

Maya Lin Artwork - <https://landscaperepresentation2013.tumblr.com/post/68688543630/maya-lin-here-and-there-lin-explores-aspects>

Hudson River



**Ulster County Agricultural & Farmland  
Protection Board**  
2019 Agricultural District Inclusions  
May 23, 2019

Sunflower Picture:  
The Hudson Valley on Facebook  
Picture taken in Hurley, NY  
Posted on 9/26/2017  
<https://www.facebook.com/HudsonRiverValley>

# 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

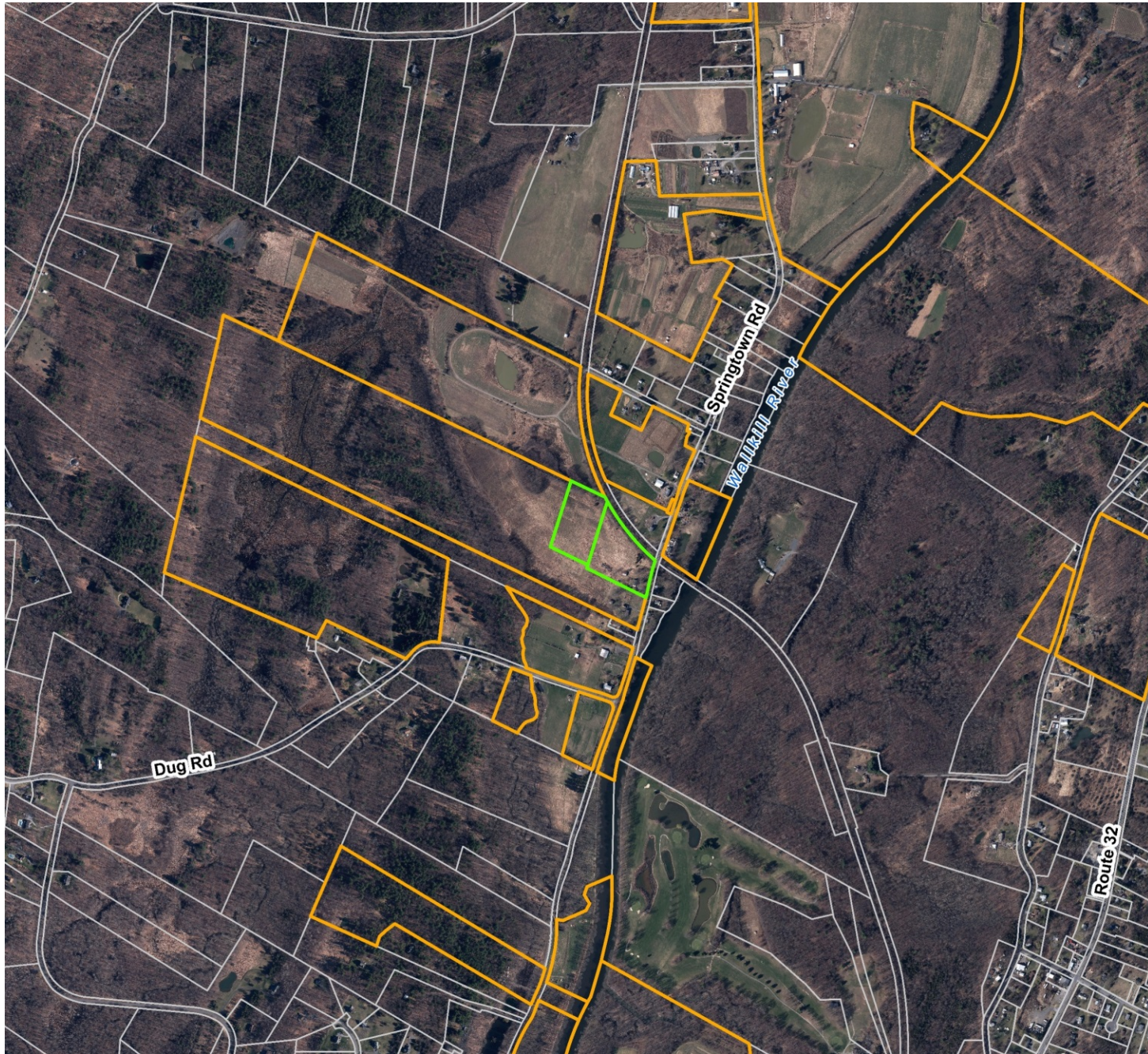
“The statutory definition of ‘farm operation’ does not require minimum acreage and income thresholds for most operations. Many viable farm operations are conducted on limited acreage (e.g., greenhouses, poultry and aquaculture); as well as on marginal lands (e.g., farmed deer on steep slopes and non-prime 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.”

# 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 – haying

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



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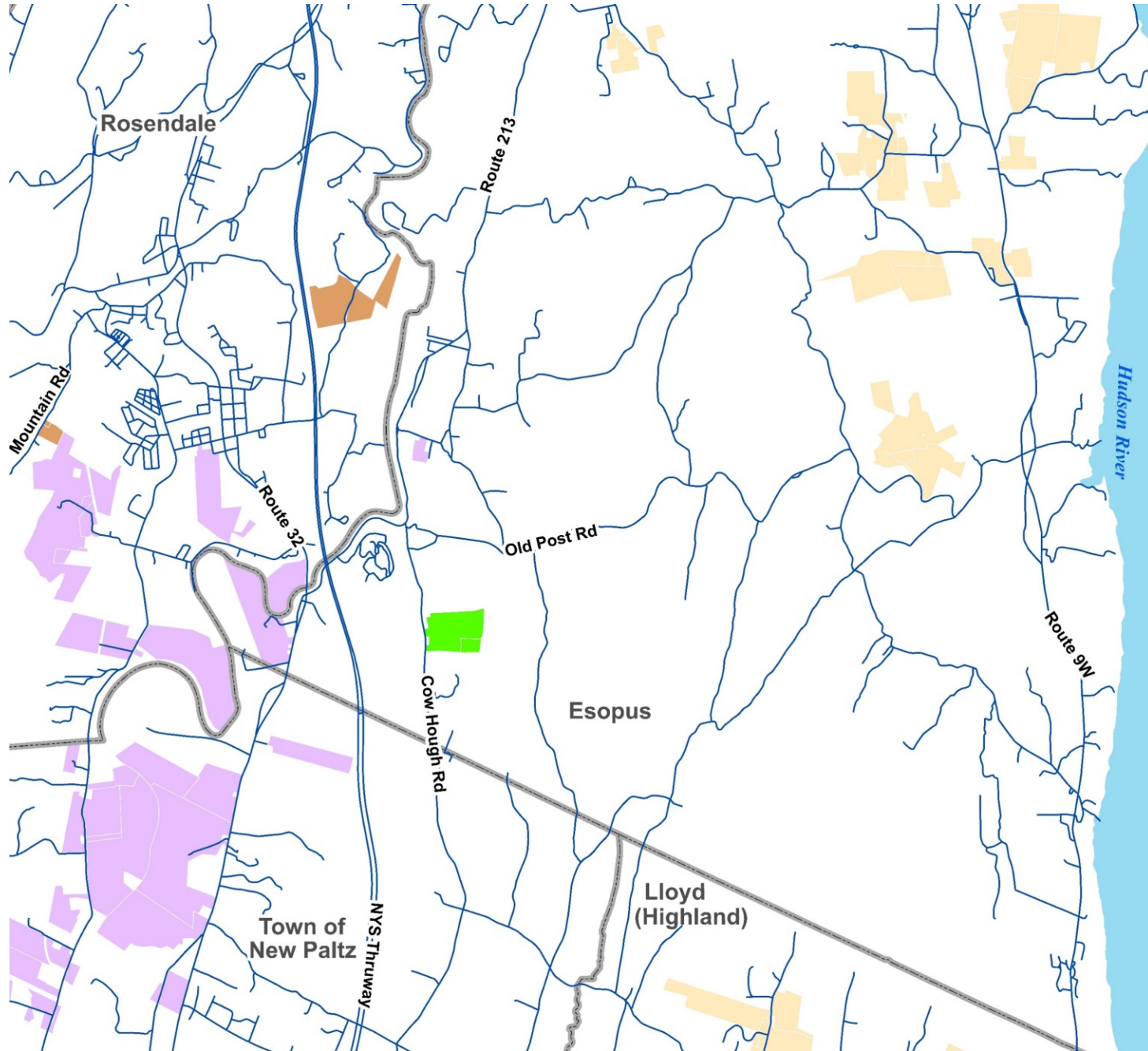
Kamp – New Paltz (town)  
2 parcels – 10 acres



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

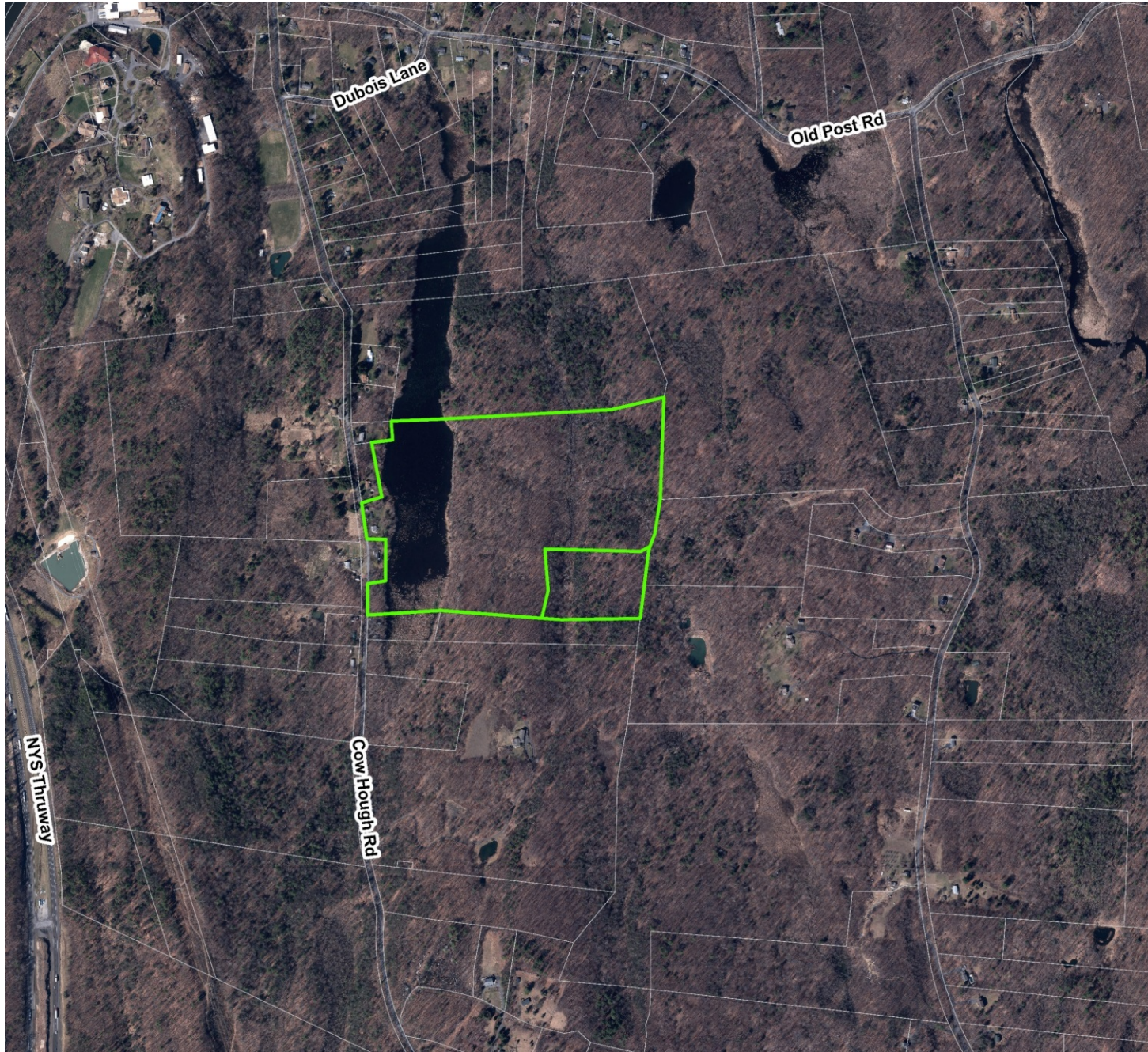


# Tyson – Esopus 2 parcels – 61 acres

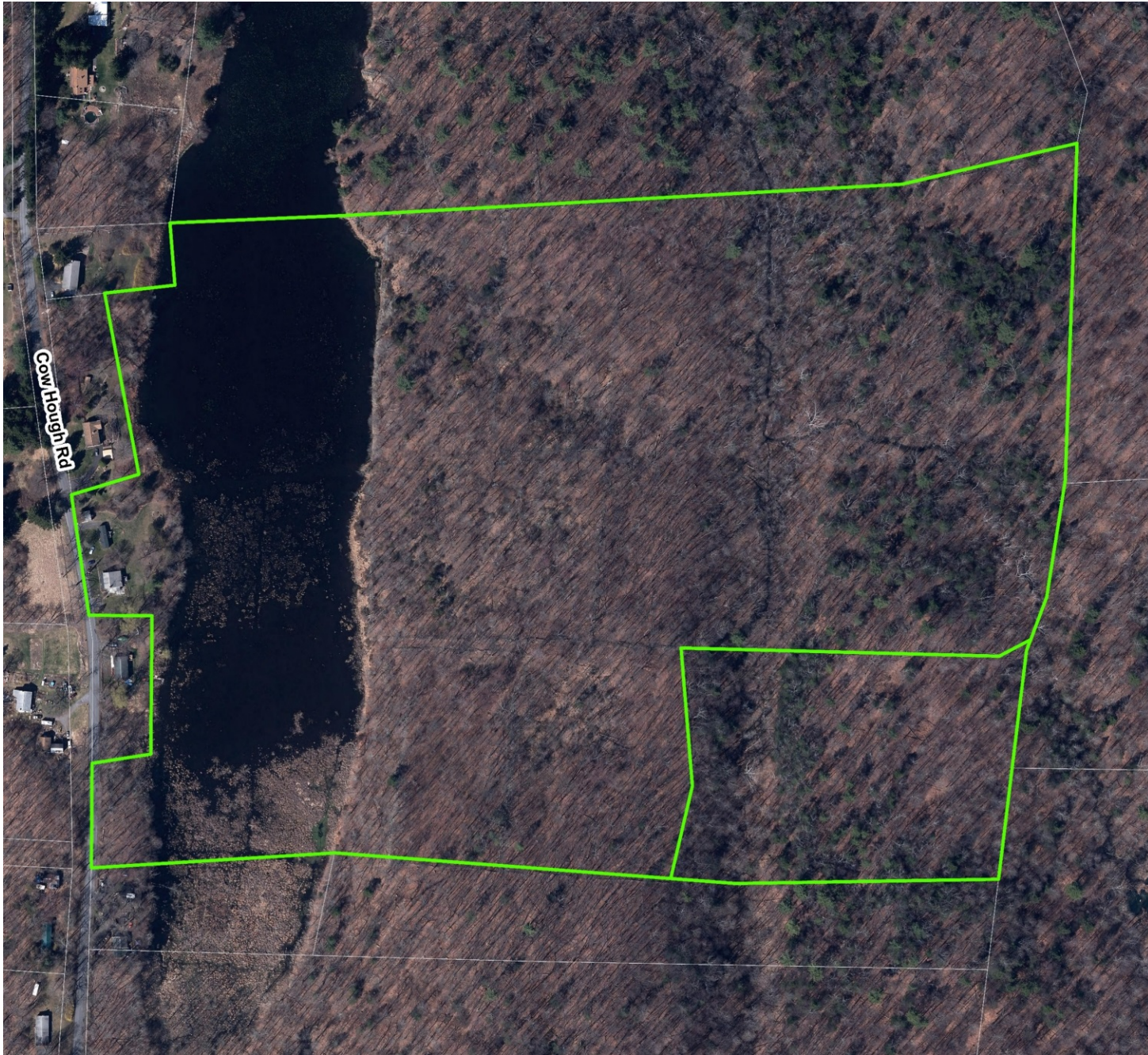




# Tyson – Esopus 2 parcels – 61 acres



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# Tyson – Esopus

## 2 parcels – 61 acres

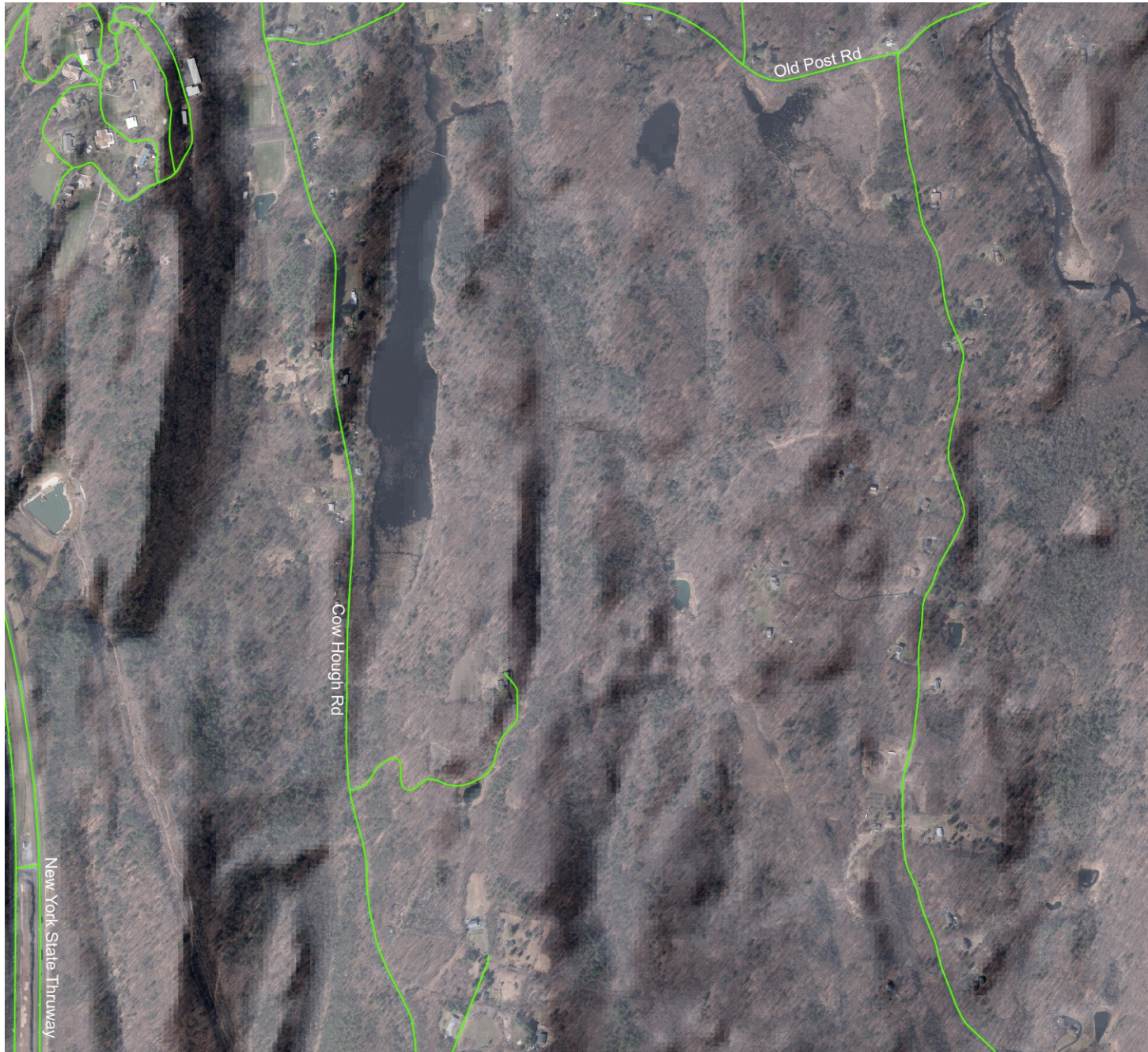
- R-40 -- Residential District
  - Crop and livestock agriculture - permitted by right with no site plan review
  - Poultry operations - special use permit
  - Zoning district with the fewest restrictions on agriculture, and the least development density
- § 123-11C Supplementary regulations on use (Agricultural uses and riding stables)
  - Focuses on where animals are kept
- § 123-11E Supplementary regulations on use (Roadside farm stands)

# Tyson – Esopus

## 2 parcels – 61 acres

- Planned operation – silvoculture, greenhouses (flowers and vegetables), and chickens

# Tyson – Esopus 2 parcels – 61 acres



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Tyson – Esopus  
2 parcels – 61 acres



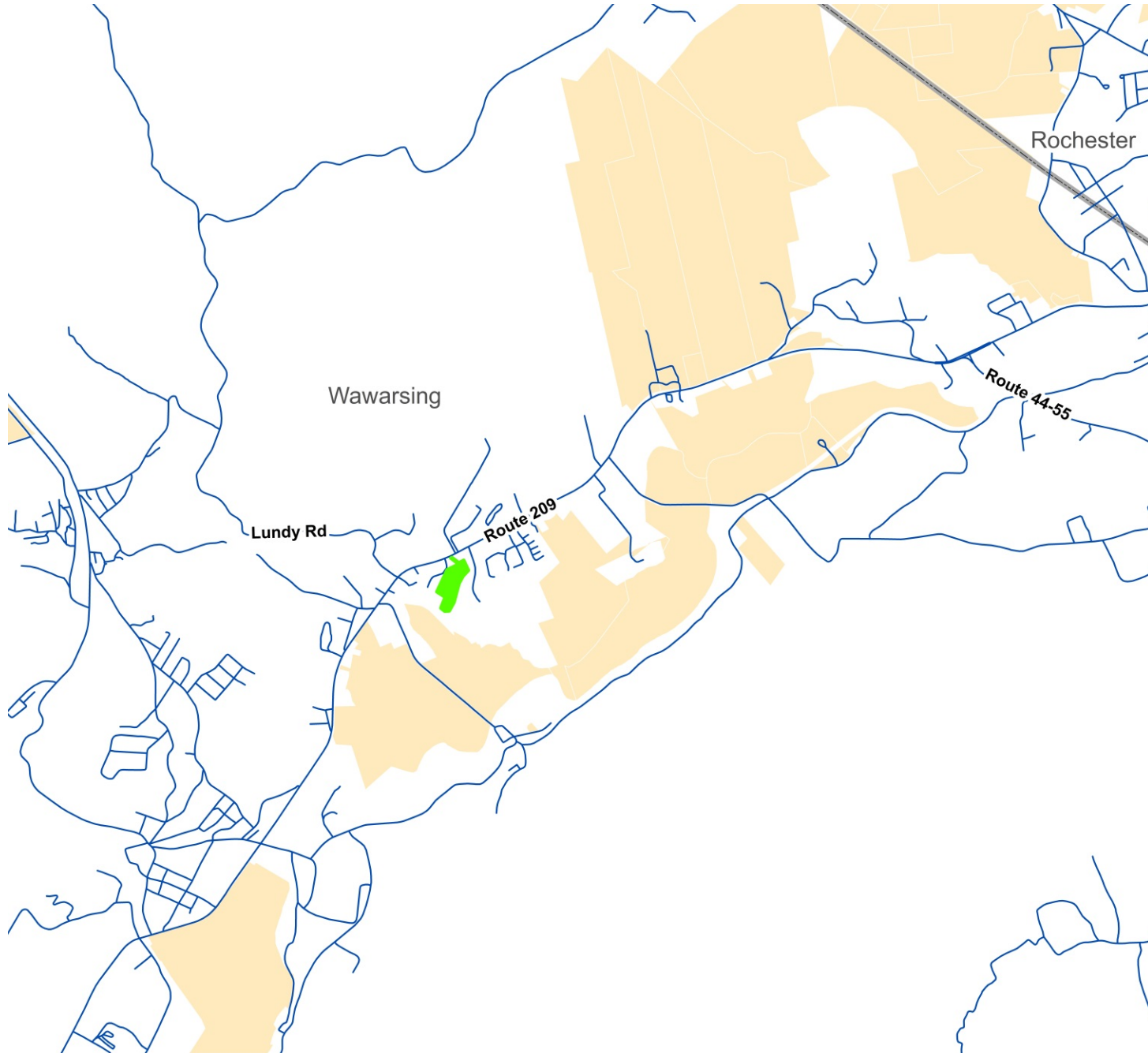
# Tyson – Esopus 2 parcels – 61 acres



# Tyson – Esopus 2 parcels – 61 acres



# Keagle – Wawarsing 2 parcels – 8 acres





# Keagle – Wawarsing 2 parcels – 8 acres



# Keagle – Wawarsing 2 parcels – 8 acres



# Keagle – Wawarsing

## 2 parcels – 8 acres

- RS-1 -- Low-Density Residential Settlement District
  - Agriculture - permitted by right with no site plan review
  - Farm stands - permitted by right with site plan review
  - Zoning district for very low density development of a generally residential character
- Prime and Important Soils
  - HgA - Hoosic gravelly loam

# Keagle – Wawarsing

## 2 parcels – 8 acres

- **Damn Good Honey Farm**
  - Rents from applicant
- Farm stand located along Route 209 and Old Queens Highway (Hamlet of Kerhonkson)
- Beekeeping and honey production
- Onions, corn, kale, chard, cucumbers, eggplant, tomatoes, squash, sweet potatoes, etc.
- Some fruit trees
- Sunflowers

Keagle – Wawarsing  
2 parcels – 8 acres



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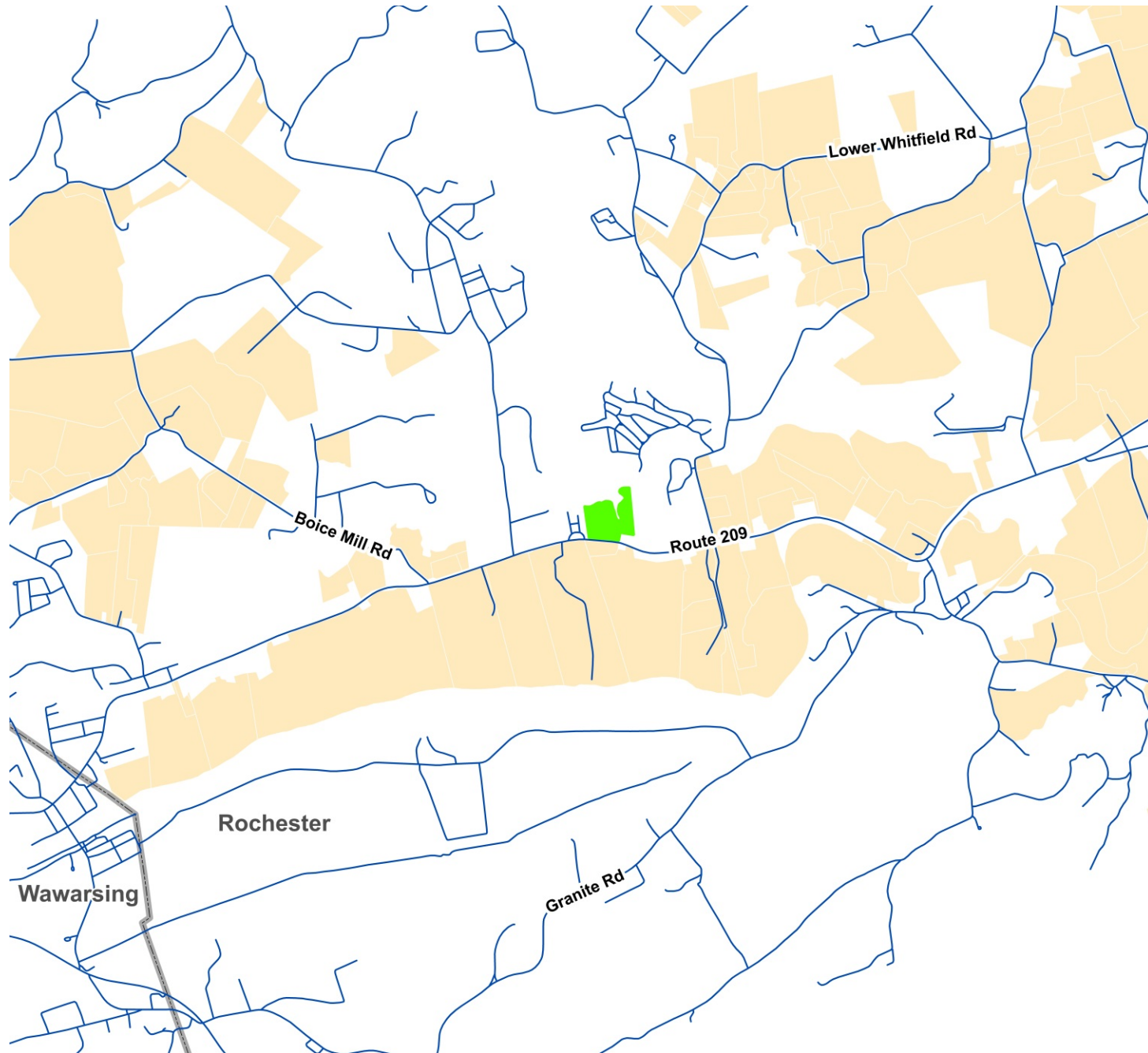
Keagle – Wawarsing  
2 parcels – 8 acres





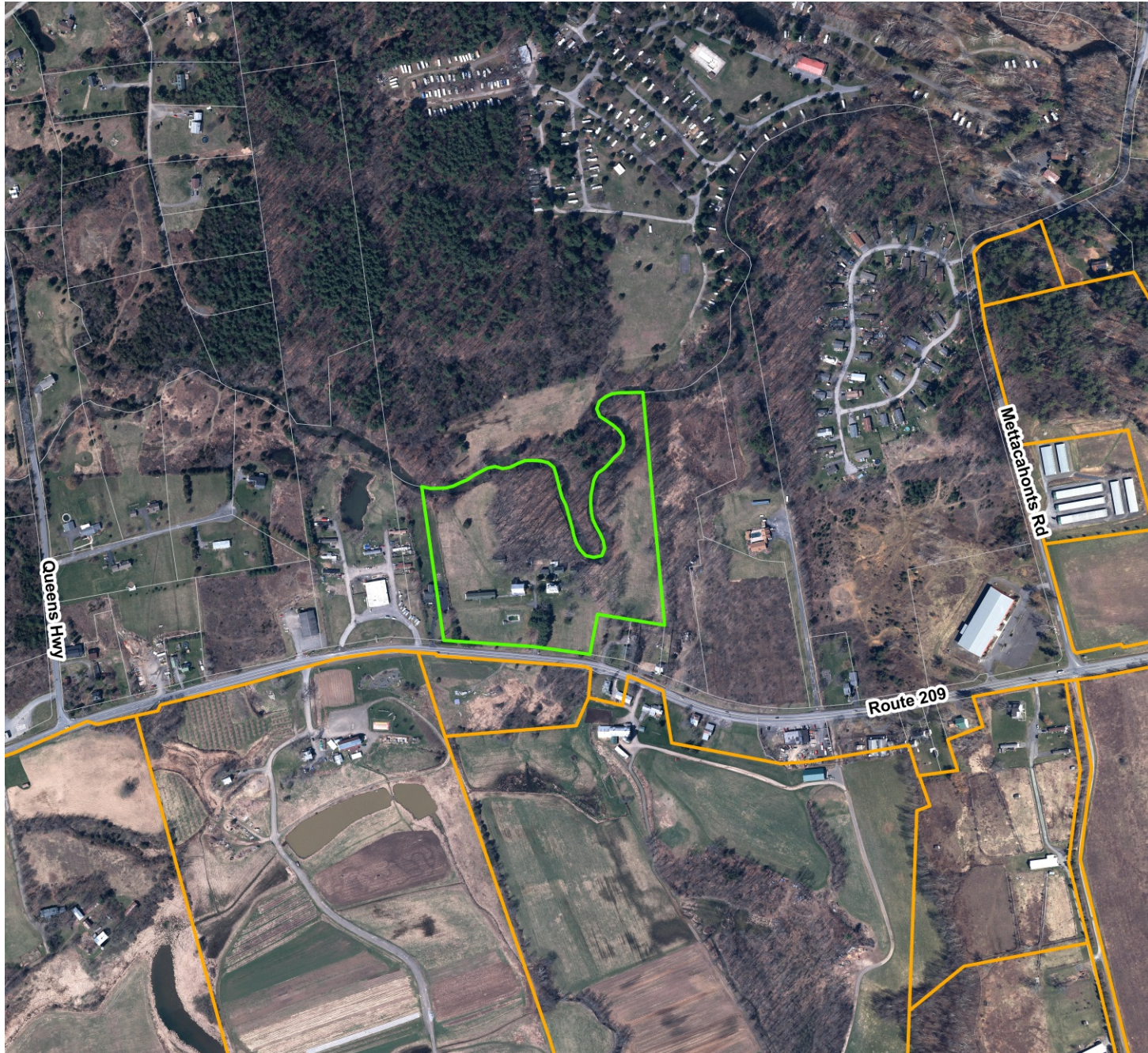
# Farm Preservation NY, LLC – Rochester

## 1 parcel – 15 acres



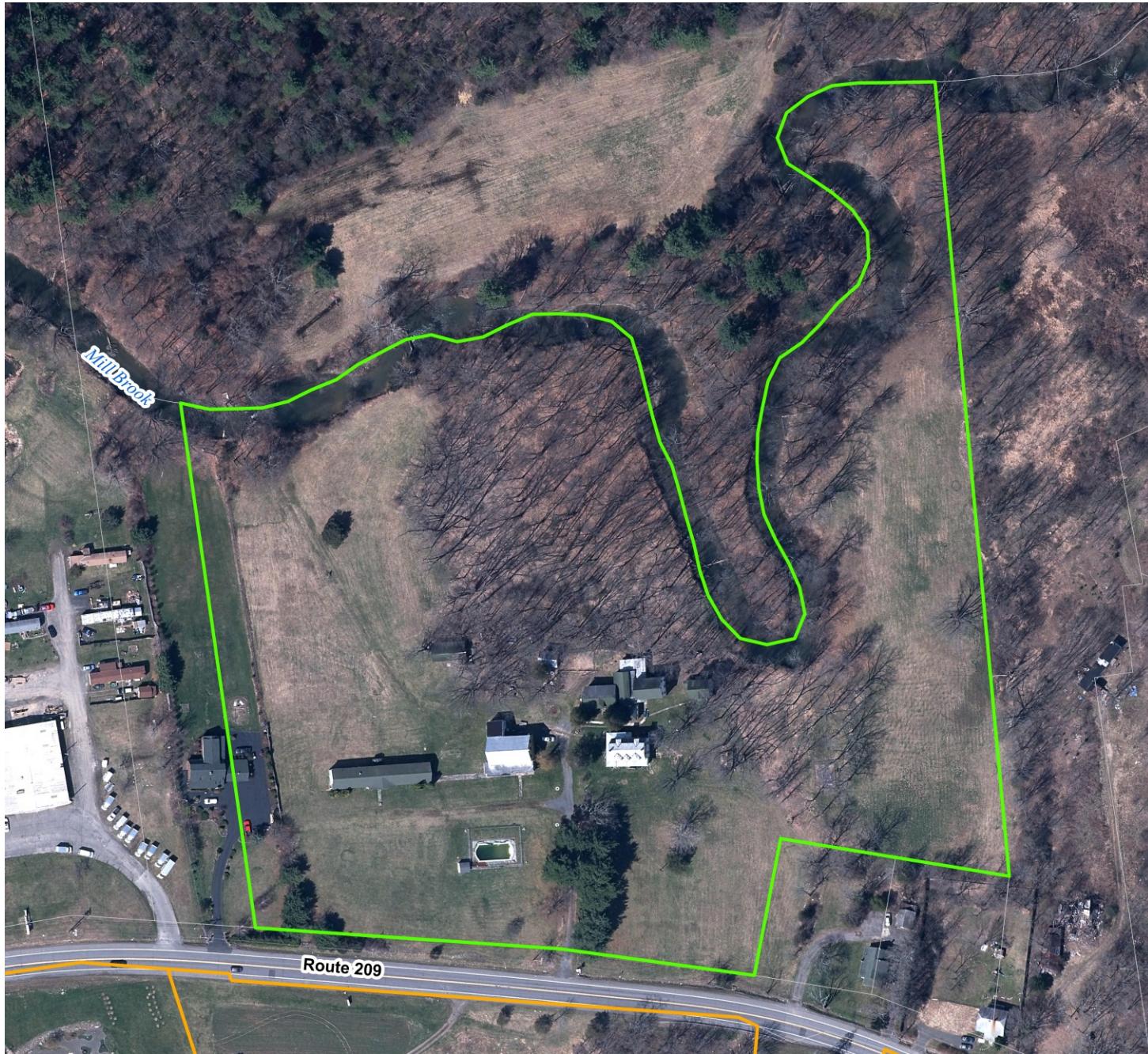
# Farm Preservation NY, LLC – Rochester

1 parcel – 15 acres



# Farm Preservation NY, LLC – Rochester

1 parcel – 15 acres



# Farm Preservation NY, LLC – Rochester

## 1 parcel – 15 acres

- B -- Business District
  - Non-animal and animal agriculture - permitted by right with no site plan review
  - Agricultural retail sales and tourism enterprises - permitted by right with site plan review
  - Agricultural processing facilities - special use permits
  - Zoning district for highway-related commercial uses, accommodating rural land uses
- § 140-14A Agricultural Use
  - Relaxes some regulations related to agriculture
- Prime and Important Soils
  - Mr - Middlebury silt loam
  - OdB - Odessa silt loam

# Farm Preservation NY, LLC – Rochester

## 1 parcel – 15 acres

- **Bonticou Ducks**
  - Rents from applicant
- Chickens, geese and ducks
- Specialty products
- Previous occupants of site:
  - Maybrook Lodge Motel
  - Solidarity Farm

# Farm Preservation NY, LLC – Rochester

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1 parcel – 15 acres





# Farm Preservation NY, LLC – Rochester

## 1 parcel – 15 acres



Prior agricultural operation

# Farm Preservation NY, LLC – Rochester

## 1 parcel – 15 acres



# Farm Preservation NY, LLC – Rochester

1 parcel – 15 acres



Recommendation?