



## Sullivan County Agriculture and Sustainability Policy Committee

June 9, 2016 AGENDA

1:30 PM

Committee Members:

Catherine Owens, Chair, Nadia Rasjz, Vice-Chair, Mark McCarthy, Terri Ward, Scott Samuelson

### **Call to Order**

### **Attendance**

**Comments:** Committee Chair

**Presentation:** None

### **Reports:**

1. Agricultural Report- Melinda Meddaugh
2. Office of Sustainable Energy (OSE) Monthly Report- Carol Roig & Stephen Stuart

### **Discussion:**

1. Community Choice Aggregation

**Resolutions:** None

### **Public Comment**

### **Adjourn**

## **Agriculture Report May 2016**

### **Agriculture Districts:**

The Agriculture and Farmland Protection Board (AFPB) met on May 10<sup>th</sup> to review 9 applications. Of these, 5 were recommended to be included into the agricultural district and 4 were denied. Attached is the AFPB report.

### **Educational Programs:**

- **Introduction to Poultry:** 12 participants took part in the 2<sup>nd</sup> class of the Beginner Farmer Series. Open forum issues relating to poultry were discussed. Topics examined were breed selection, regulations for selling meat and eggs, housing considerations and feeding costs.
- **Farm Funding Workshop:** Over 20 participants attended the final class of the Agriculture Business Series. Attendees learned about the Sullivan County Agri-Business Revolving Loan Fund, County of Sullivan IDA Agri-Business Revolving Loan Fund, Farm Service Agency programs, and NRCS programs, along with information on NYSERDA programs, NYS, and other regional funding opportunities. Speakers included Jill Weyer of the Planning Department, Anthony Capraro of NRCS, Jen Flad of the IDA, Brie Mattsen of MSA, and Katelyn Israelski of Senator Gillibrand's office.
- **Workshops for June:**
  - June 8th, 530pm – 730pm: Vegetable Farm Tour

### **Dairy Processing Project:**

We have finalized the equipment list and are working through the contracts and drawing down money the dairy processing equipment this month for the new organic, yogurt facility. The equipment will be ordered this month.

### **Inquiries:**

We received over 50 inquiries this month on the following topics:

- Financing/business planning
- Farmland Preservation
- Agricultural Districts
- Livestock production
- Poultry Processing and equipment
- Vegetable production
- Apple pruning
- Beginner Farmer inquiries
- Maple Syrup
- Solar Farms
- Marketing
- Soil Testing
- Ag related regulations

**Farmers Market Promotion:**

- Project: CCE and Planning are working with the Farmers Market Managers for all of the farmers markets in Sullivan County, SCVA and Public Health to develop a marketing plan for 2016 – 2017, in order to increase attendance at our farmers markets.
- We sent out a short survey in order to develop the branding for the farmers market project.
- The logo for the project has been created.
- The consultant is in the process of conducting surveys in order to gather information for the marketing plan. We anticipate the marketing plan to be completed in July, with a launch in August.

**Radio Promotion:**

- Ag Reports & Market Reports: CCE provided weekly ag market reports for Thunder 102

**Farm to Market/Institution Project:**

- CCE is currently collecting information for the USDA Farm to Institution Planning Project. As part of the project we are surveying farmers, institutions and distributors, this also includes conducting farm visits. In addition, we are developing a better inventory of the farms located in Sullivan County. To date, we have surveyed over 25 farmers, 1 school and 1 distributor. We anticipate interviewing 5 more large scale institutions and 3 more distributors by June. The planning project will be completed by September. Once complete, we will work on implementation.
- CCE anticipates working with Ulster CCE to provide training to farmers on how to sell to large scale institutions and restaurants this fall/winter.

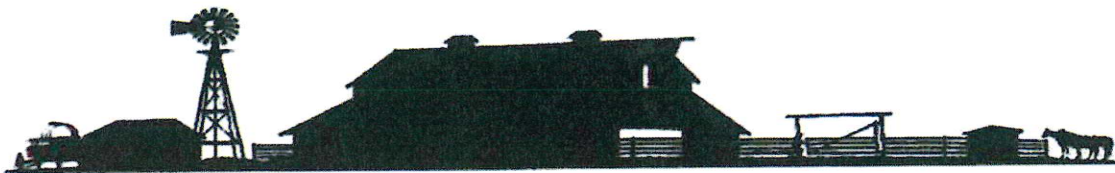
**Agri-Business Retention and Expansion Program:**

- As part of this program we have accomplished the following:
  - Visited 10 farms
  - Created 150 farm business resource packets. We have handed out approximately 50.
  - We are currently working on a Sullivan County farm resource manual.
  - We developed the farm business workshop series.
  - We are working with dairy farms on exploring value added production.

**Research Projects:**

- We are currently working with Cornell University and a vegetable farmer on an organic based no-till research project. This is a statewide project with Cornell University that will help to gain a better understanding of whether or not certain organic methods can increase profitability.





***Sullivan County Agricultural and Farmland Protection Board***

*100 North Street, Monticello NY 12701*

On May 10, 2016, the Sullivan County Agricultural and Farmland Protection Board met to review applications for parcels to be included in the existing New York State Agricultural Districts during the annual thirty-day window.

A total of 17 parcels comprising 322.33 acres were recommended for inclusion by the Board. There were four properties that were not recommended to be included into the Agricultural District, two were in the Town of Liberty and two were in the Town of Mamakating. The Board determined these properties either did not meet town zoning requirements or did not show enough of a commitment to agriculture at this time. The properties that were recommended include the following:

<b><u>Kevin Huntslander</u></b>	<b><u>Town of Mamakating</u></b>
185 Mountain Rd., Bloomingburg, NY	50.-1-16.11
	<b>6.25 acres</b>

Land used to support a maple syrup operation, as part of the parcels of William Huntslander.

<b><u>William Huntslander</u></b>	<b><u>Town of Mamakating</u></b>
154 Mountain Rd., Bloomingburg, NY	50.-1-16.1
	50.-1-16.5
	50.-1-16.10
	49.-1-19.2
	<b>156.22 acres</b>

Land to support maple syrup production, a livestock operation and hay production. This has been a farm operation for more than 100 years and currently receives agriculture assessment.

<b><u>Daniel Stenter</u></b>	<b><u>Town of Fallsburg</u></b>
25 Rosemond Rd., Woodridge, NY	30.-1-3
	<b>65.2 acres</b>

A start-up operation to support a honey and vegetable production, along with expansion into poultry and small scale livestock. The landowner has invested agriculture infrastructure into the property and currently sells the products produced.

<b><u>Michael &amp; Dorothy Novogrosky</u></b>	<b><u>Town of Fallsburg</u></b>
331 East Pond Rd, Woodridge, NY	29.-1-24.1
	<b>26.18 acres</b>

Land to support an existing commercial horse operation. The landowner has invested agriculture infrastructure into the property.



**The Center For Discovery**

Holmes Rd., Harris, NY

**Town of Thompson**

7.-1-27.1

7.-1-26.10

7.-1-27.2

7.-1-26.9

7.-1-26.15

7.-1-26.8

7.-1-26.11

7.-1-26.7

Old Liberty Rd., Monticello NY

2.-1-30.3

2.-1-30.2

**68.48 acres**

Land to support additional grazing for a livestock operation, vegetable production through greenhouses and to expand the existing orchard operation. These parcels are part of an existing farm operation and will help to expand an existing farm operation already in an agricultural district.

According to Article 25-AA of the New York State Agriculture and Markets Law, interested landowners must submit a proposal to include "Viable Agricultural Land" within an existing certified Agricultural District. "Viable Agricultural Land" is defined in Ag and Markets Law as land highly suitable for agricultural production and which will continue to be economically feasible for such if real property taxes, farm use restrictions and speculative activities are limited to levels approximating those commercial agricultural areas not influenced by the proximity of non-agricultural development."

The Sullivan County Agricultural and Farmland Protection Board duly recommends that said parcels above consist predominantly of viable agricultural land and the inclusion of such land will serve the public interest by assisting in maintaining a viable agricultural industry within the district and that said parcels should be included into the existing Agricultural District #4.

**Timeline:**

- The County accepted applications during the 30 Day window from April 1, 2016 until April 30, 2016
- Notifications for site visit went via email and mail to municipalities on April 29, 2016.
- Site visits for landowner applications took place on May 5<sup>th</sup> and May 6<sup>th</sup>.
- Meet of the Agriculture and Farmland Protection Board to review and recommend parcels took place on May 10, 2016.
- Notifications for the public hearing went vial email and mail to municipalities on May 20, 2016
- Notifications for the public hearing went via mail to adjoining landowners on May 20, 2016.

# Sullivan County Parcels Recommended for Inclusion into the Agricultural District

**Legend**

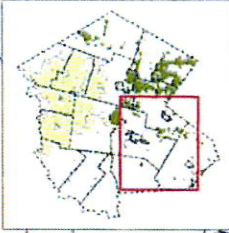
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Recommended Parcels	Tax Parcels
Villages	Water Bodies
Towns	Agricultural District 1
Hamlets	Agricultural District 4
Streams	
County Roads	
State/Federal Roads	

0 50 100 200 Meters

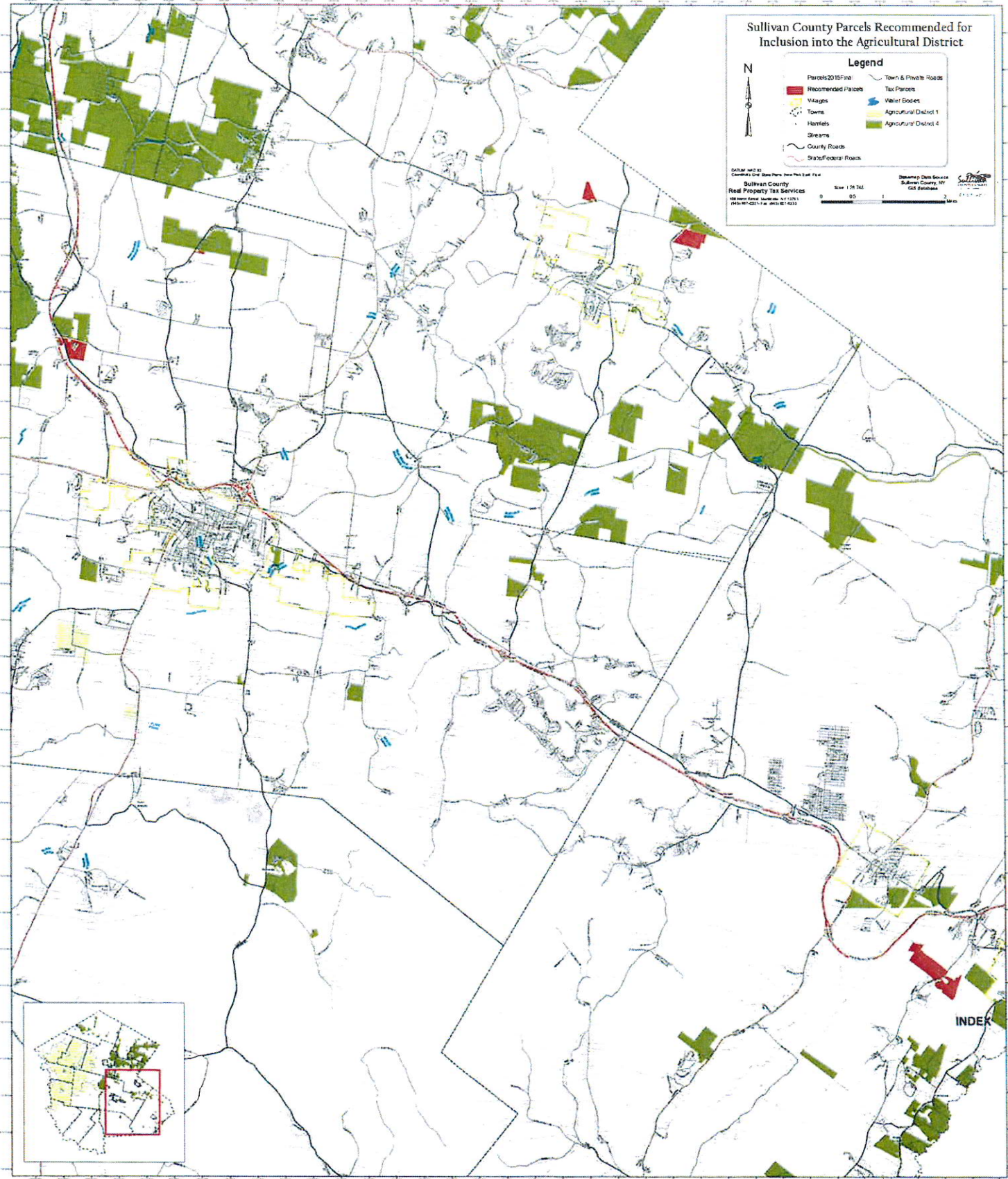
Sullivan County  
Real Property Tax Services  
100 West State Street, Suite 1110  
Sullivan County, NY  
607.547.6221 Fax: 607.547.6233

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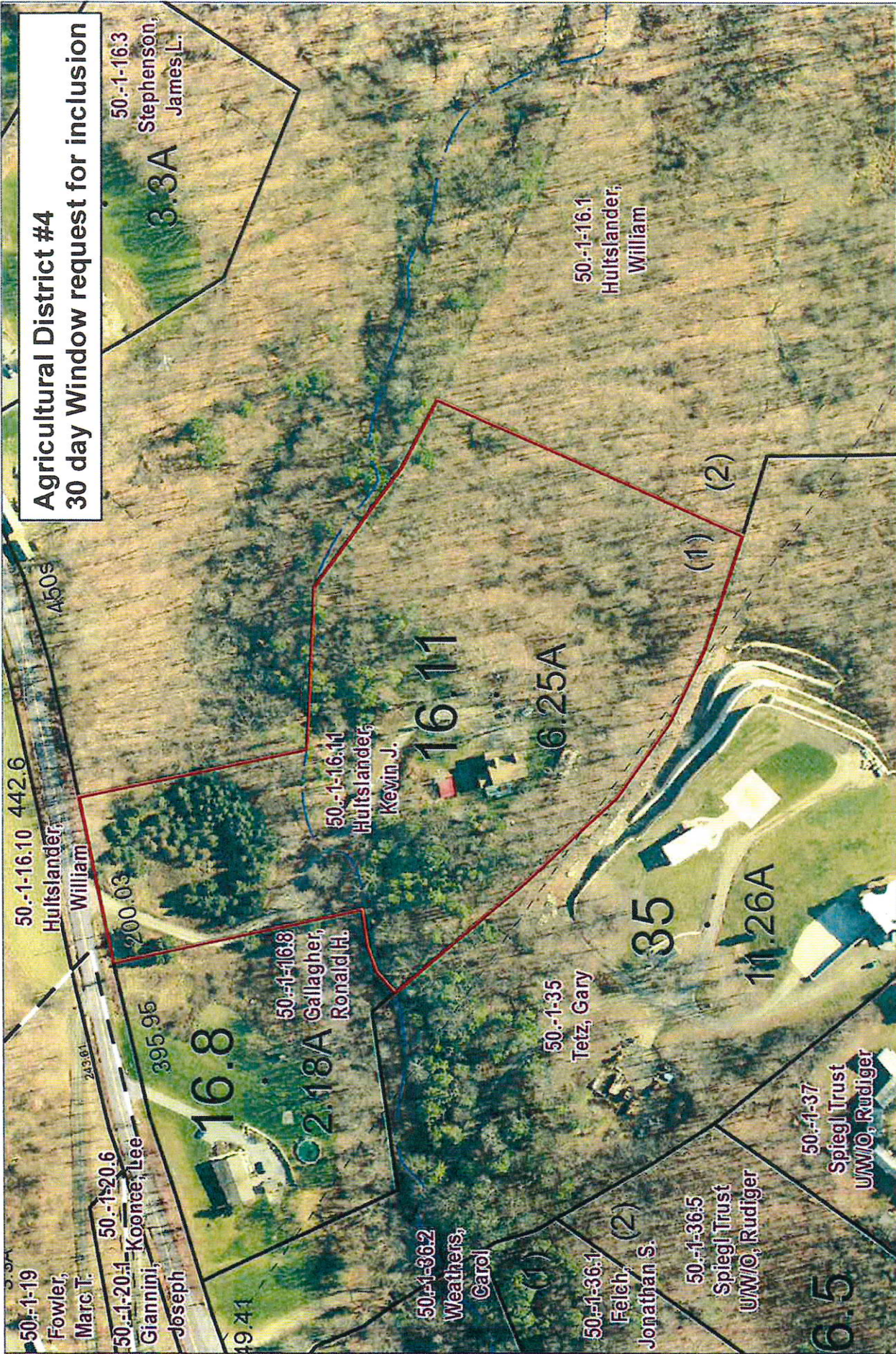
Boundary Data Source:  
Sullivan County, NY  
GIS Database



INDEX







**Sullivan County Real Property Tax Services**

100 North Street, Monticello, NY 12701 - (845) 807-0221 - Fax: (845) 807-0232

MA 50.-1-16.11 is highlighted in red and does not about the existing district.

Aerial Photos are from 11-2012

Technician: David Berens

Date: 4/19/2016

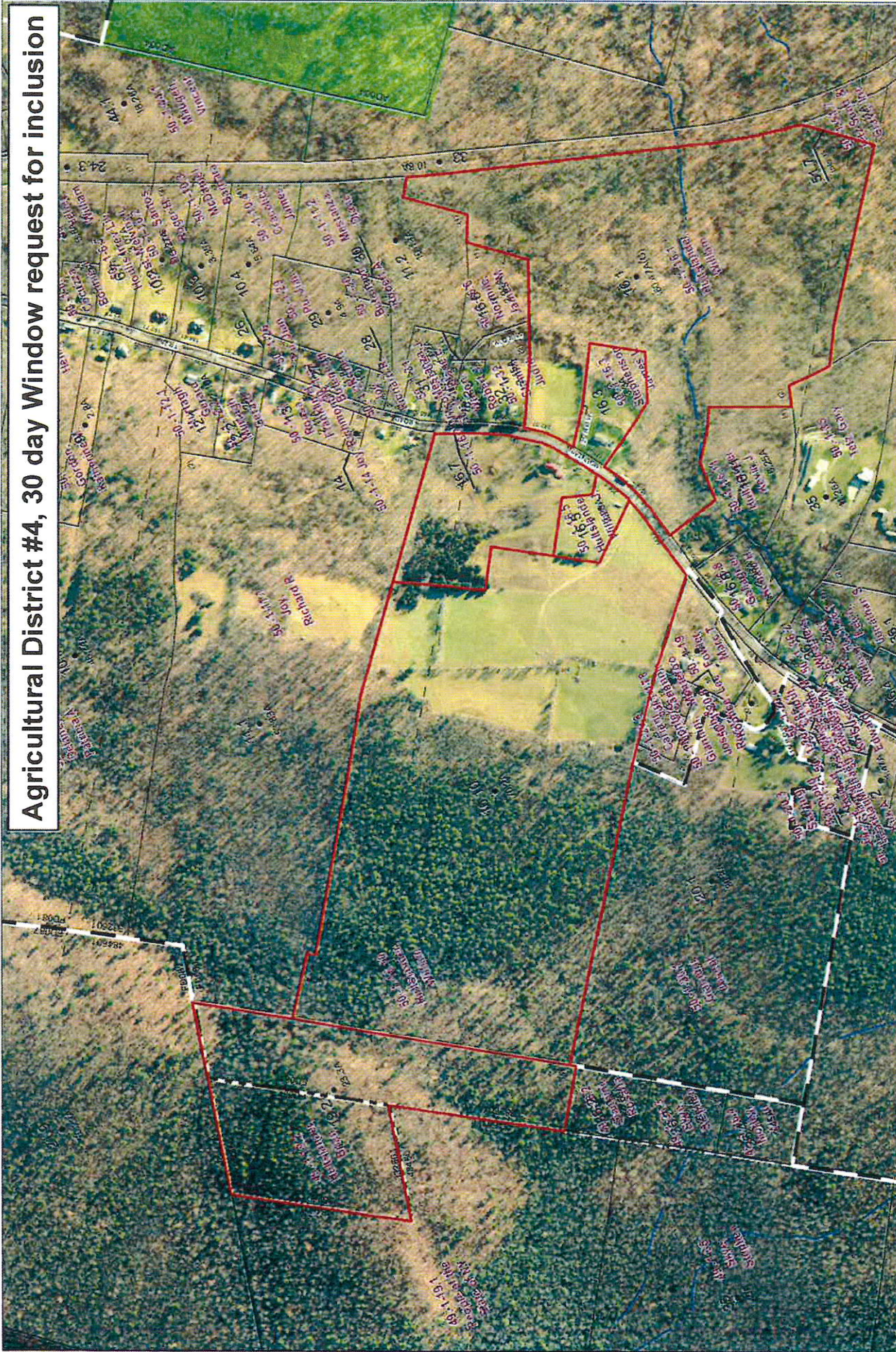
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1 inch = 150 feet



# Agricultural District #4, 30 day Window request for inclusion



Technician *David Barnes*

Date: 4/19/2016

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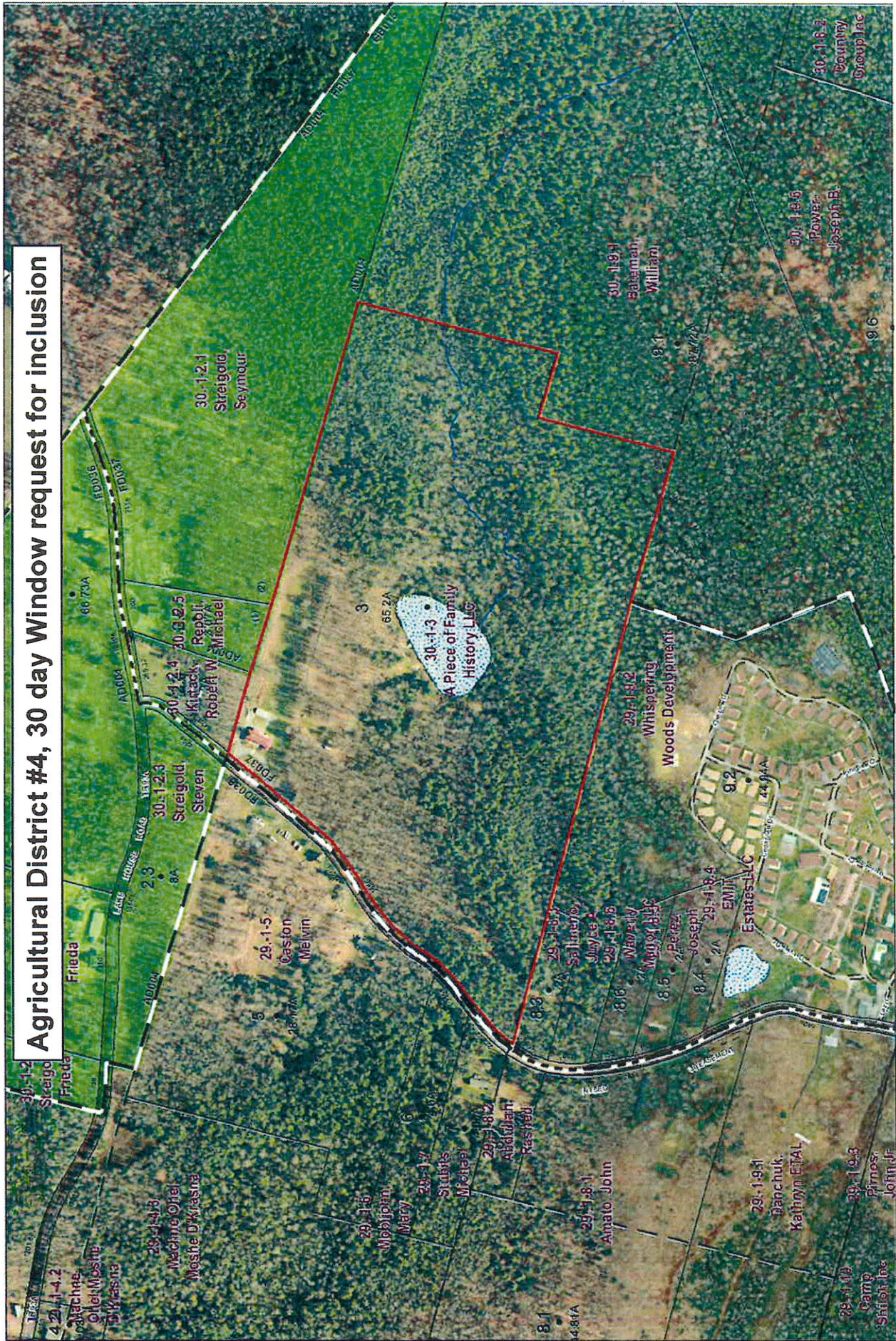
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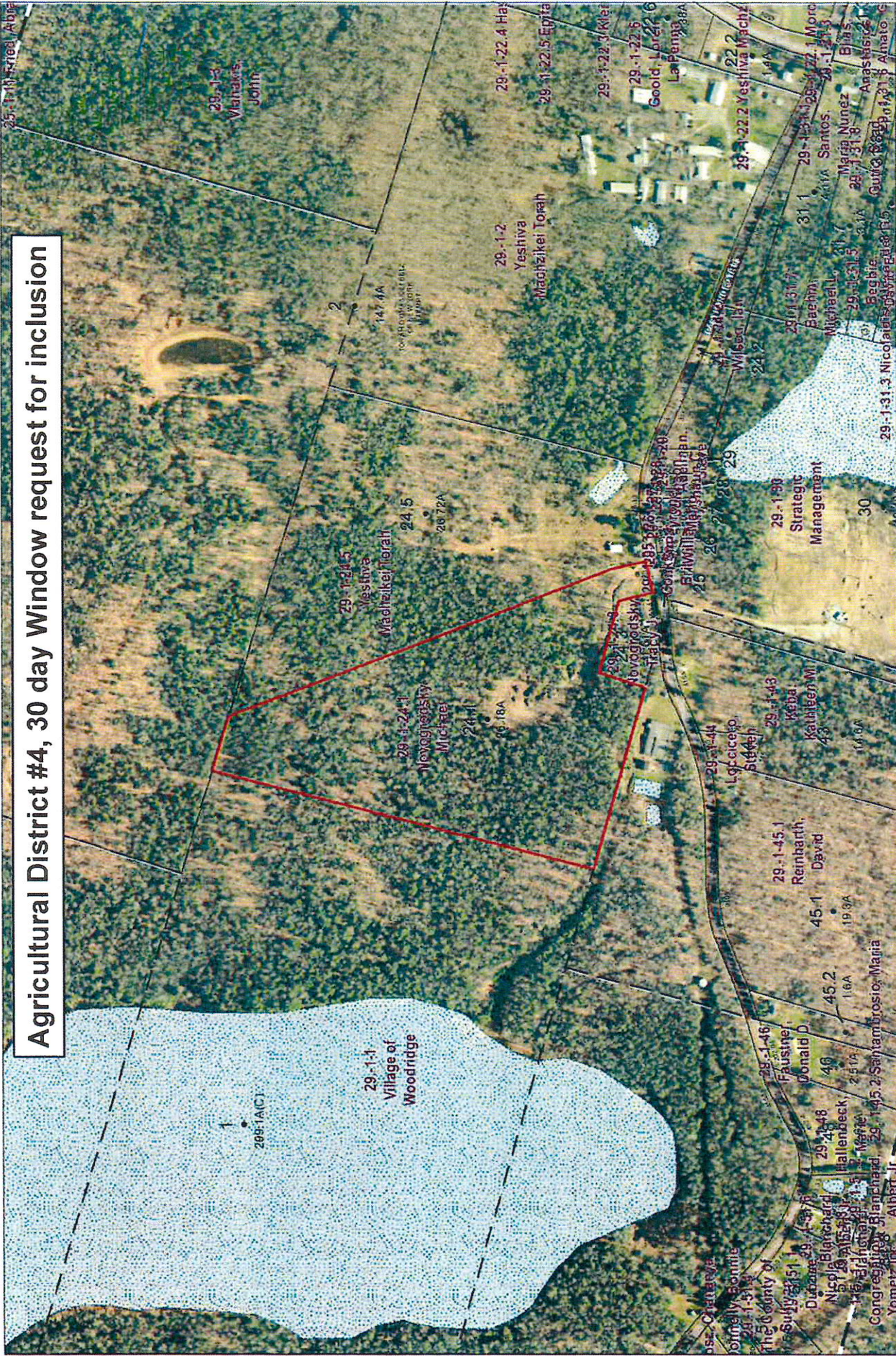
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# Agricultural District #4, 30 day Window request for inclusion



Technician: *Daniel Brown*  
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FA 29-1-24.1 is highlighted in red and does not affect the existing district.

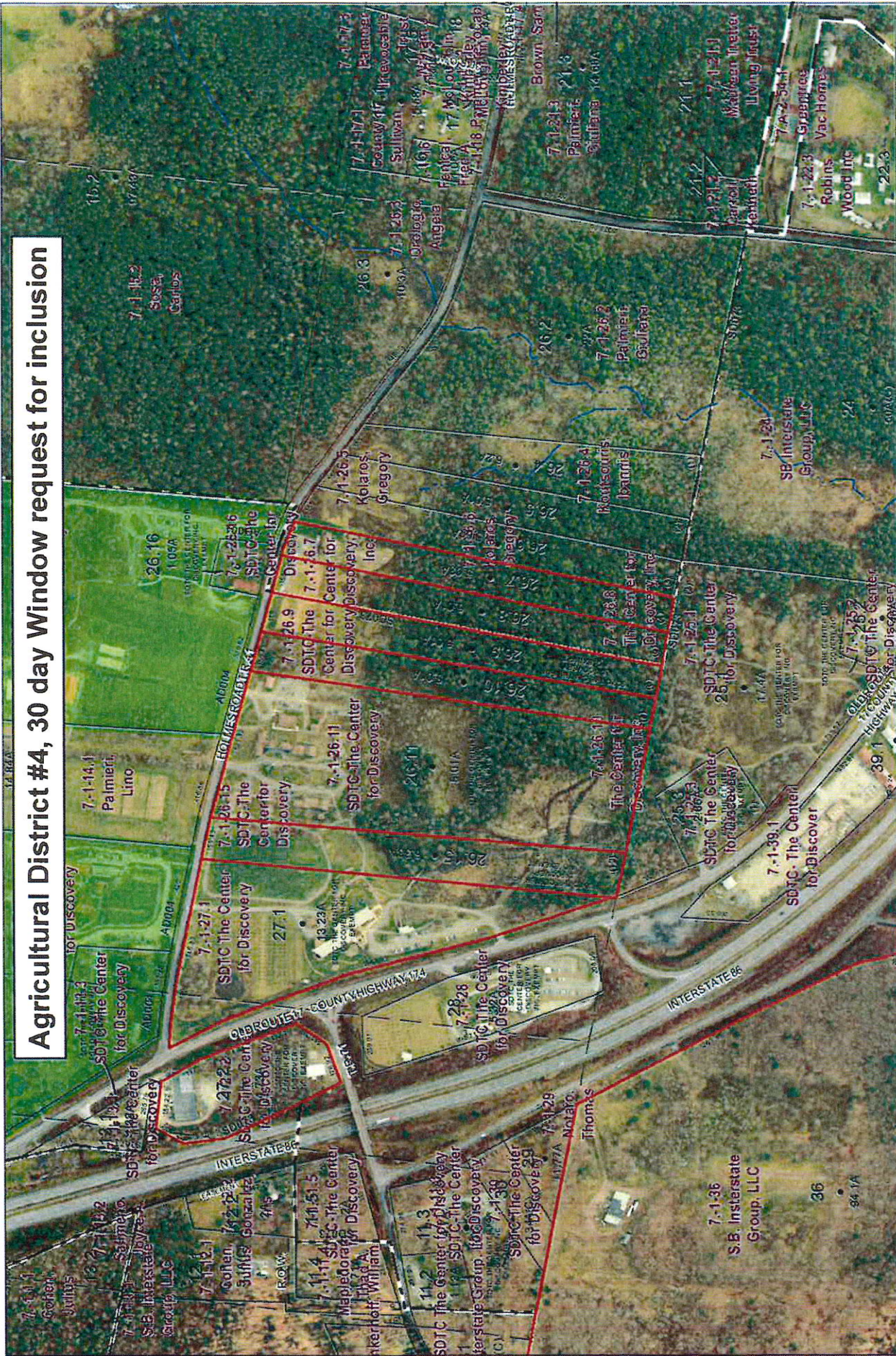
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# Agricultural District #4, 30 day Window request for inclusion



Technician: David Borneo

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TH 7-1-26.7, 26.8, 26.9, 26.10, 26.11, 26.15, 27.1, 27.2 are highlighted in red and do about the existing district shaded in green.

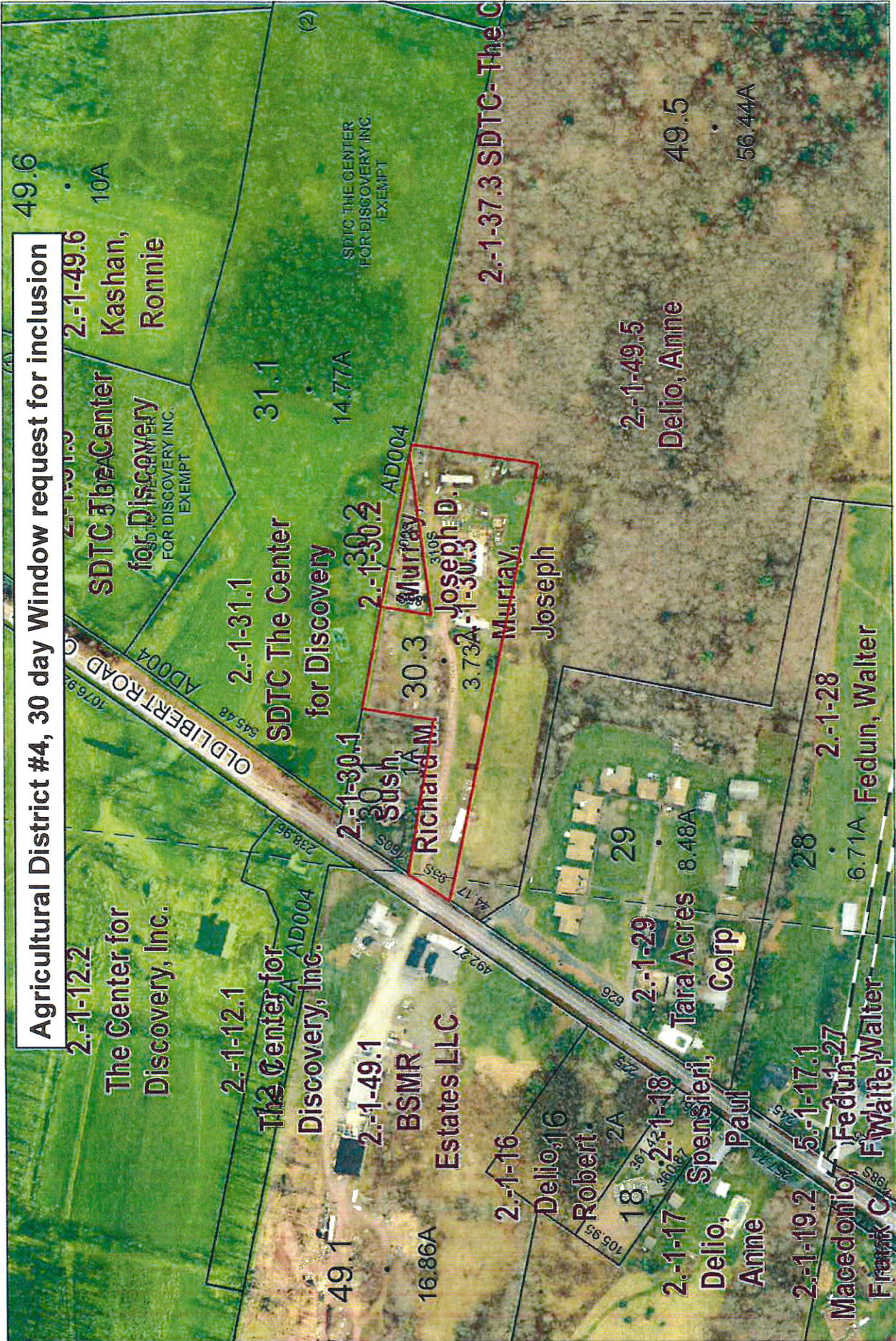
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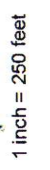
**Agricultural District #4, 30 day Window request for inclusion**



Technician: David Barnes  
 Date: 5/2/2016

**Sullivan County Real Property Tax Services**  
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**SC Office of Sustainable Energy (OSE) Activities Report for June 2016**

Reporting on May 2016

**I. Requested information:**

**NYS Clean Energy Standard:** The NYS Public Service Commission (PSC) has produced a staff white paper regarding proposed provisions for a NYS "Clean Energy Standard." If approved by the PSC, the Clean Energy Standard (CES) will set binding targets for renewable energy that increase over time, starting with 27% renewables in 2017 and ramping up to 50% renewables by 2030. The Standard includes a number of specific strategies for reaching this goal. SASD delivered comments on some of the specific strategies outlined in the white paper at a public hearing in Binghamton on May 10<sup>th</sup>.

The period for Sullivan County to provide comments will close on June 30<sup>th</sup>. We recommend that the County consider the following comments:

**Remove the nuclear mandate.** The White Paper recommends a mandate that all ESCOs be required to source 15% of their electricity supply from 2 financially-failing nuclear power plants in upstate NY. This tier of the proposed Standard incentivizes nuclear facilities to operate in an unprofitable mode and does not support clean energy. It is widely recognized that nuclear energy, from cradle to grave, pollutes the environment and harms human life. The nuclear tier will continue to disadvantage, through rising electricity costs, those most at risk to energy insecurity. Funds should not be diverted from renewable energy or energy efficiency programs to bail out financially failing nuclear plants.

**Set robust energy efficiency goals** for the proper retrofitting of our existing building stock. The current efficiency programs lack accountability and do not significantly address the level of efficiency required to provide for safe and affordable energy retrofits. A new metric must be applied to the Green Jobs Green New York program, in which quality of life replaces return on investment as the metric. In Sullivan County, we frequently see that those most in need of energy retrofits are not able to qualify for the retrofit program because the return on investment is too long, or that the savings to investment ratio is less than one. What is missing from these equations is the fact that if a family has to choose between food or fuel, they are going to choose food and suffer through our long winters in homes heated to sixty degrees or even less. The Commission must change this metric so that economic and energy justice is attained by all, not just those who are most privileged. Reduction in overall energy use without sacrificing quality of life should hold primacy.

**Advocate for a more robust energy construction code.** The state should implement an Energy Conservation Construction code for ALL buildings equivalent or superior to the Passive House Standard.

**Ensure energy affordability.** A study in 2013 found that the one million households in NYS living under the federal poverty level paid more than 22% of their income toward their energy bills. Nearly half of those households paid more than 40% of their income toward energy bills. In 2014, 177,000 households had their utilities shut off because they were unable to pay the bill.

**Support off-shore wind.** New York State has tremendous off-shore wind potential off the coast of Long Island. The Standard should commit to development and deployment of 5000MW of off-shore wind by 2025 and 10,000MW of off-shore wind by 2030.

**Keep energy dollars within NYS.** Reliance to meet the objectives (100% by 2030) should come from renewable energy projects within New York State.



Ensure that the clean energy standard applies to all utilities and local service providers. CES should apply to ALL utilities and local service providers, including NYPA, LIPA and municipal utilities, which would be exempt under the regulations proposed in the staff white paper.

## **II. ENERGY MANAGEMENT FOR SC FACILITIES**

**Current initiatives.** Work continues on the following priority projects:

- NYPA Potential for HVAC replacement at SC Government Center
- Hybrid Vehicles for SC Fleet
- Solar Installation at the Liberty Health and Community Services Campus
- Adult Care Center Energy Efficiency Measures

## **III. SULLIVAN COUNTY COMMUNITY CHOICE AGGREGATION (CCA)**

The Public Service Commission (PSC) has issued its 76-page decision regarding the roll-out of Community Choice Aggregation projects across New York State. Key elements of the decision:

- PSC ruled that CCAs should be implemented at the lowest tier of municipal authority (towns and villages), effectively ruling out models in which counties would serve as the aggregators.
- PSC did not approve the collection of additional funds from ratepayers for buildout of renewable energy generation and an energy efficiency fund
- Towns and villages must each pass a local law to join the CCA.
- Easiest for each CCA to work with a single utility.
- CCA's can cross county lines as long as they are within one utility and load zone.
- Counties can still provide leadership and guidance in the formation of a CCA.

The County Attorney has requested a précis of the PSC decision and options for a SC CCA, which SASD has completed. Our priorities remain: energy cost reduction for all County residents and small businesses, implementation of local renewable energy generation, and full accessibility for LMI residents.

## **IV. CLIMATE SMART COMMUNITIES**

The Department of Environmental Conservation (DEC) will be working more actively alongside NYSERDA to help facilitate the Climate Smart Communities (CSC) program for municipal operations. We will attend a program conference on Saturday, June 4 at Vassar College to hear about new opportunities and incentives for the County and for CSC towns. We are working with Heather Brown to outline updates and revisions for the SC Climate Action Plan.

## **V. NY PRIZE Micro-Grid Projects Liberty and Monticello**

Booz Allen Hamilton has provided their draft feasibility study reports on Liberty and Monticello. Each report is 100+ pages and each contains highly technical information on the two potential projects. While the projects were found to be technically feasible and of great potential benefit to the 2 communities, they were not deemed to be financially feasible for investors at this time. The Mid-Hudson Sustainability Council has indicated that they will advocate to the NY Prize program the need to fund at least one micro-grid demonstration project that is 100% renewable energy.

## **VII. Presentations and Community Education**

SASD's solar presentation at Cornell Cooperative Extension attracted 25 attendees. We covered a range of topics, from basics of solar technology to various financing options for homeowners, farm operations and small businesses. We also learned a lot from people's questions regarding solar power, how the grid works, best practices for energy efficiency, and zoning issues regarding large scale solar. We will continue to work with CCE and other partners to create new opportunities to educate the public on these topics.