

ULSTER COUNTY AGRICULTURAL DISTRICT #3

Periodic Review

February 20, 2025

Agricultural &
Farmland Protection
Board Meeting

New York State Agricultural District Law

- § 303-a. Agricultural districts; review. The county legislative body shall review any district created under three hundred three of this article eight years after the date of its creation and at every eight-year period thereafter.
- Last review completed in 2017
- Scheduled completion date is July 21, 2025

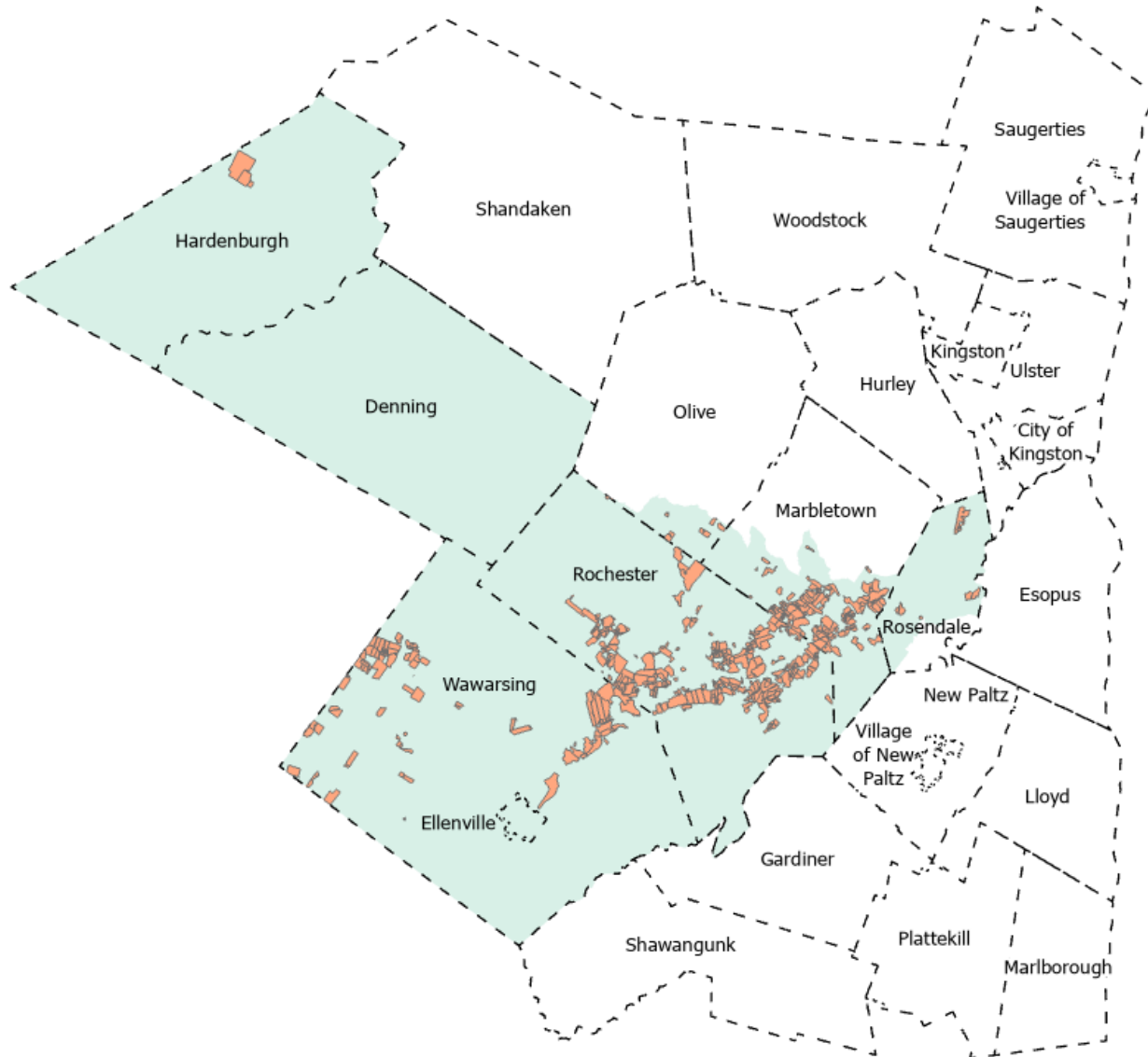
New York State Agricultural District Law

§ 303-a. Agricultural districts; review.

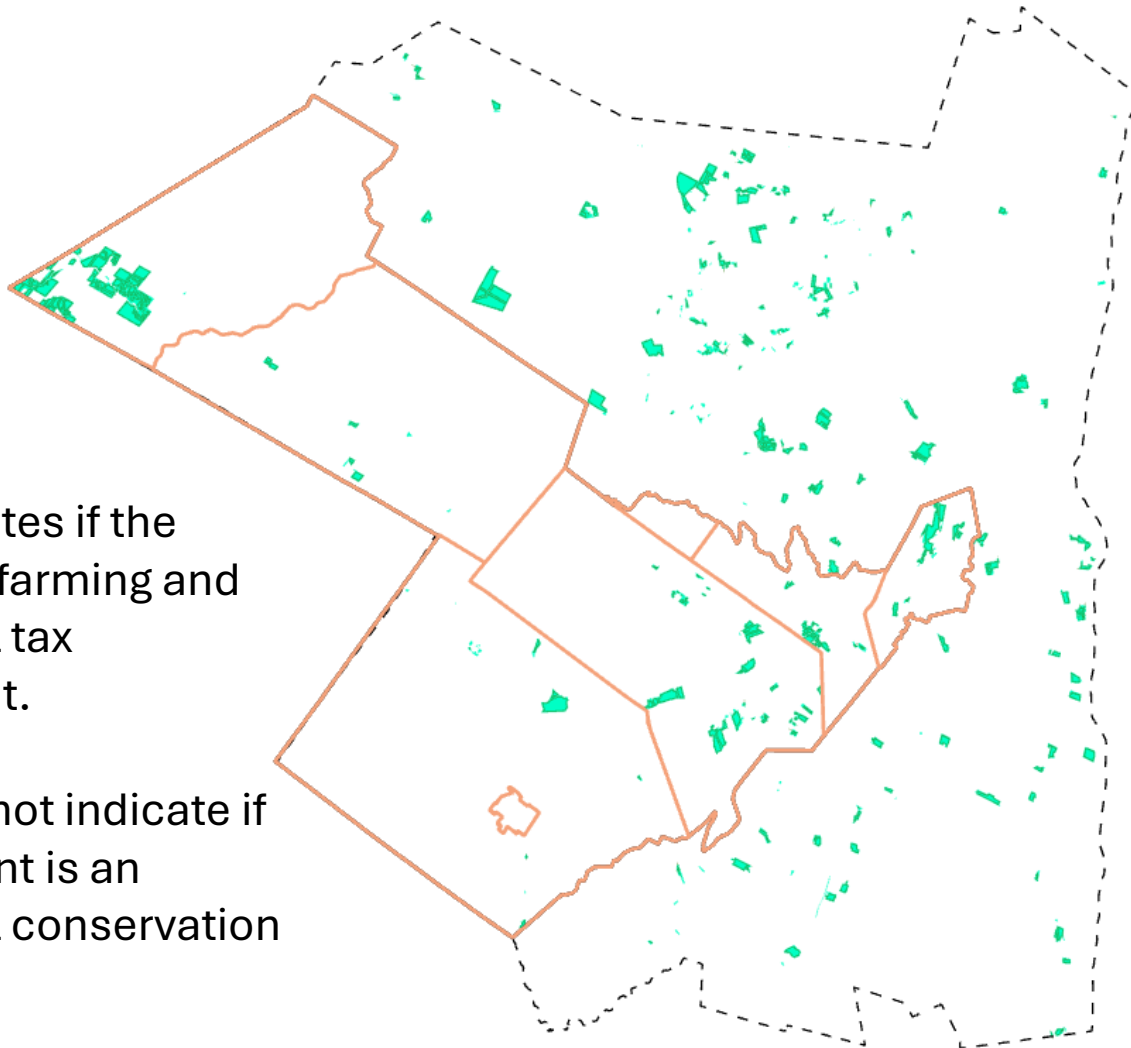
Direct the county agricultural and farmland protection board to prepare a report concerning the following:

- (1) the nature and status of farming and farm resources within such district, including the total number of acres of land and the total number of acres of land in farm operations in the district**
- (2) the extent to which the district has achieved its original objectives**
- (3) the extent to which county and local comprehensive plans, policies and objectives are consistent with and support the district**
- (4) the degree of coordination between local laws, ordinances, rules and regulations that apply to farm operations in such district and their influence on farming; and**
- (5) recommendations to continue, terminate or modify such district.**

Agricultural District #3



Parcels with Conservation Easements



Data indicates if the parcel had farming and agricultural tax assessment.

Data does not indicate if an easement is an agricultural conservation easement.

Self-reported data to NYPAD; not every conservation easement in its database.






Conditions

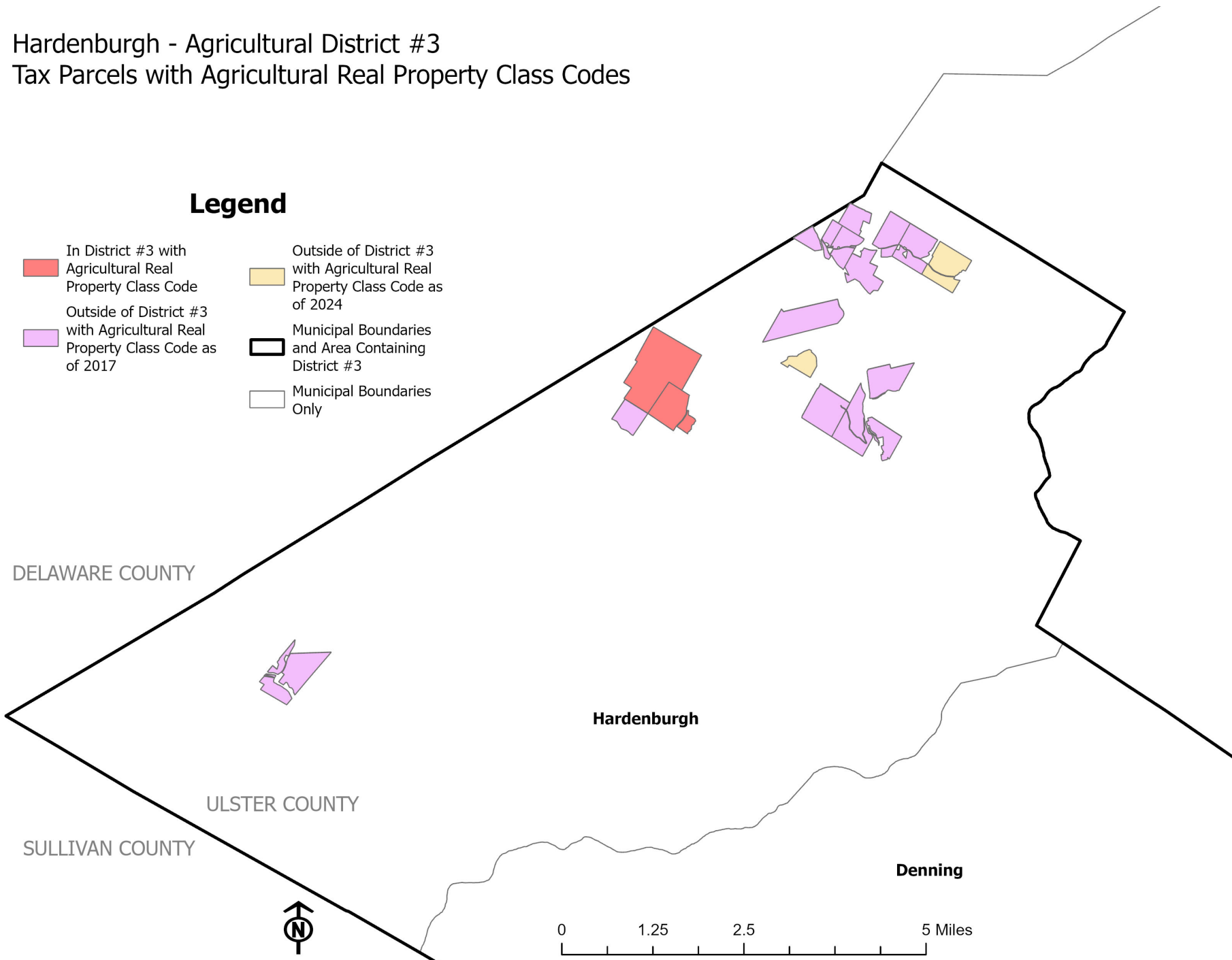
- Land cover is stable (generally).
- 16,911.16 acres (tax parcels in district)
- 7,382.06 acres in farm operations
 - Using real property classification codes
 - Farming appears to extend beyond these tax parcels
- More parcels and parcel acreage with agricultural real property class codes
- CropScape shows around 12,000 acres of cropland in 2022 and 2023
 - Up from around 10,000 in 2017
- Residential subdivision activity not to the degree seen in other parts of Ulster County

Hardenburgh - Agricultural District #3

Tax Parcels with Agricultural Real Property Class Codes

Legend

-  In District #3 with Agricultural Real Property Class Code
-  Outside of District #3 with Agricultural Real Property Class Code as of 2024
-  Outside of District #3 with Agricultural Real Property Class Code as of 2017
-  Municipal Boundaries and Area Containing District #3
-  Municipal Boundaries Only



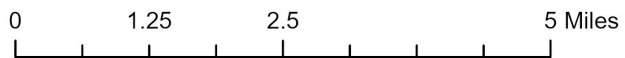
DELAWARE COUNTY

Hardenburgh

ULSTER COUNTY

SULLIVAN COUNTY

Denning



Legend

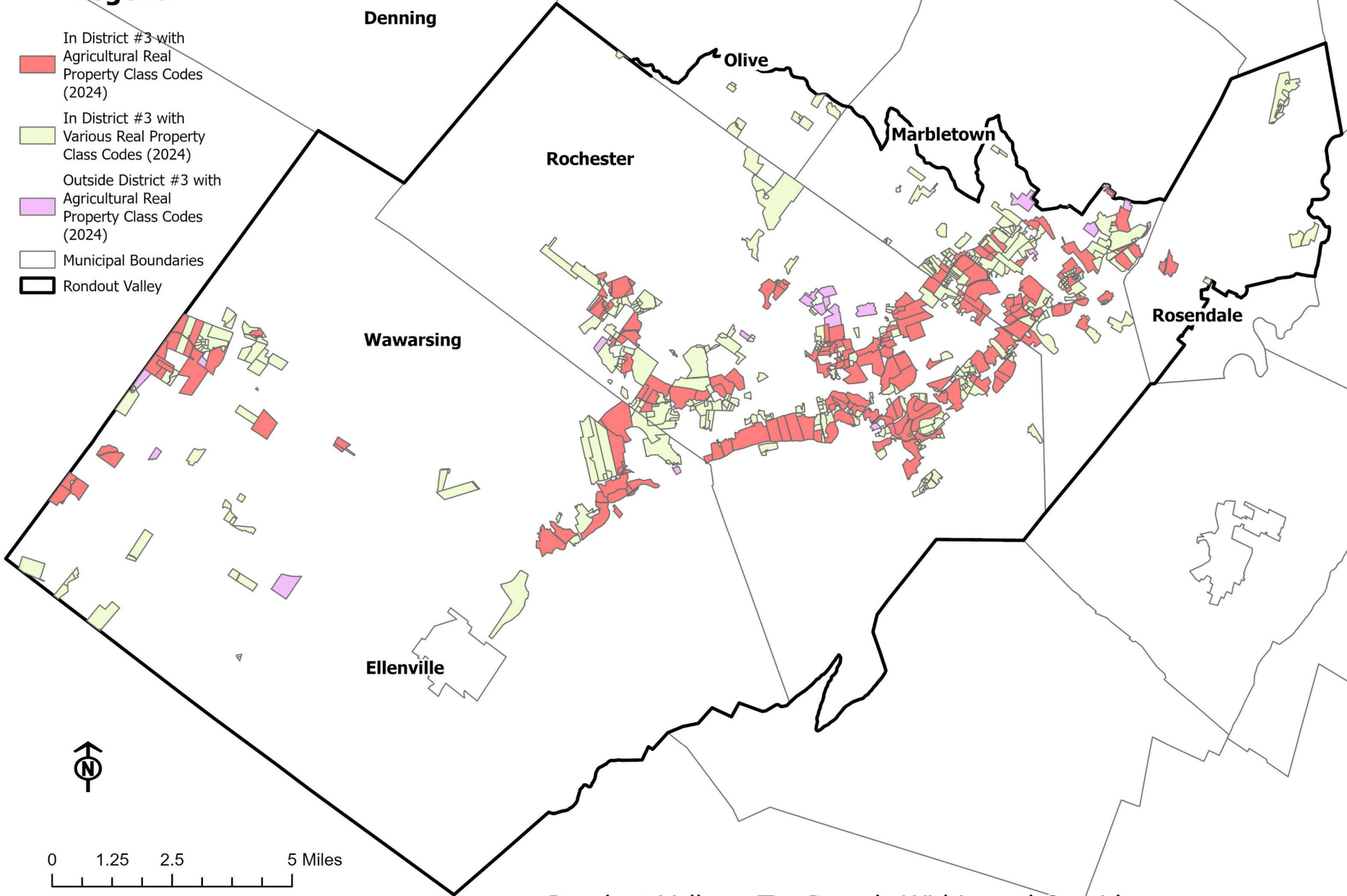
In District #3 with
Agricultural Real
Property Class Codes
(2024)

In District #3 with
Various Real Property
Class Codes (2024)

Outside District #3 with
Agricultural Real
Property Class Codes
(2024)

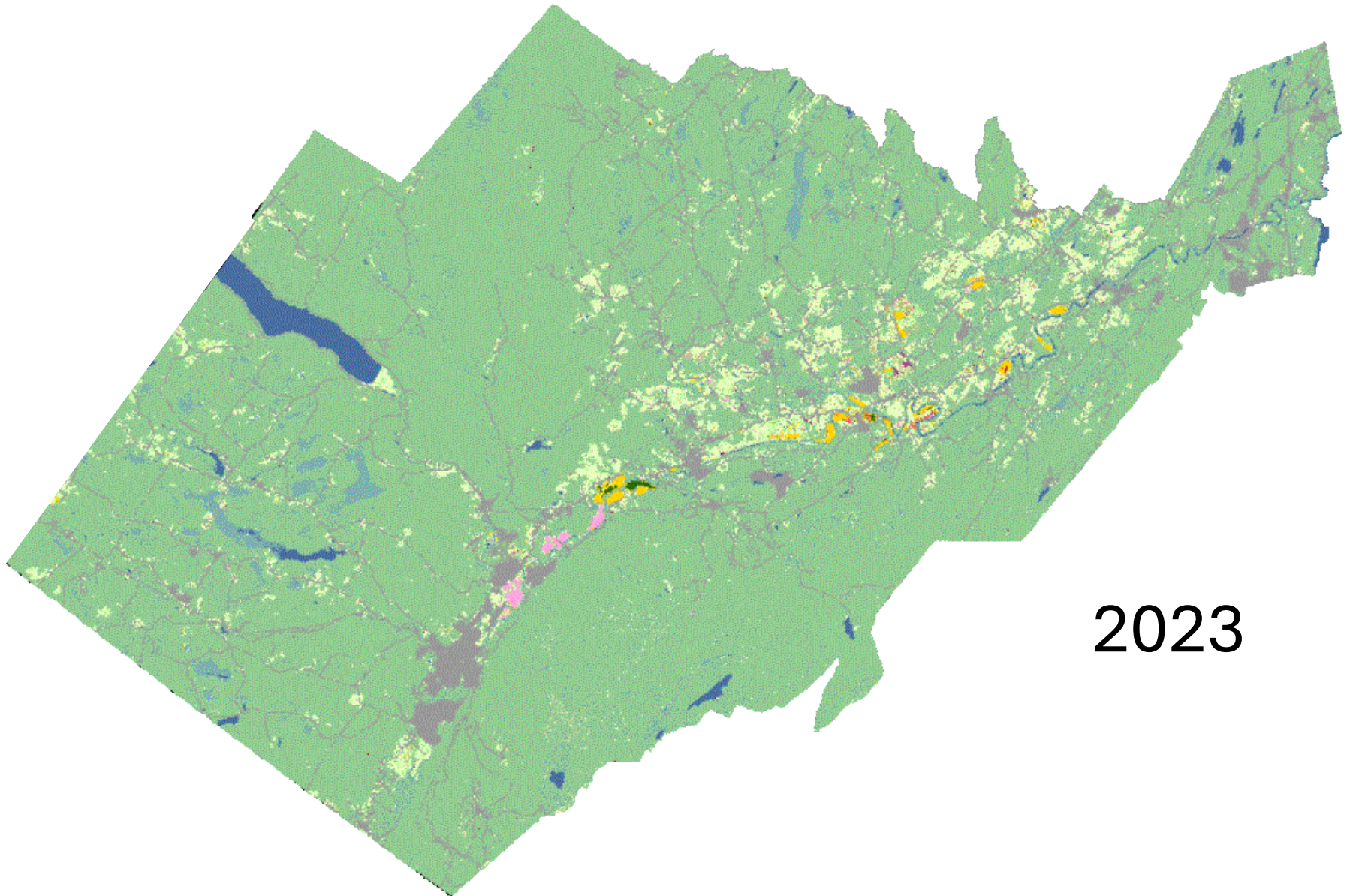
Municipal Boundaries

Rondout Valley



Rondout Valley - Tax Parcels Within and Outside
Agricultural District #3 by Real Property Class Code -2024

CropScape - Rondout Valley



2023

Crops

- Data captures differences in what's planted during a given year
- Corn production (2017, 2022, 2023)
- Oats (2023)
 - Cover crop
- 2023 had the largest land area detected for pumpkins
- Misc Veggies & Fruit (2022)
- Sorghum (2022)
- Fallow/Idle Cropland (2017, 2022, 2023)

Grass/Pasture – Catch-All Category

- CropScape category named Grass/Pasture (code 176) collapses the following historical Cropland Data Layer categories: Pasture/Grass (code 62), Grassland Herbaceous (code 171), and Pasture/Hay (code 181).
- Pasture
- Hay
- Grassland Herbaceous
 - Non-tilled
 - Hay, Pasture, or Rangeland
 - Lawns not categorized as open space within a developed area
- Grassland Herbaceous has
 - actively farmed land
 - viable for farmland but not farmed
- Grassland/Pasture incorporates other farmland
- $\frac{3}{4}$ of 2023 acreage







176

176

176

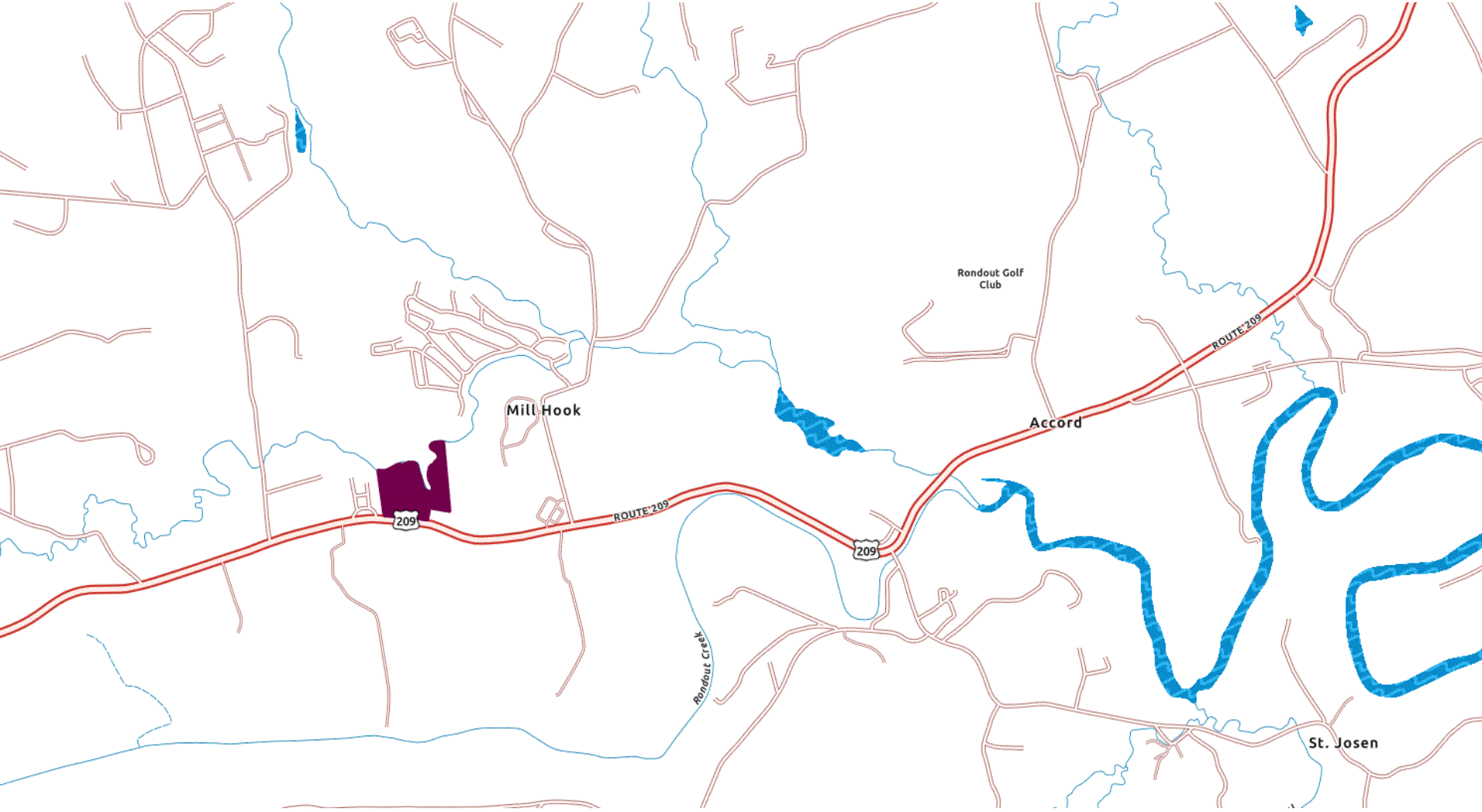
37

176

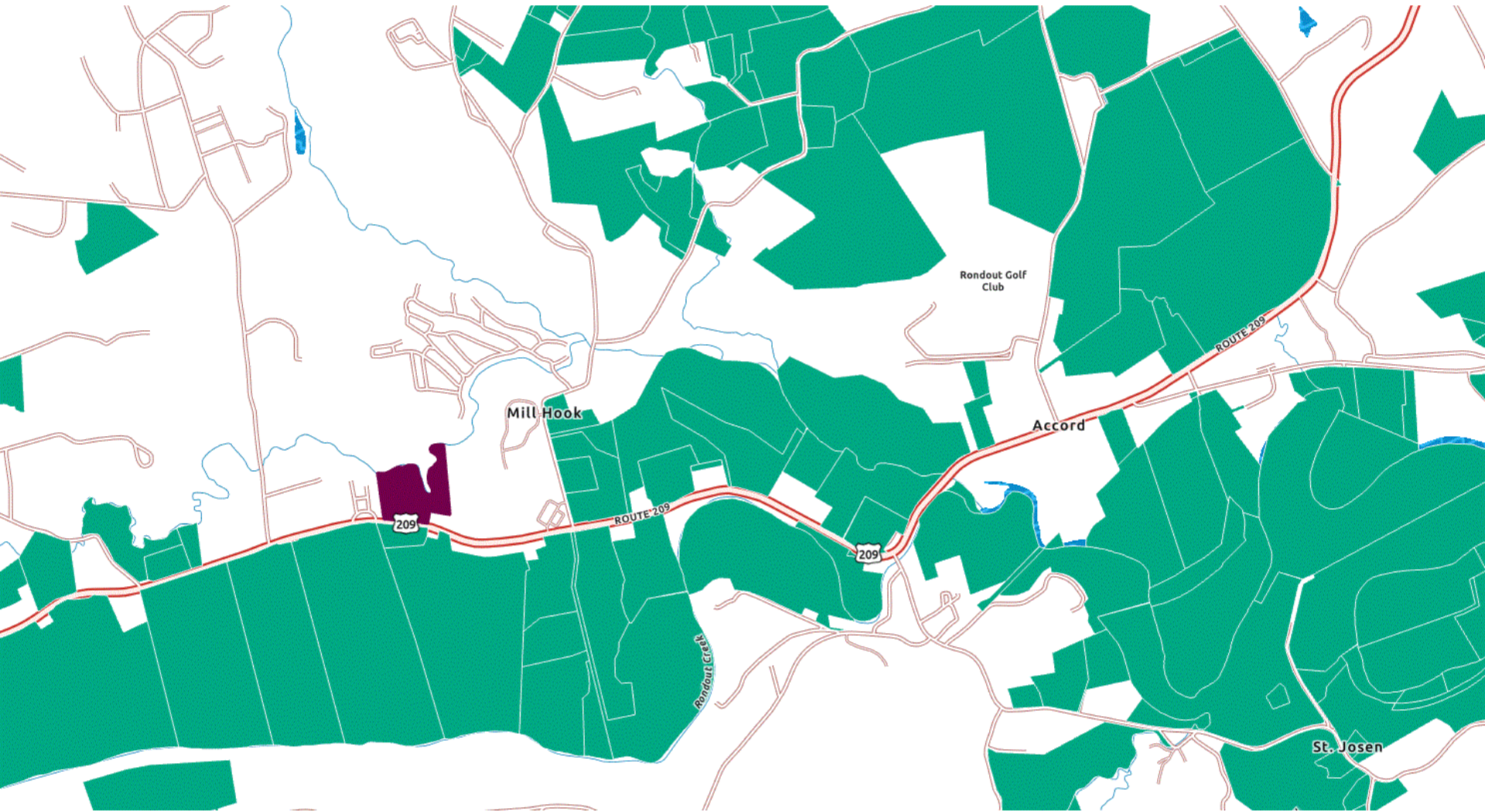
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Route 209



Route 209 with District Parcels



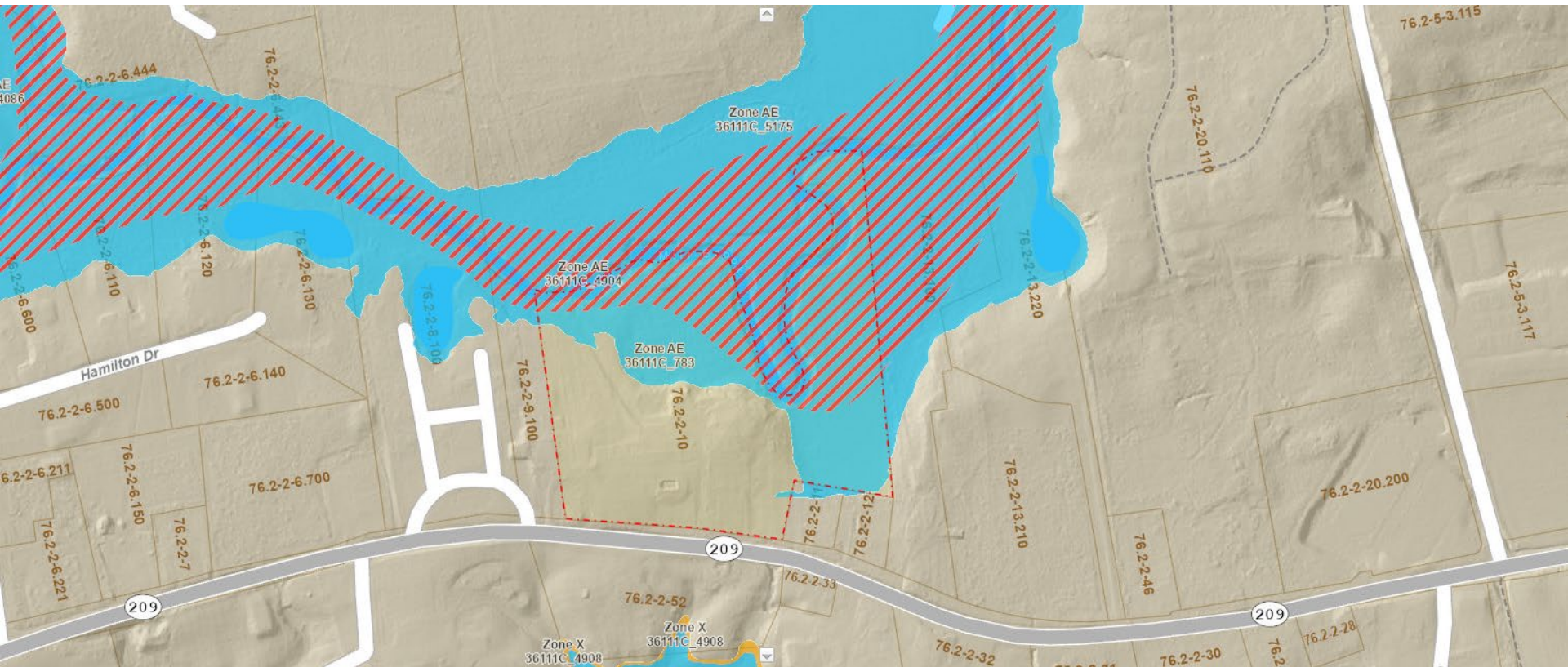
2022

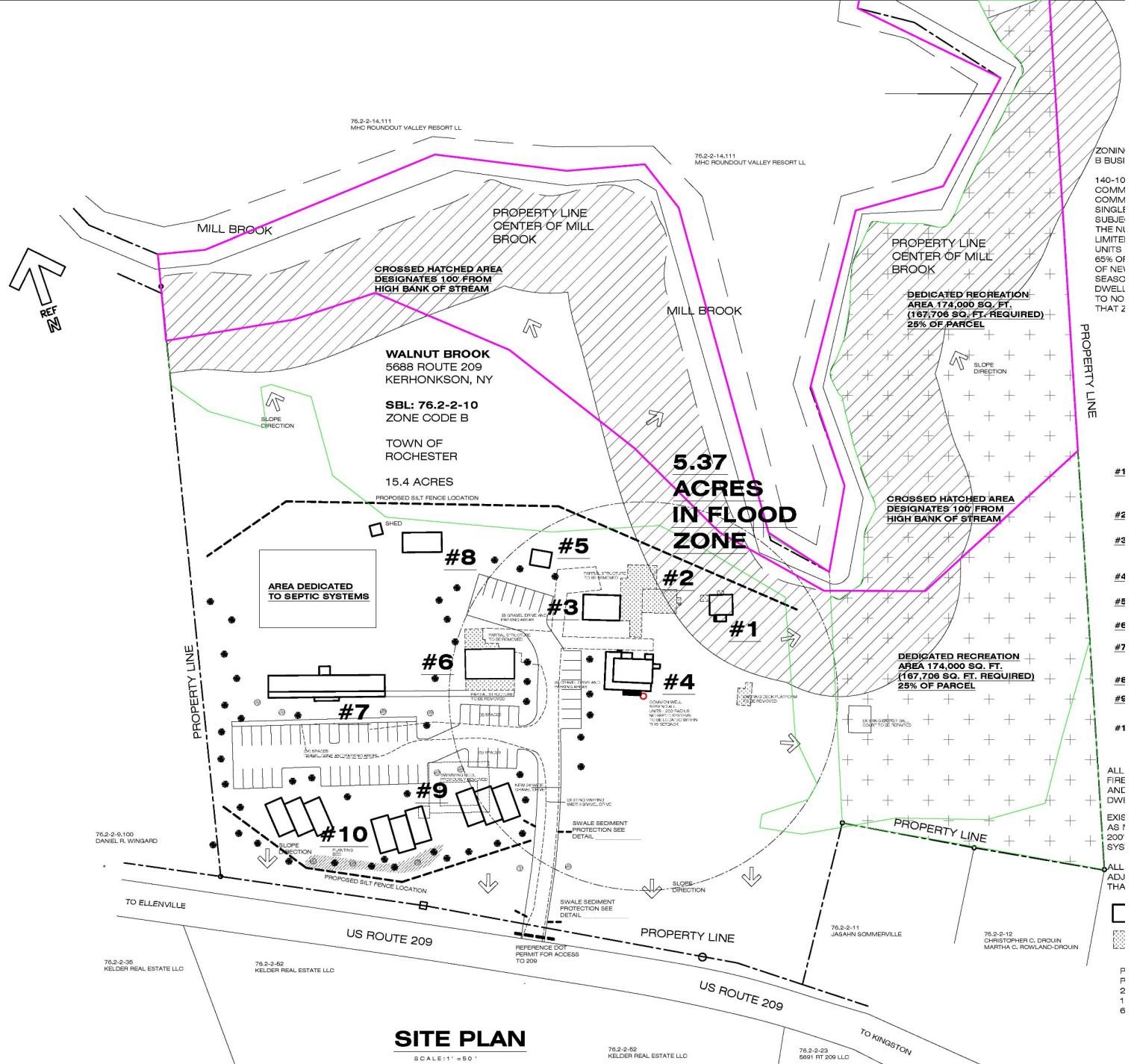


2024



Floodway





76.2-2-14.111
MHC ROUNDOUT VALLEY RESORT LL

76.2-2-14.111
MHC ROUNDOUT VALLEY RESORT LL

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MILL BROOK

PROPERTY LINE
CENTER OF MILL
BROOK

PROPERTY LINE
CENTER OF MILL
BROOK

CROSSED HATCHED AREA
DESIGNATES 100' FROM
HIGH BANK OF STREAM

MILL BROOK

DEDICATED RECREATION
AREA 174,000 SQ. FT.
(167,706 SQ. FT. REQUIRED)
25% OF PARCEL

WALNUT BROOK
5688 ROUTE 209
KERHONKSON, NY

SBL: 76.2-2-10
ZONE CODE B

TOWN OF
ROCHESTER

15.4 ACRES

**5.37
ACRES
IN FLOOD
ZONE**

CROSSED HATCHED AREA
DESIGNATES 100' FROM
HIGH BANK OF STREAM

AREA DEDICATED
TO SEPTIC SYSTEMS

DEDICATED RECREATION
AREA 174,000 SQ. FT.
(167,706 SQ. FT. REQUIRED)
25% OF PARCEL

PROPERTY LINE

PROPERTY LINE

#1
#2
#3
#4
#5
#6
#7
#8
#9
#10

ALL
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THA

76.2-2-9.100
DANIEL R. WINGARD

76.2-2-35
KELDER REAL ESTATE LLC

76.2-2-52
KELDER REAL ESTATE LLC

76.2-2-11
JASAHN SOMMERVILLE

76.2-2-12
CHRISTOPHER C. DROUIN
MARTHA C. ROWLAND-DROUIN

76.2-2-52
KELDER REAL ESTATE LLC

76.2-2-23
6691 FT 209 LLC

SITE PLAN

SCALE: 1" = 50'



TO ELLENVILLE

US ROUTE 209

PROPERTY LINE

US ROUTE 209

TO KINGSTON

2025 Photo



2025 Photo



2019 Photo



RECOMMENDATION?