

RESOLUTION NO. 2026131

RE: PROPERTY OWNER REQUESTS TO BE INCLUDED WITHIN DUTCHESS COUNTY'S CERTIFIED AGRICULTURAL DISTRICT 21

Legislators VALDÉS SMITH, MUNN, ARNOFF, BRENDLI, GILES, HOUSE, KAUL, KEARNEY, LAWLER, REDL, RHODES and WINSBY offer the following and move its adoption:

WHEREAS, Section 303-b of the New York State Agriculture and Markets Law establishes a mechanism on an annual basis for parcels of land comprised of predominately viable agricultural land to be included within the state's Agricultural Districts, and

WHEREAS, Section 303-b of the New York State Agriculture and Markets Law sets forth the requirement that the Legislative Body in every county in New York State with existing Agricultural Districts must designate an annual 30-day period during which landowners may apply for inclusion of their agriculturally viable land in the Agricultural Districts, and

WHEREAS, Dutchess County Legislative Resolution 204098 established an annual thirty-day period extending from April 15 to May 14 during which landowners may submit such requests to the Legislature to include their properties in the Agricultural Districts, and

WHEREAS, during the one-month period extending from April 15, 2026, to May 14, 2026, the Dutchess County Farmland Protection Board received such applications on behalf of the Legislature, and

WHEREAS, subsequently the Agricultural and Farmland Protection Board submitted its report with recommendation as to those requests to the Legislature, and

WHEREAS, after proper Notice of Public Hearing, this Legislature held a public hearing on July 13, 2026, with respect to the above and heard all those wishing to address the matter at said public hearing, and

WHEREAS, New York State Agriculture and Markets Law Section 303-b requires the County Legislature, following such public hearing, to adopt or reject the proposed requests for inclusion of land within an existing Agricultural District, and

WHEREAS, the report and recommendations of the Agricultural Farmland Protection Board are on file with the Clerk of the Dutchess County Legislature, and

WHEREAS, the Legislature has considered the matter including the report and recommendation of the Agricultural Farmland Protection Board at the public hearing, now, therefore, be it

RESOLVED, that the Dutchess County Legislature hereby adopts the recommendations of the Agricultural and Farmland Protection Board and adopts the requests of landowners to include their land within the existing certified Agricultural District as set forth below:

SUMMARY OF PARCELS RECOMMENDED FOR INCLUSION

Landowner	Municipality	Swis	Print Key	Acreage
Diamond Horse Developers Inc	Beekman	132200	6758-00-590688-0000	18.25
Gregory S DeCesare	Hyde Park	133200	6165-02-845770-0000	26.8
Megan Deichler	La Grange	133400	6562-02-999628-0000	14
Sweet Showers Hill LLC	Rhinebeck	135089	6371-00-809539-0000	40.5
Aurora North Meadows LLC	Union Vale	135400	6762-00-067068-0000	15.31
Three Sprouts Valley LLC	Wappinger	135689	6057-04-964107-0000	62.09
Thomas Drummond	Wappinger	135689	6158-02-915594-0000	10
Melandie L Williamson	Wappinger	135689	6359-03-383254-0000	2.8
Ray A Alexander	Wappinger	135689	6359-03-441218-0000	13.8
James Glorioso Jr	Wappinger	135689	6157-02-877760-0000	6.72

and, be it further

RESOLVED, that the Dutchess County Legislature hereby adopts the recommendations of the Agricultural and Farmland Protection Board and rejects the requests of landowners to include their land within the existing certified Agricultural District as set forth below:

SUMMARY OF PARCELS NOT RECOMMENDED FOR INCLUSION

Landowner	Municipality	Swis	Print Key	Acreage
Deborah Evans	Pawling	134089	7057-00-210557-0000	9.53
Megan L Calogero	Union Vale	135400	6660-00-728564-0000	30.1
Attis Health LLC	Rhinebeck	135089	6269-00-035395-0000	3.15
Attis Health LLC	Rhinebeck	135089	6169-00-866590-0000	4.24
Kerrie Abela	Rhinebeck	135089	6371-00-600224-0000	50.55

and, be it further

RESOLVED, that the Dutchess County Legislature hereby rejects the recommendation of the Agricultural and Farmland Protection Board and rejects the request of the landowner to include their land within the existing certified Agricultural District as set forth below:

Landowner	Municipality	Swis	Print Key	Acreage
Edward A Russell	Rhinebeck	135089	6371-00-423606-0000	5.93

ENVIRONMENT

RESOLVED, that the Clerk of the Legislature shall submit a copy of this Resolution together with the report of the Dutchess Agricultural and Farmland Protection Board, and the tax map identification numbers and tax maps for each parcel of land to be included in an Agricultural District, to the New York State Commissioner of Agriculture and Markets.

APPROVED

Susan J. Serino

SUSAN J. SERINO
COUNTY EXECUTIVE

Date Aug. 21, 2026

STATE OF NEW YORK

ss:

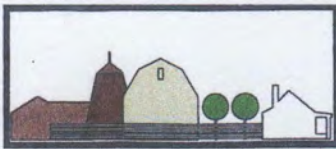
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing Resolution with the original Resolution now on file in the office of said Clerk, and which was adopted by said Legislature on the 10th day of August 2026, and the same a true and correct transcript of said original Resolution and the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 11th day of August 2026.



[Signature]
JULIE SHIROISHI, CLERK OF THE LEGISLATURE



Agricultural and Farmland Protection Board of Dutchess County

Matthew Sabellico
Chairman

Doug Giles
Vice Chairman
Walbridge Farm

Sean Carroll
Dutchess Land Conservancy

Edward C. Hackett
Hackett Farm Supply, Inc.

Ken Migliorelli
Migliorelli Farms

Eric Alexander
DC Legislator

Kevin Pike
Branchwater Farms

Brian Scoralick
DC Soil & Water
Conservation District

Catherine Weisse
DC Real Property Tax

Eoin Wrafter
DC
Planning & Development

Dr. Isabella Yannuzzi
Cornell Cooperative Extension
Dutchess County

Harry Baldwin
Ex-Officio

Resolution of the Dutchess County Agricultural and Farmland Protection Board

At a meeting of the Dutchess County Agricultural and Farmland Protection Board ("Board") held on the 1st day of June 2026 at the Farm and Home Center, Millbrook, NY, the following resolution was adopted by a vote of the entire Board, to wit:

WHEREAS, Section 303-b of the New York State Agriculture and Markets Law establishes a mechanism on an annual basis for parcels of land comprised of predominately viable agricultural land to be included within the state's Agricultural Districts; and

WHEREAS, Section 303-b of the New York State Agriculture and Markets Law sets forth the requirement that the Legislative Body in every county in New York State with existing Agricultural Districts must designate an annual 30-day period during which landowners may apply for inclusion of their agriculturally viable land in the Agricultural Districts; and

WHEREAS, Dutchess County Legislative Resolution 204098 established an annual thirty-day period extending from April 15 to May 14 during which Landowners may submit such requests to the legislature to include their properties in the Agricultural Districts; and

WHEREAS, During the one-month period extending from April 15 to May 14, 2026, the Board received 16 applications on behalf of the Legislature; and

WHEREAS, The Board, evaluated two factors when making recommendations: 1) Whether the parcel of land consisted predominantly of "viable agricultural land" and 2) Whether the inclusion of the land would serve the public interest by assisting in maintaining a viable agricultural industry within the district; and

WHEREAS, the Board, found in the process of conducting the aforementioned review that the certain parcels itemized below have at present a high percentage or large acreage of viable farmland as required by Section 303-b of the Agricultural Districts Law; and

RESOLVED by a majority vote of the Board on June 1st, 2026, that the Board recommends to the Dutchess County Legislature that the following eleven parcels constituting a total of 216.2 acres of land be added to the Agriculture District 21 pursuant to Section 303-b:

<u>Landowner</u>	<u>Town</u>	<u>SWIS</u>	<u>Parcel Number</u>	<u>Acres</u>
Diamond Horse Developers Inc	Beekman	132200	6758-00-590688-0000	18.25
Gregory S DeCesare	Hyde Park	133200	6165-02-845770-0000	26.8
Megan Deichler	La Grange	133400	6562-02-999628-0000	14
Sweet Showers Hill LLC	Rhinebeck	135089	6371-00-809539-0000	40.5
Edward A Russell	Rhinebeck	135089	6371-00-423606-0000	5.93
Aurora North Meadows LLC	Union Vale	135400	6762-00-067068-0000	15.31
Three Sprouts Valley LLC	Wappinger	135689	6057-04-964107-0000	62.09
Thomas Drummond	Wappinger	135689	6158-02-915594-0000	10
Melandie L Williamson	Wappinger	135689	6359-03-383254-0000	2.8
Ray A Alexander	Wappinger	135689	6359-03-441218-0000	13.8
James Glorioso Jr	Wappinger	135689	6157-02-877760-0000	6.72

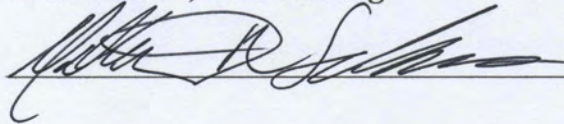
RESOLVED that the Board recommends to the Dutchess County Legislature that the following five parcels totaling 97.57 acres, for which an application was received, be rejected for inclusion in the Agricultural District 21:

<u>Landowner</u>	<u>Town</u>	<u>SWIS</u>	<u>Parcel Number</u>	<u>Acres</u>
Deborah Evans	Pawling	134089	7057-00-210557-0000	9.53
Megan L Calogero	Union Vale	135400	6660-00-728564-0000	30.1
Attis Health LLC	Rhinebeck	135089	6269-00-035395-0000	3.15
Attis Health LLC	Rhinebeck	135089	6169-00-866590-0000	4.24
Kerrie Abela	Rhinebeck	135089	6371-00-600224-0000	50.55

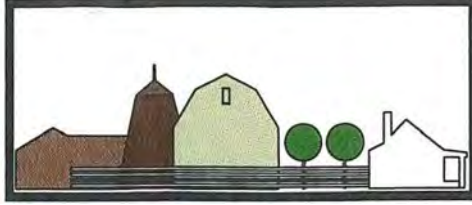
these said parcels are being recommended for rejection rather than inclusion due to the fact that the character of land on said parcels does not meet the criteria of viable farmland stipulated in Section 303-b of the Agricultural Districts Law; and be it further

RESOLVED that in support of the above recommendations, the Board shall submit to the Legislature its report consisting of the following materials: 1) a table of applications received, 2) copies of the review materials in association with all applications received, 3) copies of the draft minutes of the June 1st, 2026, meeting of the Board.

IN WITNESS WHEREOF, I, **Matthew Sabellico, Chairman of the Dutchess County Farmland Protection Board**, certify that the foregoing resolution was adopted by the Board at its June 1st, 2026 meeting.



Date June 09, 2026



Dutchess County Agricultural and Farmland Protection Board
DRAFT Minutes

June 1st, 2026, 7:00PM

At the Farm and Home Center, Millbrook NY

The meeting was called to order by Chairman Matt Sabellico at 7:10PM

Roll Call

Present: Matt Sabellico; Amanda Bergin; Doug Giles; Ed Hackett; Eoin Wrafter; Brian Scoralick; Ken Migliorelli; Isabella Yannuzzi; Legislator Eric Alexander; Kevin Pike; Cathy Weisse

Absent: Sean Carroll

Guests: Corinna Parker, Annual Inclusion Applicant

A motion was made to approve the minutes of February 3rd by Matt Sabellico. Doug Giles seconded. Motion carried. Vote: all in favor, none opposed

Communication and Announcements

None

Old Business:

- a. Ag Breakfast recap: Amanda gave a brief recap of the Ag breakfast and the feedback from the round table discussion
- b. Ag Forum next steps: Discussion on what to do for 2026-2027 Ag Forum. Last meeting it was brought up to not have the forum at the fair this year and to move it to the fall. Discussion followed on potential topics, intended target audience, and who would be partner agencies for planning. Discussion was tabled till next meeting.

New Business:

- a. Agricultural Districts – Application Review

The board reviewed all 16 applications individually utilizing the agricultural criteria guidelines. They voted individually to recommend or not recommend the parcel for inclusion in the Agricultural District. A summary of the results below:

- 11 recommended for inclusion
- 5 not recommended for inclusion

A table of the individual votes is attached. Voting record for Parrino's Greenhouse: Eoin made the motion to recommend the parcel for inclusion. Brian seconded. All in favor, 2 votes. All opposed, 8 votes were made. The motion was not carried. Parcel is not recommended for inclusion.

Eoin reviewed the draft Resolution and clarified that the highlighted section would be updated to reflect tonight's review and then signed by Chairman Sabellico. Eoin made the motion to accept/ seconded by Brian. Vote: All in favor. None opposed

Nest meeting – TBD depending on the Legislative vote or September

Motion to adjourn by Matt Sabellico, second by Ken. Vote all in favor, none opposed. Meeting adjourned at 8:40PM.

Minutes Respectfully submitted,
Amanda Bergin

Landowner	Municipality	Swis	Print Key	Acreage	AFPB Recommendation	Motion/second	Ayes	Nays	Abstain
Diamond Horse Developers Inc	Beekman	132200	6758-00-590688-0000	18.25	Recommend for Inclusion	Ed/Doug	All	None	None
Gregory S DeCesare	Hyde Park	133200	6165-02-845770-0000	26.8	Recommend for Inclusion	Brian/Matt	All	None	None
Megan Deichler	La Grange	133400	6562-02-999628-0000	14	Recommend for Inclusion	Ken/Doug	All	None	None
Sweet Showers Hill LLC	Rhinebeck	135089	6371-00-809539-0000	40.5	Recommend for Inclusion	Matt/Brian	All	None	None
Edward A Russell	Rhinebeck	135089	6371-00-423606-0000	5.93	Recommend for Inclusion	Brian/Eoin		7 Cathy, Kevin, Eric	None
Aurora North Meadows LLC	Union Vale	135400	6762-00-067068-0000	15.31	Recommend for Inclusion	Doug/Kevin	All	None	None
Three Sprouts Valley LLC	Wappinger	135689	6057-04-964107-0000	62.09	Recommend for Inclusion	Kevin/Matt	All	None	None
Thomas Drummond	Wappinger	135689	6158-02-915594-0000	10	Recommend for Inclusion	Brian/Doug	All	None	Eoin
Melandie L Williamson	Wappinger	135689	6359-03-383254-0000	2.8	Recommend for Inclusion	Kevin/Doug	All	None	None
Ray A Alexander	Wappinger	135689	6359-03-441218-0000	13.8	Recommend for Inclusion	Kevin/Doug	All	None	None
James Glorioso Jr	Wappinger	135689	6157-02-877760-0000	6.72	Recommend for Inclusion	Kevin/Doug	All	None	None
				216.2					
Deborah Evans	Pawling	134089	7057-00-210557-0000	9.53	Not Recommended for Inclusion	Brian/Eoin		8	2 None
Attis Health LLC	Rhinebeck	135089	6269-00-035395-0000	3.15	Not Recommended for Inclusion	Matt/Kevin	All	None	None
Attis Health LLC	Rhinebeck	135089	6169-00-866590-0000	4.24	Not Recommended for Inclusion	Matt/Kevin	All	None	None
Kerrie Abela	Rhinebeck	135089	6371-00-600224-0000	50.55	Not Recommended for Inclusion	Matt/Doug	All	None	None
Megan L Calogero	Union Vale	135400	6660-00-728564-0000	30.1	Not Recommended for Inclusion	Matt/Kevin	All	None	None
				97.57					

2026 Ag. District Applications

-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Waterwheel Vineyards LLC
Applicant: Michael Spaccarelli
Applicant Type: Landowner & Farmer
Landowner: Diamond Horse Developers Inc
Parcel Address: 236 Beekman Poughquag Rd
Municipality: Beekman
PrintKey: 6758-00-590688-0000
Acreage: 18.25 Acres
Property Class Description: Rural res&ag
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 35.31%
% Prime Soils: 0.35%
% Steep Slopes: 34.9%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Vineyards
Capital Investment Amount: \$100000 to \$199000
Plan to Modify Parcel Boundary: No

*Parcel acreage is taken from Real Property Tax records. Differences between recorded acreage and GIS-calculated area may result in variations in reported soil percentages, including totals potentially exceeding 100%.

0 160 320 Feet

June 1, 2026

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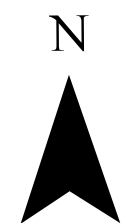
2026 Ag. District Applications

-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

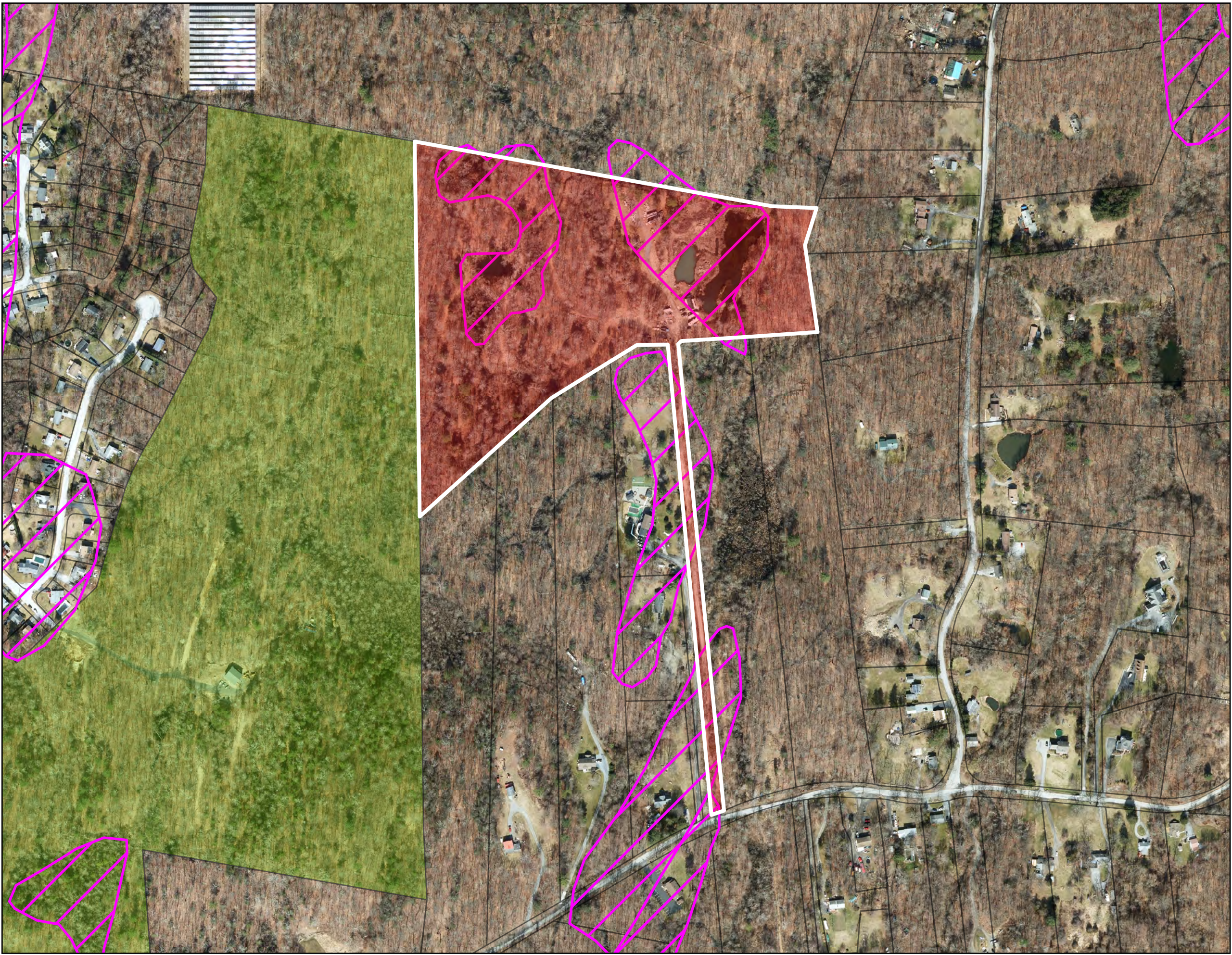
Farm Name: Cardinal Acres Farm
Applicant: Garrett DeCesare
Applicant Type: Landowner
Landowner: Gregory S DeCesare
Parcel Address: 101 Cardinal Rd
Municipality: Hyde Park
PrintKey: 6165-02-845770-0000
Acreage: 26.8 Acres
Property Class Description: Rural vac>10
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 33.96%
% Prime Soils: 0%
% Steep Slopes: 25.43%
Active Commercial Farm: No
Active Woodlot: Yes
Primary Enterprise Type: Horticultural
Specialties (greenhouse, hops, flowers, etc.)
Capital Investment Amount: Below \$10000
Plan to Modify Parcel Boundary: No

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0 215 430 Feet



June 1, 2026



2026 Ag. District Applications

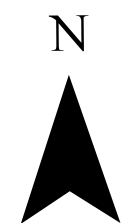
-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Deichler Family Farm
Applicant: Kenneth Deichler
Applicant Type: Landowner & Farmer
Landowner: Megan Deichler
Parcel Address: 407 Skidmore Rd
Municipality: La Grange
PrintKey: 6562-02-999628-0000
Acreage: 14 Acres
Property Class Description: Rural res
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 23.19%
% Steep Slopes: 24.65%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Christmas Trees
Capital Investment Amount: \$10000 to \$39000
Plan to Modify Parcel Boundary: No

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0 105 210 Feet

June 1, 2026

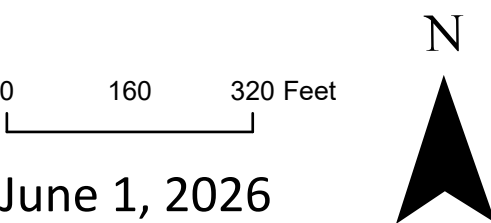


2026 Ag. District Applications

-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Parrinos Greenhouses & Garden Center
Applicant: Christian Gates
Applicant Type: Other (Counsel to Steve Parrino & Deborah Evans (Parrino))
Landowner: Deborah Evans
Parcel Address: 58 Libby Ln
Municipality: Pawling
PrintKey: 7057-00-210557-0000
Acreage: 9.53 Acres
Property Class Description: 1 Family Res
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 94.45%
% Prime Soils: 0%
% Steep Slopes: 24.78%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Horticultural
Specialties (greenhouse, hops, flowers, etc.)
Capital Investment Amount: \$10000 to \$39000
Plan to Modify Parcel Boundary: No

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2026 Ag. District Applications

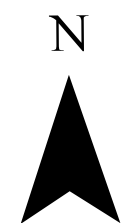
-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Sweet Showers Farm
Applicant: Corinna Parker
Applicant Type: Landowner & Farmer
Landowner: Sweet Showers Hill LLC
Parcel Address: 1228 Route 308
Municipality: Rhinebeck
PrintKey: 6371-00-809539-0000
Acreage: 40.5 Acres
Property Class Description: Rural vac>10
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 23.50%
% Prime Soils: 2.24%
% Steep Slopes: 79.19%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Other
Capital Investment Amount: Below \$10000
Plan to Modify Parcel Boundary: No

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0 215 430 Feet

June 1, 2026



2026 Ag. District Applications

-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Attis Farms
Applicant: Edan Shibolet
Applicant Type: Landowner & Farmer
Landowner: Attis Health LLC
Parcel Address: Ackert Hook Rd
Municipality: Rhinebeck
PrintKey: 6269-00-035395-0000
Acreage: 3.15 Acres
Property Class Description: Res vac land
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 52.22%
% Prime Soils: 0%
% Steep Slopes: 40.16%
Active Commercial Farm: No
Active Woodlot: Yes
Primary Enterprise Type: Other
Capital Investment Amount: Below \$10000
Plan to Modify Parcel Boundary: No

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0 50 100 Feet

June 1, 2026



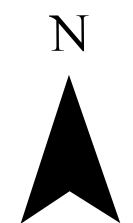
2026 Ag. District Applications

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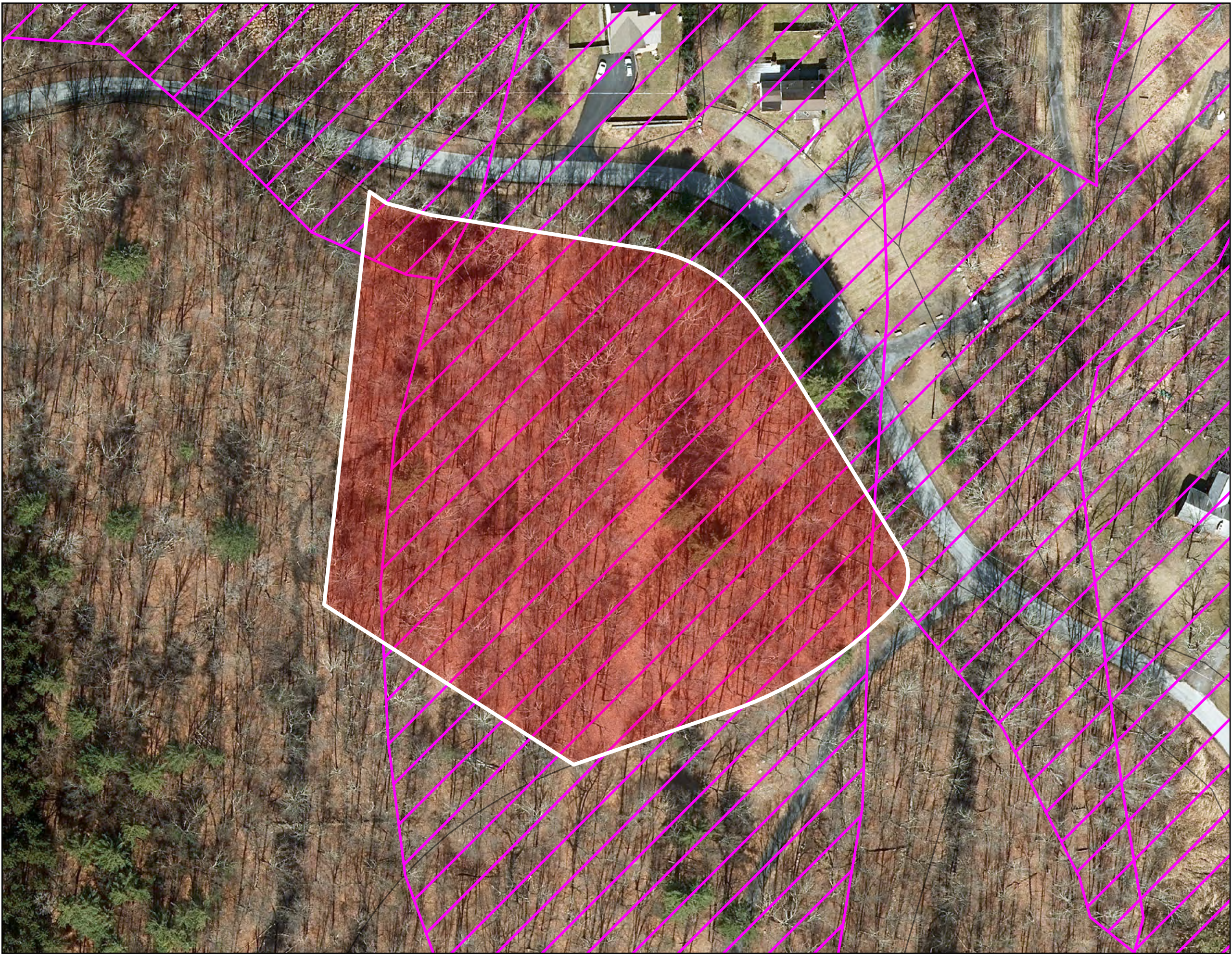
Farm Name: Attis Farms
Applicant: Edan Shibolet
Applicant Type: Landowner & Farmer
Landowner: Attis Health LLC
Parcel Address: 14 Barrett Tyler Dr
Municipality: Rhinebeck
PrintKey: 6169-00-866590-0000
Acreage: 4.24 Acres
Property Class Description: Res vac land
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 90.40%
% Prime Soils: 0%
% Steep Slopes: 36.67%
Active Commercial Farm: No
Active Woodlot: Yes
Primary Enterprise Type: Other
Capital Investment Amount: Below \$10000
Plan to Modify Parcel Boundary: No

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0 50 100 Feet



June 1, 2026

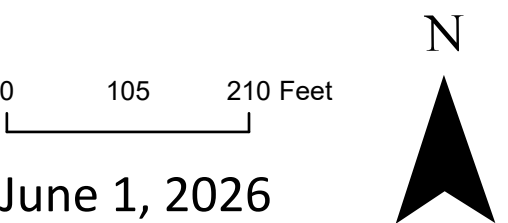


2026 Ag. District Applications

- Inclusion Requests 2026
- Parcels
- Dutchess County Ag. District Parcels
- Statewide Important Soils
- Prime Soils

Farm Name: Edward A Russell
Applicant: Edward Russell
Applicant Type: Farmer
Landowner: Edward A Russell
Parcel Address: 1035 Route 308
Municipality: Rhinebeck
PrintKey: 6371-00-423606-0000
Acreage: 5.93 Acres
Property Class Description: Vac w/imprv
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 33.14%
% Prime Soils: 36.39%
% Steep Slopes: 33.84%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Horse
Capital Investment Amount: \$10000 to \$39000
Plan to Modify Parcel Boundary: No

*Parcel acreage is taken from Real Property Tax records. Differences between recorded acreage and GIS-calculated area may result in variations in reported soil percentages, including totals potentially exceeding 100%.



2026 Ag. District Applications

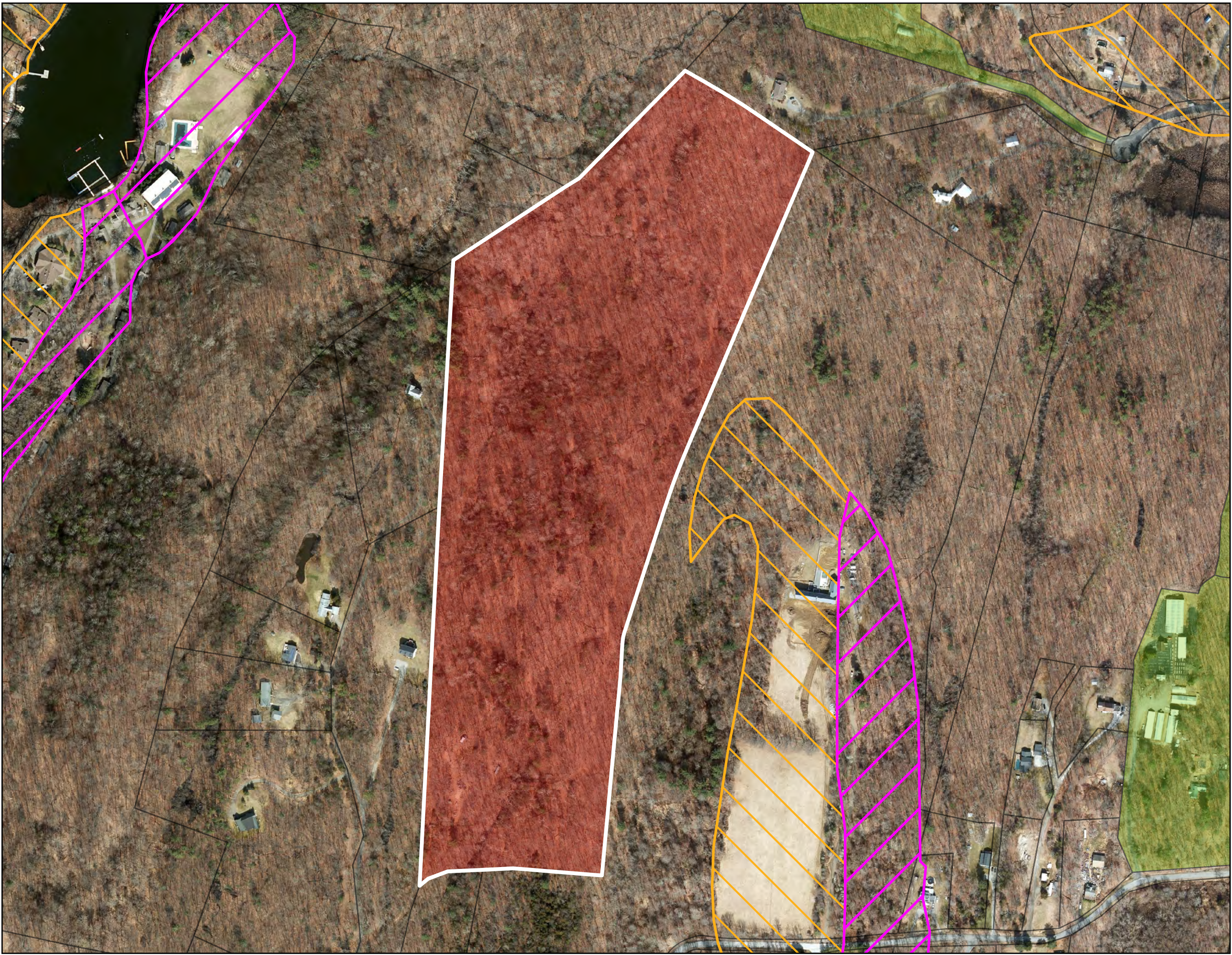
-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Edward A Russell
Applicant: Edward Russell
Applicant Type: Farmer
Landowner: Kerrie Abela
Parcel Address: 28 Old Farm Rd
Municipality: Rhinebeck
PrintKey: 6371-00-600224-0000
Acreage: 50.55 Acres
Property Class Description: Vac w/imprv
In Ag. Priority Area: Partial
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 0%
% Steep Slopes: 46.20%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Sugarbush
Capital Investment Amount: \$10000 to \$39000
Plan to Modify Parcel Boundary: No

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0 215 430 Feet

June 1, 2026



2026 Ag. District Applications

-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Hidden Hive Farm
Applicant: Angelo Calogero
Applicant Type: Landowner & Farmer
Landowner: Megan L Calogero
Parcel Address: S 130 Parliman Rd
Municipality: Union Vale
PrintKey: 6660-00-728564-0000
Acreage: 30.1 Acres
Property Class Description: Rural res
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 93.50%
% Prime Soils: 5.47%
% Steep Slopes: 30.13%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Christmas Trees
Capital Investment Amount: Below \$10000
Plan to Modify Parcel Boundary: No

*Parcel acreage is taken from Real Property Tax records. Differences between recorded acreage and GIS-calculated area may result in variations in reported soil percentages, including totals potentially exceeding 100%.

0 160 320 Feet

June 1, 2026

N

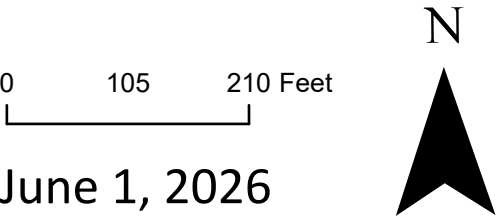


2026 Ag. District Applications

-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Aurora North Meadows LLC
Applicant: Allison Neumann
Applicant Type: Landowner & Farmer
Landowner: Aurora North Meadows LLC
Parcel Address: 670 Waterbury Hill Rd
Municipality: Union Vale
PrintKey: 6762-00-067068-0000
Acreage: 15.31 Acres
Property Class Description: Rural res
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 21.31%
% Prime Soils: 42.26%
% Steep Slopes: 13.94%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Other
Capital Investment Amount: \$40000 to \$99000
Plan to Modify Parcel Boundary: No

*Parcel acreage is taken from Real Property Tax records. Differences between recorded acreage and GIS-calculated area may result in variations in reported soil percentages, including totals potentially exceeding 100%.



2026 Ag. District Applications

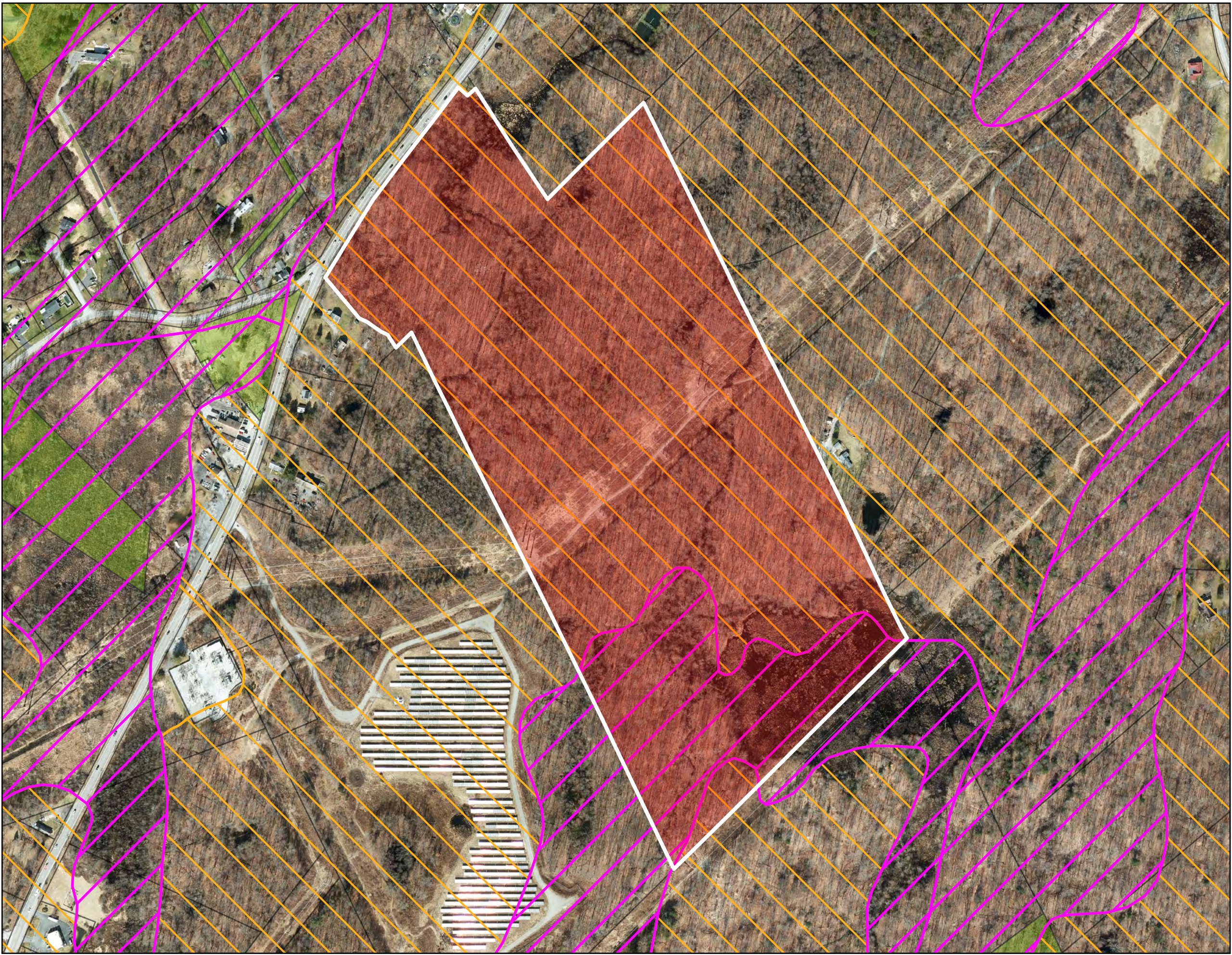
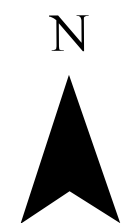
-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Three Sprouts Valley
Applicant: Yehia Said
Applicant Type: Landowner & Farmer
Landowner: Three Sprouts Valley LLC
Parcel Address: Route 9D
Municipality: Wappinger
PrintKey: 6057-04-964107-0000
Acreage: 62.09 Acres
Property Class Description: Res vac land
In Ag. Priority Area: Partial
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 19.42%
% Prime Soils: 83.23%
% Steep Slopes: 18.30%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Beef (cattle)
Capital Investment Amount: \$40000 to \$99000
Plan to Modify Parcel Boundary: No

*Parcel acreage is taken from Real Property Tax records. Differences between recorded acreage and GIS-calculated area may result in variations in reported soil percentages, including totals potentially exceeding 100%.

0 215 430 Feet

June 1, 2026



2026 Ag. District Applications

-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Lazz Farms Inc
Applicant: Thomas Drummond
Applicant Type: Farmer
Landowner: Thomas Drummond
Parcel Address: 79 Widmer Rd
Municipality: Wappinger
PrintKey: 6158-02-915594-0000
Acreage: 10 Acres
Property Class Description: Res Multiple
In Ag. Priority Area: Partial
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 52.91%
% Steep Slopes: 14.34%
Active Commercial Farm: No
Active Woodlot: Yes
Primary Enterprise Type: Livestock (other than beef/dairy cattle)
Capital Investment Amount: \$10000 to \$39000
Plan to Modify Parcel Boundary: No

*Parcel acreage is taken from Real Property Tax records. Differences between recorded acreage and GIS-calculated area may result in variations in reported soil percentages, including totals potentially exceeding 100%.

0105210 Feet

June 1, 2026

N



2026 Ag. District Applications

-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Crazy A's ranch
Applicant: Ray Alexander
Applicant Type: Landowner & Farmer
Landowner: Melandie L Williamson
Parcel Address: 68 Diddell Rd
Municipality: Wappinger
PrintKey: 6359-03-383254-0000
Acreage: 2.8 Acres
Property Class Description: 1 Family Res
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 100%
% Prime Soils: 1.11%
% Steep Slopes: 17.06%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Livestock (other than beef/dairy cattle)
Capital Investment Amount: Below \$10000
Plan to Modify Parcel Boundary: No

*Parcel acreage is taken from Real Property Tax records. Differences between recorded acreage and GIS-calculated area may result in variations in reported soil percentages, including totals potentially exceeding 100%.

0 105 210 Feet

June 1, 2026



2026 Ag. District Applications

-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

Farm Name: Crazy A's ranch
Applicant: Ray Alexander
Applicant Type: Farmer
Landowner: Ray A Alexander
Parcel Address: Diddell Rd
Municipality: Wappinger
PrintKey: 6359-03-441218-0000
Acreage: 13.8 Acres
Property Class Description: Res vac land
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 97.04%
% Prime Soils: 69.94%
% Steep Slopes: 9.33%
Active Commercial Farm: No
Active Woodlot: Yes
Primary Enterprise Type: Livestock (other than beef/dairy cattle)
Capital Investment Amount: Below \$10000
Plan to Modify Parcel Boundary: No

*Parcel acreage is taken from Real Property Tax records. Differences between recorded acreage and GIS-calculated area may result in variations in reported soil percentages, including totals potentially exceeding 100%.

0 160 320 Feet

N



June 1, 2026

2026 Ag. District Applications

-  Inclusion Requests 2026
-  Parcels
-  Dutchess County Ag. District Parcels
-  Statewide Important Soils
-  Prime Soils

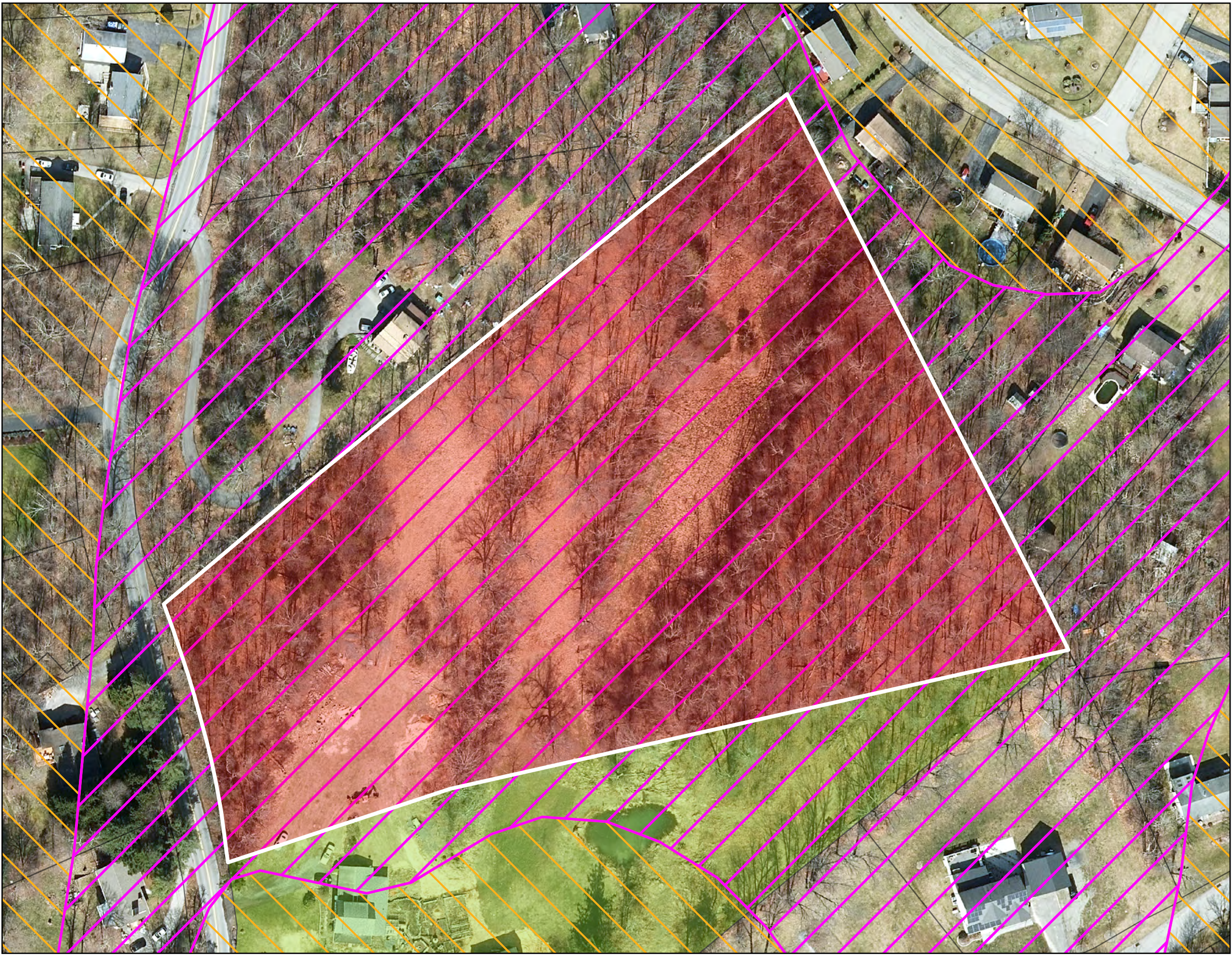
Farm Name: Hawk Valley Farm
Applicant: James Glorioso
Applicant Type: Landowner & Farmer
Landowner: James Glorioso Jr
Parcel Address: Losee Rd
Municipality: Wappinger
PrintKey: 6157-02-877760-0000
Acreage: 6.72 Acres
Property Class Description: Res vac land
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 98.35%
% Prime Soils: 0%
% Steep Slopes: 32.71%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Orchard
Capital Investment Amount: \$10000 to \$39000
Plan to Modify Parcel Boundary: No

*Parcel acreage is taken from Real Property Tax records. Differences between recorded acreage and GIS-calculated area may result in variations in reported soil percentages, including totals potentially exceeding 100%.

0 50 100 Feet



June 1, 2026



TOWN OF WAPPINGER



TOWN SUPERVISOR
JOSEPH D. CAVACCINI

TOWN HALL
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590

WWW.TOWNOFWAPPINGERNY.GOV
(845) 297-4158 - Main
(845) 297-2744 - Direct
(845) 297-4558 - Fax

OFFICE OF THE TOWN SUPERVISOR

April 20, 2026

Julie Shiroishi
Clerk of the Dutchess County Legislature
Dutchess County Office Building
22 Market Street, Sixth Floor
Poughkeepsie, NY 12601

Dear Ms. Shiroishi,

The Town of Wappinger is a community that is proud of its farmland and open spaces. Under this Administration, we have made every effort to preserve land and promote agricultural activities throughout Wappinger.

I write to you and the members of the County Legislature regarding the requests and recommendations of the Dutchess County Agricultural and Farmland Protection Board, and in strong support of Three Sprouts Valley, a service-disabled Veteran-Owned Small Business (SDVOSB).

Three Sprouts Valley is a new, diversified small-farm operation being established on a 62.09-acre parcel along Route 9D, parcel number 135689-6057-04-964107, in the Town of Wappinger, New York. This project represents the kind of thoughtful, phased agricultural development that aligns closely with both local and countywide farmland preservation and economic development goals.

The farm will be developed over approximately three years beginning in the 2026 growing season:

- Phase 1 (2026): Establish hay production within an existing overhead power line corridor, utilizing already-cleared land without the need for woodland disturbance, along with the introduction of a small apiary to support honey and beeswax production and enhance on-site pollination.
- Phase 2 (2027): Introduction of a grass-fed beef starter herd and pasture-raised laying flock.
- Phase 3 (2028): Development of a market-garden produce operation, with direct-to-consumer sales through an on-farm stand, CSA program, and participation in Hudson Valley farmers markets.

Three Sprouts Valley will produce a wide range of agricultural products including hay, raw honey and beeswax, grass-fed and grass-finished beef, pasture-raised eggs, seasonal vegetables, and nursery products. These goods will be marketed through a diversified sales strategy, including an on-site farm stand, CSA subscriptions, regional farmers markets, and innovative residential farming plot rentals for community engagement.

This project not only supports local food production and agricultural sustainability but also strengthens the regional economy by supplying nearby farms, expanding consumer access to fresh, locally grown products, and fostering small business growth. The use of existing cleared land and phased expansion demonstrates a responsible approach to land stewardship that reflects the values of Dutchess County.

For these reasons, the Town of Wappinger strongly supports this project and respectfully encourages the County Legislature to consider favorably the recommendations of the Dutchess County Agricultural and Farmland Protection Board as they relate to Three Sprouts Valley.

Thank you for your time and consideration.

Respectfully submitted,

Joseph D. Cavaccini, Town Supervisor

Glen L. Heller[◊]
Marianna R. Kennedy
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglielle, Jr.
Alana R. Bartley^{◊◊}
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield
Michael A. D'Angelo^{◊◊}
James C. Lindeman

Jennifer L. Schneider
Managing Attorney

[◊] LL.M. in Taxation
^{◊◊} Member NY & NJ Bar

James R. Loeb *
Richard J. Drake **
Gary J. Gogerty *
Stephen J. Gaba *

* Retired
** Retired 2015; d. 2025

July 13, 2026

Via E-mail: jshiroishi@dutchessny.gov
and Regular Mail

Dutchess County Legislature
22 Market Street, Poughkeepsie, NY
c/o Julie Shiroishi
Clerk, Dutchess County Legislature

Re: Town of Rhinebeck Opposition to Inclusion of Edward Russell Parcel in
Dutchess County Certified Agricultural District 21
Parcel No.: 6371-00-423606-0000

Dear Members of the County Legislature:

This office represents the Town of Rhinebeck Town Board. I write on behalf of the Town in strong opposition to the acceptance of Edward Russell's parcel into Dutchess County Certified Agricultural District 21 (the "Ag District"). Mr. Russell's application is a pretextual effort to obtain exemptions from Town zoning laws which he has flagrantly violated for over 20 years. Most recently, on February 4, 2026, the Honorable Lisa Rubenstein convicted and fined Mr. Russell \$21,000 for numerous, ongoing violations of the Town zoning code and New York State Property Maintenance Code. A copy of the decision and order is annexed hereto as Exhibit "A". The application should be denied.

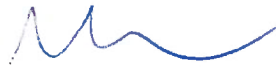
Mr. Russell's property is located in the Town's RC-5 Rural Countryside Zoning District. Since at least 2003, Mr. Russell and his wife, Gayle, have littered the property with unsafe structures, junk, trash, inoperative vehicles, and more. Photographs taken by Town zoning enforcement officers between 2024 and 2026 are annexed hereto as Exhibit "B". As can be seen, none of the foregoing is rationally related to any legitimate agricultural purpose. The condition of the property is deplorable. To resolve those complaints, Mr. Russell executed a stipulation of settlement whereby he agreed to clean up the property. Exhibit "C". He never did.

The condition of the property has attracted numerous complaints. One such complaint from 2011 is annexed hereto as Exhibit "D". Due to the number of complaints, multiple zoning administrators and Town special attorneys have dedicated countless hours to attempting to obtain compliance at the parcel at taxpayer expense.

During the most recent prosecution, Mr. Russell stated to undersigned counsel and the Town Zoning Administrator that his “friends at the County” were going to take care of this issue for him. It was unclear what he meant. Mr. Russell also stated, in sum and substance, that he would no longer face prosecution for his violations after he was in the Ag District. Undersigned counsel understood Mr. Russell to believe inclusion in the Ag District would be a “get out of jail free card” due to Agriculture and Market Law Section 305-A’s curtailment of local authority over Ag District parcels. The purpose of Section 305-A is to protect agriculture, not to provide bad actors with an unwarranted shield from local laws.

The parcel is not used for any legitimate agricultural purpose. The Agriculture and Farmland Protection Board has found that the parcel does not meet the criteria for inclusion in the past, including in 2020 and 2022. Exhibit “E”. The application should be denied.

Very truly yours,



MICHAEL J. BARFIELD
Associate

MJB/mjb/1444348
Enclosures

EXHIBIT “A”

**STATE OF NEW YORK: COUNTY OF DUTCHESS
JUSTICE COURT: TOWN OF RHINEBECK**

Present: Hon. Lisa E Rubenstein, Town Justice

THE PEOPLE OF THE STATE OF NEW YORK

DECISION AND ORDER

-v-

EDWARD RUSSELL,

Defendant.

The People initiated a zoning case with an Information and Complaint against the defendant, Edward Russell, as the owner of property located at 1035 Route 308, located in the Town of Rhinebeck. Property Maintenance Code offenses are Class A misdemeanors. Defendant Edward Russell, who appeared in the action, entered a not guilty plea and was represented by counsel throughout all proceedings. A trial was held on September 25, 2020 at which time the Zoning Enforcement Officer, Brian Tamm, testified, numerous photographs were submitted into evidence, and defendant testified in his own defense. Neither the People nor the defendant's counsel submitted any written statement at the close of testimony, so no summations of evidence or defenses was submitted to the Court, despite the Court's direction.

A Complaint and Information must designate the offenses charged. Two or more offenses may be charged in separate counts. The factual part of such instrument must contain a statement of the complainant alleging facts of an evidentiary character supporting or tending to support the charges (Criminal Procedure Law § 100.15).

The accusatory information identifies the offenses as follows:

1. The defendant stored more than three school buses more than 20 feet in length, in violation of Town Code § 125-53.
2. The defendant stored more than two recreational vehicles more than 20 feet in length, in violation of Town Code § 125-53.

3. The defendant is using or permitting the use of the yard of the premises for the storage of equipment, building materials, junk, vehicle parts, and other materials, in violation of Town Code §125-19(G).
4. The defendant is operating or permitting the operation of a junkyard, as defined by Town Code § 125-135, not permitted in the RC-5 zoning district, in violation of Town Code section 125-20 and Chapter 125 Attachment 2 (District Schedule of Use Requirements)
5. The exterior of the property is not kept in a clean, safe, and sanitary condition, in violation of Property Maintenance Code § 302.1
6. More than one inoperative or unlicensed motor vehicle is parked, kept or stored on the property in violation of the Property Maintenance Code § 302.8.
7. Vehicles on the property are in a state of major disrepair, disassembly, and/or are in the process of being stripped or dismantled, in violation of Property Maintenance Code §302.8.
8. Rubbish and garbage have accumulated through the exterior of the defendant's property.

The accusatory instrument identifies the time span of the violation as “ongoing and continuous” and the date of the verification of the complaint is September 20, 2024.

At the trial of this action, Michael Barfield, Esq., appeared as the Special Prosecutor on behalf of the People, and Steve Patterson, Esq., appeared on behalf of the defendant, Edward Russell.

Brian Tamm, the Zoning Administrator, testified that Mr. Russell was the owner of the property at the time of the inspections of the property. He testified without objection that the property is in a 5-acre residential zone. The property is not in the Agricultural District. He testified that he has driven on Route 308 once every couple of weeks and has conducted 10 or 15 inspections of the property. He has received complaints about this property and there are buses, miscellaneous debris, plastics, tarps and tires, and pieces of vehicles.

Mr. Tamm testified that on June 26, 2024, he observed the property on Old Rock City Road and Route 308. He observed at the time multiple buses, campers, tractors, old hoops, junks, tires, wheels, enclosed trailers and a boat. He testified to various hazards on the property and described that weeds have grown up over the junk on the property. He testified that he had taken the photographs that were admitted into evidence, without objection, by the defendant. The photos show an RV, metal I-beam, a camper (shown from different angles), a bus, a tarp and tires, a tractor, axles and an oil tank. There is also a different school bus, a kennel, open trailers.

On December 11, 2024, Mr. Tamm also took photographs that were admitted, without objection. The photographs show debris on the ground, a pickup truck cap, horse fencing or gates, a tractor trailer box, tires, various kinds of debris. Many of the items identified in June were also there in December and there were additional items, such as a tractor trailer, plastic tubs, a tow-behind camper, old school buses, plastic tubes and debris, and broken dog crates.

Mr. Tamm also testified that he visited the property in June 2025, and the photographs depict only some of the items, and unused vehicles on the property. He reported that on any of his three visits, he saw parts of vehicles, and it seemed that the pickup truck moved around on the lot, and that it was unclear that the multiple tractors functioned. On June date, he served the Order to Remedy.

Mr. Russell testified in his defense and described that he used the various vehicles and items described as “junk” to bottle black walnut syrup. Mr. Russell testified that some of the vehicles were registered. He did not provide any documentary evidence to establish the registration of the vehicles. He described that some of the items described by the Zoning Administrator were not “junk” but were items that were repurposed for use in the syrup making business. For example, he pointed to Exhibit 3, photo #2, which shows a pick and a red and yellow bus. He stated that the red bus is used for its “parts”, and the yellow bus has an evaporator for the syrup business, and this bus is used as a “bottling room”.

Defendant reported that everything else depicted in the photographs are farm vehicles and that he stores them on this property for use on a nearby farm property. He testified that the photographs of Exhibit 3 show a dump wagon for manure, two operable tractors, a corn chopper, a silage wagon, a loader and a backhoe, all of which he states are farm vehicles. He testified that there are tires depicted in the photographs are spare tires for the hay wagons and the buses.

Conclusions

The Court finds that even if all the vehicles are registered, and used for the farm business on another property, this does not provide a defense, since it is undisputed that this property is not in the Agricultural District and the owner must abide by the use restrictions of the RC-5 zone.

The People have established the following:

1. Two violations of § 125-53 due to storage of three school buses more than 20 feet in length, and more than two recreational vehicles in excess of 20 feet in length.
2. Violations established of § 125-19(G) using the yard for the storage of equipment, building materials, junk, vehicles, vehicle parts, and other materials
3. Violation of § 302.1 since the property has not been kept in a clean, safe and sanitary condition.
4. Violations of § 302.8 since there is more than one inoperative vehicle parked, kept or stored on the property.

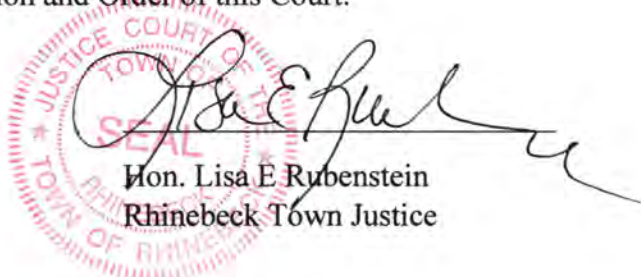
The People failed to establish that vehicles were in a state of major disassembly, disrepair and/or in the process of being stripped or dismantled in violation of § 302.8. Also, the information fails to establish the code section violated by the allegation of Count 8, and/or whether this information alleges a violation of a previously charged section of the code. Court finds no violation of §125-135 since there was no evidence that the property was being used for the operation of a junkyard, as the defendant described the uses for each of the items.

Based upon the information, and the evidence at trial, the Court finds that the defendant has violated §§ 125-53, 125-19 (G); 302.1; 302.8, all of which have been continuous since June 26, 2024, through September 20, 2024, the date of the Information and Complaint. Pursuant to Town of Rhinebeck Code, § 125-119, each week of violation constitutes a separate additional violation and is punishable by a fine not to exceed \$350 for each violation and /or up to 6 months imprisonment.

The Court finds that defendant shall be fined the amount of \$350.00 per violation, per week, for a period of 12 weeks so the total fine is \$21,000, plus the mandatory surcharge of \$205.

The foregoing constitutes the decision and Order of this Court.

Dated: February 4, 2026



Hon. Lisa E Rubenstein
Rhinebeck Town Justice

EXHIBIT “B”















EXHIBIT “C”

JUSTICE COURT: TOWN OF RHINEBECK
STATE OF NEW YORK

=====X
PEOPLE OF THE STATE OF NEW YORK,

Plaintiff

- against -

GAYLE JONES RUSSELL,

Defendant.
=====X

**SO-ORDERED
STIPULATION OF
SETTLEMENT**

WHEREAS, the Defendant, GAYLE JONES RUSSELL, has been served with a "Violation Appearance Ticket" dated October 19, 2004 charging her with the following (9) nine counts, which allege violations of the New York State Uniform Fire Prevention and Building Code, the Rhinebeck Zoning Law; and the Property Maintenance Code of the State of New York at the premises known as 1035 Route 308, Rhinebeck, New York ("Subject Property"):

- Count I: Executive Law, New York State Uniform Fire Prevention and Building Code Act,
9 NYCRR, Title 19, Part 444.3(b)(2)(v);
- Count II: Property Maintenance Code of the State of New York,
9 NYCRR, Title 19, Section 603.1;
- Count III: Property Maintenance Code of the State of New York and Fire Code
of the State of New York
9 NYCRR, Title 19, Sections 604, 605, and 605.6
- Count IV: Fire Code of the State of New York
9 NYCRR, Title 19, Section 603.4
- Count V: Property Maintenance Code of the State of New York
9 NYCRR, Title 19, Section 108.1.4
- Count VI: Property Maintenance Code of the State of New York
9 NYCRR, Title 19, Sections 404.7

Count VII: Property Maintenance Code of the State of New York
9 NYCRR, Title 19, section 502.1

Count VIII: Property Maintenance Code of the State of New York
9 NYCRR, Title 19, section 305.1

Count IX: Zoning Law of the Town of Rhinebeck, Dutchess County, New York
Zoning Law Section III (A); and

WHEREAS, the Defendant has appeared to answer these charges with her attorney,
WARREN S. REPLANSKY, P.C. and the Town of Rhinebeck is represented in these
proceedings by SCOTT VOLKMAN, of Gellert and Quartararo, P.C.; and

WHEREAS, the parties desire to resolve the pending charges upon the following
terms and conditions.

IT IS HEREBY STIPULATED by and between the parties as follows:

1. In exchange for a plea of guilty to Counts V, VI, VII and VIII of the Violation
Appearance Ticket and Information dated October 19, 2004 and compliance with the terms
set forth in this Stipulation of Settlement, Judge William Sanchez, Town of Rhinebeck,
promises to sentence the defendant to a one-year Conditional Discharge. Defendant's failure
to comply with each of the terms set forth in this Stipulation of Settlement will result in an
immediate Order from the Court that 1) provides law enforcement with an Order directing
removal of property deemed to be rubbish following a determination made by the Court as
set forth in this Stipulation; and/or 2) re-sentencing of the defendant on those charges that
defendant has pleaded guilty to, up to the maximum penalty which shall include a fine
and/or imprisonment, as provided by law, following a hearing before Judge Sanchez; and/or
3) immediate trial on those charges for which the defendant has not pleaded guilty.

Defendant's full compliance with each of the terms set forth in the Stipulation of Settlement shall result in the dismissal of Counts I, II, III, IV, and IX following the successful completion of defendant's sentence of a one-year adjournment in contemplation of dismissal concerning Counts I, II, III, IV, and IX. A violation of this stipulation shall be deemed grounds for the Town of Rhinebeck to revive these charges. The defendant hereby acknowledges and grants this Court the specific authority to impose injunctive relief which this Court would not otherwise have in order to have a final and ultimate disposition of this matter.

2. The Defendant shall submit, or cause to be submitted, to the Town of Rhinebeck Building Inspector plans for the construction of a fence, and a fully enclosed "pole barn" and/or "sugar house" on the subject property that shall house all of the property set forth in Exhibit A (annexed hereto), within fourteen (14) days of the date of the signing of this Stipulation. These plans shall be sufficient for review by the Building Inspector to ensure the structural integrity of the buildings. The plans shall be approved, or disapproved, within two (2) weeks of submittal.

3. In the event the plans for the enclosed pole barn and/or the sugar house are approved, work shall be commenced within thirty (30) days of the date the plans are approved and notice of approval is given to Defendant by the Town Building Inspector and/or Zoning Enforcement Officer. The structure, or structures, as the case may be, shall be constructed within six (6) months of the date of the issuance of the Building Permits.

4. In the event the application for the Building Permit for the pole barn and/or sugar house is denied by the Building Inspector and/or Zoning Enforcement Officer, the

grounds for such denial shall be provided to the Defendant in writing and the Defendant shall have the right to resubmit one (1) amended application(s) within a period of twenty (20) days which shall address all reasons for the denial in said application, or to appeal said determination to the Zoning Board of Appeals.

5. Should defendant fail or delay to construct a fence, pole barn and/or sugar house that is meant to store the property set forth in Schedule A ^{AND} ~~or~~ fail to remove the property set forth in Schedule A that exists at the address in issue, said failure or delay shall be deemed a violation of this Stipulation of Settlement and defendant's Conditional Discharge.

6. The Defendant represents that the attached list of personal property set forth in Exhibit A) and the attached list of vehicles set forth in Exhibit B (annexed hereto) represents items of personal property which the Defendant represents are functional, and in working order, and do not constitute "rubbish" as that term is defined by the Property Maintenance Code of the State of New York, and that all the motor vehicles which require such registration and inspection under New York State law are currently registered and inspected in accordance with the requirements of the New York State Department of Motor Vehicles and will remain properly registered and insured.

7. The Zoning Enforcement Officer together with the Town of Rhinebeck Building Inspector, law enforcement officials, and the attorneys for the parties shall, within ten (10) days of the date of this Stipulation, inspect the subject property between the hours of 8:00 AM and 3:00 PM to verify the status of the items of personal property and the registration and inspection of the motor vehicles in the attached Exhibits to determine: (i) if any of these items in Exhibit A constitute "rubbish" as that term is defined under the

Property Maintenance Code; (ii) if any of the motor vehicles in Exhibit B are not, in fact, registered or inspected; (iii) if there exist other items which constitute "rubbish" under the New York State Property Maintenance Code that remain on the property and have not been incorporated in to Exhibit A. The defendant hereby irrevocably consents to this inspection and/or photographing and/or videotaping of the subject property by the Zoning Enforcement Officer or Building Inspector during this inspection.

8. The Zoning Enforcement Officer, within five (5) days of inspection, shall provide a list of additional items in writing, if any, which he deems to be rubbish and which need to be removed from the subject premises; and (ii) motor vehicles, if any, which he determines are not, in fact, properly registered or inspected. A copy of the list shall be immediately supplied by the ZEO to the Attorney for the Town, the Attorney for the Defendant and to the Court. If the Defendant agrees that one or more of the items on the ZEO's list constitute rubbish, or an uninspected or unregistered motor vehicle which needs to be removed from the premises, those items shall be removed from the subject premises as set forth in paragraph 9 of this Stipulation. If there is any dispute by the Defendant concerning whether one or more items on the ZEO's list constitutes rubbish, or an uninspected or unregistered motor vehicle, the matter shall be immediately submitted to Judge Sanchez, for resolution. Judge Sanchez may, in his discretion, utilize the services of David Luther, of Amenia, New York or any other expert agreed upon by the parties who does not present a conflict of interest in this matter to examine the property and to assist in determining whether it is, in fact, rubbish, or if the motor vehicles are properly inspected and/or registered. The determination of the Court in this regard shall be final and binding on

both parties. Those items which the Court determines to be rubbish or uninspected or unregistered motor vehicles shall be removed from the subject premises as set forth in paragraph 9 of this Stipulation. Those items that the Court determines to be personal property, shall be deemed added to the list of items set forth in Exhibit A of this Stipulation of Settlement.

9. All items deemed rubbish and any uninspected or unregistered motor vehicles shall be removed from the subject premises within 14 (fourteen) days of the date a final determination is made by Judge Sanchez.

10. The Zoning Enforcement Officer and/or Building Inspector shall also verify that the solid fuel burning stove and kerosene heater have been removed from the structure formerly used as habitable space by the Defendant. If it is determined that either or both of these items have not been removed from the premises, the item or items shall be removed within ten (10) days of the inspection and notice to defendant. Defendant's failure to comply shall be deemed a violation of this Stipulation of Settlement and defendant's Conditional Discharge.

11. The Building Inspector shall inspect the premises to insure that the uncovered electrical panel and exposed and unsupported wiring and uncovered electrical receptacles in the building foundation on the property have either been repaired or removed. If those items have not been repaired or corrected in accordance with Code requirements, or removed, the condition(s) shall be remedied within ten (10) days of the inspection and defendant shall obtain the proper permits where necessary. Defendant's failure to comply with these terms shall be deemed a violation of this Stipulation of Settlement and defendant's Conditional

Discharge.

12. The Zoning Enforcement Officer shall also verify that the buildings and structures, and vehicles including but not limited to vans, campers, and trailers on the subject property are not inhabited as living space by the Defendant, or any other person. If any part of the premises are still being used as living space, the premises shall be vacated within five (5) days of the day of inspection and notice to the defendant. Defendant's failure to comply with these terms shall be deemed a violation of this Stipulation of Settlement and defendant's Conditional Discharge.

13. The Defendant shall, within five (5) days of the date of this Stipulation properly secure the foundation formerly used as living space, and the Zoning Enforcement Officer shall designate said foundation structure as "uninhabitable" in accordance with the requirements of the Uniform Code. The Defendant shall not, and shall not permit any other person, to reoccupy the foundation structure or any portion of the subject premises as habitable space until such time as a Building Permit and Certificate of Occupancy are issued for the same. The Building Inspector shall have the irrevocable right to conduct reasonable periodic inspections to ensure full compliance with the terms of this Stipulation. Judge Sanchez will make any final determination of what constitutes "reasonable", should this arise as an issue between the parties. Defendant's failure to comply with these terms shall be deemed a violation of this Stipulation of Settlement and defendant's Conditional Discharge.

14. In the event that any other dispute arises with regard to any continued existence of any violation or the storage or removal of property or rubbish, the matter shall be expeditiously brought before Judge Sanchez, and each party shall have an opportunity to

present its side of the issue to the Court, and the Judge shall dispose of the issue, with the determination of the Judge being final and binding on both parties. In this regard, each party agrees to waive any right to a trial, or jury trial, on these issues. If Judge Sanchez rules against the Defendant with regard to one or more of these issues, the Defendant shall comply with the ruling within ten (10) days of the Judge's ruling. Defendant's failure to comply with the Judge's ruling and order shall be deemed a violation of this Stipulation of Settlement and defendant's Conditional Discharge.

15. Upon verification by the Zoning Enforcement Officer that the Violations set forth in the Notice of Violation have been cured, the appropriate counts shall be dismissed, with prejudice, following the completion of defendant's one-year conditional discharge. This provision shall not be construed to mean that the Zoning Enforcement Officer and/or the Building Inspector is precluded from issuing any new and/or future violations of the law on the subject premises nor shall it be construed to mean that the ZEO and/or Building Inspector is precluded from citing existing or currently un-cited violations

16. The Defendant shall pay a civil penalty to the Town of Rhinebeck in an amount of five-thousand dollars (\$5,000.00) which penalty shall be payable as follows: 1) Eight-hundred twenty-five dollars (\$825.00) is due and payable on the first day of each month beginning November 1, 2004 (thereafter: December 1, 2004, January 1, 2005, February 1, 2005, March 1, 2005) 2) The last and final payment in the amount of eight-hundred seventy-five dollars (\$875.00) is due and payable on April 1, 2005. Said fine shall be in partial satisfaction of her plea of guilty to Counts V, VI,

VII and VIII for which defendant shall provide a signed confession of judgment.

17. For purposes of notice to the defendant as required in this Stipulation, the Town of Rhinebeck shall provide notice to the defendant by regular mail at the following address: 1035 Route 308, Rhinebeck N.Y. 12572

18. Defendant's failure to comply with any of the terms set forth in this Stipulation of Settlement shall be deemed a violation of this Stipulation and a violation of defendant's Conditional Discharge subject to the penalties set forth in paragraph 1 of this Stipulation.

Dated: October 22, 2004
Rhinebeck, New York

Gayle Jones Russell
GAYLE JONES RUSSELL

Edward A. Russell
EDWARD A. RUSSELL, SR.

Warren S. Replansky
WARREN S. REPLANSKY, P.C.
BY: WARREN S. REPLANSKY
ATTORNEY FOR DEFENDANT

Scott Volkman
GELLERT & QUARTARARO, P.C.
BY: SCOTT VOLKMAN, ESQ.
ATTORNEY FOR THE TOWN OF RHINEBECK

John F. Marz

JOHN F. MAASZ, ZONING ENFORCEMENT OFFICER
TOWN OF RHINEBECK

SO ORDERED:

Hon. William Sanchez

JUDGE WILLIAM SANCHEZ, TOWN OF RHINEBECK

EXHIBIT “D”

May 18, 2011

We, the undersigned, have resided in and around the Edward Russell property located at 1035 Route 308 Rhinebeck NY. Many of us have resided here for more than 30 years. In that time we have slowly watched a once beautiful residential property turn into an illegal junk yard. At one time there was a home on the property. That is now gone, replaced with nothing but junk. Garbage has been brought onto this land from another location, which is illegal in the state of NY. Most everything on this land cannot be confused with anything besides absolute garbage. We have very quietly stood by and watched as everything on that once vacant land had been brought in from elsewhere. Some have said that the land use has been changed from residential to agricultural for the property. The reality is, nothing is grown there, nor is anything produced at this location. Boarding four apparently mistreated horses, kept in the most inhumane environment, does not make the property agricultural use. Not only has the value of our homes been depleted, we have several homes for sale near this property that cannot be sold due to this illegal junk yard and eyesore. Please remember this property is located on a major gateway to Rhinebeck. It is now time to enforce the law.

EXHIBIT “E”

Dutchess County Agriculture and Farmland Protection Board

Meeting Minutes

June 11, 2020

The Meeting was called to order by Mr. Pulver at 7:03 pm
Mr. Pulver turned the meeting over to Vice Chair, Mr Collings

Roll Call

Present: Chair, Gregg Pulver; Vice Chair, Art Collings; Eric Axelson; Eoin Wrafter; Brian Scoralick; Ken Migliorelli; Jennifer Fimbel; Ed Hauser
Advisors: Harry Baldwin, Shelby Frangk
Public Present: None

Communication-

1. A letter dated January 2, 2020 from Ag and Markets was presented to the board. This letter is in reference to a proposed solar field construction site on a parcel in East Fishkill. No action was needed from the Board.
2. A letter dated December 31st, 2019 from Ag and Markets awarding funds to Dutchess Land Conservancy through the Option Agreement to Purchase a Perpetual Conservation Easement initiative for Perotti Farm. No action was needed from the Board.

Minutes-

A motion was made by Jennifer Fimbel to accept the minutes of December 3, 2019. Eoin Wrafter seconded. Motion carried unanimously.

Annual Agriculture District Inclusion Process-

Mr. Collings turned the meeting over to Brian Scoralick for the presentation of applications for the annual Agriculture District inclusion process.

It was noted for the record that 7 parcels applied, but were already enrolled in the district.

Annual Agriculture District Applications and Inclusions

Town of Rhinebeck

Russell property on Route 308, Rhinebeck

Owner: Edward Russell

Parcel Number: 6371-00-423606- 5.93 acres with adjacent parcels in District.

Eoin Wrafter made the motion to discuss the property. Art Collings seconded.

Discussion: Property is comprised of 71% Statewide Important or Prime Soils. Property does not meet criteria for inclusion in the Ag District as there is no infrastructure present for intended use.

Brian Scoralick asked for a motion to accept the property in the Ag District. A motion was made

by Jen Fimbel and seconded by Eoin Wrafter to accept the parcel for inclusion in the Ag District. The motion was unanimously opposed.

District 21

Town of Amenia

Wang Property on Leedsville Road, Amenia

Owner: Margaret Wang

Parcel Number: 7266-00-485640-10 acres with prime soils and adjacent parcels in the District.

Discussion: Open land with 46% prime soils. Used for hay and vegetables and grazing for livestock.

A motion was made by Eoin Wrafter and seconded by Jennifer Fimbel to approve the application for inclusion in the Ag District. All members voted unanimously to include.

District 22

Town of East Fishkill

Giagrande property on Route 52, East Fishkill

Owner: Organic Outpost

Parcel Number: 6556-01-195790- 13.66 acres with prime and statewide important soils with no adjacent parcels in District.

A motion was made by Art Collings and seconded by Jen Fimbel to include the application.

Discussion: Property states intended use of flowers and vegetables and agro-tourism. Property is dissected by both Federal and DEC protected wetlands. No visible improvements or activity on the property have taken place since last year.

All members voted unanimously to not recommend inclusion.

Town of East Fishkill

Wirth Property on Binnewater Road, Hopewell Junction, NY

Owner: Matthew Wirth

Parcel Number: 6456-01-058549- 8.4 acres of with 7% statewide important soil with no adjacent parcels in District.

A motion was made by Eoin Wrafter and seconded by Ed Hauser to discuss the application.

Discussion: Property located in highly residential area. Very little statewide important soils and property is wooded. No current farm operation present.

A motion was made by Jen Fimbel to enroll the parcel into the Ag District. Art Collings seconded.

All members voted unanimously to not recommend inclusion.

Town of LaGrange

Barton Industries, LLC property on Noxon Road, Poughquag

Owner: Peter Barton

Parcel Number: 6360-03-445269- 21.47 acres of statewide important and prime soils with adjacent parcels in District.

Discussion: Parcel merged with parcel already in District. Usage of part of parcel not in district is used as farm stand and cold storage for farm operation. Endorsement would be for entire parcel to be included in the District.

A motion was made by Eoin Wrafter and seconded by Jen Fimbel to approve the application for

inclusion in the Ag District.
All members voted unanimously in favor.

District 23

Town of Beekman

Coupe Property on Pine Street, Poughquag

Owner: Adam Coupe

Parcel Number: 6657-08-902901- 11.29 acres of statewide and prime soils with no adjacent parcels in the District.

Jen Fimbel made the motion to discuss this application for inclusion in the District. Ed Hauser seconded.

Discussion: Property is wooded and will be used as sugar bush. Other farm operations in area although not in District. Town has easement for stormwater retention on part of parcel.

Jen Fimbel made the motion to enroll this property in the Ag District. Ed Hauser seconded.

The majority of members voted in favor. Art Collings abstained from voting.

Town of Dover

Larsen Property on Chestnut Ridge Road

Owner: Kelly Larsen

Parcel Number: 6963-00-304560- 15.57 acres of statewide and prime soils with adjacent parcels in the District.

Eoin Wrafter made the motion to discuss this property for inclusion in the Ag District. Gregg Pulver seconded.

Discussion: Property is currently being leased for hay. Land is comprised of 96% prime soils.

Eoin Wrafter made the motion to enroll this parcel in the Ag District. Jen Fimbel seconded.

All members voted unanimously in favor.

Town of Pawling

Ballard Property on Sanita Road, Holmes

Owner: Trevor Ballard

Parcel Number: 6856-00-688424- 23.975 acres of statewide important soils.

Ed Hauser made the motion to discuss this property for inclusion in the Ag District. Art Collings seconded.

Discussion: Property is currently being used for sugar bush. Land is comprised of 23% statewide important soils. Owner is established maple operator.

Eoin Wrafter made the motion to enroll this parcel in the Ag District. Ed Hauser seconded.

All members voted unanimously in favor.

Town of Pawling

Calhoun Property on Burgess Road, Pawling

Owner: Lynne Calhoun

Parcel Number: 7156-00-514482- 5.59 acres of 41% statewide important soils with adjacent parcels in Ag District.

Ed Hauser made the motion to discuss this property for inclusion in the Ag District. Jen Fimbel seconded.

Discussion: Property is currently being used as pasture for livestock.

Eoin Wrafter made the motion to enroll this parcel in the Ag District. Jen Fimbel seconded. All members voted unanimously in favor.

Town of Union Vale

Larsen Property on Chestnut Ridge Road, Union Vale

Owner: Kelly Larsen

Parcel Number: 6963-00-253570- 10.16 acres of 100% prime and statewide important soils with adjacent parcels in Ag District.

Eoin Wrafter made the motion to discuss this property for inclusion in the Ag District. Jen Fimbel seconded.

Discussion: No further discussion as other half of property was discussed under Town of Dover.

Eoin Wrafter made the motion to enroll this parcel in the Ag District. Gregg Pulver seconded.

All members voted unanimously in favor.

Brian Scoralick turned the meeting over to Chair, Gregg Pulver.

It was announced that July 9th, 2020 will be committee day at the Legislature, the meeting starts at 5:30. The full Legislature will consider inclusions on July 13th, 2020 at 7pm; it will include the public hearing on the Annual Inclusion process at which time interested parties can speak to the Legislature about their applications.

Next Meeting: To Be Determined

A motion was made by Jen Fimbel and seconded by Ed Hauser and carried unanimously to adjourn at 8:13pm

Respectfully Submitted Amy M Cross

Dutchess County Agriculture and Farmland Protection Board

Meeting Minutes
Farm and Home Center, Millbrook NY
June 7, 2022

The Meeting was called to order by Mr. Pulver at 7:02 p.m.

Roll Call

Present: Chair, Gregg Pulver; Vice Chair, Art Collings; Brian Scoralick; Ed Hackett; Doug Giles, Pete Coon, Ed Hauser; Eoin Wrafter
Others Present: Amy Cross, Secretary
Public Present: None

Communication and Announcements: None

Reorganization for the year 2022:

A motion was made by Ed Hackett to nominate Gregg Pulver as Chair of the board. Pete Coon seconded. All in favor. Motion Carried.

A motion was made by Ed Hackett to nominate Art Collings as Vice-Chair of the board. Pete Coon seconded. All in favor. Motion Carried.

A motion was made by Gregg Pulver to nominate Amy Cross as Secretary of the board. Eoin Wrafter seconded. All in favor. Motion Carried.

Acceptance of Minutes from June 2, 2021-

Ed Hauser made the motion to approve the Board minutes from June 2, 2021. Doug Giles seconded. Motion Carried

Old Business- none

New Business- The Board was reminded that the 8-year Agricultural District review will take place in 2023. County Planning and Soil and Water are collaborating to have a call- in meeting with NYS Ag and Markets on June 22, 2022 to review criteria and guidelines for the review. Board members are encouraged to join this call.

Art Collings let the Board know that the Dutchess Land Conservancy will be working on RFP's for the newly announced round of funding and will be approaching board for letters of interest.

Annual Agriculture District Inclusion Process for Ag District 20, 21, 22, and 23-

Mr. Pulver turned the meeting over to Brian Scoralick from Soil and Water Conservation District for the presentation of twenty-seven applications for the annual Agriculture District inclusion process.

It was noted for the record that four of the twenty-seven parcels which applied are already enrolled in the district and will not need further consideration.

A motion will need to be made and seconded to consider the parcels for recommendation. All must vote unanimously to include these parcels.

Annual Agriculture District Applications and Inclusions

District 20:

Plain Property on South Cross Road, Staatsburg, District 20

Owner: Roland Plain III

Parcel Number: 6661-01-286799 -20 acres with statewide important soils and adjacent parcels in the District.

Discussion: Owner has farm plan and is selling to local farmers markets.

A motion was made by Ed Hackett and seconded by Doug Giles to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Pelletiere property on Morris Drive, Hyde Park, NY, District 20

Owner: Sophia Pelletiere

Parcel Number: 6165-02-690640 -113.68 acres with statewide important soils and adjacent parcels in the District.

Discussion: Veteran owned farm operation with apiary and maple product production. A motion was made by Pete Coon and seconded by Ed Hauser to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Factor Property on Ruskey Lane, Pleasant Valley, District 20

Owner: Eliza Factor

Parcel Number: 6266-04-902046 -28.95 acres with prime soils and statewide important soils and adjacent parcels in the District.

Discussion: Property used as farm to table operation, raising vegetables, poultry and herbs and offering farm stay lodging.

A motion was made by Art Collings and seconded by Doug Giles to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Out on the Farm LLC Property on Route 44, Pleasant Valley, District 20

Owner: Matt Swanson

Parcel Number: 6464-04-525040 -85.1 acres

Discussion: Open land and woodland. Growing Christmas trees and tree stock. Receiving an agricultural value assessment on property.

A motion was made by Eoin Wrafter and seconded by Doug Giles to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Russell property on Route 308, Rhinebeck, District 20

Owner: Edward Russell

Parcel Number: 6371-00-423606- 5.93 acres with adjacent parcels in District. Property is comprised of Statewide Important and Prime Soils.

Discussion: Parcel is reported to be used for sugar bush, horse breeding and beef cattle. Property does not meet all criteria for inclusion.

A motion was made by Brian Scoralick and seconded by Ed Hackett to recommend the parcel for inclusion in the Ag District. Members did not unanimously vote to recommend inclusion. The motion was denied.

Freedman Property on Cedar Heights Road, Rhinebeck, District 20

Owner: Morris Freedman

Parcel Number: 6731-00-003190 -14.98 acres with prime farmland soils and adjacent parcels in the District.

Discussion: Parcel is actively farmed including hay and livestock.

A motion was made by Ed Hackett and seconded by Gregg Pulver to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Lopane Property on Jerry Lane, Amenia, District 21

Owner: Joseph Lopane

Parcel Number: 7265-00-159325 -11.07 acres with statewide important soils and adjacent parcels in the District.

Discussion: Open land and woodland. Contiguous to larger nursery stock farm operation. A motion was made by Pete Coon and seconded by Ed Hauser to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Lopane Property on Amenia Union Road, Amenia, District 21

Owner: Joseph Lopane

Parcel Number: 7266-00-301015 – 112.16 acres with prime farmland soils and statewide important soils and adjacent parcels in the District.

Discussion: Land used to grow nursery stock and part of an active farm operation.

A motion was made by Pete Coon and seconded by Ed Hauser to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Lopane Property on Bog Hollow Road, Amenia, District 21

Owner: Joseph Lopane

Parcel Number: 7165-00-965318 – 41.14 acres with prime farmland and statewide important soils and adjacent parcels in the District.

Discussion: Land used to grow nursery stock and part of an active farm operation.

A motion was made by Pete Coon and seconded by Ed Hauser to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Lopane Property on Bog Hollow Road, Amenia, District 21

Owner: Joseph Lopane

Parcel Number: 7265-00-067300 -16.554 acres with prime farm soils and statewide important soils and adjacent parcels in the District.

Discussion: Open land and woodland. Contiguous to larger nursery stock farm operation. A motion was made by Pete Coon and seconded by Ed Hauser to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Johnson Property on Haight Road, North East, District 21

Owner: Dennis Johnson

Parcel Number: 7168-00-651871 -5.5 acres with prime farmland soils and adjacent parcels in the District.

Discussion: Property contiguous to larger farm operation, housing barn complexes, vegetables and orchards.

A motion was made by Eoin Wrafter and seconded by Pete Coon to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Palinkas Property on Route 44, Washington, District 21

Owner: Jason Palinkas

Parcel Number: 6865-00-838613 -12.57 acres with statewide important soils and adjacent parcels in the District.

Discussion: Property of former operating farm, new owner will continue to farm as well as sell wood products

A motion was made by Ed Hackett and seconded by Pete Coon to recommend the parcel for inclusion in the Ag District. Art Collings and Doug Giles Abstained from voting. All members voted unanimously to include. Motion Carried.

Bontecou Property on Shunpike Washington, District 21

Owner: Gayle Bontecou

Parcel Number: 6867-00-549156 -248 acres with prime farmland soils and statewide important soils and adjacent parcels in the District.

Discussion: Parcel was in the Ag district as larger farm operation but was recently subdivided. Property is leased for active farming.

A motion was made by Ed Hackett and seconded by Ed Hauser to recommend the parcel for inclusion in the Ag District. Art Collings abstained from voting. All members voted unanimously to include. Motion Carried.

AFARM LLC Property on Shunpike, Washington, District 21

Owner: Ruth Bontecou

Parcel Number: 6866-00-621738- 174.06 acres of with prime farmland soils and statewide important soil and adjacent parcels in District.

Discussion: Parcel was in the Ag district as larger farm operation but was recently subdivided. Property is leased for active farming.

A motion was made by Eoin Wrafter and seconded by Doug Giles to recommend the parcel for inclusion in the Ag District.

All members voted unanimously to include. Motion Carried.

Wirth Property on Binnewater Road, East Fishkill, District 22

Owner: Matthew Wirth

Parcel Number: 6456-01-058549- 8.4 acres of with some statewide important soil with no adjacent parcels in District.

Discussion: Progress has been made at this site with active poultry operation with commercial contracts and plans to move forward. Discussion that this parcel is within a residential area with no adjacent lots in the District.

A motion was made by Art Collings to recommend the parcel for inclusion in the Ag District.

Brian Scoralick seconded.

Members did not unanimously vote to recommend inclusion. Motion denied.

Koehler property on Route 52, Hopewell Junction, District 22

Owner: David Koehler

Parcel Number: 6656-00-364520 -12.93 acres with adjacent parcels in the District.

Discussion: Wooded parcel that abuts land currently farmed. No important soils and not currently farmed. A motion was made by Art Collings to recommend the parcel for inclusion in the Ag District. Eoin Wrafter seconded.

Members did not unanimously vote to recommend inclusion. Motion denied.

Matute Property on Kendell Drive, Wappingers Falls, District 22

Owner: Jose Matute

Parcel Number: 6257-04-559400- 6.37 acres of with statewide important soil and adjacent parcels in District.

Discussion: Owner states there are plans for a vertical hydroponic grow operation on this parcel, but no activity at this time.

A motion was made by Eoin Wrafter to recommend the parcel for inclusion in the Ag District.

Pete Coon seconded.

Members did not unanimously vote to recommend inclusion. Motion denied.

Lime Ridge Farms Inc Property on Beekman Poughquag Road, Beekman, District 23

Owner: Peter Barton

Parcel Number: 6758-00-170733 -3.86 acres with prime farmland and statewide important soils and adjacent parcels in the District.

Discussion: Property sites original farm house that was recently purchased back by the farm. Plans for a farm stand to support larger farm operation adjacent to parcel. Currently acts as buffer land.

A motion was made by Art Collings and seconded by Doug Giles to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Scott Property on Depot Hill Road, Beekman, District 23

Owner: Charles Scott

Parcel Number: 6758-00-846042- 21.85 acres of with some statewide important soil and adjacent parcels in District.

Discussion: Parcel not actively being farmed and no farm plan presented to the Board

A motion was made by Ed Hackett to recommend the parcel for inclusion in the Ag District. Gregg Pulver seconded. Members did not unanimously vote to recommend inclusion. Motion denied.

Bulfamante Property on Dover Furnace Road, Dover, District 23

Owner: Anthony Bulfamante

Parcel Number: 7062-00-360154 -23.5 acres with statewide important soils and adjacent parcels in the District.

Discussion: Very small area of important soils and completely wooded. Was once part of a larger farm operation but not currently farmed.

A motion was made by Pete Coon and seconded by Doug Giles to recommend the parcel for inclusion in the Ag District. Members did not unanimously vote to recommend inclusion. Motion denied.

Bulfamante Property on NYS Route 22, Dover, District 23

Owner: Anthony Bulfamante

Parcel Number: 7061-00-540827 -55.304 acres with prime farmland and statewide important soils and adjacent parcels in the District.

Discussion: Property was part of an old mine operation. Not presented as actively farmed.

A motion was made by Ed Hauser and seconded by Art Collings to recommend the parcel for inclusion in the Ag District. Members did not unanimously vote to recommend inclusion. Motion denied.

Struzzieri Property on Wingdale Mountain Road, Union Vale, District 23

Owner: Leah Struzzieri

Parcel Number: 6860-00-432277 -5.2 acres with statewide important soils.

Discussion: Property has been used as a horse farm for many years. Has an Agricultural Assessment.

A motion was made by Ed Hauser and seconded by Peter coon to recommend the parcel for inclusion in the Ag District. All members voted unanimously to include. Motion Carried.

Tree of Life, LLC Property on NYS Route 55, Union Vale, District 23

Owner: Robert Ritter

Parcel Number: 6660-00-183585- 4.81 acres of with statewide important soil and adjacent parcels in District.

Discussion: Property is not actively farmed and no plan presented to the Board.

A motion was made by Ed Hackett to recommend the parcel for inclusion in the Ag District. Doug Giles seconded.

Members did not unanimously vote to recommend inclusion. Motion denied.

Brian Scoralick presented a timeline to the Board to document the progression of activities completed by the Board throughout a yearly timespan. He asked for comments or additions to the timeline.

It was announced that Thursday, July 7th, 2022 will be committee day at the Legislature, the meeting starts at 5:30. The full Legislature will consider inclusions on Monday, July 11th, 2022

at 7 p.m.; it will include the public hearing on the Annual Inclusion process at which time interested parties can speak to the Legislature about their applications.

Next Meeting: To Be Determined

A motion was made by Ed Hackett and seconded by Brian Scoralick and carried unanimously to adjourn at 8:15 p.m.

Respectfully Submitted Amy M Cross

REGULAR MEETING
OF THE
DUTCHESS COUNTY LEGISLATURE

Monday, July 13, 2026, 6:30 p.m.

The Chair of the Legislature called the meeting to order at 6:34 p.m.

PRESENT: 24 ALEXANDER, ARNOFF, ATKINS, BRENDLI, CASWELL, DARROW,
DRAGO, FAUST, GILES, HOUSE, JOHNSON, KAUL, KEARNEY,
LAWLER, MCHOUL, MUNN, POLASEK, RHODES, ROLISON,
SHAH, TRESCA, VALDÉS SMITH, WINSBY

ABSENT: 0

PRESENT/LATE: 1 METZGER

QUORUM PRESENT

Pledge of Allegiance to the Flag, Invocation by Legislator Brendan Lawler, and a moment of silent meditation

PROCLAMATIONS

Proclamation recognizing K-9 Law Enforcement Partner Day, presented by Legislators Shah, Alexander and Rolison.

Proclamation recognizing Rev250, presented by Legislator Lawler.

Proclamation recognizing Hudson Heritage Fire First Responders, presented by Legislator Redl and others.

Proclamation recognizing Hudson River Sloop Clearwater, presented by Legislators Kaul, Rhodes, Shah, and Chair Valdes Smith.

PUBLIC HEARINGS

Public Hearing to Consider Properties Be Included Within Dutchess County Certified Agricultural District 21

The Chair of the Legislature declared the Public Hearing open at 7:10 p.m.

Public Comment: Edan Shibolet representing Attis Health LLC, commented on two non-contiguous parcels in Rhinebeck used as a small mushroom farm.

The Chair of the Legislature adjourned the Public Hearing at 7:14 p.m.

Public Hearing for Dutchess Community College Budget

The Chair of the Legislature declared the Public Hearing open at 7:14 p.m.

Public Comment: None.

The Chair of the Legislature adjourned the Public Hearing at 7:15 p.m.

Privilege of the Floor with respect to printed agenda items

None.

Approval of Prior Meeting Minutes

June 8, 2026 Meeting

Moved by Majority Leader Atkins, seconded by Assistant Majority Leader Munn.

Discussion: None.

The Legislature unanimously approved the foregoing minutes.

Reports

Legislator Kaul reported that the DOT made a presentation to the BOH on transportation options and reiterated the need for the County to publicize the public transit options which exist.

Legislator Arnoff reported that the LAPP training program which will be available for all elected officials is nearly complete and will be available for officials soon.

Consent Agenda

Environment Committee Roll Call

<i>District</i>	<i>Name</i>	<i>Yes</i>	<i>No</i>
District 16 - Fishkill and Beacon	Valdés Smith*	X	
District 9 - City of Poughkeepsie	Atkins*	X	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn*	X	
District 3 - LaGrange	Polasek*	X	
District 12 - East Fishkill	Metzger*	X	
District 1 - Town of Poughkeepsie	Redl	X	
District 5 - Town of Poughkeepsie	Shah	X	
District 6 - Town of Poughkeepsie	Kaul (C)	X	
District 13 - East Fishkill and Wappinger	Giles	X	
District 14 - Wappinger and Town of Poughkeepsie	Winsby (VC)		ABSENT
District 21 - East Fishkill	Caswell	X	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Alexander	X	

Present: <u>11</u>	Resolution: <u> </u>	Total : <u>11</u>
Absent: <u>1</u>	Motion: <u> </u>	Yes No
Vacant: <u> </u>		Abstentions: <u> </u>

2026131 PROPERTY OWNER REQUESTS TO BE INCLUDED WITHIN DUTCHESS COUNTY'S
CERTIFIED AGRICULTURAL DISTRICT 21

Roll Call Sheets

District	Last Name	YES	NO
District 16 - Fishkill and Beacon	Valdés Smith	X	
District 9 - City of Poughkeepsie	Atkins	X	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn	X	
District 3 - LaGrange	Polasek	X	
District 12 - East Fishkill	Metzger	X	
District 1 - Town of Poughkeepsie	Redl	X	
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Arnoff	X	
District 4 - Hyde Park and Town of Poughkeepsie	Lawler	X	
District 5 - Town of Poughkeepsie	Shah	X	
District 6 - Town of Poughkeepsie	Kaul	X	
District 7 - Hyde Park and Pleasant Valley	Darrow	X	
District 8 - City and Town of Poughkeepsie	Brendli	X	
District 10 - City of Poughkeepsie	Johnson		ABSENT
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney	X	
District 13 - East Fishkill and Wappinger	Giles	X	
District 14 - Wappinger and Town of Poughkeepsie	Winsby	X	
District 15 - Wappinger	Faust	X	
District 17 - Town and Village of Fishkill	McHoul	X	
District 18 - City of Beacon and Fishkill	Rhodes	X	
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago		ABSENT
District 21 - East Fishkill	Caswell	X	
District 22 - Beekman and Union Vale	Tresca	X	
District 23 - Pawling, Beekman and East Fishkill	Rolison	X	
District 24 - Dover and Pawling	House	X	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Alexander	X	
Present:	<u>23</u>	Resolution:	<u> </u>
Absent:	<u>2</u>	Motion:	<u> </u>
Vacant:	<u> </u>		
		Total :	<u>23</u> <u>0</u>
			Yes No
		Abstentions:	<u> </u>

2026131 PROPERTY OWNER REQUESTS TO BE INCLUDED WITHIN DUTCHESS COUNTY'S
CERTIFIED AGRICULTURAL DISTRICT 21