



Sullivan County County Legislature Meeting Agenda - Final

100 North Street
Monticello, NY 12701

Chair Nadia Rajszt
Vice Chair Luis Alvarez
Legislator Matt McPhillips
Legislator Brian McPhillips
Legislator Nicholas Salomone Jr.
Legislator Catherine Scott
Legislator Joseph Perrello
Legislator Amanda Ward
Legislator Terry Blosser-Bernardo

Thursday, August 6, 2026

8:55 AM

Government Center

Public Hearing Ag District #4

Call to Order and Pledge of Allegiance

Roll Call of Legislators

Reading of Special Meeting Notice

Ag District Public Hearing Notice

[ID-8485](#)

Ag District Report

[ID-8484](#)

Attachments: [AFPB Ag District Report June 2026](#)

Public Comment

Adjournment or Close



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-8485

Agenda Date: 7/23/2026

Agenda #:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that requests for inclusion of predominantly viable agricultural land within a certified agricultural district have been filed with the County legislative body pursuant to NYS Agriculture and Markets Law 25AA Section 303-b and that a public hearing will be held by the Sullivan County Legislature on Thursday, July 23, 2026 at 8:55 AM in the Legislative Hearing Room of the Sullivan County Government Center, Monticello, New York to consider the requests and the recommendations of the Sullivan County Agricultural and Farmland Protection Board to modify the Agricultural District No. 4 to add parcels as contained on the Sullivan County Tax Maps on May 8, 2026 and designated as follows:

SCHEDULE A

Town of Bethel 7.-1-20.7

Town of Liberty 29.-1-12

Town of Mamakating 27.-1-46.11

Town of Mamakating 19.-1-17.1

As portrayed on the Sullivan County Tax Maps on May 8, 2025



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-8484

Agenda Date: 7/23/2026

Agenda #:



2026 Agricultural District 30 Day Review Report from the Sullivan County Agriculture and Farmland Protection Board

On May 20, 2026, the Sullivan County Agricultural and Farmland Protection Board met to review applications for parcels to be included into existing New York State Agricultural Districts during the annual thirty-day window.

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 parcel below consists 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 this parcel should be included into Agricultural District #4.

Timeline:

- The County accepted applications during the 30 Day window from April 1, 2026 until April 30, 2026.
- Notifications of applications went via email and mail to municipalities on May 6, 2026.
- Site visit for landowner application took place on May 13th 2026.
- Meeting of the Agriculture and Farmland Protection Board to review and recommend parcels took place on May 20, 2026.

A total of one (1) parcel comprising 40 acres was recommended for inclusion by the Board. Only one application was received.

The property **recommended** to be included into an Agricultural District:

Tu Vee Mor Alpacas

305 County Rt 56, Wurtsboro

Land used to support an alpaca operation

Town of Mamakating (Agricultural District #4)

Mamakating: 19.-1-17.1

TOTAL: 40 acres

