

# **2025 Agricultural District Inclusions Report to the Ulster County Legislature**

from the

## **Agricultural & Farmland Protection Board**



**Photo: Ingram Family Farm in Olivebridge, NY**

**Prepared by:**

**The Ulster County Planning Dept.**

**June 6, 2025**



### Purpose

**To provide the Ulster County Legislature with the requisite information to execute the legislative requirement concerning the inclusion of land into agricultural districts.**

### Contents

AFPB Recommendation Letter  
Background and Procedure  
Summary of Recommendation  
Public Hearing Information  
Action Required  
Details of AFPB Recommendation  
Additional Information  
Agricultural District Summary Tables  
2025 Voting Results for Agricultural District Inclusion Applications  
Inclusion Applications and Presentation to AFPB  
are filed with the Clerk of the Legislature

### Acknowledgments

Robert Magnanini, *Chair*, Ulster County Agricultural & Farmland Protection Board

#### **Cornell Cooperative Extension of Ulster County Staff**

Christian Malsatzki, *Agriculture Program Leader*

Kathryn Brignac, *Livestock and Natural Resources Educator*

#### **Ulster County Planning Department Staff**

Dennis Doyle, *Director*

Burt Samuelson, *Senior Planner*

#### **Ulster County Agricultural and Farmland Protection Board**

John A. Adams      Chris Kelder

Polly Armour      Robert Magnanini

Dennis Doyle      Christian Malsatzki

Jane Henson      Len Tantillo

Chris Hewitt      Isabel Vinton

Tracey Williams



Jen Metzger  
County Executive

# Ulster County

## Ulster County Agricultural & Farmland Protection Board

c/o Ulster County Planning Department  
244 Fair Street, PO Box 1800  
Kingston, N.Y. 12402-1800

Robert Magnanini, Chair

May 29, 2025

Ulster County Legislature  
244 Fair Street  
P.O. Box 1800  
Kingston, NY 12402

Dear Legislators:

Subject: Agriculture and Markets Law (AML) Section 303-b; Land Owner Requests for Inclusion of Predominately Viable Agricultural in an Existing Certified Agricultural District

In accordance with Section 303-b of the AML, the Ulster County Agriculture and Farmland Protection Board (AFPB) has reviewed 9 landowner requests in 2025 for the inclusion of 17 land parcels into Agricultural Districts at the AFPB meeting on May 29, 2025.

It is the recommendation of the AFPB that the Legislature include 16 parcels noted "Include in District" in the attached report, into the specified agricultural district, as the AFPB has found that these parcels consist predominately of viable agricultural land and the inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry in these districts.

Respectfully submitted,

Robert Magnanini  
Chair, Ulster County Agricultural and Farmland Protection Board

Enc. Details of AFPB Recommendation – 2025 Additions to UC Ag. Districts

## **Background**

Addition of lands to certified agricultural districts is governed by NYS Agriculture & Markets Law (AML), Article 25 AA Section 303-b. It directs county legislative bodies to designate an annual thirty-day period during which landowners may request inclusion of predominantly viable agricultural land in an agricultural district. The Ulster County Legislature adopted Resolution 322 on December 4, 2003, designating March 1 through March 30 as the specified annual period. Since the Annual Inclusion program began in 2004, the County has added 350 parcels, or 10,667 acres, to its agricultural districts.

## **Procedure**

A Notice of 30 Day Review was issued to all Town/Village/City Clerks in Ulster County on February 19, 2025 to be posted in their respective municipal halls or online. A press release for the Annual Additions was also issued on February 19, 2025 to 57 press contacts in Ulster County and the rest of the Hudson Valley. The 30 Day Notice of Review was also published on the Ulster County Planning Department website.

Applications were received from March 1 through 30, 2025. There were 8 applications containing 9 requests from individuals or groups of individuals by the Ulster County Agricultural and Farmland Protection Board (AFPB). One application had an individual landowner and a limited liability corporation that the landowner manages per its operating agreement. These applications request the inclusion of 17 parcels, totaling approximately 810 acres, into three of the existing certified agricultural districts in Ulster County. The landowner requests represent both existing and planned agricultural operations. Ulster County Planning Department staff reviewed the applications for completeness, current agricultural district status, conservation easements, deed restrictions, and legal ownership.

Staff members from the Ulster County Planning Department and Cornell Cooperative Extension of Ulster County conducted site visits on April 21 and 22. Town supervisors were then emailed on April 23, 2025, notifying them that their towns had tax parcels in the agricultural district inclusion process. Applications were formally transmitted by the Legislature to the AFPB by letter on May 20, 2025. The AFPB is required to evaluate the applications as to conformance with AML and make a recommendation to the Ulster County Legislature.

### **Procedure (continued)**

The AFPB met on May 29, 2025, and after consideration of the information presented, voted to file the recommendation contained in this report for each property, including correspondence with the Clerk of the Legislature and the Ulster County Planning Department's presentation to the AFPB.

### **Summary of Recommendation**

The AFPB recommends 16 parcels totaling approximately 802 acres, be included in three certified agricultural districts in Ulster County (see Details of AFPB Recommendation on page 4). All the parcels recommended for inclusion have active agricultural operations and/or consist of predominately viable agricultural land.

### **Public Hearing Information**

Pursuant to the AML and Resolution 216 of the Ulster County Legislature adopted on May 20, 2025, a Public Hearing will be held on Tuesday, June 17, 2025 at 7:15 PM or as soon thereafter as the public can be heard. The notice of the Public Hearing was published in the County's newspapers of record on June 4 and 5, 2025. Towns containing tax parcels recommended for inclusion were notified of the Public Hearing by e-mail on May 30, 2025.

### **Legislative Action Required**

The Ulster County Legislature is required to adopt a resolution regarding the inclusion of additional lands into agricultural districts. In doing so, the Legislature is free to accept, reject, or modify the recommendation of the Agricultural and Farmland Protection Board.

Upon the adoption of the resolution, the Ulster County Legislature shall submit the resolution, the report of the AFPB, tax map ID numbers and tax maps for each parcel of land to be included to the New York State Commissioner of Agriculture and Markets.

Within thirty days of receipt of the resolution, the Commissioner shall certify to the Ulster County Legislature whether the inclusion is feasible and shall serve the public interest by assisting in maintaining a viable agricultural industry within the district(s). If certified by the Commissioner, the land shall become part of the district(s) immediately.



# Ulster County

## 2025 Agricultural District Inclusion Applicants

### Details of AFBP Recommendation

<u>Municipality</u>	<u>AFPB Recommendation</u>	<u>Applicant</u>	<u>District</u>	<u>Parcel ID #</u>	<u>Acres</u>
<b>MARBLETOWN</b>					
	Include in District	John Ingram	4	54.3-1-25	50.2
	Include in District		4	54.3-1-26	21.2
<b>OLIVE</b>					
	Include in District	Timothy Elmendorf	4	53.2-2-25.100	24
	Include in District	Caroline J. Ingram, Ruth A. Ingram, John H. Ingram, John H. Ingram, Jr and Naomi A. Dewitt	4	54.1-3-37	91.9
	Include in District		4	54.3-1-7.100	95.4
<b>SAUGERTIES (town)</b>					
	Include in District	Rian and Kristin Bradley	4	28.1-5-34	31.59
	Include in District		4	28.1-6-17.131	32.2
	Include in District		4	28.2-1-41	6.9
	Include in District*	Edward G. Himberger	4	28.2-2-51.200	1.6
	Include in District*		4	28.2-1-50	1
	Include in District*		4	28.2-1-44	3.2
<b>SHAWANGUNK</b>					
	Include in District	Darin and Yvonne Clagg	2	98.2-1-17	2.19
	Do Not Include in District	Ann Kurth	2	100.3-2-54	7.6
<b>WAWARSING</b>					
	Include in District	Poppy Cannon-Reese	3	81.2-2-45.120	10.25
	Include in District	Poppy Cannon-Reese and Tyler Cannon-Reese	3	81.2-2-45.130	149.4
	Include in District	Mark Brubaker	3	81.1-2-3	196.2
	Include in District	130 Milk Road LLC	3	81.1-2-13	85.1

\*Note: Edward Himberger owns Lots 44, 55, and 52.100. Tax records have someone else because of a prior ownership interest.

# Ulster County 2025 Agricultural District Inclusion Applicants

## Additional Information

<b>Address of Properties that are part of the 2025 Agricultural District Inclusion Process</b>	<b>Next to or across the street from a Parcel with an Active Farming Operation that is not part of the 2025 Agricultural District Inclusion Process</b>	<b>Straight-Line Distance between Property and Nearest Parcel in an Agricultural District</b>	<b>Prime and Important Soils</b>
17 Kobbs Korner Rd - 1 parcel, Shawangunk	Yes	Adjacent	Yes
1520 Albany Post Rd - 1 parcel, Shawangunk	Yes	50 feet	Yes
7532 Route 52 - 2 parcels, Wawarsing	No	1,964 feet	Yes
7971 Route 52 - 1 parcel, Wawarsing	No	Adjacent	Yes
130 Milk Rd - 1 parcel, Wawarsing	No	Adjacent	Yes
56 Smith Rd - 2 parcels, Saugerties	Yes	Adjacent	Yes
120 Echo Hill Rd - 4 parcels, Saugerties	No	534 feet	No
312 Acorn Hill Rd - 1 parcel, Olive	No	1.31 miles	Yes
103 Krumville Rd - 4, Olive and Marbletown	No	2,603 feet	Yes

# Ulster County

## 2025 Agricultural District Inclusions

### Summary by Agricultural District

District	Current Data		2025 Applications		Recommend Inclusion		Prospective Total	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
1	778	15,200					778	15,200
2	733	28,628	2	10	1	2	734	28,630
3	600	16,911	4	441	4	441	604	17,352
4	411	11,531	11	359	11	359	422	11,890
Total	2,522	72,270	17	810	16	802	2,538	73,072

### Summary by Municipality

Municipality	Current Data		2025 Applications		Recommend Inclusion		Total w/Inclusions	
	Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
Esopus	37	1,151					37	1,151
Gardiner	250	7,918					250	7,918
Hardenburgh	2	581					2	581
Hurley	38	1,123					38	1,123
Kingston (C)	1	20					1	20
Kingston (T)	1	9					1	9
Lloyd	217	4,949					217	4,949
Marbletown	261	6,675	2	72	2	72	263	6,747
Marlborough	405	6,762					405	6,762
New Paltz (T)	93	5,052					93	5,052
New Paltz (V)	4	39					4	39
Olive	26	566	3	211	3	211	29	777
Plattekill	186	5,673					186	5,673
Rochester	312	7,955					312	7,955
Rosendale	18	903					18	903
Saugerties	160	4,075	6	76	6	76	166	4,151
Shandaken	20	561					20	561
Shawangunk	319	11,883	2	10	1	2	320	11,885
Ulster (T)	54	1,473					54	1,473
Wawarsing	98	4,547	4	441	4	441	102	4,988
Woodstock	20	355					20	355
Total	2,522	72,270	17	810	16	802	2,538	73,072



# Ulster County Agricultural and Farmland Protection Board (AFPB)

## 2025 Agricultural District Inclusions Voting Results

Voting conducted at the May 29, 2025 AFPB Meeting

AFPB Members present:

John A. Adams, Dennis Doyle, Chris Kelder, Isabel Vinton  
Christian Malsatzki and Len Tantillo

\*\* \*\* \*

Voting results where motions were made to recommend inclusion in an agricultural district:

<u>Applicant</u>	<u>Yes</u>	<u>No</u>	<u>Abstentions</u>	<u>Motion</u>	<u>Second</u>
Clagg	6	0	0	Vinton	Malsatzki
Cannon-Reese	6	0	0	Adams	Kelder
Brubaker	6	0	0	Kelder	Doyle
130 Milk Road LLC	6	0	0	Kelder	Adams
Bradley	6	0	0	Kelder	Malsatzki
Himberger	6	0	0	Doyle	Tantillo
Elmendorf	6	0	0	Vinton	Tantillo
Ingram	6	0	0	Doyle	Malsatzki

Voting result where the motion was made against recommending inclusion in an agricultural district:

<u>Applicant</u>	<u>Yes</u>	<u>No</u>	<u>Abstentions</u>	<u>Motion</u>	<u>Second</u>
Kurth	6	0	0	Kelder	Tantillo