



Dutchess County Agricultural and Farmland Protection Board Minutes

June 3, 2025, 6:30 pm
at the Farm and Home Center, Millbrook NY

The meeting was called to order by Chairman Sabellico at 6:35 PM

Roll Call

Present: Matt Sabellico; Art Collings; Mary Lou Carolan; Ed Hackett; Ken Migliorelli; Amanda Bergin; Jennifer Fimbel; Brian Scoralick; Cathy Weisse; Eoin Wrafter

Absent: Pete Coon; Doug Giles; Legislator Andrew House

Guests: Lauren Drum, DCSWCD; Mr. Remsberger and Ms. Smith, Annual Inclusion Applicants

A motion was made to approve the minutes of [March 25, 2025](#) by Matt Sabellico., Cathy Weisse seconded. Motion carried. Vote: all in favor none opposed

Communication and Announcements

Eoin introduced and welcomed Amanda Bergen as the new Ag Navigator and Jen will remain as mentor for an undisclosed amount of time.

- Town of Wappinger Comprehensive Plan - Review by AFPB not required
- Submittal for a review of 305-A – formal request for a review of the Town of Washington (May 23) – courtesy copy from the attorney
- Mr. Glorioiso's communications will wait until during the Annual Inclusion application

Old Business:

- a. Education Sub-committee Approval recommendations: Motion to include an Education Sub-committee of the AFPB by Brian Scoralick; Second by Matt Sabellico. Vote: All in favor. None opposed.
- b. Agricultural and Farmland Protection Plan – Discussion with NYS DAM
 - i. Amanda spoke with Jeff Kehoe – updates – grants released later this summer – Ag Priorities maps need to be updated (blob maps) – tweaks of maps in-house is a possibility – need further clarification from NYS Department of Agriculture and Markets.
 - ii. Explanation of a blob map – ramification when it comes to funding for PDR's

New Business:

- a. Agricultural Districts – Application Review

The board reviewed all 39 applications received individually and voted individually to recommend or not recommend the parcel for inclusion in the agricultural District. A summary of the results is below:

- 1 received after the deadline (not eligible to be reviewed)
- 33 recommended for inclusion
- 5 not recommended for inclusion

A table of the individual votes is attached. Voting record for Sweet Showers: First vote was tied but Chairman Sabellico had voted – decision tabled. Eoin made a motion to revisit vote and Art seconded the motion. All in favor. Discussion. Guest Remsberger clarified Roberts Rules and Chairman can only be the tie breaking vote. Ken remade the original motion to not recommend the parcel for inclusion. Ed Seconded. Ken, Ed, Cathy, Mary Lou and Art voted to not recommend the parcel for inclusion (Aye). Eoin and Brian voted Nay. Matt abstained. Vote 5-2 motion carried.

Eoin reviewed the [draft Resolution](#) and clarified that the highlighted section would be updated to reflect tonight's review and then signed by Chairman Sabellico. Eoin made the motion to accept/ seconded by Brian. Vote: All in favor. None opposed

- b. Ag Forum – Aug 21st – Eoin and Amanda are working on a speaker – ideas are welcomed.

Next Meeting – TBD depending on the Legislative vote or September.

Motion to adjourn by Matt Sabellico, second by Brian. Vote: all in favor, none opposed. Meeting adjourned at 8:18 PM

Minutes Respectfully submitted,
Jennifer Fimbel

Landowner	Municipality	Swis	Print Key	Acreage	AFPB Recommendation	Motion/second	Ayes	Nays	Abstain
Jennifer E Cianflone	Beekman	132200	6756-00-720174-0000	20.28	Recommend for Inclusion	Mary Lou/Matt	All	None	None
Dennis Mark Remsberger	Beekman	132200	6660-00-180070-0000	2.7	Recommend for Inclusion	Ken/Matt	All	None	None
Nicole M Skalla	Clinton	132400	6266-00-819678-0000	38.75	Recommend for Inclusion	Ken/Matt	7	None	Ed
David J Karchmer	Clinton	132400	6468-00-562520-0000	12.34	Recommend for Inclusion	Ken/Ed	All	None	None
Blake M Williams	East Fishkill	132800	6358-03-197001-0000	8.7	Recommend for Inclusion	Ken/Matt	7	Eoin	None
Steven Relyea	Fishkill	133089	6255-00-987282-0000	5.6	Recommend for Inclusion	Ed/Matt	All	None	None
Steven Relyea	Fishkill	133089	6255-00-933256-0000	11.51	Recommend for Inclusion	Ed/Matt	All	None	None
435 Realty Group of Hyde Park	Hyde Park	133200	6164-02-706839-0000	77.14	Recommend for Inclusion	Ed/Ken	All	None	None
Dennis Mark Remsberger	La Grange	133400	6660-03-144102-0000	3.3	Recommend for Inclusion	Ken/Matt	All	None	None
Dennis Mark Remsberger	La Grange	133400	6660-03-145151-0000	1.8	Recommend for Inclusion	Ken/Matt	All	None	None
Ann Cary, Trustee	Pine Plains	134200	7171-00-044884-0000	7.95	Recommend for Inclusion	Ken/Matt	All	None	None
Christian W Baks	Pleasant Valley	134400	6364-02-790535-0000	12.75	Recommend for Inclusion	Matt/Ken	All	None	None
Brian G Denu	Red Hook	134889	6373-00-540143-0000	4.82	Recommend for Inclusion	Ed/Matt	7	None	Ken
Jaime Chabuz	Rhinebeck	135089	6169-00-573323-0000	59.28	Recommend for Inclusion	Ken/Matt	All	None	None
Stanleys Hilltop Properties	Stanford	135200	6768-03-200174-0000	13	Recommend for Inclusion	Ken/Matt	All	None	None
Benjamin Rathjen	Stanford	135200	6568-00-753988-0000	7.17	Recommend for Inclusion	Ed/Matt	All	None	None
William P Brown	Stanford	135200	6869-00-199431-0000	16.18	Recommend for Inclusion	Ken/Matt	All	None	None
William P Brown	Stanford	135200	6869-00-256440-0000	13.9	Recommend for Inclusion	Ken/Matt	All	None	None
William P Brown	Stanford	135200	6869-00-311450-0000	13.79	Recommend for Inclusion	Ken/Matt	All	None	None
Doreen Brown	Stanford	135200	6869-00-426354-0000	81.58	Recommend for Inclusion	Ken/Matt	All	None	None
William P Brown	Stanford	135200	6869-00-488256-0000	37.53	Recommend for Inclusion	Ken/Matt	All	None	None
Doreen Brown	Stanford	135200	6869-00-475468-0000	4.3	Recommend for Inclusion	Ken/Matt	All	None	None
Doreen Brown	Stanford	135200	6869-00-494471-0000	4.33	Recommend for Inclusion	Ken/Matt	All	None	None
Still The One LLC	Stanford	135200	6869-00-513480-0000	4.5	Recommend for Inclusion	Ken/Matt	All	None	None
Dennis Mark Remsberger	Union Vale	135400	6660-00-175107-0000	4.1	Recommend for Inclusion	Ken/Matt	All	None	None
Vorapote Vivattanapa	Union Vale	135400	6760-00-392350-0000	4.1	Recommend for Inclusion	Ken/Matt	All	None	None
Vorapote Vivattanapa	Union Vale	135400	6760-00-382447-0000	8.36	Recommend for Inclusion	Ken/Matt	All	None	None
Kinga Terepka	Union Vale	135400	6662-00-596581-0000	5.59	Recommend for Inclusion	Eoin/Matt	All	None	None
Kinga Terepka	Union Vale	135400	6662-00-611582-0000	5.76	Recommend for Inclusion	Eoin/Matt	All	None	None
Paul Geoffrey Sturtz	V. Red Hook	134801	6272-10-493612-0000	4.22	Recommend for Inclusion	Ed/Matt	7	None	Ken
Lynde S Estabrooke	Wappinger	135689	6257-04-658420-0000	11	Recommend for Inclusion	Ken/Ed	All	None	None
Deborah Swenson, Trustee	Wappinger	135689	6158-02-983915-0000	8.5	Recommend for Inclusion	Ken/Matt	All	None	None
James Glorioso	Wappinger	135689	6157-02-867721-0000	4	Recommend for Inclusion	Ed/Art	All	None	None

518.83

Landowner	Municipality	Swis	Print Key	Acreage	AFPB Recommendation	Motion/second	Ayes	Nays	Abstain
Deborah Evans	Pawling	134089	7057-00-210557-0000	9.53	Not Recommended for inclusion	Ken/Matt	All	None	None
Sweet Showers Hill LLC	Rhinebeck	135089	6371-00-809539-0000	40.5	Not Recommended for inclusion	Ken/Ed	Ken,Ed, Cathy, Art, Mary Lou	Eoin, Brian	Matt
Kerrie Abela	Rhinebeck	135089	6371-00-600224-0000	50.55	Not Recommended for inclusion	Matt/Ed	7	None	Ken
Attis Health LLC	Rhinebeck	135089	6269-00-035395-0000	3.15	Not Recommended for inclusion	Ken/Matt	All	None	None
Brian Macaya	Wappinger	135689	6258-01-363836-0000	6.2	Not Recommended for inclusion	Art/Matt	All	None	None
				109.93					