

Dutchess County Agriculture and Farmland Protection Board

Meeting Minutes

July 10, 2018

Present: Eric Axelson, Peter Coon, Eoin Wrafter, Brian Scoralick, Ed Hackett, Gregg Pulver, Ken Migliorelli, Jennifer Fimbel, Art Collings
Advisors: Harry Baldwin, Shelby Frangk
Public Present: Juliette Landi, Tara Langworthy

The Meeting was called to order by Mr. Pulver at 7:05 pm

A motion was made by Ms. Fimbel to accept the minutes of June 5th, 2018 as amended. Mr. Hackett Seconded. Motion carried unanimously.

Communication-

1. A letter was received from Robert Somers, Ag and Markets to Juliette Landi outlining treatment of Apiaries under Ag and Market Law- June 8, 2018

Purchase of Development Rights Project Endorsements 2018

Art Collings recused himself from discussion and exited the room at 7:10pm for the duration of the discussion of the Farmland Protection Implementation Grant pre-applications. The five applications below were received from the Dutchess Land Conservancy.

1. Dutchess View Farm, LLC- 79.82 acres in the Town of Pine Plains. 70% prime soils in priority agricultural zones. Currently farmed with open pastures, a 60-stall horse facility and full-time and seasonal employees.
2. Glendale- 283.2 acres in Amenia, NY. 46.8% prime farming soils with 27 acres of protected water sources. Property within priority agricultural zones. Currently an active dairy and with 30% of feed being grown on the property.
3. Glenmore- 408 acres in Pleasant Valley, NY. 73% prime farming soils within priority agriculture zones. 82% of parcel is currently farmed as pasture land, hay fields, beef cattle, horse and sheep operations.
4. Destined Wind Farm- 82.55 acres located in Amenia within priority agriculture zones. 66% prime farming soils. Current wetlands are in habitat easement. Operated as a dairy farm.
5. Lopane's Nursery- 153 acres in the Town of Amenia. 84% Important farm land soils within priority agriculture zone. 96% of property is currently farmed to raise trees and shrubs for nursery business.

It was noted that another funding program was released by the state for dairy farm operations in transition. The board recognized that both Glenmore, Glendale and Destined Wind, having active dairies, should also be endorsed for this funding source.

Board members individually reviewed and scored each of the applications based on previously established criteria. The score sheets were completed and given to Mr. Scoralick and to Mrs. Cross to tally. Mr. Scoralick reported the results of the committee:

1. Glenmore was ranked 1st.
2. Lopane's Nursery was ranked 2nd.
3. Destined Wind Farm was ranked 3rd.
4. Glendale Farm was ranked 4th.
5. Dutchess Views Farm was ranked 5th.

A motion was made by Ms. Fimbel and seconded by Mr. Hackett to endorse the FPIG Application for the five applicant farms based on the Board's review and ranking and carried unanimously.

Mr. Collings returned to the meeting at 8:00pm

Annual Agriculture District Inclusion Review-

The Chair announced to the Board that the 2018 Ag District Inclusion Resolution was tabled at the July 9, 2018 Legislative Meeting. The Legislature requested further review of the application for the parcel located at 18 Traver Road put forth by Ms. Juliette Landi.

A motion was made by Ms. Fimble to reopen the Landi application for discussion. Mr. Wrafter seconded. Motion unanimously carried.

Parcel under review:

Remsburger Honey and Maple- 18 Traver Road, Town of Lagrange - 2.1 acres
Owner: Juliette Landi- Parcel Number: 6462-03-172062

Discussion: The members of the Board reviewed the application and all correspondence received about the application. Items discussed included:

- Discussed information received from Town stating that there are outstanding zoning violations. It is the town's belief the house is subservient to the business, which violates the special permit issued by the town.
- The age of the processing facility: It was asked if processing facility was a new build and Ms. Landi explained that it was an existing garage remodeled to fit their business needs.
- The role of the AFPB in evaluating if an applicant parcel falls under the definition of viable farm land and if its inclusion serves the public interest.

- The Board discussed the letter from Michael Latham from Ag and Markets.
- While it is agreed that Remsburger Honey and Maple is a viable agricultural business, the current violations on the property precludes said property from inclusion in the District.

Conclusion: While it is agreed that Remsburger Honey and Maple is a viable agricultural business, the property does not meet criteria for inclusion in the Ag District as the land is not highly suitable for farm use; and there are overriding considerations namely the concern of the Town of Lagrange with current zoning violations.

A motion was made to change the recommendation presented to the County Legislature that this parcel be included in the Ag District. No motion made. Resolution stands as presented.

Other Business: None

A motion was made by Brian Scoralick and seconded by Art Collings and carried unanimously to adjourn at 9:25pm