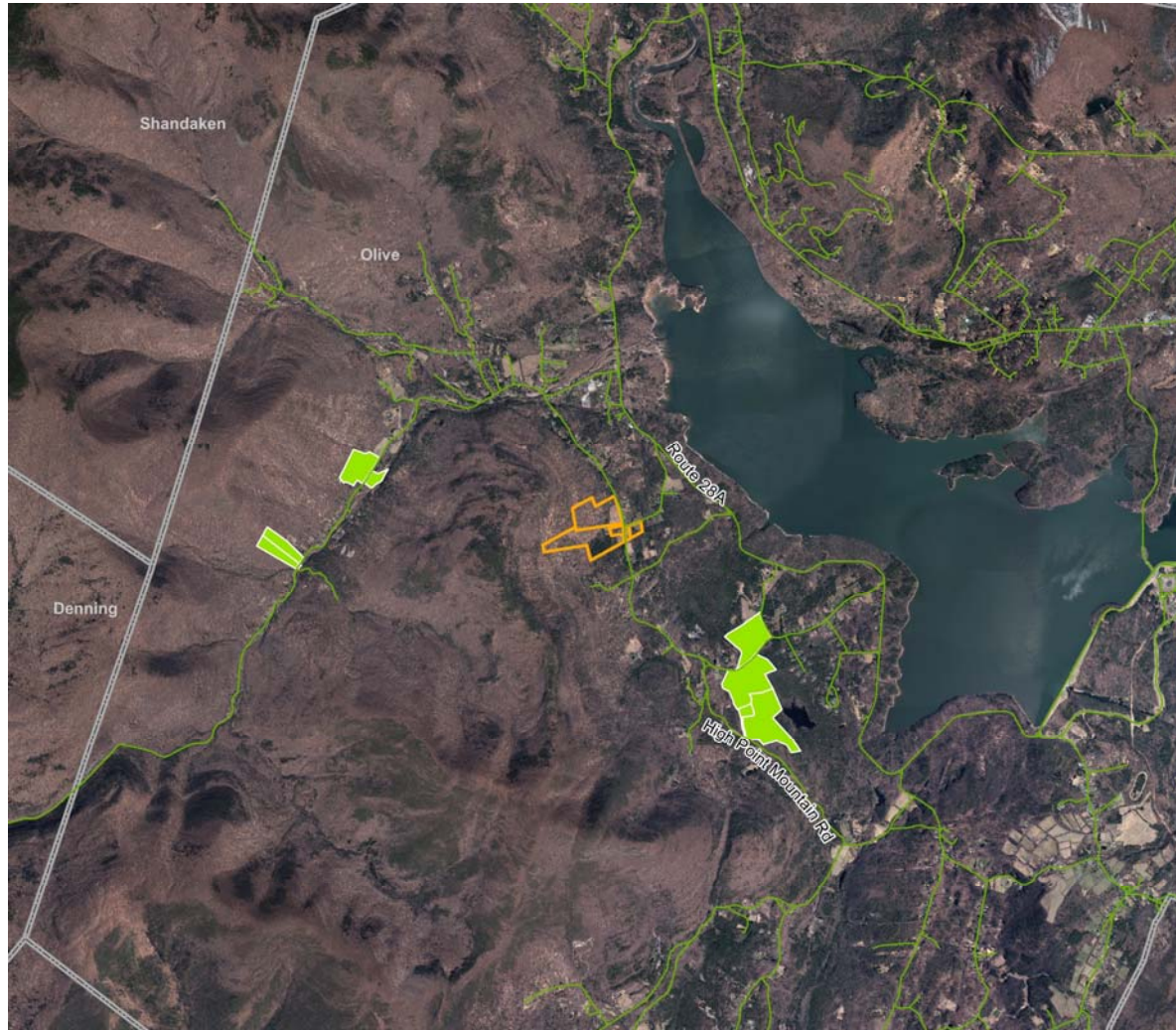
## 1 parcel – 32 acres





# Adams – Olive

5 parcels – 80 acres



# Adams – Olive

5 parcels – 80 acres



# Adams – Olive

5 parcels – 80 acres



# Adams – Olive

## 5 parcels – 80 acres

- R/C-10A -- Residential/Conservation District and R/R-3A -- Residential/Rural District
  - Farm Uses – Permitted Principal Use with site plan review

# Adams – Olive

## 5 parcels – 80 acres

- Planned operation - apple orchard
  - supplier for hard cider production

Adams – Olive  
5 parcels – 80 acres



Adams – Olive  
5 parcels – 80 acres



Adams – Olive  
5 parcels – 80 acres





# Adams – Olive

5 parcels – 80 acres



Adams – Olive  
5 parcels – 80 acres



Adams – Olive  
5 parcels – 80 acres



# Adams – Olive

5 parcels – 80 acres



Farm Across the Street

# Adams – Olive

5 parcels – 80 acres



Farm Across the Street

Adams – Olive  
5 parcels – 80 acres



Farm Across the Street

# Adams – Olive

## 5 parcels – 80 acres



Farm Across the Street

Adams – Olive  
5 parcels – 80 acres



Farm Across the Street



Recommendation?