



2024 Agricultural District 30 Day Review Report from the Sullivan County Agriculture and Farmland Protection Board

On May 15, 2024, 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 parcels below 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 these parcels should be included into Agricultural District #1 and Agricultural District #4.

Timeline:

- The County accepted applications during the 30 Day window from April 1, 2024 until April 30, 2024.
- Notifications of applications went via email and mail to municipalities starting on May 6, 2024.
- Site visits for landowner applications took place on May 8th, May 9th, and May 10th 2024.
- Meeting of the Agriculture and Farmland Protection Board to review and recommend parcels took place on May 15, 2024.

A total of thirteen (13) parcels (seven property owners) comprising 458.03 acres were recommended for inclusion by the Board. There was one property not recommended to be included into the Agricultural District, located in the Town of Fallsburg (103 acres). The Board determined this property did not show enough of a commitment to agriculture at this time or do not have viable agricultural land.

The properties that were **recommended** include the following:

No Rein Stable (Lowery)

85 Lenape Lake Ext., Livingston Manor

Land used to support a commercial horse stable

Town of Liberty (Agricultural District #1)

4.-1-20.2, 10.-1-14.2, 10.-1-11.1

TOTAL: 69.51 acres

Moor Acres Farm Property (El/Bey)

State Rt 17B, Hortonville

Land used to support herb, vegetable and orchard production.

Town of Delaware (Agricultural District #1)

22.-1-23.3

TOTAL: 13.07 acres

Wild Roots Farm (Gillingham/Cattail Summit LLC)

669 & 734 Cattail Rd, Livingston Manor

Land used to support a vegetable, livestock, & hay farm.

Town of Liberty/Callicoon (Agricultural District #1)

Liberty: 15.-1-1 and 15.-1-6

Callicoon: 10.-1-3.1

TOTAL: 248.74 acres

Killian (Pat's Ag Venture)

59 and 315 Benton Hollow Rd., Liberty

Land used to support a small vegetable operation

Town of Liberty (Agricultural District #4)

26.-1-34, 17.-1-2.1, 17.-1-3.1 and 17.-1-3.2

TOTAL: 82.25 acres

Good Seols Farm (Tilly)

416 Roosa Gap Rd., Bloomingburg

Land used to support herb, vegetable & poultry operation

Town of Mamakating (Agricultural District #4)

27.-1-73.2

TOTAL: 33.48 acres

Himalayan Hillside Farm (Sanders)

34 Pickles Rd., Bloomingburg

Land used to support orchard, vegetable & livestock operation

Town of Mamakating (Agricultural District #4)

21.-1-49.1

TOTAL: 9.98 acres

The properties that were NOT recommended to be included:

Buffalo Colony Corporation

302 Todd Rd., Woodbourne

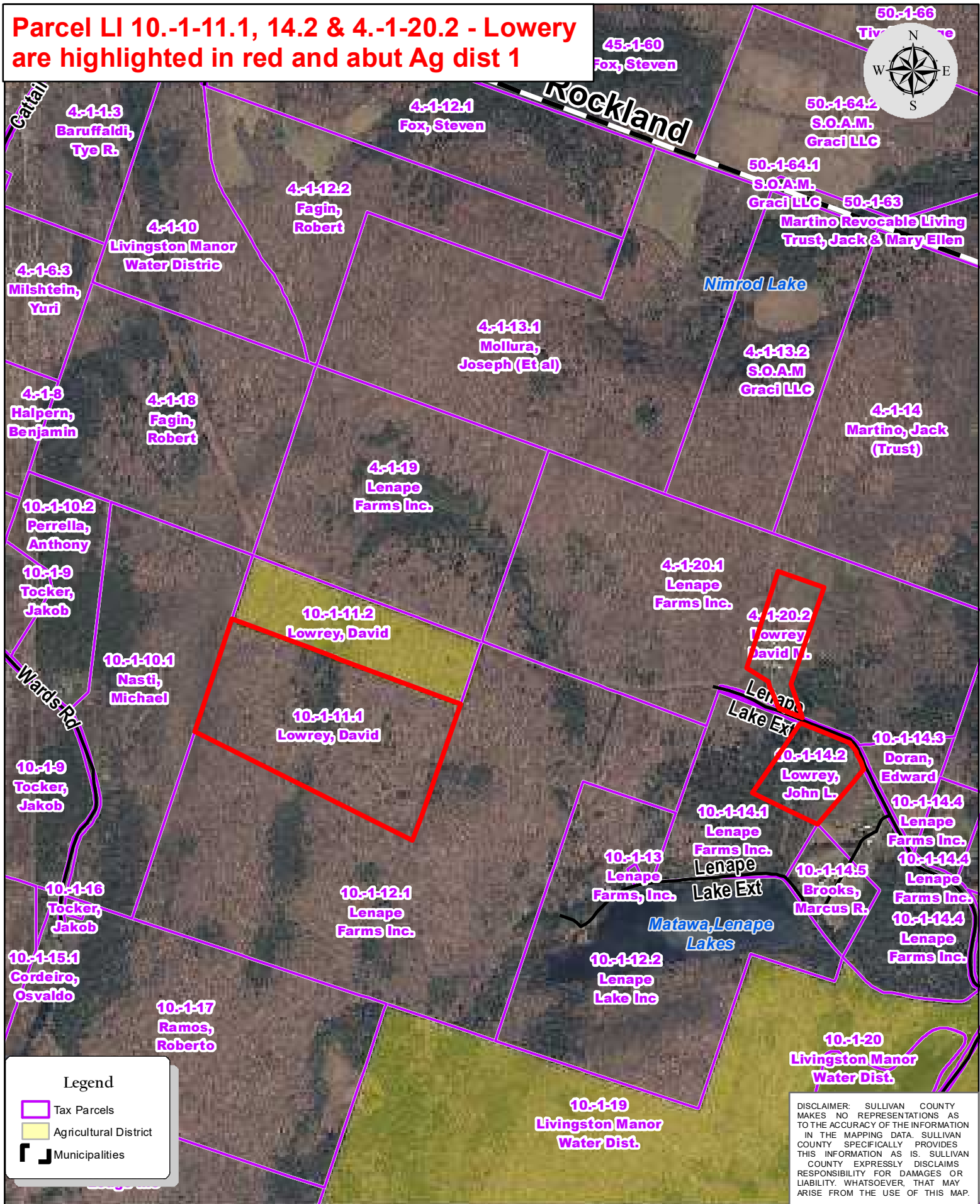
Limited farm uses on this parcel.

Town of Fallsburg (Agricultural District #4)

6.-1-17

TOTAL: 103 acres

Parcel LI 10.-1-11.1, 14.2 & 4.-1-20.2 - Lowery are highlighted in red and abut Ag dist 1



Sullivan County Real Property Tax Services

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

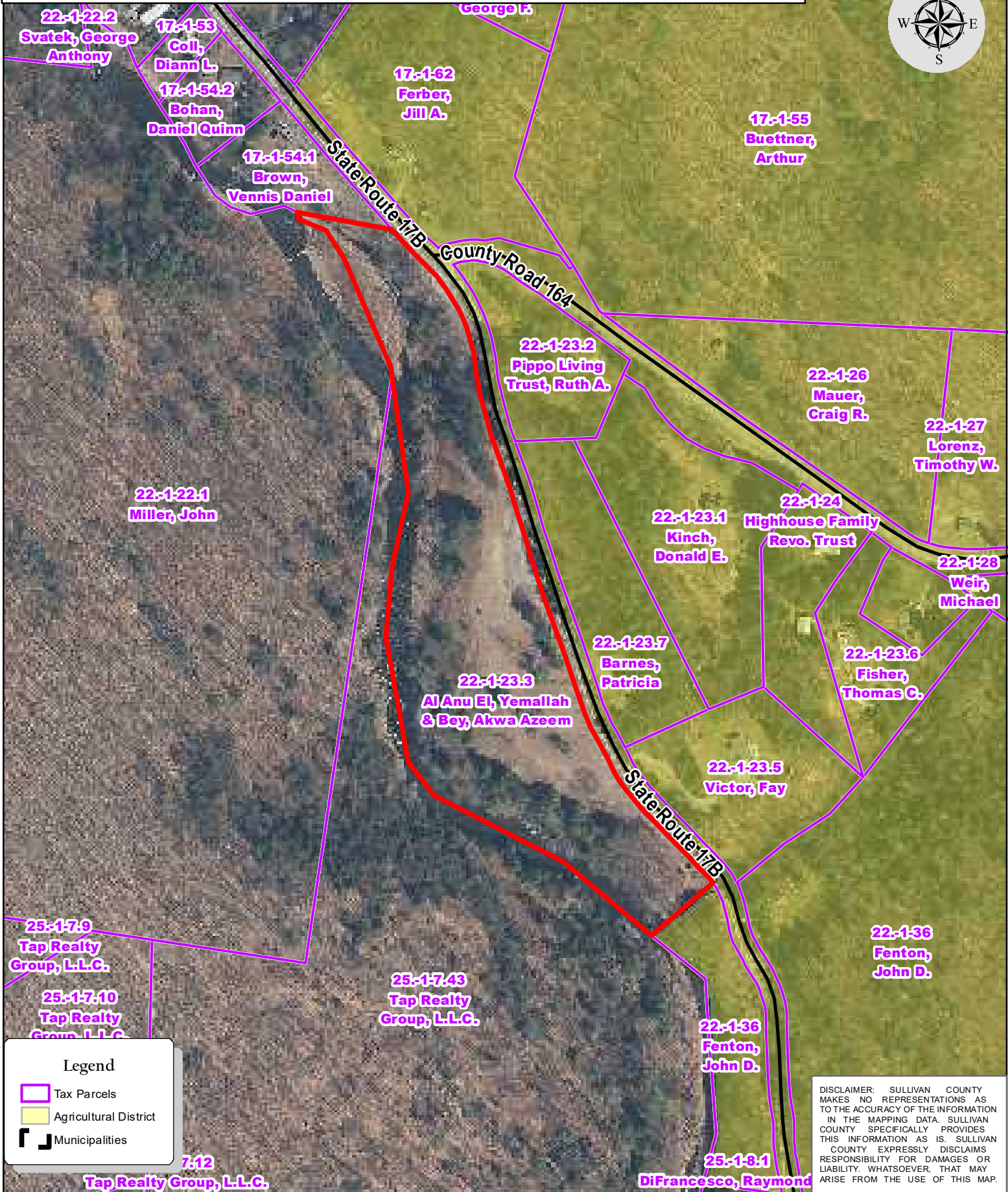
Aerial photos were taken in spring 2021

1 inch = 1,000 feet

Date: 5/2/2024

Prepared by: Christopher Knapp

Parcel DE22.-1-23.3 is highlighted in red and abuts Ag dist 1



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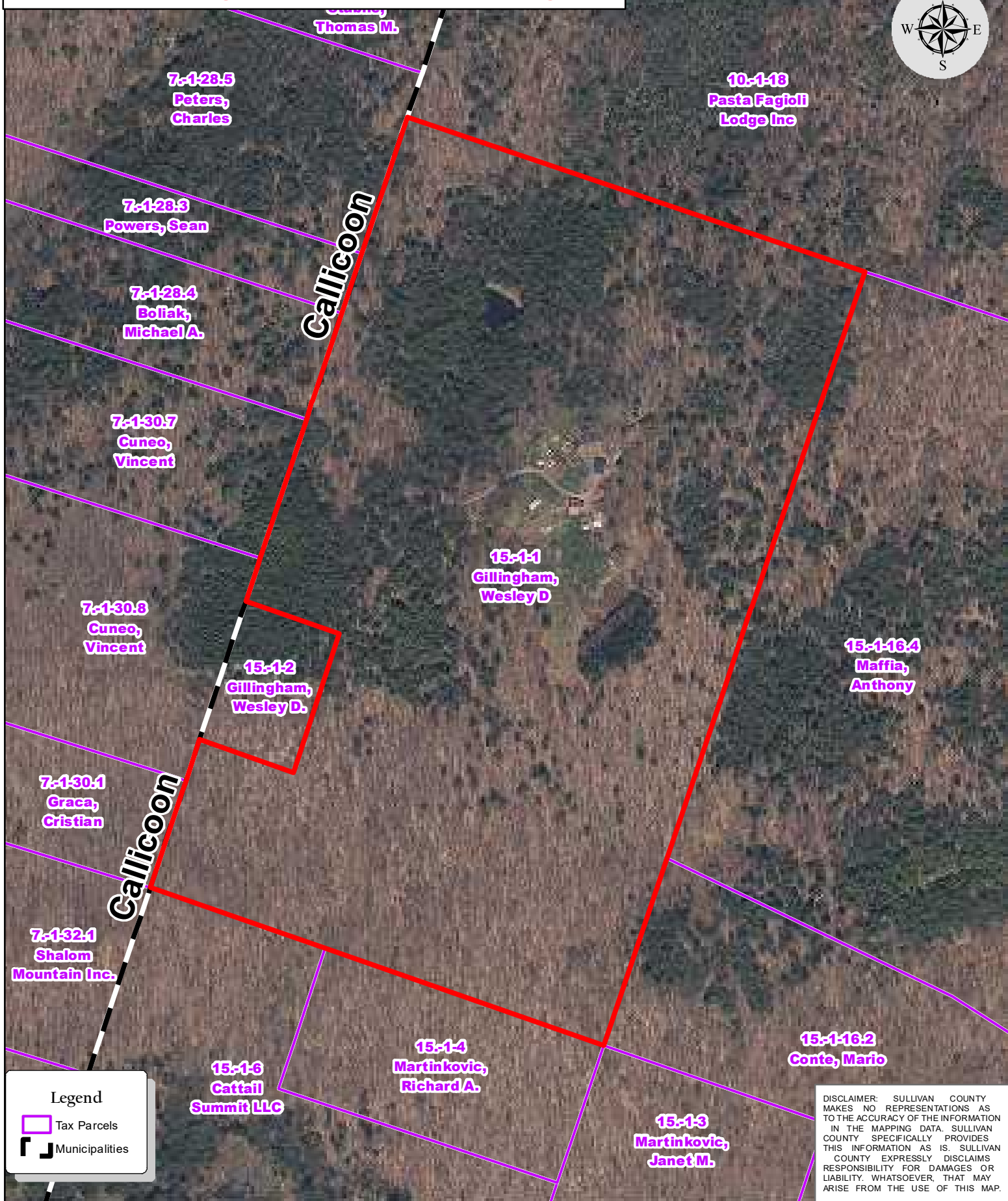
Aerial photos were taken in spring 2021

1 inch = 300 feet

Date: 5/2/2024

Prepared by: Christopher Knapp

LI15.-1-1 - Gillingham - doesn't abut an ag dist



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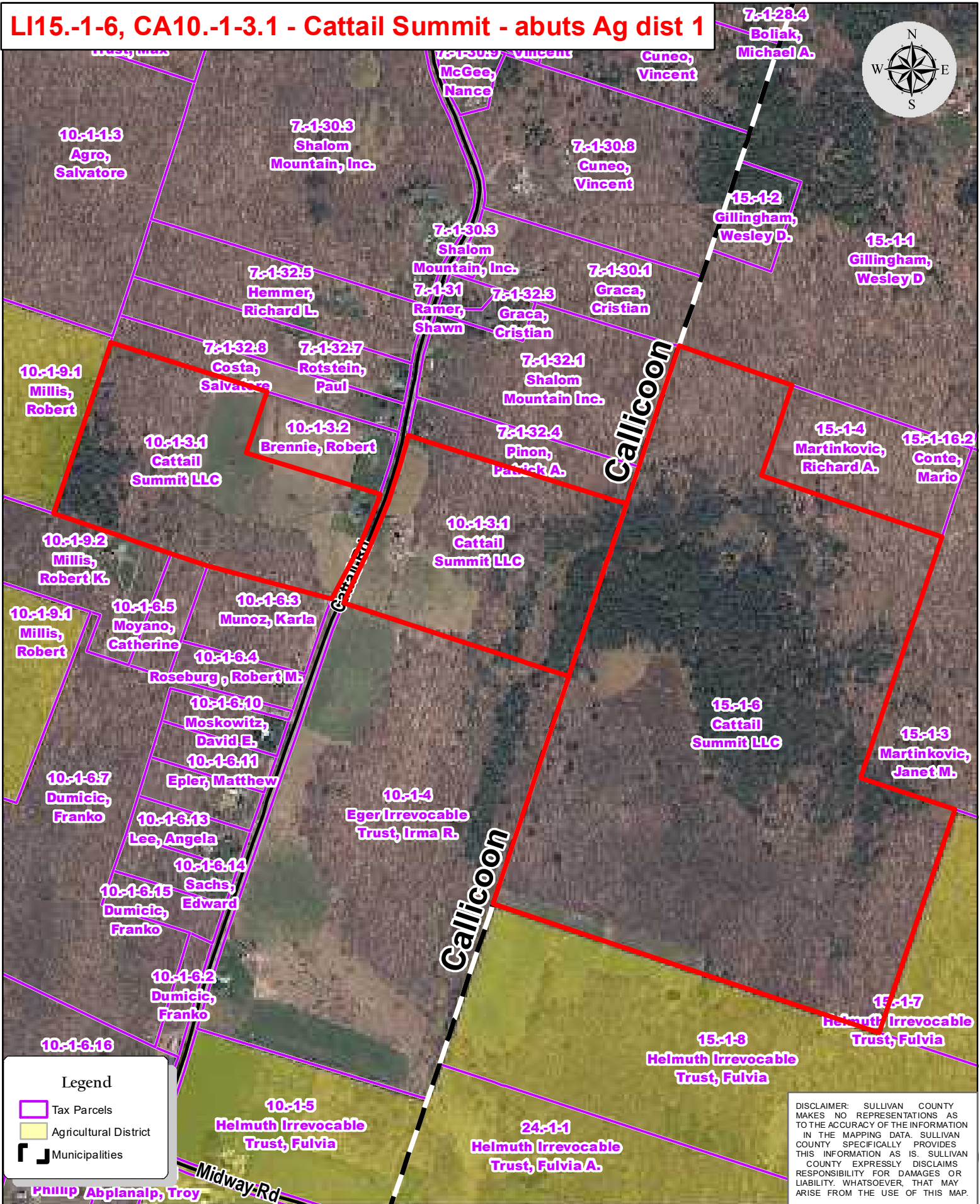
Aerial photos were taken in spring 2021

1 inch = 400 feet

Date: 5/2/2024

Prepared by: Christopher Knapp

LI15.-1-6, CA10.-1-3.1 - Cattail Summit - abuts Ag dist 1



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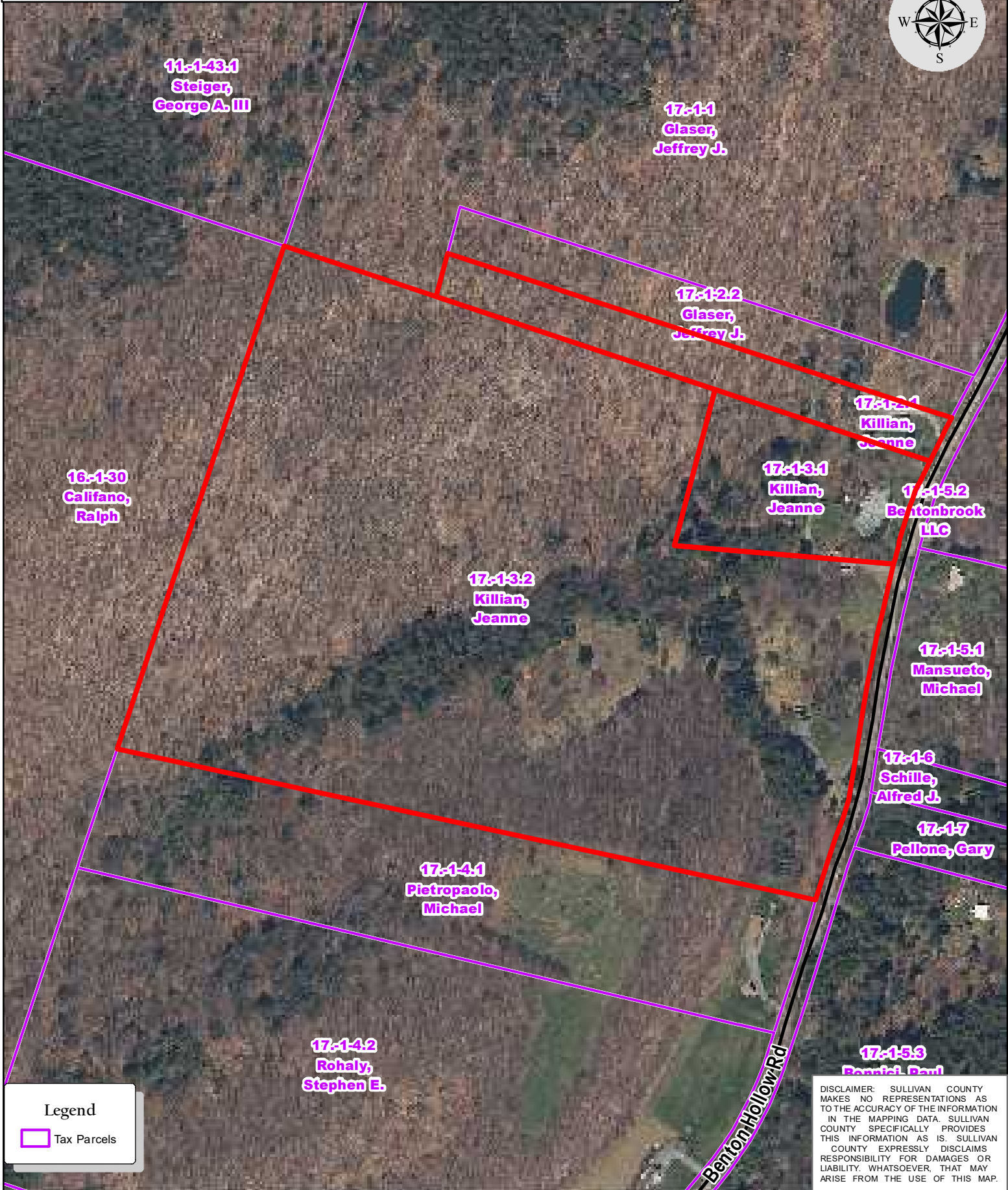
Aerial photos were taken in spring 2021

1 inch = 600 feet

Date: 5/2/2024

Prepared by: Christopher Knapp

LI 17.-1-3.2, 3.1 & 2.1 Killian - don't abut an Ag Dist



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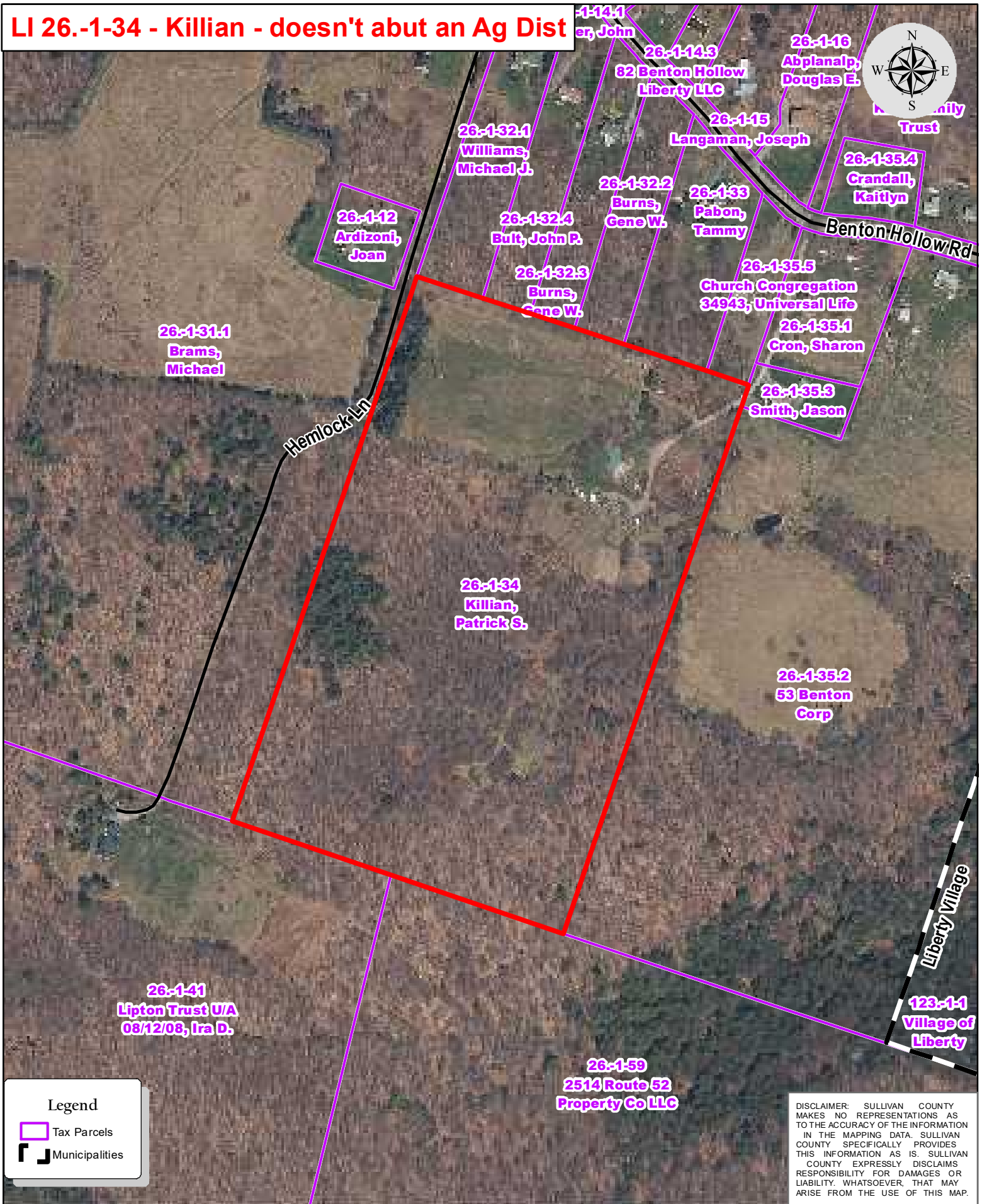
Aerial photos were taken in spring 2021

1 inch = 300 feet

Date: 5/2/2024

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LI 26.-1-34 - Killian - doesn't abut an Ag Dist



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1 inch = 300 feet

Date: 5/2/2024

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MA27.-1-73.2 - Tilly - doesn't abut an Ag Dist

27-1-70.1
Lynch,
Justin

27-1-68
Meyle,
Peter T.

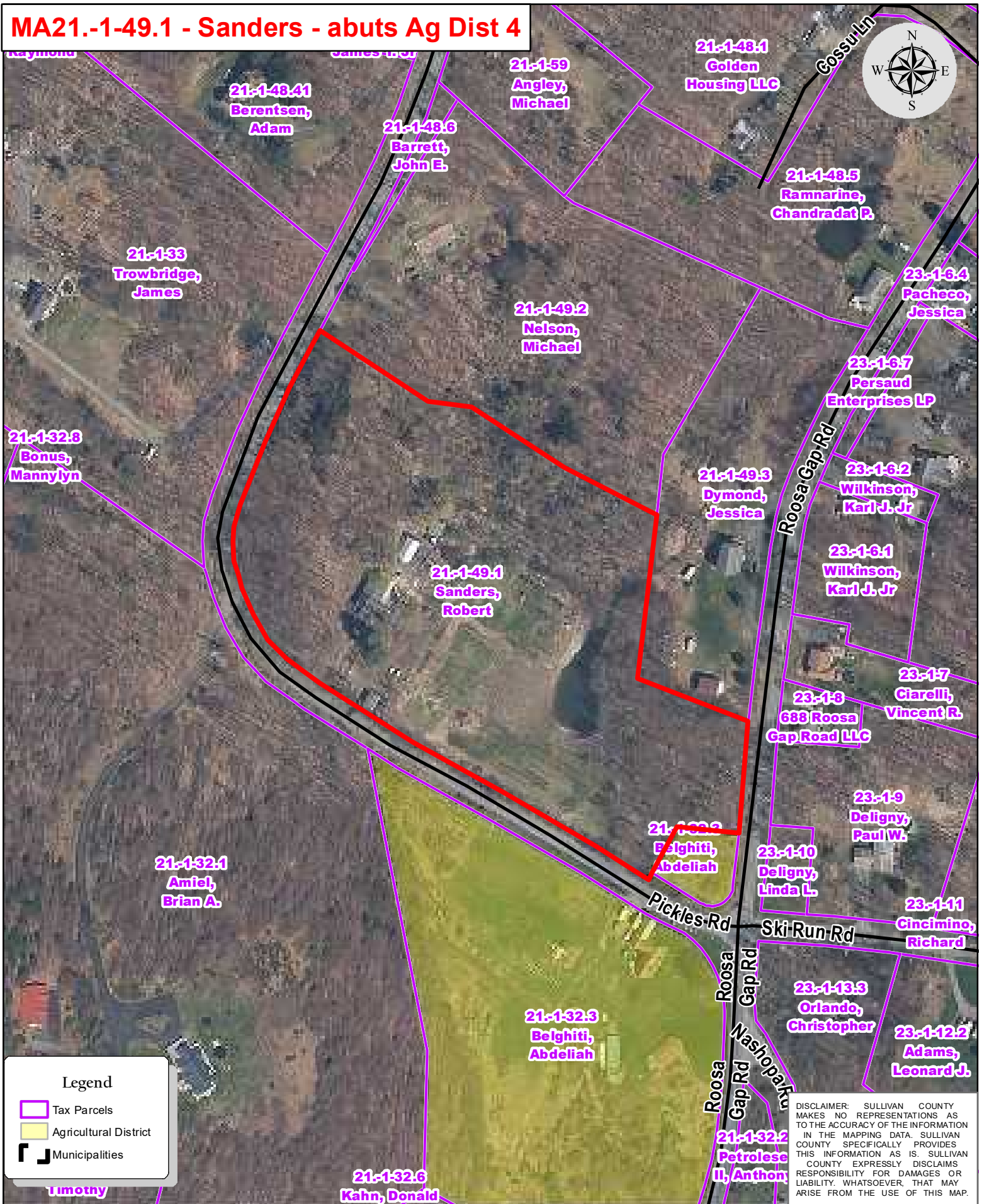


Legend

- Tax Parcels
- Municipalities

DISCLAIMER: SULLIVAN COUNTY MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION IN THE MAPPING DATA. SULLIVAN COUNTY SPECIFICALLY PROVIDES THIS INFORMATION AS IS. SULLIVAN COUNTY EXPRESSLY DISCLAIMS RESPONSIBILITY FOR DAMAGES OR LIABILITY. WHATSOEVER, THAT MAY ARISE FROM THE USE OF THIS MAP.

MA21.-1-49.1 - Sanders - abuts Ag Dist 4



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Aerial photos were taken in spring 2021

1 inch = 200 feet

Date: 5/2/2024

Prepared by: Christopher Knapp