

Public Hearing
SULLIVAN COUNTY LEGISLATURE
June 16, 2016 at 1:30PM

The Public Hearing was called to order by Chairman Alvarez at 1:50PM with the Pledge of Allegiance.

Roll Call indicated Mr. Steingart not present.

The Clerk distributed the following legal notice:

At this point, Mr. Steingart joined the public hearing at 2:00PM.

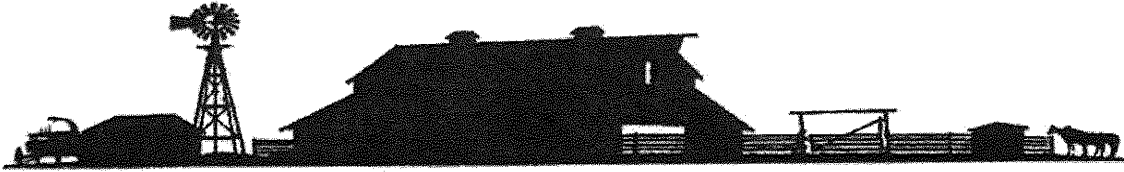
Chairman Alvarez recognized the following speakers:

1. Robert Kaplan
2. John Wombacher
3. Sean Zigmund
4. Eugene Thalmann and LeeAnna Maniace
5. David Fanslau
6. Bill Hultzlander
7. Diane Mestoroa
8. Kathie Aberman
9. Chris Leser
10. Tom Manza
11. Robert Kaplan

Adjournment

There being no further comments Mr. Sorensen made a motion to close the public hearing, seconded by Mr. Steingart. The public hearing was declared closed at 2:26PM.

ANNMARIE MARTIN, Clerk of the Legislature



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:

<u>Kevin Huntslander</u> 185 Mountain Rd., Bloomingburg, NY	<u>Town of Mamakating</u> 50.-1-16.11 6.25 acres
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Land used to support a maple syrup operation, as part of the parcels of William Huntslander.

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

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

<u>Michael & Dorothy Novogrosky</u> 331 East Pond Rd, Woodridge, NY	<u>Town of Fallsburg</u> 29.-1-24.1 26.18 acres
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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 5th and May 6th.
 - 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.
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Sullivan County Parcels Recommended for Inclusion into the Agricultural District

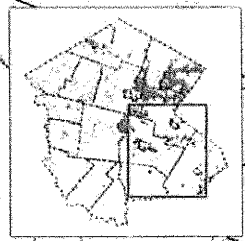
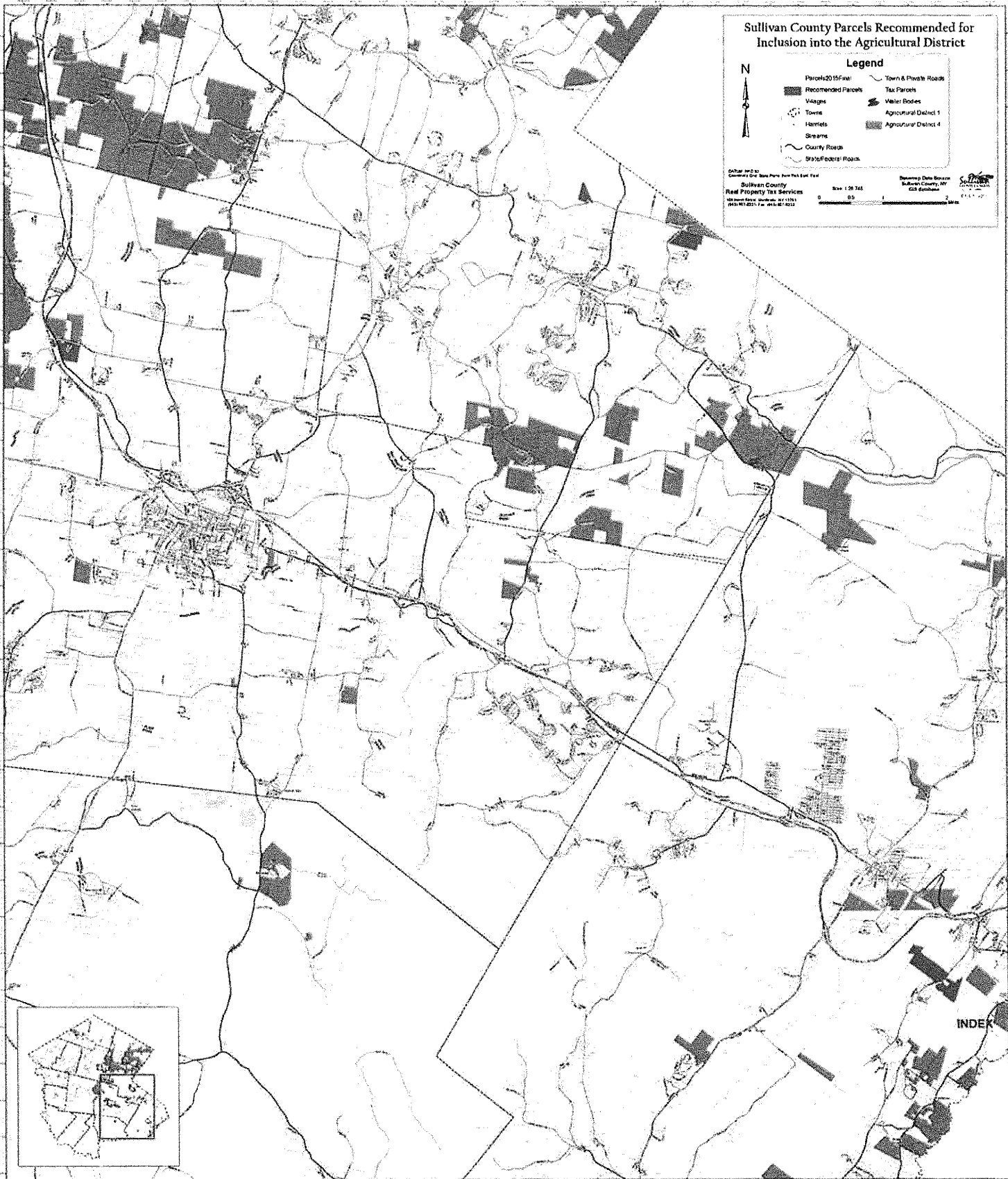

Legend

Parcel 2015 File	Town & Plowd Roads
Recommended Parcels	Tax Parcels
Village	Water Bodies
Towns	Agricultural District 1
Hamlets	Agricultural District 4
Streams	
County Roads	
State/Federal Roads	

Official Map No. 1
Sullivan County
Real Property Tax Services
400 West Broadway, NY 12151
(845) 437-2211 Fax: (845) 437-4012

Scale: 1:50,745
0 0.5 1 2 Miles

Survey Data Source
Sullivan County, NY
GIS Database



INDEX

Agricultural District #4, 30 day Window request for inclusion



Technician: David Bennett

Date: 4/19/2016

DECLARES SULLIVAN COUNTY TAXES DO NOT APPLY TO THE PROPERTY SHOWN IN THIS MAP FOR THE PURPOSES OF THE AGRICULTURAL DISTRICTS. THE INFORMATION IS SULLIVAN COUNTY'S BEST AVAILABLE INFORMATION. THE TAXPAYER'S LIABILITY FOR ANY DISCREPANCY BETWEEN THE MAP AND THE ACTUAL PROPERTY IS NOT THE RESPONSIBILITY OF THE MAP.

Sullivan County Real Property Tax Services

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

MA 50-1-16.1, 16.5, 16.10 & 49-1-1-19.2 are highlighted in red and do not abut the existing district shaded in green.

Aerial Photos are from 11-2012



1 inch = 600 feet

Agricultural District #4, 30 day Window request for inclusion



Technician: David Berrier

Date: 4/19/2015

DISCLAIMER: SULLIVAN COUNTY HAS NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION IN THIS REPORT. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY SERVICE OR PRODUCT. YOU SHOULD CONSULT WITH YOUR ATTORNEY FOR MORE INFORMATION.

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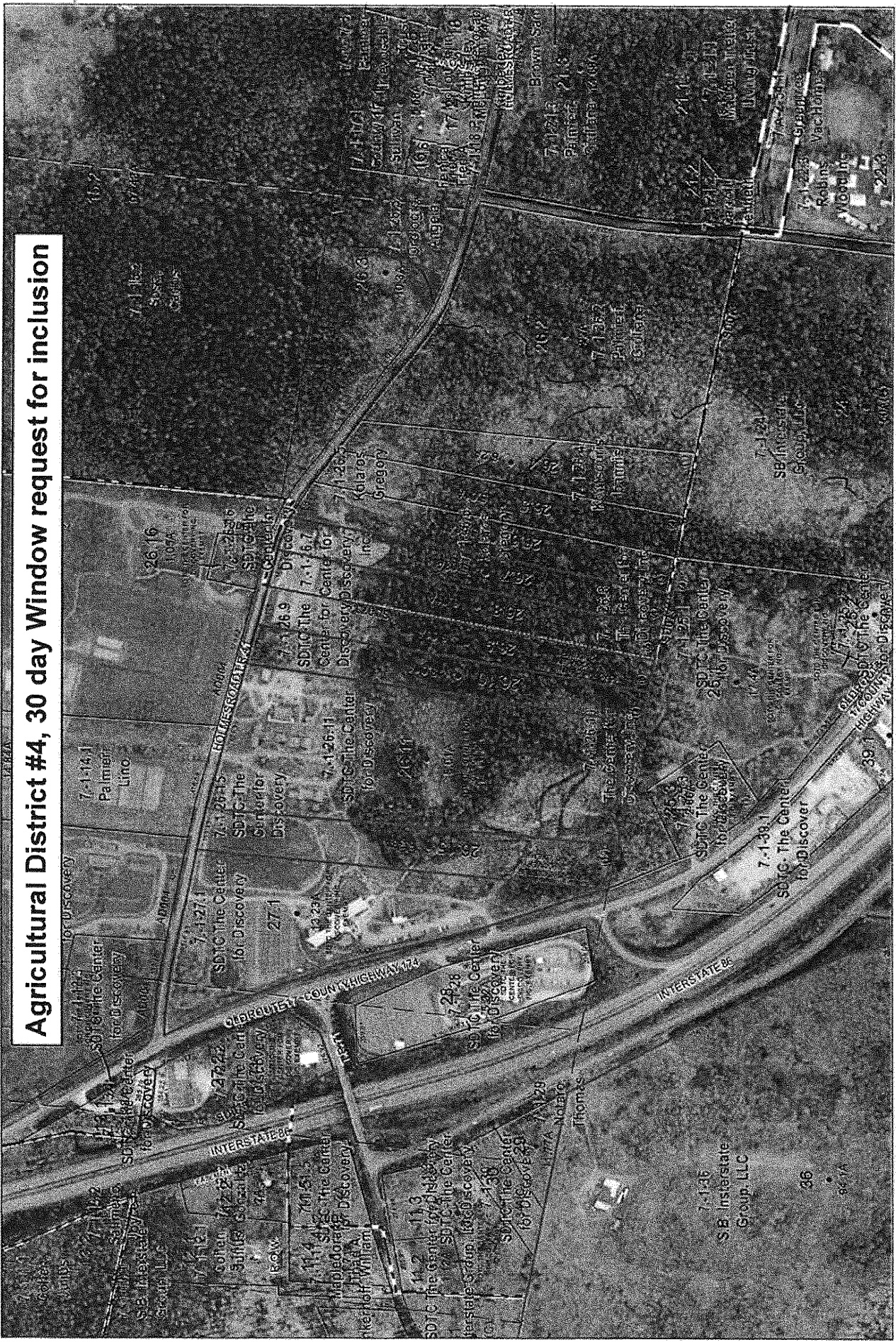
FA 30-1-3 is highlighted in red and does about the existing district shaded in green.

Aerial Photos are from 11-2012



1 inch = 500 feet

Agricultural District #4, 30 day Window request for inclusion



Technician: *Daryl Bower*

Date: 5/2/2016

STATE OF NEW YORK
 COUNTY OF SULLY
 OFFICE OF THE COUNTY ENGINEER
 DIRECTOR'S OFFICE
 100 NORTH STREET, MONTICELLO, NY 12701
 (845) 807-0232

Sullivan County Real Property Tax Services

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

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
 not include the existing district shaded in green.
 Aerial Photos are from 11-2012



1 inch = 500 feet

Agricultural District #4, 30 day Window request for inclusion



Sullivan County Real Property Tax Services

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TH 2-1-30.2 & 30.3 are highlighted in red and do about the existing district shaded in green.

Aerial Photos are from 11-2012

Technician: David Barnes

Date: 5/2/2016

OWNER WILLING TO PAY ASSESSOR'S OFFERED TAXES TO THE AGENTS OF SULLIVAN COUNTY SPECIFICALLY PROVIDES TO THE AGENTS OF SULLIVAN COUNTY A POWER OF ATTORNEY TO SIGN ANY DOCUMENTS NECESSARY TO CARRY OUT THE DUTY OF THE AGENTS OF SULLIVAN COUNTY TO THE AGENTS OF SULLIVAN COUNTY.



1 inch = 250 feet