



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



Sullivan County Real Property Tax Services
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 Aerial photos were taken in spring 2021

1 inch = 300 feet
 Date: 5/8/2026
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