

Ulster County Agricultural & Farmland Protection Board

2026 Agricultural District Inclusions

May 28, 2026

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Bentley Potter Photography
<https://lovethehv.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.

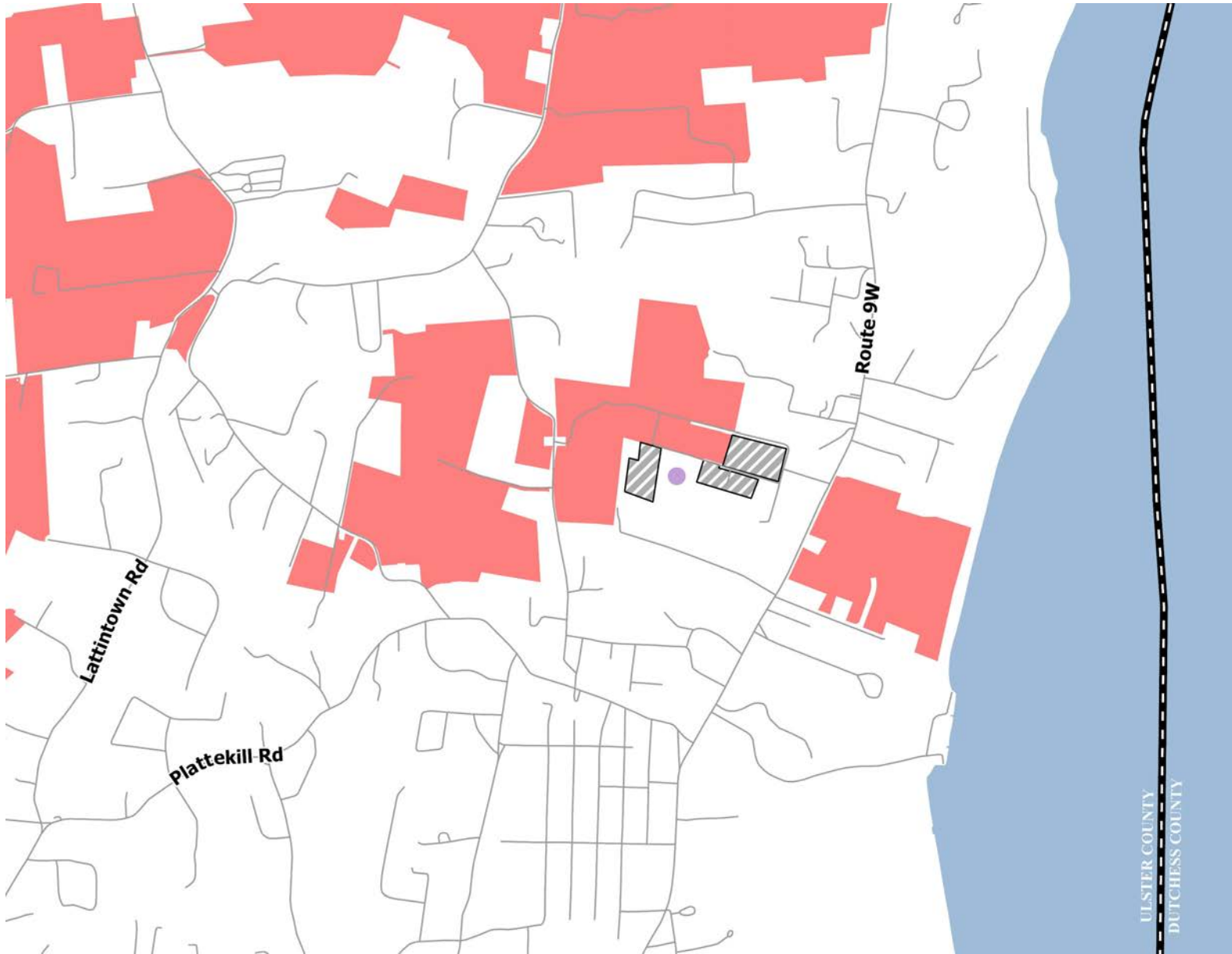
New York State Department of Agriculture and Markets Guidance Concerning Annual Inclusions to Agricultural and Farmland Protection Boards

“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



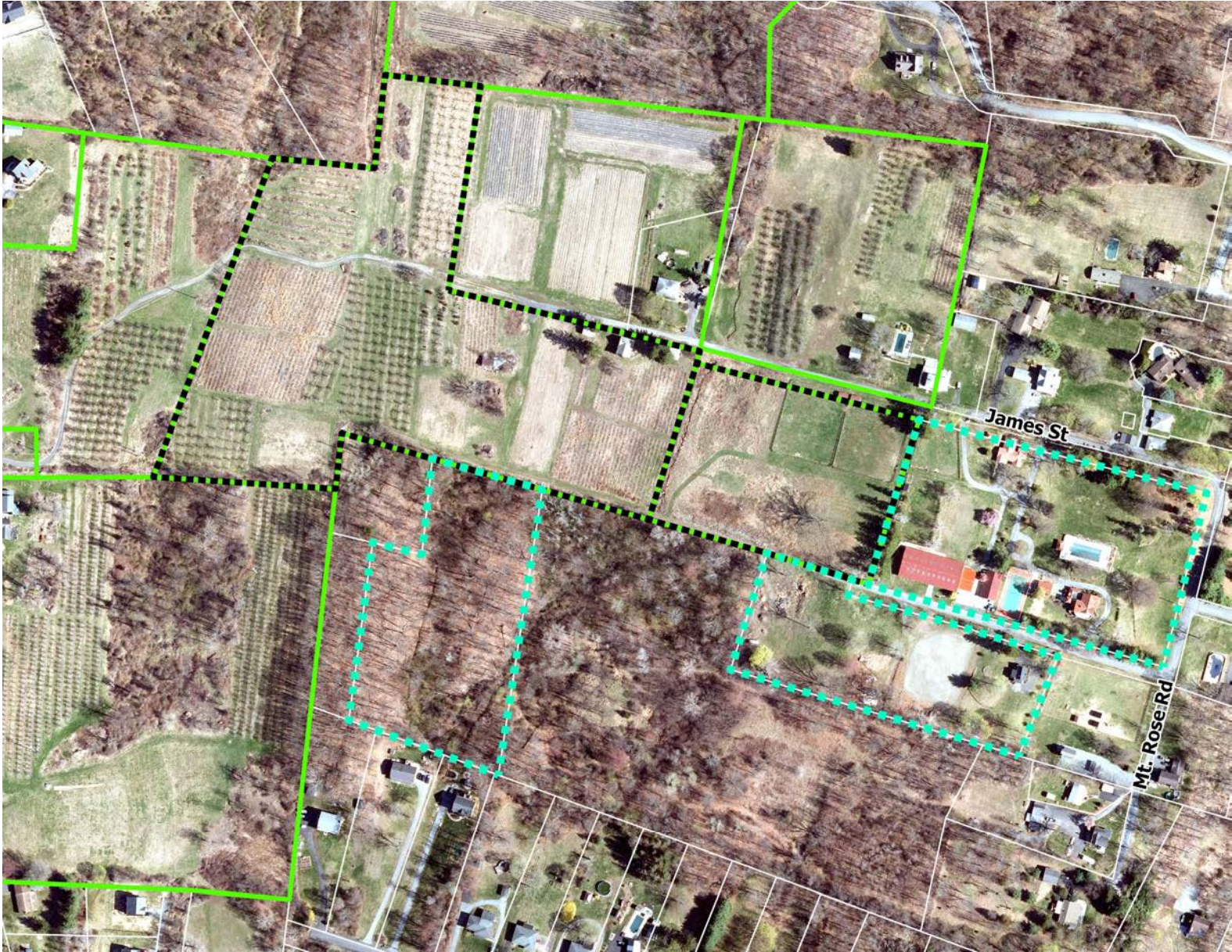
Marlborough – 3 parcels – 14 acres Broza/Bellflower Group LLC



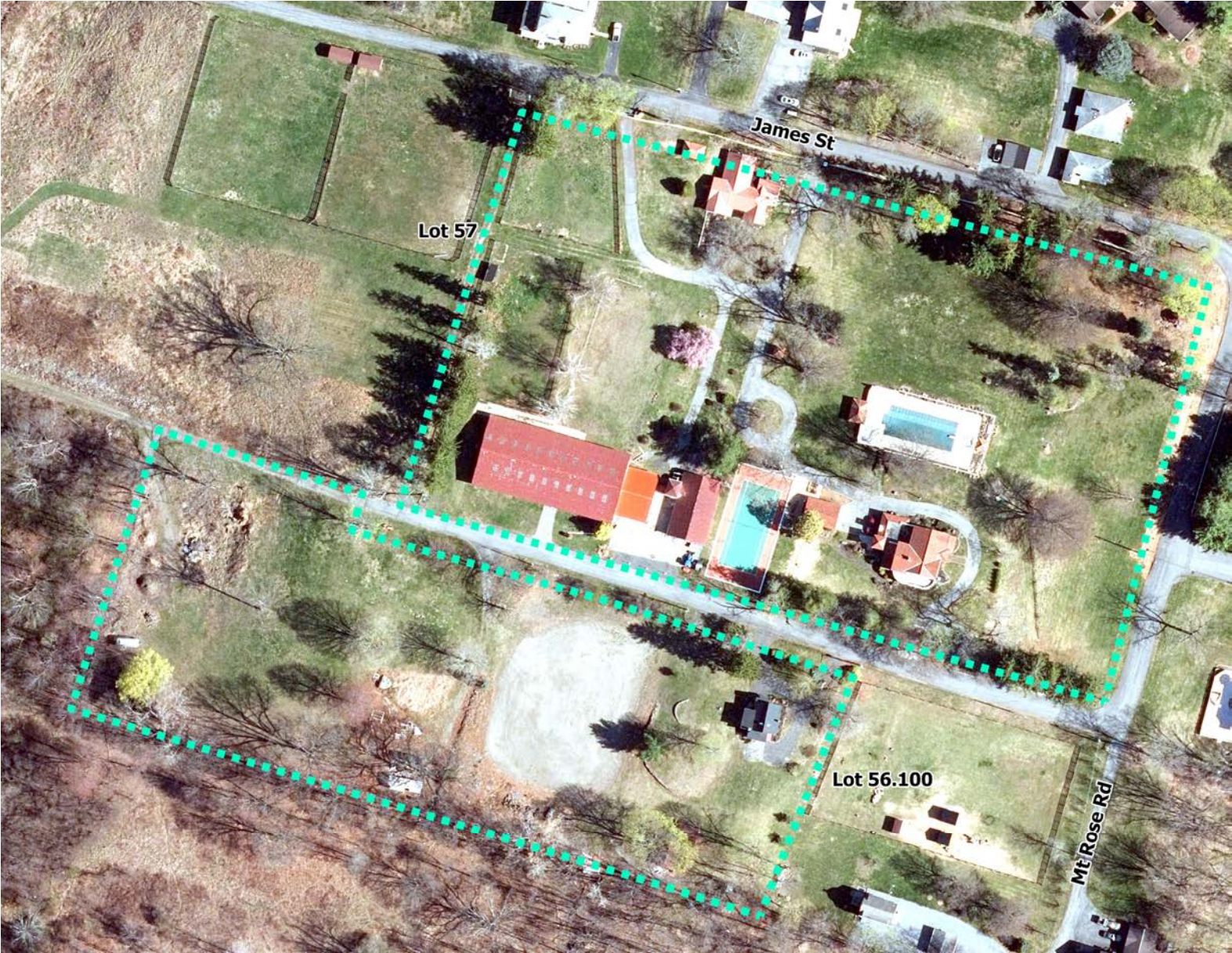
Marlborough – 3 parcels – 14 acres Broza/Bellflower Group LLC



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Marlborough – 3 parcels – 14 acres

Broza/Bellflower Group LLC

- Orchard (apples and pears)
- Vineyard
- Agritourism (planned)
- Lavender (planned)
- Culinary herbs (planned)
- Reestablish horse farm (planned)

- Western end was part of a neighboring farm.
- Eastern end had an equestrian center.

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Photo taken
from
109.1-4-51

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Already
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Neighboring
farm

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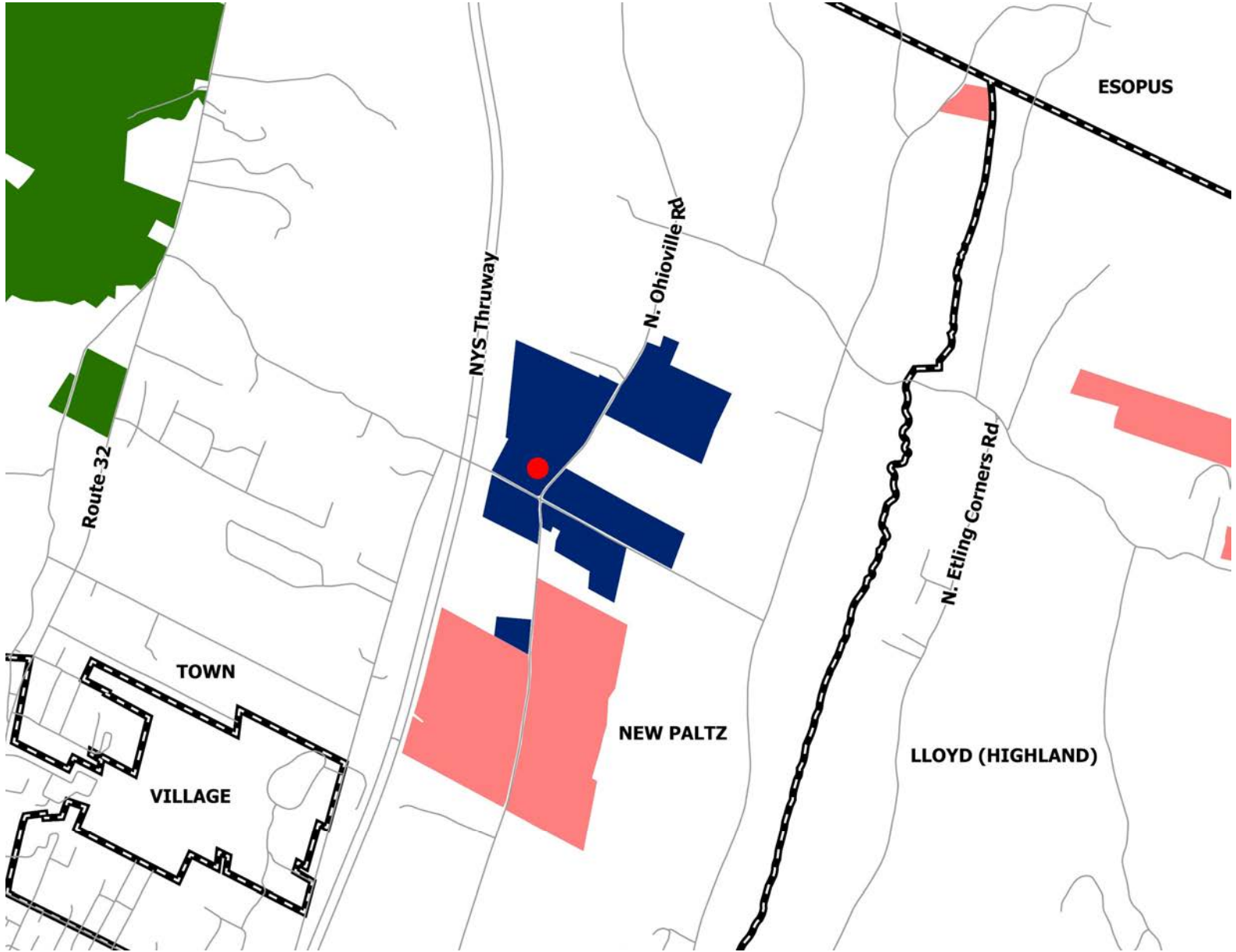
Marlborough – 3 parcels – 14 acres

Broza/Bellflower Group LLC

- R-1 Residential Zoning District
 - Agricultural uses with a minimum parcel size of 10 acres
- Chapter 115 Right to Farm
 - Declares that agricultural activities conducted on farmland are presumed to be reasonable and do not constitute a nuisance unless the activity has a substantial adverse effect on the public health and safety
- § 155-52 Setbacks and buffers from active agricultural lands.
- Prime and Important Soils
 - At – Atherton silt loam
 - MgB – Mardin-Nassau complex
- Hamlet of Marlboro

Copham – New Paltz – 7 parcels – 225 acres

Grace Stables NY LLC and 215 N. Ohioville Realty LLC



Copham – New Paltz – 7 parcels – 225 acres

Grace Stables NY LLC and 215 N. Ohioville Realty LLC



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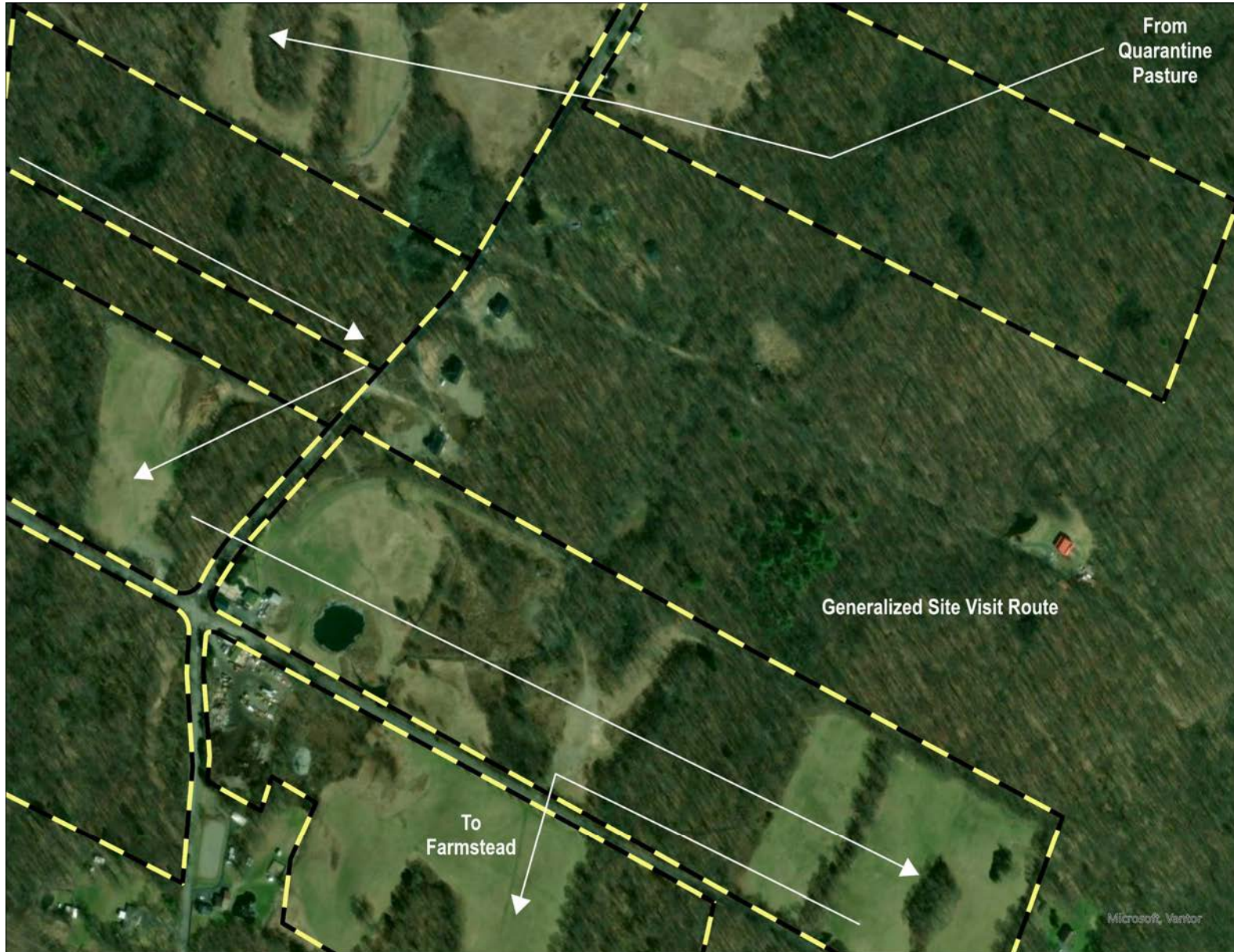
Copham – New Paltz – 7 parcels – 225 acres

Grace Stables NY LLC and 215 N. Ohioville Realty LLC



Copham – New Paltz – 7 parcels – 225 acres

Grace Stables NY LLC and 215 N. Ohioville Realty LLC



Access established by Grace Family in 1970.

Copham – New Paltz – 7 parcels – 225 acres

Grace Stables NY LLC and 215 N. Ohioville Realty LLC



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Grace Stables NY LLC and 215 N. Ohioville Realty LLC

Ohioville Farm

- Horse boarding
- Horse riding lessons
 - Indoor and outdoor arenas
 - Open areas with obstacles
 - Trails with changes in terrain
 - Need to demonstrate proficiency in riding horses

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- Roads
- Road Crossings
- Bridges
- Fields
- Forest
- Water
- Culverts
- Pastures
- Stone Wall Path
- Connections
- Rough Paths
- OPP

Landmarks:

1. Mount Poo
2. Wagon Wheel Tree
3. Belaire Car
4. The Hole
5. White House & Barns
6. Upside Down Car
7. Quarantine Pasture
8. Deck House (420)
9. VW Camper
10. Steep Slope
11. Steps
12. Stagecoach House
13. Construction Yard
14. Peter's Lookout
15. Mohonk View



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Trail on the
boundary of
Lots 38.100
and 38.200

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Photo taken
From
79.3-4-31.110

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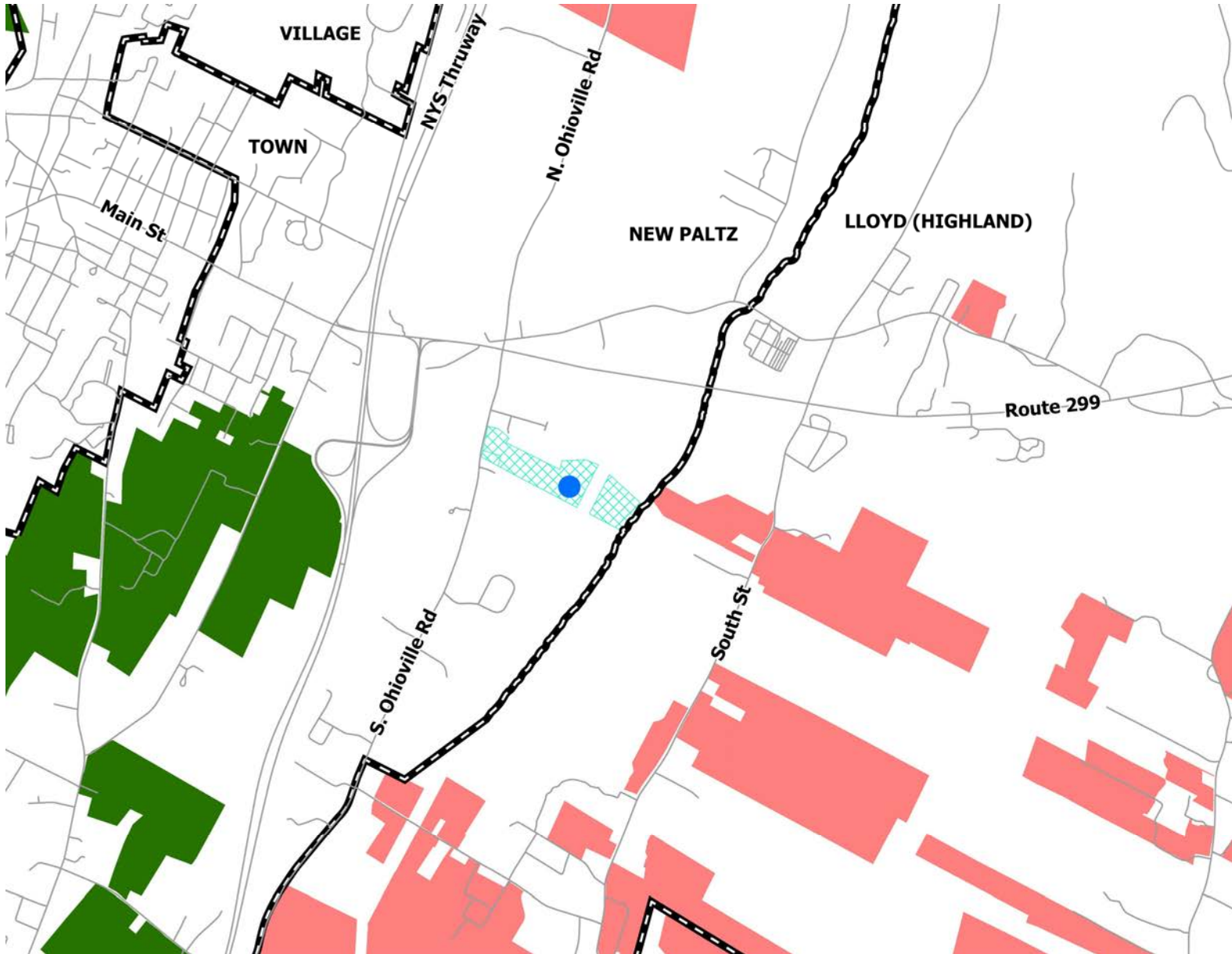
- A-3 Agricultural Zoning District
 - Agriculture, including the keeping of fowl or farm animals
 - Agriculture, not including the keeping of fowl or farm animals
- Prime and Important Soils
 - BnC – Bath-Nassau complex
 - Cd – Canandaigua silt loam, till substratum
 - MgB – Mardin-Nassau Complex
 - MdB – Mardin gravelly silt loam
 - VoA, VoB – Volusia gravelly silt loam

SBL # 79.3-4-37.110 has a conservation easement with the [Wallkill Valley Land Trust](#).

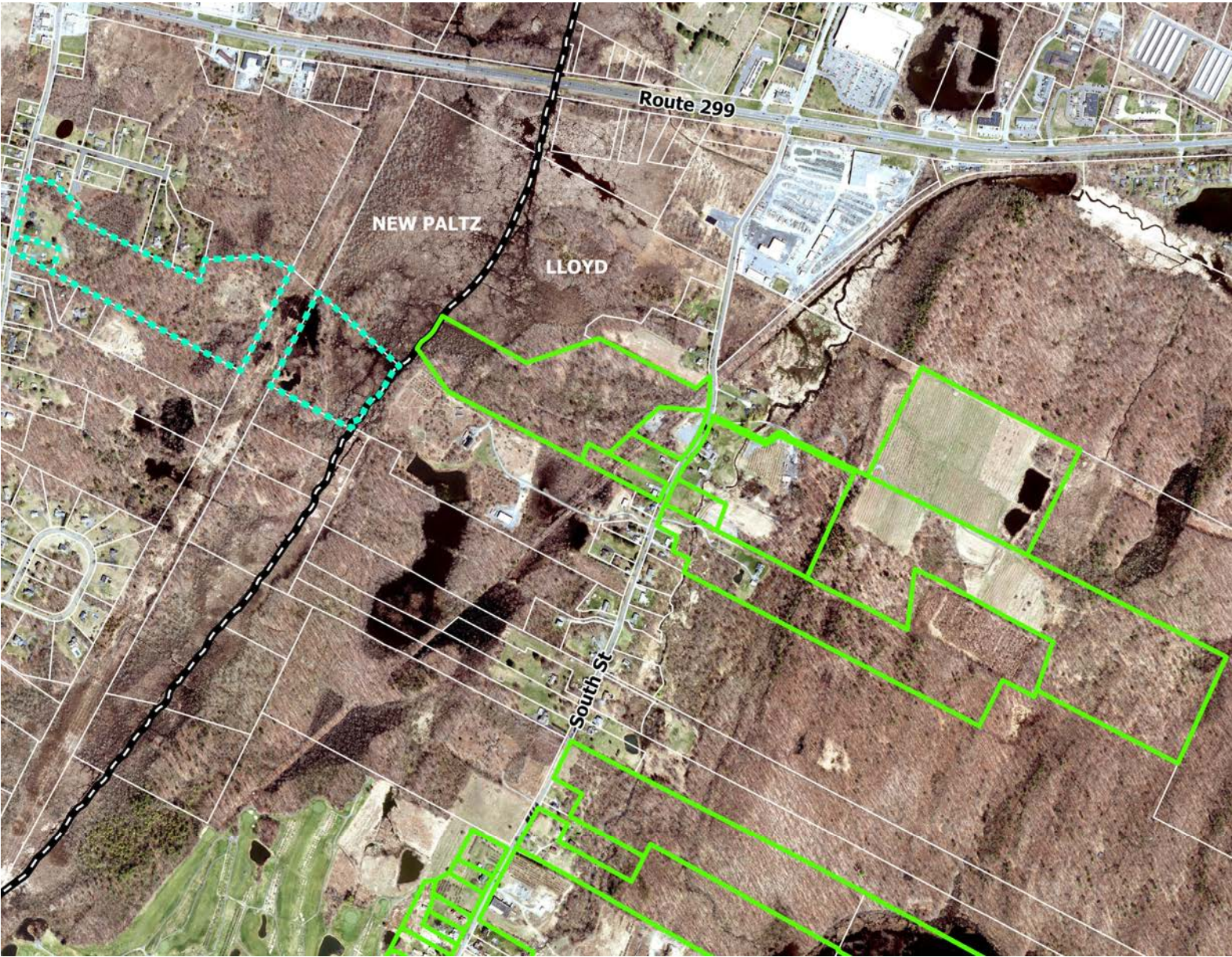
- Accommodates different types and intensities of farming

Swift and Meyer – New Paltz

3 parcels – 34 acres

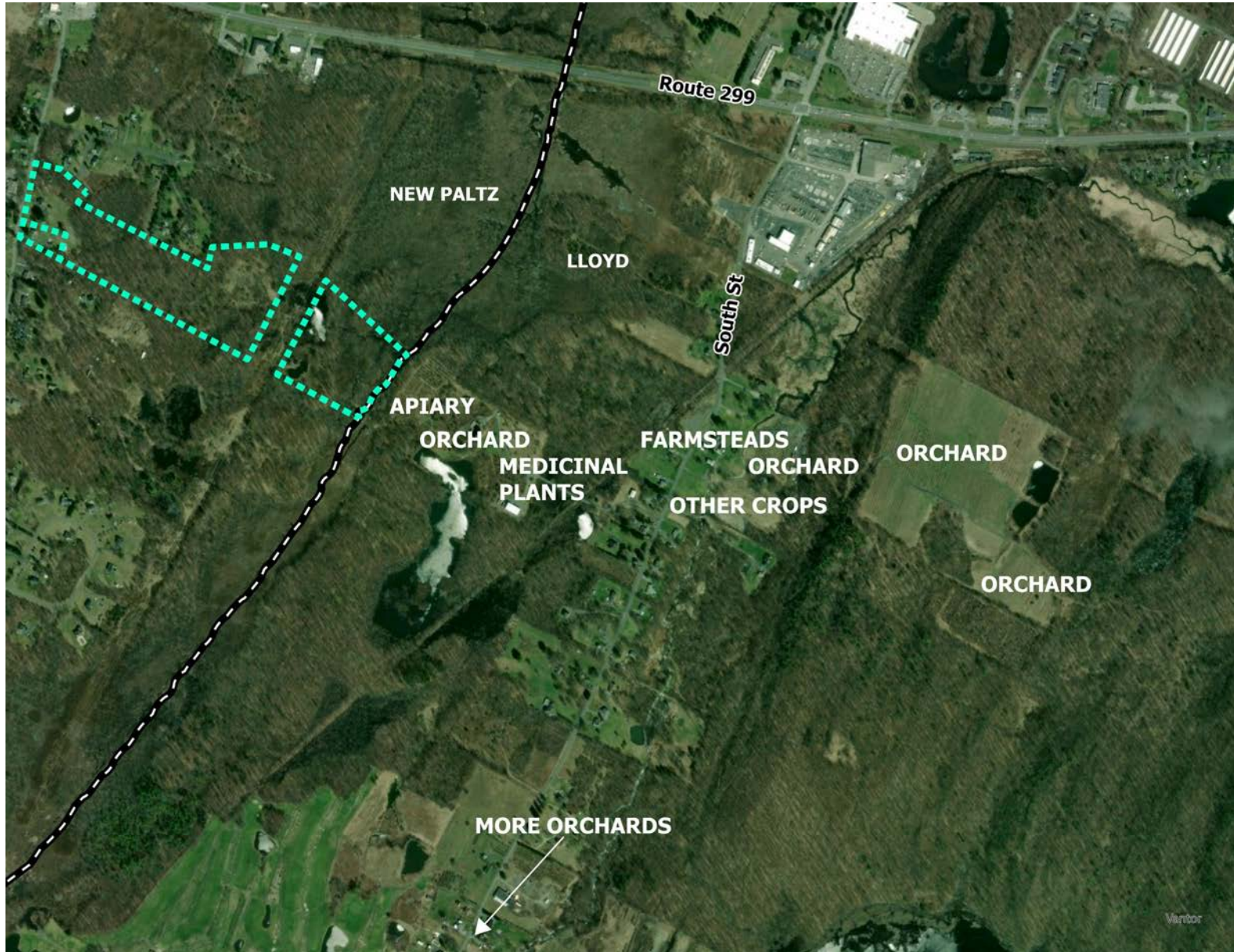


Swift and Meyer – New Paltz 3 parcels – 34 acres

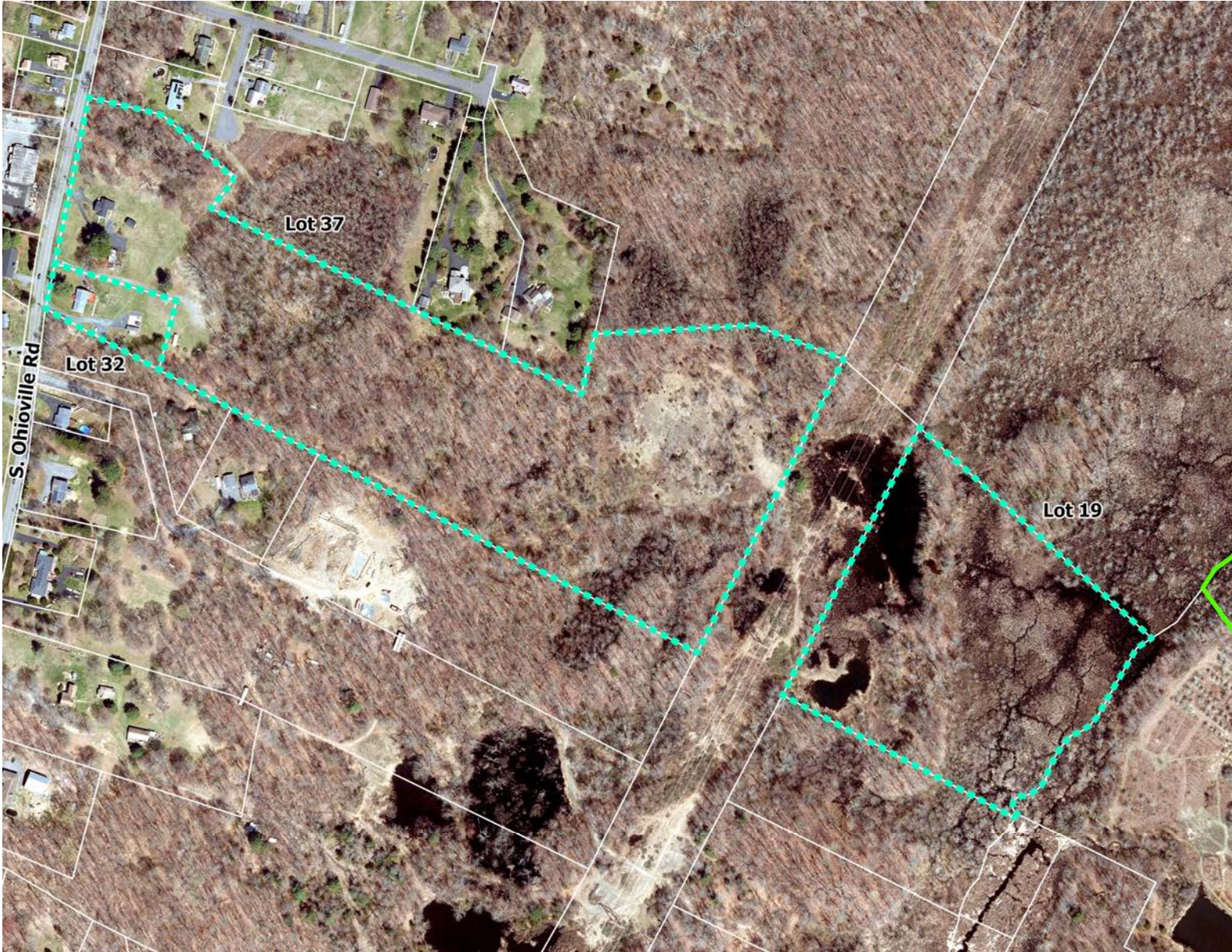


Swift and Meyer – New Paltz

3 parcels – 34 acres



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Swift and Meyer – New Paltz

3 parcels – 34 acres

Ms. Michaela's Home Baked Goods

- Egg production (planned)
- Maple sap (planned)
- Apiary (planned)
- Pasture for goats and sheep (planned)
 - Fiber production

Swift and Meyer – New Paltz

3 parcels – 34 acres



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3 parcels – 34 acres



Swift and Meyer – New Paltz

3 parcels – 34 acres



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3 parcels – 34 acres



Swift and Meyer – New Paltz

3 parcels – 34 acres

- R-1 – Residential Zoning District
- A-3 – Agricultural Zoning District
- GF – General Floodplain Zoning District
 - Crop agriculture permitted by right in all three zones.
 - Livestock agriculture permitted by right in A-3 and GF zones, not in R-1.
- Prime and Important Soils
 - CnB – Chenango gravelly silt loam
 - HgC – Hoosic gravelly loam
- Access easement connecting property

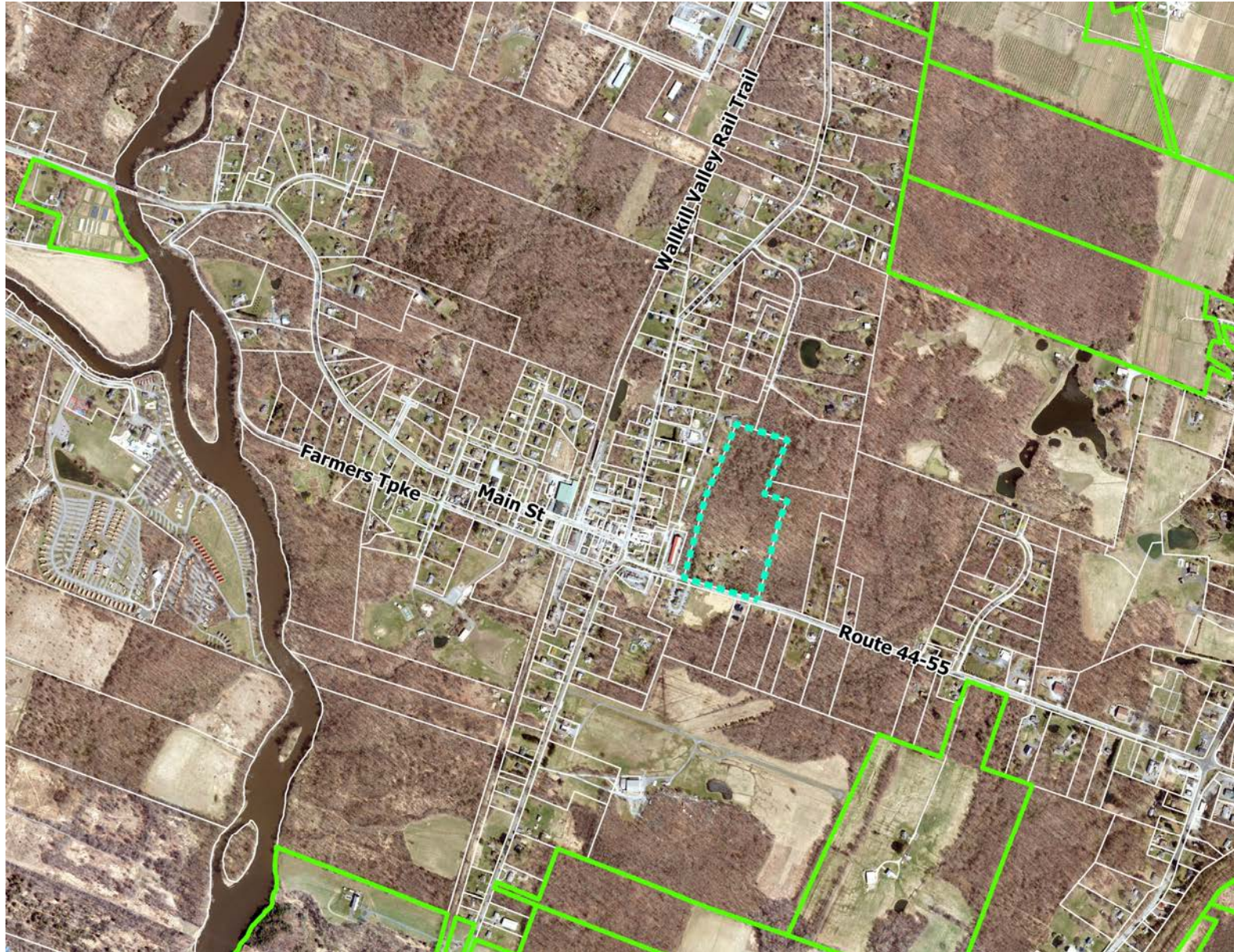
Vogelhund LLC – Gardiner

1 parcel – 18 acres



Vogelhund LLC – Gardiner

1 parcel – 18 acres



Vogelhund LLC – Gardiner

1 parcel – 18 acres



Vogelhund LLC – Gardiner

1 parcel – 18 acres

Rents to **Rondout Creek Ranch, LLC**

- Egg production (planned)
- Pigs and a few head of cattle (planned)
 - Silvopasture
- Working with [CCE Ulster](#)

A lease agreement was made possible by the rehabilitation of farm buildings.

Vogelhund LLC – Gardiner

1 parcel – 18 acres



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1 parcel – 18 acres



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1 parcel – 18 acres



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1 parcel – 18 acres



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Submitted by
applicant on
May 5

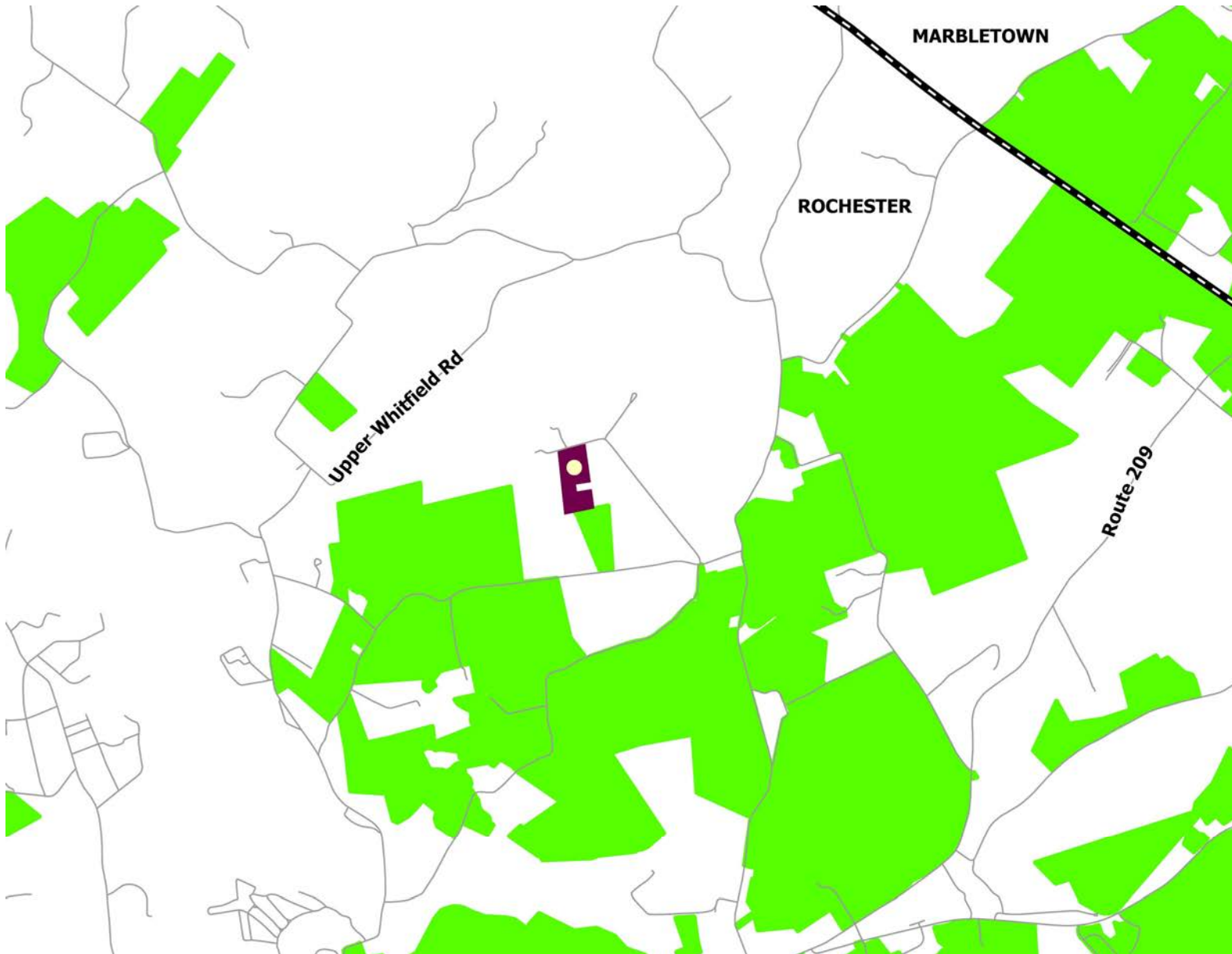
Vogelhund LLC – Gardiner

1 parcel – 18 acres

- HM – Hamlet Mixed-Use Zoning District
- HR – Hamlet Residential Zoning District
 - Agriculture permitted by right in both zones
- § 220-37 Protection of agriculture.
 - Specific accommodations for agricultural land uses
- Prime and Important Soils
 - CaB – Cambridge gravelly silt loam
 - Ra – Raynham silt loam
 - VoB – Volusia gravelly silt loam

Fishteyn – Town of Rochester

2 parcels – 12 acres



Fishteyn – Town of Rochester

2 parcels – 12 acres



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2 parcels – 12 acres



Fishteyn – Town of Rochester

2 parcels – 12 acres

RocknRollFarmer

- Aronia, currants, gooseberries, elderberries, raspberries, hazelnuts, and cherries
- Pawpaw, persimmon, jostaberries, and schisandra
- Mushroom laying yard
- Nursery stock
- Commercial kitchen (planned)
- Educational content (planned)

Fishteyn – Town of Rochester

2 parcels – 12 acres



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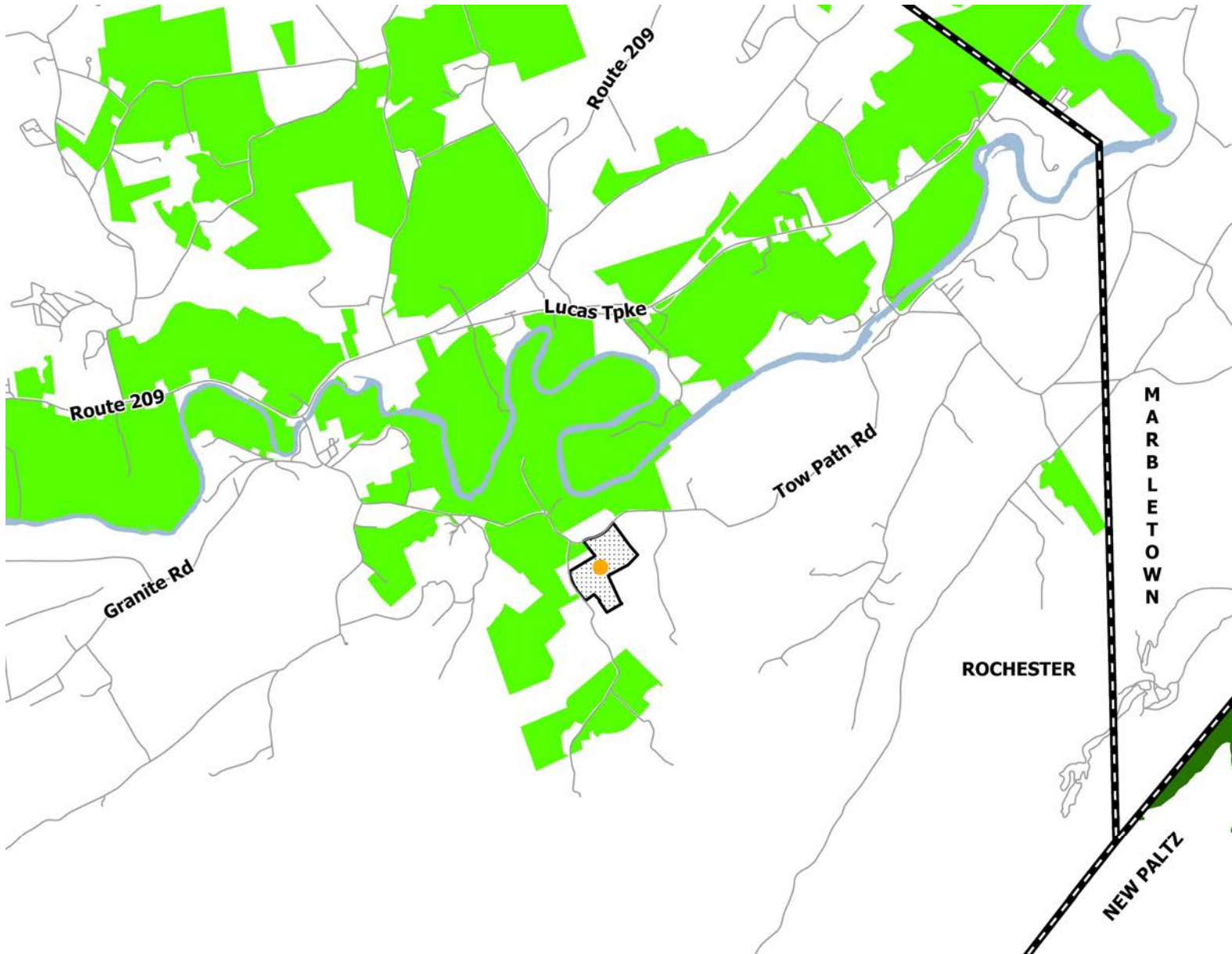
Fishteyn – Town of Rochester

2 parcels – 12 acres

- R-2 – Low Density Residential Zoning District
 - Crop agriculture principal permitted use
 - Livestock agriculture permitted with site plan review
- Chapter 75 Farming
 - Notice to prospective neighbors included with building permits and subdivision plans
- Prime and Important Soils
 - BgC – Bath gravelly silt loam
 - MdB – Mardin gravelly silt loam
 - OdA – Odessa silt loam
- Hamlet of Accord

Wustrau – Town of Rochester

1 parcel – 45 acres



Wustrau – Town of Rochester

1 parcel – 45 acres



Wustrau – Town of Rochester 1 parcel – 45 acres



Wustrau – Town of Rochester

1 parcel – 45 acres



Wustrau – Town of Rochester

1 parcel – 45 acres

Hillside Farms

Rents to Saunderskill Farms

- Haying

The farm had cows, pigs, and sheep when the farmer was a child. More recently, the farm grew apricots, peaches, oats, and wheat.

Wustrau – Town of Rochester

1 parcel – 45 acres



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1 parcel – 45 acres



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1 parcel – 45 acres



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1 parcel – 45 acres



Wustrau – Town of Rochester

1 parcel – 45 acres



Wustrau – Town of Rochester

1 parcel – 45 acres



Wustrau – Town of Rochester

1 parcel – 45 acres

- AR-3 – Residential Agricultural Zoning District
 - Livestock and crop agriculture principal permitted uses
 - Agricultural tourism enterprises and agricultural retail sales permitted with site plan review
 - Agricultural processing facilities require a special use permit
- Chapter 75 Farming
 - Notice to prospective neighbors included with building permits and subdivision plans
- Prime and Important Soils
 - BgC – Bath gravelly silt loam
 - LnB – Lordstown channery silt loam
 - MdB – Mardin gravelly silt loam
 - SdB – Scriba and Morris
- Hamlet of Accord

Harris and Hazlitt – Woodstock

2 parcels – 7 acres



Harris and Hazlitt – Woodstock

2 parcels – 7 acres



Harris and Hazlitt – Woodstock

2 parcels – 7 acres



Harris and Hazlitt – Woodstock

2 parcels – 7 acres

The West Pasture

- Mix of vegetables and fruit trees
- Dahlia bulbs, forsythia, and other woody plant cuttings

Greenhouse and terraced planting beds are underway.

Harris and Hazlitt – Woodstock

2 parcels – 7 acres



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2 parcels – 7 acres



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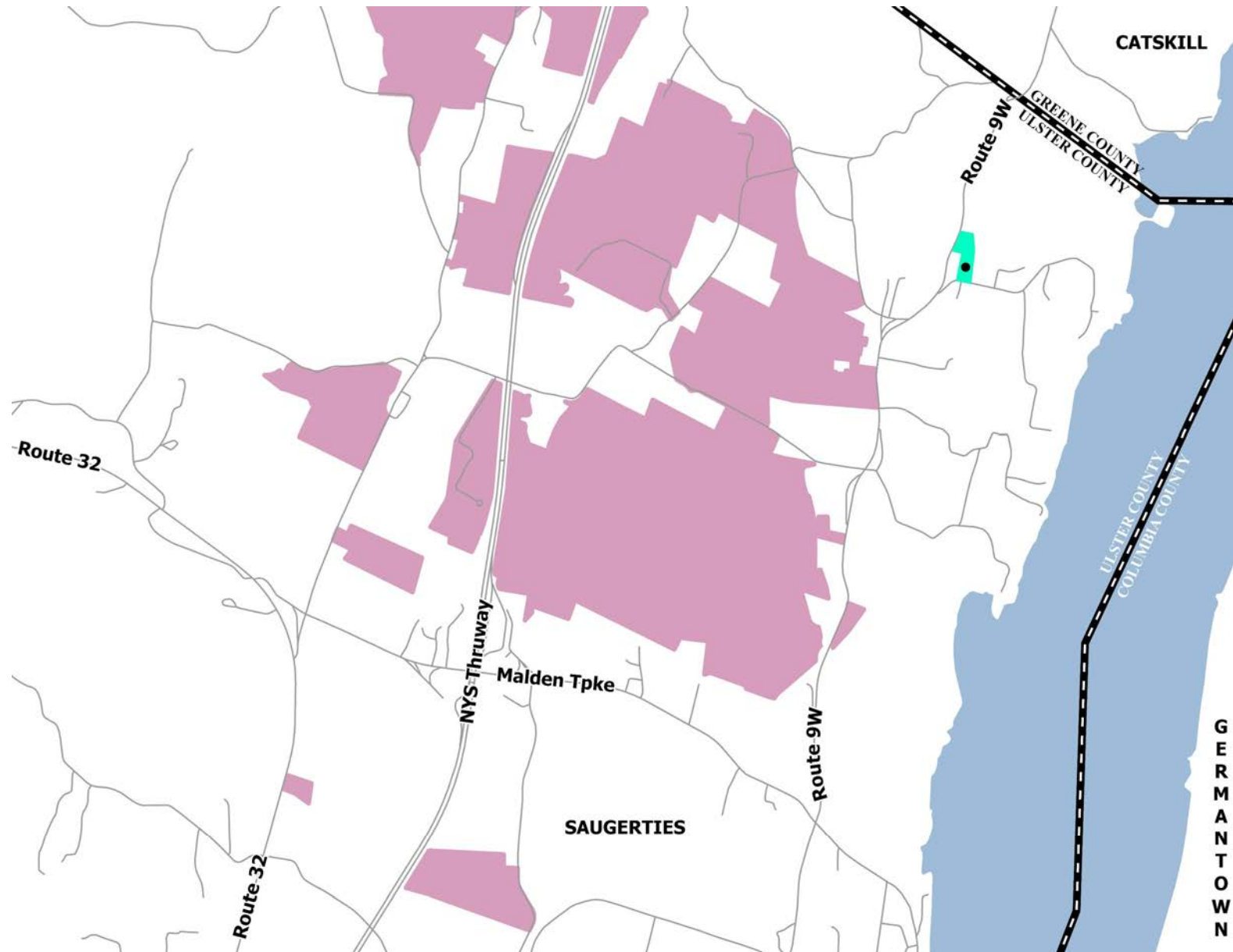


Harris and Hazlitt – Woodstock

2 parcels – 7 acres

- R-5 – Residential Zoning District
 - Agriculture, including the keeping of fowl or animals, permitted use in specified (zoning) district
- § 260-41 Agriculture and keeping of farm animals
- Hamlet of Bearsville

Wright – Saugerties 2 parcels – 5 acres



Wright – Saugerties 2 parcels – 5 acres



Wright – Saugerties 2 parcels – 5 acres



Wright – Saugerties

2 parcels – 5 acres

Wright Haven Farm

- Goats
 - Milk soaps and cheese
- Poultry
- Ponies and horses (planned)

Family is rehabilitating the old farm building.

Wright – Saugerties 2 parcels – 5 acres



Wright – Saugerties 2 parcels – 5 acres



Wright – Saugerties 2 parcels – 5 acres



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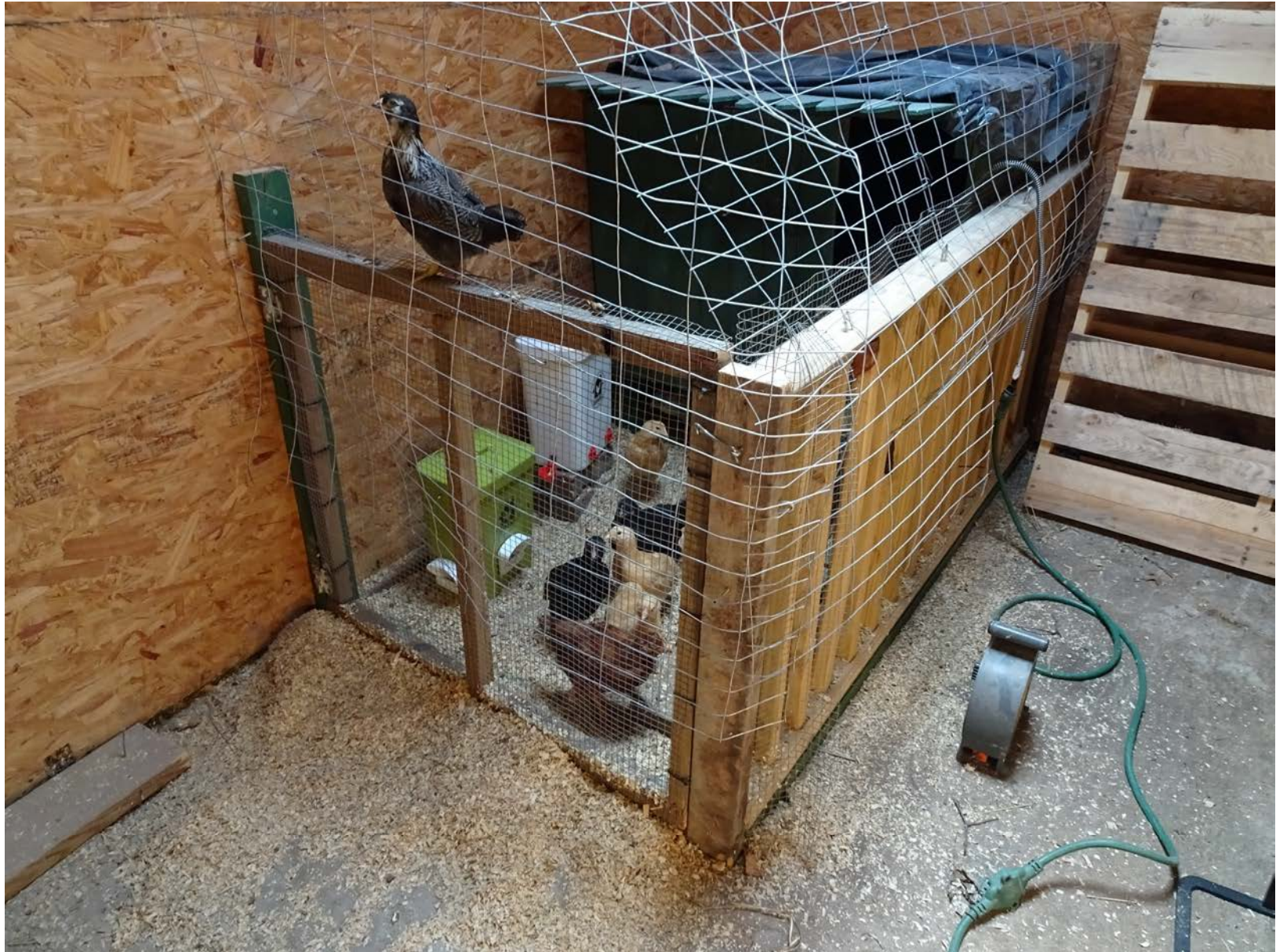
Wright – Saugerties 2 parcels – 5 acres



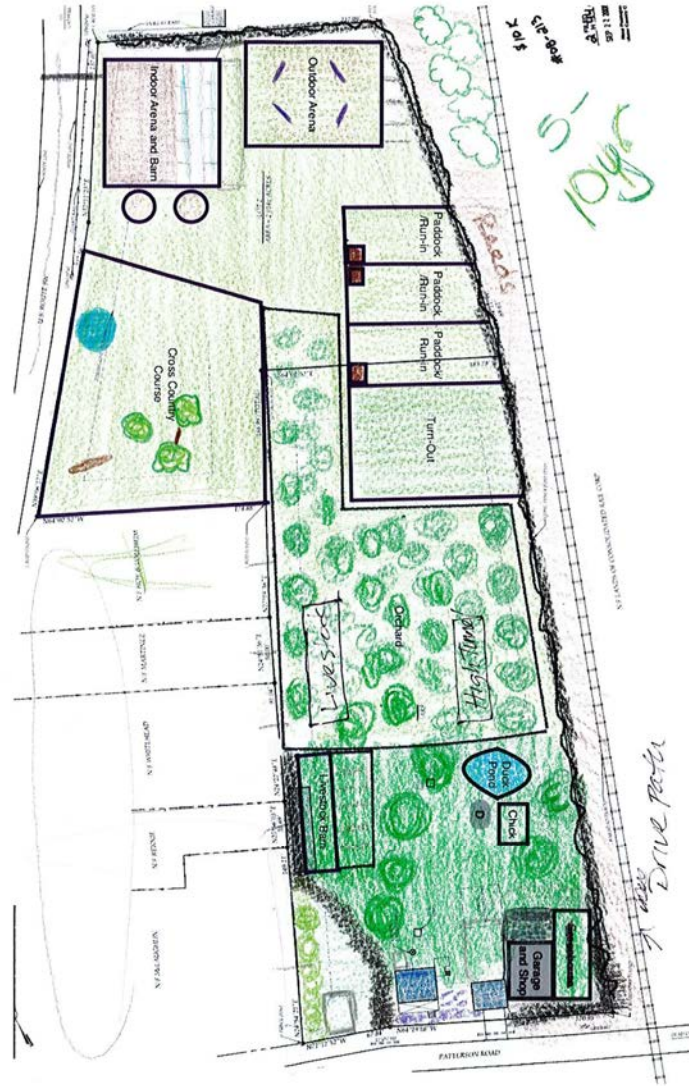
Wright – Saugerties 2 parcels – 5 acres



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Wright – Saugerties 2 parcels – 5 acres



Wright – Saugerties 2 parcels – 5 acres



Wright – Saugerties

2 parcels – 5 acres

- MDR – Moderate-Density Residential Zoning District
 - Agriculture allowed as of right
- § 245-16 Agricultural uses and riding stables.
- Prime and Important Soils
 - HuB – Hudson silt loam
 - RhA – Rhinebeck silt loam
- Hamlet of West Camp

Recommendation?