



Ulster County Agricultural & Farmland Protection Board

2023 Agricultural
District Inclusions

May 30, 2023

Artwork courtesy of Robin Moline

<https://robin-moline.pixels.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).

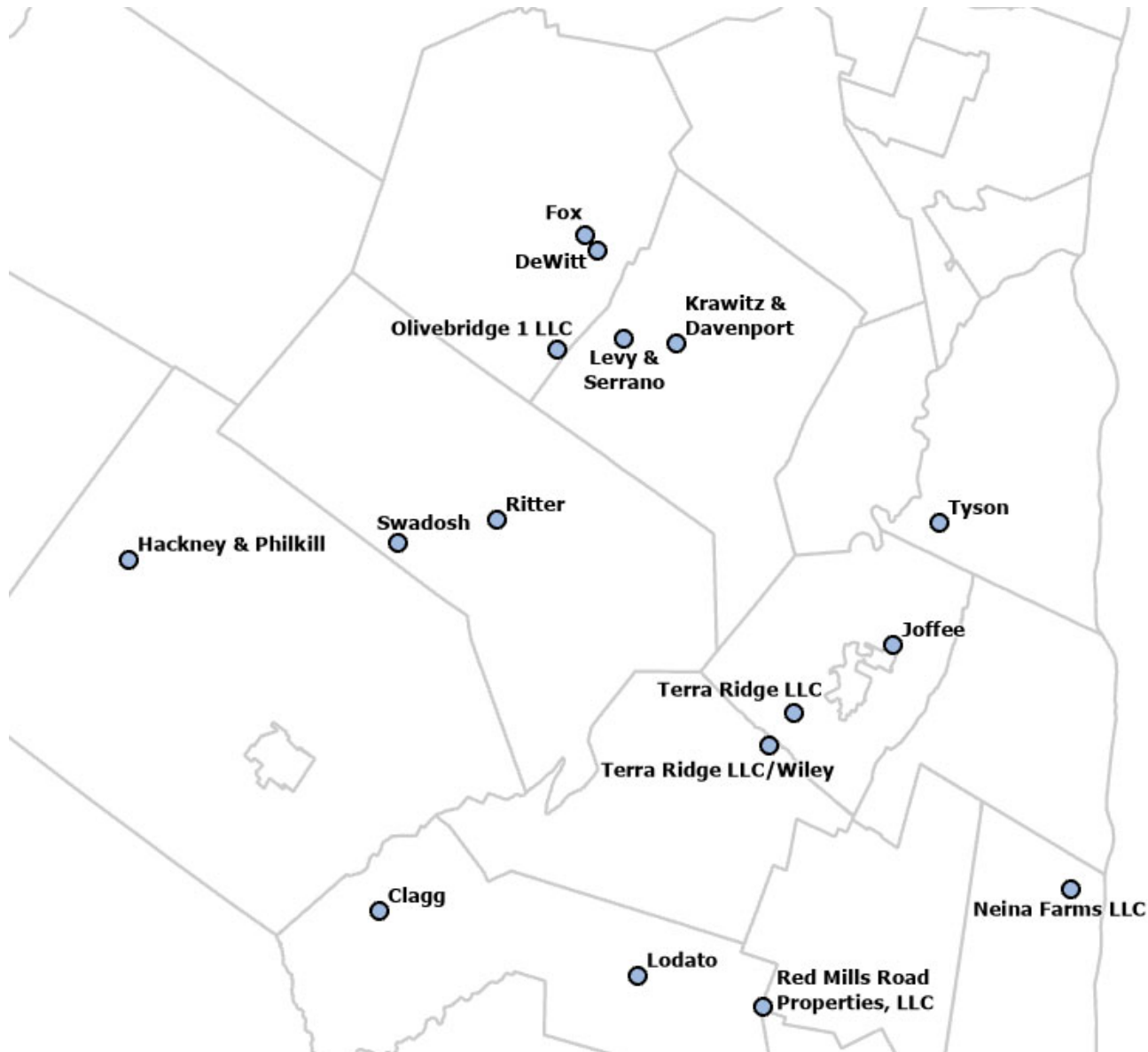
301-(11) “Farm operation” means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a “commercial horse boarding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

New York State Department of Agriculture and Markets

Guidance Concerning Annual Inclusions to Agricultural and Farmland Protection Boards

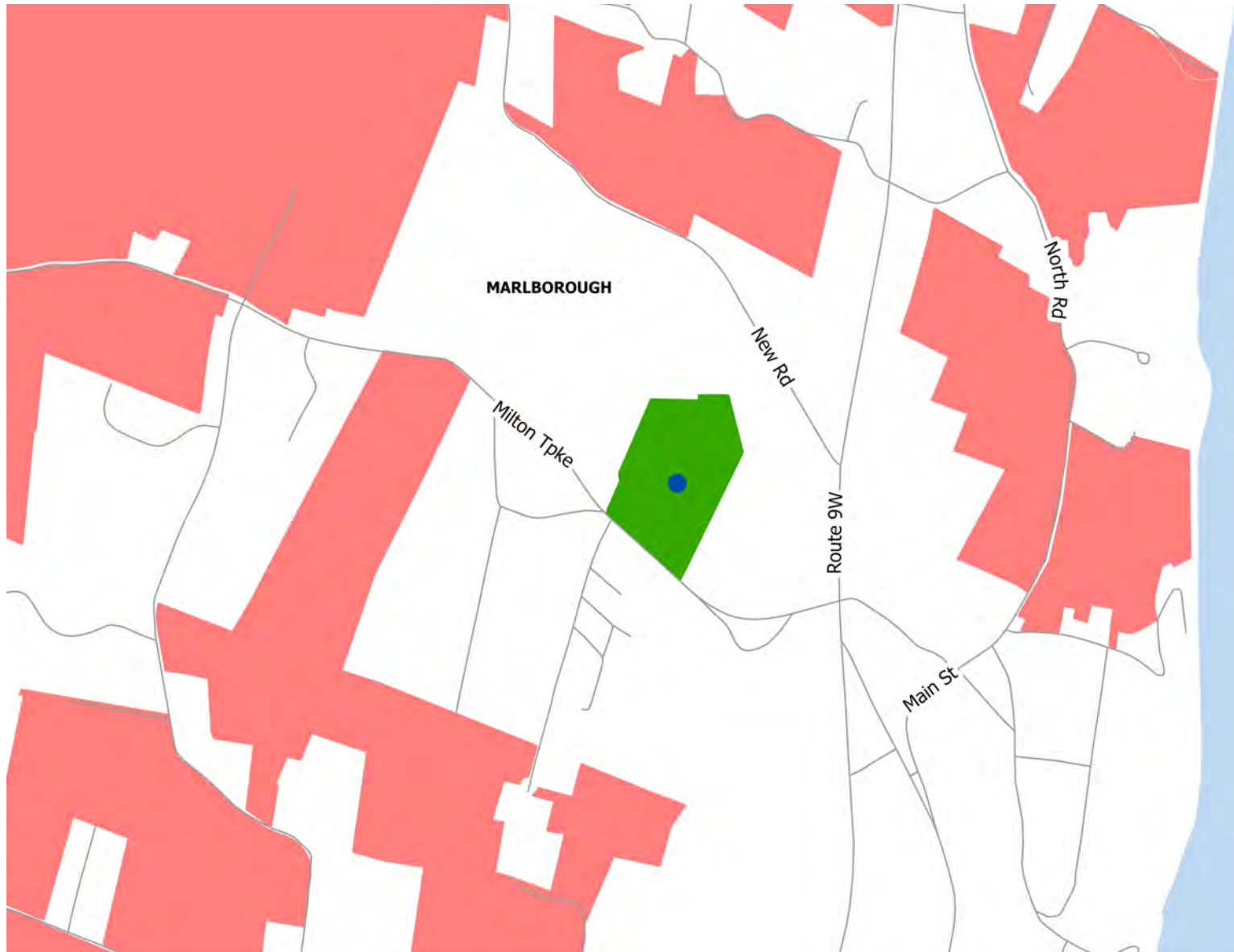
“The statutory definition of ‘farm operation’ does not require minimum acreage and income thresholds for most operations. Many viable farm operations are conducted on limited acreage (e.g., greenhouses, poultry and aquaculture); as well as on marginal lands (e.g., farmed deer on steep slopes and non-prime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



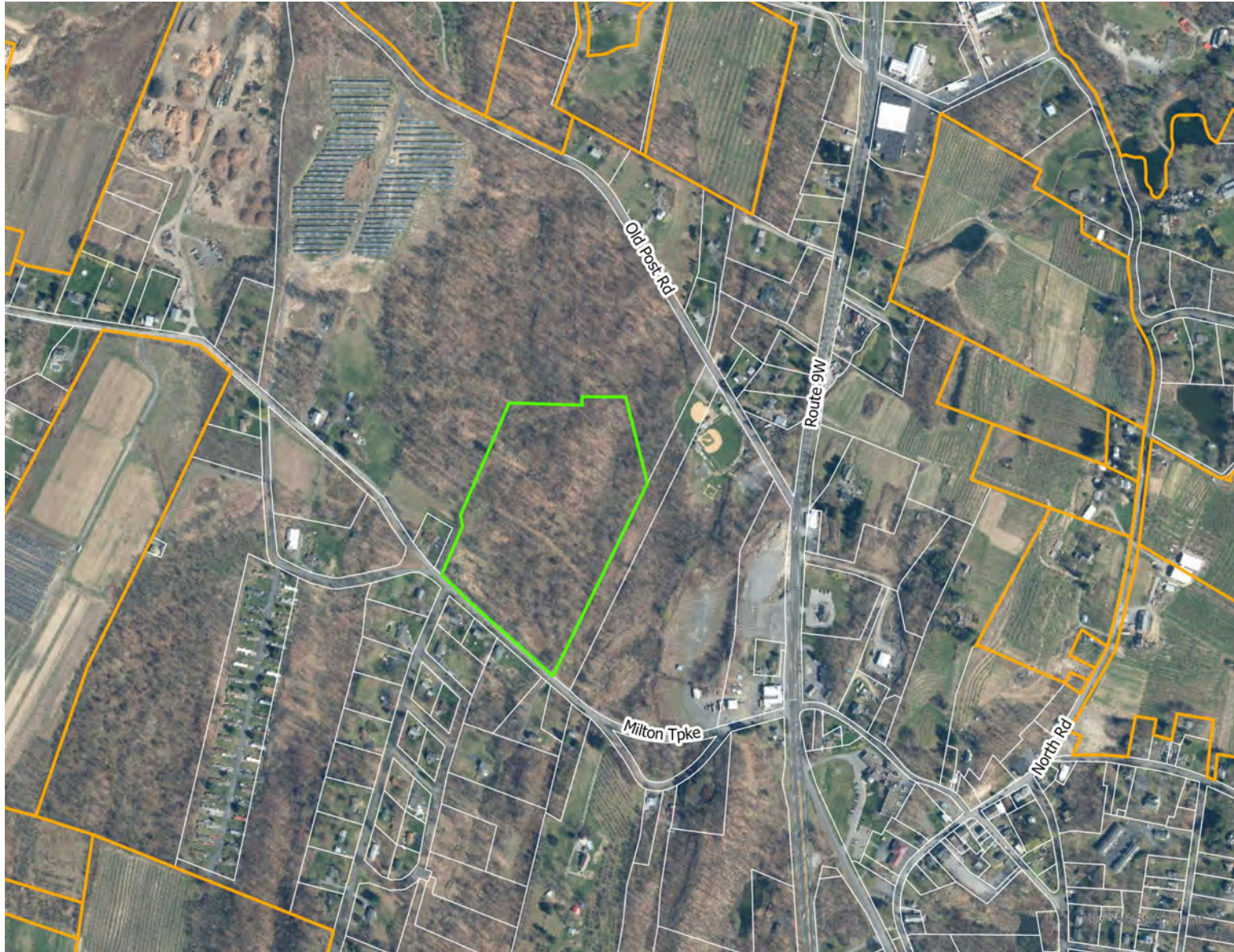
Neina Farms LLC – Marlborough

1 parcel – 19 acres



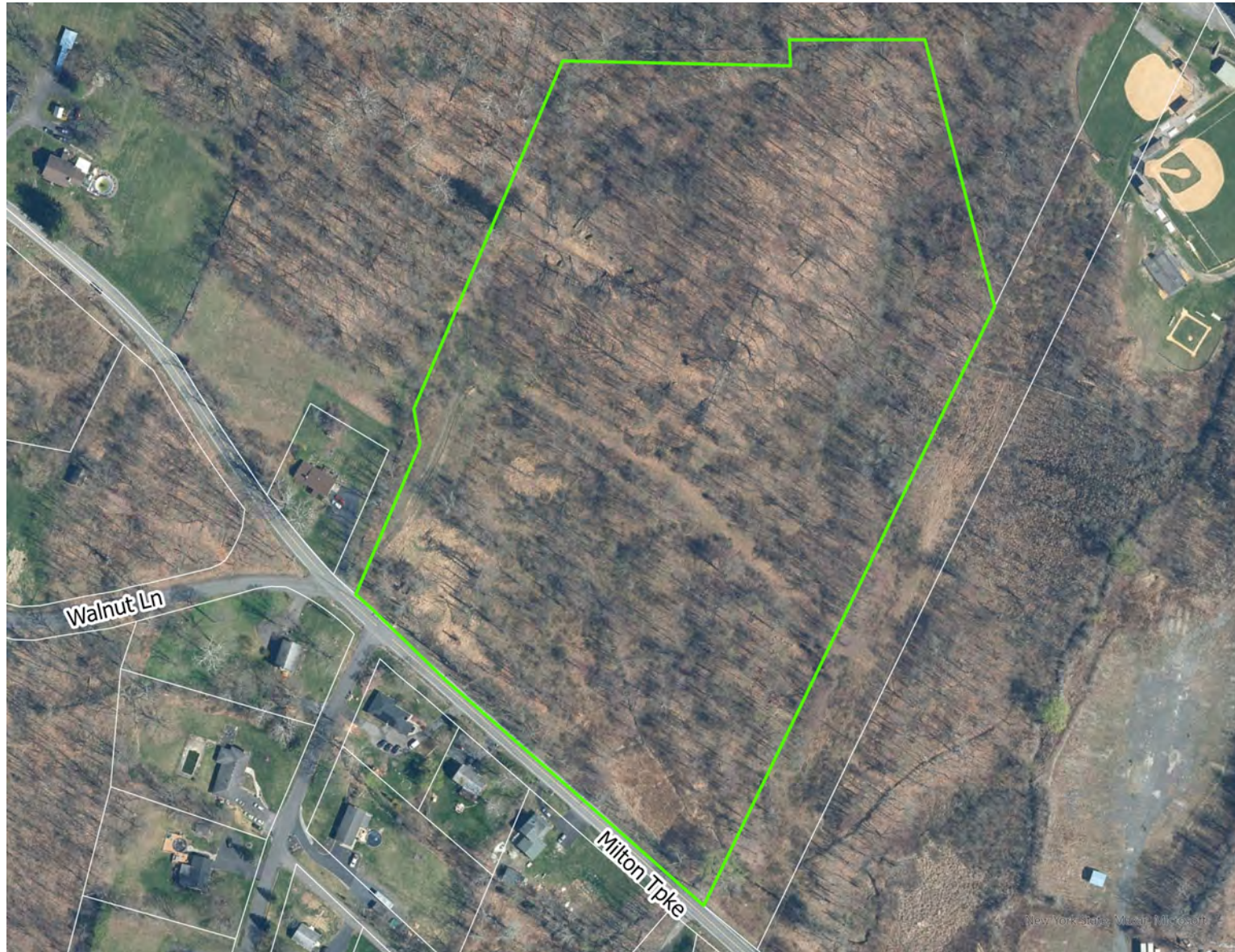
Neina Farms LLC – Marlborough

1 parcel – 19 acres



Neina Farms LLC – Marlborough

1 parcel – 19 acres



Neina Farms LLC – Marlborough

1 parcel – 19 acres

Neina Farms

- Greenhouses for mums (planned)
- Squash/pumpkins, melons, Christmas trees (planned)

Neina Farms LLC – Marlborough

1 parcel – 19 acres



Neina Farms LLC – Marlborough

1 parcel – 19 acres



Neina Farms LLC – Marlborough

1 parcel – 19 acres



Neina Farms LLC – Marlborough

1 parcel – 19 acres



Neina Farms LLC – Marlborough

1 parcel – 19 acres



Plans to preserve remains of stone house

Neina Farms LLC – Marlborough

1 parcel – 19 acres

- R-1 Residential Zoning
 - Agricultural uses with a minimum parcel size of 10 acres are principal permitted uses
- §115 – Right to Farm
- Prime and Important Soils
 - Cd – Canandaigua silt loam, till substratum
 - MgB – Mardin-Nassau complex
 - VoB – Volusia gravelly silt loam
- Hamlet of Milton

Joffe – Town of New Paltz

1 parcel – 3 acres



Joffe – Town of New Paltz
1 parcel – 3 acres



Joffe – Town of New Paltz

1 parcel – 3 acres



Joffe – Town of New Paltz

1 parcel – 3 acres

Rancho Dar a Luz

- **[Ulster County Horse Council](#)**
 - Horses part of Ulster County Horse Council's events and educational programs

Joffe – Town of New Paltz

1 parcel – 3 acres



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1 parcel – 3 acres



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1 parcel – 3 acres



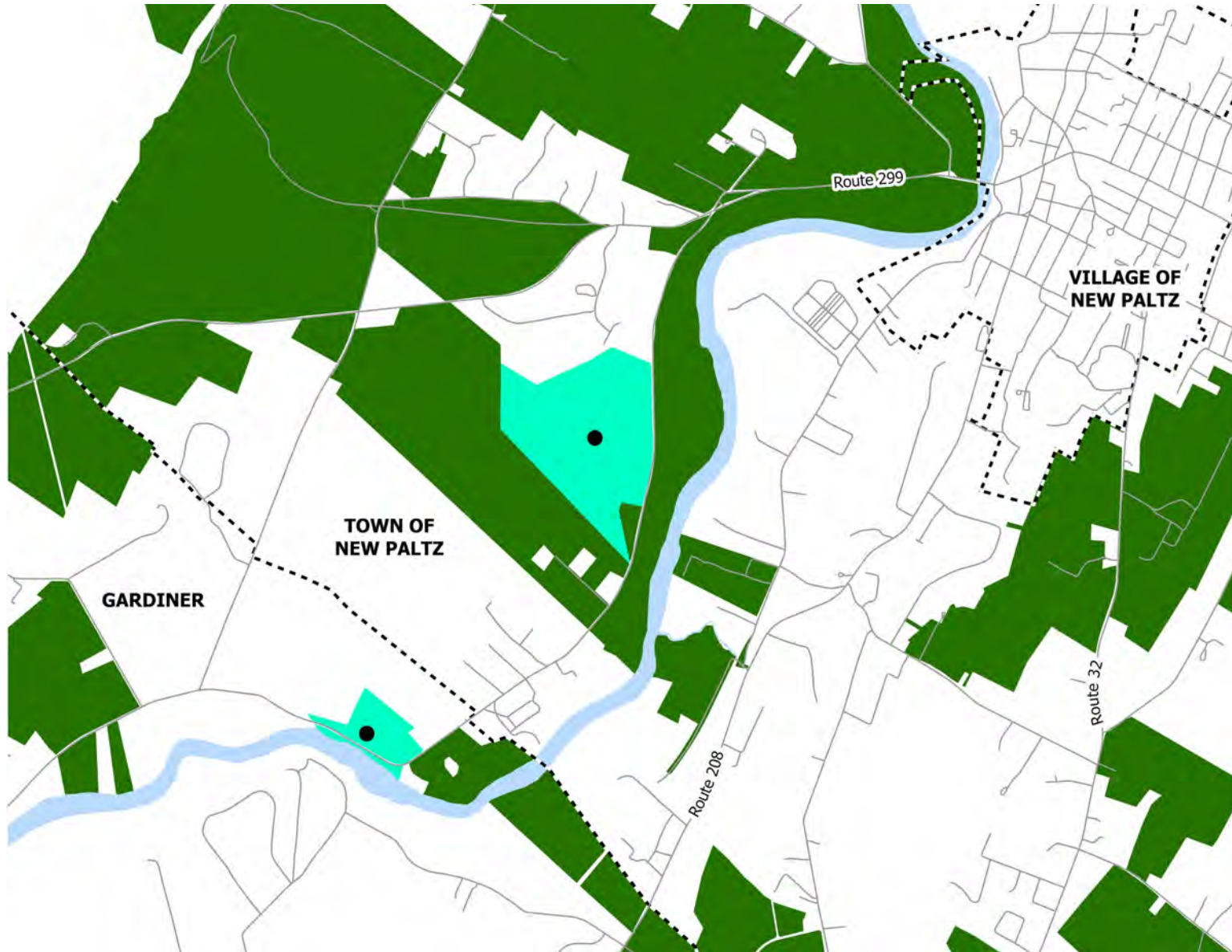
Joffe – Town of New Paltz

1 parcel – 3 acres

- R-1 Residence Zoning
 - Agriculture, not including the keeping of fowl or farm animals are permitted by right
 - Stables for horses for non-commercial purposes permitted with site plan review
- Prime and Important Soils
 - MgB – Mardin-Nassau complex

Terra Ridge LLC/Wiley – Gardiner/New Paltz

3 parcels – 157.5 acres



Terra Ridge LLC/Wiley – Gardiner/New Paltz

3 parcels – 157.5 acres



Terra Ridge LLC/Wiley – Gardiner/New Paltz

3 parcels – 157.5 acres

Terra Ridge

Gardiner (2 parcels, 25.8 acres)

- Farm manager office and storage (under construction)
- Hogs (planned)
- Sheep (planned)
 - Pasture and Silvopasture

New Paltz (1 parcel, 131.7 acres)

- Christmas trees (planned)
- Maple sap (exploring)
- Land for silvopasture if needed
- 480-A program (Christmas trees and maple sap ineligible for this tax exemption)

Terra Ridge LLC/Wiley – Gardiner

2 parcels – 25.8 acres



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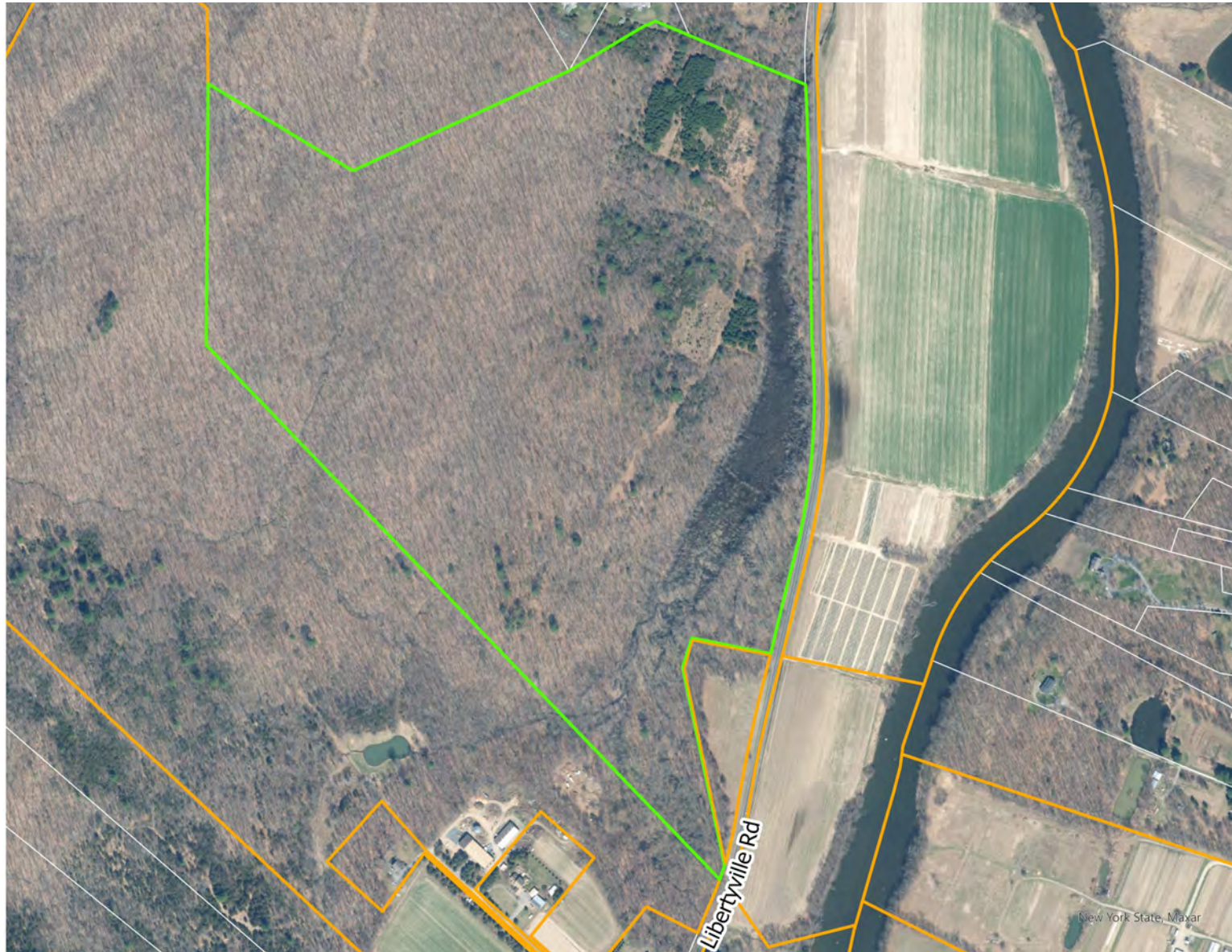
Terra Ridge LLC/Wiley – Gardiner

2 parcels – 25.8 acres



Terra Ridge LLC – Town of New Paltz

1 parcels – 131.7 acres



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1 parcels – 131.7 acres



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1 parcels – 131.7 acres



Terra Ridge LLC – Town of New Paltz

1 parcels – 131.7 acres



Terra Ridge LLC – Town of New Paltz

1 parcels – 131.7 acres



Terra Ridge LLC/Wiley – Gardiner/New Paltz

3 parcels – 157.5 acres

Gardiner (2 parcels, 25.8 acres)

RA Rural Agricultural Zoning

- Agriculture permitted by right
- §220-37 (Protection of Agriculture)
 - Farm operations have fewer dimensional requirements (setbacks, building heights, etc)

New Paltz (1 parcel, 131.7 acres)

A-1.5 Agricultural and FF Flood Fringe Zoning

- A-1.5 Zone: crop and livestock agriculture permitted by right.
- FF Zone: crop agriculture permitted by right; livestock agriculture permitted by site plan review.

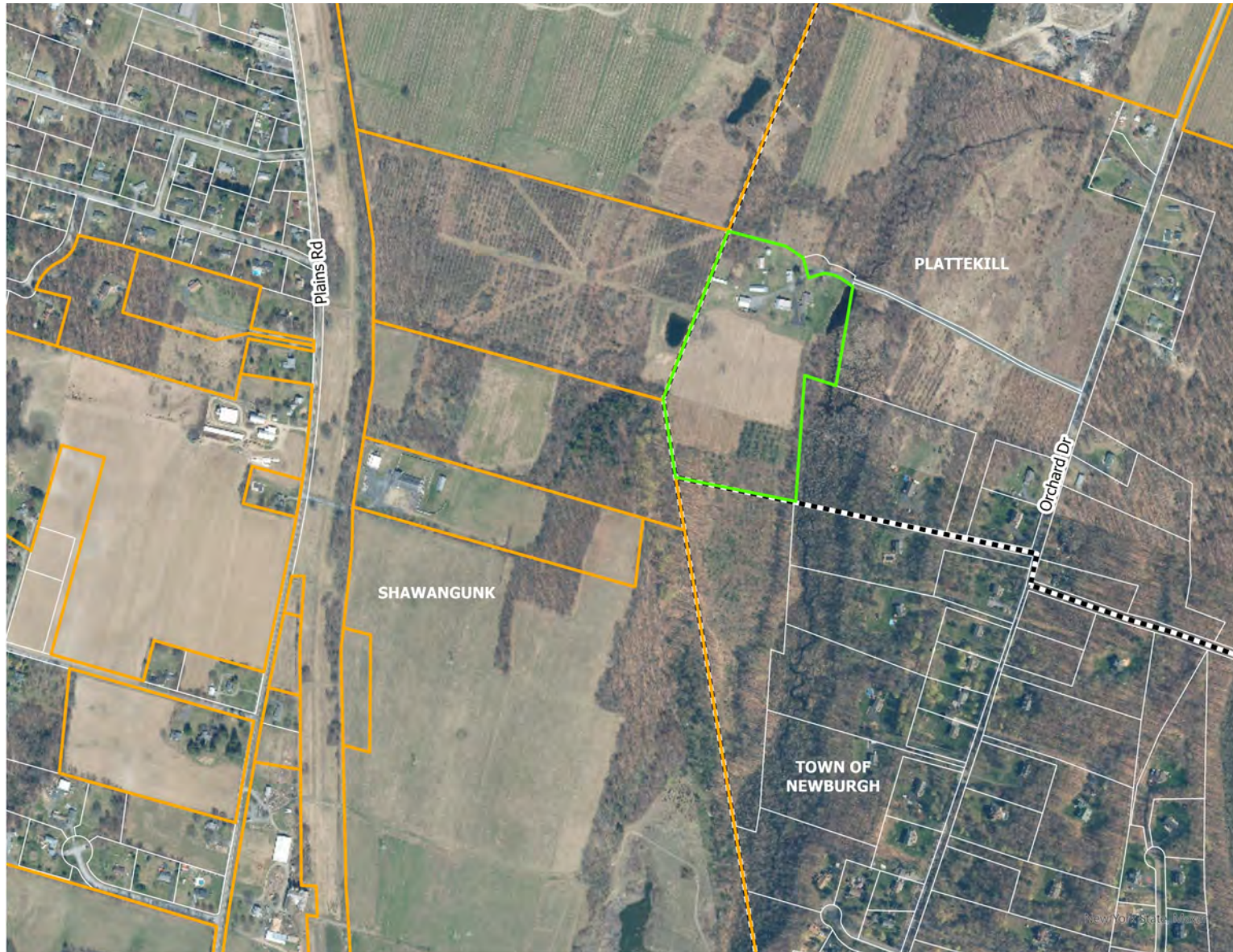
Red Mill Road Properties, LLC – Plattekill

1 parcel – 16.9 acres



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1 parcel – 16.9 acres



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1 parcel – 16.9 acres



Red Mill Road Properties, LLC – Plattekill

1 parcel – 16.9 acres

Orchard Mill Farm

- Chickens, sheep, goats (planned)
- Apple orchard restoration
- Aquaculture (planned)
- Construction of storage facility

Red Mill Road Properties, LLC – Plattekill

1 parcel – 16.9 acres



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1 parcel – 16.9 acres



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1 parcel – 16.9 acres



Orchard on neighboring farm

Red Mill Road Properties, LLC – Plattekill

1 parcel – 16.9 acres

- AG-1.5 Agricultural Zoning
 - “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” are principal permitted uses
- Prime and Important Soils
 - BnC – Bath-Nassau complex
 - MgB – Mardin-Nassau Complex
 - VoB – Volusia gravelly silt loam

Lodato – Shawangunk

1 parcel – 20.1 acres



Lodato – Shawangunk

1 parcel – 20.1 acres



Lodato – Shawangunk

1 parcel – 20.1 acres



Lodato – Shawangunk

1 parcel – 20.1 acres

Rents to [Vandermark Farm](#)

- Hay

Lodato – Shawangunk

1 parcel – 20.1 acres



Lodato – Shawangunk

1 parcel – 20.1 acres



Lodato – Shawangunk

1 parcel – 20.1 acres



Lodato – Shawangunk

1 parcel – 20.1 acres



Lodato – Shawangunk

1 parcel – 20.1 acres



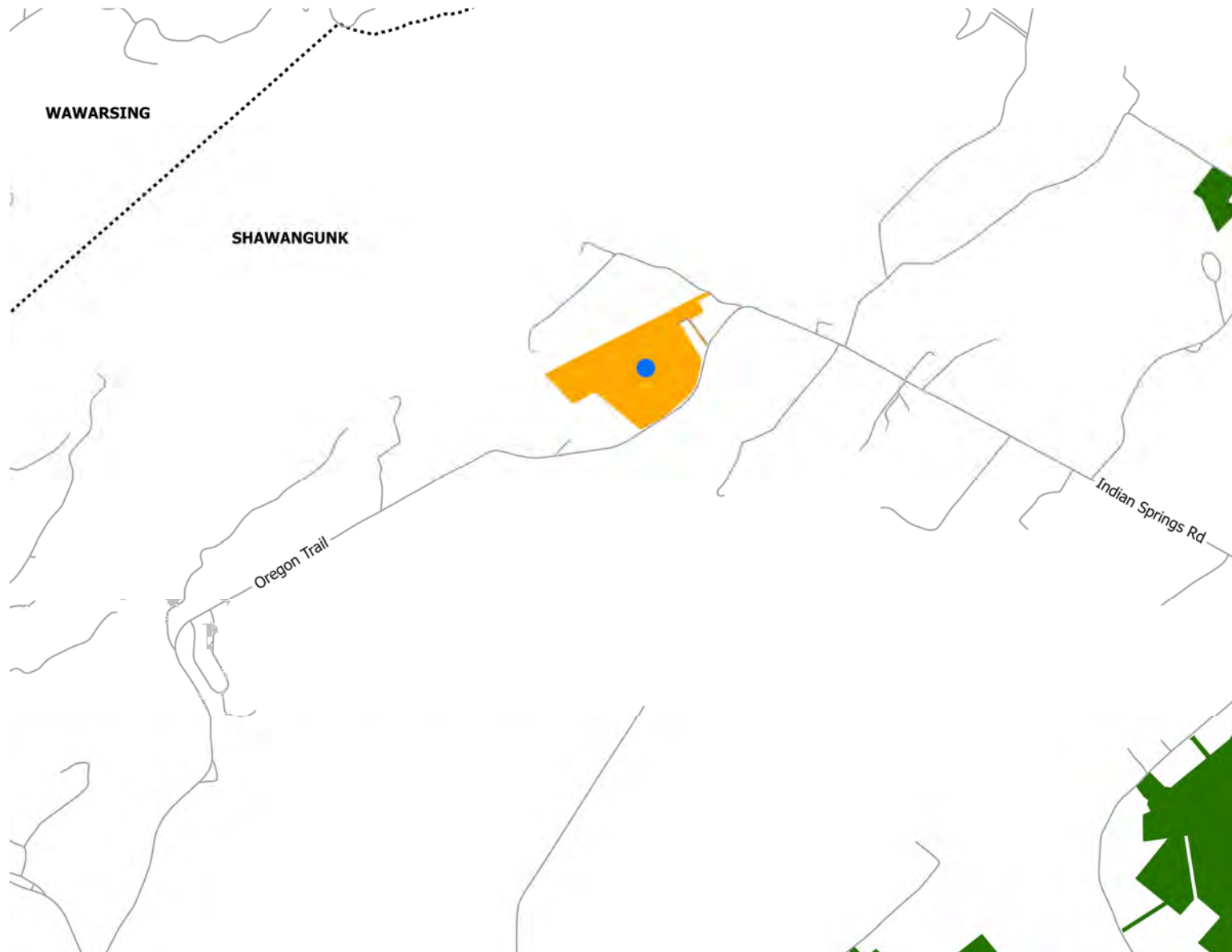
Lodato – Shawangunk

1 parcel – 20.1 acres

- R-AG-4 Residential-Agricultural Zoning
 - Agricultural uses and structures are principal permitted uses
- Prime and Important Soils
 - Ma – Madalin silty clay loam
 - RhA, RhB – Rhinebeck silt loam
- Hamlet of Wallkill

Clagg – Shawangunk

1 parcel – 57.6 acres



Clagg – Shawangunk

1 parcel – 57.6 acres



Clagg – Shawangunk

1 parcel – 57.6 acres



Clagg – Shawangunk

1 parcel – 57.6 acres

Clagg Cattle Company – Pine Bush

- Cattle (Longhorns)
 - Cattle broker
- Horses, mini-horses, goats
- Chickens
 - Egg production (planned)

Clagg – Shawangunk

1 parcel – 57.6 acres



Clagg – Shawangunk

1 parcel – 57.6 acres



Clagg – Shawangunk

1 parcel – 57.6 acres



Clagg – Shawangunk

1 parcel – 57.6 acres



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1 parcel – 57.6 acres



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1 parcel – 57.6 acres



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1 parcel – 57.6 acres



Clagg – Shawangunk

1 parcel – 57.6 acres



Clagg – Shawangunk

1 parcel – 57.6 acres



Clagg – Shawangunk

1 parcel – 57.6 acres

- R-AG-3 Residential-Agricultural Zoning
 - Agricultural uses are principal permitted uses
 - The keeping of horses and cows shall not be at a density greater than 1 animal per acre.
 - Noncommercial use of fowl have restrictions of 20 per acre.
- Prime and Important Soils
 - At – Atherton silt loam
 - HgB – Hoosic gravelly loam
 - SwB – Swartswood stony fine sandy loam
- Pine Bush mailing address

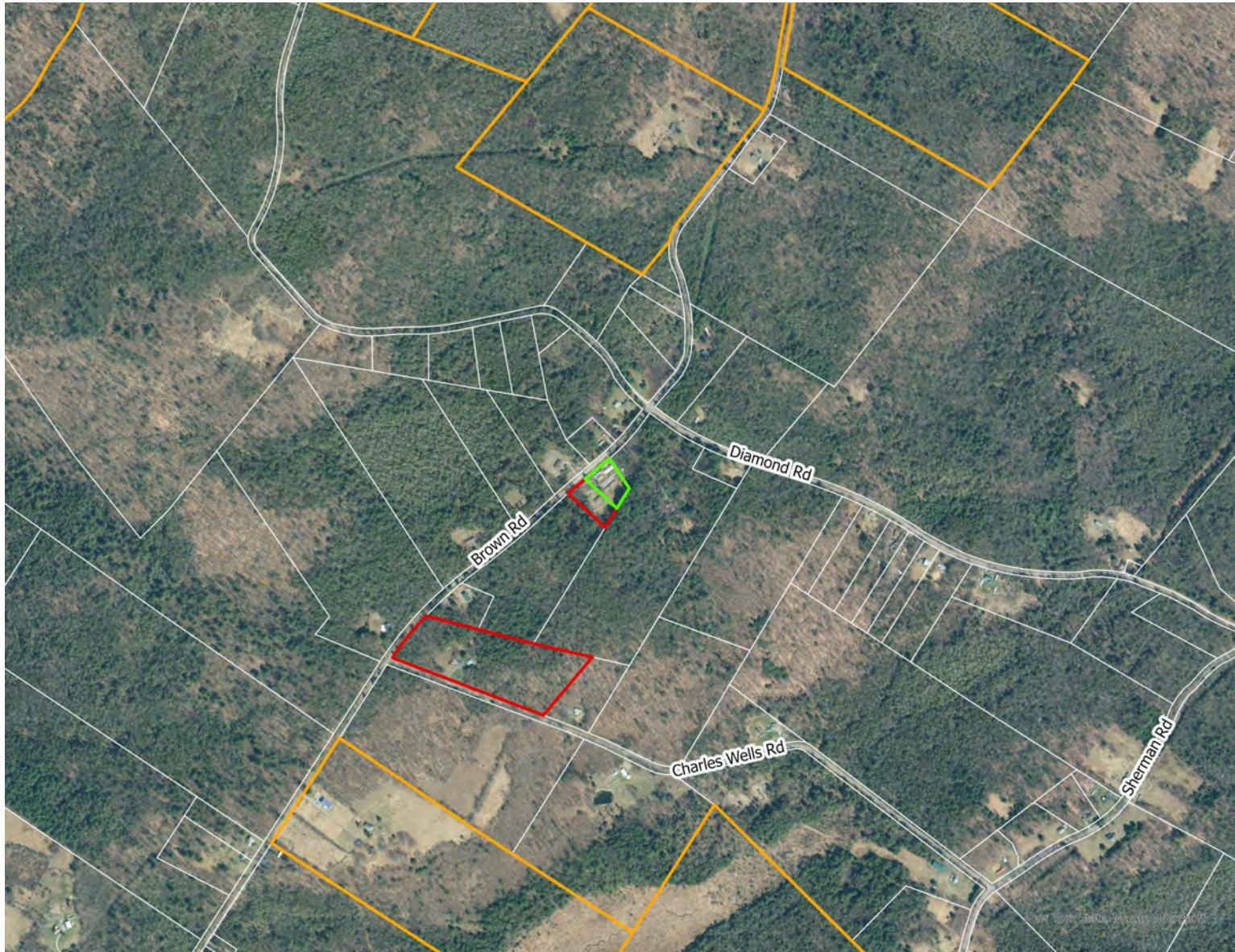
Hackney & Philkill – Wawarsing

1 parcel – 1.5 acres



Hackney & Philkill – Wawarsing

1 parcel – 1.5 acres



Hackney & Philkill – Wawarsing

1 parcel – 1.5 acres



Hackney & Philkill – Wawarsing

1 parcel – 1.5 acres

Flowering Sun Ecology Center

- CSA (vegetables)
- Vegetables, greens, herbs, berries
 - Cabbage, spinach, Swiss chard, broccoli, garlic, cucumbers, tomatoes, collards, strawberries
- Mushrooms
 - Oysters, lion's mane, shitake
- Ornamentals
- Agricultural production on additional properties along Brown Rd and Charles Wells Rd

Hackney & Philkill – Wawarsing

1 parcel – 1.5 acres



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1 parcel – 1.5 acres



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1 parcel – 1.5 acres



Hackney & Philkill – Wawarsing 1 parcel – 1.5 acres



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Hackney & Philkill – Wawarsing 1 parcel – 1.5 acres



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1 parcel – 1.5 acres



Different farm near facility on Charles Wells Rd

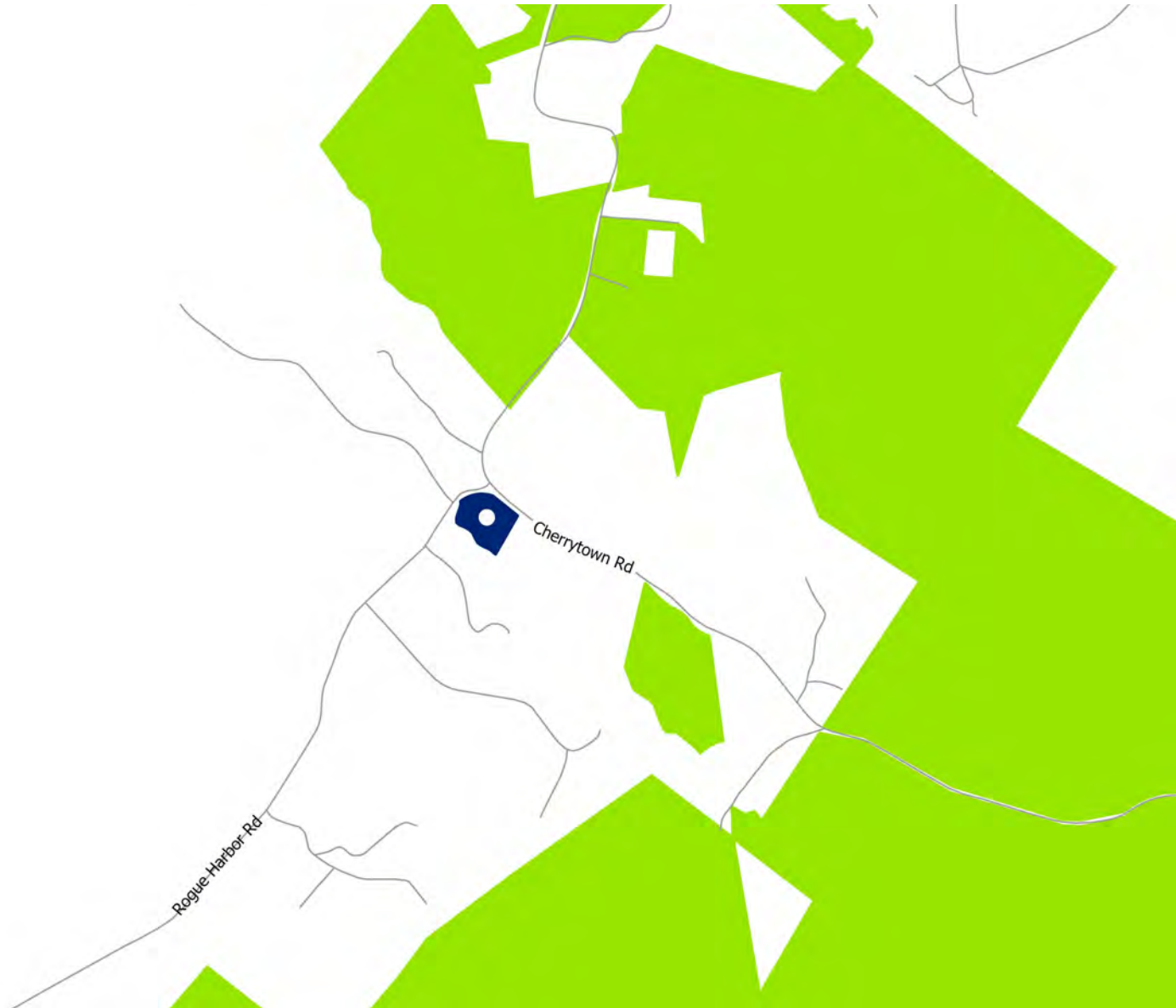
Hackney & Philkill – Wawarsing

1 parcel – 1.5 acres

- RU Rural Zoning
 - Agricultural uses are principal permitted uses
- Ellenville mailing address

Swadosh – Town of Rochester

1 parcel – 3.2 acres



Swadosh – Town of Rochester

1 parcel – 3.2 acres



Swadosh – Town of Rochester

1 parcel – 3.2 acres



Swadosh – Town of Rochester

1 parcel – 3.2 acres

Muddy Farm

- Lettuce, parsley broccoli, squash
- Oats, rye, buckwheat as cover crops
- Storage and additional space for agricultural production elsewhere in Ulster County

Swadosh – Town of Rochester

1 parcel – 3.2 acres



Swadosh – Town of Rochester

1 parcel – 3.2 acres



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1 parcel – 3.2 acres



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1 parcel – 3.2 acres



Swadosh – Town of Rochester

1 parcel – 3.2 acres



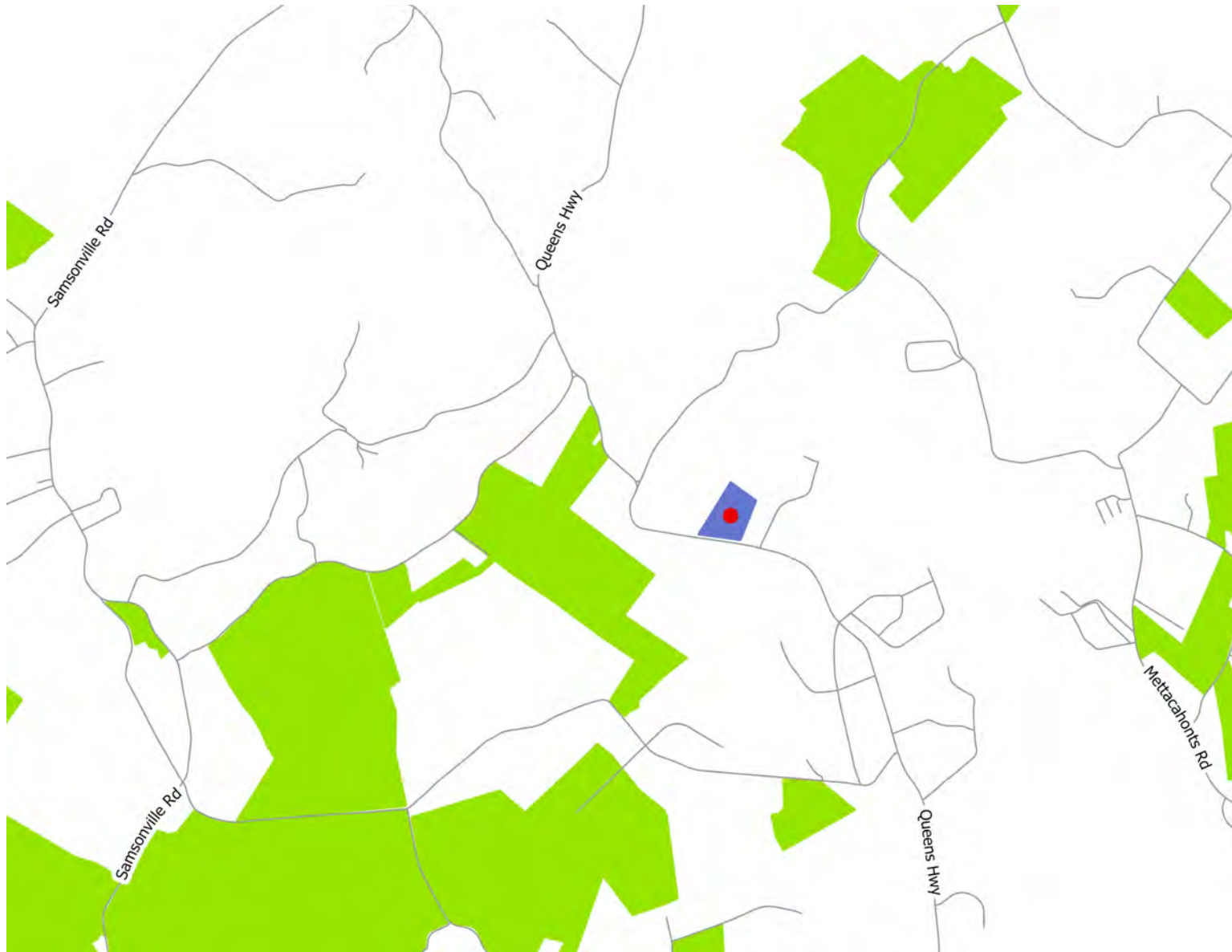
Swadosh – Town of Rochester

1 parcel – 3.2 acres

- R-2 Low-Density Residential Zoning
 - Agriculture involving animals requires site plan review.
 - Agriculture not involving animals is permitted by right.
- Prime and Important Soils
 - HgB – Hoosic gravelly loam
 - WsB – Williamson silt loam
- Hamlet of Kerhonkson

Ritter – Town of Rochester

2 parcels – 9 acres



Ritter – Town of Rochester

2 parcels – 9 acres



Ritter – Town of Rochester

2 parcels – 9 acres



Ritter – Town of Rochester

2 parcels – 9 acres

Sea Change Flower Farm

- Flowers
 - Tulips, bupleurum, love-in-a-mist, daffodils, hydrangeas, echinacea
- Ornamental grasses

Ritter – Town of Rochester

2 parcels – 9 acres



Ritter – Town of Rochester

2 parcels – 9 acres



Ritter – Town of Rochester

2 parcels – 9 acres



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2 parcels – 9 acres



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2 parcels – 9 acres



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2 parcels – 9 acres



Ritter – Town of Rochester

2 parcels – 9 acres



Ritter – Town of Rochester

2 parcels – 9 acres



Ritter – Town of Rochester

2 parcels – 9 acres

- R-2 Low-Density Residential Zoning
 - Agriculture involving animals requires site plan review.
 - Agriculture not involving animals is permitted by right.
- Agricultural tax assessment on both parcels
- Prime and Important Soils
 - Ra – Raynham silt loam
 - CnB – Chenango gravelly silt loam
 - HgC – Hoosic silt loam
 - RvB – Riverhead fine sandy loam
- Hamlet of Accord

Olivebridge 1 LLC – Olive 1 parcel – 37.2 acres



Olivebridge 1 LLC – Olive 1 parcel – 37.2 acres



Olivebridge 1 LLC – Olive 1 parcel – 37.2 acres



Olivebridge 1 LLC – Olive 1 parcel – 37.2 acres

Rents to **Sister Divine's Farmstead**

- Classes/workshops, particularly on herbalism (planned)
 - Applicant works closely with Sister Divine's Farmstead
 - Product sales at classes/workshops
- Teas, herbs, shallots, garlic, arugula, blueberries, strawberries, grapes
- Orchard with apples and peaches

Olivebridge 1 LLC – Olive 1 parcel – 37.2 acres



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Olivebridge 1 LLC – Olive 1 parcel – 37.2 acres

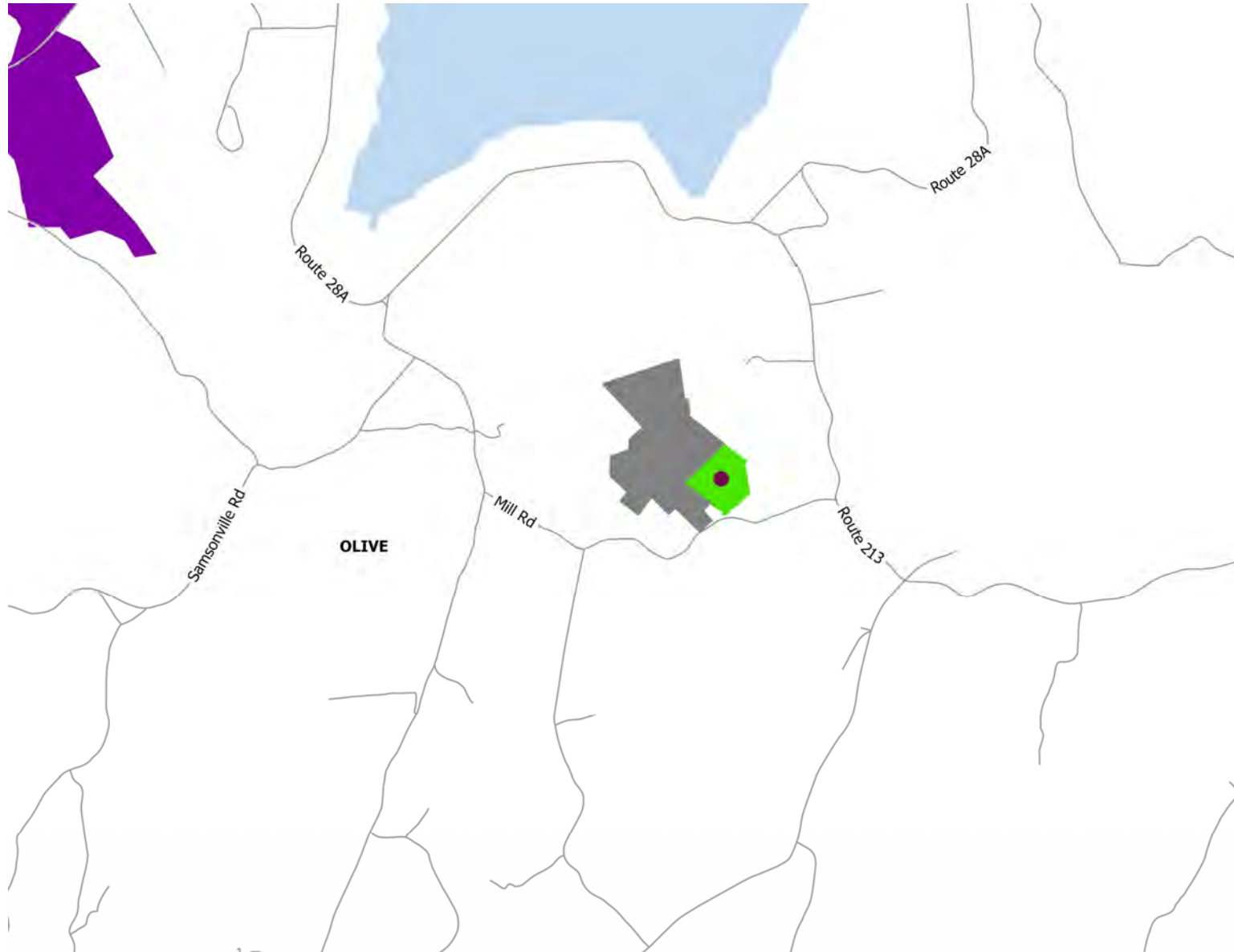


Olivebridge 1 LLC – Olive 1 parcel – 37.2 acres

- RR-3A Residential Rural and RE-1A Residential Exurban Zoning
 - Farm uses are principal permitted uses.
- Prime and Important Soils
 - HgB, HgC – Hoosic gravelly loam
- Hamlet of Olivebridge

DeWitt – Olive

1 parcel – 14.3 acres



DeWitt – Olive

1 parcel – 14.3 acres



DeWitt – Olive

1 parcel – 14.3 acres



DeWitt – Olive

1 parcel – 14.3 acres

DeWitt Farm

- Chickens
 - Mostly egg production
- Goats
- Horse boarding
- Boarding for heifers
 - Rents to Tongore Farm

DeWitt – Olive

1 parcel – 14.3 acres



DeWitt – Olive

1 parcel – 14.3 acres



DeWitt – Olive

1 parcel – 14.3 acres



DeWitt – Olive

1 parcel – 14.3 acres



DeWitt – Olive

1 parcel – 14.3 acres



DeWitt – Olive

1 parcel – 14.3 acres



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1 parcel – 14.3 acres



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1 parcel – 14.3 acres



DeWitt – Olive

1 parcel – 14.3 acres



DeWitt – Olive

1 parcel – 14.3 acres



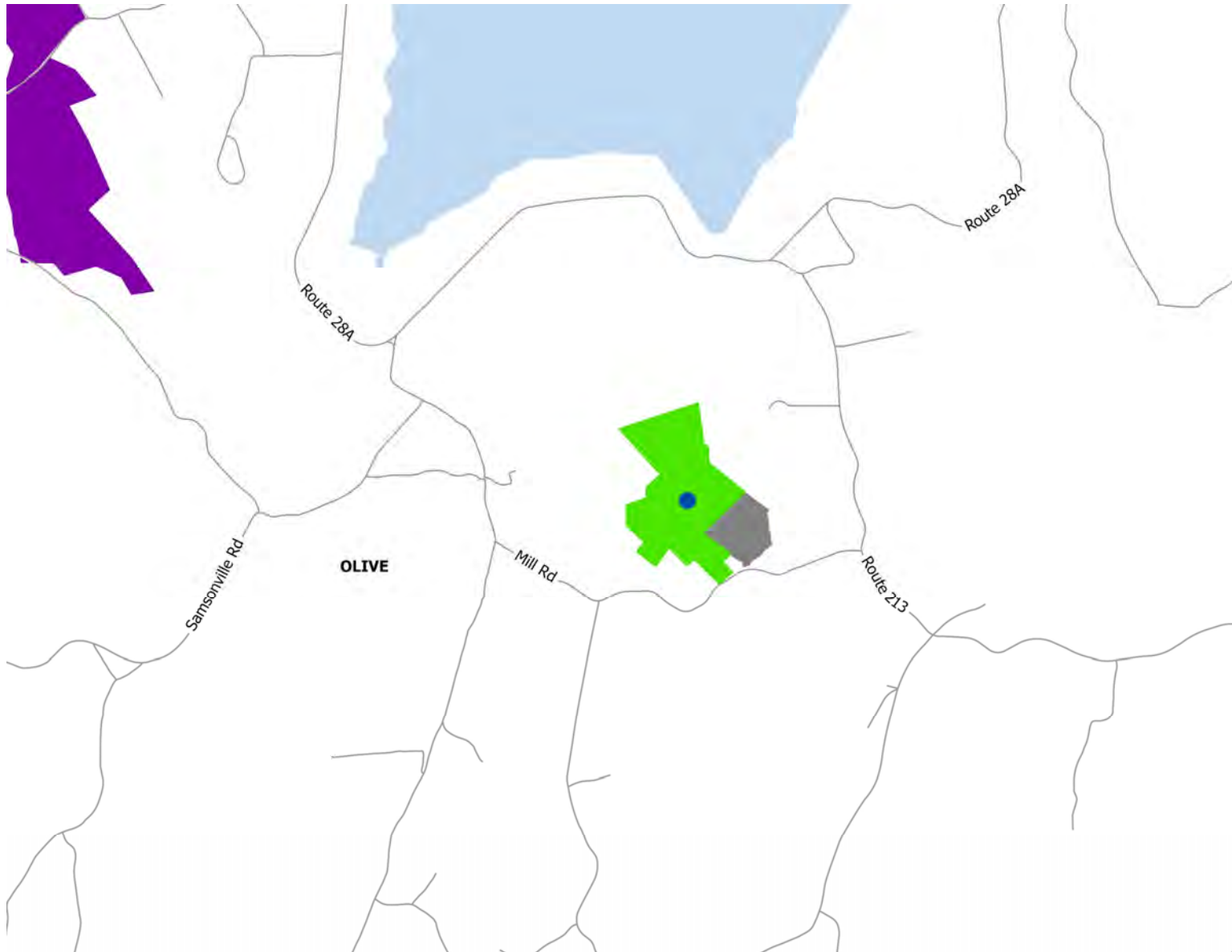
DeWitt – Olive

1 parcel – 14.3 acres

- RR-3A Residential Rural and RE-1A Residential Exurban Zoning
 - Farm uses are principal permitted uses.
- Agricultural tax assessment on parcel
- Prime and Important Soils
 - BgC – Bath gravelly silt loam
 - MdB – Mardin gravelly silt loam
 - OdA – Odessa silt loam
 - SaB – Schoharie silt loam
 - TuB, TuC – Tunkhannock gravelly silt loam
- Hamlet of Olivebridge

Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres

Tongore Farm

- Cattle (Herefords and Devons)
- Hogs

Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres



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2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres



Fox – Olive

2 parcels – 58.1 acres

- RR-3A Residential Rural and RE-1A Residential Exurban Zoning
 - Farm uses are principal permitted uses.
- Agricultural tax assessment on both parcels
- Prime and Important Soils
 - LnB – Lordstown channery silt loam
 - MdB – Mardin gravelly silt loam
 - OdA – Odessa silt loam
 - SaB – Schoharie silt loam
- Hamlet of Olivebridge

Levy & Serrano – Marbletown

1 parcel – 10 acres



Levy & Serrano – Marbletown

1 parcel – 10 acres



Levy & Serrano – Marbletown

1 parcel – 10 acres



Levy & Serrano – Marbletown

1 parcel – 10 acres

Hortus Arboretum and Botanical Gardens

Parcel requested for inclusion

- Non-native species to be removed
- Area isolated so native species can grow, including edible plants

Rest of property

- Plant species from around the world
- Plant sales
- Projects: wasabi, cacti, etc.
- Site used for Cornell Master Gardening Program

Levy & Serrano – Marbletown

1 parcel – 10 acres



Parcel requested for inclusion

Levy & Serrano – Marbletown

1 parcel – 10 acres



Parcel requested for inclusion

Levy & Serrano – Marbletown

1 parcel – 10 acres



Parcel requested for inclusion

Levy & Serrano – Marbletown

1 parcel – 10 acres



Parcel requested for inclusion

Levy & Serrano – Marbletown

1 parcel – 10 acres



Levy & Serrano – Marbletown

1 parcel – 10 acres



A collage of seven photographs showing various parts of plants. The top left shows a pink flower with a yellow center. The top middle shows two white flowers. The top right shows yellow lemons on a tree. The middle left shows red berries. The middle right shows small white flowers. The bottom left shows blue berries. The bottom right shows a close-up of blue berries.

Top left clockwise:
Chinese Nettleleaf flower - (*Calycanthus chinensis*)
Nectar Blue leaves - (*Ardislia lactiflora*)
Hardy Orange tree fruits - (*Poncirus trifoliata*)
Blue Tea tree and reds - (*Diospyros fortunei*)
Seven-son flower buds - (*Heptacodium miconoides*)
Szechuan Peppercorn fruits - (*Zanthoxylum armatum*)
Five-Flower Berry fruits - (*Schimaeda chinensis*)



A collage of seven photographs showing various flowers and berries. The flowers include a large white one, a smaller white one, a pinkish-orange one, a purple one, and a large yellow one. There is also a cluster of small red berries.

Key: left (black line):
 • *McKend's Magnolia* - (cf. *monticola*)
 • *Continental Tree Magnolia* - (cf. *affinis*) (Continental)
 • *Yellow Tree Magnolia* - (cf. *Yellow Tree*)
 • *Tree Magnolia* - (cf. *Tree*)
 • *Pratt's Laurel Magnolia* - (cf. *Pratt's Laurel*)
 • *Bigleaf Magnolia* (swayed) - (cf. *macrocarpa*)



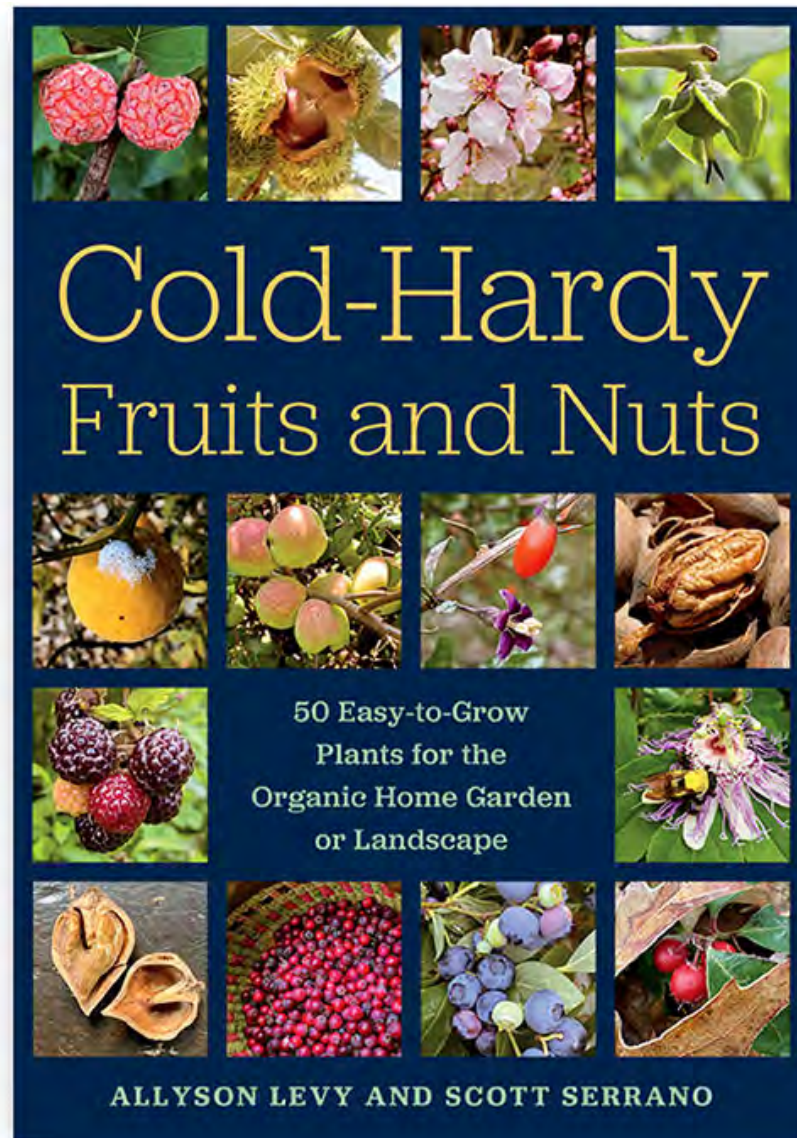
Matilija Poppy is the largest wildflower in California and the only shrub in the poppy family (Papaveraceae). In its native range in Southern California, this plant can grow up to 8 feet tall and form large wild stands. This plant is commonly known as "Fried Egg" plant because of the blossoms' resemblance to fried eggs. In our Hudson Valley climate, this plant behaves like a herbaceous perennial and dies back to the ground each year. We protect this plant by covering the root systems with large buckets and heavy mulch during the winter.

A collage of nine photographs showing various plants and flowers. The images include: a green fern frond; pink flowers with dark centers; white flowers with dark centers; yellow flowers; purple flowers; a red flower; a green leaf; a green leaf; and a green leaf.

[illegible]

Levy & Serrano – Marbletown

1 parcel – 10 acres



<https://hortusgardens.org/our-book/>

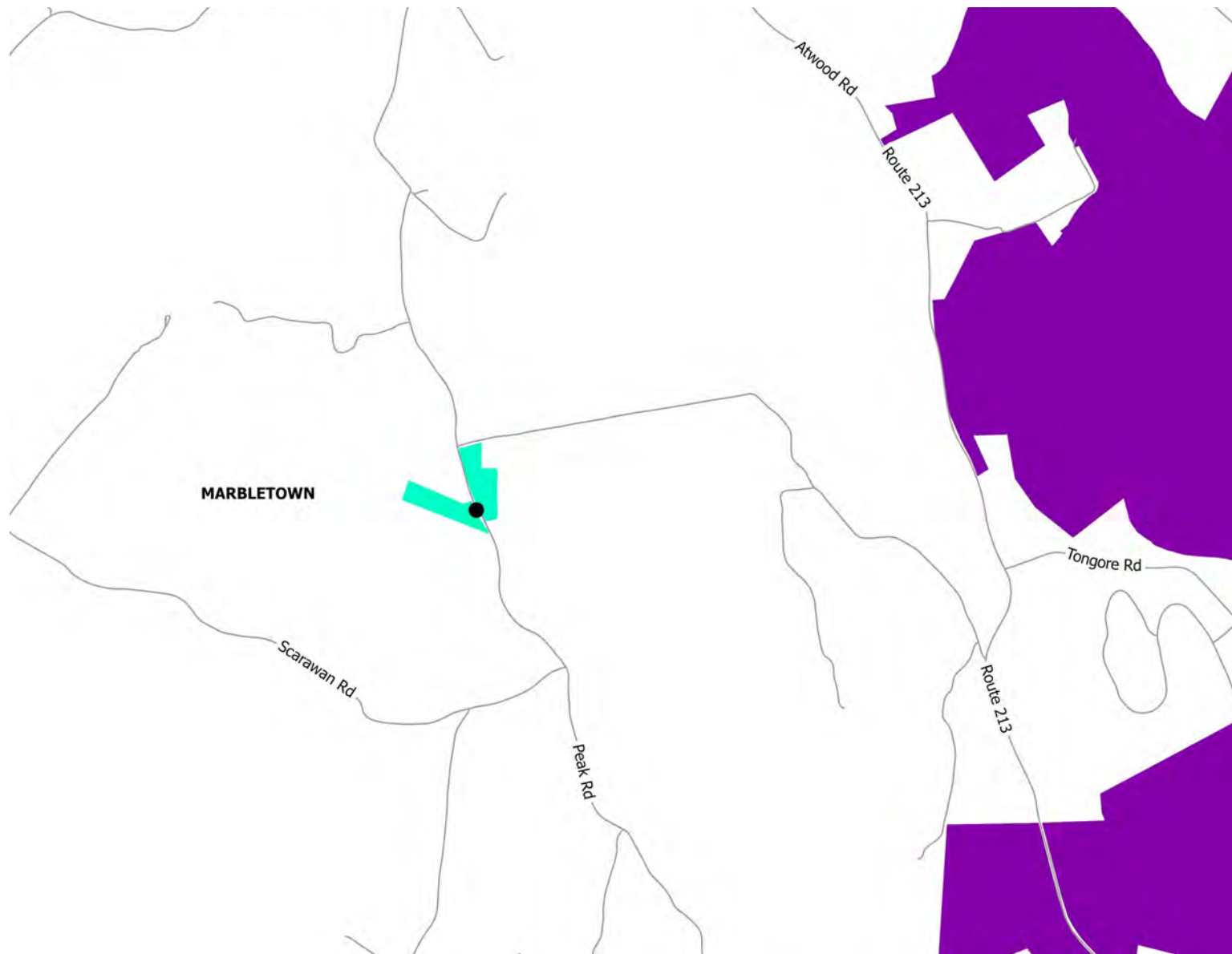
Levy & Serrano – Marbletown

1 parcel – 10 acres

- A-3 Agricultural Zoning
 - Crop production permitted by right
 - Livestock permitted subject to special permit standards in §200-38 (Agriculture)
 - Commercial poultry operations subject to §200-75 (Special use permits)
- Hamlet of Stone Ridge

Krawitz & Davenport – Marbletown

2 parcels – 10.4 acres



Krawitz & Davenport – Marbletown

2 parcels – 10.4 acres



Krawitz & Davenport – Marbletown

2 parcels – 10.4 acres



Krawitz & Davenport – Marbletown

2 parcels – 10.4 acres

Davenport Farms

- Chickens
 - Egg production (planned)
 - Sold at farm stand, in addition to crops grown elsewhere by farmer

<https://longreads.com/2020/03/26/finding-signs-of-hope-in-surprise-sugar-maples/>

Krawitz & Davenport – Marbletown

2 parcels – 10.4 acres



Krawitz & Davenport – Marbletown

2 parcels – 10.4 acres



Krawitz & Davenport – Marbletown

2 parcels – 10.4 acres



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2 parcels – 10.4 acres



Krawitz & Davenport – Marbletown

2 parcels – 10.4 acres



Krawitz & Davenport – Marbletown

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Neighboring property

Krawitz & Davenport – Marbletown

2 parcels – 10.4 acres

- A-3 Agricultural Zoning
 - Crop production permitted by right
 - Livestock permitted subject to special permit standards in §200-38 (Agriculture)
 - Commercial poultry operations subject to §200-75 (Special use permits)
- Hamlet of Stone Ridge

Recommendation?