

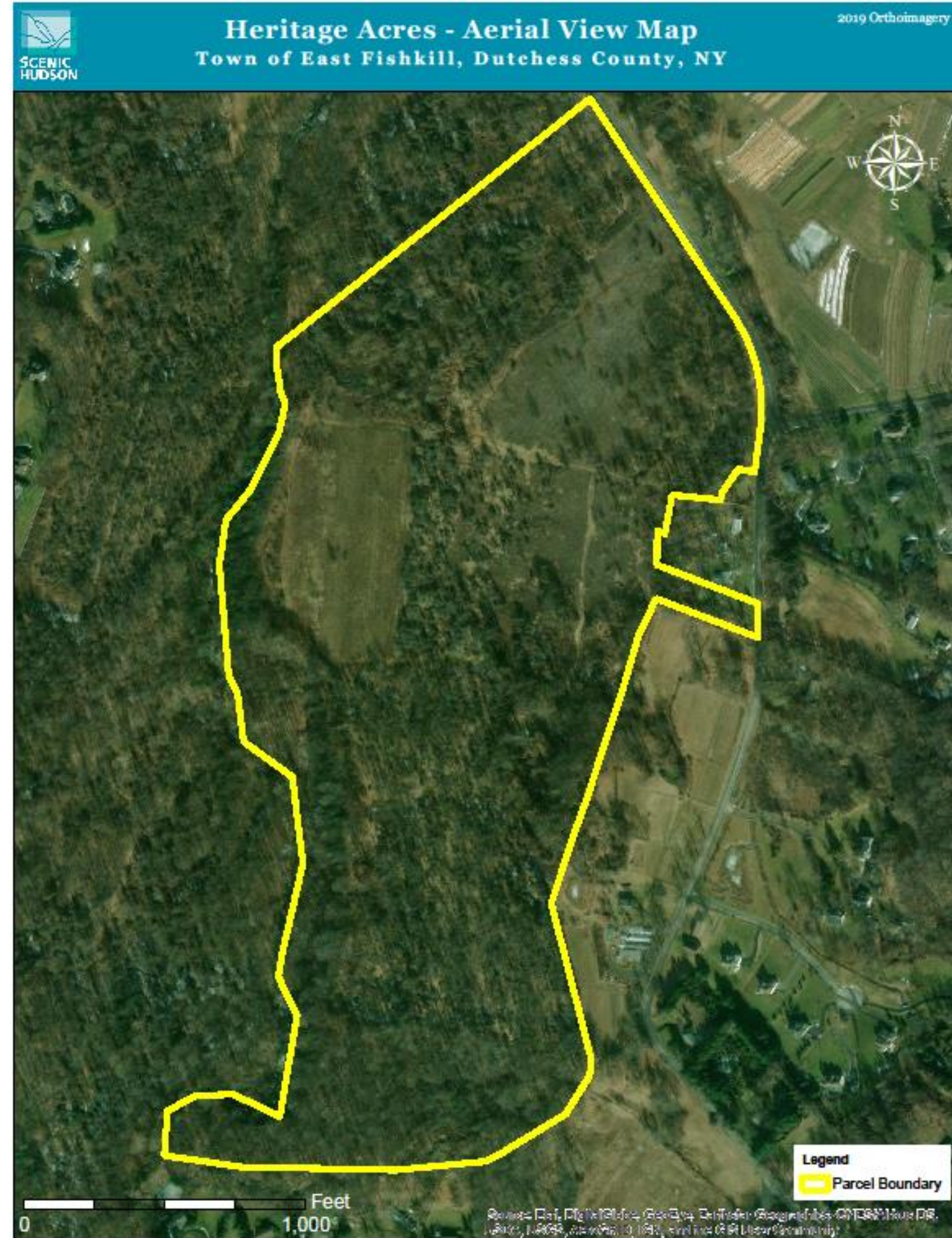
# Heritage Acres / Fishkill Farms Expansion

Presentation to the  
Dutchess County Planning  
Board for Partnership for  
Manageable Growth  
Program



# THE PROJECT

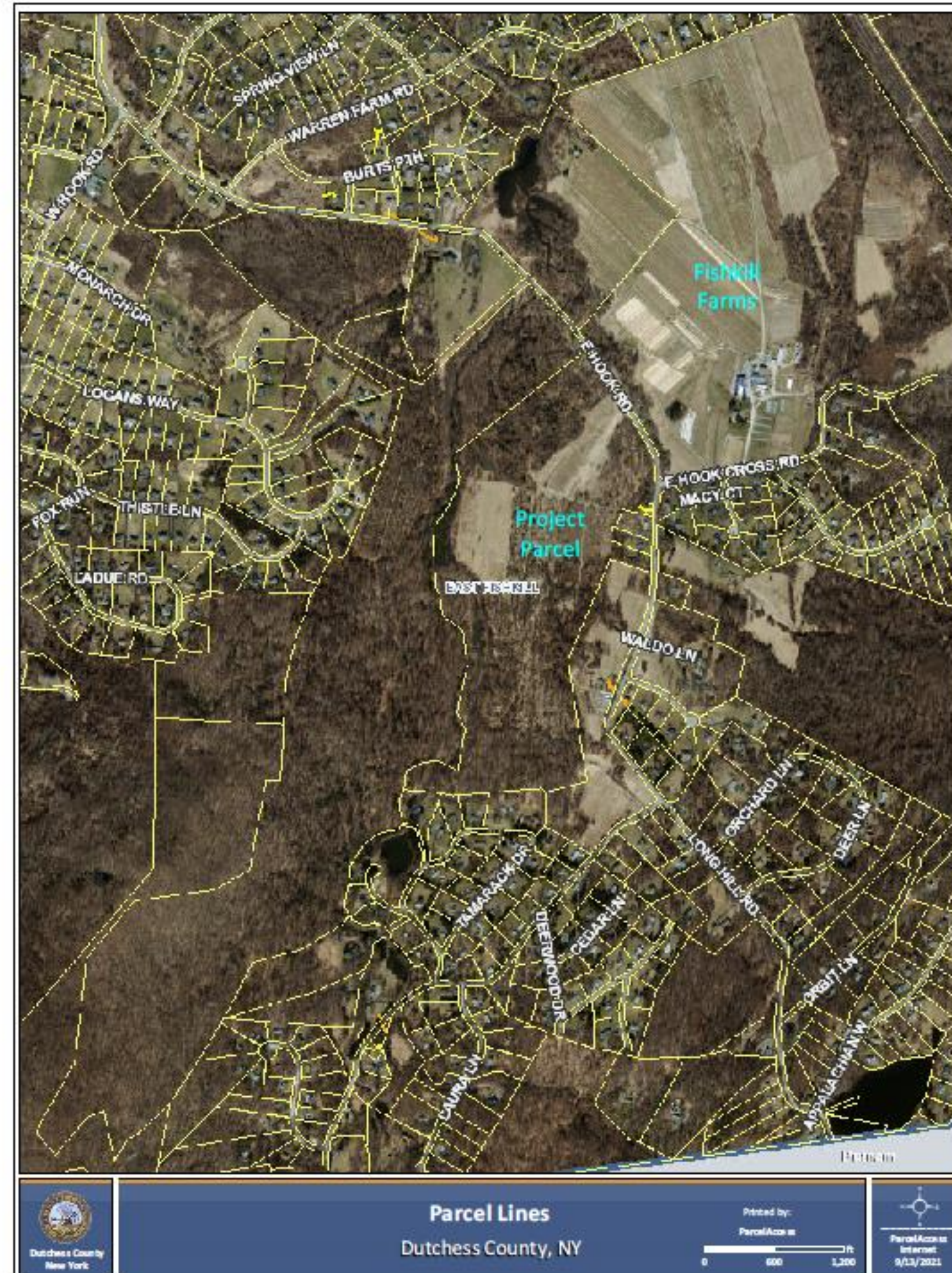
- Project includes conservation of the entirety of tax parcel ID 6355-00-761179
- Purchase of Development Rights on 105 acres of land in East Fishkill
- Owned by a subsidiary of The Scenic Hudson Land Trust, Inc.
- Leased by Fishkill Farms





# PROJECT PURPOSE

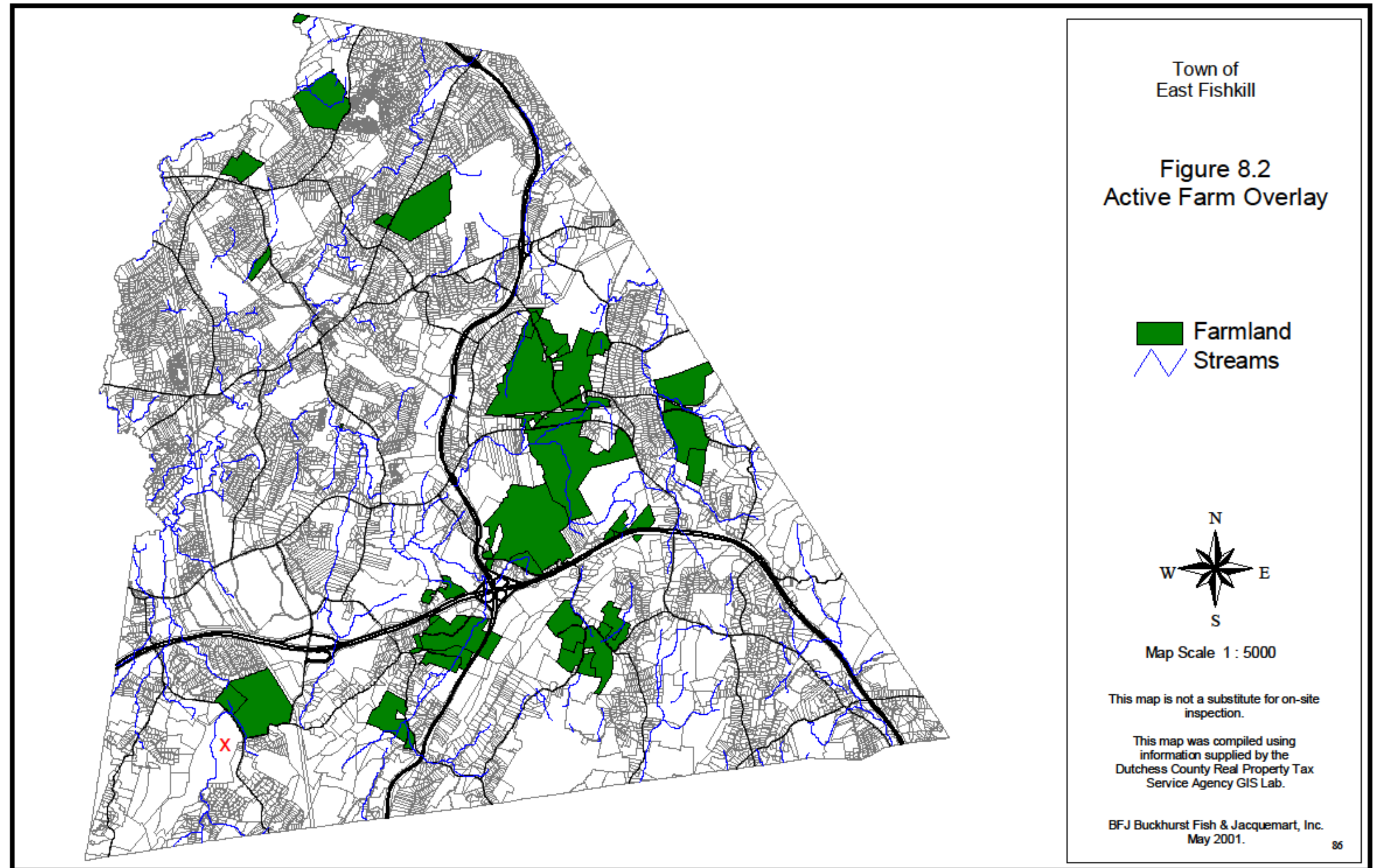
- Conserve property for agricultural use and protect from future development
- Reunite land ownership
- Expand farm operation
- Allow continued use of buy/protect/sell model where necessary





# LOCAL IMPORTANCE

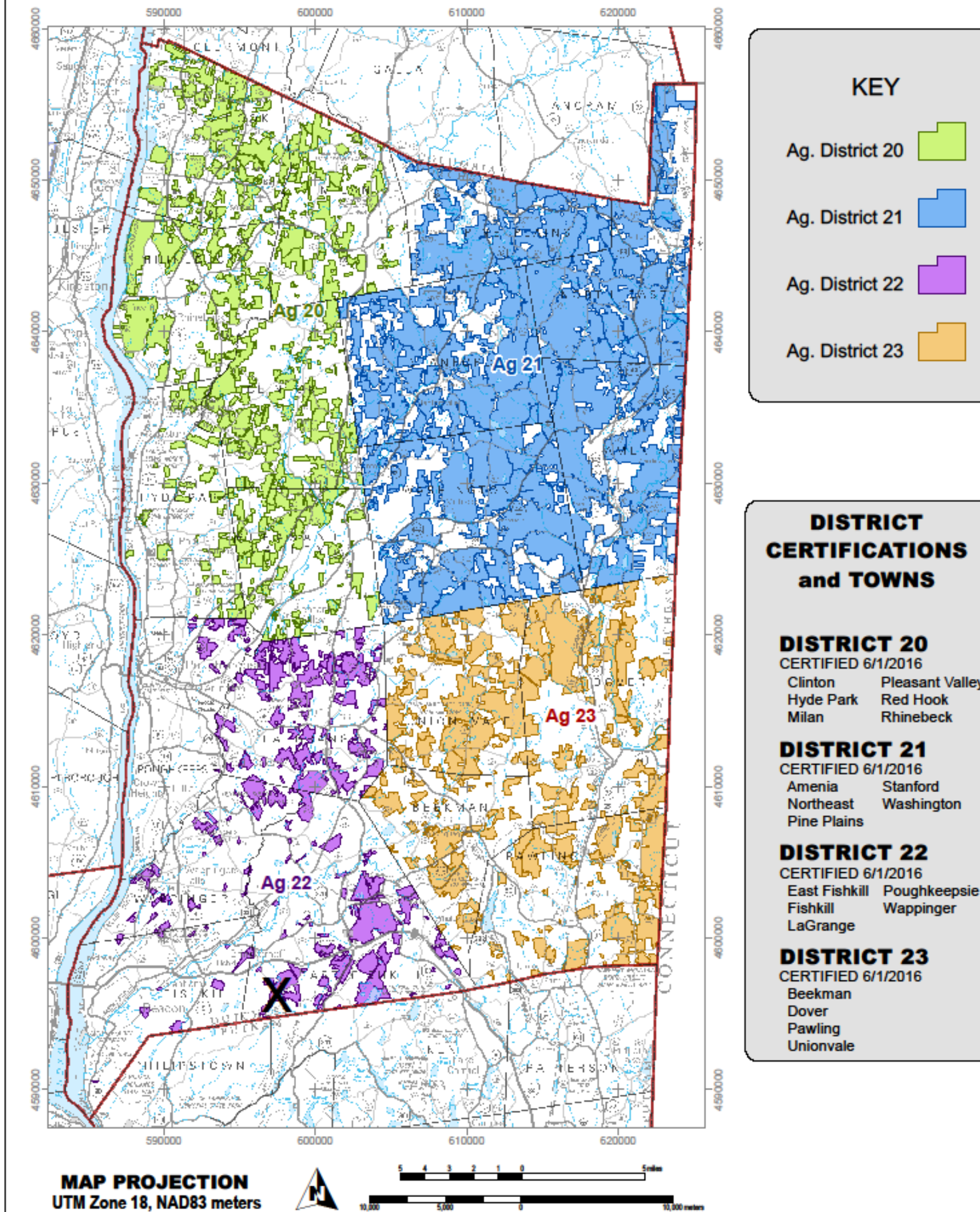
- Preventing loss of agricultural land in Town of East Fishkill
- Preserving local agricultural heritage and rural past
- Greenway Compact community goals





# REGIONAL IMPORTANCE

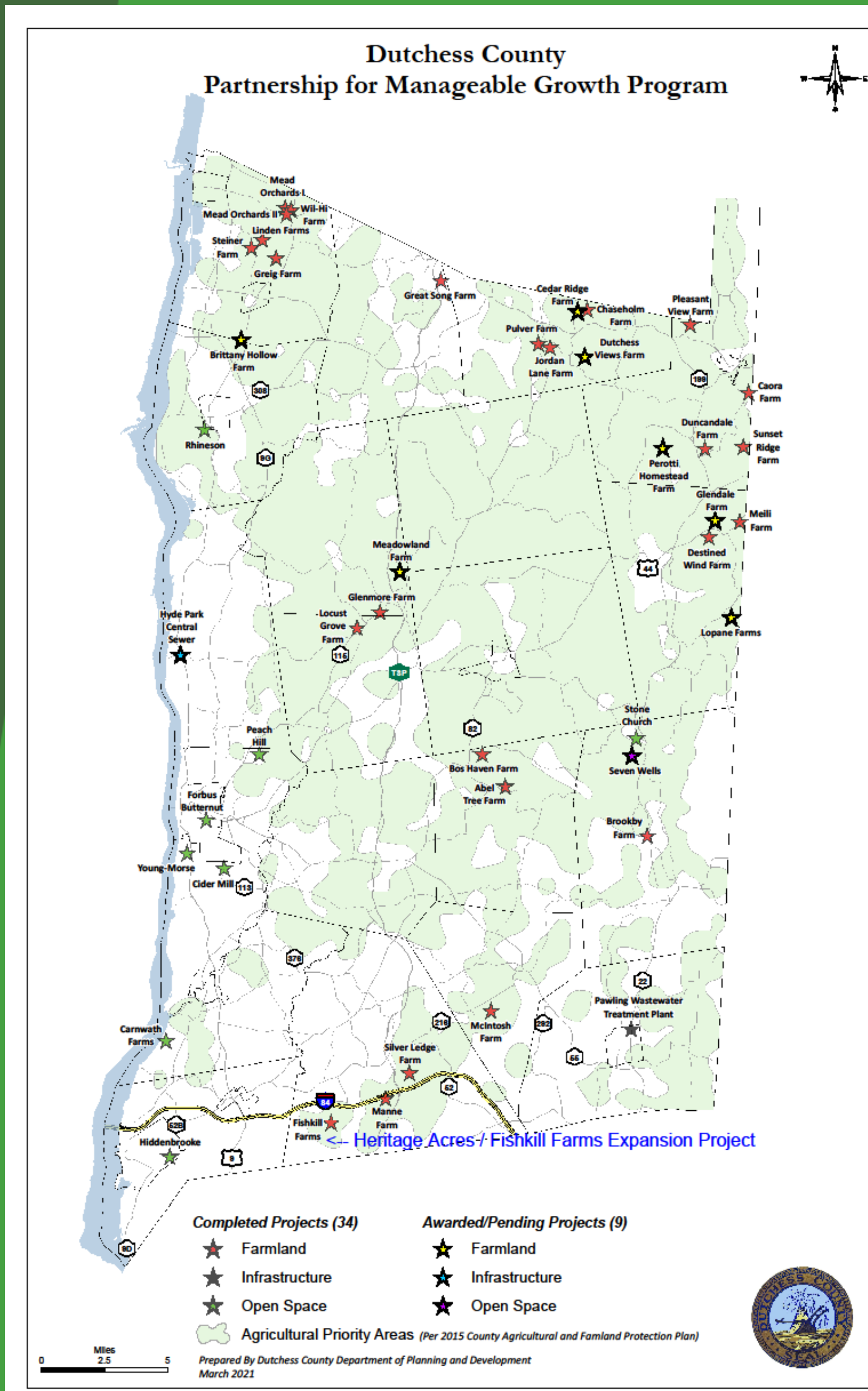
- Project is located within NYS Agricultural District 22
- Property currently receives an agricultural value assessment





# REGIONAL IMPORTANCE

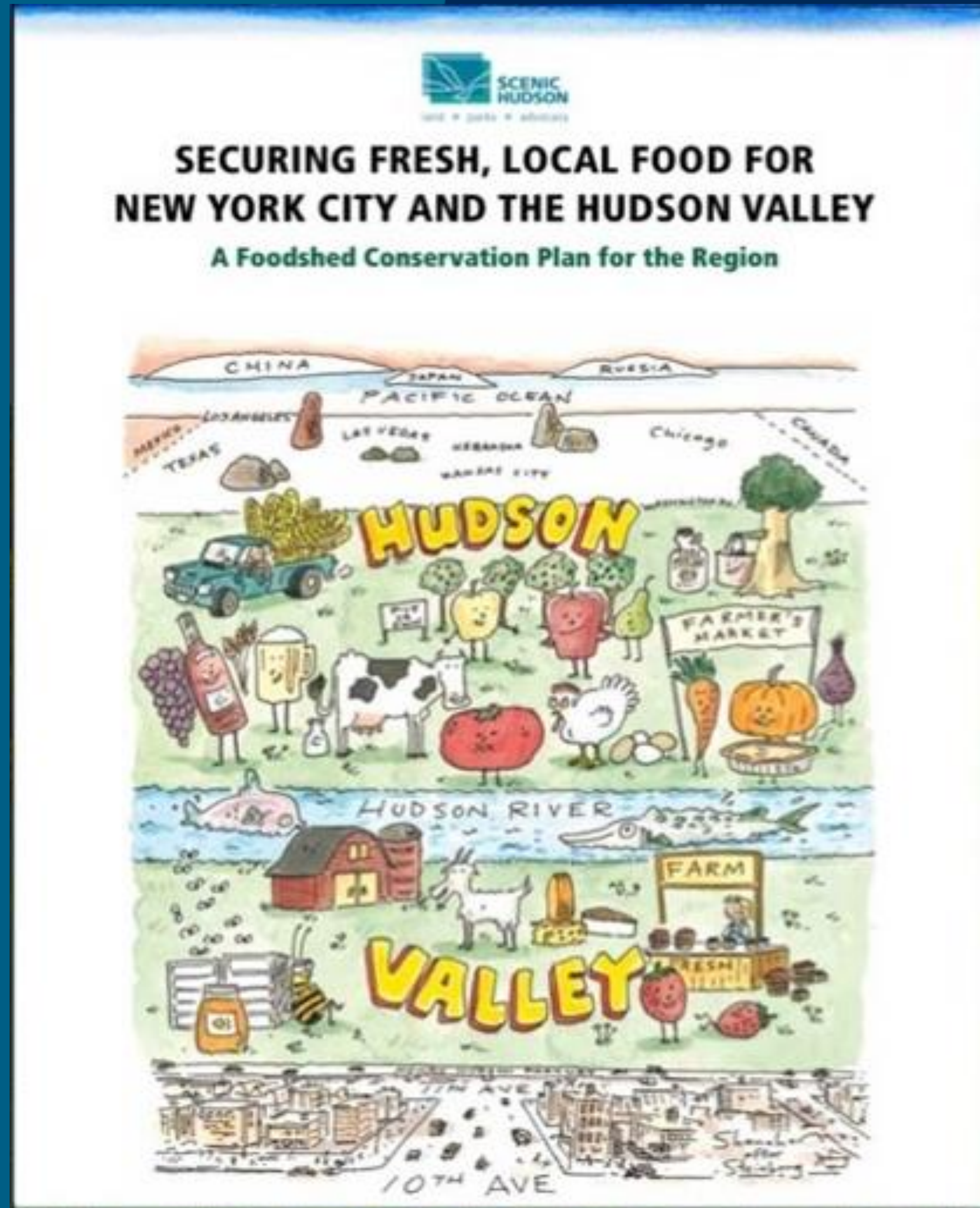
- Located within an Agricultural Priority Area
- Builds upon past farmland protection work funded by the Dutchess County PMG.
- Consistent with 2015 Dutchess County Agricultural and Farmland Protection Plan





# REGIONAL IMPORTANCE

- Foodshed Plan - highest priority parcel
- New York State Open Space Plan – farmland protection a critical component of open space conservation

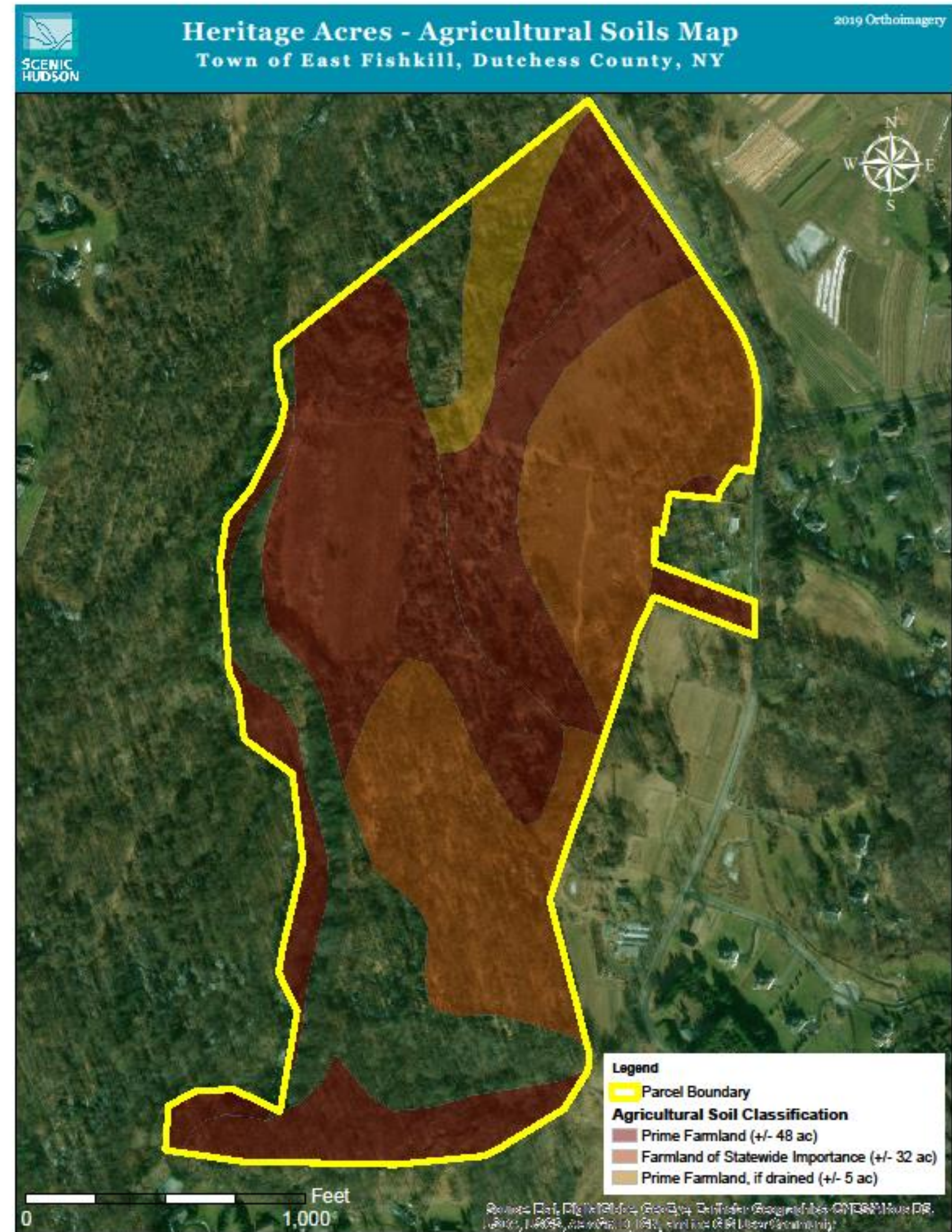




# CONSERVATION VALUES

## Farm Soils

- Former orchard lands which have been fallow for decades
- 48 acres of Prime Farmland
- 32 acres of Farmland of Statewide Importance
- 5 acres of Prime Farmland, if Drained

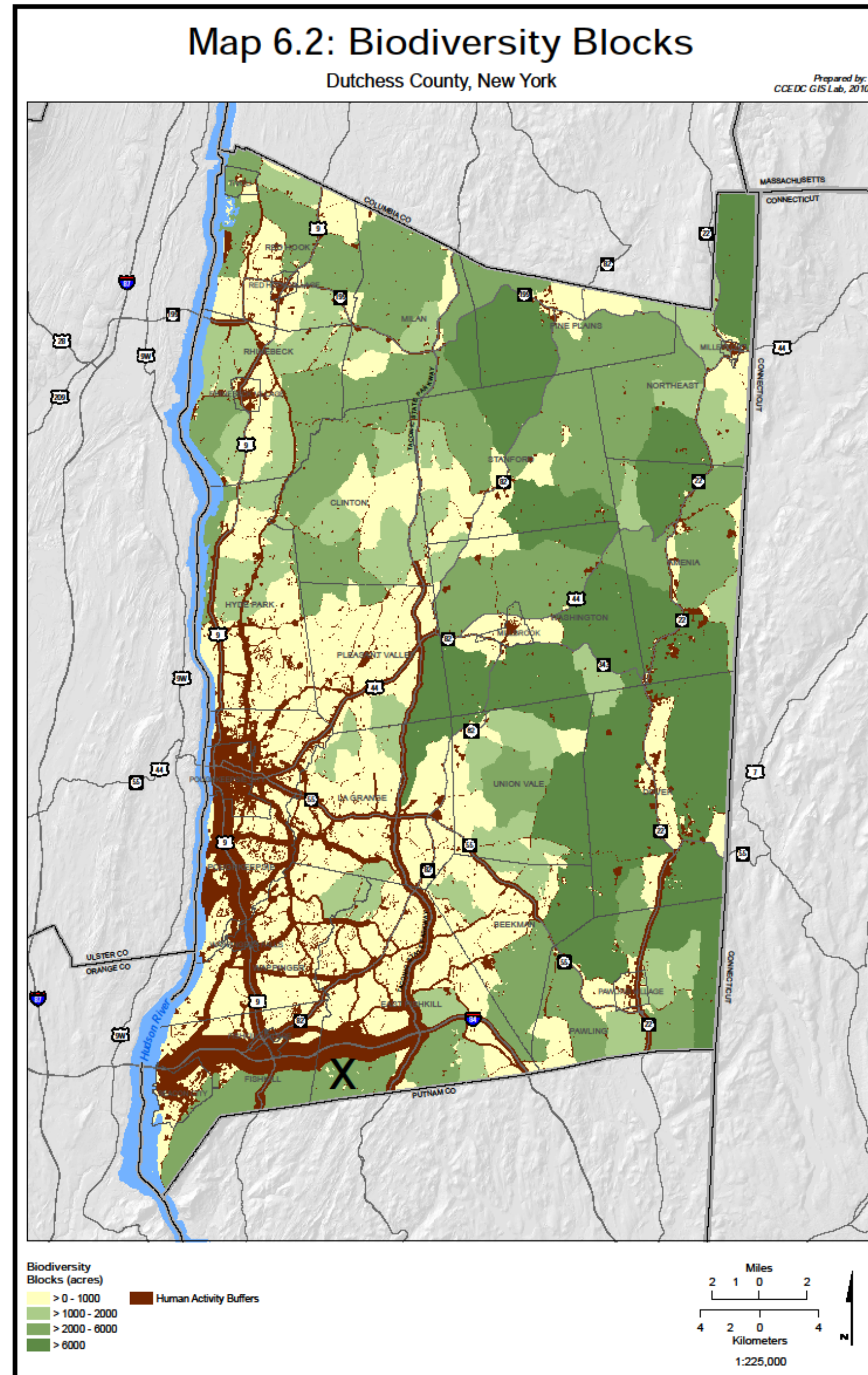




# CONSERVATION VALUES

## Natural/open space resources

- 2/3<sup>rd</sup>s of a mile of frontage on the Wiccopee Creek
- 1/3<sup>rd</sup> of a mile of frontage on East Hook Road
- Part of a large biodiversity block





# CURRENT STATUS

- Fishkill Farms has been leasing since 2018
- Ongoing restoration of productive agricultural use





# FISHKILL FARMS

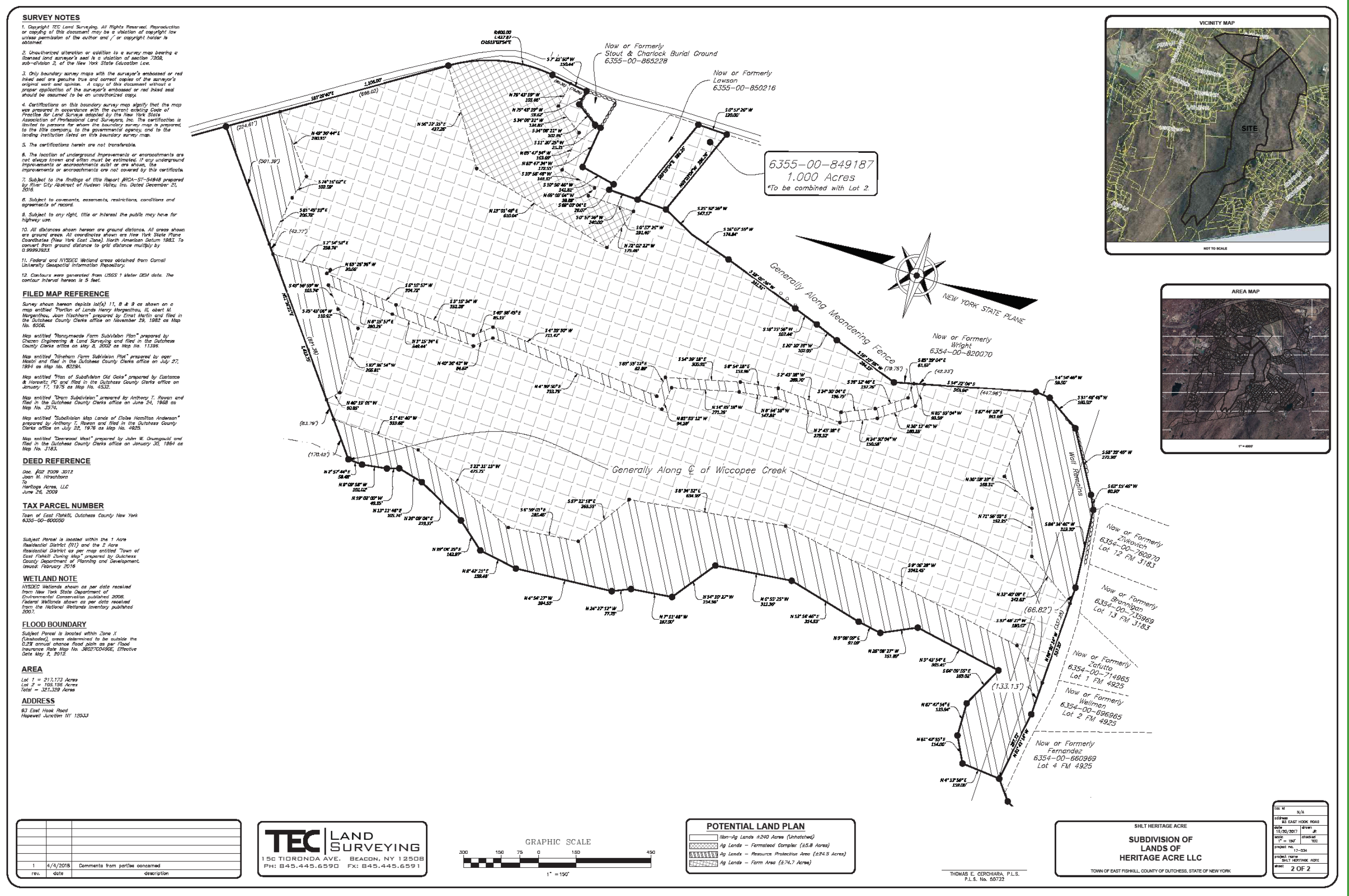
- Established in 1913
- Diversified operation
- NOFA NY organic certified for vegetables, berries, eggs, and half of its apple orchards
- Multiple means of marketing farm products
- Important local employer





# PMG FUNDING WILL FACILITATE:

- Permanent protection of the property with a conservation easement, including a right of first refusal
- Transfer of ownership of the property to Fishkill Farms
- Scenic Hudson to pay back a loan it took out from a private equity partner to purchase the property





# BUDGET

## Project costs

Land Acquisition:	
Acres:	105.16
PDR (cost per acre):	\$12,500
PDR (total):	\$1,314,500
Property survey (est):	\$15,000
Appraisal update (est):	\$5,000
BDR (est):	\$0
Title search/insurance (est):	\$6,000
Administrative costs (est):	\$0
Stewardship/monitoring (est):	\$9,000
<b>TOTAL PROJECT COSTS:</b>	<b>\$1,349,500</b>

## Proposed Breakdown of Project Funding

PDR Acquisition:	
Dutchess County:	\$657,250 (50%)
Scenic Hudson:	\$0 (0%)
USDA or NYSDAM:	\$657,250 (50%)
<b>TOTAL:</b>	<b>\$1,314,500 (100%)</b>
Closing costs and due diligence:	
Dutchess County:	\$0 (0%)
Scenic Hudson:	\$35,000 (100%)
USDA or NYSDAM:	\$0 (0%)
<b>TOTAL:</b>	<b>\$35,000 (100%)</b>
Total costs:	
Dutchess County:	\$657,250 (~48.7%)
Scenic Hudson:	\$35,000 (~2.6%)
USDA or NYSDAM:	\$657,250 (~48.7%)
<b>TOTAL:</b>	<b>\$1,349,500 (100%)</b>



# Questions & Answers





# Land Protection with Dutchess County

Since the last PMG Presentations in January of 2020, DLC has closed on protection of **three farms** with Dutchess County as a valuable project partner:

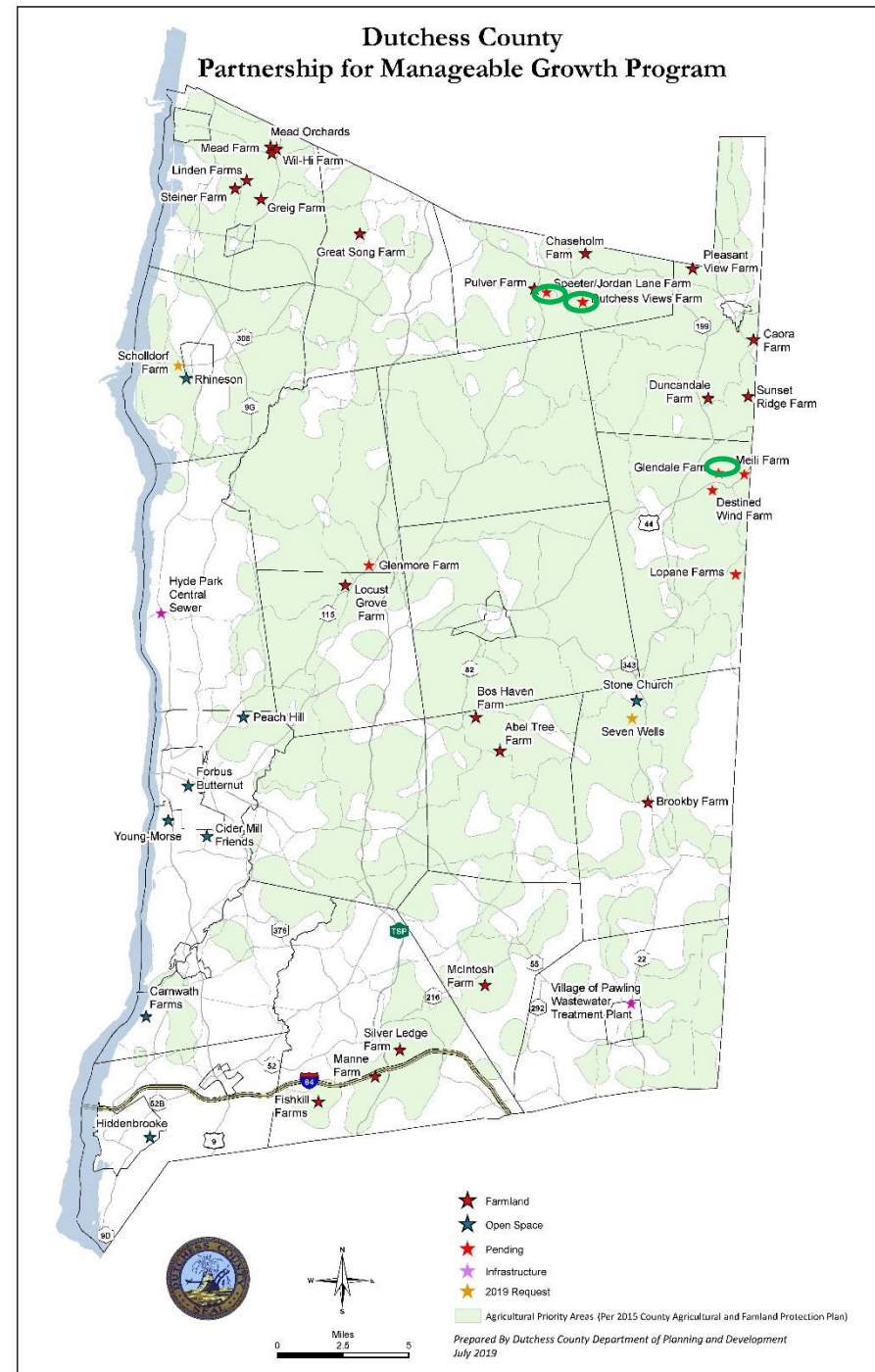
Speeter (Jordan Lane Farm) 153.53 acres  
Dutchess Views Farm 89.61 acres  
Roosa/Caldwell (Glendale Farm) 285 acres

**Total of 528 acres recently protected**

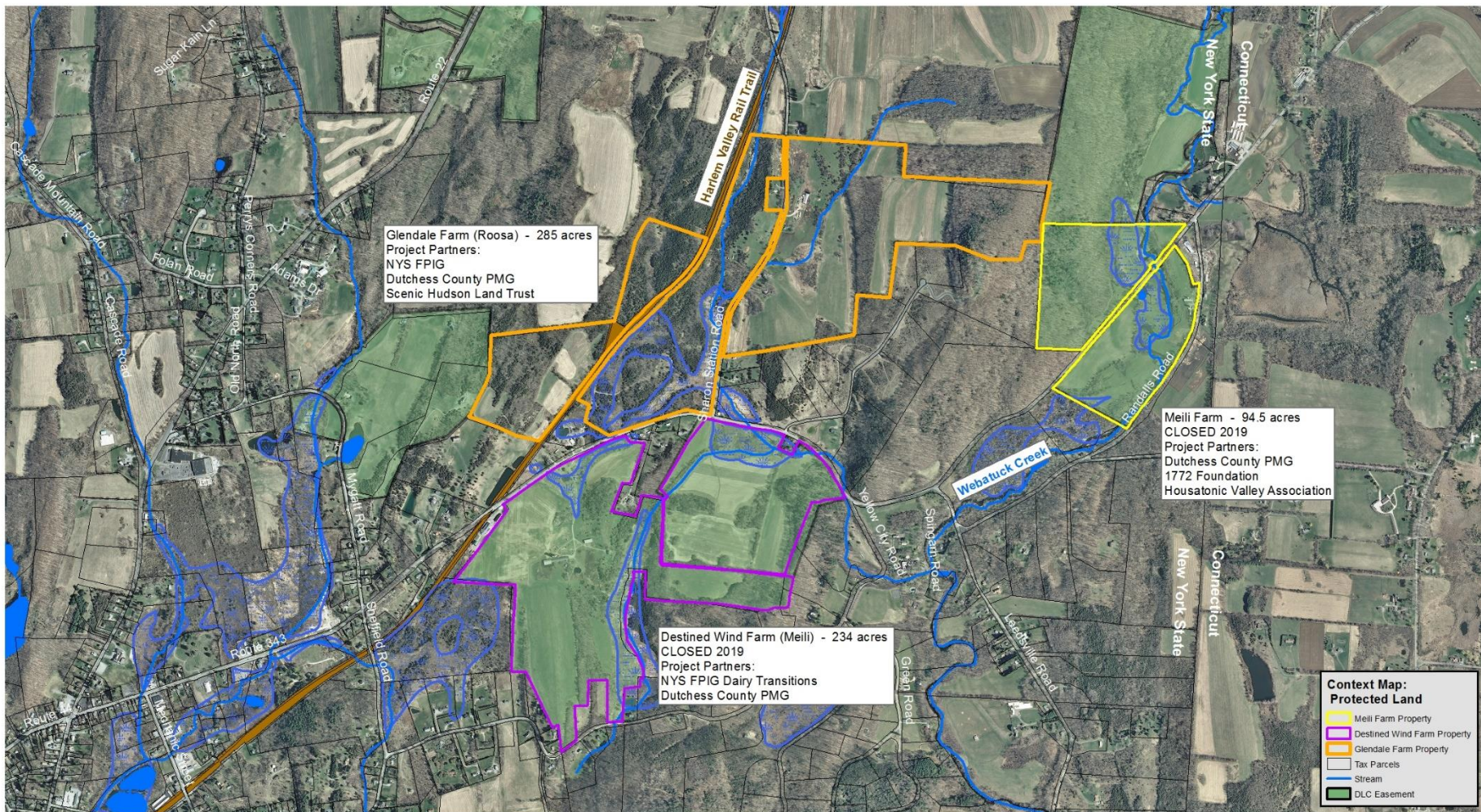
## Projects Currently in Process:

Lopane 153.3 acres  
Seven Wells 165.7 acres  
Mosher 59.975 acres

**Total of 393 acres in process to protect**







## Critical Mass of Farmland and Habitat: Destined Wind Farm; Glendale Farm; Meili Farm Total 614 acres to protect with perpetual conservation easements

Harlem Valley Rail Trail; Route 343 Sharon Station Road, and Randalls Road  
Town of Amenia, Dutchess County, NY  
January 20, 2020

Total: +/- 613.5 Acres (Acreage per land surveys)



0 600 1200 Feet  
1 inch = 1,200 feet

## Aerial Photograph

2009 Digital Ortho Imagery, created by the NYS Office of Cyber Security and Critical Infrastructure Coordination. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 2' at the 95% confidence level (NSSDA). Image pixel size is 0.5' GSD.



# Hahn Farm

Dutchess County Partnership

For Manageable Growth (PMG) Program









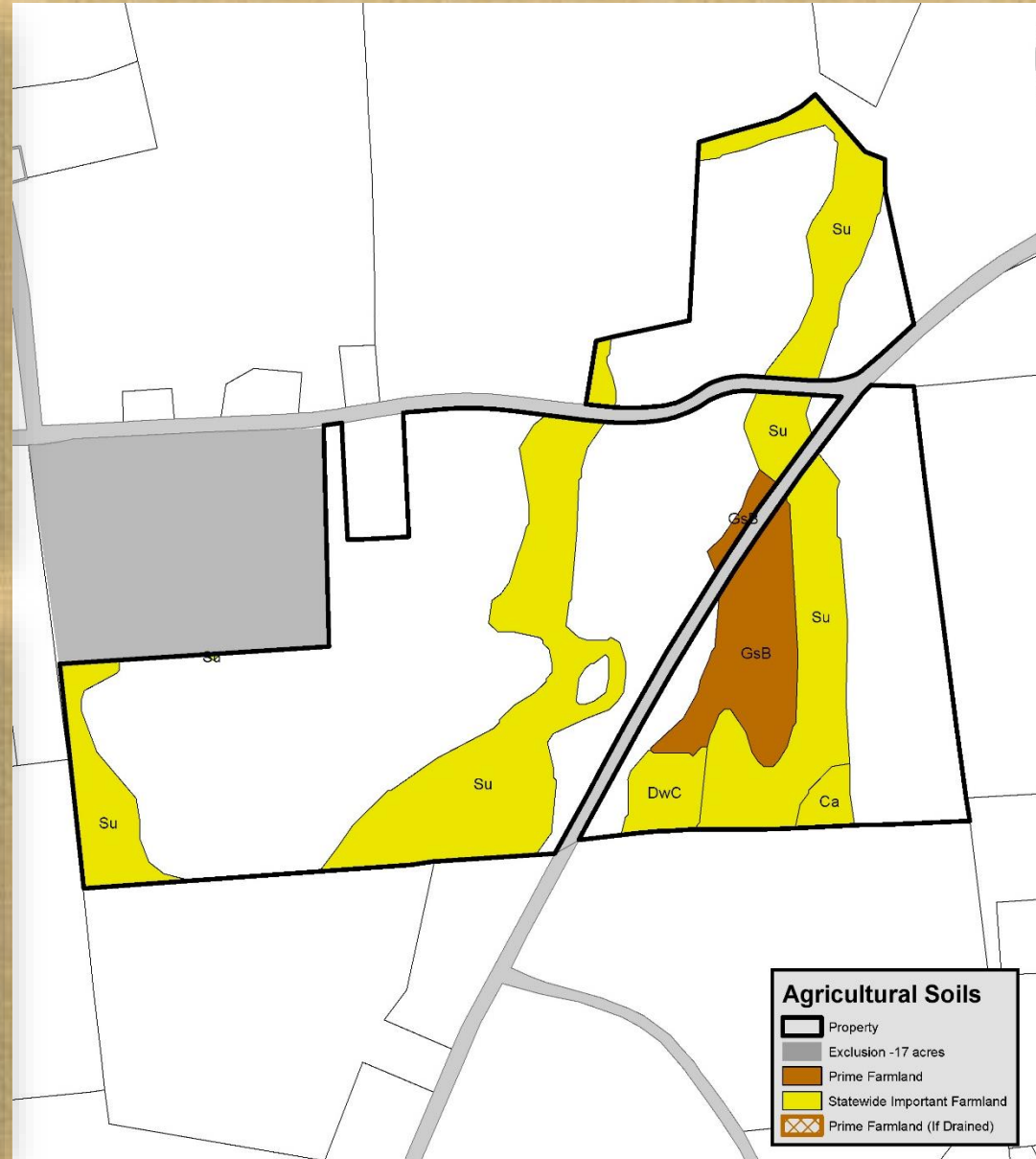
## Current Uses

- The Hahn farm has been in the family since 1798 & is currently farmed by Tom Hahn, its eight generation.
- Diversified operation producing hay and corn, and raising livestock.
- All products sold directly from the on site farm store.
- 90% of the property is engaged in active agriculture.





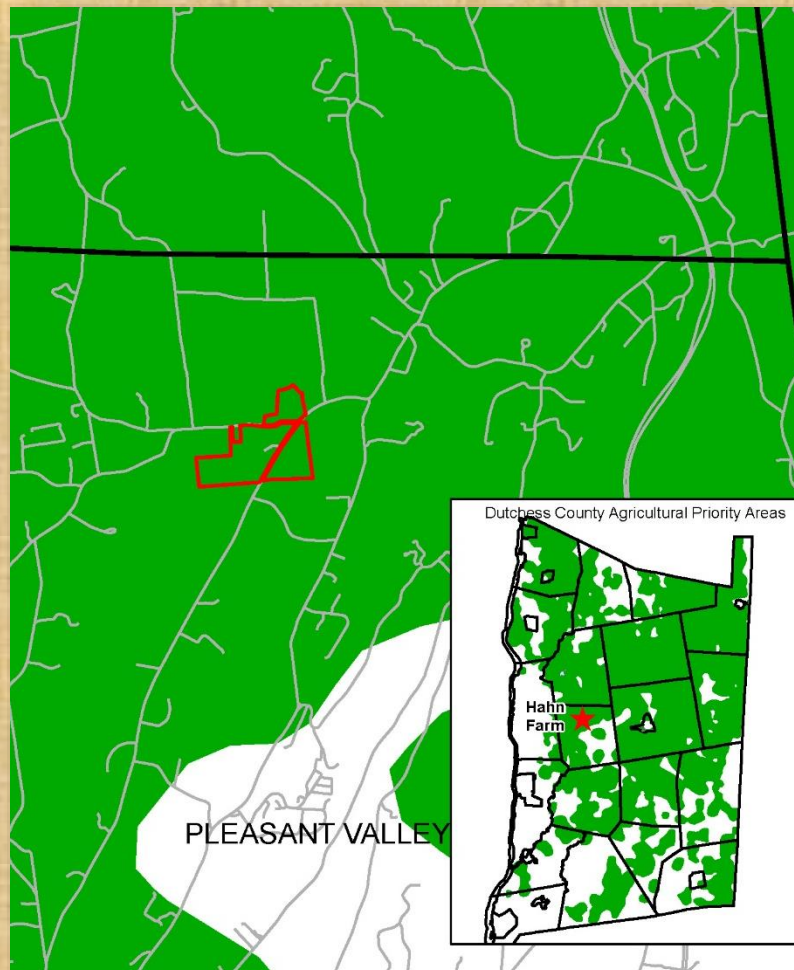
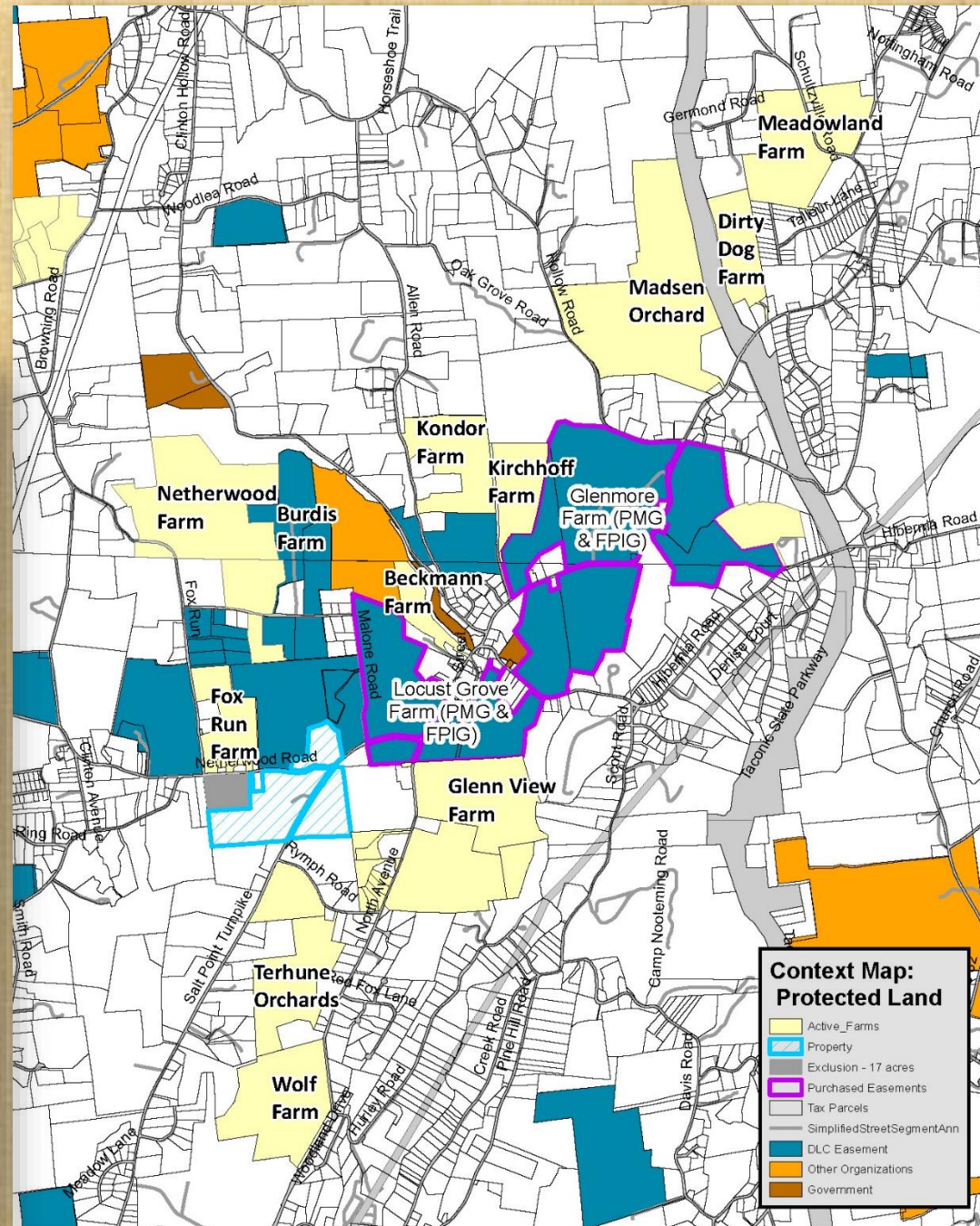
# Soil Quality





# Agricultural Importance

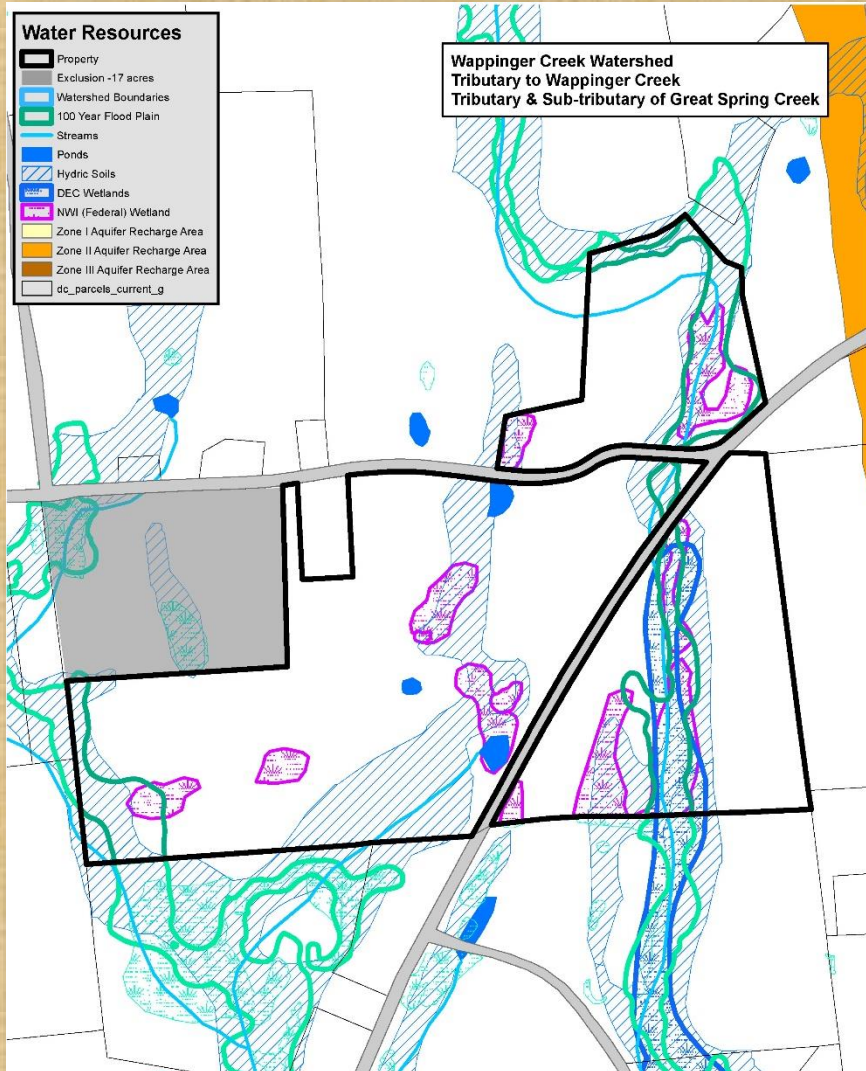
- Critical Mass of Farmland
- Agricultural Priority Area
- Agricultural District 20



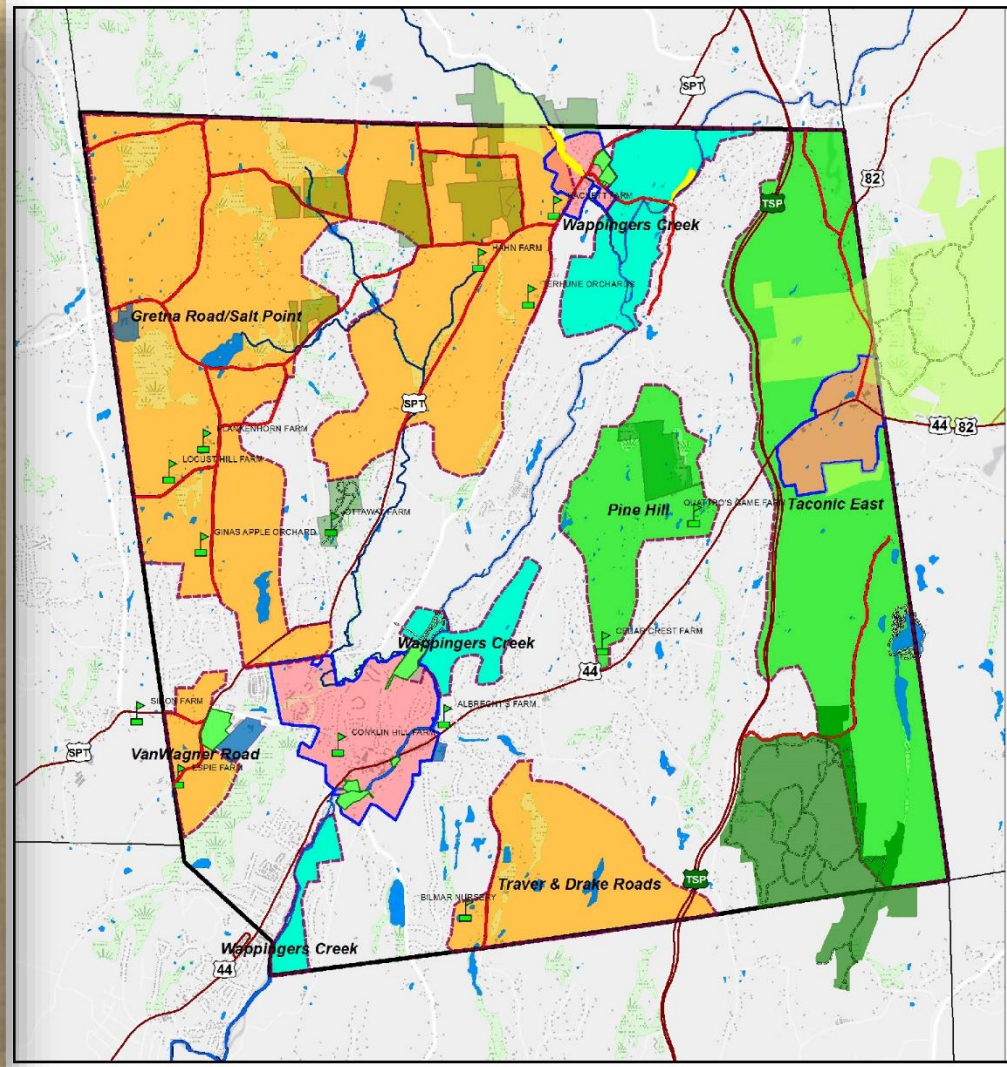


# Resource Protection

## Water Resources



## Priority Conservation Area





# Historic Significance

Hahn Farm was presented with a  
Bicentennial Award by the Governor in 2012





# Continuity of Farm Operation

- Economic Viability
- Future Plans





# Proposed Conservation Easement Budget

**Easement Acquisition Cost: \$543,113**

**Transaction Costs: \$60,000**

Property Survey: \$15,000

Baseline Report: \$4,000

Appraisal: \$4,000

Title Search and insurance \$7,000

Administration, legal \$20,000

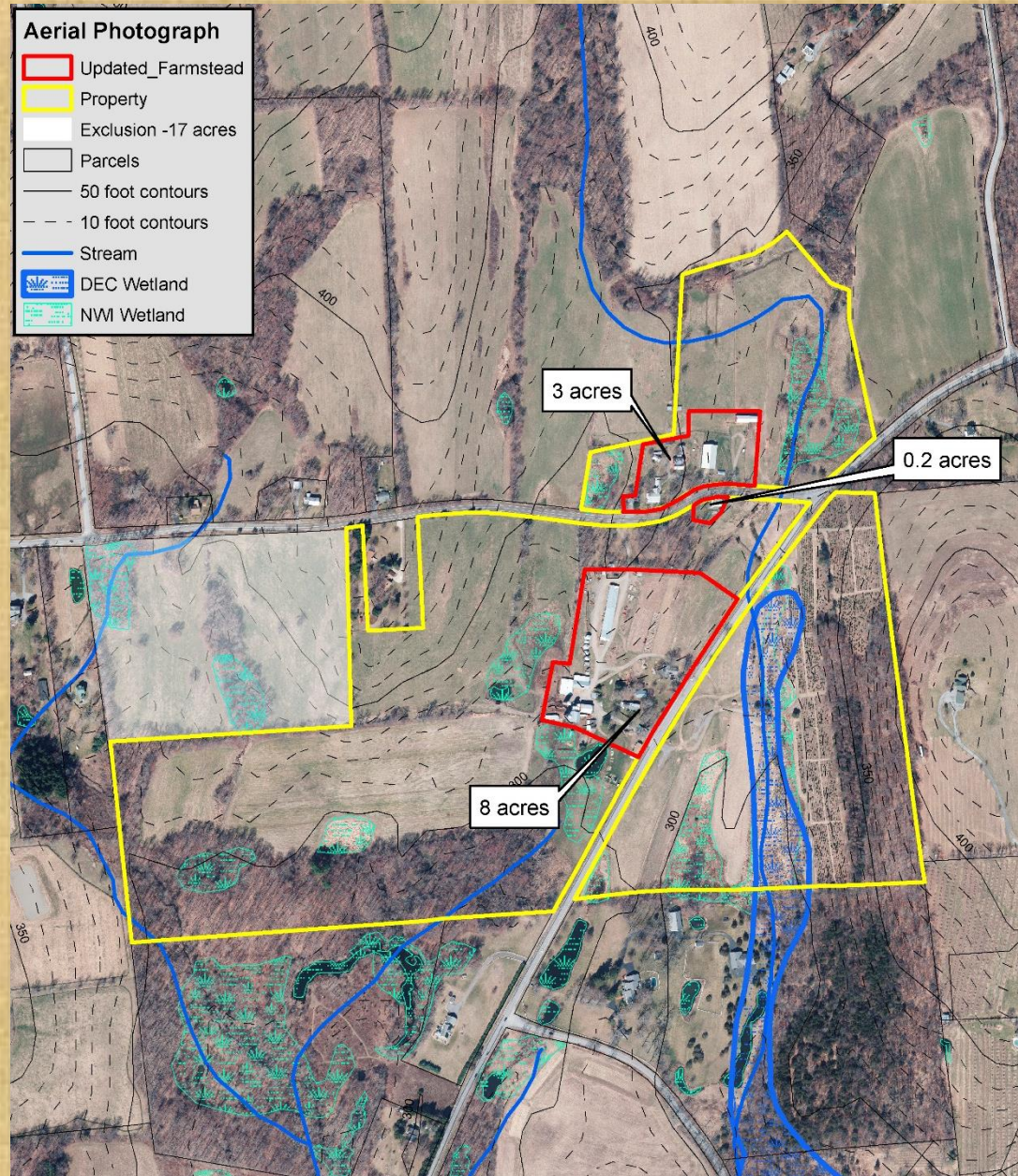
Stewardship/monitoring \$10,000

**Total Project Costs: \$603,113**

**PMG Request (25%): \$145,778**

**Applying to NYS for 75% (\$452,335)**

**DLC providing \$5,000**





*Thank you!*





# Millbrook Community Partnership (Bennett College)

Dutchess County Partnership For  
Manageable Growth Program

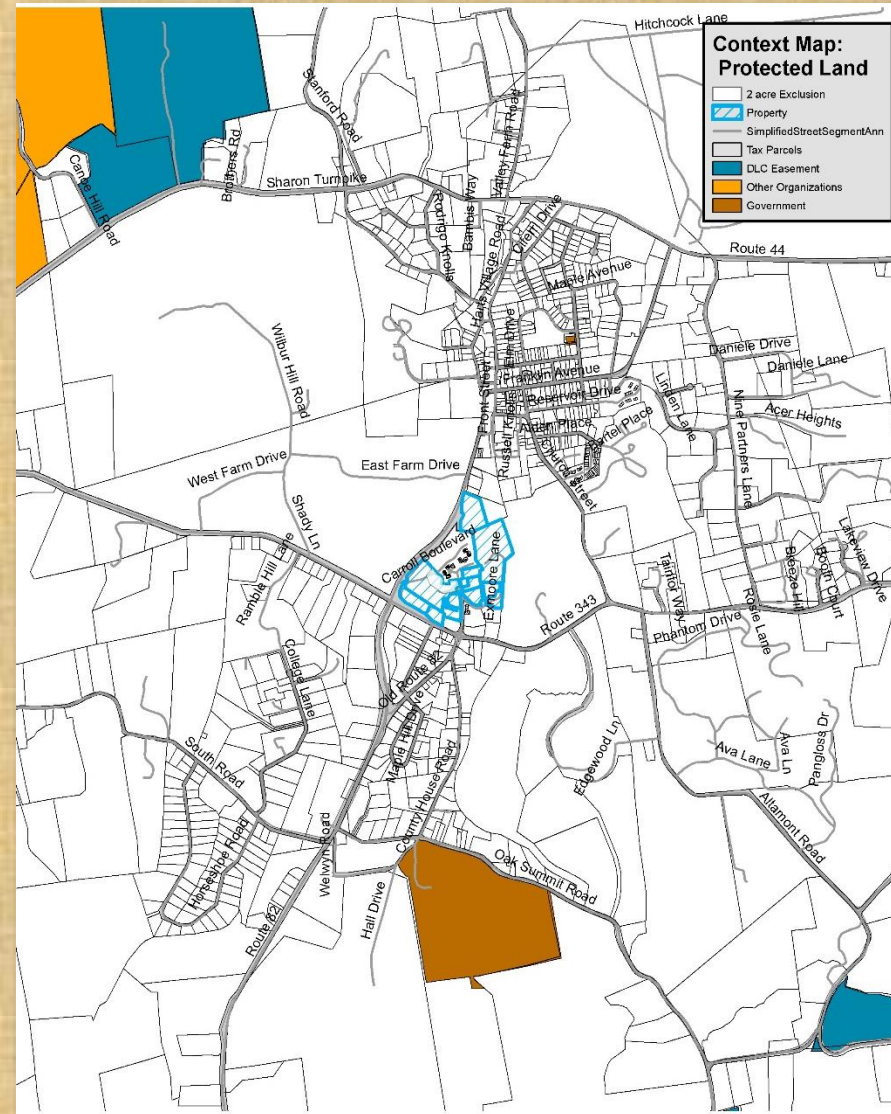




# Millbrook Community Partnership

## 32 Acres

### Village of Millbrook





# History

- Well known as the former Bennett College.
- Originally a luxury hotel & summer getaway
- Millbrook Community Partnership brings new hope with plans for a public passive recreation park.





# Historic Significance

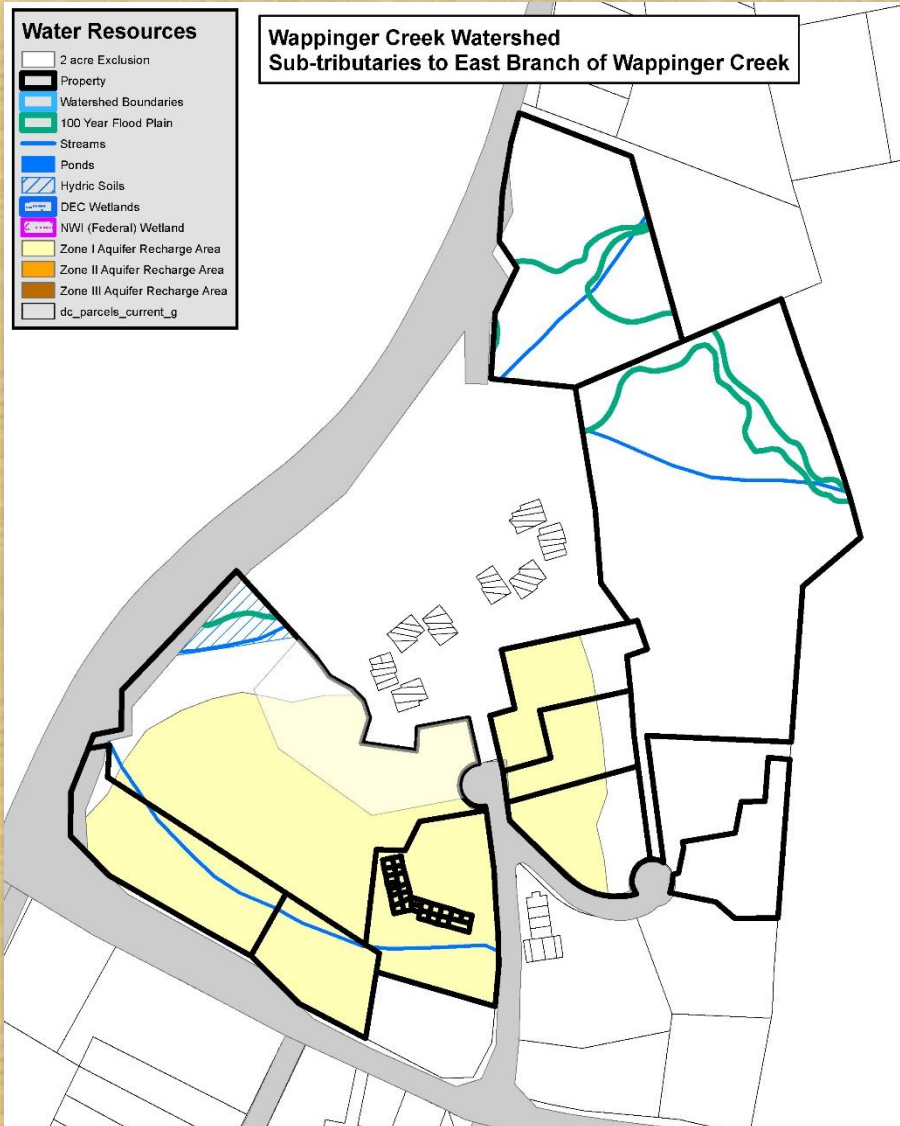
- Iconic Halcyon Hall constructed in 1893 and designed by James E. Ware.
- Unique cultural landscape and sense of place.
- Old growth trees.



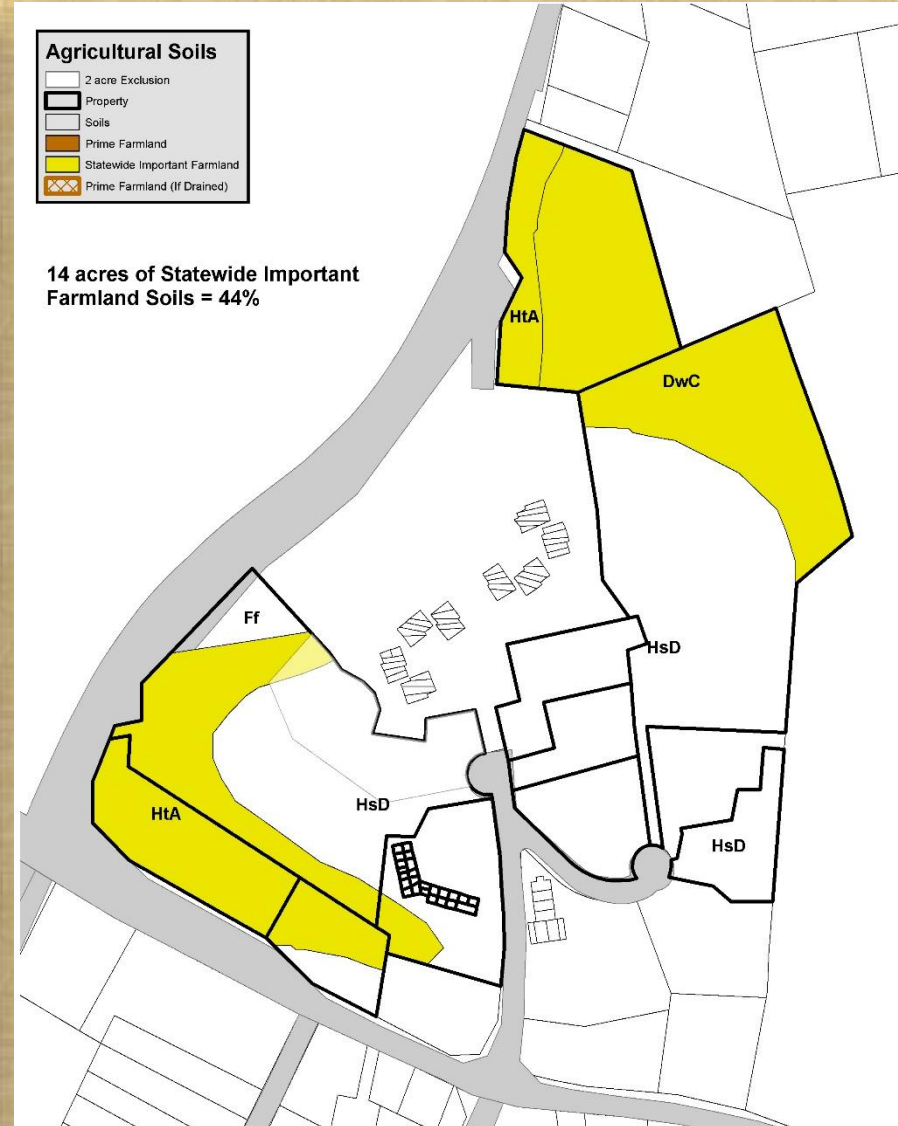


# Resource Protection

## Water Resources



## Soil Resources



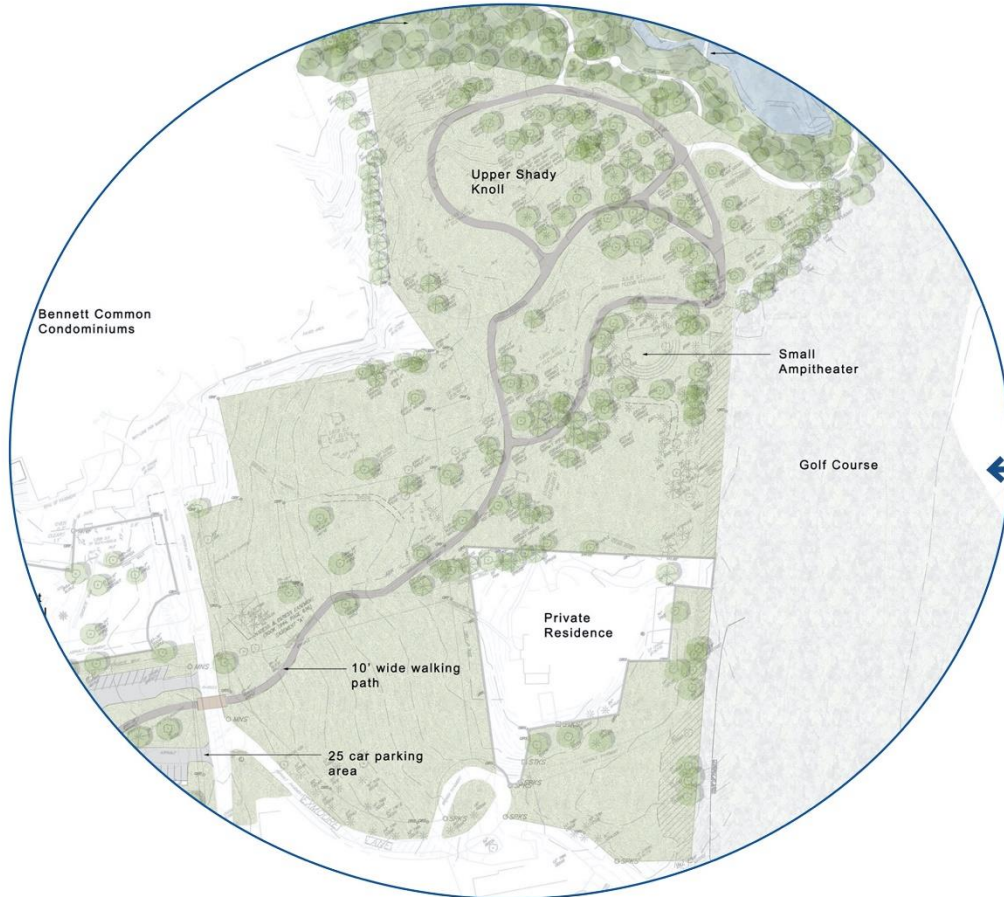


# Future Plans





# Future Plans





# Proposed Conservation Easement

## Budget

<b>Easement Acquisition Cost:</b>	<b>\$1,050,000</b>
<b>Transaction Costs:</b>	<b>\$59,500</b>
Property Survey:	\$15,000
Baseline Report:	\$3,600
Appraisal:	\$5,000
Title Search and insurance	\$5,000
Administration, legal	\$20,000
Stewardship/monitoring	\$10,000
<b>Total Project Costs:</b>	<b>\$1,109,500</b>
<b>PMG Request (50%):</b>	<b>\$554,750</b>









# Primrose Hill Farm

Dutchess County Partnership For  
Manageable Growth Program





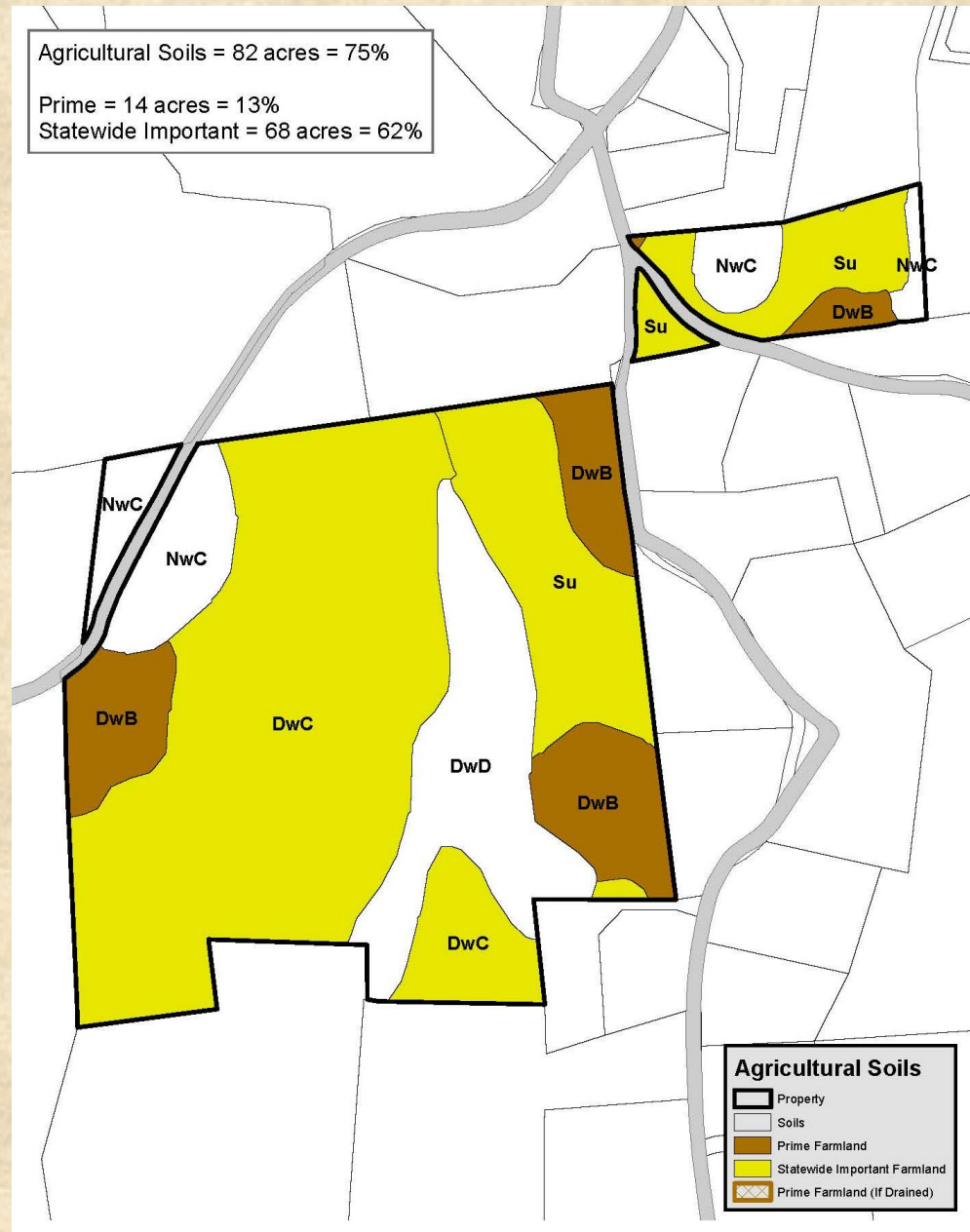
# Current Uses

- Owned by same family since 1801.
- Current farm operations are managed by Bob Schoch, eighth generation.
- Diversified operation:
  - Christmas Tree Farm
  - Commercial Timber – woodland farm products
  - Hay
- 66% of the property engaged in active agriculture.





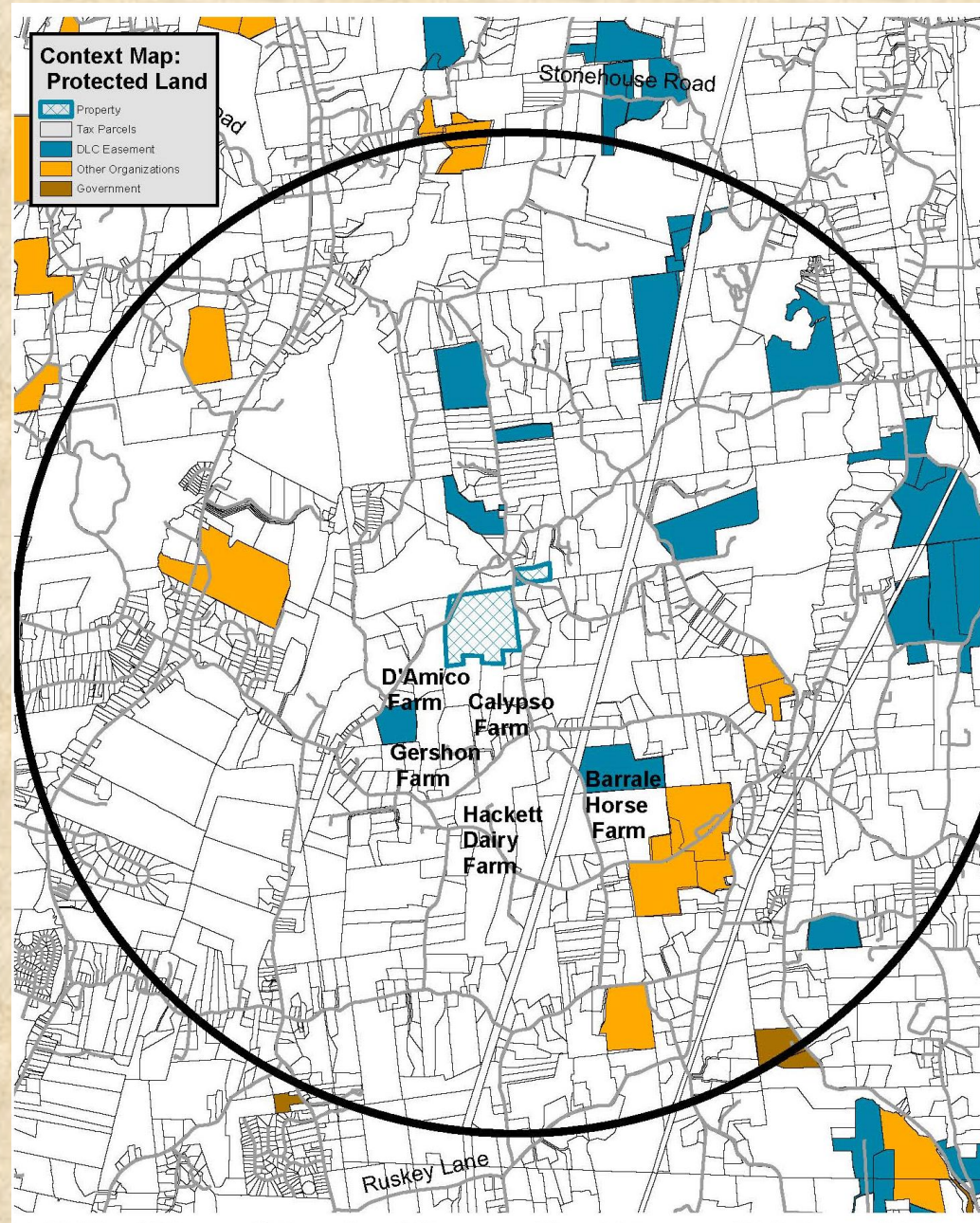
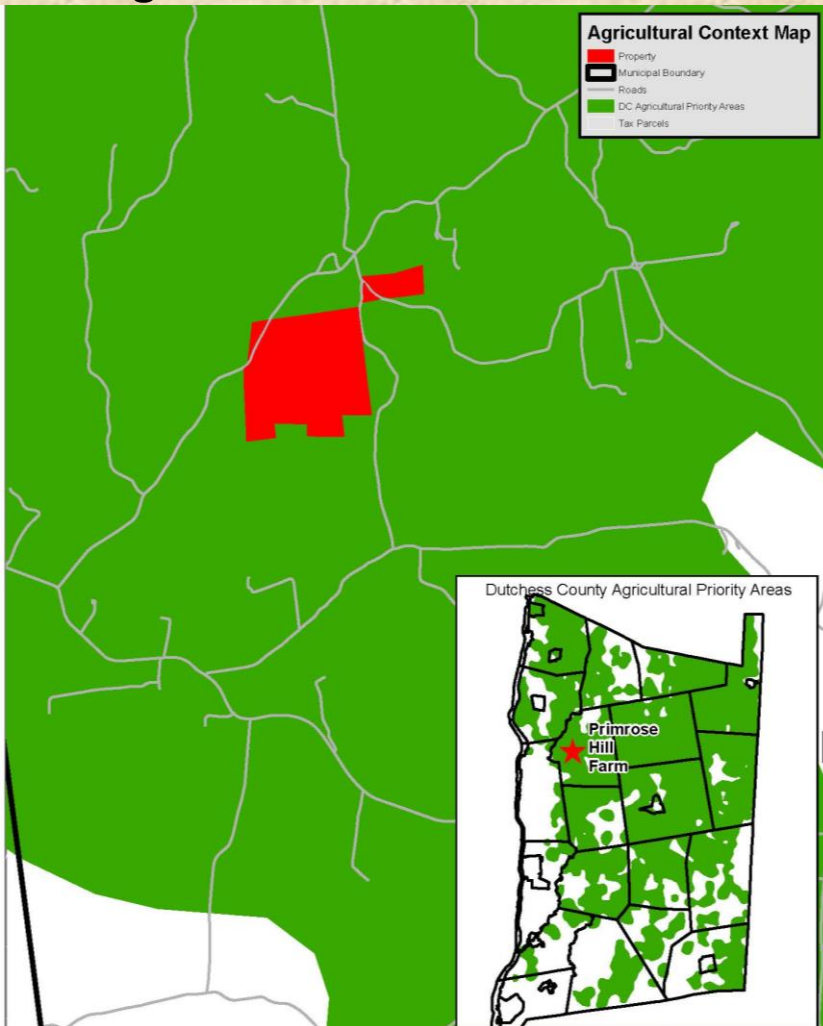
# Soil Quality





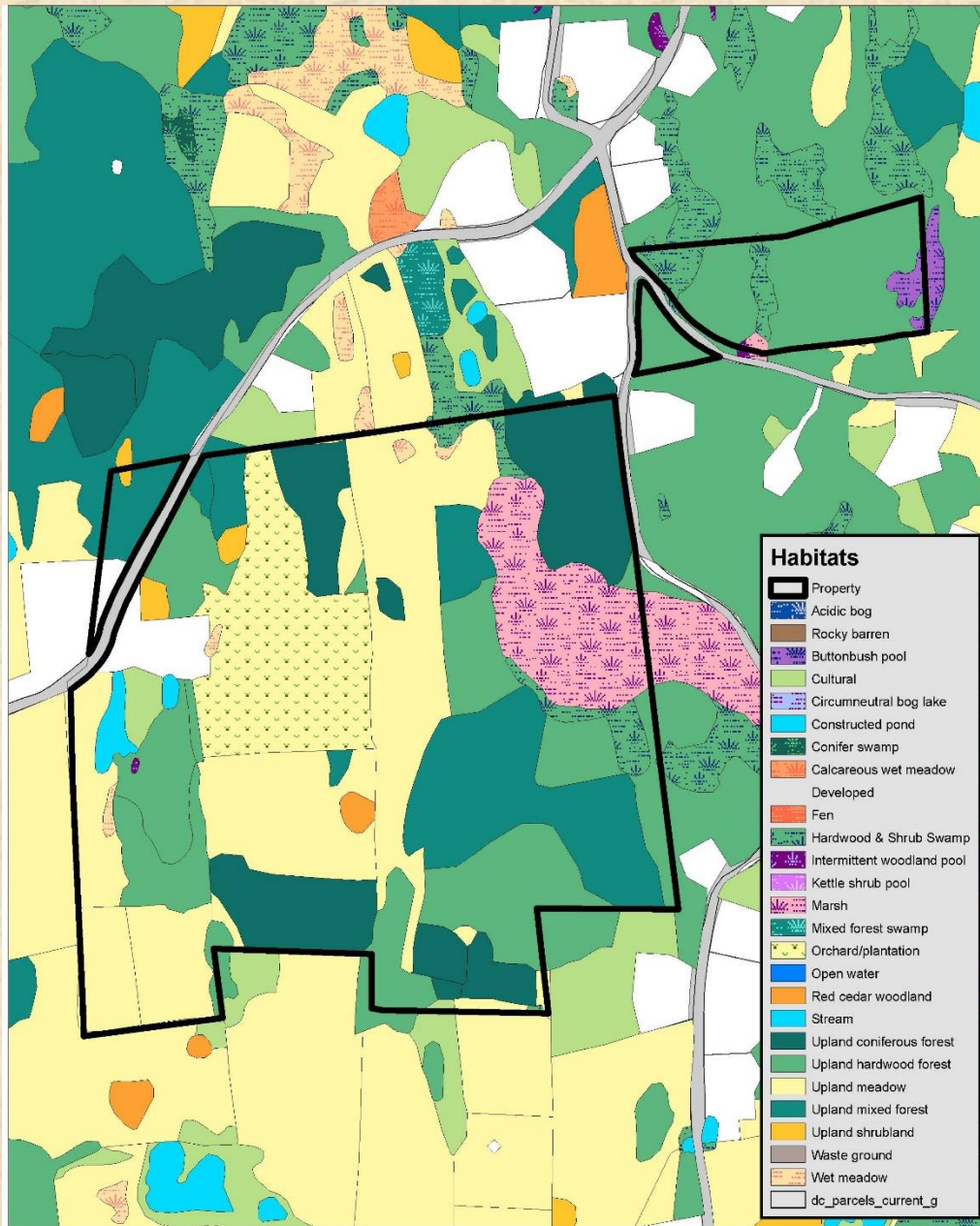
# Agricultural Importance

- Critical Mass of Farmland
- Agricultural Priority Area
- Agricultural District #20



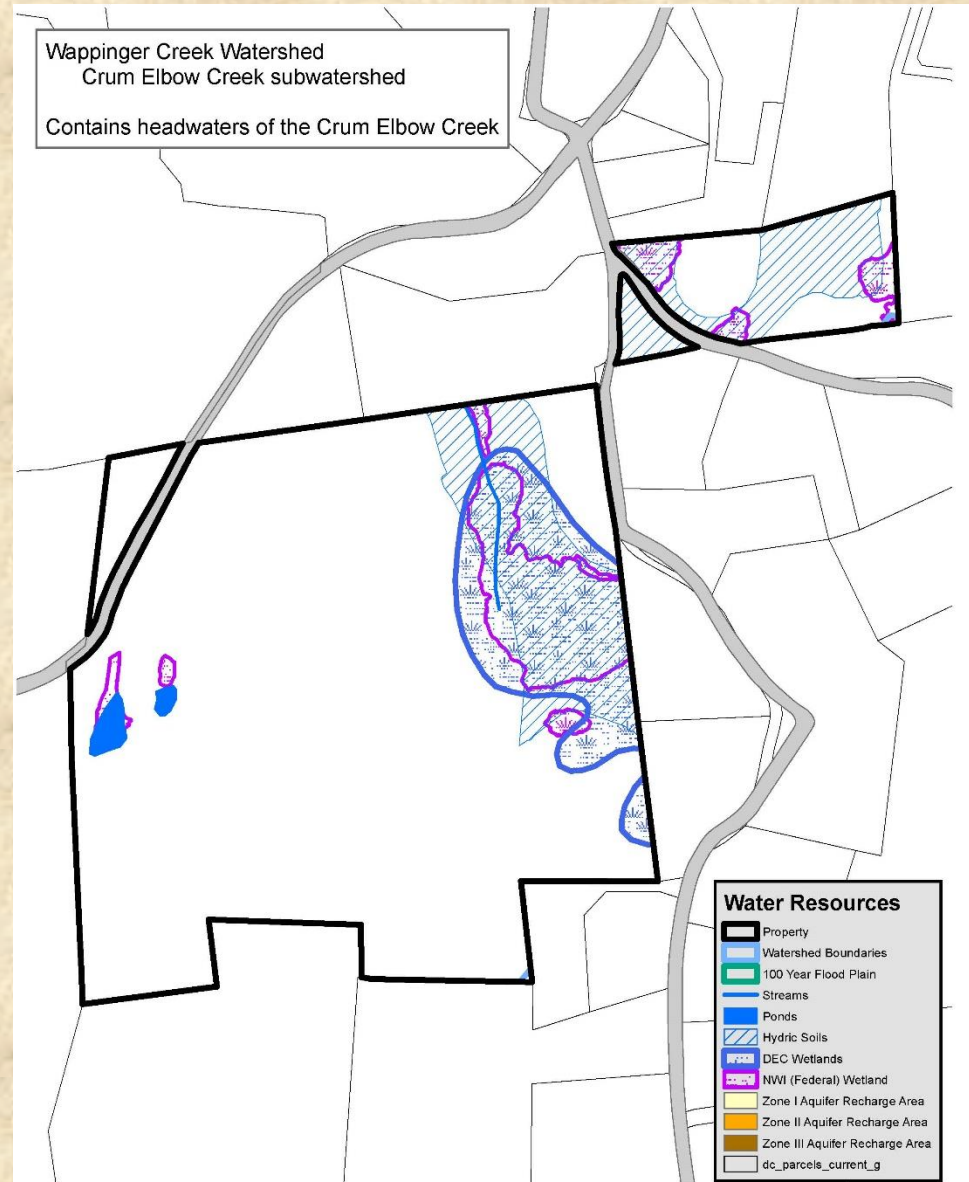
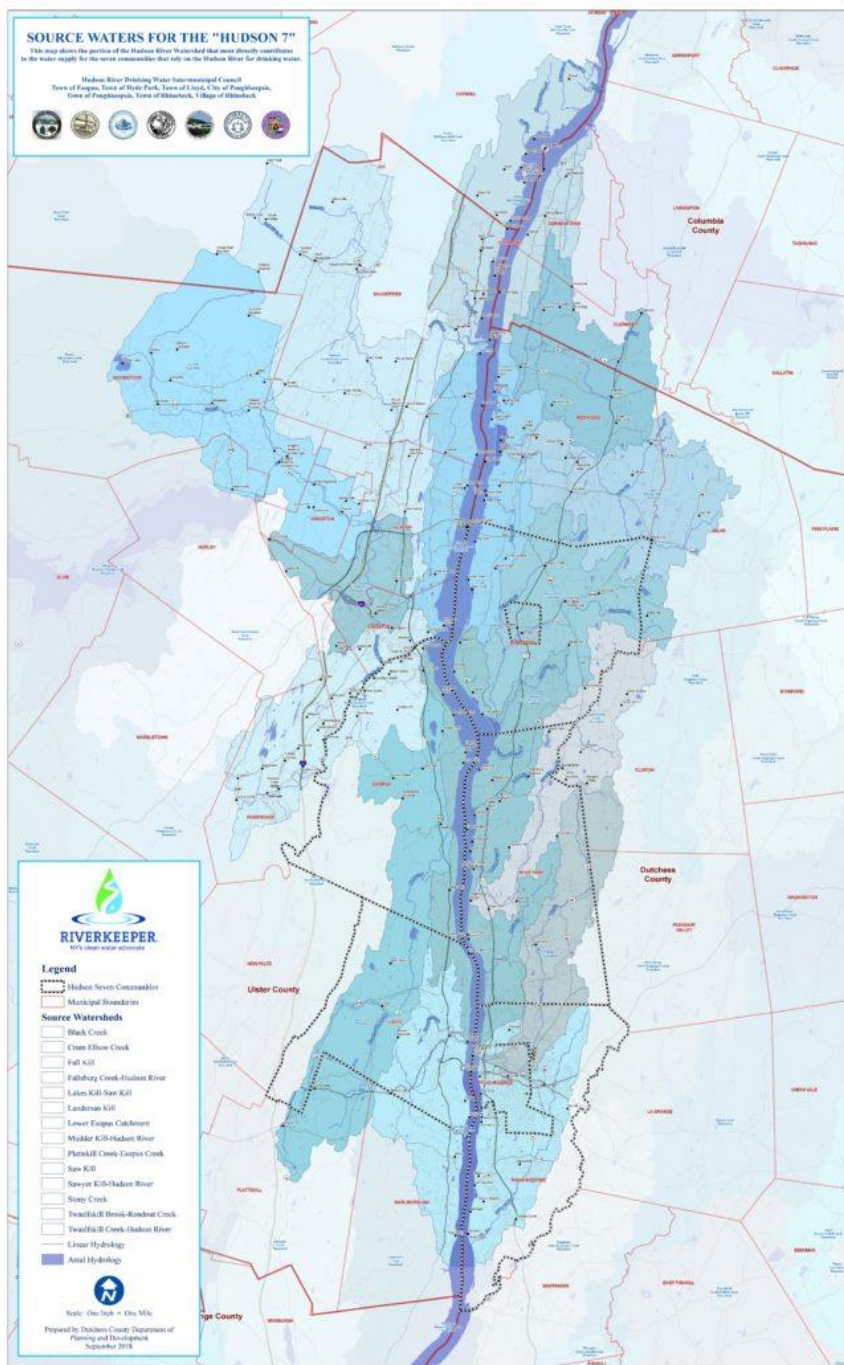


# Habitat Protection





# Water Resource Protection



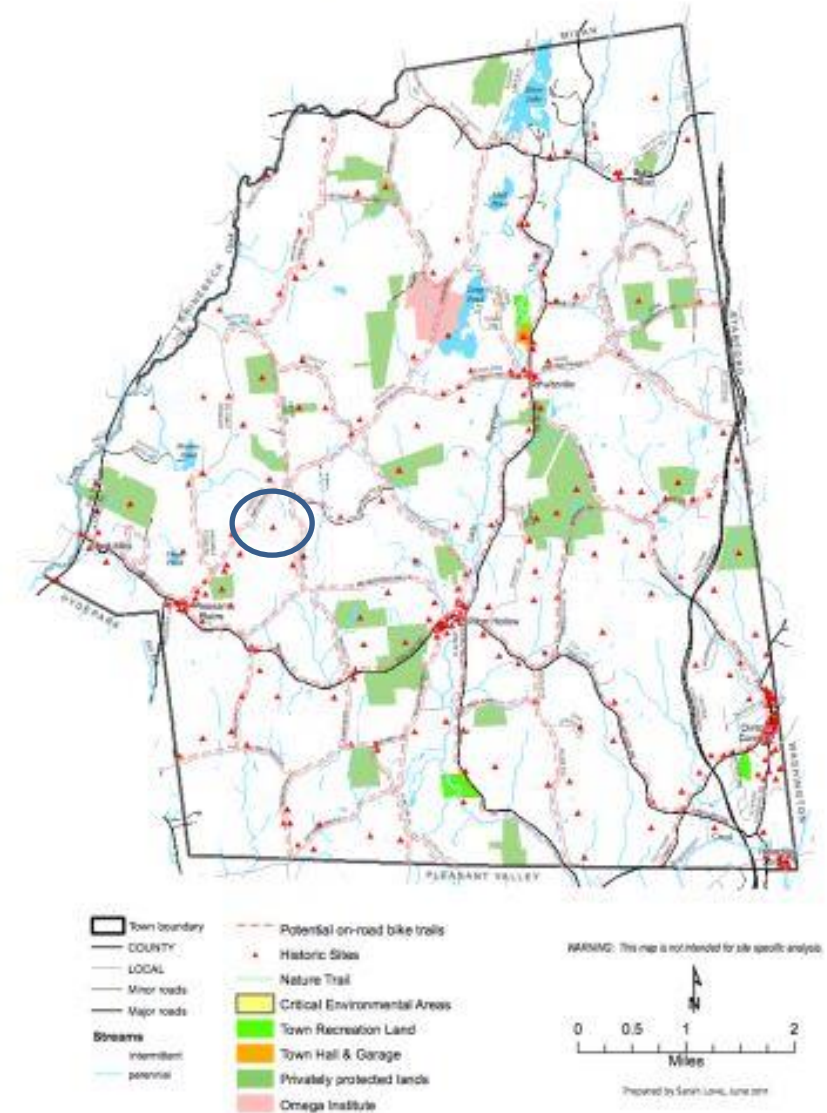


# Historic Significance



**Map 3: Open Space Map, Cultural Resources**

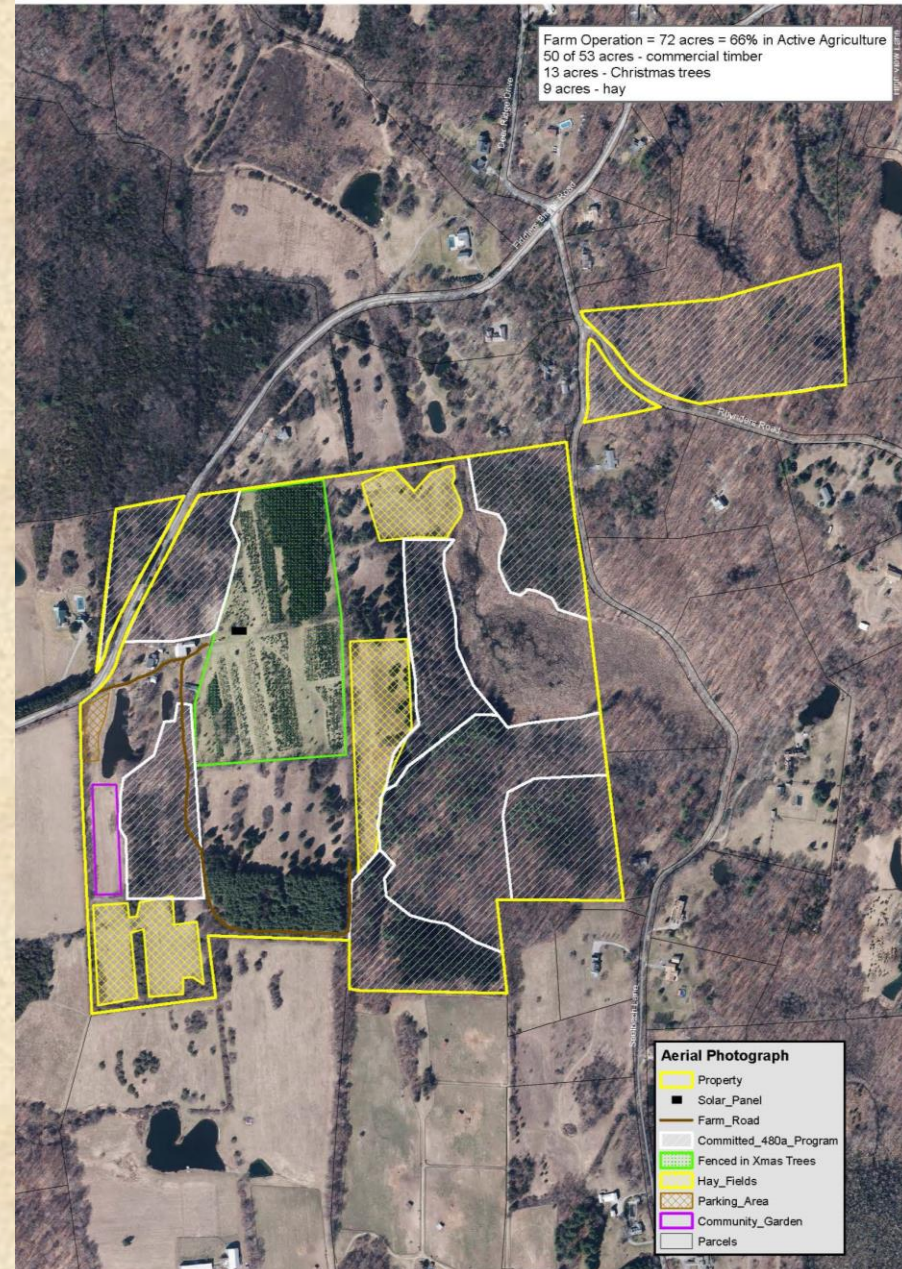
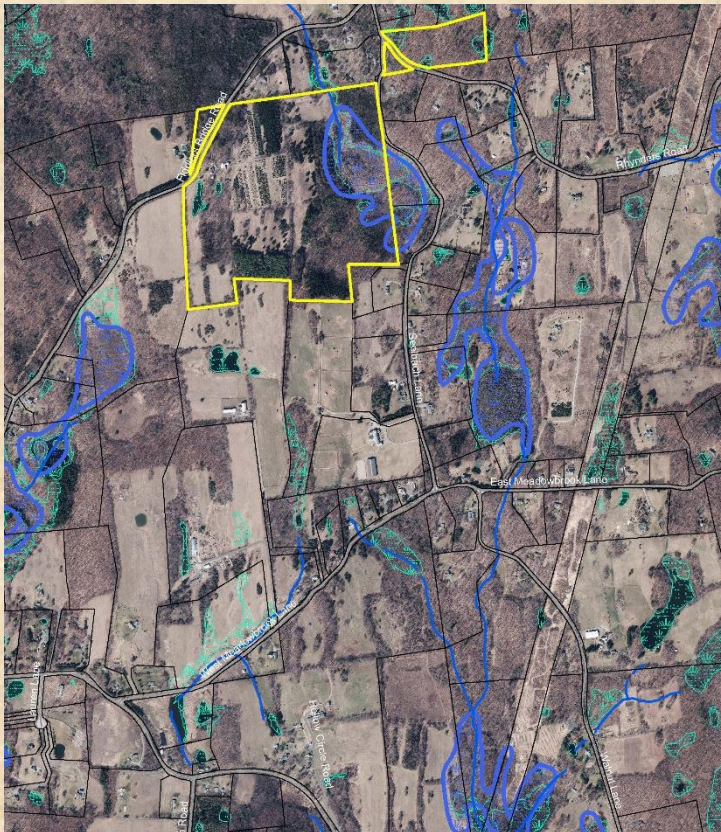
*Town of Clinton, Dutchess County, New York*





# Continuity of Farm Operation

- Economic Viability
- Future Plans
  - Develop hay operation
  - New Christmas tree fields
- Preemptive Purchase Right
  - Property must be sold to a qualified farmer
  - Must be sold at an agricultural use value





# Proposed Conservation Easement

## Budget

Easement Acquisition Cost: \$759,000

Transaction Costs: \$59,500

- Appraisal: \$3,000
- Property Survey: \$18,000
- Baseline Report: \$3,000
- Title Fees: \$6,000
- Recording Fees: \$350
- Administration, legal: \$21,048
- Stewardship: \$10,000

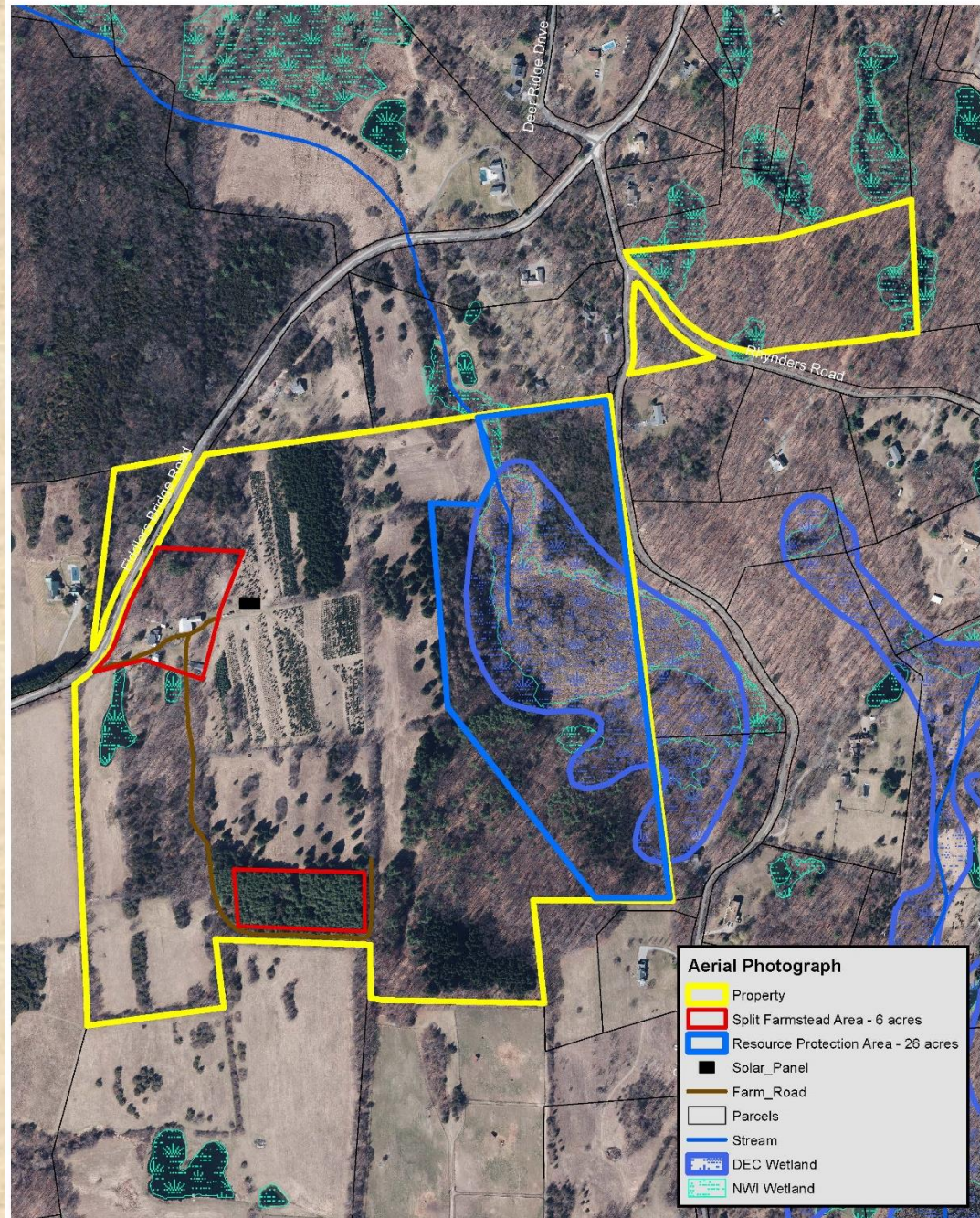
Total Project Costs: \$1,022,398

PMG Request: \$402,999

- \$200,999 Easement Acquisition
- \$202,000 Preemptive Purchase Right

NYS FPIG Application in process: \$615,299

Dutchess Land Conservancy: \$5,000





*Thank  
you!*





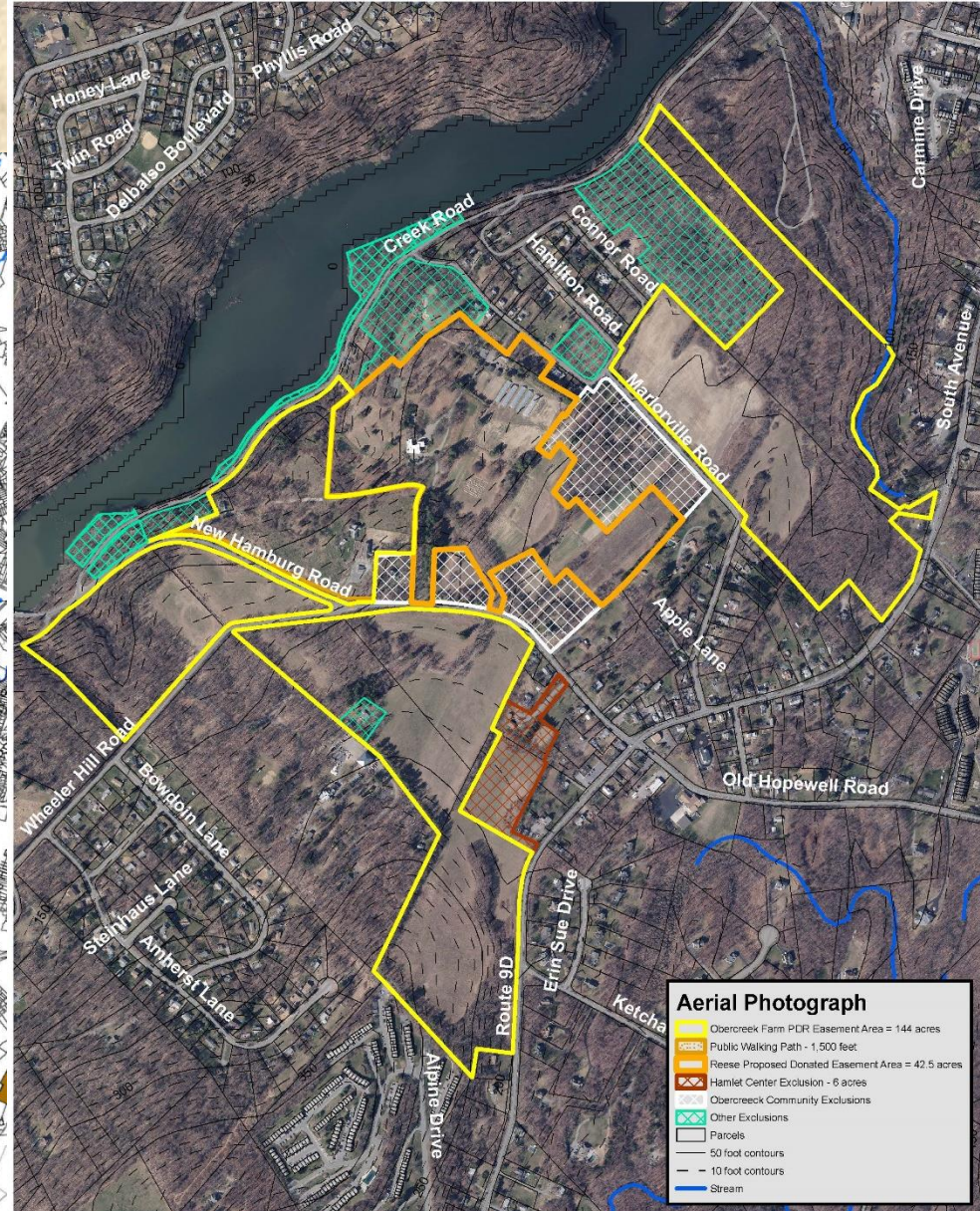
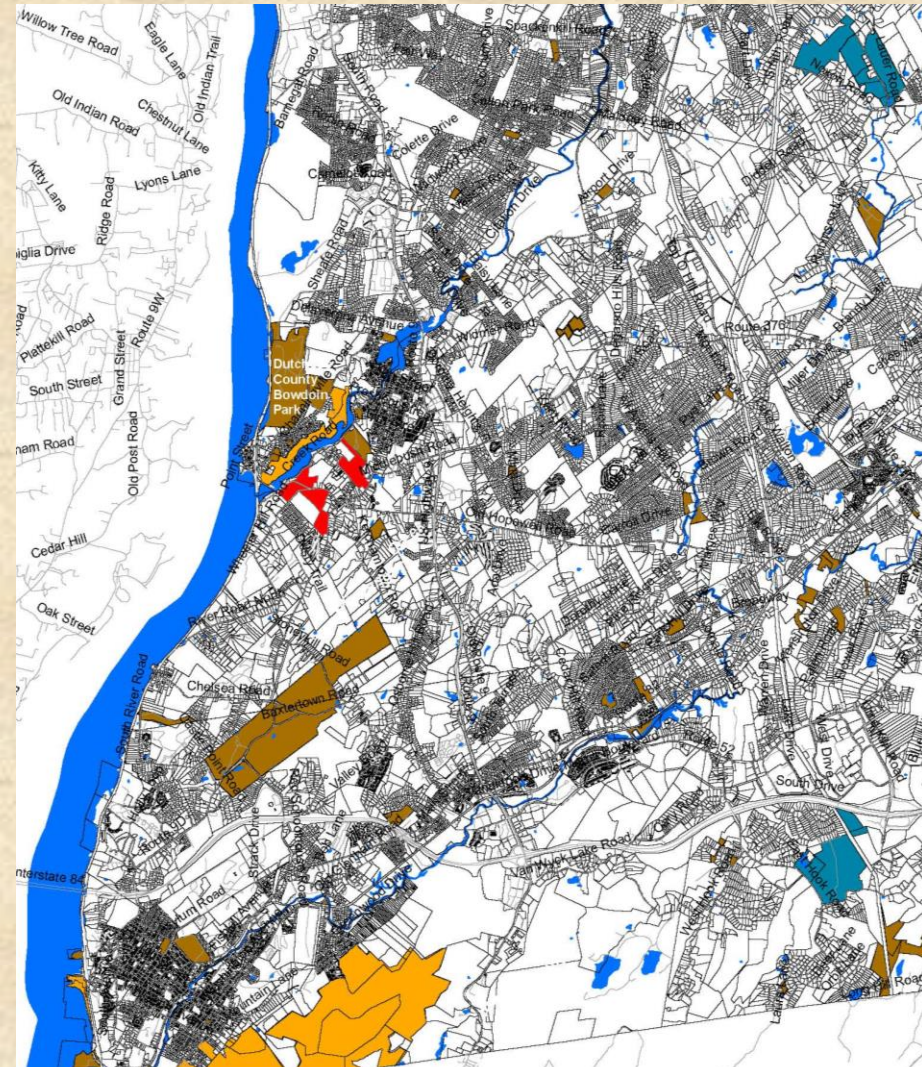
# Obercreek Farm

## Dutchess County Partnership For Manageable Growth Program





# Obercreek Farm 144 Acres Town of Wappinger





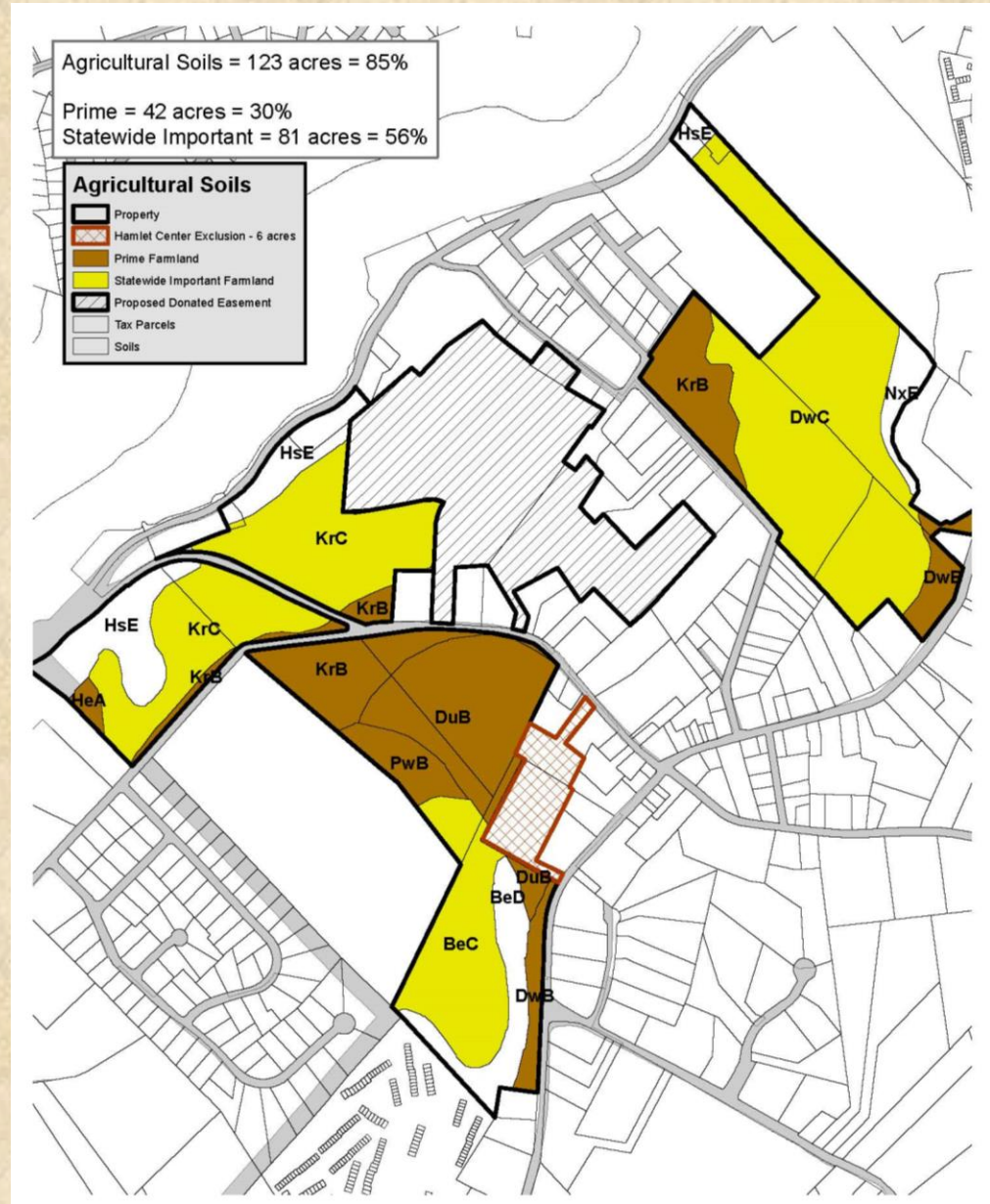
# Current Uses

- Owned by same family since 1850.
- Current farm operations are managed by Alex Reese, sixth generation.
- Diversified operation:
  - CSA
  - farm store with value-added products
  - Produce sold to Adams and other small farm markets
  - Brewery
  - Hay (hayfields leased out)
- 43% of the property engaged in active agriculture.





# Soil Quality





# Agricultural Importance

- Low presence of active farms in densely populated area - food security
- DC Agricultural Priority Area
- Agricultural District 22

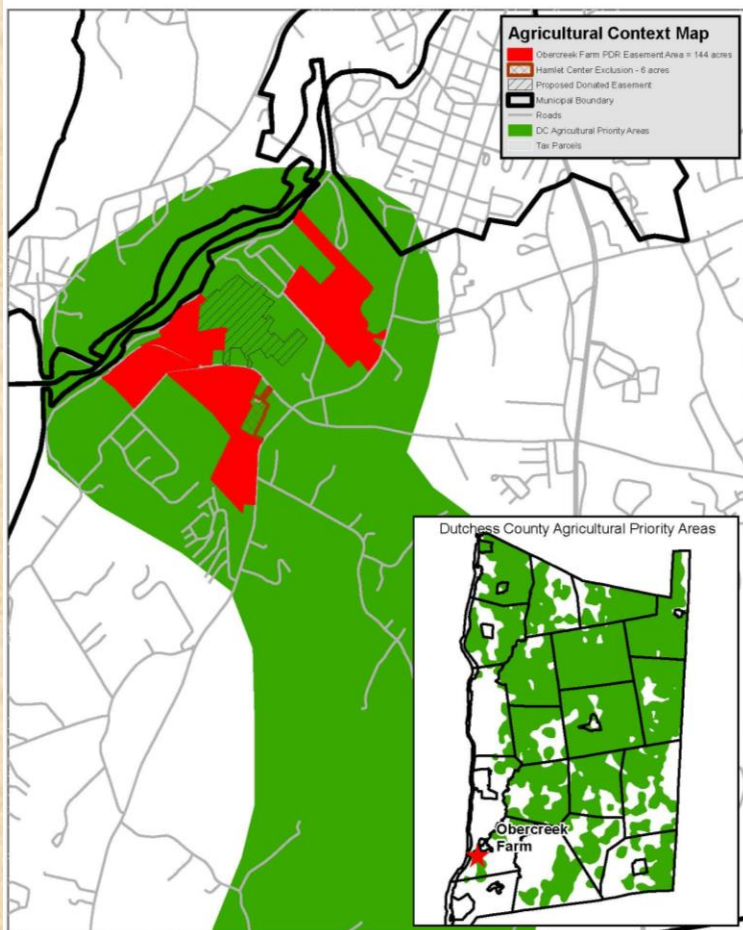


Table 1. Farms and Acreage in Wappinger

Number of Farm Parcels	62
Average Size of Ag Parcel	26 acres
Land in Farms	1,659 acres
Total Land in Wappinger	18,265 acres
Percentage of Town in Agricultural Use	9%

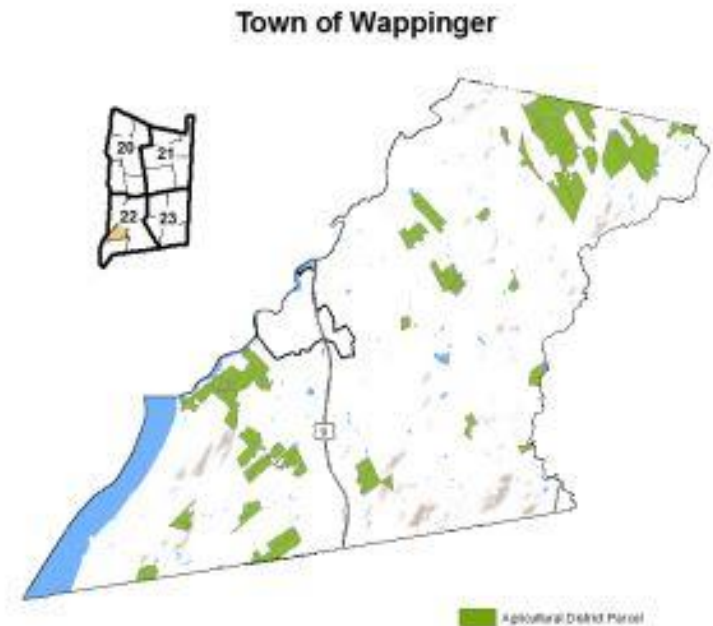
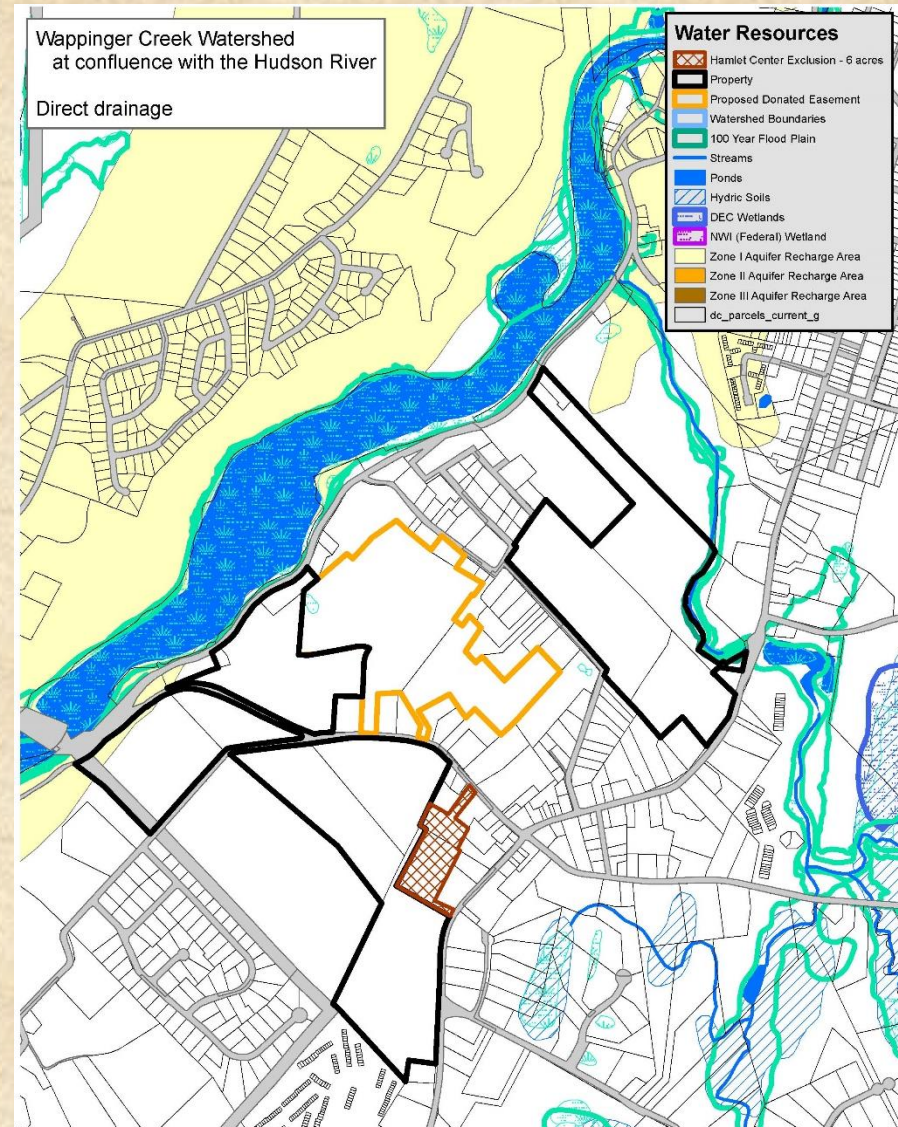
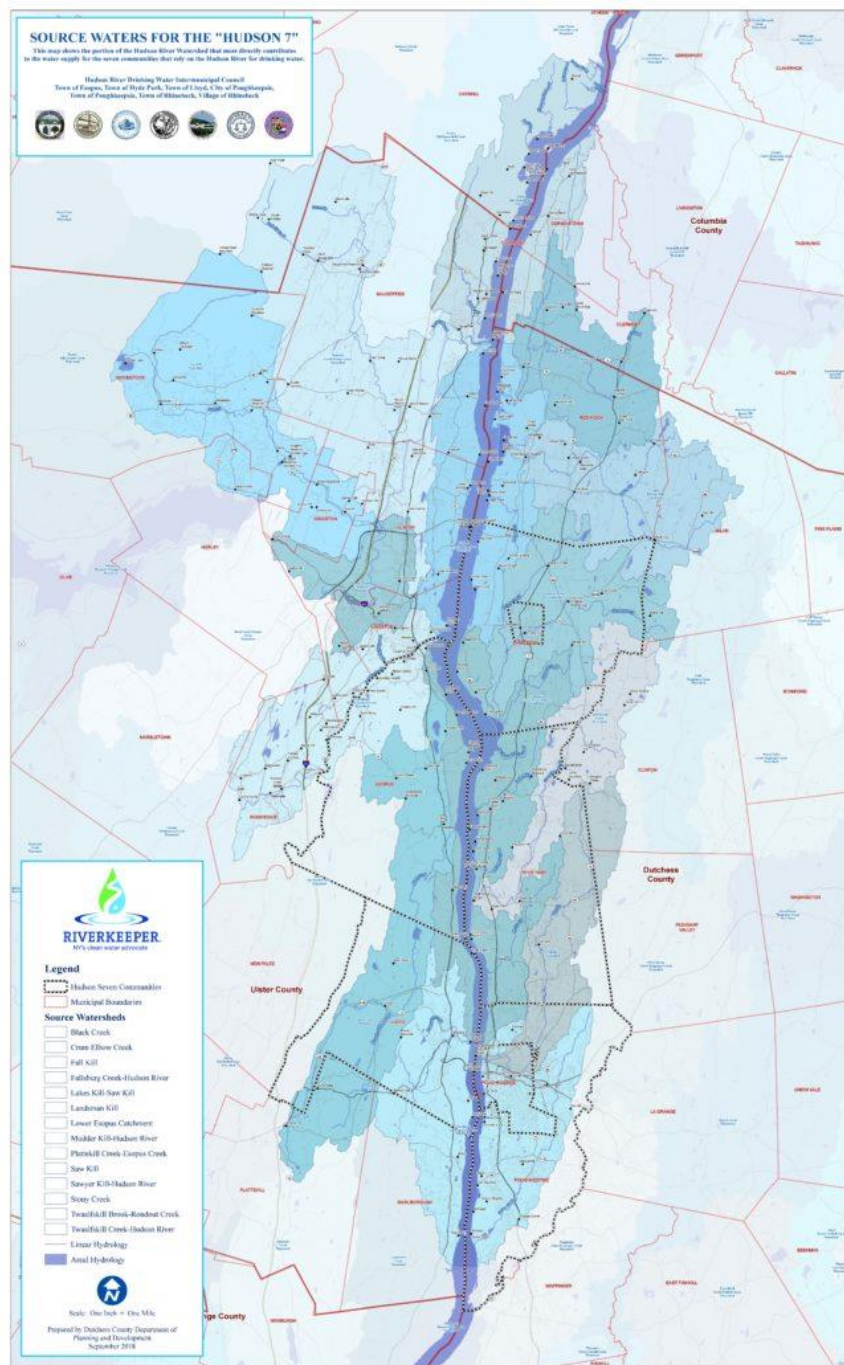


Figure 1. Map of Town of Wappinger in Agricultural District 22



# Water Resource Protection





# Continuity of Farm Operation

- Expanding CSA membership
- Relocating Brewery
- Increasing acreage of vegetable fields
- Growing own hops onsite





# Proposed Conservation Easement

## Budget

**Easement Acquisition Cost: \$1,867,925**

**Transaction Costs: \$80,000**

Appraisal: \$4,000

Property Survey: \$20,000

Baseline Report: \$4,050

Title Fees: \$10,000

Administration, legal: \$24,000

Stewardship: \$17,600

**Total Project Costs: \$1,947,925**

**PMG Request (24.7%): \$481,981**

**NYS FPIG Application in process: \$1,460,944**

**Dutchess Land Conservancy: \$5,000**

**Landowners: \$2,600**

