



## Ulster County Agricultural & Farmland Protection Board

2020 Agricultural District Inclusions  
July 24, 2020

Blossoms at Thorn Preserve • Woodstock, NY  
<http://www.hudsonvalleypainter.com/>  
Copyright 2015 Jamie Williams Grossman  
<https://hudsonvalleysketches.blogspot.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).

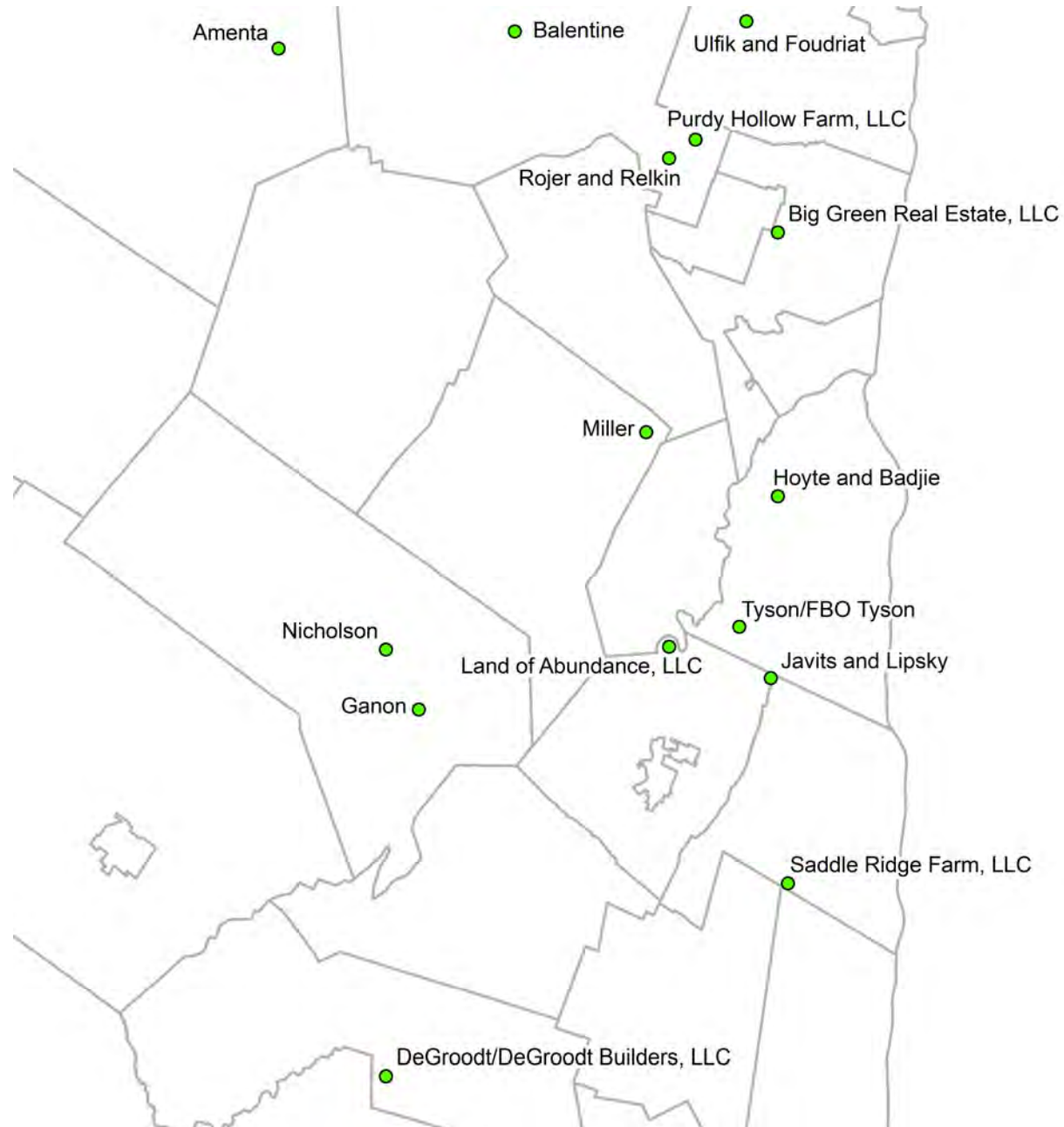
**301-(11)** “Farm operation” means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a “commercial horse boarding 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

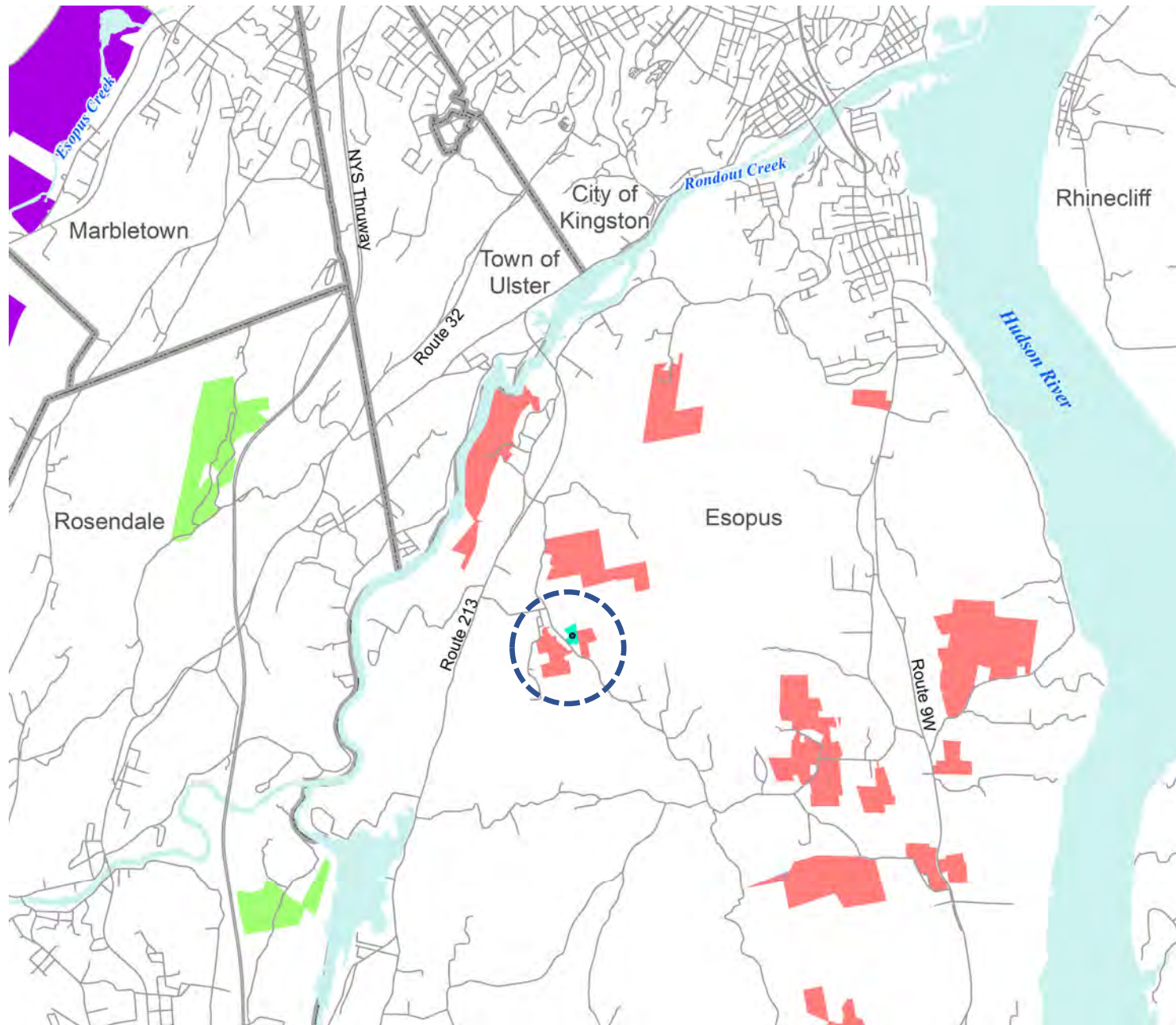
---

“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.”

# Locations



# Hoyte & Badjie - Esopus 1 parcel - 6 acres



# Hoyte & Badjie - Esopus 1 parcel - 6 acres



# Hoyte & Badjie - Esopus 1 parcel - 6 acres





# Hoyte & Badjie - Esopus 1 parcel - 6 acres

The screenshot displays the Landsat Explorer web application interface. At the top, the browser address bar shows the URL <https://livingatlas2.arcgis.com/landsatexplorer/>. The application header includes the text "Landsat Explorer Rendering: Agriculture Imagery Date: July 6, 2020" and a "Sign In" button with social media icons for Facebook, Twitter, and LinkedIn.

The main map area shows an aerial view of a rural landscape with agricultural fields, a road, and a pond. A search bar at the top left of the map area contains the text "Town of Esopus, NY, USA" and a dropdown menu labeled "Choose Rendering" with "Basemap Only" selected. A scale bar at the bottom left indicates a distance of 0 to 20 meters, with coordinates  $-74.01641869$  Degrees.

The bottom of the image shows a Windows taskbar with the search bar "Type here to search" and the system clock displaying "1:22 PM 7/8/2020".

# Hoyte & Badjie – Esopus

## 1 parcel – 6 acres

---

- **Ever-Growing Family Farm**
- Zucchini, peas, carrots, beets, broccoli, strawberries, kale, lettuce, okra, onions, garlic, peanuts, potatoes, squash, ground cherries
- Kale, lettuce, bok choy
- Tokyo Bekana, Tat Soi, Yokatta-Na and Mizuna
- Bissap and basil
- Four varieties of rice
  - One each from Japan, Italy, Russia and West Africa

# Hoyte & Badjie - Esopus 1 parcel - 6 acres



# Hoyte & Badjie - Esopus 1 parcel - 6 acres



# Hoyte & Badjie - Esopus 1 parcel - 6 acres



# Hoyte & Badjie - Esopus 1 parcel - 6 acres



# Hoyte & Badjie - Esopus 1 parcel - 6 acres



# Hoyte & Badjie - Esopus 1 parcel - 6 acres





# Hoyte & Badjie - Esopus 1 parcel - 6 acres



# Hoyte & Badjie - Esopus 1 parcel - 6 acres



# Hoyte & Badjie - Esopus 1 parcel - 6 acres



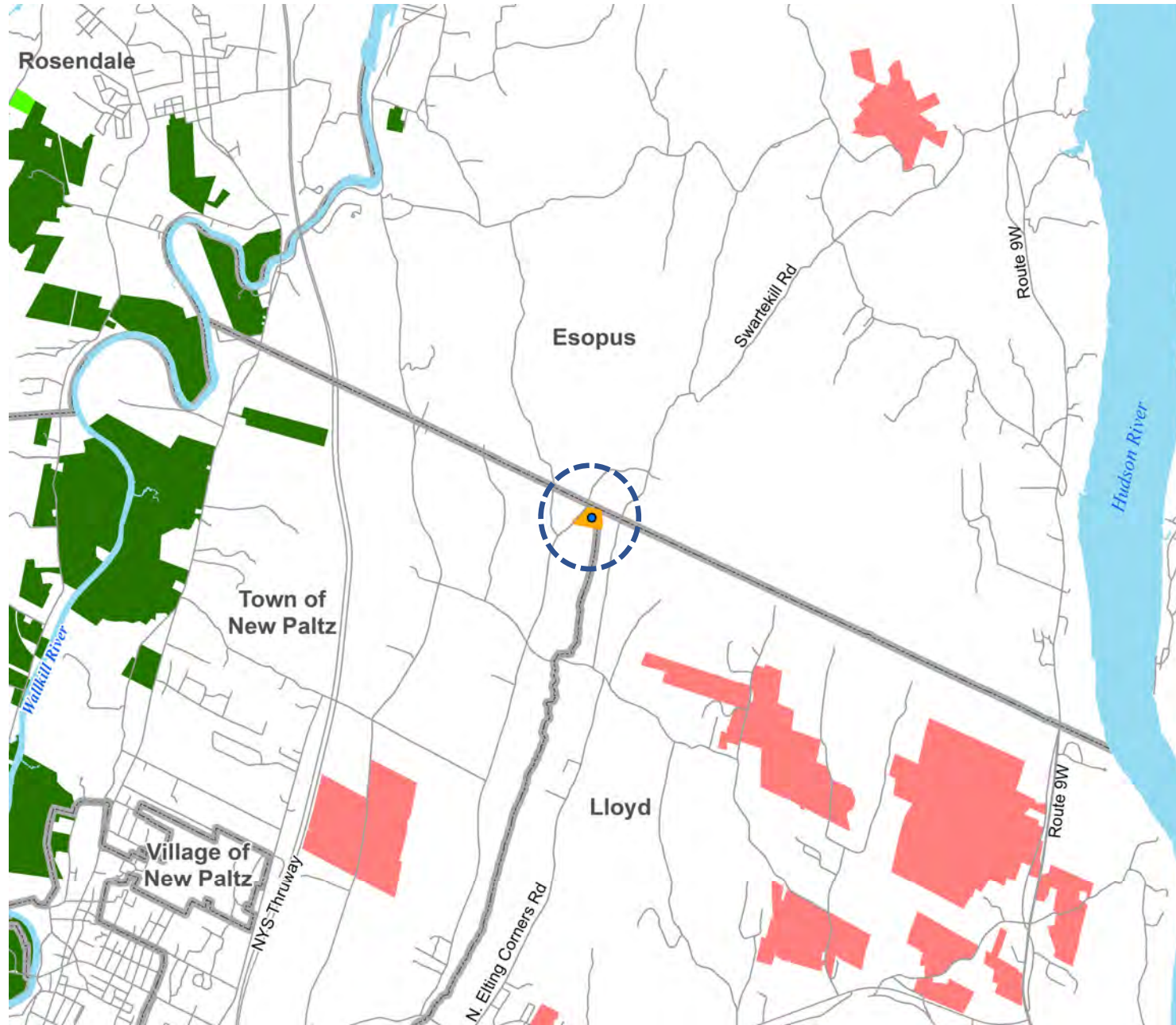
# Hoyte & Badjie – Esopus

## 1 parcel – 6 acres

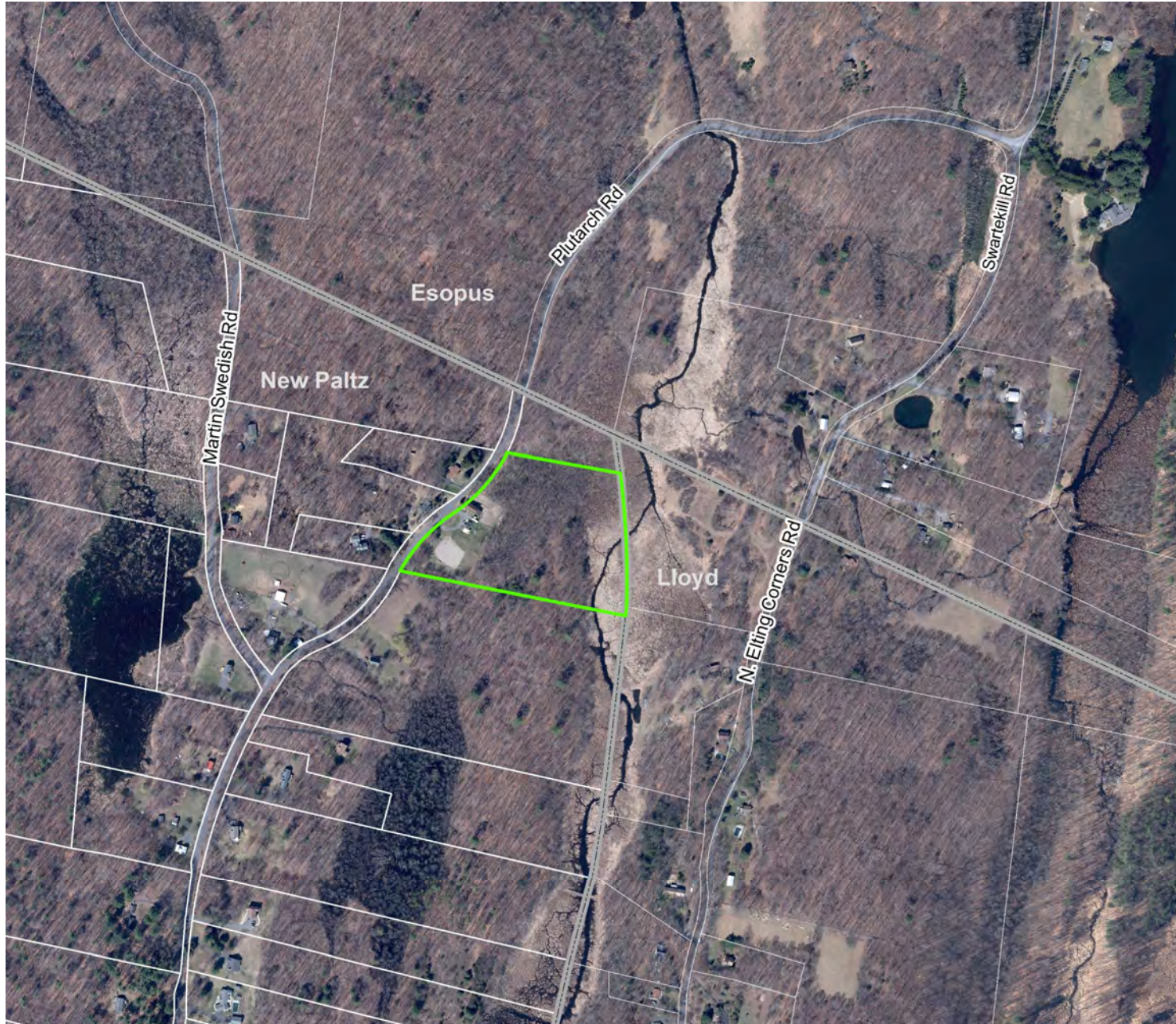
---

- 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 -- Agricultural uses and riding stables
  - Focuses on where animals are kept
- Neighboring property has agricultural tax assessment
- Prime and Important Soils
  - Pt – Pompton fine silt loam
  - Ra – Raynham silt loam
- Hamlet of Ulster Park

# Javits & Lipsky – Town of New Paltz 1 parcel – 10 acres



# Javits & Lipsky – Town of New Paltz 1 parcel – 10 acres



# Javits & Lipsky – Town of New Paltz 1 parcel – 10 acres



# Javits & Lipsky – Town of New Paltz

## 1 parcel – 10 acres

---

- **Sugarshack Mushrooms**
- Mushrooms
- Mushroom spawn
- Mushroom growing kits
- CSA
- Workshops



# Javits & Lipsky – Town of New Paltz 1 parcel – 10 acres



# Javits & Lipsky - Town of New Paltz 1 parcel - 10 acres



# Javits & Lipsky – Town of New Paltz 1 parcel – 10 acres



# Javits & Lipsky - Town of New Paltz 1 parcel - 10 acres

---



# Javits & Lipsky - Town of New Paltz 1 parcel - 10 acres



# Javits & Lipsky – Town of New Paltz 1 parcel – 10 acres



# Javits & Lipsky - Town of New Paltz 1 parcel - 10 acres

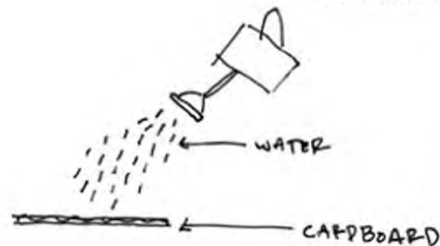


# Javits & Lipsky – Town of New Paltz 1 parcel – 10 acres

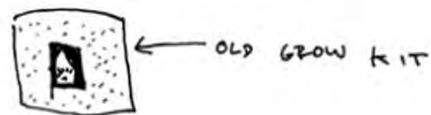
## CARBOARD + SPAWN LASAGNA MUSHROOM GROWING INSTRUCTIONS



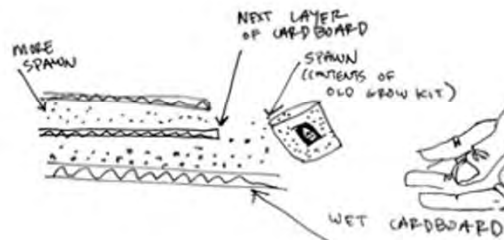
STEP BY STEP ON HOW TO KEEP GROWING  
MUSHROOMS WITH YOUR OLD GROW KIT



1. FIND SOME CORRUGATED  
CARDBOARD AND GET IT WET.



2. BREAK UP THE CONTENTS OF YOUR  
OLD GROW KIT OR NEW SPAWN, WHILE  
STILL IN THE BAG.



3. SPRINKLE SPAWN  
(CONTENTS OF YOUR OLD GROW KIT OR NEW  
SPAWN) ON TOP OF THE WET CARBOARD,  
CONTINUE ADDING ALTERNATING LAYERS OF  
CARBOARD AND SPAWN, CREATING A "LASAGNA".



4. KEEP THE FINISHED "LASAGNA" IN A  
SHADY PLACE. TRY NOT TO LET IT GET DRY,  
MAINTAIN SOME MOISTURE. SOON ENOUGH THE  
MYCELIUM WILL BEGIN BREAKING DOWN  
CARBOARD INTO HEALTHY SOIL AND PRODUCING  
MORE DELICIOUS OYSTER MUSHROOMS.



# Javits & Lipsky – Town of New Paltz

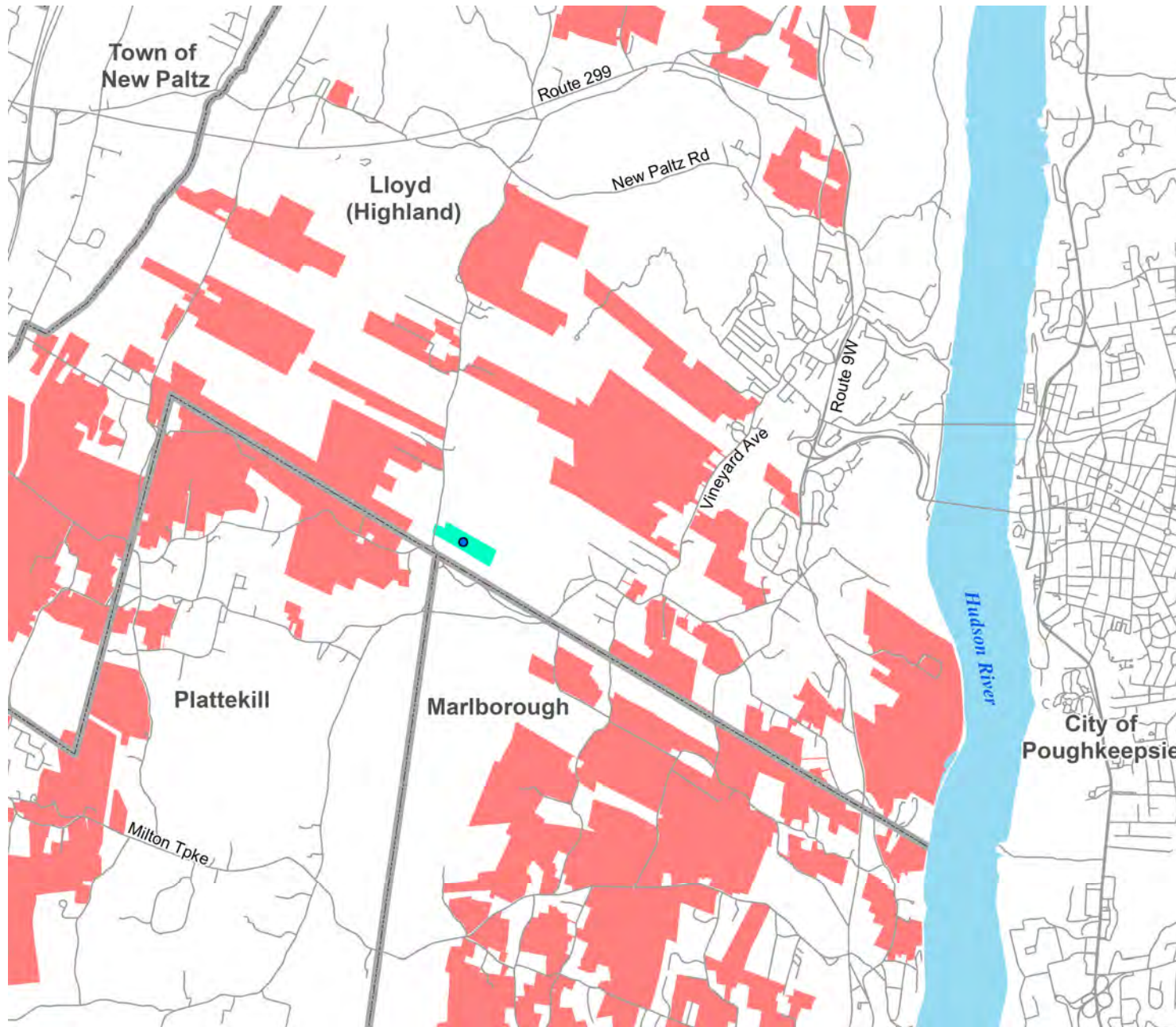
## 1 parcel – 10 acres

---

- A-3 -- Agricultural (Zoning) District
  - Agriculture – both including and not including the keeping of fowl or farm animals permitted by right
  - Zoning district that allows the largest size residential lots in town
- GF -- General Floodplain District
  - Agriculture – not including the keeping of fowl or farm animals permitted by right
  - Agriculture – including the keeping of fowl or farm animals subject to site plan review regulations
- Prime and Important Soils
  - MgB – Mardin-Nassau complex

# Saddle Ridge Farm, LLC - Lloyd

## 1 parcel - 25 acres



# Saddle Ridge Farm, LLC - Lloyd 1 parcel - 25 acres



# Saddle Ridge Farm, LLC - Lloyd 1 parcel - 25 acres



# Saddle Ridge Farm, LLC – Lloyd

## 1 parcel – 25 acres

---

- **Saddle Ridge Farm**
- Horses
- Goats
- Chickens and ducks
- Maple sap (planned)

# Saddle Ridge Farm, LLC - Lloyd

## 1 parcel - 25 acres



# Saddle Ridge Farm, LLC - Lloyd

## 1 parcel - 25 acres



# Saddle Ridge Farm, LLC - Lloyd

## 1 parcel - 25 acres





# Saddle Ridge Farm, LLC - Lloyd

## 1 parcel - 25 acres



# Saddle Ridge Farm, LLC - Lloyd

## 1 parcel - 25 acres



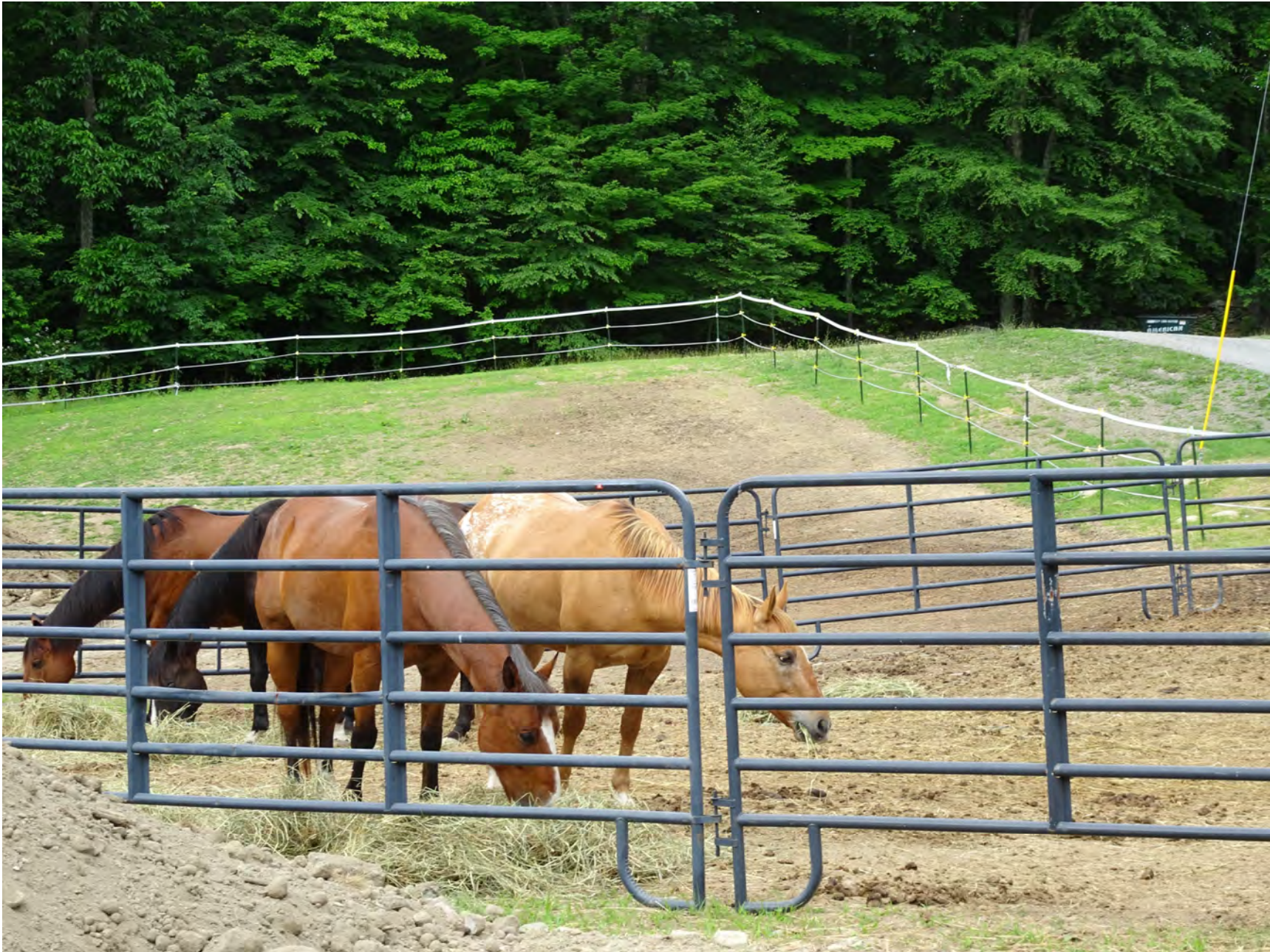
# Saddle Ridge Farm, LLC - Lloyd

## 1 parcel - 25 acres



# Saddle Ridge Farm, LLC - Lloyd

## 1 parcel - 25 acres



# Saddle Ridge Farm, LLC - Lloyd

## 1 parcel - 25 acres



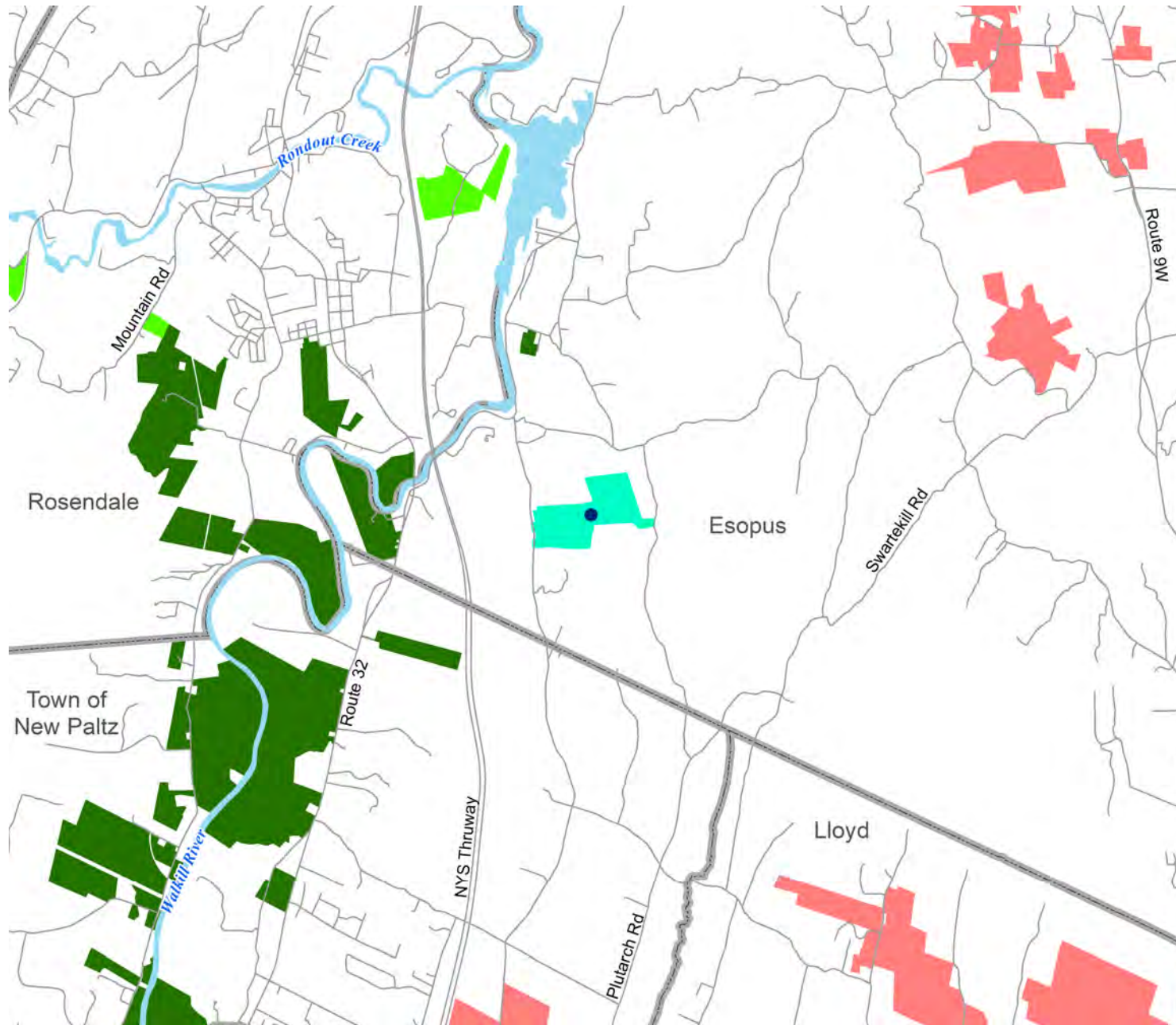
# Saddle Ridge Farm, LLC – Lloyd

## 1 parcel – 25 acres

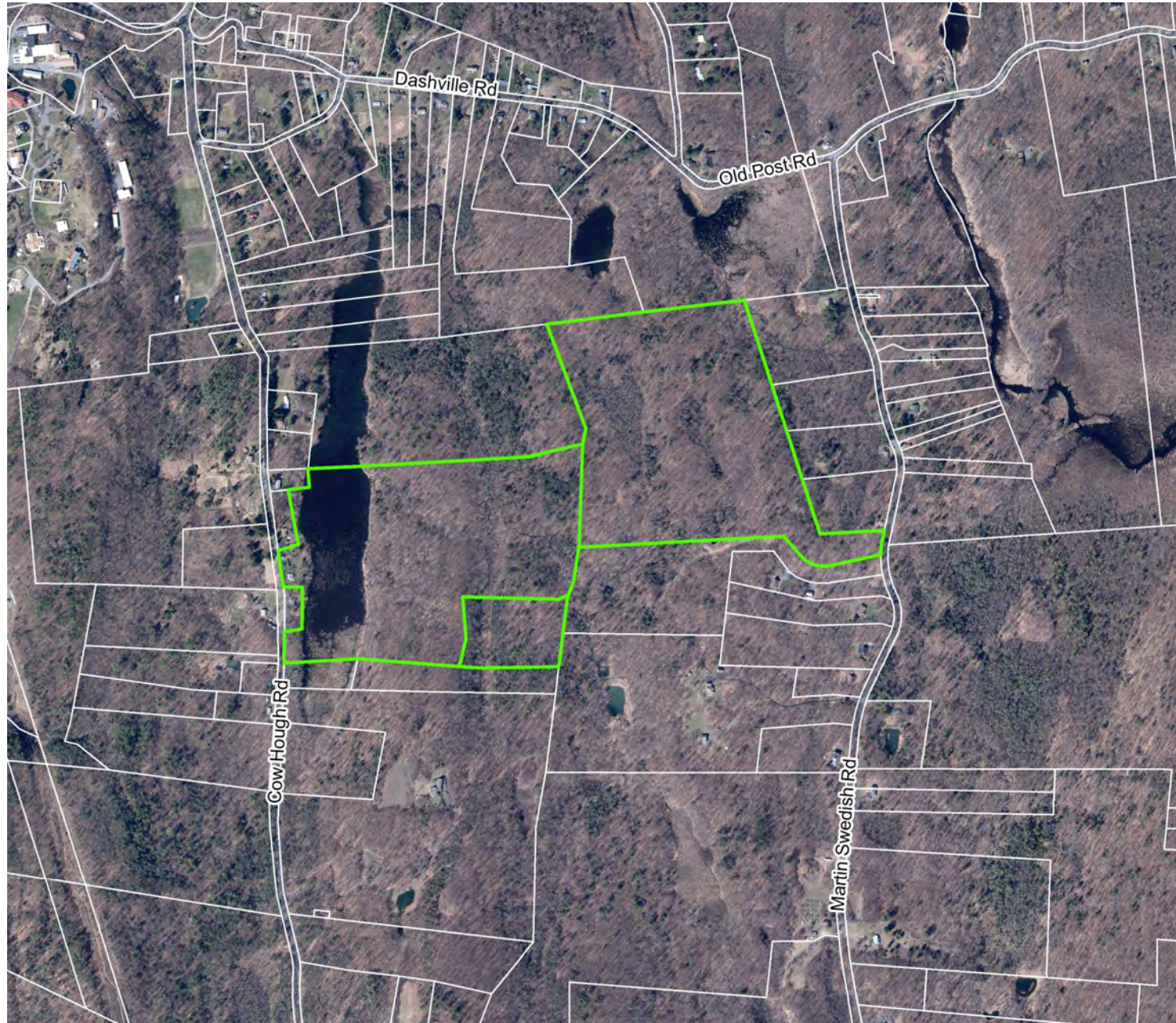
---

- A -- Agricultural (Zoning) District
  - Agriculture - principal permitted use
- §100-15(9) Agricultural uses and riding stables – Agriculture
- §100-15(10) Agricultural uses and riding stables – Animal husbandry
  - Establishes the A Zoning District as the only zone that allows commercial animal husbandry in Lloyd (Highland)
- §100-19 Agricultural Business Overlay District
  - Incentive zoning, subject to availability of funds
  - Roadside stands and farm markets are considered accessory uses
    - Usually subject to minor site plan review, with new construction subject to more extensive site plan review
- Hamlet of Highland

# Tyson - Esopus 3 parcels - 117 acres



# Tyson - Esopus 3 parcels - 117 acres

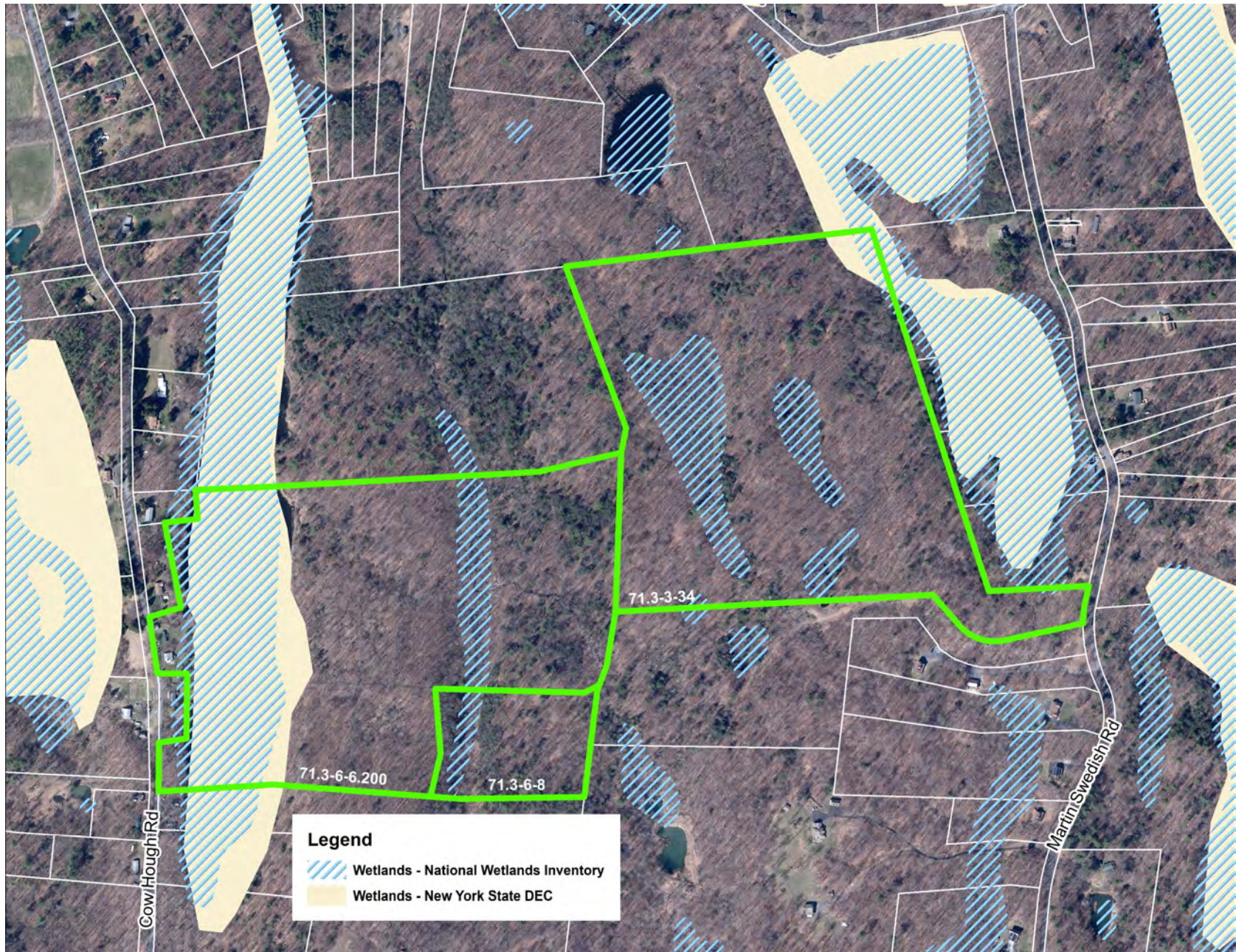




# Tyson - Esopus 3 parcels - 117 acres



# Tyson - Esopus 3 parcels - 117 acres



# Tyson - Esopus

## 3 parcels - 117 acres

---

- **Rifton Farm**
- Livestock (planned)
- Vegetables (planned)
- Property on Hudson Valley Farmland Finder

# Tyson - Esopus 3 parcels - 117 acres



# Tyson - Esopus 3 parcels - 117 acres



# Tyson - Esopus 3 parcels - 117 acres



# Tyson - Esopus 3 parcels - 117 acres



# Tyson - Esopus 3 parcels - 117 acres





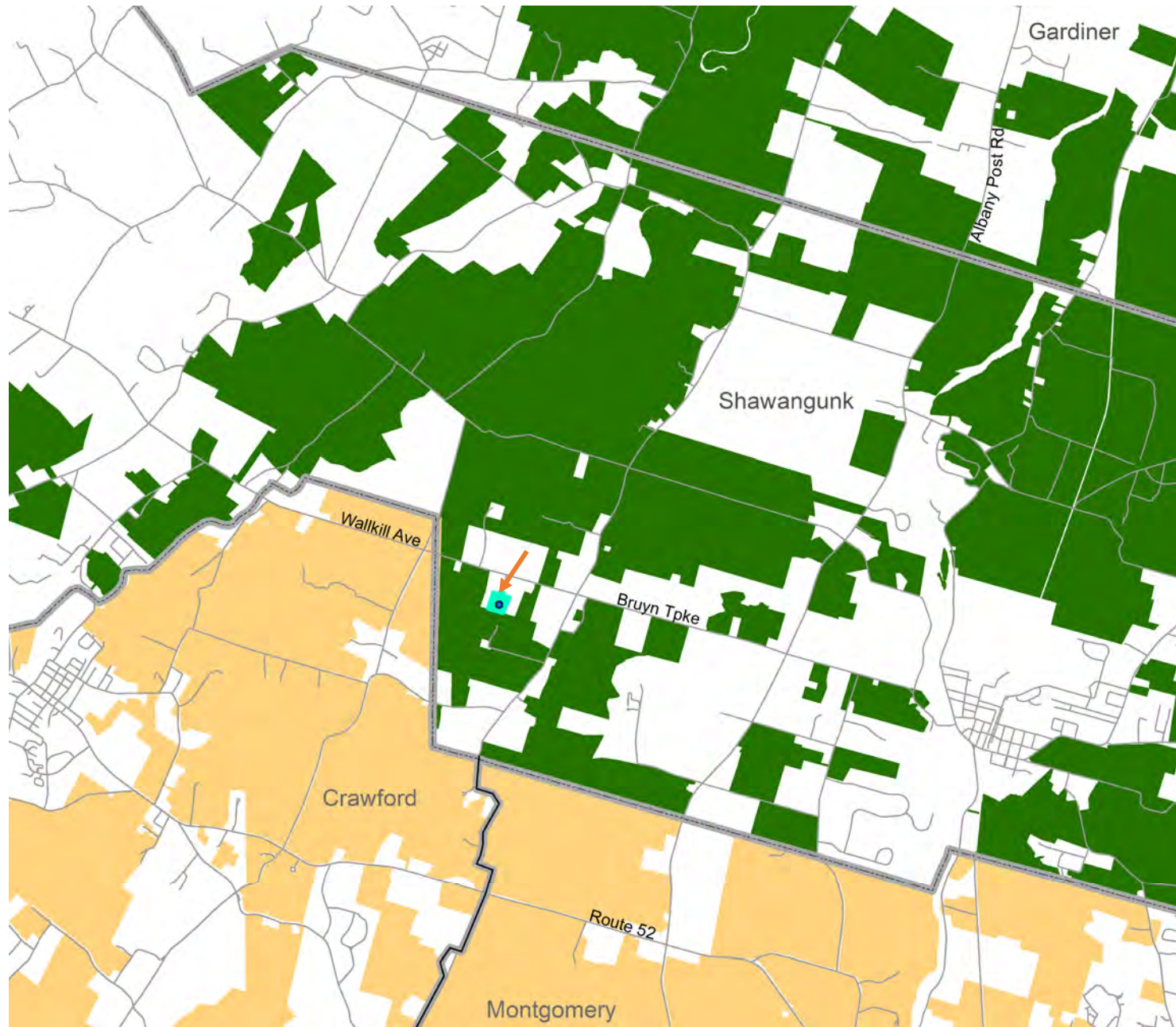
# Tyson – Esopus

## 3 parcels – 117 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 Agricultural uses and riding stables
  - Focuses on where animals are kept
- Soils
  - BOD – Bath-Nassau-Rock outcrop complex, hilly
  - Ce – Carlisle muck
  - NBF – Nassau-Bath-Rock outcrop complex, very steep
  - VSB – Volusia very stony soils, gently sloping
  - Wc – Wayland mucky silt loam
- Hamlet of Rifton

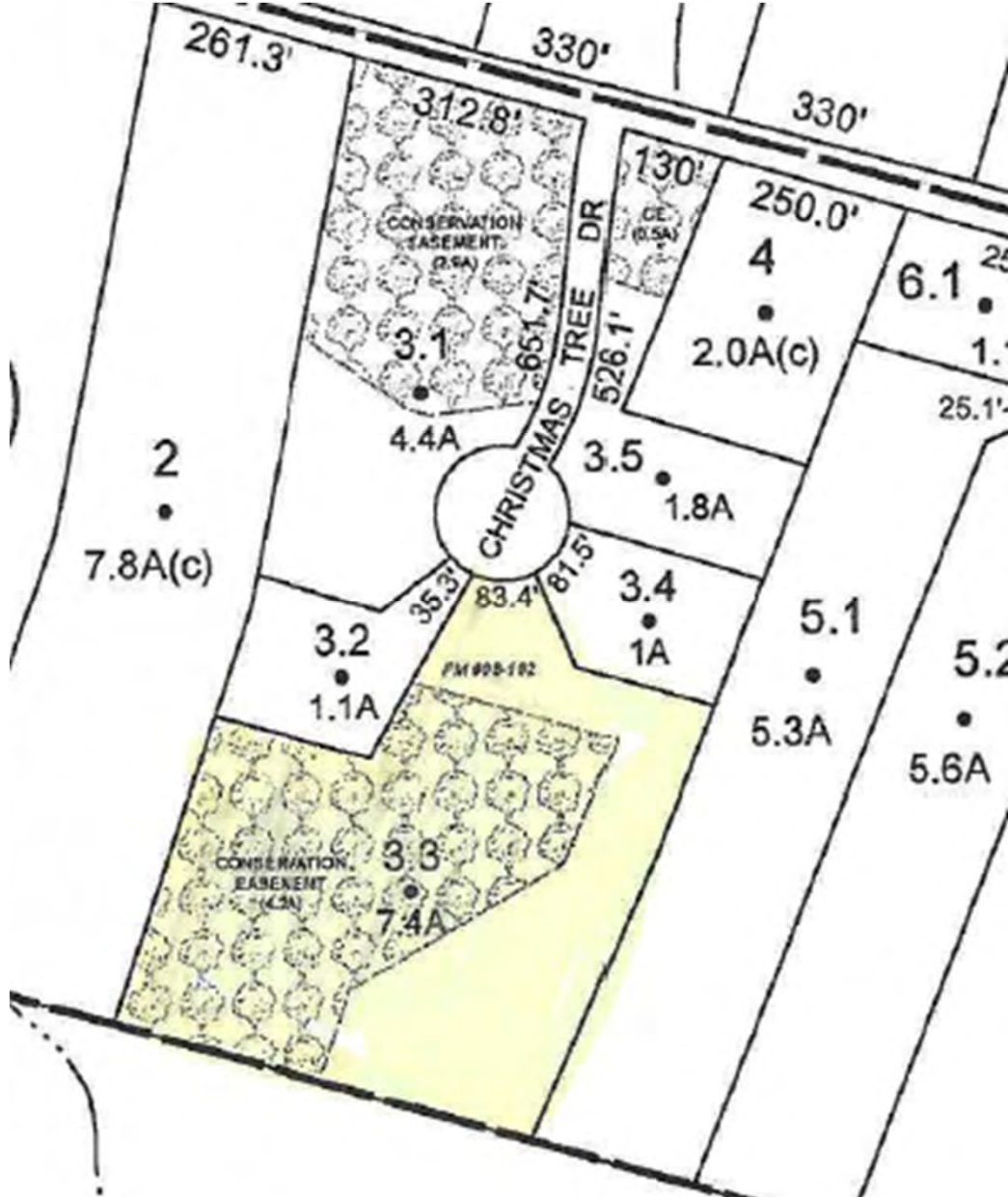
# DeGroodt – Shawangunk 2 parcels – 8 acres



# DeGroodt - Shawangunk 2 parcels - 8 acres



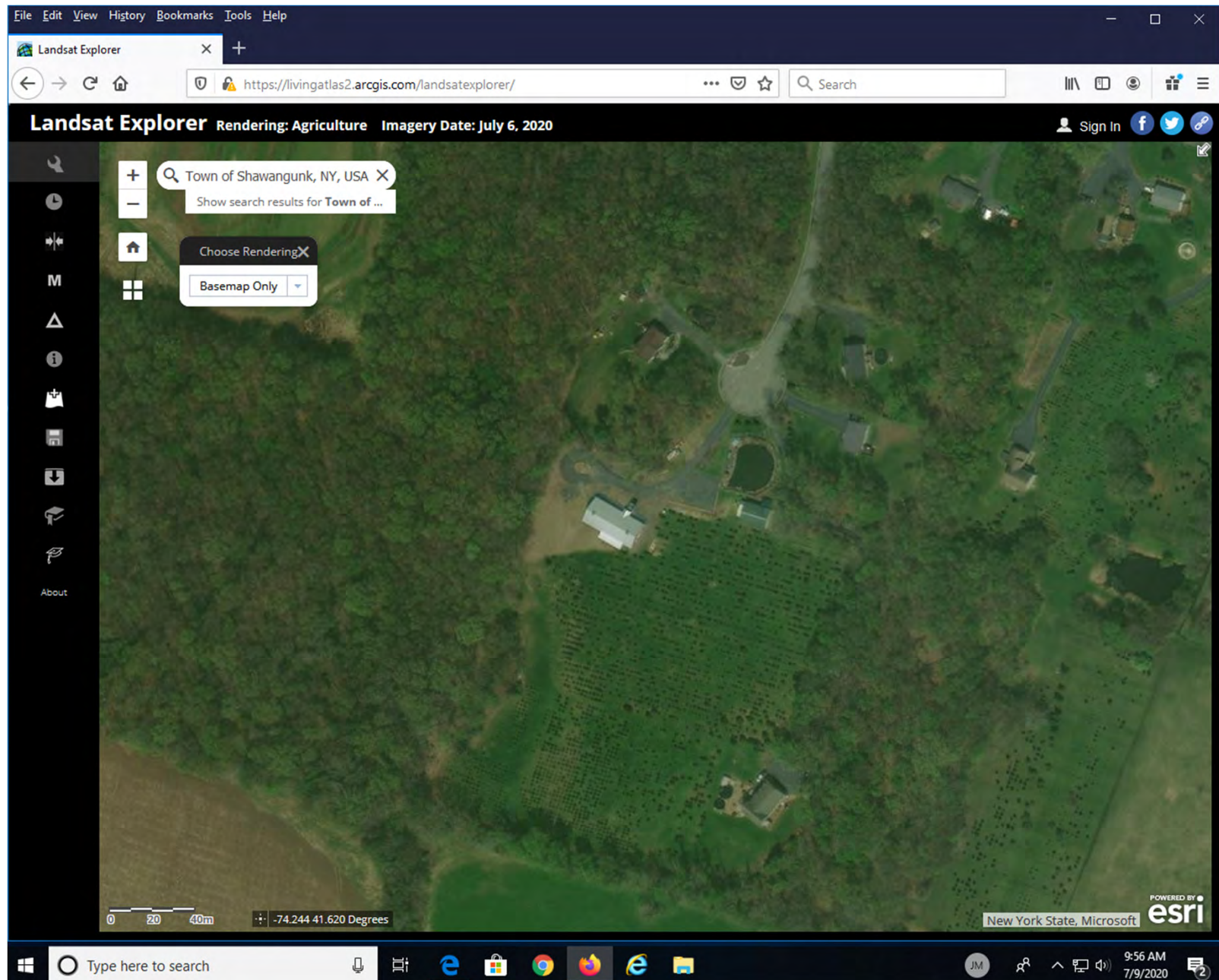
# DeGroodt - Shawangunk 2 parcels - 8 acres



# DeGroodt - Shawangunk 2 parcels - 8 acres



# DeGroodt – Shawangunk 2 parcels – 8 acres



# DeGroodt – Shawangunk

## 2 parcels – 8 acres

---

- **Christmas Tree Lane**
- Christmas trees
- Pallet Barn
  - Event space

# DeGroodt – Shawangunk 2 parcels – 8 acres





# DeGroodt – Shawangunk 2 parcels – 8 acres



# DeGroodt – Shawangunk 2 parcels – 8 acres

---



# DeGroodt – Shawangunk 2 parcels – 8 acres

---



# DeGroodt – Shawangunk 2 parcels – 8 acres



# DeGroodt – Shawangunk 2 parcels – 8 acres



# DeGroodt – Shawangunk 2 parcels – 8 acres

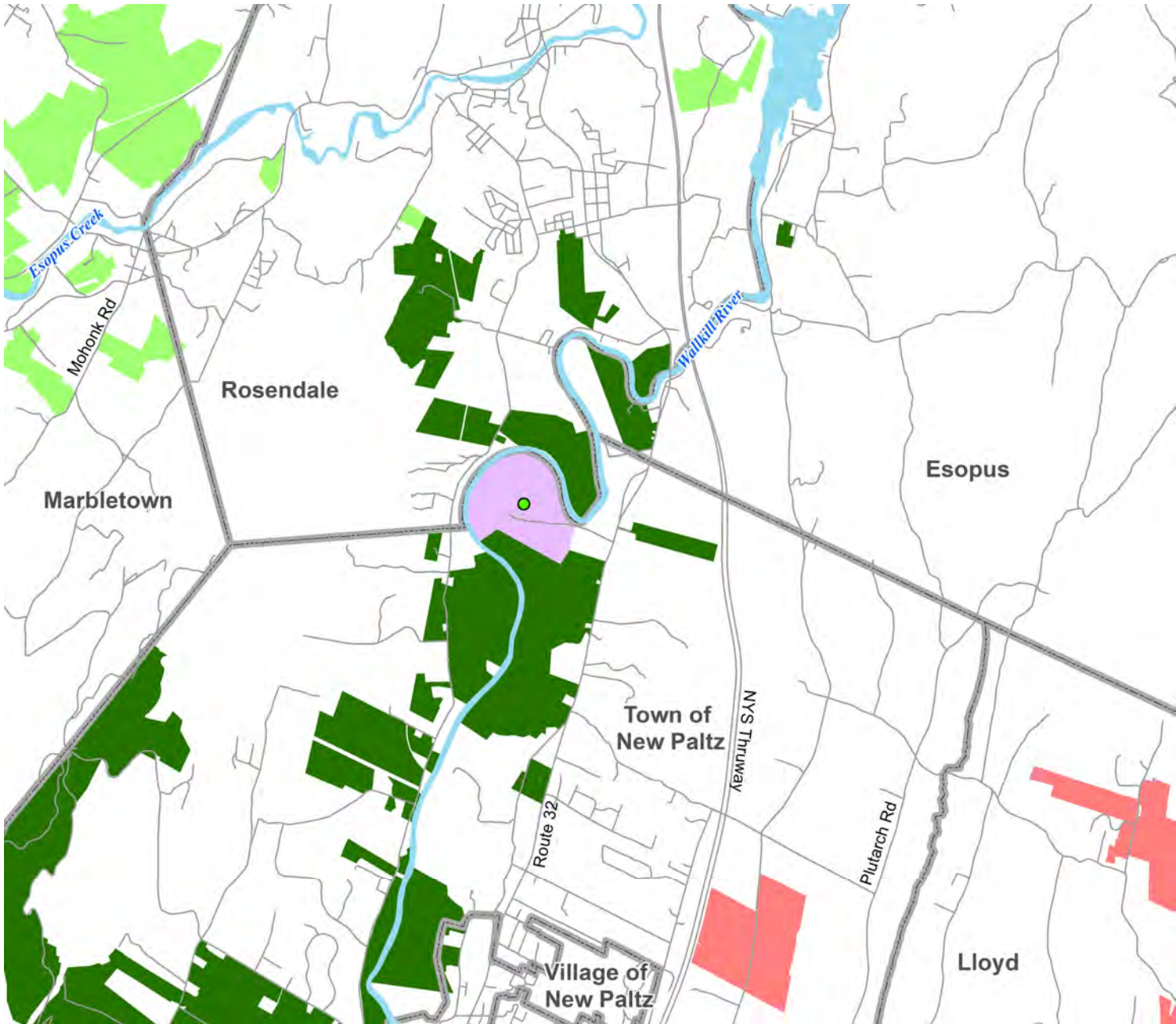


# DeGroodt – Shawangunk 2 parcels – 8 acres

---

- R-Ag 4 -- Residential-Agricultural District
  - Agricultural uses and structures - principal permitted uses
- §177-20 Agricultural uses, livestock
- §177-36 Cluster subdivision. G – Permanent open space in cluster subdivisions
  - “...commercial development may be permitted if, in the discretion of the Planning Board and Town Board, such development is in furtherance of agricultural production, timber harvesting, or recreational uses all of which must be described within the Conservation Easement to the satisfaction of the Town Board.”
- Prime and Important Soils
  - CnB – Chenango gravelly silt loam
  - CvB – Churchville silt loam
  - RhA – Rhinebeck silt loam
- Hamlet of Wallkill

# Town of New Paltz Land of Abundance, LLC 1 Parcel - 215 acres





# Town of New Paltz Land of Abundance, LLC 1 Parcel - 215 acres



# Town of New Paltz Land of Abundance, LLC 1 Parcel - 215 acres



# Town of New Paltz Land of Abundance, LLC 1 Parcel – 215 acres

---

- Listed Land Type on Tax Rolls – 90 acres of pasture
- Received agricultural tax assessment through 2019
- Deeded access through White Duck Rd (private road)
- Landsat satellite images from March 16, 2020
  - Infrared version shows generally bare soils that absorbed large amounts of water
- Landsat satellite image from July 6, 2020

Town of New Paltz  
Land of Abundance, LLC  
1 Parcel - 215 acres

---

- Grains (planned)
  - Millet, buckwheat, sorghum, etc.
- Grain bins (planned)
- Ducks (planned)

# Town of New Paltz Land of Abundance, LLC 1 Parcel - 215 acres



**SWIS: 513889**

**Print Key: 78.2-2-1**

**Comment: Photo added to RPS V4 on 2/6/2019**

# Town of New Paltz Land of Abundance, LLC 1 Parcel - 215 acres



Image source: [www.realtor.com](http://www.realtor.com)

# Town of New Paltz Land of Abundance, LLC 1 Parcel - 215 acres

The screenshot displays the Landsat Explorer web interface. The browser address bar shows the URL `livingatlas2.arcgis.com/landsatexplorer/`. The application header includes the text "Landsat Explorer", "Rendering: Agriculture", and "Imagery Date: March 16, 2020". On the left side, there is a vertical toolbar with icons for navigation and map controls. The main map area shows an aerial view of a rural landscape with a prominent river winding through it. A search bar at the top left of the map contains the text "Town of New Paltz, NY, USA (U X)". Below the search bar, there are controls for zooming in (+) and out (-), a home button, a full-screen button, and a "Choose Rendering" dropdown menu currently set to "Basemap Only". At the bottom left of the map, there is a scale bar showing 0, 100, and 200 meters, and coordinates: `-74.085 41.799 Degrees`. At the bottom right, there is a "POWERED BY esri" logo and the text "New York State, USDA FSA". The Windows taskbar at the bottom of the screen shows icons for Chrome, Gmail, a document editor, YouTube, and the Start menu, along with system tray icons for network, battery, and the time 8:04.

# Town of New Paltz Land of Abundance, LLC 1 Parcel - 215 acres

Landsat Explorer Rendering: Color Infrared Imagery Date: March 16, 2020

Search: Town of New Paltz, NY, USA (U X)  
Show search results for Town of ...

Choose Rendering X  
Color Infrared ?

Scale: 0 0.3 0.6km  
Coordinates: -74.113 41.788 Degrees

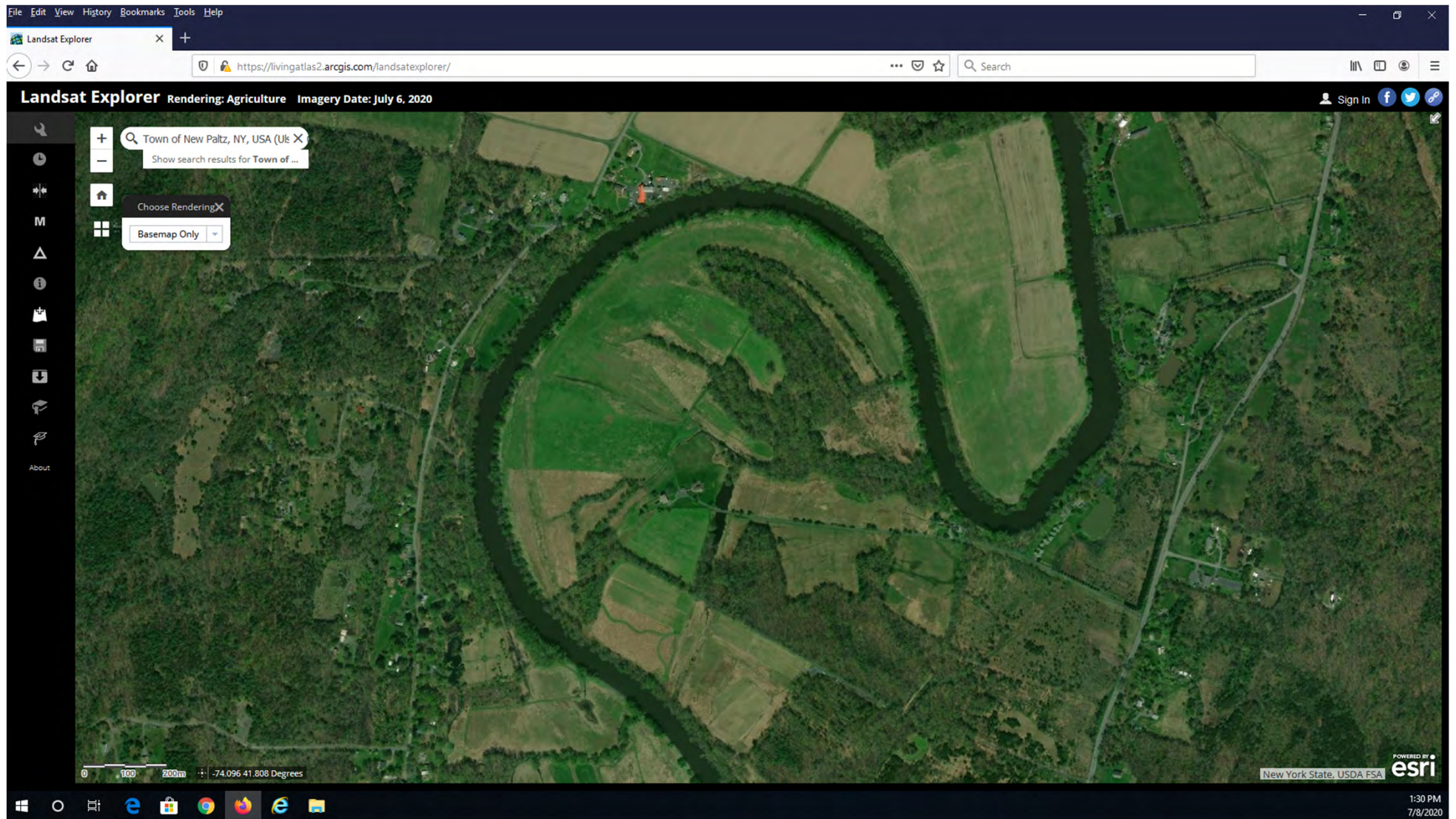
POWERED BY esri  
Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Sign In f t

0 2 8:36



# Town of New Paltz Land of Abundance, LLC 1 Parcel - 215 acres

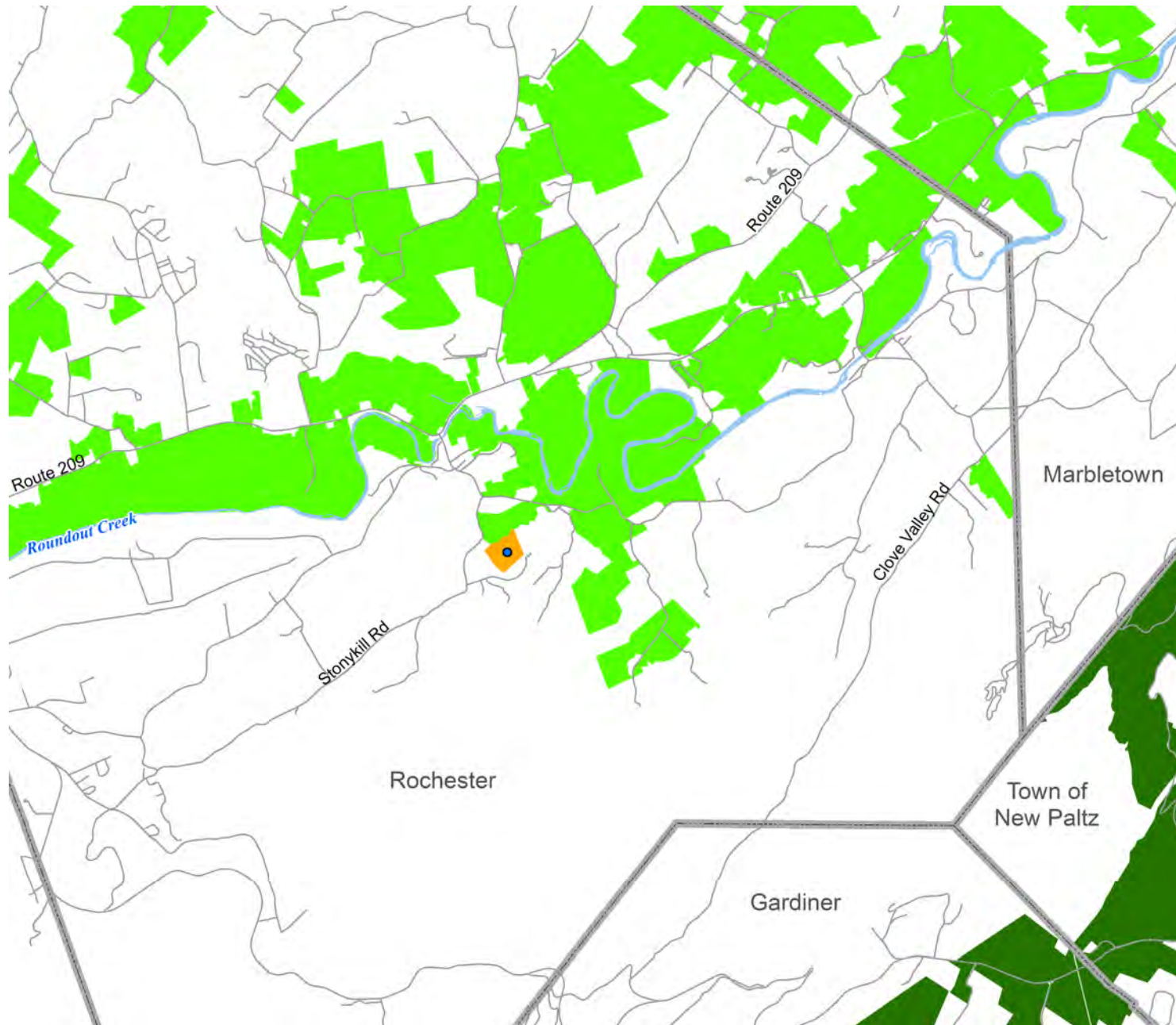


# Town of New Paltz Land of Abundance, LLC 1 Parcel – 215 acres

---

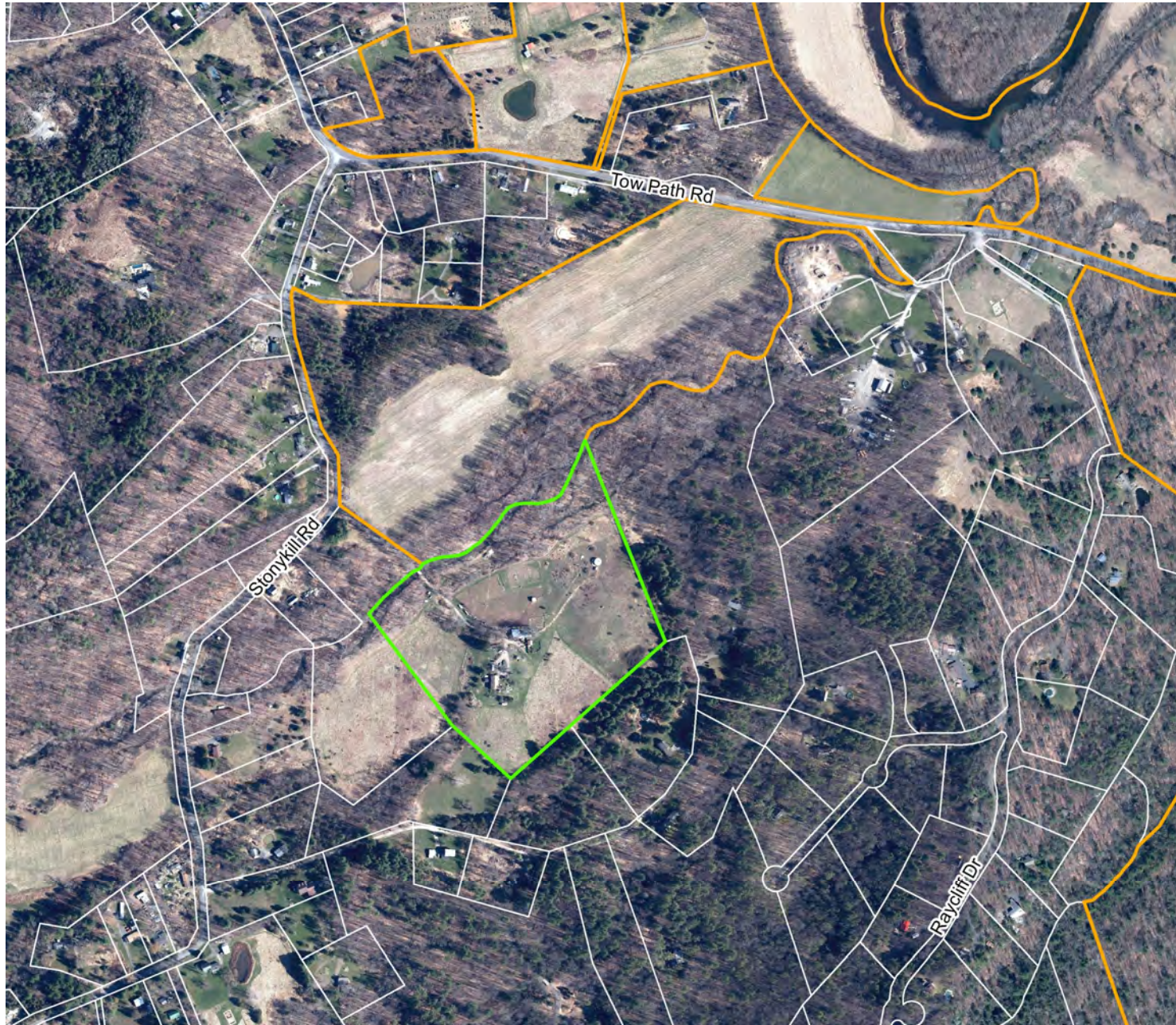
- FW -- Floodway District
  - Agriculture – not including the keeping of fowl or farm animals permitted by right
  - Agriculture – including the keeping of fowl or farm animals subject to site plan review regulations
- Prime and Important Soils
  - Ha – Hamlin silt loam
  - OdA – Odessa silt loam
  - Ra – Raynham silt loam
  - RvA, RvB – Riverhead fine silt loam
  - SaB – Schoharie silt loam
  - Te – Teel silt loam

# Ganon - Rochester 1 parcel - 20 acres



# Ganon - Rochester

1 parcel - 20 acres



# Ganon - Rochester 1 parcel - 20 acres



# Ganon – Rochester

## 1 parcel – 20 acres

---

- **Country and Farm BNB**
- B&B connected to agricultural operation
- Farm experience
- Poultry (egg production), sheep (fiber production), hogs (pork)
- Haying (planned)

# Ganon – Rochester 1 parcel – 20 acres



# Ganon – Rochester 1 parcel – 20 acres





# Ganon – Rochester 1 parcel – 20 acres



# Ganon – Rochester

1 parcel – 20 acres



# Ganon – Rochester 1 parcel – 20 acres



# Ganon – Rochester 1 parcel – 20 acres



# Ganon – Rochester 1 parcel – 20 acres



# Ganon – Rochester 1 parcel – 20 acres



Neighboring farm – soy field

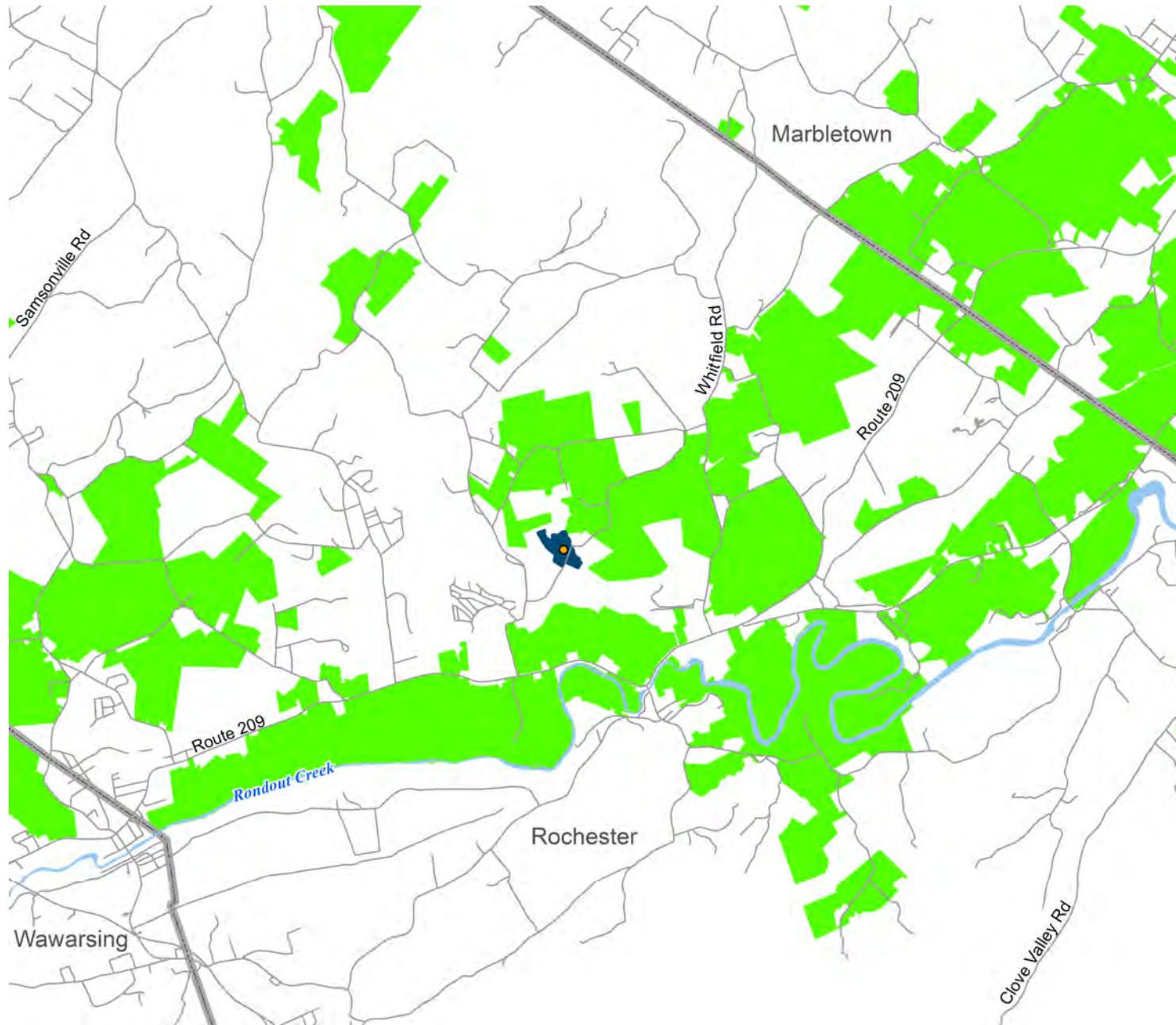
# Ganon – Rochester

## 1 parcel – 20 acres

---

- R2 -- Low-Density Residential District
  - Agriculture (non-animal) - principal permitted use
  - Agriculture (animal) - principal permitted use with site plan review by planning board
- §114-14 Animal Husbandry
- §114-14A Agricultural Use
- Prime and Important Soils
  - He – Haven silt loam
  - Ra – Raynham silt loam
  - SaB, SaC – Schoharie silt loam
  - Sc – Scio silt loam
- Hamlet of Accord

# Nicholson - Rochester 2 parcels - 20 acres





# Nicholson – Rochester 2 parcels – 20 acres



# Nicholson – Rochester 2 parcels – 20 acres



# Nicholson – Rochester

## 2 parcels – 20 acres

---

- **Stonehill's Farmhouse**
- B&B with event space and agriculture
  - Agriculture on-site provides food used in other parts of business
  - Seasonal, farm-to-table
  - Tomatoes, greens, herbs, peppers, beets, radishes, carrots, etc.
  - Poultry (egg production and meat birds)
  - Cattle (planned), hogs (planned), goats (milk production)
  - Apiary for honey production (planned)

# Nicholson – Rochester 2 parcels – 20 acres



# Nicholson – Rochester 2 parcels – 20 acres



# Nicholson – Rochester 2 parcels – 20 acres



# Nicholson – Rochester 2 parcels – 20 acres



# Nicholson – Rochester 2 parcels – 20 acres





# Nicholson – Rochester 2 parcels – 20 acres



# Nicholson – Rochester 2 parcels – 20 acres



# Nicholson – Rochester 2 parcels – 20 acres



# Nicholson – Rochester 2 parcels – 20 acres



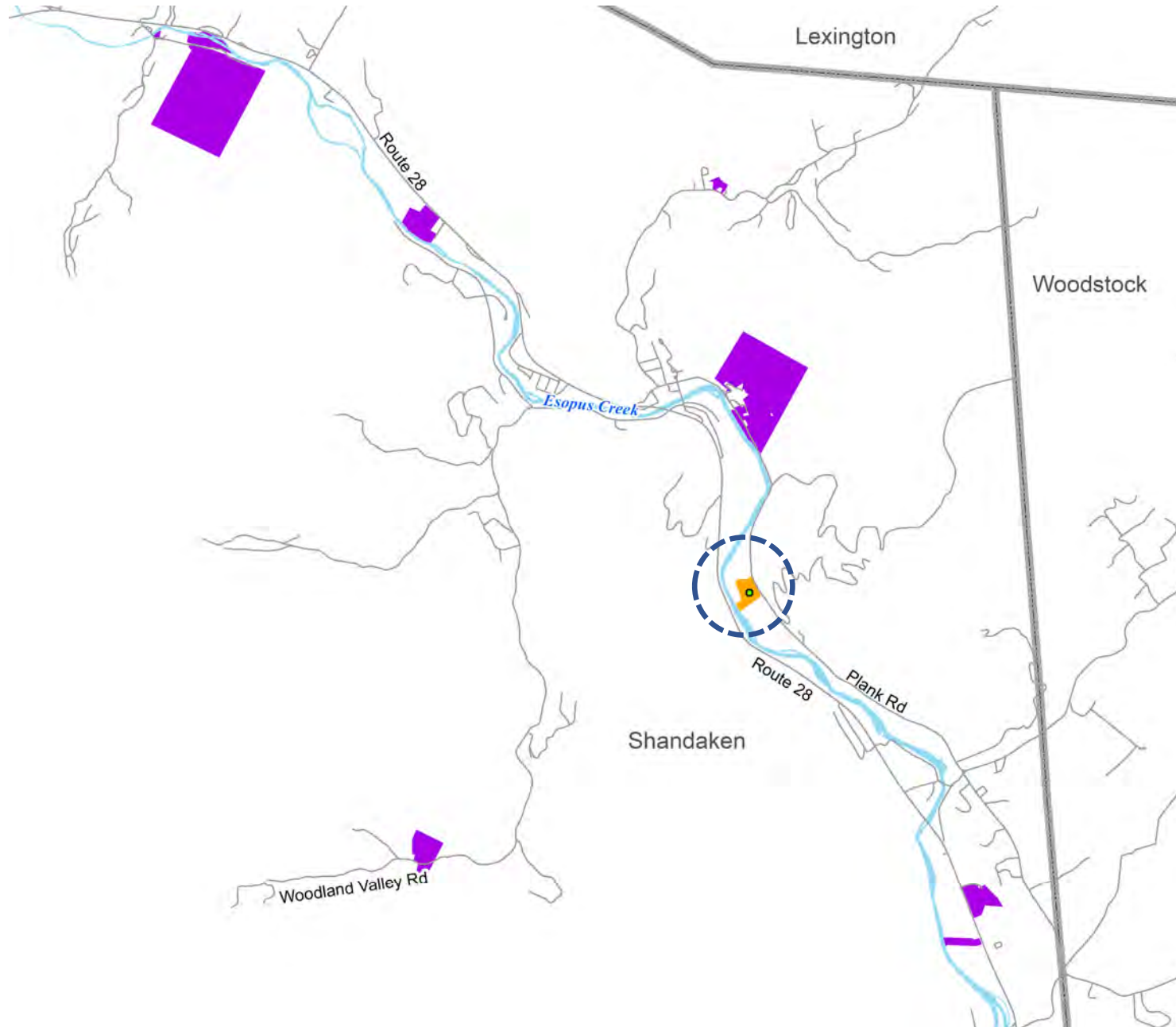
# Nicholson – Rochester

## 2 parcels – 20 acres

---

- AR-3 -- Residential Agricultural (Zoning) District
  - Agriculture (non-animal) - principal permitted use
  - Agriculture (animal) - principal permitted use
- §114-14 Animal Husbandry
- §114-14A Agricultural Use
- Prime and Important Soils
  - HgB – Hoosic gravelly loam
  - OdB – Odessa silt loam
  - SaC – Schoharie silt loam
- Hamlet of Accord

# Amenta - Shandaken 2 parcels - 11 acres



# Amenta - Shandaken 2 parcels - 11 acres



# Amenta - Shandaken 2 parcels - 11 acres





# Amenta - Shandaken 2 parcels - 11 acres



# Amenta - Shandaken

## 2 parcels - 11 acres

---

- Vegetables (planned)
  - Silage tarp
  - Plans to clear some of the area closer to Plank Rd
  - No-till farming practices planned

# Amenta - Shandaken 2 parcels - 11 acres



# Amenta - Shandaken 2 parcels - 11 acres



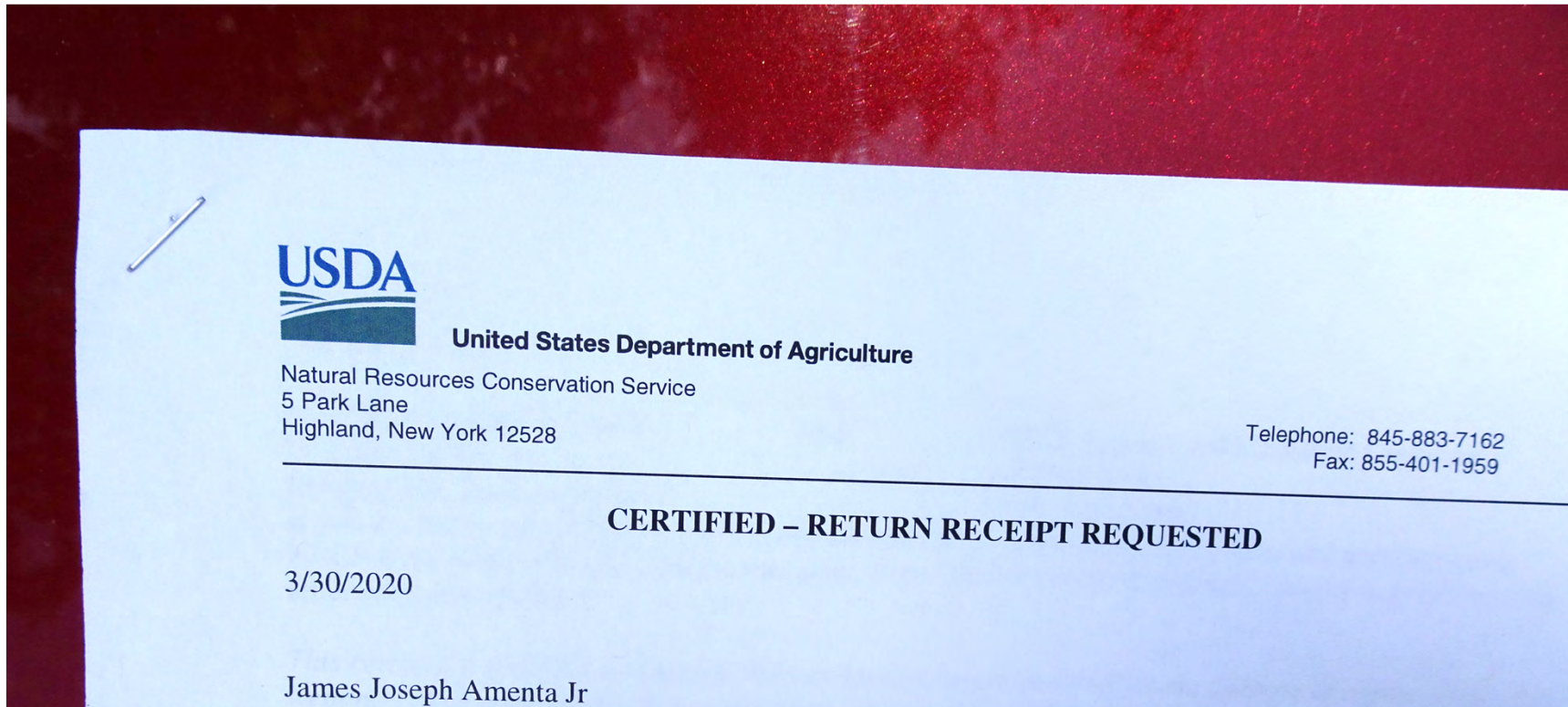
# Amenta - Shandaken 2 parcels - 11 acres



# Amenta - Shandaken 2 parcels - 11 acres



# Amenta - Shandaken 2 parcels - 11 acres



“The preliminary certified wetland determination was conducted by NRCS on 3/30/2020. This technical determination is for Farm Number 1846, Tract Number 2863, and Field Number(s) 1

The preliminary certified determination concluded that Field(s) 1 on tract 2863 is either non-wetland (NW) and/or prior converted (PC). Lands labeled NW or PC do not have restrictions under the Food Security Act of 1985. The enclosed form NRCS-CPA-026e and map depict the wetland labels for area(s) where the requested preliminary determination took place. Labels are defined on page 4 of the NRCS-CPA-026e.”

No highly erodible map units found by NRCS.

# Amenta - Shandaken 2 parcels - 11 acres





# Amenta - Shandaken

## 2 parcels - 11 acres

---

- R-3 -- Residential District
  - Agriculture or farm use, including keeping of fowl or animals - principal permitted use
  - Zoning district provides for low-density rural residential development
- §116-30 Agriculture and keeping of animals
- Prime and Important Soils
  - Barbour loam
- Unfinished Subdivision
  - Sunset provision
    - Legal instrument filed with subdivision plat ended restrictive covenant on agriculture in 1996

# Balentine - Woodstock

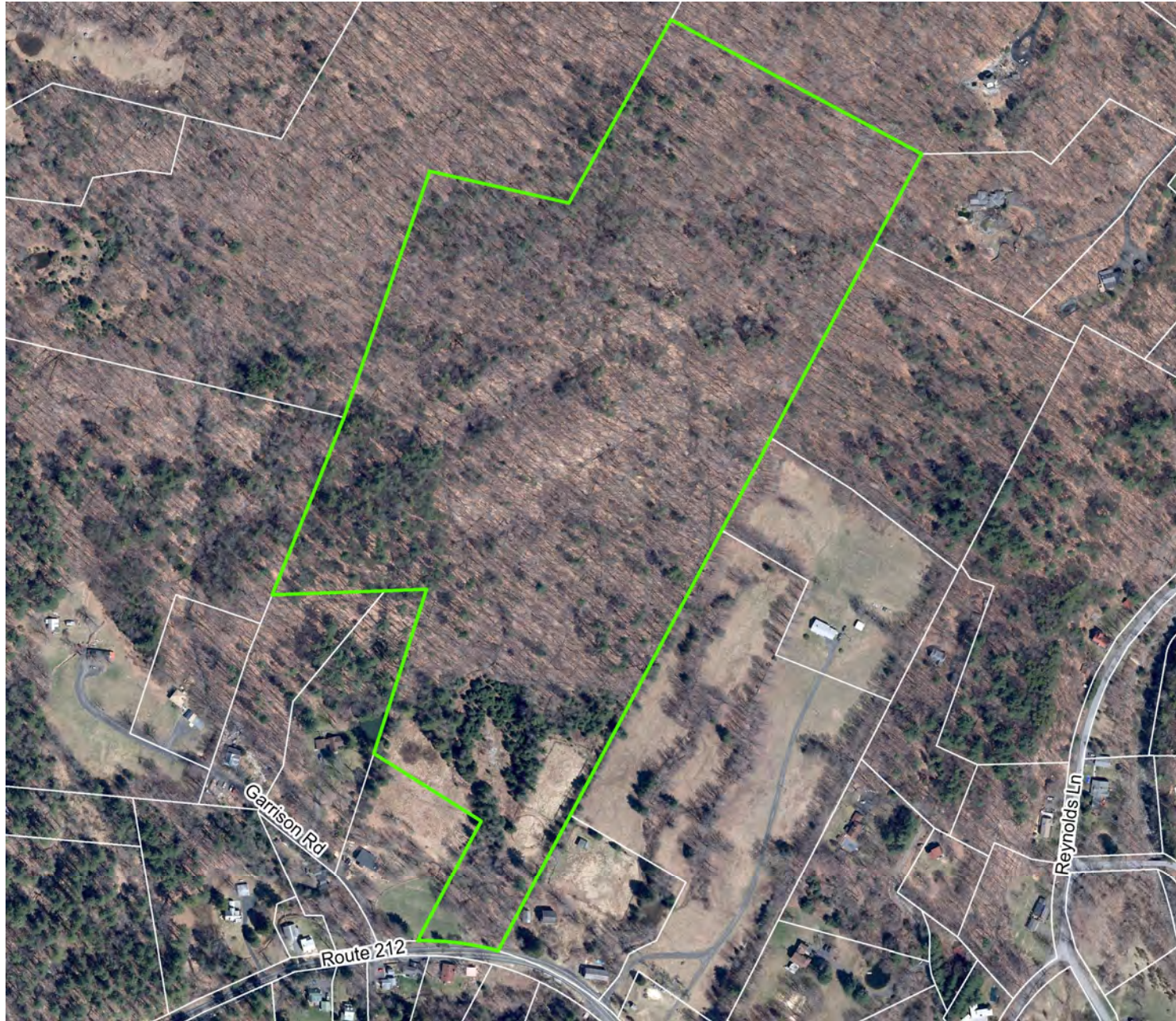
1 parcel - 49 acres



# Balentine – Woodstock 1 parcel – 49 acres



# Balentine – Woodstock 1 parcel – 49 acres



# Balentine – Woodstock

## 1 parcel – 49 acres

---

- **Shady Farm**
- Cabbage, potatoes, squash, lettuce, broccoli, beans, tomatoes, watermelon, artichokes, bok choy, kale, arugula, chard, spinach
- Chickens (egg production and meat birds)
- Livestock (planned)
  - Goats (milk production, goat yoga)
  - Sheep (lamb)

# Balentine – Woodstock 1 parcel – 49 acres



# Balentine – Woodstock 1 parcel – 49 acres



# Balentine – Woodstock 1 parcel – 49 acres





# Balentine – Woodstock 1 parcel – 49 acres



# Balentine – Woodstock 1 parcel – 49 acres



# Balentine – Woodstock 1 parcel – 49 acres



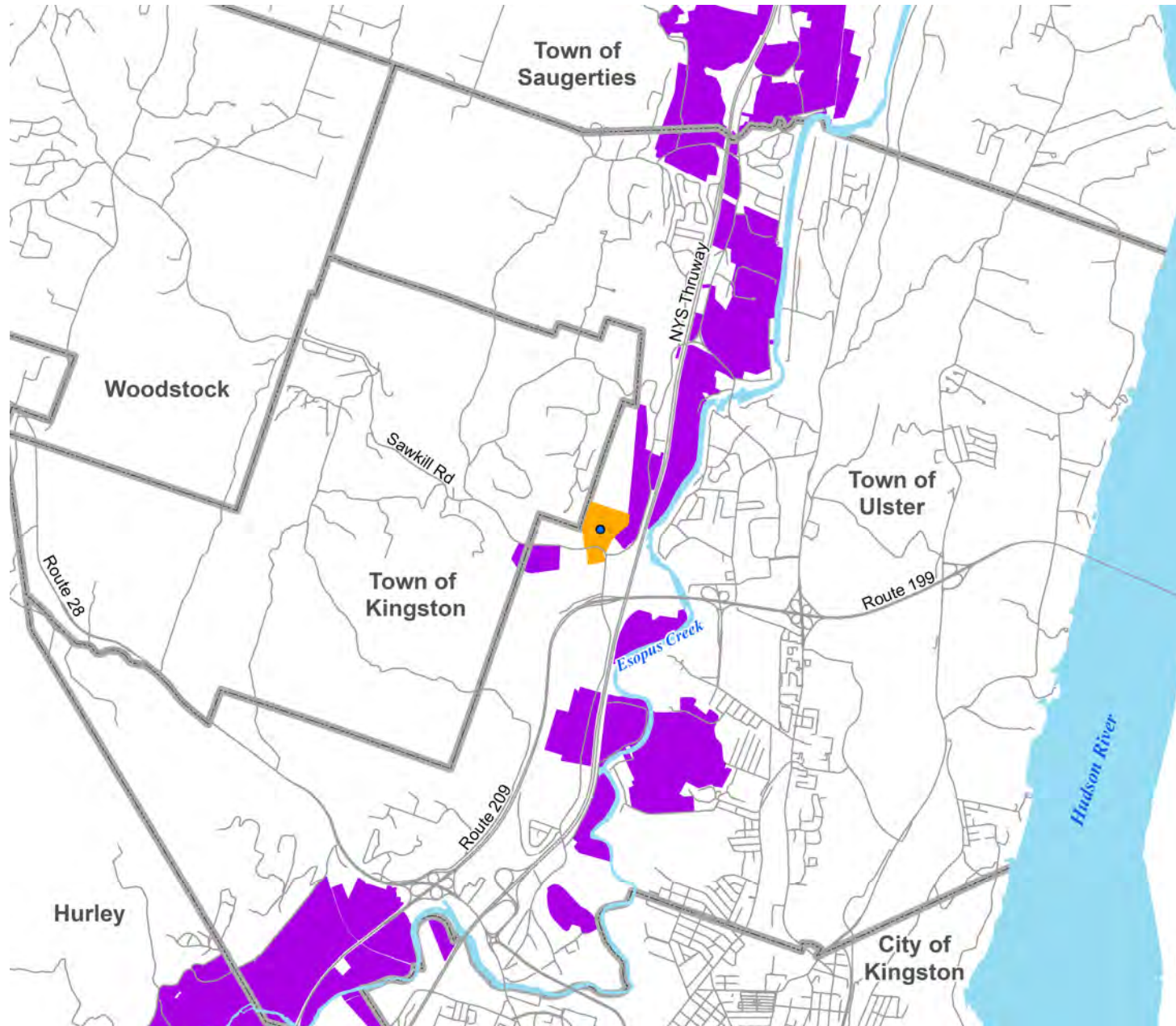
# Balentine – Woodstock

## 1 parcel – 49 acres

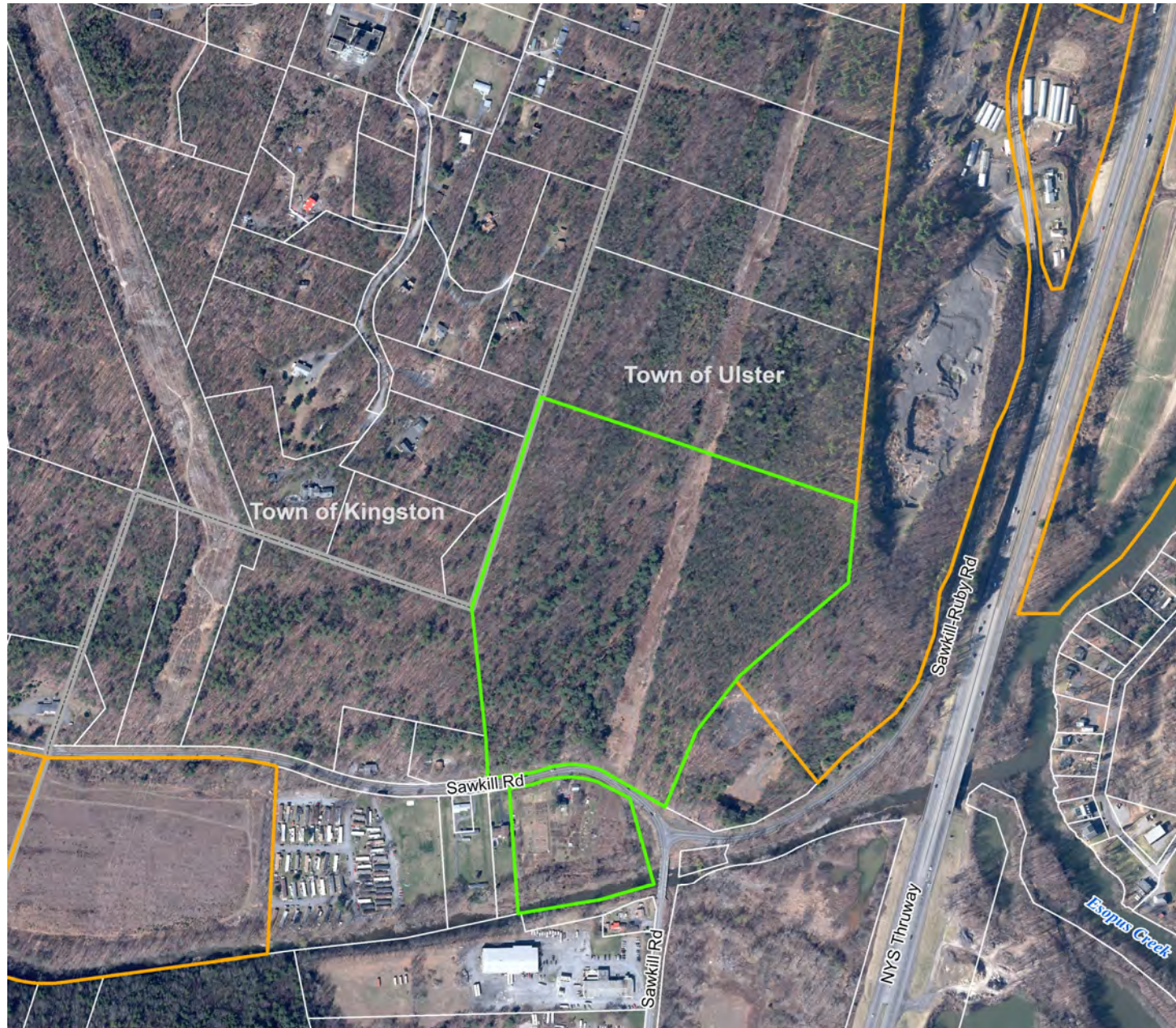
---

- R-3 -- Residential District
  - Agriculture including keeping of fowl or animals permitted use in specified district
  - Described in statute as “a low-density residential district”
- §260-41 Agriculture and keeping of farm animals
- Prime and Important Soils
  - Re – Red Hook gravelly silt loam
  - WeB – Wellsboro flaggy silt loam
- Hamlet of Shady

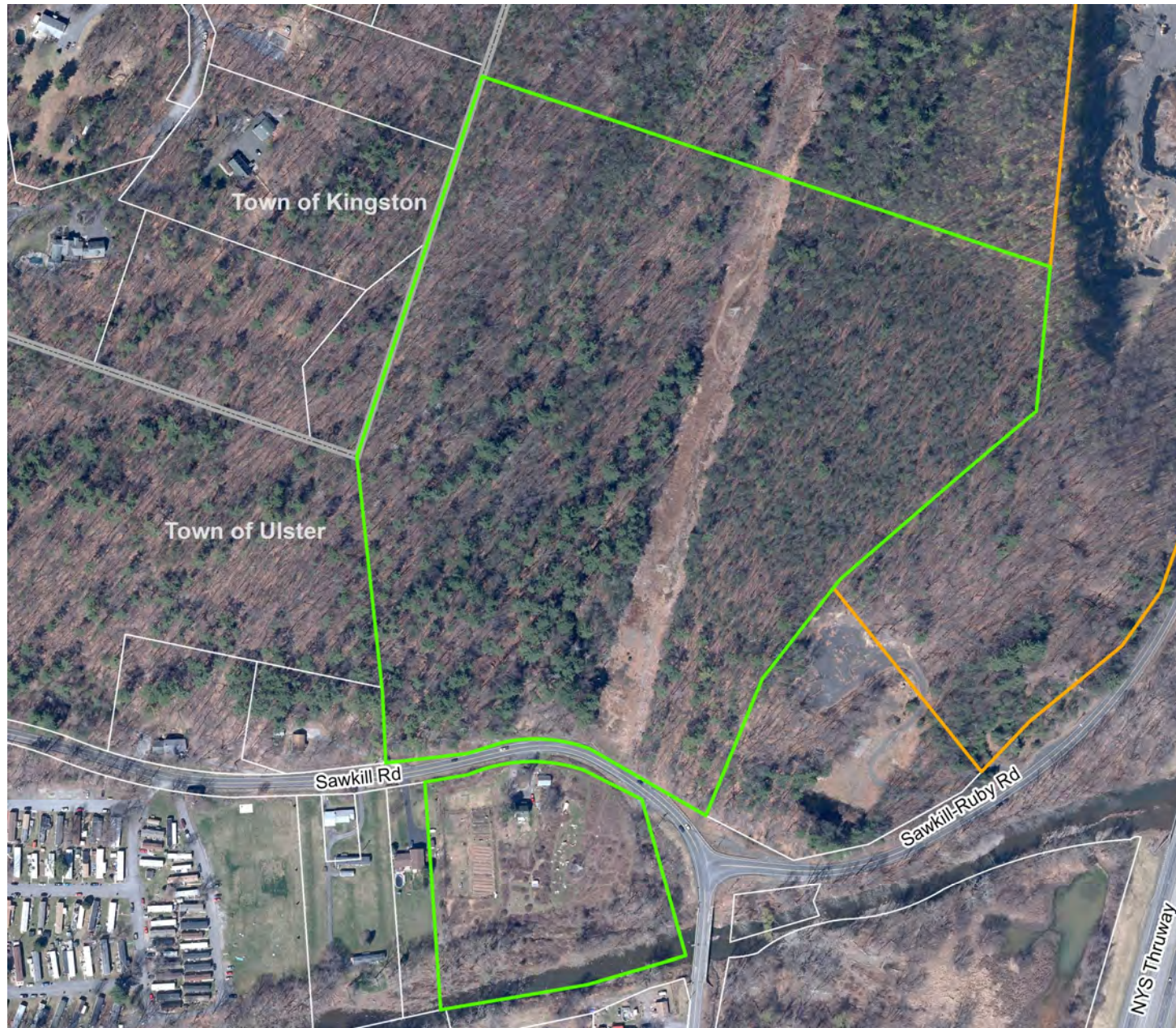
# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres



# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres



# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres



# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres





Town of Ulster  
Big Green Real Estate, LLC  
1 Parcel – 46 acres

---

- **Big Green Farms**
- Swiss chard, lettuce, beets, sage, corn, garlic, hops, ginger, horseradish, kohlrabi, shiso, wasabi, Shishito Peppers
- Broccoli (planned), cauliflower (planned)
- Wild ginseng, eucalyptus, lavender
- Pollinator flowers
- Poultry (planned), goats (planned)
  - Milk and eggs for prepared foods
- Additional construction planned for this year
- Small farm stand offering prepared foods (planned)

# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres



# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres



# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres

---



Town of Ulster  
Big Green Real Estate, LLC  
1 Parcel - 46 acres



# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres



# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres



# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres





# Town of Ulster Big Green Real Estate, LLC 1 Parcel - 46 acres

NYS Department of Agriculture and Markets  
Division of Food Safety and Inspection

OPPORTUNITY. | and Ma

HOME PROCESSOR REGISTRATION REQUEST

Owner Name <i>ALEXANDER LEHVEN</i>	Date <i>4-9-20</i>	
Trade Name <i>BIG GREEN FRUITS D/B/A VONSAALDFARM</i>	County <i>ULSTER</i>	
Street Address	City	Zip Code

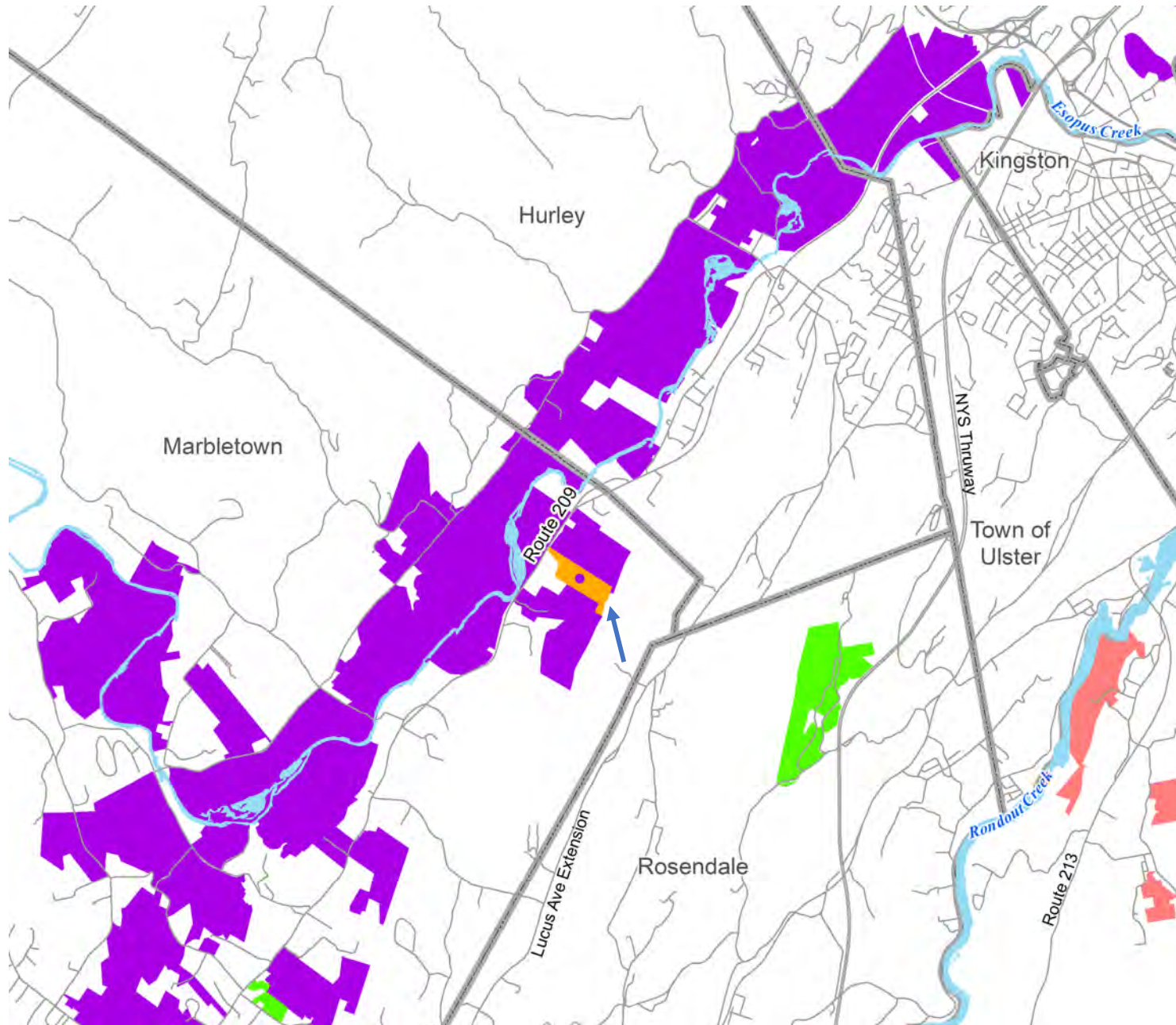
Approved April 2020

Town of Ulster  
Big Green Real Estate, LLC  
1 Parcel – 46 acres

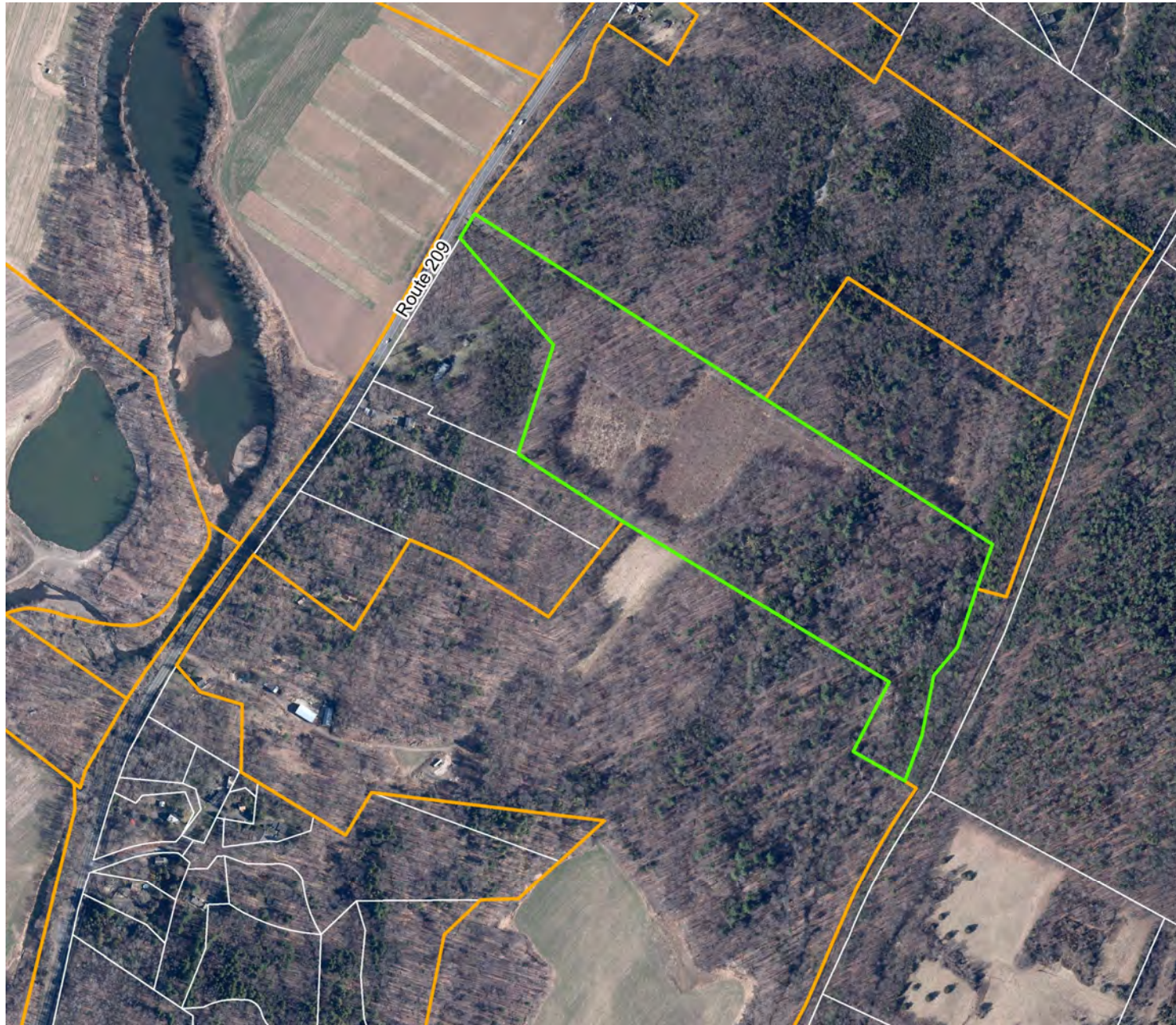
---

- R-60 -- Residential District
  - Agricultural/Farming operations permitted by right (site plan approval required)
  - Zoning district that allows the largest size residential lots in town
- Prime and Important Soils
  - Tg – Tioga fine sandy loam

# Miller – Marbletown 1 parcel – 38 acres



# Miller – Marbletown 1 parcel – 38 acres



# Miller – Marbletown 1 parcel – 38 acres



# Miller – Marbletown

## 1 parcel – 38 acres

---

- Listed Land Type on Tax Rolls – 17.4 acres of Tillable Land
- Real Property Classification Code
  - 105 - vacant agricultural land
- Parcel on Route 209 requested for inclusion allows operation to expand

# Miller – Marbletown

## 1 parcel – 38 acres

---

- **Stony Rose Homestead**
- Tomatoes, eggplants, peppers, cucumbers, black beans, onions, chives, potatoes, asparagus and rhubarb
- No-till planned
- Strawberries, cherries and grapes
  - Grape varieties for wine
- Mushrooms
- Poultry (meat birds and egg production)
- Pollinator flowers
- Apiary
- **Health and beauty products**

# Miller – Marbletown 1 parcel – 38 acres





# Miller – Marbletown 1 parcel – 38 acres



# Miller – Marbletown 1 parcel – 38 acres



# Miller – Marbletown 1 parcel – 38 acres



# Miller – Marbletown 1 parcel – 38 acres



# Miller – Marbletown 1 parcel – 38 acres



# Miller – Marbletown 1 parcel – 38 acres



Photo taken by applicants at Route 209 parcel for social media.

# Miller – Marbletown 1 parcel – 38 acres



Photo taken by applicants on another parcel for social media.

# Miller – Marbletown 1 parcel – 38 acres



Photo taken by applicants on another parcel for social media.



# Miller – Marbletown 1 parcel – 38 acres



Photo taken by applicants on another parcel for social media.

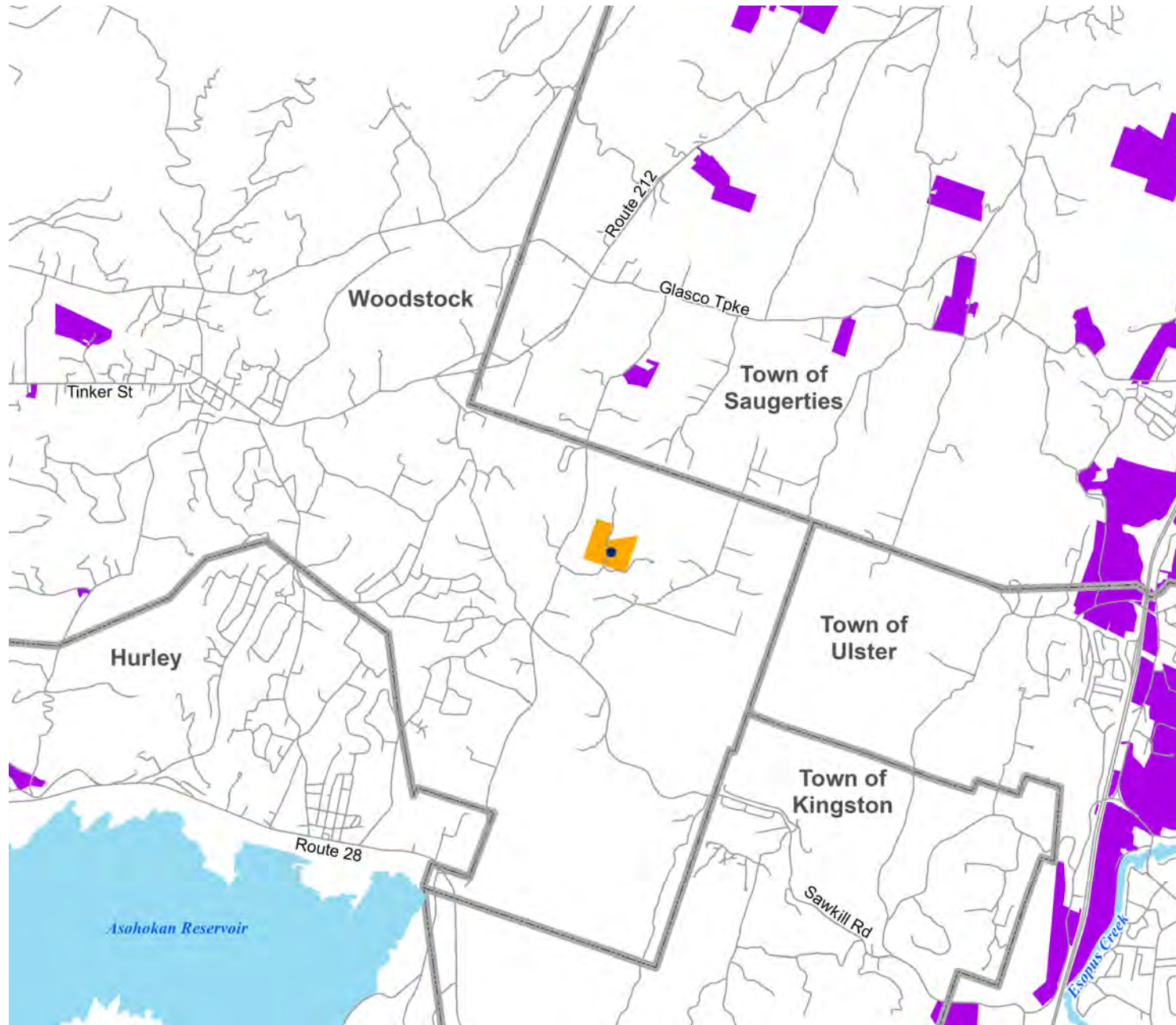
# Miller – Marbletown

## 1 parcel – 38 acres

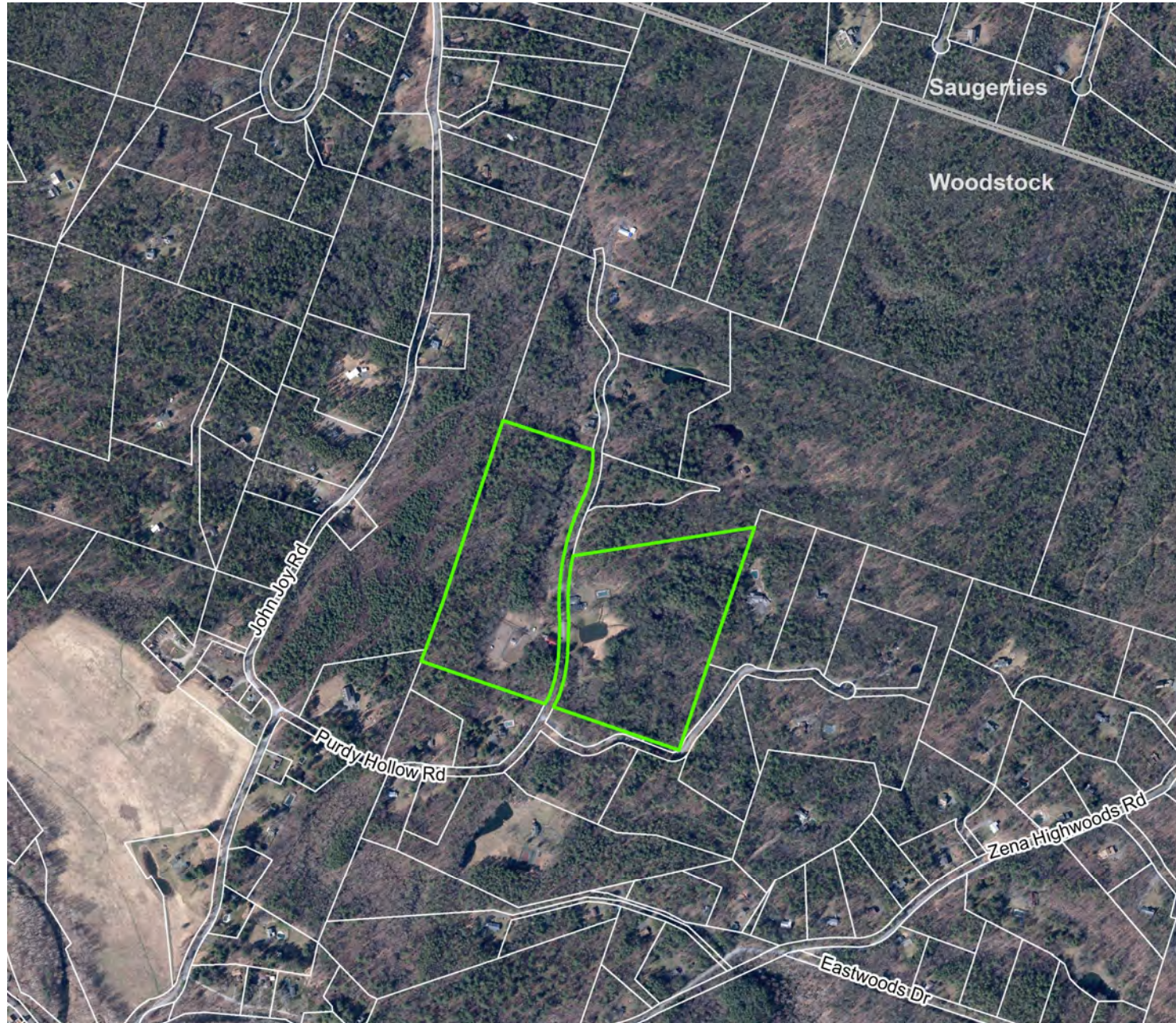
---

- R-1 -- Residential District
  - Crop production permitted by right
  - Cattle ranching, most livestock operations, and poultry and egg production allowed with special permit
  - Hog and pig farming, sheep and goat farming, horses and equines, and apiaries do not require special permit
- §200-38 Agriculture
- Prime and Important Soils
  - CnB, CnC – Chenango gravelly silt loam
  - SaB – Schoharie silt loam
  - SmB – Stockbridge-Farmington silt loam
  - Un – Unadilla silt loam

# Purdy Hollow Farm, LLC – Woodstock 1 parcel – 41 acres



# Purdy Hollow Farm, LLC – Woodstock 1 parcel – 41 acres



# Purdy Hollow Farm, LLC – Woodstock 1 parcel – 41 acres



# Purdy Hollow Farm, LLC – Woodstock

## 1 parcel – 41 acres

---

- Purdy Hollow Farm
- Previously a horse farm
- Property on Farmland for a New Generation New York
  - Existing farm infrastructure

# Purdy Hollow Farm, LLC – Woodstock 1 parcel – 41 acres



# Purdy Hollow Farm, LLC – Woodstock

1 parcel – 41 acres





# Purdy Hollow Farm, LLC – Woodstock 1 parcel – 41 acres

---



# Purdy Hollow Farm, LLC – Woodstock 1 parcel – 41 acres

---



# Purdy Hollow Farm, LLC – Woodstock 1 parcel – 41 acres



# Purdy Hollow Farm, LLC – Woodstock 1 parcel – 41 acres



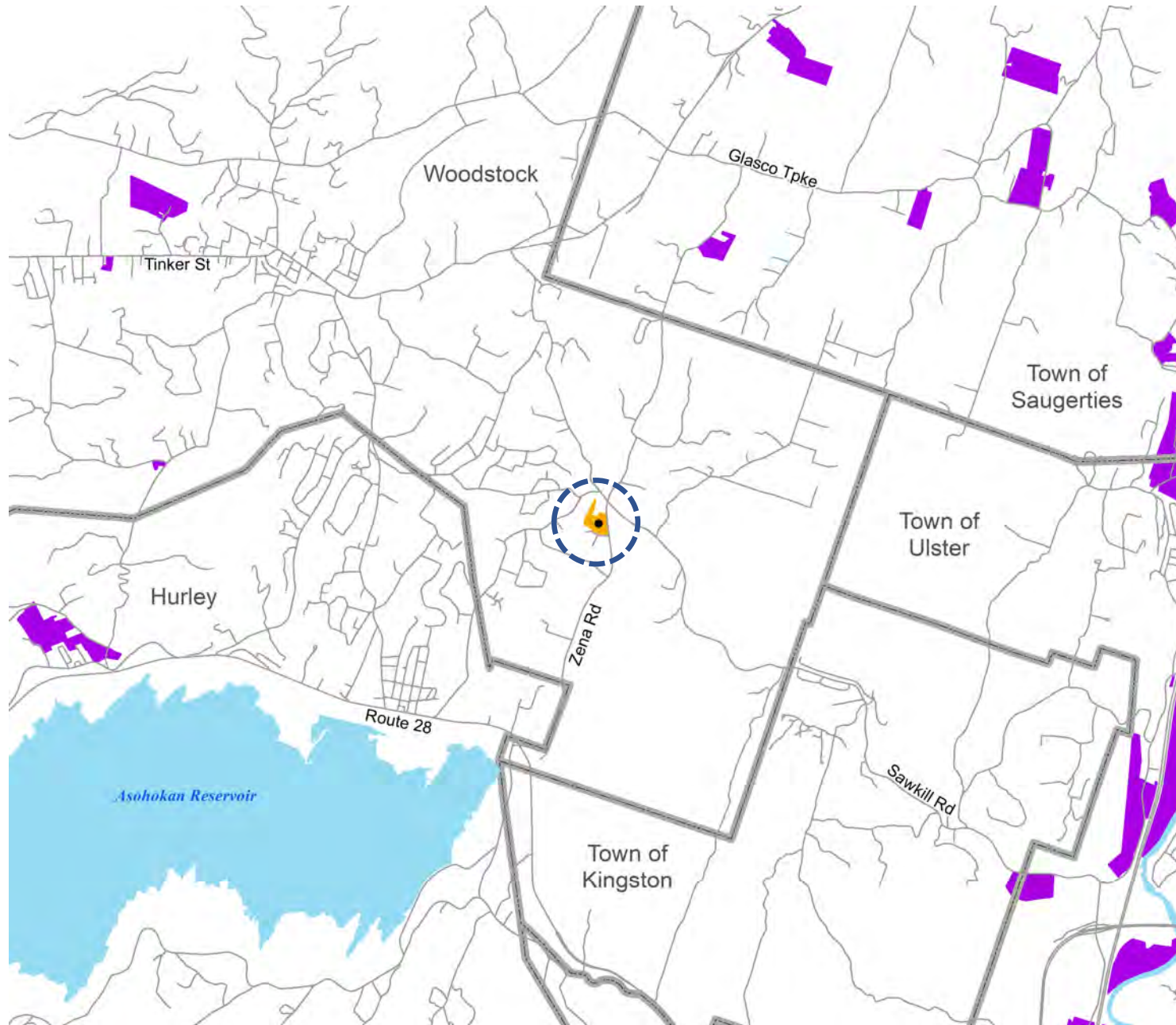
# Purdy Hollow Farm, LLC – Woodstock

## 1 parcel – 41 acres

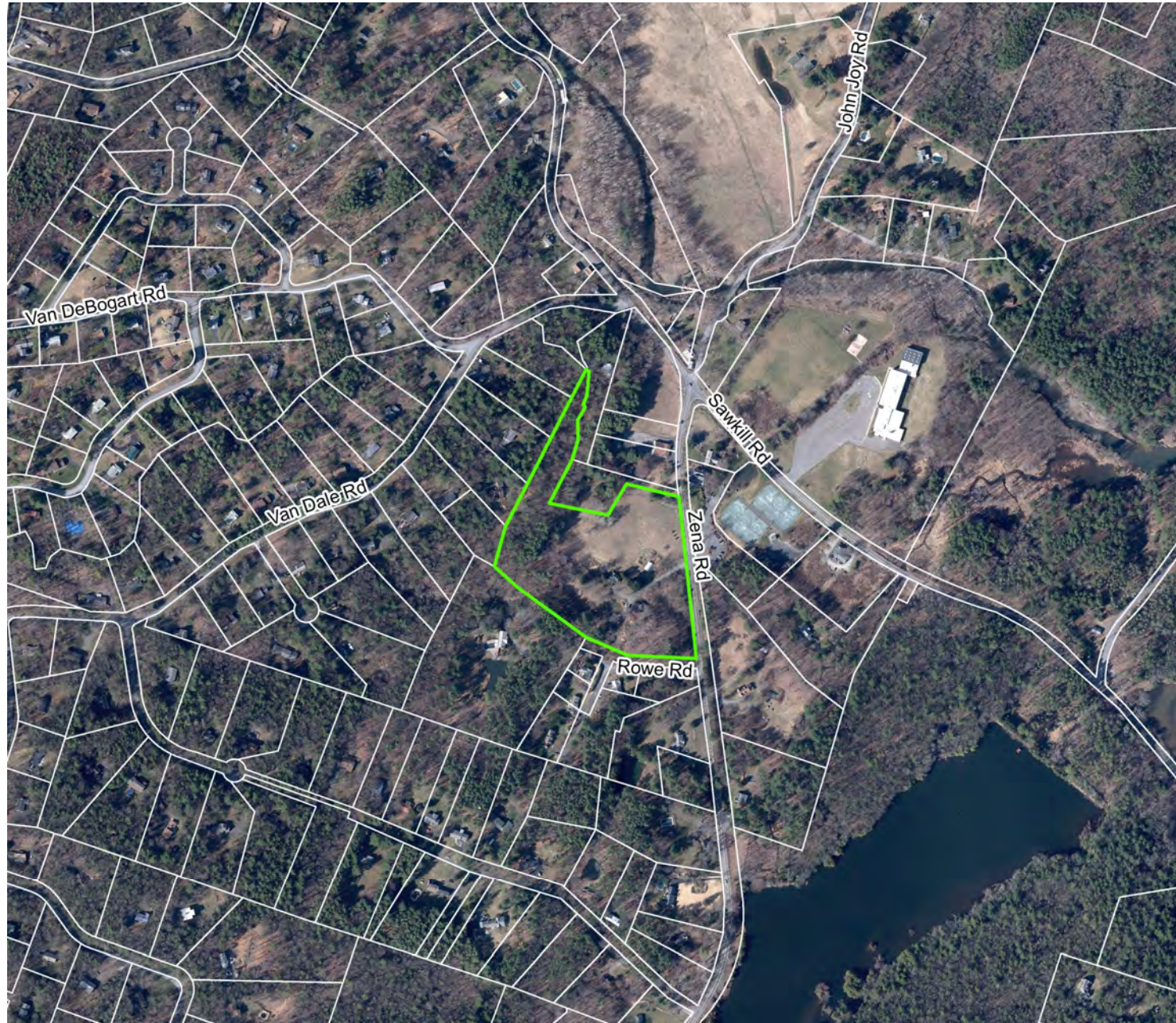
---

- R-5 -- Residential District
  - Agriculture including keeping of fowl or animals permitted use in specified district
  - Described in statute as “a very-low density residential district” with lands that have “rural and aesthetic values”.
- §260-41 Agriculture and keeping of farm animals
- Prime and Important Soils
  - LnB – Lordstown channery silt loam
  - Ra – Raynham silt loam

# Roger & Relkin – Woodstock 1 parcel – 11 acres

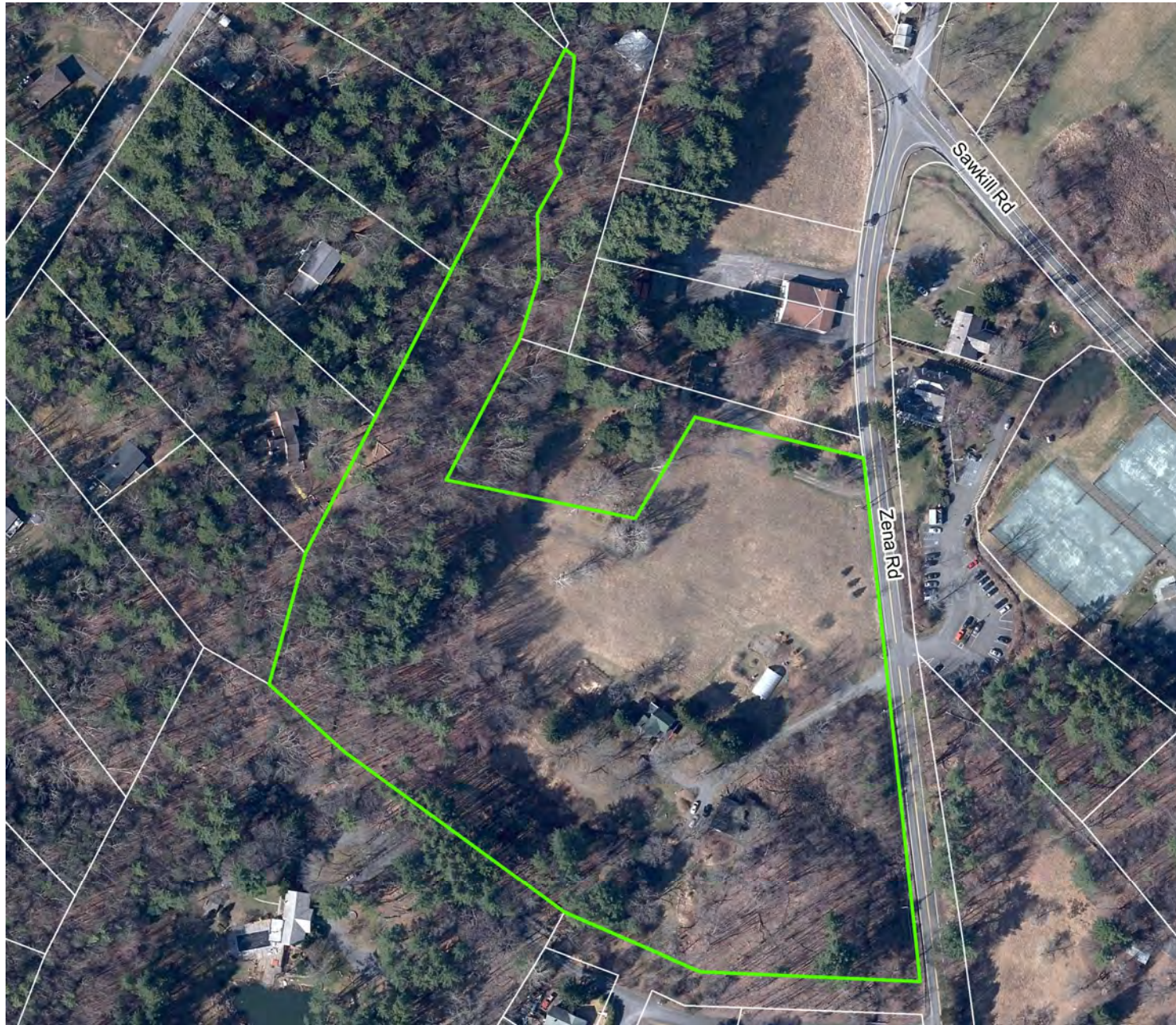


# Roger & Relkin – Woodstock 1 parcel – 11 acres



# Rojer & Relkin – Woodstock

1 parcel – 11 acres





# Rojer & Relkin – Woodstock

## 1 parcel – 11 acres

---

- **Zena Farmstead**
- Various greens, mushrooms, corn, squash, potatoes, kohlrabi, peppers, onions, garlic, leaks, eggplants, beets, radishes, brussel sprouts
- No-till farming practices planned
- Sheep (milk production and fiber)
- Chickens (egg production and meat birds)
- Hogs (planned)

# Roger & Relkin – Woodstock 1 parcel – 11 acres



# Rojer & Relkin – Woodstock 1 parcel – 11 acres



# Roger & Relkin – Woodstock 1 parcel – 11 acres



# Rojer & Relkin – Woodstock 1 parcel – 11 acres



# Rojer & Relkin – Woodstock 1 parcel – 11 acres



# Roger & Relkin – Woodstock 1 parcel – 11 acres



# Roger & Relkin – Woodstock 1 parcel – 11 acres





# Rojer & Relkin – Woodstock 1 parcel – 11 acres



# Rojer & Relkin – Woodstock 1 parcel – 11 acres



# Rojer & Relkin – Woodstock 1 parcel – 11 acres



# Rojer & Relkin – Woodstock 1 parcel – 11 acres

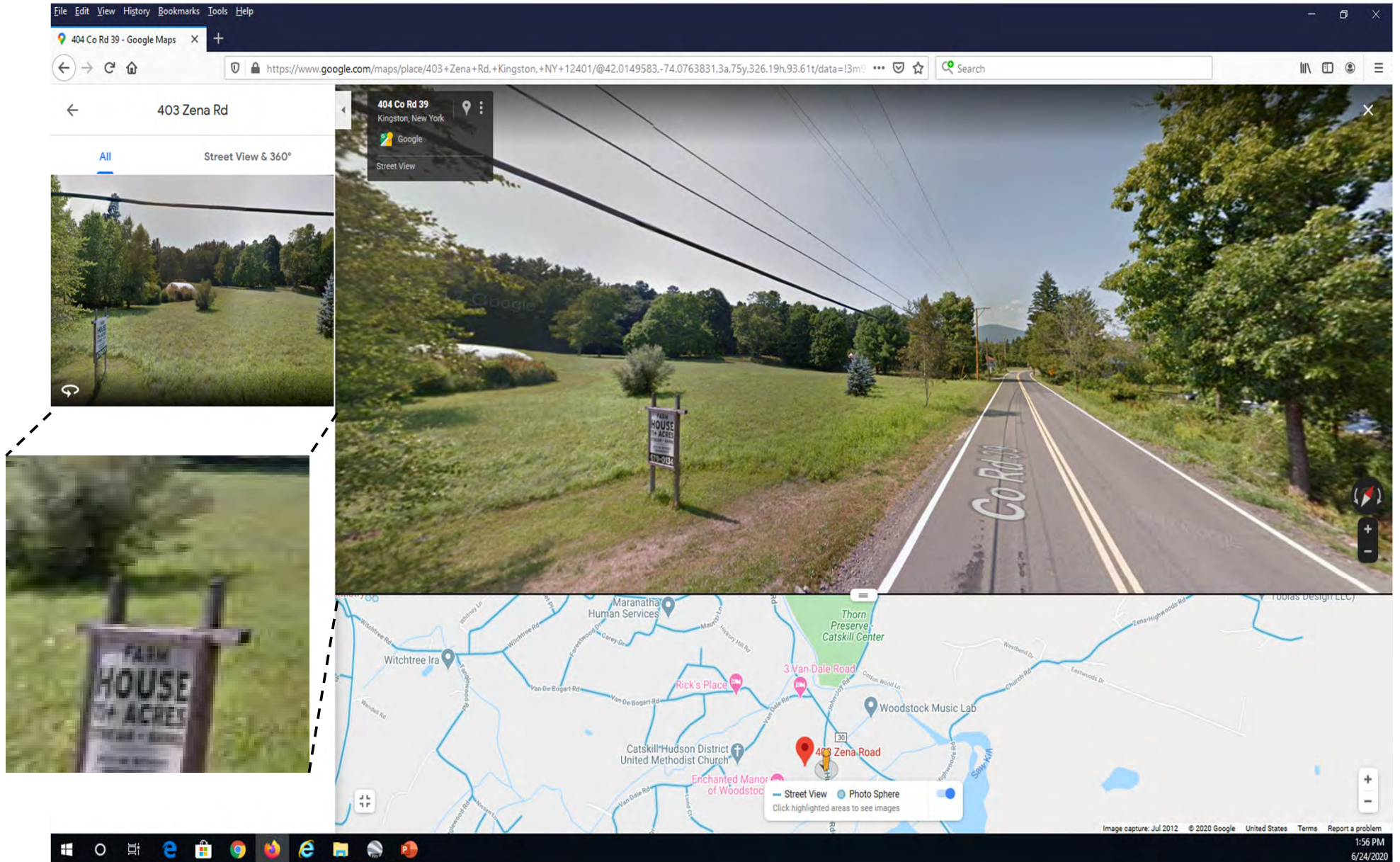


# Rojer & Relkin – Woodstock

## 1 parcel – 11 acres



# Rojer & Relkin – Woodstock 1 parcel – 11 acres



Photographic images from July 2012

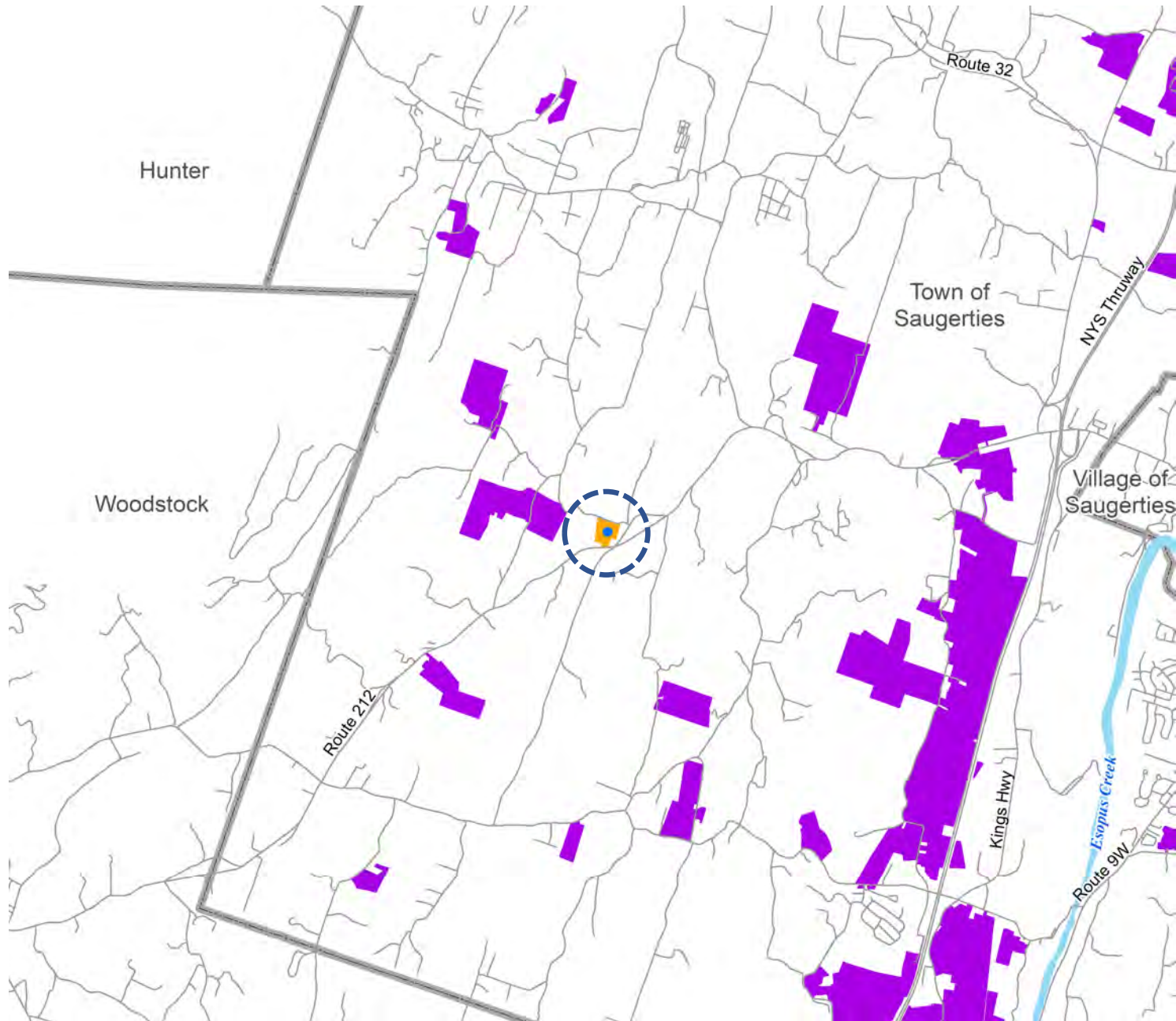
# Roger & Relkin – Woodstock

## 1 parcel – 11 acres

---

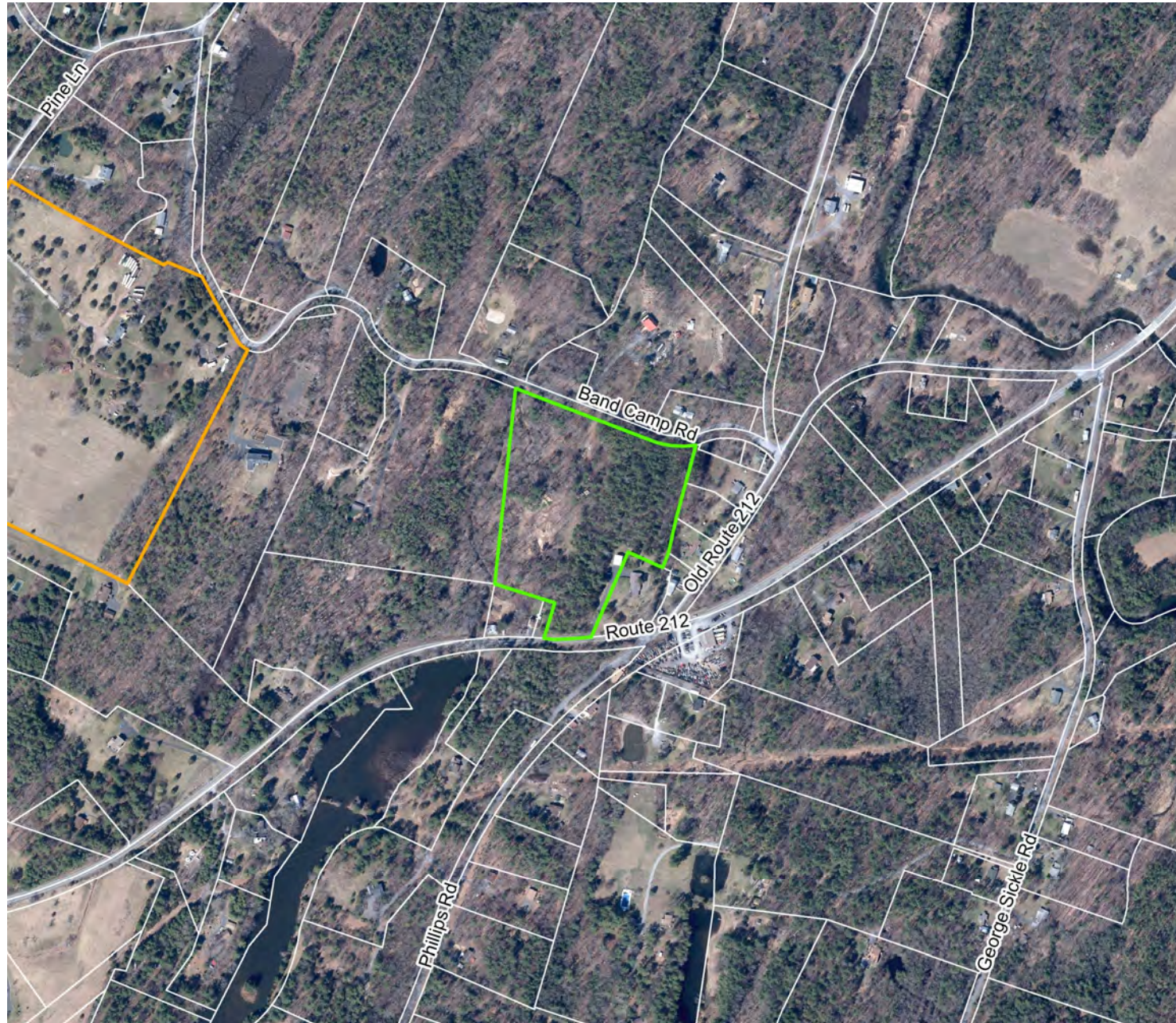
- R-3 -- Residential District
  - Agriculture including keeping of fowl or animals permitted use in specified district
  - Described in statute as “a low-density residential district”
- §260-41 Agriculture and keeping of farm animals
- Prime and Important Soils
  - Re – Red Hook gravelly silt loam
  - TkB, TkC – Tunkhannock gravelly loam

# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres





# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres



# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres



# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres

---

- Sheep
  - Silvopature
- Chickens (planned)

# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres



# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres

## SAUGERTIES FOOD SHARE

IS YOUR YARD FULL OF: ACORNS, <sup>BLACK</sup> WALNUT OR HICKORY NUTS?  
AND YOU DONT KNOW WHAT TO DO WITH THEM? DONT LET THEM DRIVE YOU NUTS!  
COME LEARN ABOUT ALL THE THINGS WE CAN DO WITH THEM.  
FEEL FREE TO CLEAN YOUR YARD & BRING ANY OF THEM WITH YOU  
SO WE CAN PROCESS THEM TOGETHER!

\* GLASS JARS w/lids,  
CONTAINERS WITH LIDS  
& BASKETS ARE  
Always Appreciated!

**BRING ANY** EXTRA VEGGIES, EGGS, HERBS, APPLES...  
Your favorite RECIPE, JAM or ANY OTHER TREAT!  
COME MAKE NEW FRIENDS & LEARN FUN STUFF.

WE ARE IN THE SEARCH FOR:  
**THE BEST LOCAL GARLIC!**  
IF YOU HAVE SOME TO SHARE WITH  
THE COMMUNITY TO PLANT FOR 2016  
BRING IT! IT WILL BE MUCH  
APRECIATED.

**SATURDAY 17<sup>TH</sup> OCTOBER** @ 12 HARRY WELLS<sup>RD</sup>  
12-4PM  
A FEW HOUSES DOWN FROM  
MOUNTAIN VIEW MARKET  
TOWARDS  
ROUTE 32



EMAIL ALEX IF YOU HAVE ANY QUESTIONS.  
saugertiesfoodshare@gmail.com

# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres

---



# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres



# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres





# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres



# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres



# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres



# Ulfik & Foudriat – Town of Saugerties 1 parcel – 12 acres

---

- MDR -- Moderate-Density Residential District
  - Agricultural crops livestock including roadside farm stands allowed by right
  - Agriculture production livestock and animal specialties allowed by right
- §245-16 Agriculture uses and riding stables
- §113 Article 1 – Right to Farm
- Prime and Important Soils
  - AcB – Arnot channery silt loam
  - Be – Basher silt loam
- Other land use: community garden
  - Separate, fenced-off part of property used by area residents – non-commercial

Recommendation?