



**ULSTER
COUNTY**

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2024 Agricultural District Inclusions – May 30, 2024

Photograph provided by the
[Ulster County Tourism](#)
Department

**Farm stand near
the Catskills**

Circa 2014

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

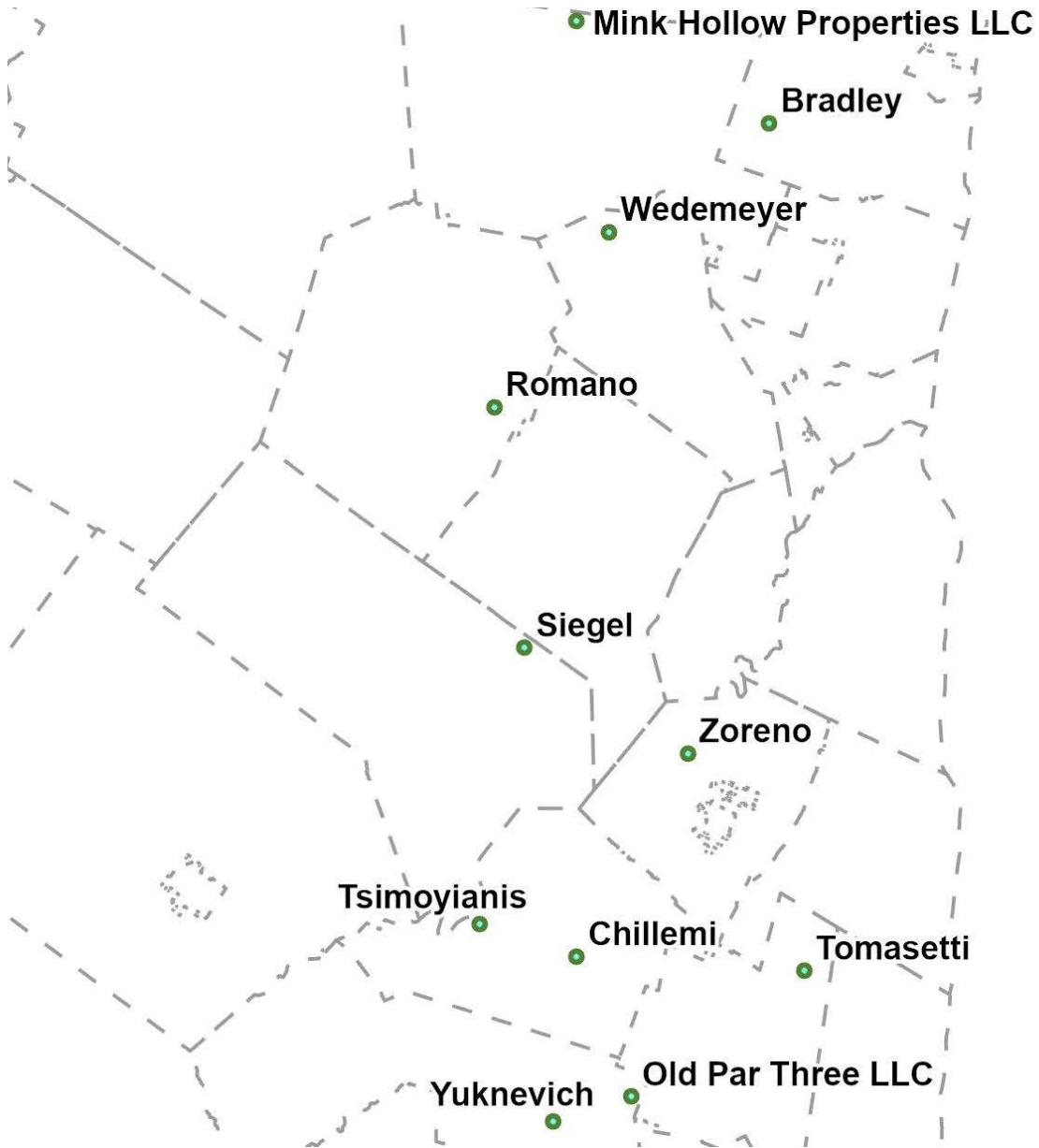
301-(7) “ ‘Viable agricultural land’ means land highly suitable for a farm operation” as defined in 301-(11).

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.

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

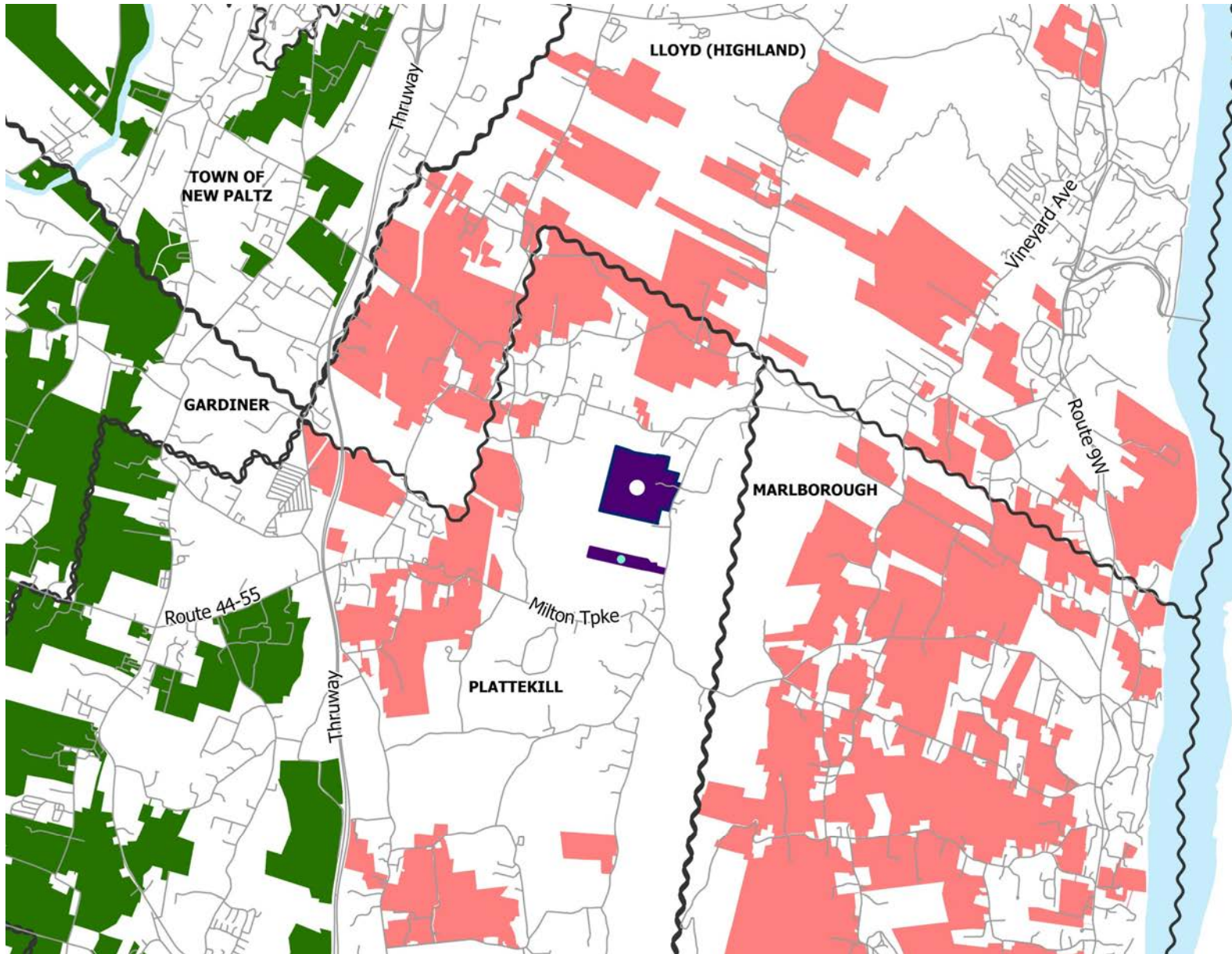
“The statutory definition of ‘farm operation’ does not require minimum acreage and income thresholds for most operations. Many viable farm operations are conducted on limited acreage (e.g., greenhouses, poultry and aquaculture); as well as on marginal lands (e.g., farmed deer on steep slopes and non-prime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

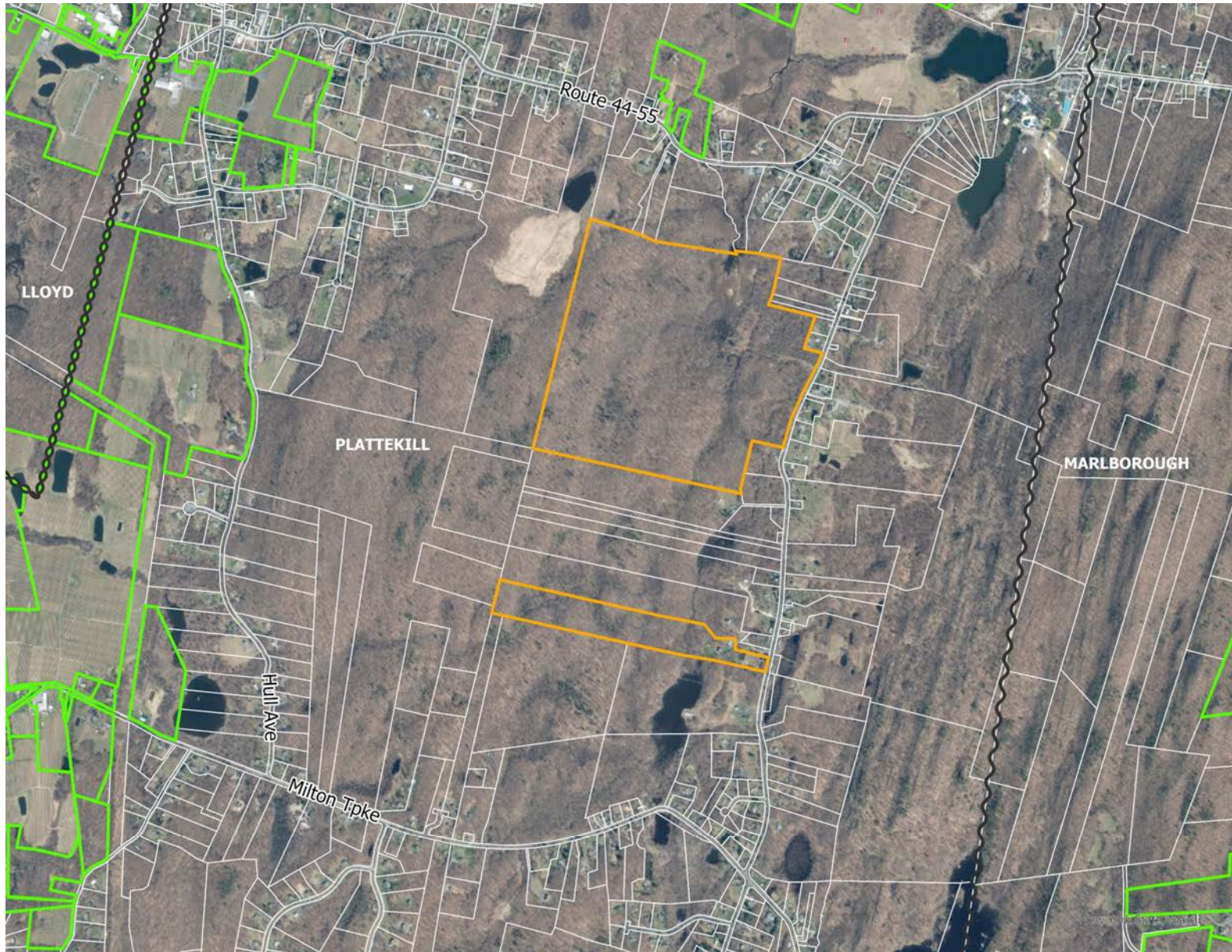


Tomasetti – Plattekill

2 parcels – 193 acres



Tomasetti – Plattekill 2 parcels – 193 acres



Tomasetti – Plattekill

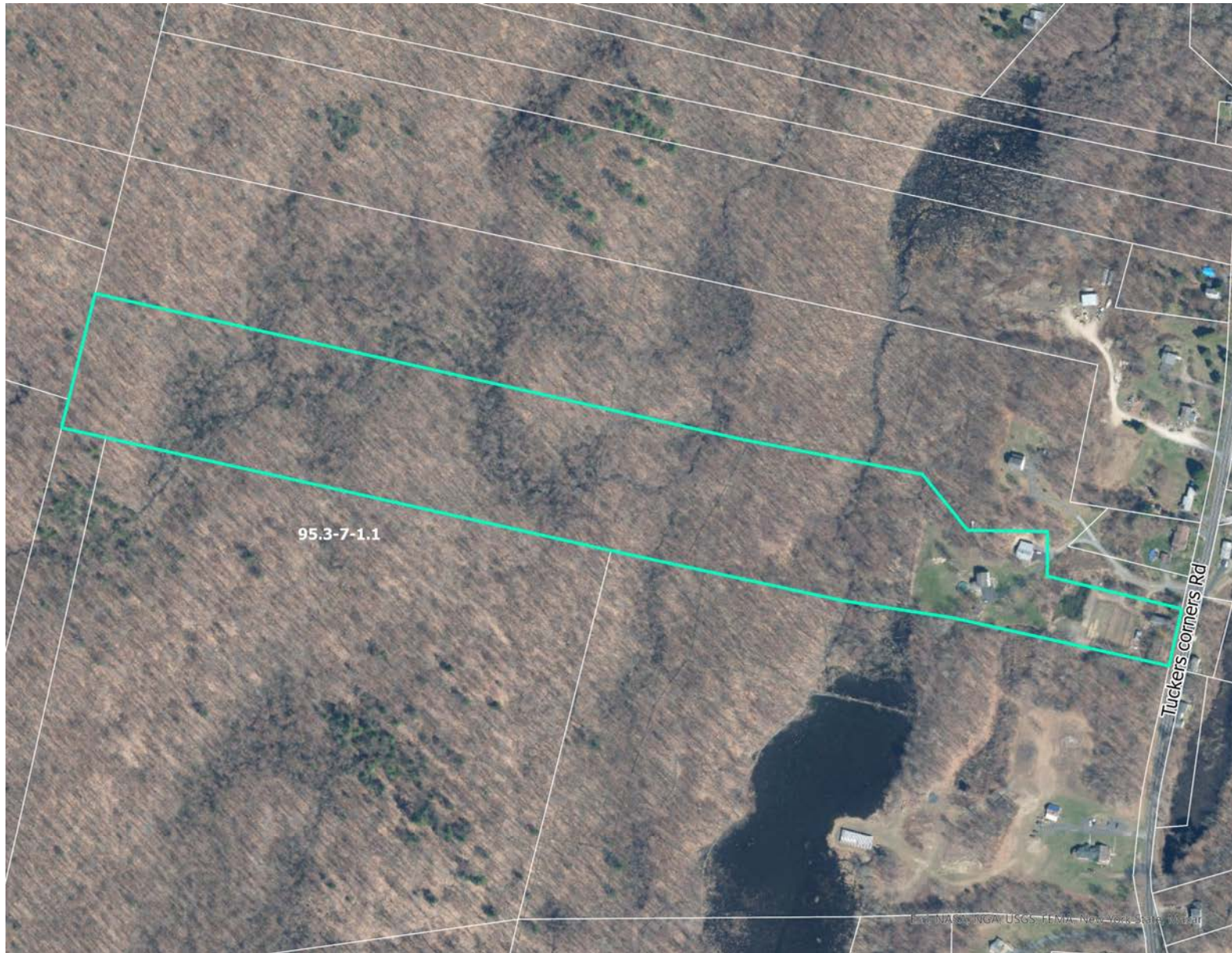
2 parcels – 193 acres

Supply apples to [Locust Grove Fruit Farm and Brewing Co.](#)

- Apples on both parcels
 - Larger parcel approximately 166 acres
 - Smaller parcel approximately 27 acres
- Blueberries, cherries, strawberries, and peaches on larger parcel (planned)
- Pole barn and farm stand on larger parcel (planned)

Tomasetti – Plattekill

2 parcels – 193 acres



Tomasetti – Plattekill

2 parcels – 193 acres



Tomasetti – Plattekill

2 parcels – 193 acres



Tomasetti – Plattekill 2 parcels – 193 acres



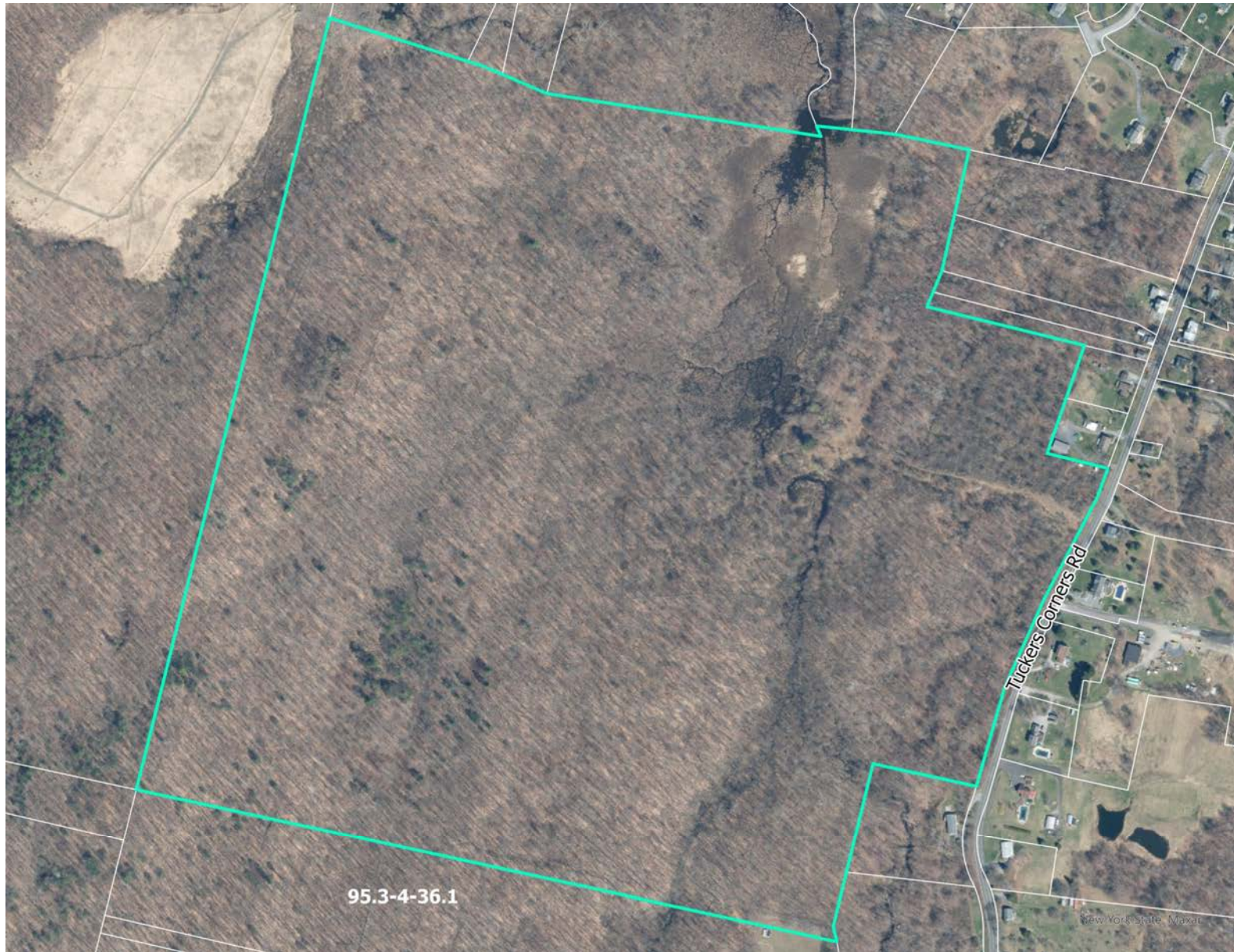
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2 parcels – 193 acres



Tomasetti – Plattekill

2 parcels – 193 acres

- RR-1.5 -- Rural Residential
 - Principal permitted uses: agricultural land uses, building, and activities, including the growing of field, truck, and tree crops dairying, livestock raising, low-density poultry raising, and similar agricultural uses
- Larger parcel receives agricultural tax assessment
- Easement on larger parcel doesn't preclude agriculture on it
 - Only affects the far northwest corner, away from current or planned farming
- Prime and important soils
 - At – Atherton silt loam
 - HgB, HgC – Hoosic gravelly loam
 - MgB – Mardin-Nassau complex
- Hamlet of Highland

Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Old Par Three LLC – Shawangunk

1 parcel – 69 acres

Rents to **J. Van Duser Farms Inc.**

- Apples
 - Extend orchard northward from neighboring parcel (planned)
- Christmas trees (planned)
- Develop ponds for irrigation of existing and planned cropland

Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Old Par Three LLC – Shawangunk 1 parcel – 69 acres



Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Adjoining Parcel

Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Adjoining parcel

Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Adjoining parcel

Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Adjoining parcel

Old Par Three LLC – Shawangunk

1 parcel – 69 acres



Adjoining parcel

Old Par Three LLC – Shawangunk

1 parcel – 69 acres

- R-Ag 2 -- Residential-Agricultural 2
 - Agricultural uses are permitted principal uses
- Prime and Important Soils
 - Cd – Canandaigua silt loam, till substratum
 - MdB – Mardin gravelly silt loam
 - MgB – Mardin-Nassau complex
- Hamlet of Wallkill

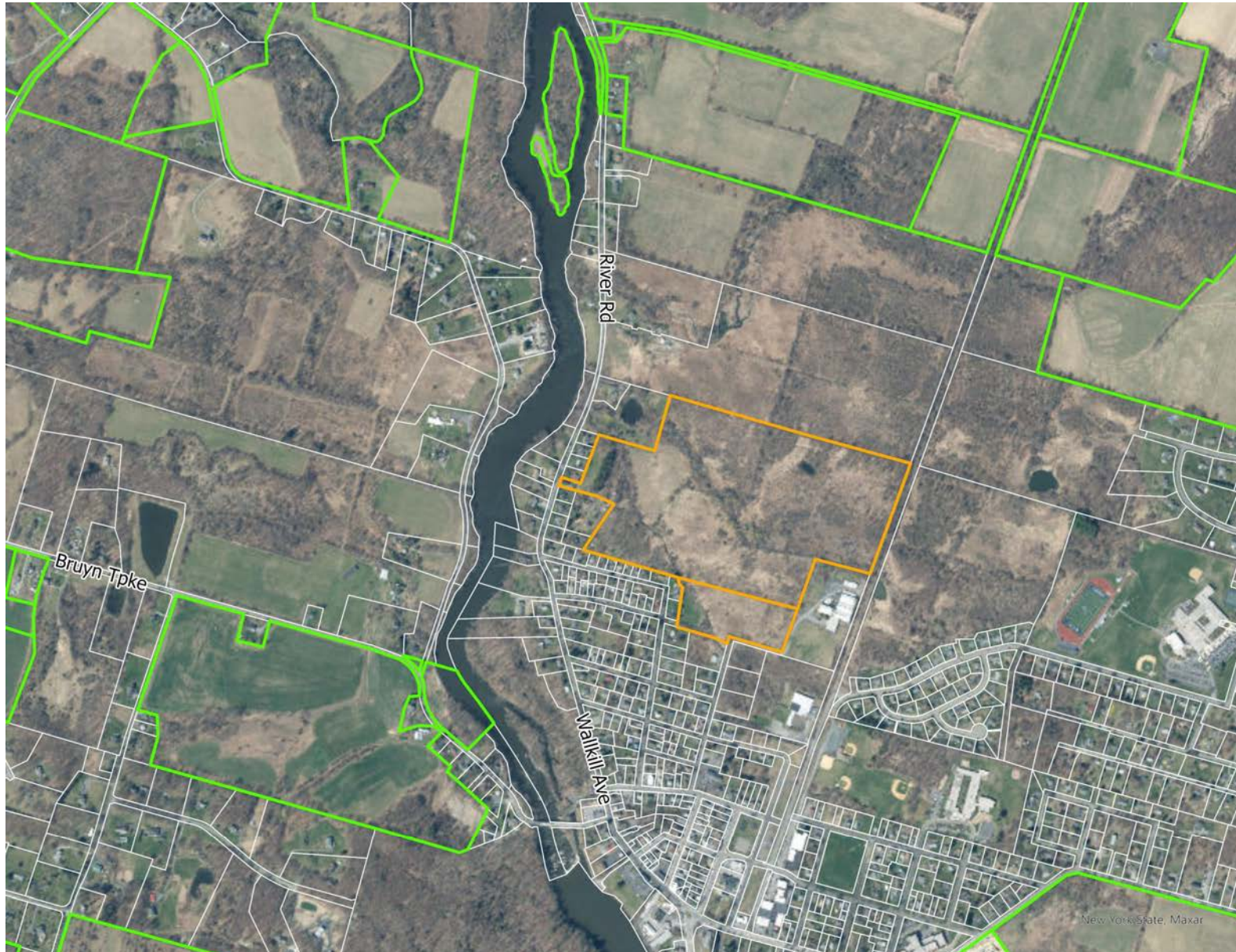
Yuknevich – Shawangunk

2 parcels – 68 acres



Yuknevich – Shawangunk

2 parcels – 68 acres



Yuknevich – Shawangunk

2 parcels – 68 acres



Yuknevich – Shawangunk

2 parcels – 68 acres

The Green Windows

- Cut flowers

Rents to Vandermark Farm

- Corn silage
- Vandermark Farm currently farms the property. The Green Windows will move there and share space.
- Renovation of dairy barn for storage
- Additional barn (planned)

Yuknevich – Shawangunk

2 parcels – 68 acres



Yuknevich – Shawangunk

2 parcels – 68 acres



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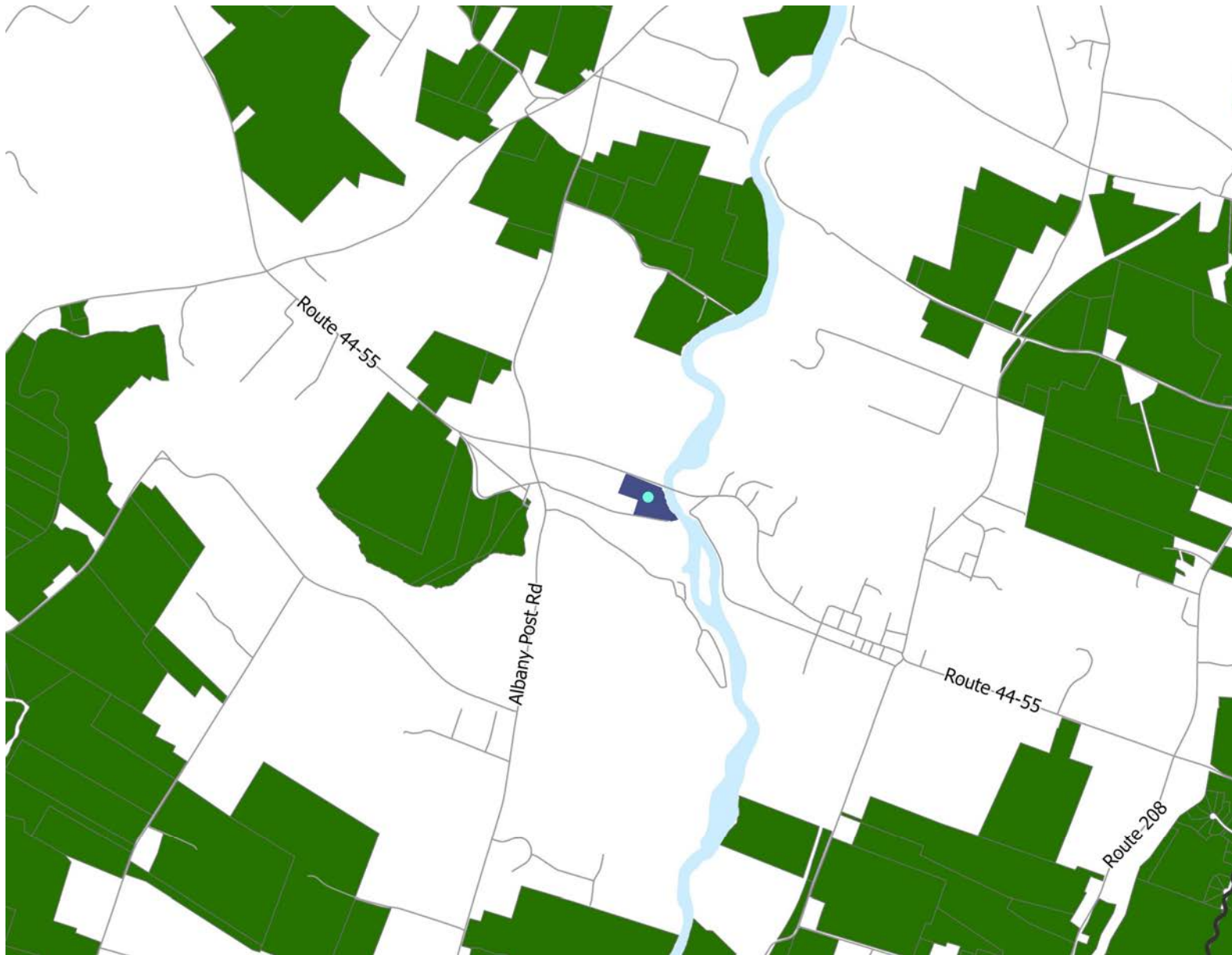
Yuknevich – Shawangunk

2 parcels – 68 acres

- R-Ag 1 -- Residential-Agricultural 1
 - Agricultural uses require a special use permit
- Prime and Important Soils
 - CkB, CkC – Cayuga silt loam
 - CvA, CvB – Churchville silt loam
 - HgA, HgB – Hoosic gravelly silt loam
 - Ma – Madalin silty clay loam
- Hamlet of Wallkill

Chillemi – Gardiner

1 parcel – 11 acres



Chillemi – Gardiner

1 parcel – 11 acres



Chillemi – Gardiner

1 parcel – 11 acres



Chillemi – Gardiner

1 parcel – 11 acres

Thousand Leaf Gardens

- Cut flowers
 - Mostly tulips and ranunculus planted
- Vegetables
 - Greens, tomatoes, cucumbers, broccoli, and green beans
- Additional high tunnel and raised beds (planned)

Chillemi – Gardiner

1 parcel – 11 acres



Chillemi – Gardiner

1 parcel – 11 acres



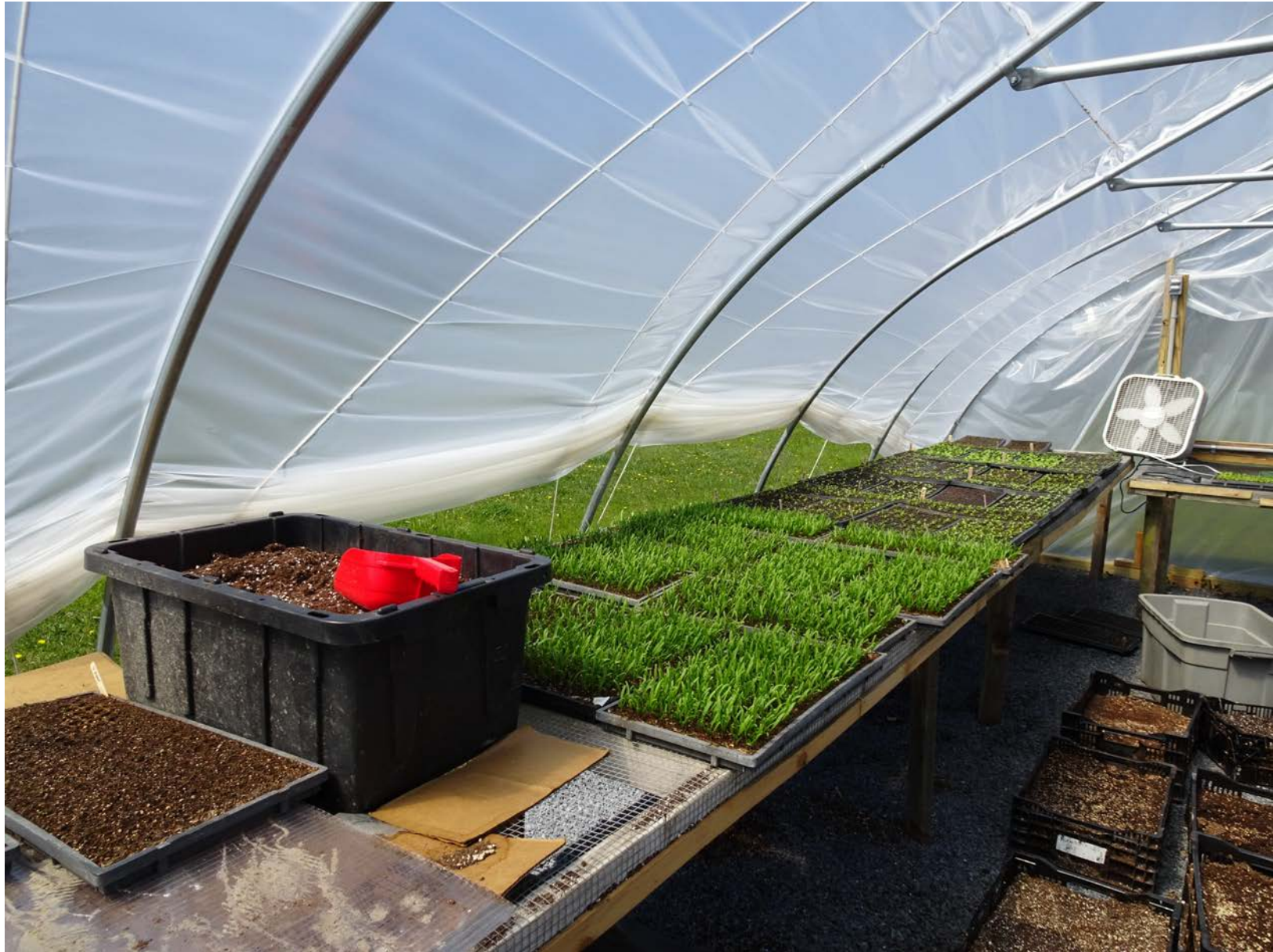
Chillemi – Gardiner

1 parcel – 11 acres



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1 parcel – 11 acres



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Chillemi – Gardiner

1 parcel – 11 acres



Chillemi – Gardiner

1 parcel – 11 acres



Chillemi – Gardiner

1 parcel – 11 acres



Chillemi – Gardiner

1 parcel – 11 acres



Neighboring cropland

Chillemi – Gardiner

1 parcel – 11 acres



Chillemi – Gardiner

1 parcel – 11 acres



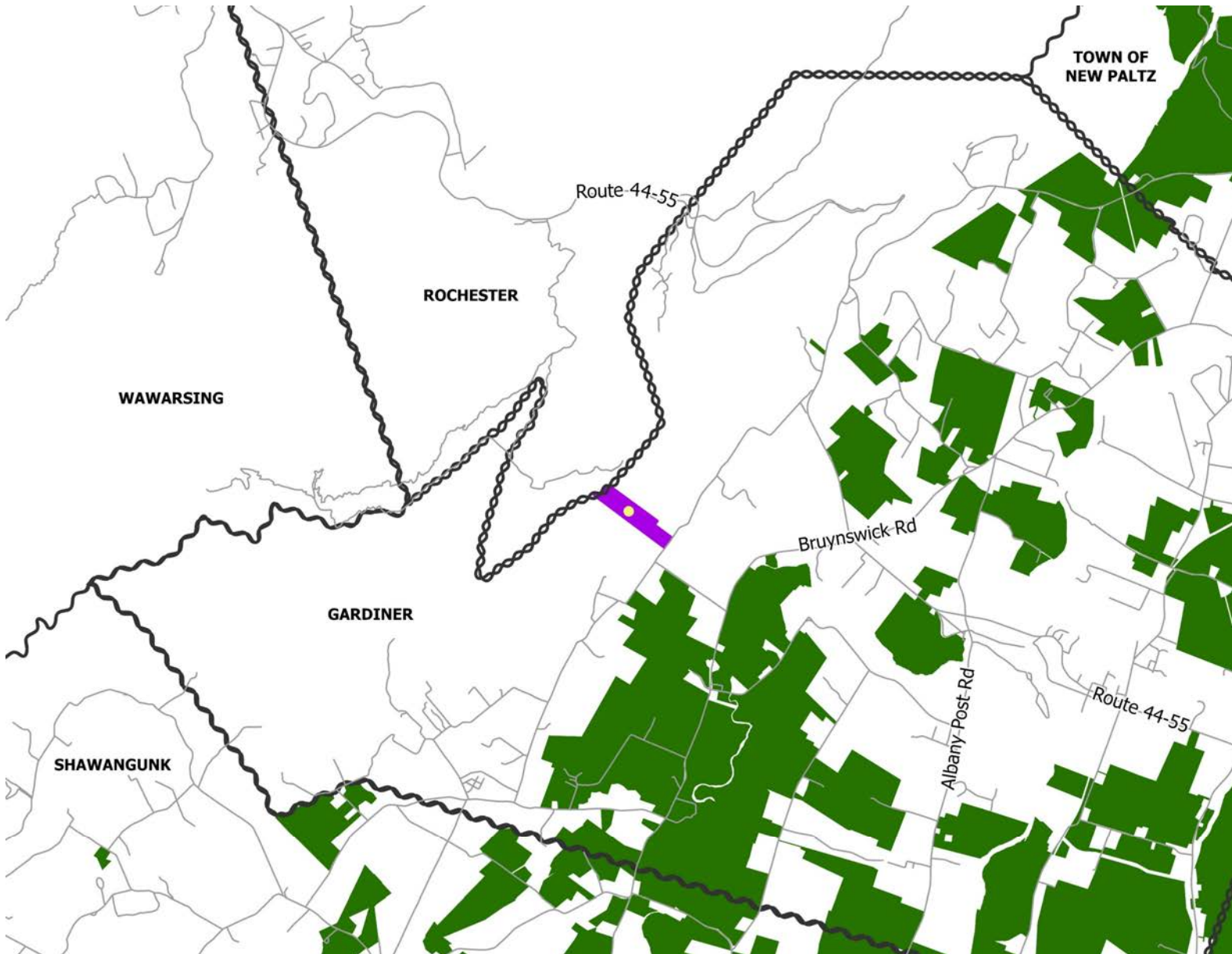
Chillemi – Gardiner

1 parcel – 11 acres

- RA -- Rural Agricultural
 - Agriculture permitted by right
- §220-37 (Protection of Agriculture)
 - Farm operations have fewer dimensional requirements (setbacks, building heights, etc.)
- Prime and Important soils
 - CnC – Chenango gravelly silt loam
 - Ha – Hamlin silt loam

Tsimoyianis – Gardiner

2 parcels – 52 acres



Tsimoyianis – Gardiner

2 parcels – 52 acres



Tsimoyianis – Gardiner

2 parcels – 52 acres



Tsimoyianis – Gardiner

2 parcels – 52 acres

Rock Forest

- Maple Syrup
- Honey and beeswax products
- Mushrooms
 - Shitake
- Goats (planned)

Tsimoyianis – Gardiner

2 parcels – 52 acres



Tsimoyianis – Gardiner

2 parcels – 52 acres



Tsimoyianis – Gardiner

2 parcels – 52 acres



Tsimoyianis – Gardiner

2 parcels – 52 acres



Tsimoyianis – Gardiner

2 parcels – 52 acres



Both photographs supplied by applicant.

Tsimoyianis – Gardiner

2 parcels – 52 acres



Tsimoyianis – Gardiner

2 parcels – 52 acres



Tsimoyianis – Gardiner

2 parcels – 52 acres



Photograph supplied by applicant.

Tsimoyianis – Gardiner

2 parcels – 52 acres



Tsimoyianis – Gardiner

2 parcels – 52 acres



Both photographs supplied by applicant.

Tsimoyianis – Gardiner 2 parcels – 52 acres



Photograph supplied by applicant.

Tsimoyianis – Gardiner

2 parcels – 52 acres

- SP-1 -- Shawangunk Ridge Protection District
 - Agriculture permitted by right
 - Subdistricts based on height up the ridge allow the same land uses as the SP-1 zone
- §220-37 (Protection of Agriculture)
 - Farm operations have fewer dimensional requirements (setbacks, building heights, etc.)
- Prime and Important Soils
 - SwB – Swartswood stony fine sandy loam

Zoreno – Town of New Paltz

1 parcel – 18 acres



Zoreno – Town of New Paltz

1 parcel – 18 acres



Zoreno – Town of New Paltz

1 parcel – 18 acres



Zoreno – Town of New Paltz

1 parcel – 18 acres

Planned operation:

- Basketry weaving willow
- Mushrooms
- Vegetables
- Cut flowers
- Orchard

Zoreno – Town of New Paltz

1 parcel – 18 acres



Zoreno – Town of New Paltz

1 parcel – 18 acres



Zoreno – Town of New Paltz

1 parcel – 18 acres



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1 parcel – 18 acres



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1 parcel – 18 acres



Zoreno – Town of New Paltz

1 parcel – 18 acres



Zoreno – Town of New Paltz

1 parcel – 18 acres

FF -- Flood Fringe

- Agriculture (livestock and poultry) permitted by special use permit
- Agriculture (crops) permitted by right
- Much of the property covered by this zoning district

A-3 -- Agricultural 3

- Crop, livestock, and poultry agriculture permitted by right
- Rear of the property

- Prime and Important Soils
 - CvA, CvB – Churchville silt loam

Siegel – Town of Rochester

1 parcel – 5 acres



Siegel – Town of Rochester

1 parcel – 5 acres



Siegel – Town of Rochester

1 parcel – 5 acres



Siegel – Town of Rochester

1 parcel – 5 acres

Muddy Farm

- Snap peas, garlic, and potatoes
- Greens (kale and collards)
 - Planted after garlic is harvested, when space opens in summer
- Tomatoes (planted in summer)
- Chickens
 - Egg production
- Cherrytown Rd parcel was included in the district last year

Siegel – Town of Rochester

1 parcel – 5 acres



Siegel – Town of Rochester

1 parcel – 5 acres



Siegel – Town of Rochester

1 parcel – 5 acres



Siegel – Town of Rochester

1 parcel – 5 acres



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1 parcel – 5 acres



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1 parcel – 5 acres



Siegel – Town of Rochester

1 parcel – 5 acres



Siegel – Town of Rochester

1 parcel – 5 acres



Siegel – Town of Rochester

1 parcel – 5 acres

AR-3 -- Residential Agricultural

- Animal and non-animal agriculture permitted by right
- Agricultural processing facilities, retail sales, and tourism enterprises permitted with site plan review

Prime and Important Soils

- At – Atherton silt loam
- Ra – Raynham silt loam
- WsB – Williamson silt loam

- Hamlet of Stone Ridge

Romano – Olive 1 parcel – 3 acres



Romano – Olive

1 parcel – 3 acres



Romano – Olive

1 parcel – 3 acres



Romano – Olive

1 parcel – 3 acres

Quack’N’Holler Farm

- Poultry
 - Egg production
- Vegetables

AECCA

- Mini-horses
- Ulster County Resolution No. 304-17

Romano – Olive

1 parcel – 3 acres



Romano – Olive

1 parcel – 3 acres



Romano – Olive

1 parcel – 3 acres



Romano – Olive

1 parcel – 3 acres



Romano – Olive

1 parcel – 3 acres



Romano – Olive

1 parcel – 3 acres



Romano – Olive

1 parcel – 3 acres



Romano – Olive

1 parcel – 3 acres



Romano – Olive

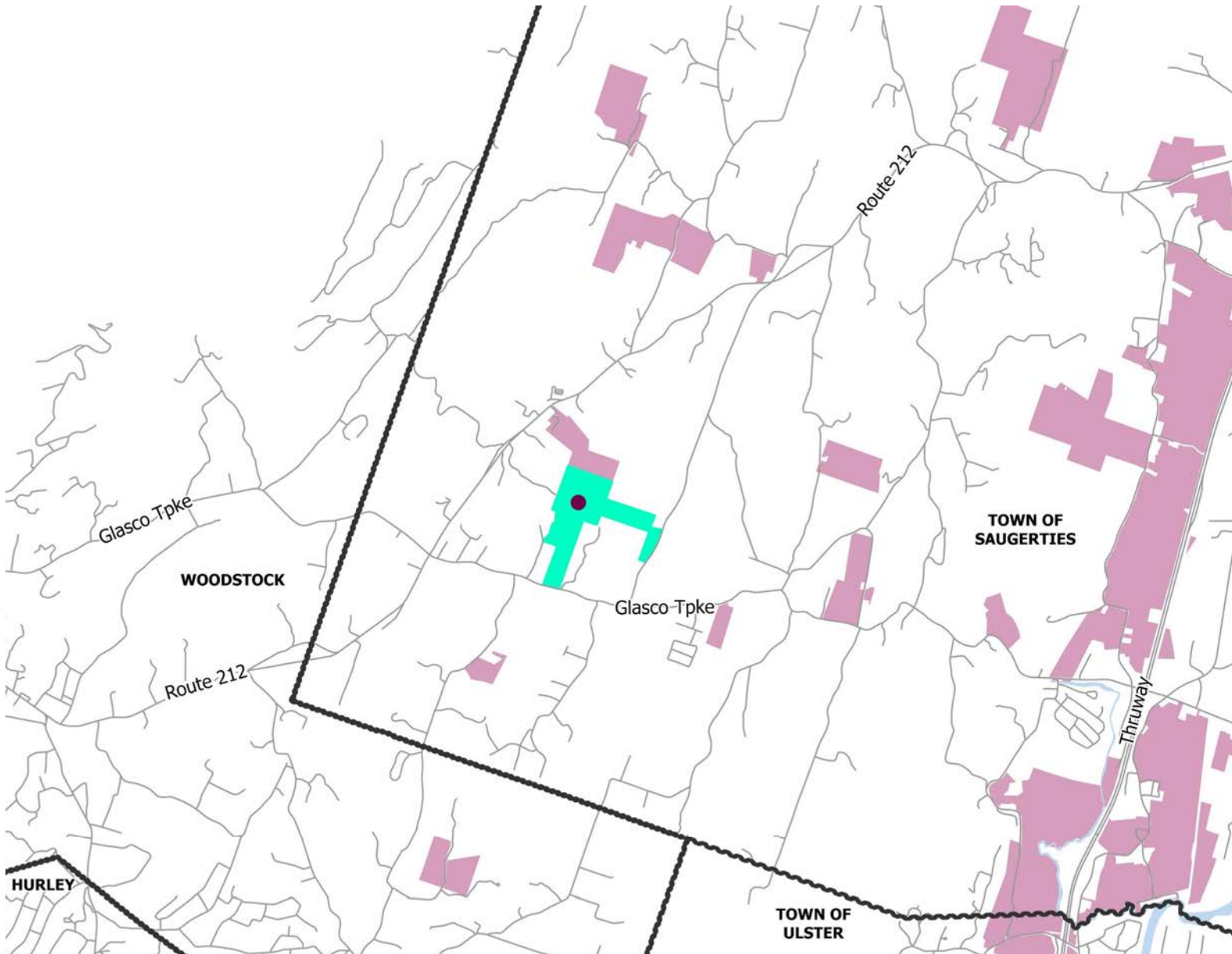
1 parcel – 3 acres

VB - Village Business and RR - Rural Residential

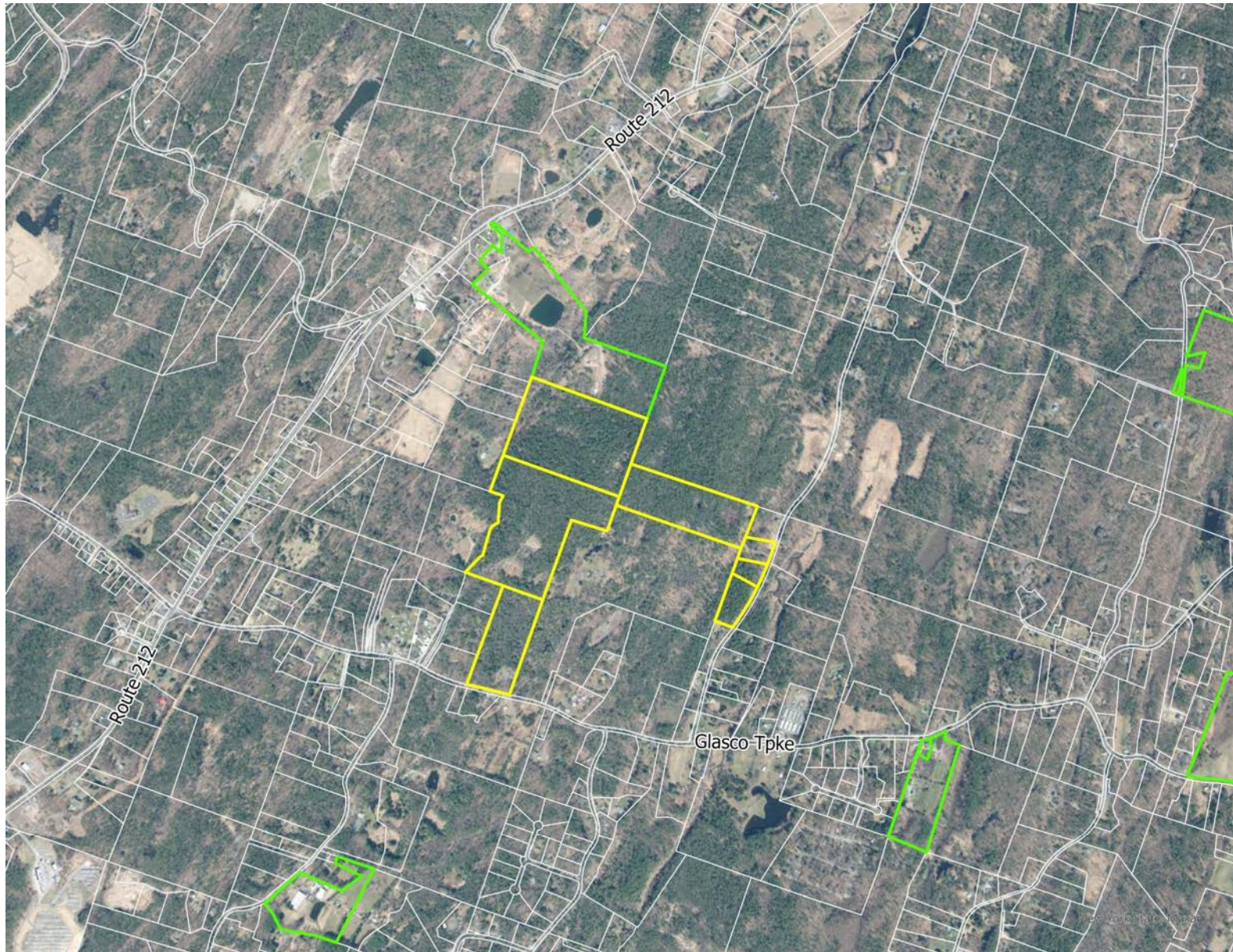
- Much of the property in VB Zone
- Some of the back portion in RR Zone
- Farm uses allowed throughout town with some exceptions along Route 28
- Prime and Important Soils
 - MdB – Mardin gravelly silt loam
- Hamlet of Olivebridge

Bradley – Town of Saugerties

7 parcels – 103 acres



Bradley – Town of Saugerties 7 parcels – 103 acres



Bradley – Town of Saugerties 7 parcels – 103 acres



Bradley – Town of Saugerties

7 parcels – 103 acres

- Forest-raised pigs
- Mushrooms (planned)
- Apiary (planned)

Bradley – Town of Saugerties 7 parcels – 103 acres



Bradley – Town of Saugerties 7 parcels – 103 acres



Bradley – Town of Saugerties 7 parcels – 103 acres



Bradley – Town of Saugerties 7 parcels – 103 acres



Looking toward 28.1-5-35.121 and 28.1-5-35.122

Bradley – Town of Saugerties 7 parcels – 103 acres



Bradley – Town of Saugerties 7 parcels – 103 acres



Bradley – Town of Saugerties 7 parcels – 103 acres



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Bradley – Town of Saugerties 7 parcels – 103 acres



Bradley – Town of Saugerties

7 parcels – 103 acres



Bradley – Town of Saugerties 7 parcels – 103 acres



Bradley – Town of Saugerties 7 parcels – 103 acres



Bradley – Town of Saugerties

7 parcels – 103 acres

MDR -- Moderate Density Residential

- Livestock and animal specialties allowed by right
- Crops including roadside farm stands, but not including horticulture specialties allowed by right
- Horticulture specialties require site plan review

- Prime and Important Soils
 - AcB – Arnot channery silt loam
 - Cc – Canandaigua silt loam

Mink Hollow Properties LLC – Woodstock

1 parcel – 91 acres



Mink Hollow Properties LLC – Woodstock

1 parcel – 91 acres



Mink Hollow Properties LLC – Woodstock

1 parcel – 91 acres



Mink Hollow Properties LLC – Woodstock

1 parcel – 91 acres

Mink Hollow Farm

Planned operation:

- Tomatoes, cucumbers, peppers, potatoes, mushrooms, apples, peaches, green beans, and salad greens
 - Restaurateurs/Chefs
- Haying

Mink Hollow Properties LLC – Woodstock

1 parcel – 91 acres



Mink Hollow Properties LLC – Woodstock

1 parcel – 91 acres



Mink Hollow Properties LLC – Woodstock

1 parcel – 91 acres



Mink Hollow Properties LLC – Woodstock

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1 parcel – 91 acres



Mink Hollow Properties LLC – Woodstock

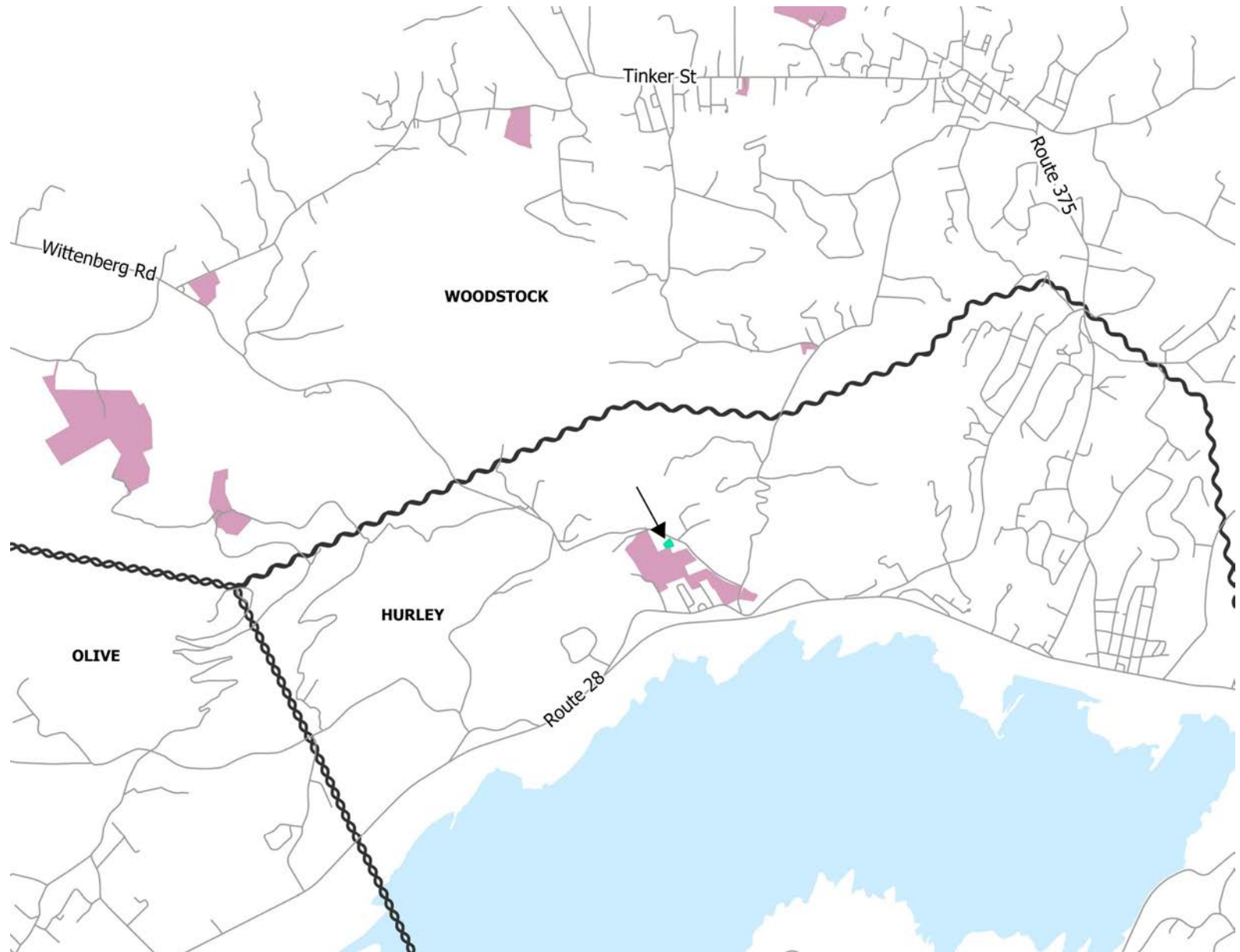
1 parcel – 91 acres

R5 -- Residential 5

- Agriculture, including the keeping of fowl or livestock, is a permitted use
- Hamlet of Lake Hill

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Wedemeyer – Hurley

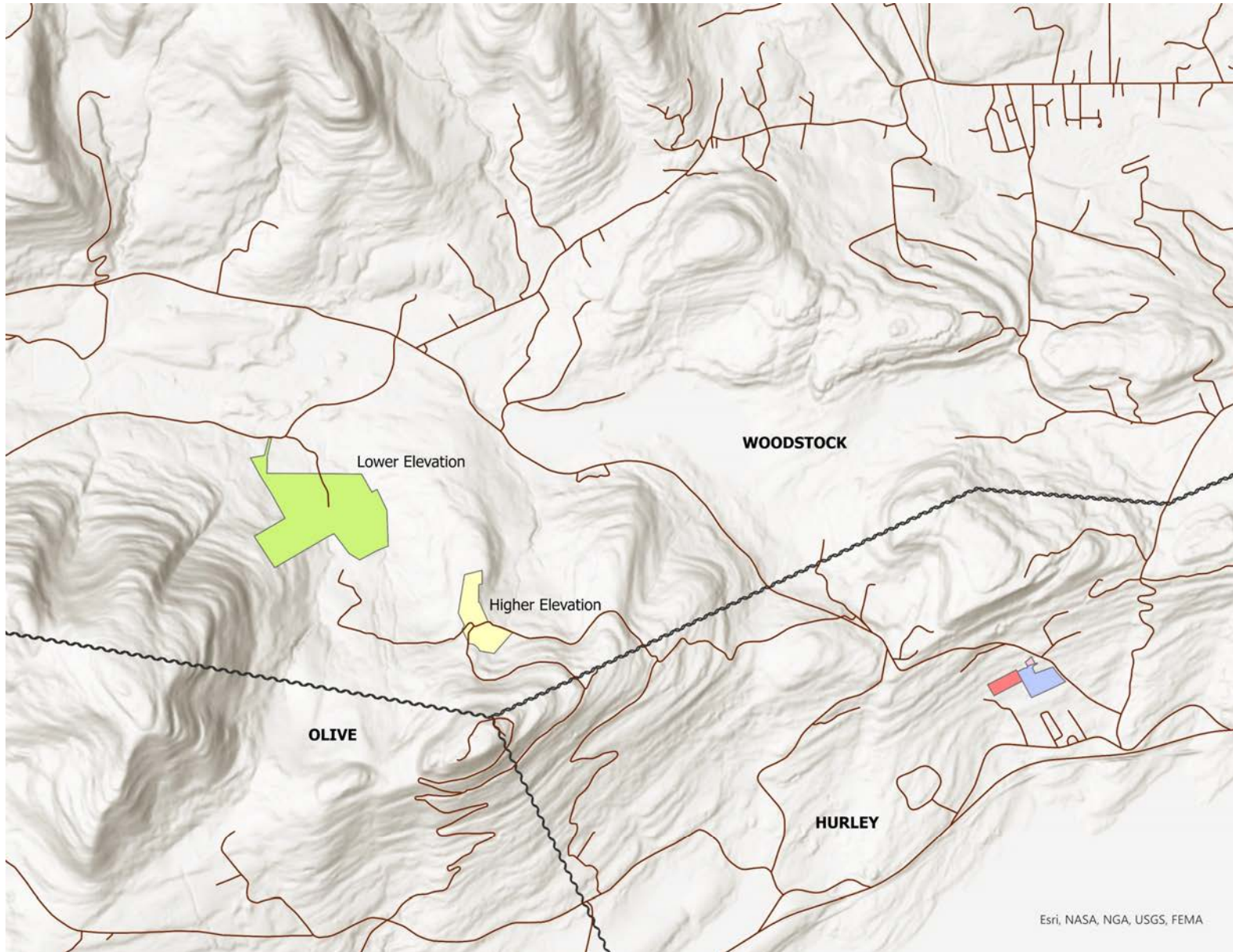
1 parcel – 0.5 acres connected to 8.9 acres

Glenvue Farms

- Haying
- Tax parcel used for maintenance and storage
- Local service area covering part of West Hurley and neighboring area in Woodstock
 - Must drive tractor along local roads to reach different fields
- Neighboring parcel (Lot 46) and applicant's property function together
- Lot 46 was included in the district in 2004
- Parcels immediately to the west and nearby to the south were included in 2016

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Wedemeyer – Hurley
1 parcel – 0.5 acres connected to 8.9 acres



Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Adjoining parcel – 37.2-4-46

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Adjoining parcel – 37.2-4-46

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Lower Elevation Parcel

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Lower Elevation Parcel

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Lower Elevation Parcel

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Lower Elevation Parcel

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Lower Elevation Parcel

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Higher Elevation Parcel

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres



Higher Elevation Parcel

Wedemeyer – Hurley

1 parcel – 0.5 acres connected to 8.9 acres

A-2.5 -- Low-Density Residential

- Crop, livestock, and poultry agriculture permitted by right
- Prime and Important Soils
 - AcB – Arnot channery silt loam
- Hamlet of Glenford

Recommendation?