



Ulster County Agricultural & Farmland Protection Board

2021 Agricultural
District Inclusions

May 26, 2021

Cornfield -- Hamlet of Kerhonkson, NY

Image provided by Gerald Berliner --- <https://geraldberlinerphotography.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.

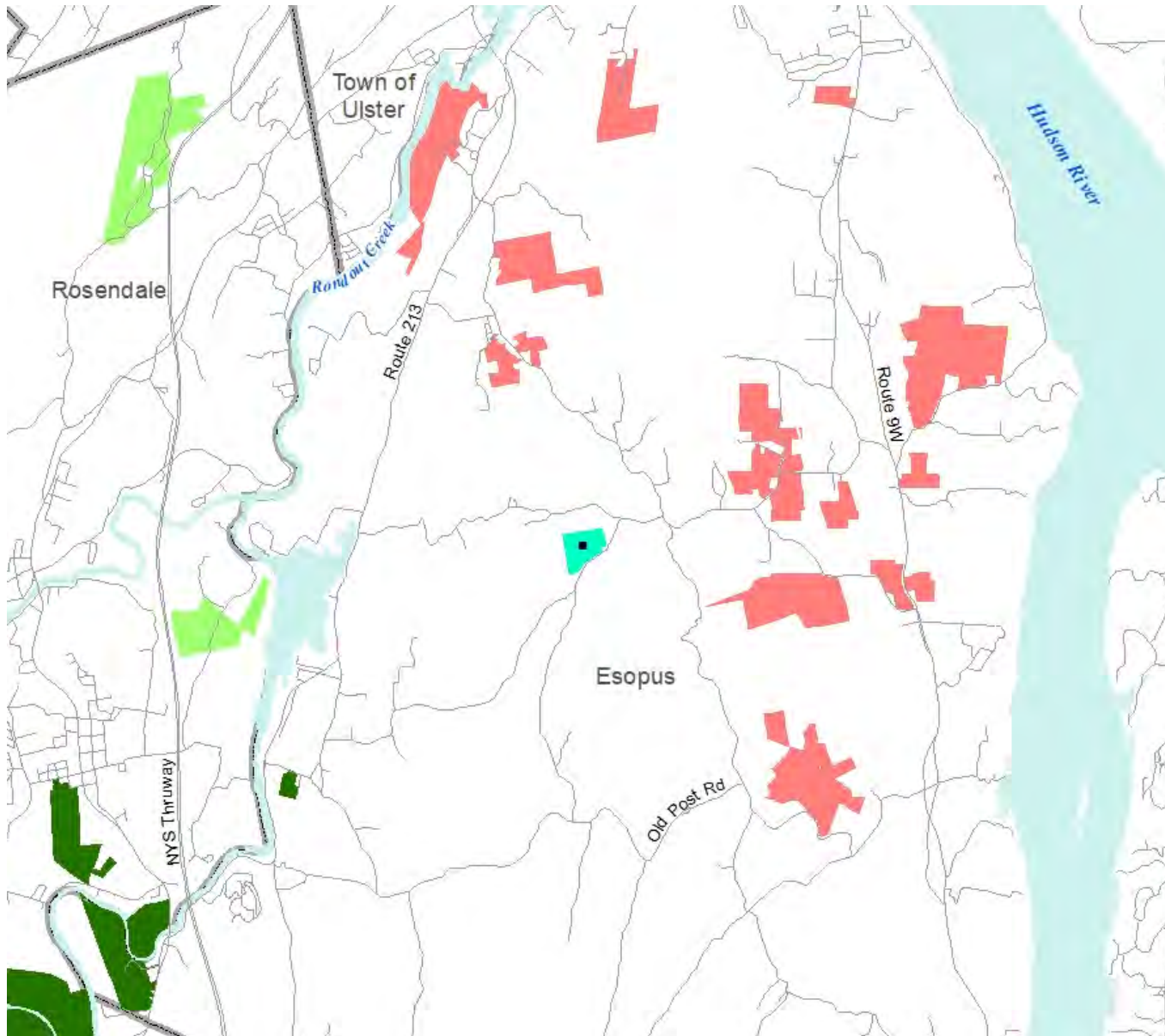
Department of Agriculture and Markets Guidance Concerning Annual Inclusions to Agricultural and Farmland Protection Boards

“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.”

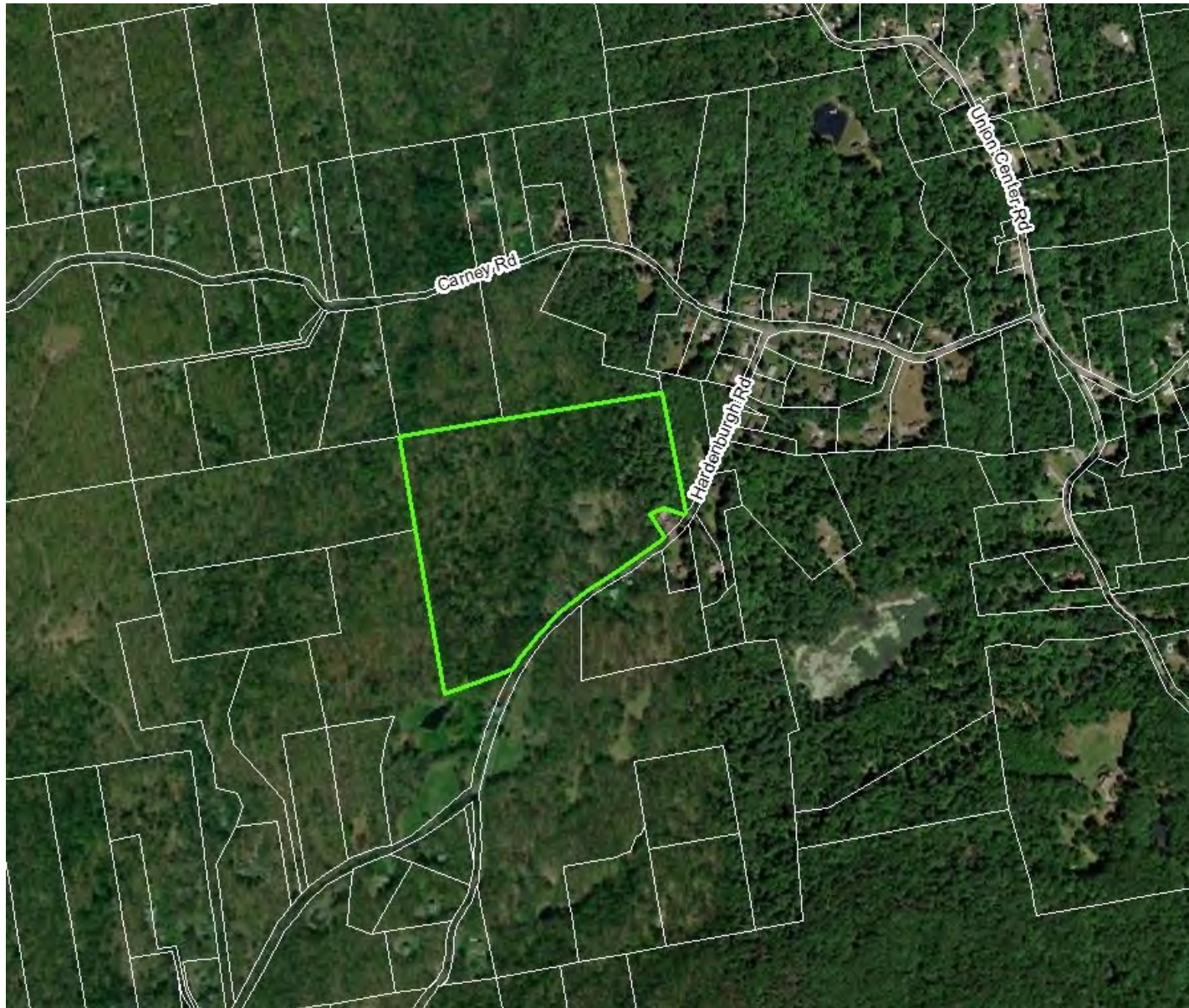
Locations



Lonergan – Esopus 1 parcel – 34 acres



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Lonergan – Esopus

1 parcel – 34 acres

- **Thunderhorse Hollow Farm**

- Horses from western states
 - Riding programs (planned)
 - Relationship with the Lakota
 - Rents additional space from nearby property
- Emu
 - Oil
- Vegetable production (planned)
- Small farm stand (planned)
 - Product mix: on-farm and off-farm

Lonergan – Esopus 1 parcel – 34 acres



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neighboring farm

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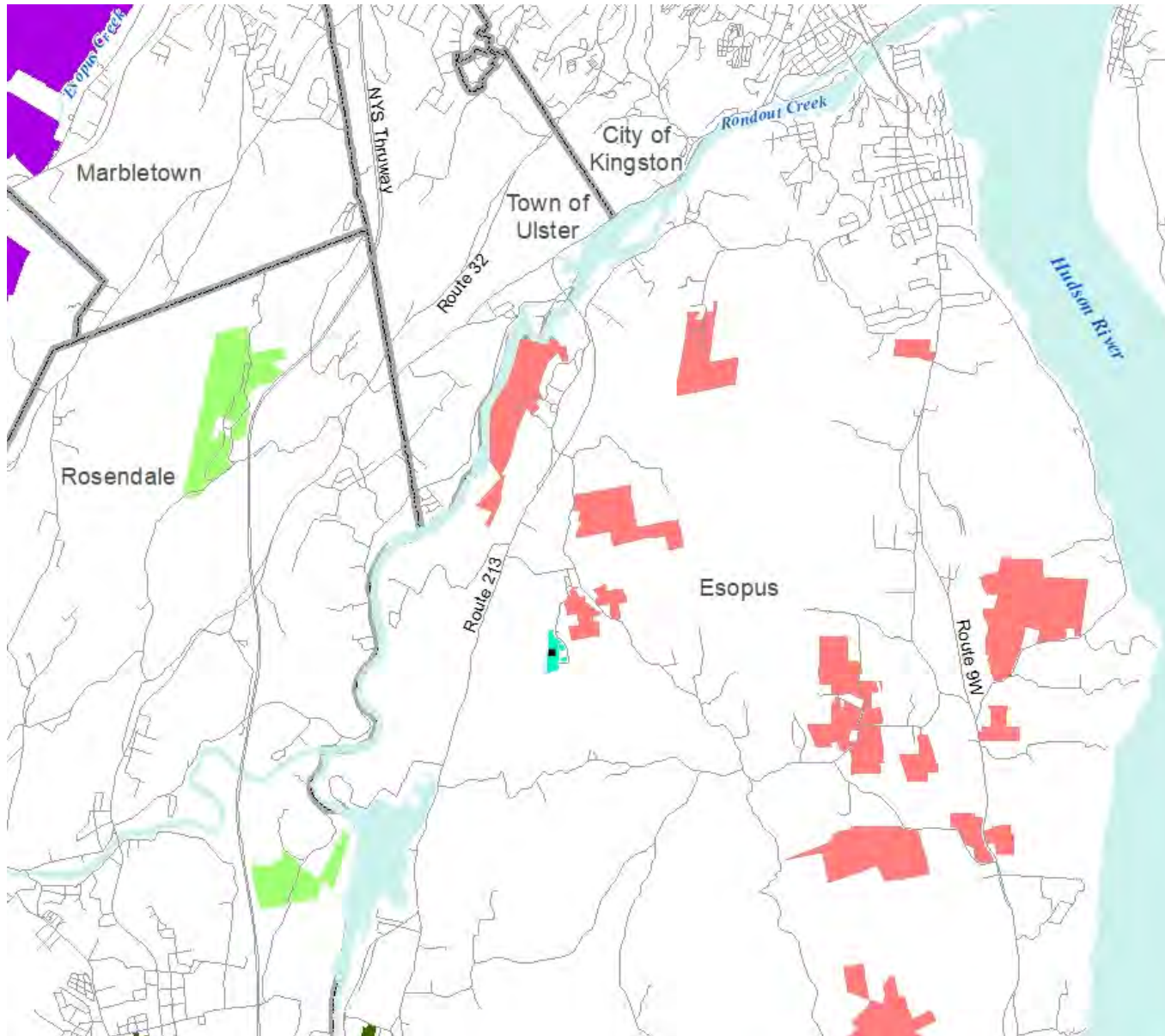


Lonergan – Esopus

1 parcel – 34 acres

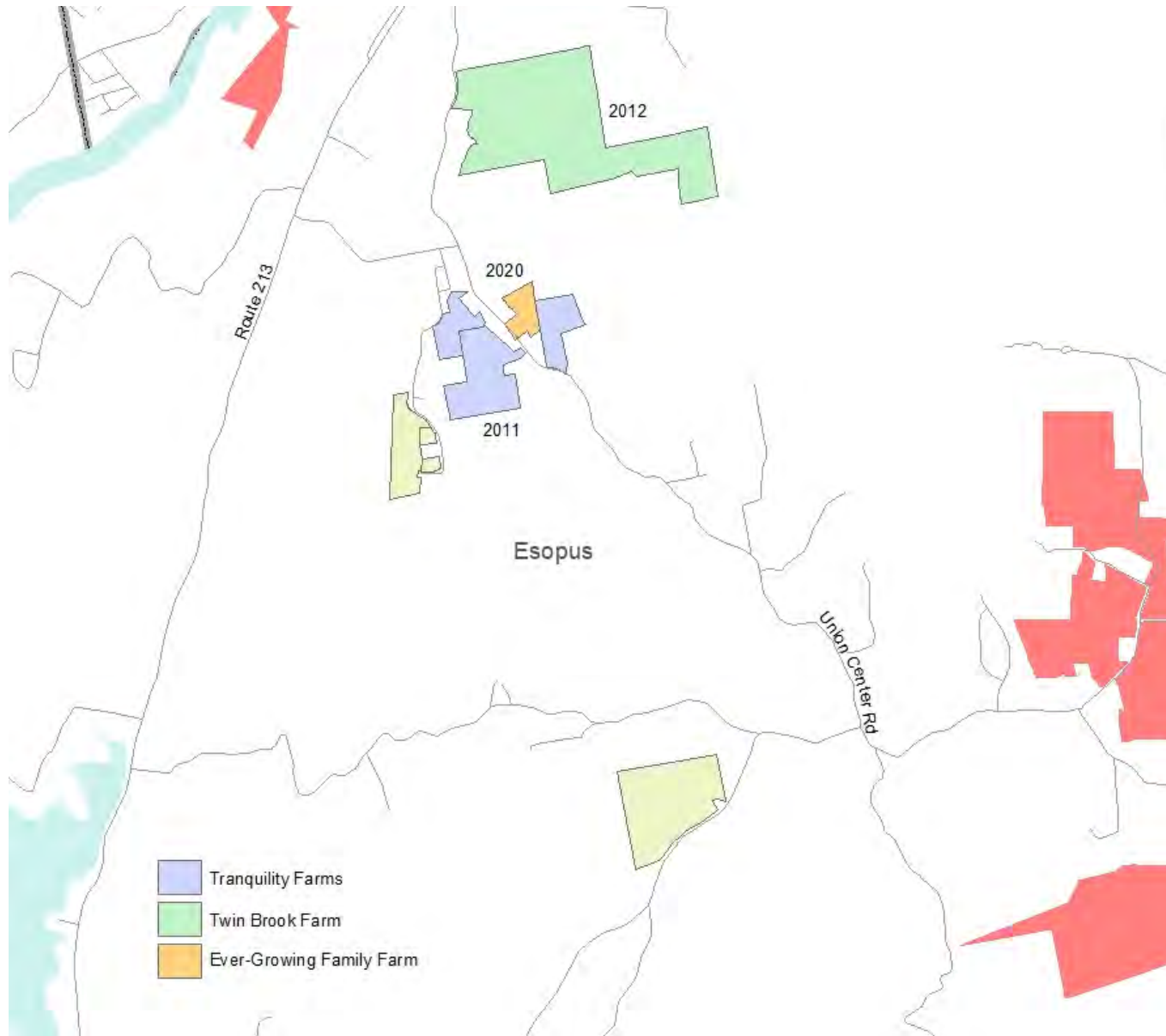
- R-40 -- Residential District
 - Crop and livestock agriculture permitted by right with no site plan review
 - Poultry operation – special use permit
 - Zoning district with the fewest restrictions on agriculture, and the least development density
- §123-11C -- Agricultural uses and riding stables
 - Focuses on where animals are kept
- Prime and Important Soils
 - Cd – Canandaigua silt loam
 - MgB – Mardin-Nassau complex
- Hamlet of Ulster Park

Nageli – Esopus 3 parcels – 13 acres



Ulster Park

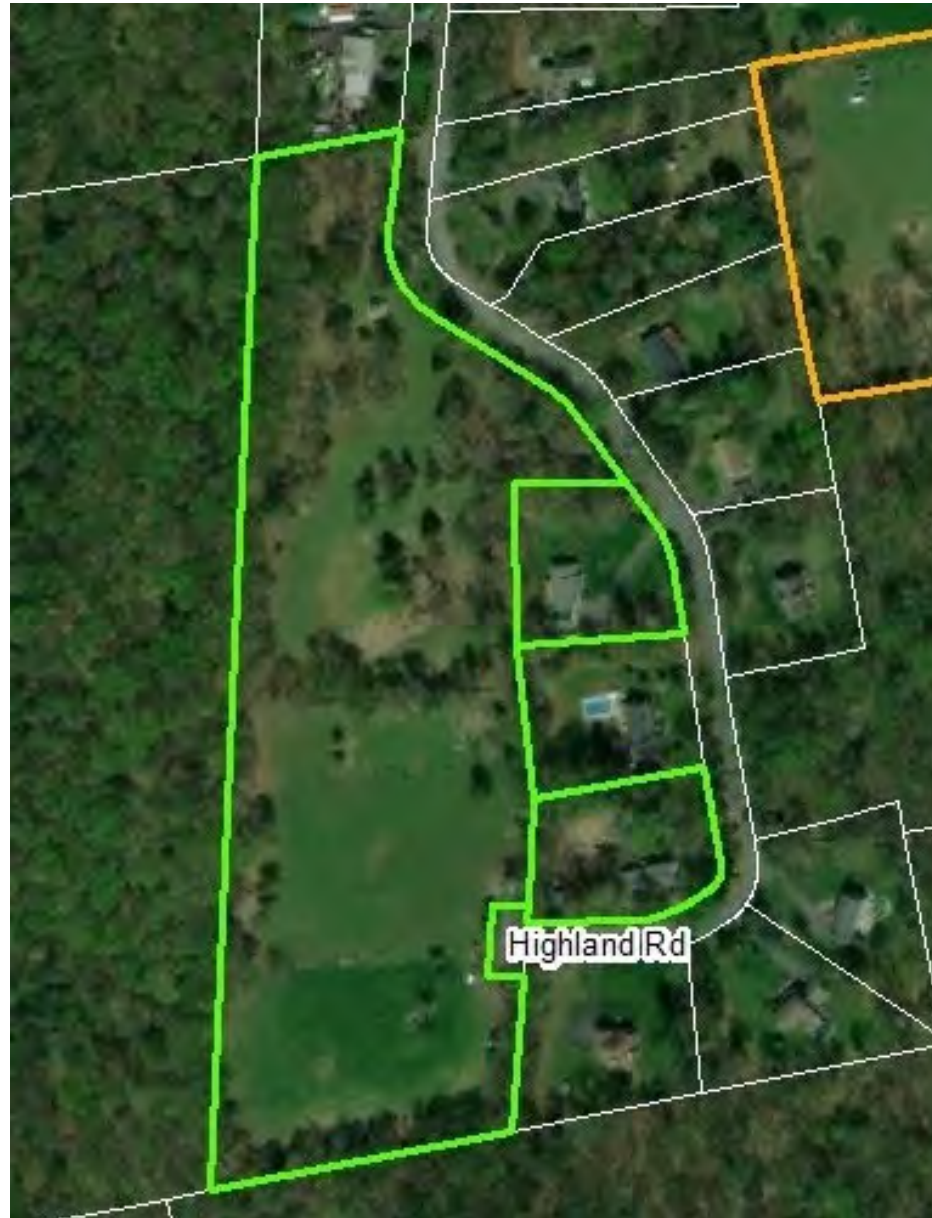
Recent Agricultural District Inclusions



Nageli – Esopus 3 parcels – 13 acres



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Nageli – Esopus

3 parcels – 13 acres



Nageli – Esopus

3 parcels – 13 acres



Nageli – Esopus

3 parcels – 13 acres

- **Nägelihof Farms**

- Cows, sheep, goats, pigs, poultry
- Vegetables, herbs, maple sap, stone fruit
- Haying
- Horses

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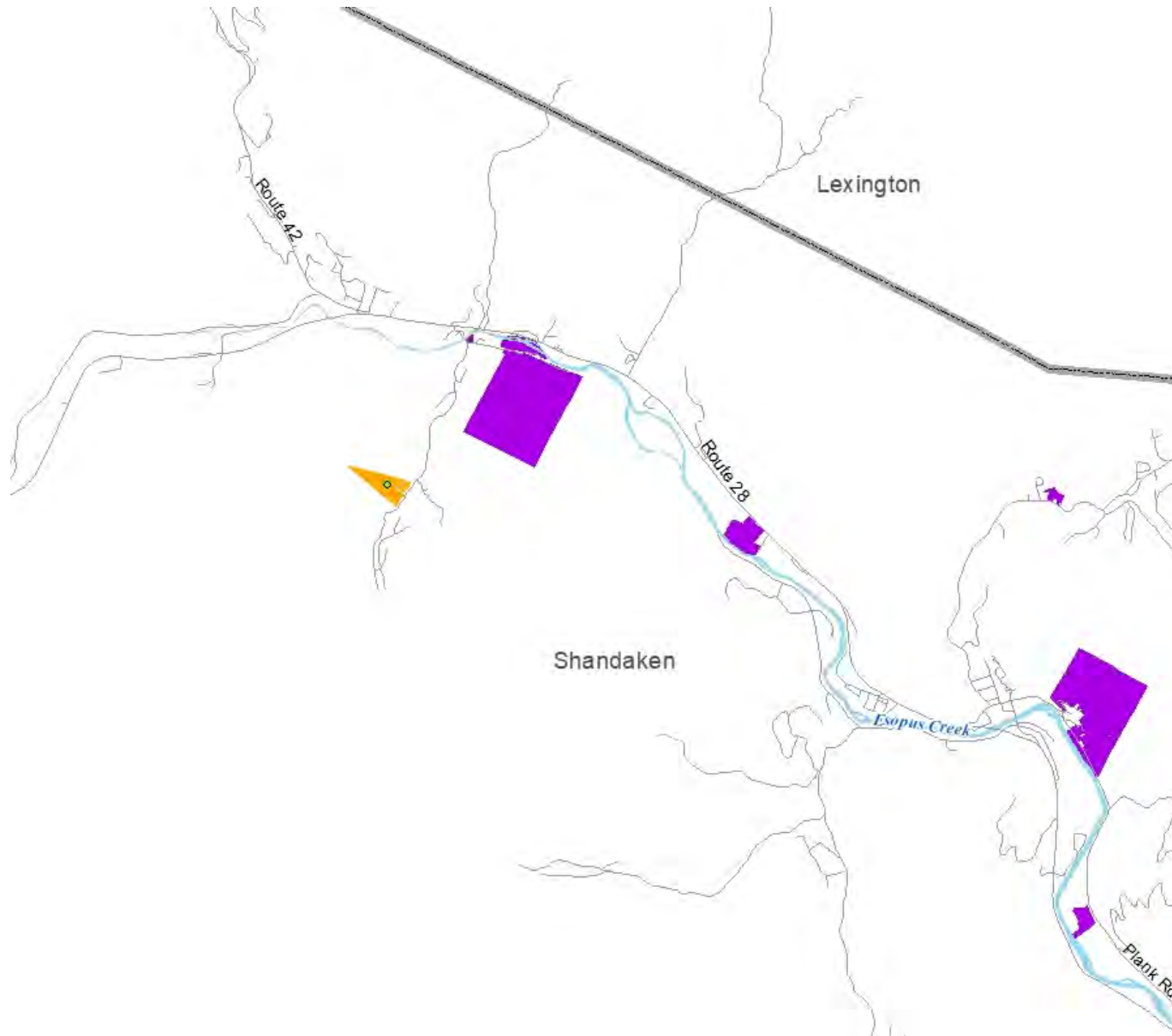
Nageli – Esopus

3 parcels – 13 acres

- R-40 -- Residential District
 - Crop and livestock agriculture permitted by right with no site plan review
 - Poultry operation – 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
- No restrictive covenants against agriculture on Lot 40.140 and Lot 40.160
 - Tax parcels with real property classification code 210
- Hamlet of Ulster Park

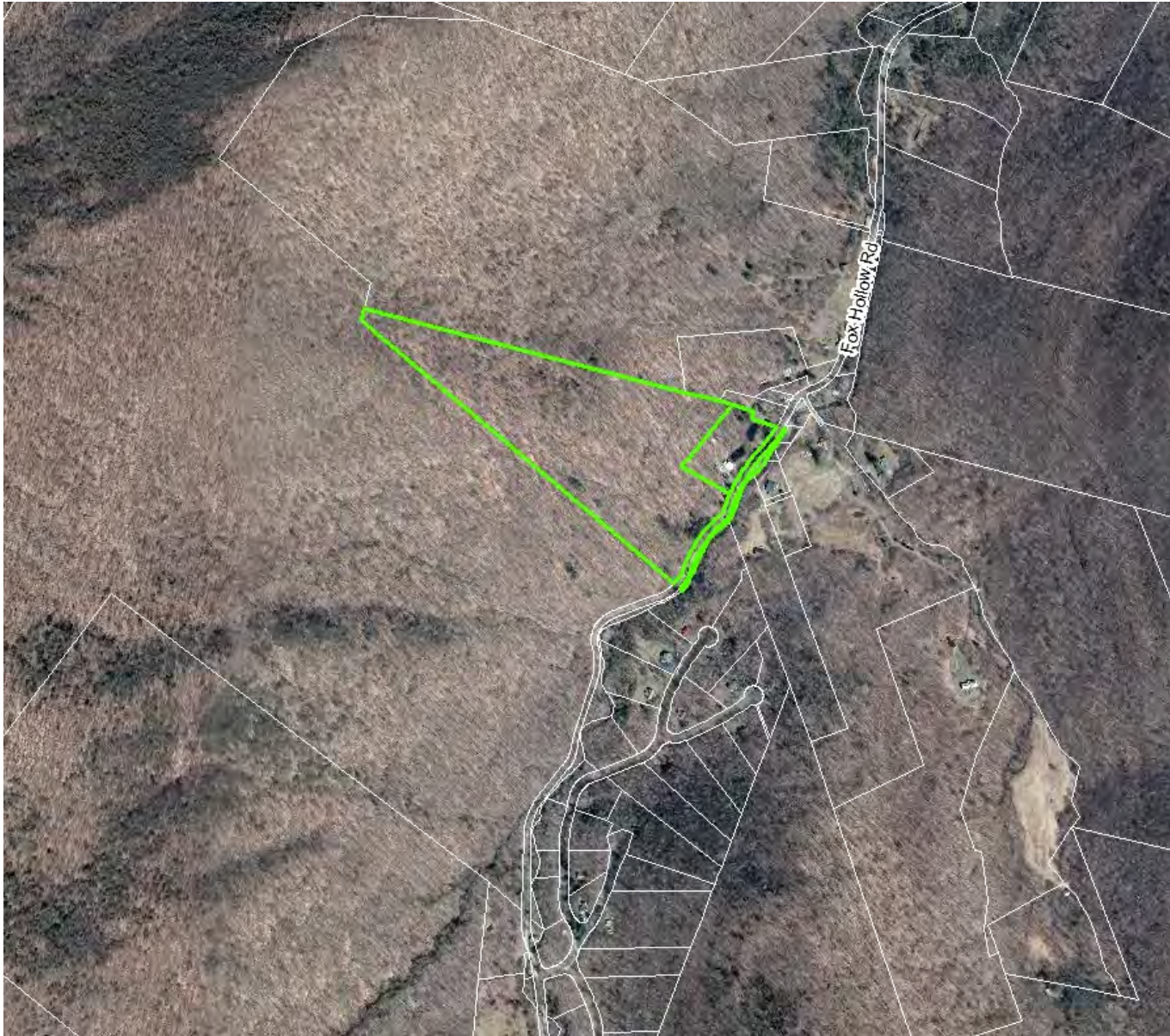
Smith & Darrow – Shandaken

2 parcels – 31 acres



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2 parcels – 31 acres



Smith & Darrow – Shandaken

2 parcels – 31 acres



Smith & Darrow – Shandaken

2 parcels – 31 acres

- **Fox Hollow Farm**

- Maple sap
 - New sugarhouse and more taps (planned)
- Fiber goats
- Aquaculture and vegetables (planned)
 - Stock ponds can be regulatory wetlands

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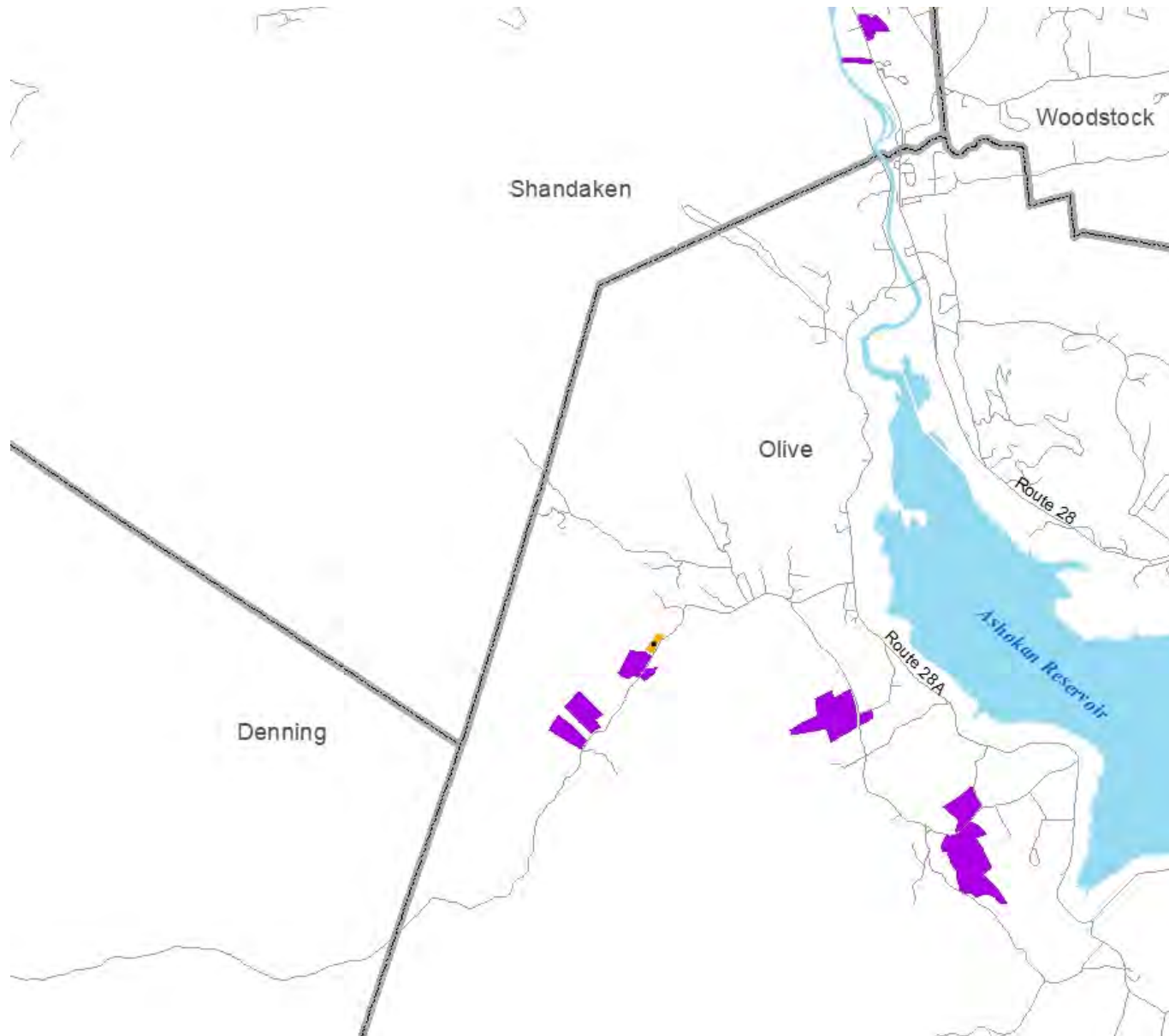
Smith & Darrow – Shandaken

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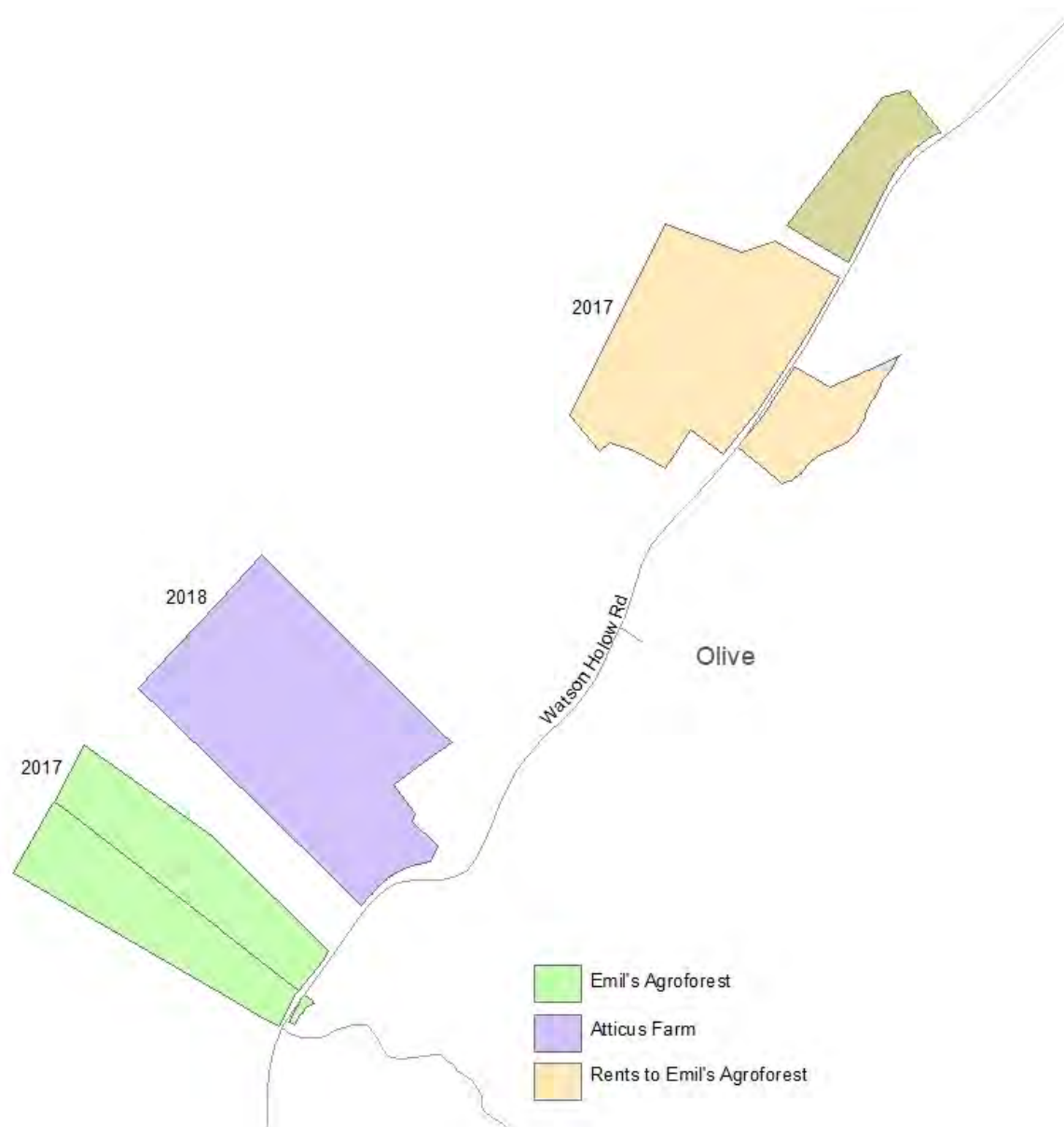
- R3 -- Low-Density Residential Zoning
- R5 -- Very Low-Density Residential Zoning
- Agriculture or farm use, including keeping of fowl or animals - principal permitted use in both zoning districts
- §116-30 Agriculture and keeping of animals
- Prime and Important Soils
 - TkB – Tunkhannock gravelly loam

Burns – Olive

1 parcel – 6 acres

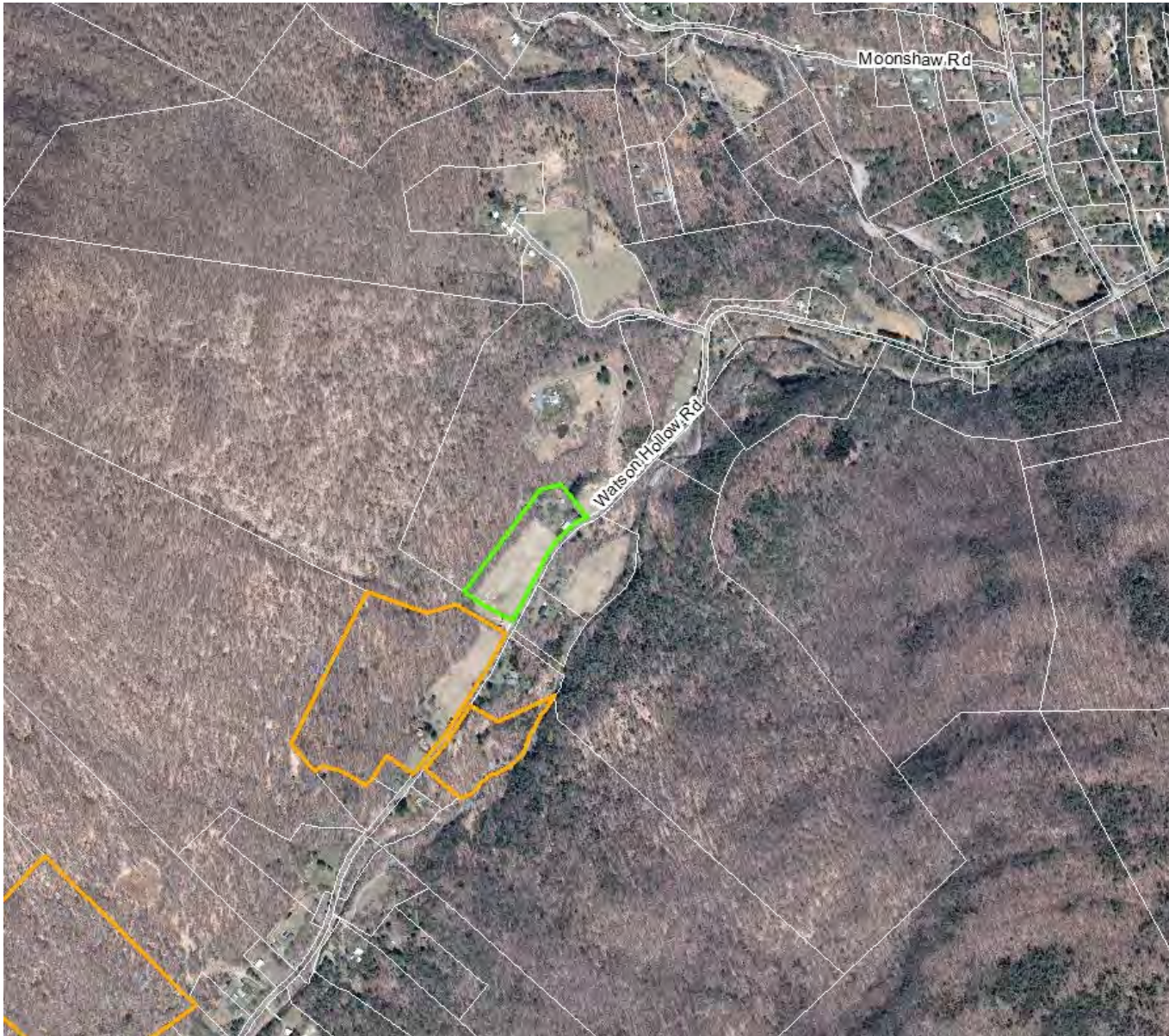


West Shokan Recent Agricultural District Inclusions



Burns – Olive

1 parcel – 6 acres



Burns – Olive

1 parcel – 6 acres



Burns – Olive

1 parcel – 6 acres

- Rents to [Emil's Agroforest, LLC](#)
 - Pasture-raised chickens and lambs (planned)
 - Haying (planned)

Burns – Olive

1 parcel – 6 acres



Burns – Olive

1 parcel – 6 acres



Burns – Olive

1 parcel – 6 acres



Nearby agricultural district parcel used by Emil's Agroforest, LLC

Burns – Olive

1 parcel – 6 acres



Burns – Olive

1 parcel – 6 acres

- R/E-1A -- Residential/Exurban Zoning
- Farm uses are permitted principal uses throughout town
- Prime and Important Soils
 - HgA – Hoosic gravelly loam
- Hamlet of West Shokan



A rooster joined us for lunch at [Bread Alone](#) in Boiceville.

Recommendation?