

6.7 Adopt land-use policies that support or incentivize farmers' markets, community gardens and urban and rural agriculture

<http://ulstercountyny.gov/planning/annual-agricultural-district-inclusions>

Agricultural Districts

2016 Agricultural District Inclusions

General Information on the Agricultural District Program

There is no minimum size for a property, and neither is there a gross sales requirement, to be in an agricultural district. Property owners of tax parcels, large and small, are encouraged to apply. Land is included into an agricultural district based on its viability for agriculture and/or its importance to the region's agricultural economy.

Inclusion into the Agricultural District Program affords tax parcels legal protections for activities considered agriculture by New York State Law. This can also include new and emerging agricultural practices depending on findings from the New York State Department of Agriculture and Markets in consultation with Cornell University's College of Agriculture and Life Sciences and the USDA's Natural Resource Conservation Service.

Tax benefits can occur in a few ways. Land already with an agricultural value assessment - that is land with a property tax break because a farm meets sales and size requirements - can have this assessment for five years and convert to a non-agricultural use without incurring a penalty, as opposed to having to reach the normal eight years. Also, land in agricultural production and in an agricultural district cannot have benefit assessments, special ad valorem levies, or other rates and fees for financing improvements such as water, sewer or non-farm drainage constructed on it, unless such changes were already imposed prior to the land being in an agricultural district.

Inclusion into the Agricultural District Program is designed to have its benefits over the life of a farm. The Agricultural District Program helps farmers deal with potential legal issues with a neighbor or town. The Agricultural District Program helps farmers going through site plan or special permit review, as towns need to give farmers more latitude with what they can request in their applications. Prospective landowners can learn more about the Agricultural District Program on the following website:

www.agriculture.ny.gov/ap/agservices/agdistricts.html(link is external).

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Agricultural Districts

2016 Agricultural District Inclusions

The Ulster County Agricultural and Farmland Protection Board (AFPB) met on Thursday, May 12, 2016 to issue its recommendation on this year's agricultural district inclusions. The AFPB voted to recommend that all 23 parcels in this year's applications be included into the agricultural districts program. The [AFPB's report](#) lists all of the parcels by ownership and town.

The presentation given at the meeting is available for download in two parts:
[Part I](#) and [Part II](#).

Ulster County received 12 applications for properties located in the following towns:

- [Esopus](#)
- [Gardiner](#)
- [Hurley](#)
- [Marbletown](#)
- [Saugerties](#)
- [Rochester](#)
- [Wawarsing](#)

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Ulster County Planning Department

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