Farmland Protection Funding

DLC protected 36 farms via Purchase of Development Rights (PDR) between 2001 and 2017:
Total of 4,740 acres, $30,416,000

Dutchess County Partnerships with the DLC

- 44% of DLC-farmland protection projects (16 of 36) were funded with Dutchess County participation

- 16 farms and 2,800 acres protected

- Total County Funding: $4,434,000

- Total Funding Leveraged for DLC/County farmland projects: $13,000,000
Farmland Protection Funding
Overview of PDR Projects of the DLC

$651,781 of Dutchess County PMG Funding is committed for projects projected to close in 2018/2019

Vincent/Brookby Farm
Meili/Destined Wind Farm
Critical Mass of Farmland and Habitat:  Destined Wind Farm; Deere Haven Farm (Roosa); Meili Farm

Harlem Valley Rail Trail, Route 343 Sharon Station Road, and Randall's Road
Town of Amenia
Dutchess County, NY
November 14, 2016
Total: +/- 875 Acres (Acreage per County Tax Parcel Data)
Glendale Farm (Roosa)
Dutchess County Partnership For
Manageable Growth Program
Glendale Farm (283 acres)
Roosa
Town of Amenia
Current Uses

Deere Haven Dairy Operation
• 77% of agriculturally available land engaged in active agriculture
  – 430 additional acres support land
• Hay, corn, pasture provide 30% of farm operation needs
• Produces 540,000 lbs (63,000 gal) milk per year, on average

Harlem Valley Rail Trail
• Almost one mile frontage on HVRT

Habitat
• Sensitive wetlands for niche species
East of Sharon Station Road
Structures:
- Farmstead
- Residences
- Workshop
Local & Regional Importance

- NYS Open Space Plan - Taconic Ridge/Harlem Valley
- 2015 Dutchess County Agriculture and Farmland Protection Plan
- Dutchess NRI – Western New England Marble Valleys EcoRegion - prioritizes stream, wetland, contiguous forest, and grasslands habitat
- Town of Amenia Comprehensive Plan Update
  Protect scenic corridors in Scenic Protection Overlay
  – Road, View Point, Trail, Ridgeline Zone
- Harlem Valley Rail Trail viewshed
Soil Quality

46.8% Farmland Soils
15.4 acres Prime Soils
117.2 acres Statewide Significance
= 132.6 acres Farmland Soils

4. Soils Map of Farmland - Glendale Farm Property

Sharon Station Road
Town of Amenia
Dutchess County NY
December 8, 2017

Proposed Easement Area: 283.2 Acres +/- (Per Tax Parcel Data)
Critical Mass of Active Farmland

- Surrounded by 5,000 acres of active farms in the Harlem Valley
- 1,200 acres of 5,000 protected with DLC-held conservation easement
- Potential for additional 625 acres
Resource Protection

10. Habitat Map - Glendale Farm Property
Sharon Station Road
Town of Amenia
Dutchess County NY
December 8, 2017
Proposed Easement Area: 283.2 Acres +/- (Per Tax Parcel Data)

9. Water Map - Glendale Farm Property
Sharon Station Road
Town of Amenia
Dutchess County NY
December 8, 2017
Proposed Easement Area: 263.2 Acres +/- (Per Tax Parcel Data)
Development Pressures

**Importance to Rural Character**
- 2,000 ft along Route 343
- Town Comp plan describes agriculture as “…single most important and easily lost feature…”
- Almost one mile frontage on the Harlem Valley Rail Trail

**Accelerated Residential Growth**
- Silo Ridge mega development and golf course
- Close proximity to Metro North Harlem Valley Line
- Conversion of farmland to second home estate lots

**Imminent Threat**
- Large estate-type lots, low density developments
- Small scale, piecemeal residential development
- Multiple sites on buildable hilltop with views of Harlem Valley
Continuity of Farm Operation – Future Plans

- Economic Viability:
  - In Ag District # 21 and receive Agricultural Assessment
  - Long term relationship with Deere Haven Dairy Farm, 15 years in dairy business

- Future Plans:
  - Maintain milk business
  - Increase beef sales
  - Yogurt making
Proposed Conservation Easement

Established
• Extinguish Subdivision Rights

• “Split” Farmstead Complex

Under Review
• Rural Enterprise Areas

• Resource Protection Areas
Budget

Easement Acquisition Cost: $1,501,000

Transaction Costs: $55,500

- Property Survey: $15,000
- Baseline Report: $3,000
- Appraisal: $2,000
- Title search and insurance: $5,500
- Administration (staff time), legal: $20,000
- Stewardship/monitoring: $10,000

Total Project Costs: $1,556,500

Requesting 25%: $386,000
Meili Farm
Dutchess County Partnership
For Manageable Growth (PMG) Program
Meili Farm (115 acres)  
Hans Joerg Meili  
Town of Amenia
11. All Meili Land Holdings
Route 343, Yellow City Road, Randalls Road, Benton Road
Town of Amenia, Dutchess County NY
October 24, 2016
Total New York: 618.9 acres +/- (per tax parcel database)
Total Connecticut: 156 acres +/- (per tax parcel database)

Aerial Photograph
2013 digital ortho imagery created by NYS Office of Information Technology Services, GIS Program Office. Image pixel size is 1" or 2" GSD. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within +/- at the 95% confidence level (NYS/DOA).
Current Uses

- 45% of property engaged in pasture, hay, corn
  - 40 Tamworth-Berkshire sow and boar hogs
  - 70 Belted Galloway cattle
  - 45 laying hens

- Yields:
  - 50+% pasture; 10% hay; most corn
  - 8-12 calves per year
  - 250 to 300 piglets per year
  - 1,200 eggs per year

- Sales:
  - pigs sold whole to butcher/charcuterries in Brooklyn and Westchester County; farm store
  - Calves sold at auction; farmers mkts; farm store
  - Eggs sold at farmers mkts; farm store
Hay and corn fields; Webatuck Creek

Hay fields on Route 343
Animals on Pasture
Local & Regional Importance

- USFWS Great Thicket National Wildlife Refuge
- NYS Open Space Plan - Taconic Ridge/Harlem Valley
- 2015 Dutchess County Agriculture and Farmland Protection Plan – Agricultural Priority Areas
- Dutchess NRI – Western New England Marble Valleys EcoRegion - prioritizes stream, wetland, contiguous forest, and grasslands habitat
- Town of Amenia Comprehensive Plan Update

Protect scenic corridors in Scenic Protection Overlay
Soil Quality

23% (115.09 acres) of Meili Farm is composed of agricultural soils.
   26 acres prime soils
   8 acres soils of statewide importance
Critical Mass of Active Farmland

Surrounded by 5,000 acres of active farms
Nearly 1,200 acres protected by DLC
Resource Protection

- Entirely Zone I & Zone II Aquifers
- Main Stem of the Webatuck Creek
- Floodplain in natural condition, receives stormwater runoff from Route 343
- NWI & DEC wetlands
- 30 acres of woodlands part of hundreds acres of forested hills of Taconic Mtns
Development Pressures

Importance to Rural Character

- 3,500 ft along Route 343
- Town Comp plan describes agriculture as “...single most important and easily lost feature...”
- Significant viewshed gateway between New York and Connecticut

Accelerated Residential Growth

- Silo Ridge mega development and golf course
- Close proximity to Metro North Harlem Valley Line
- Conversion of farmland to second home estate lots

Imminent Threat

- Large estate-type lots
- Buildable hilltop with views of Harlem Valley
Continuity of Farm Operation – Future Plans

Economic Viability:
• Agricultural District #21 and receives Agricultural Assessment
• Stable with solid base in regional meat business

Enhance farm operation
• Reduce cattle herd from 70 to 40 and increase number of pastured veal calves
• Increase breeding stock of hogs and number of piglets from 300 to 400 per year, partnering with Destined Wind Farm
• Upgrade farm equipment enhancing safety of single operator farm management and increase animal quality of life.
• Increase on-farm sales, hire P/T employee
• Increase sales through Farms-to-Tables

High possibility of the next generation continuing the farm operation
Proposed Conservation Easement

• No Subdivision
• One split Farmstead Complex
• One Rural Enterprise Area
• Conservation Plan
Easement Acquisition Cost: $570,000
Transaction Costs: $48,000
  Property Survey: $15,000
  Baseline Report: $2,500
  Appraisal: $2,000
  Title Search and insurance: $3,500
  Administration, legal: $15,000
  Stewardship/monitoring: $10,000
Total Project Costs: $618,000
Requesting 46%: $286,500
Jordan Lane Farm (Speeter)

Dutchess County Partnership For Manageable Growth Program
Jordan Lane Farm (155.65 acres)
Speeter
Town of Pine Plains
Current Uses

• Property currently engaged in active agriculture
  – Part of Steve Camburn’s hay/rye operation

• 25 acres hay/rye fields

• 65 acres of pasture/field

• Yields Anticipated:
  – 25 bushels of rye
  – 75 bales of hay

Markets: SJF Horse Farm, Hill Rock Distillery, Shunpike Dairy
Local & Regional Importance

- NYS Open Space Plan
  - NYC/Hudson Valley Foodshed
  - Dutchess County Agricultural Priority Areas

- 2015 Dutchess County Agriculture and Farmland Protection Plan

- Inner and outer assessment zones of Pine Plains SWAP Report

- Makes up 25% of Town of Pine Plains Wellhead Protection Zone

- Dutchess NRI – Western New England Marble Valleys
  EcoRegion - prioritizes stream, wetland, contiguous forest, and grasslands habitat

- Town of Pine Plains Comprehensive Plan
  - Preserve farmland through use of conservation easements
  - Protect rural character
  - Provide clean drinking water
  - Encourages use of conservation easements
  - Identifies this area of Route 82 as a cultural resource

NOTE 1: The SWAP Inner and Outer Assessment Zones depicted are very approximate, digitized in GIS ArcMap10, following cues from the aerial map in the Pine Plains Area 2003 SWAP report. Please review the SWAP report for confirmation.

NOTE 2: The Wellhead Protection Zone (WPZ) is identified in the Town of Pine Plains' zoning code, Section 275-25 Wellhead Protection District, and consists of the wellfields and recharge areas of the Town’s water supply system.
Soil Quality

- 91% (141 acres) of Jordan Lane Farm is composed of prime soils and soils of statewide importance
- 37 acres Prime Soils
- 104 acres Statewide Important
Critical Mass of Active Farmland

Surrounded by 5,000 acres of active farms
Resource Protection

- Almost Entirely Zone I and Zone II Aquifer
- Tributary to Wappinger Creek
- DEC & NWI wetlands
- Wellhead Protection zone
- 51 wooded acres
Development Pressures

Importance to Rural Character

- 1700 ft along Route 83, 550 feet along Route 82
- This section of Route 82 designated as a cultural resource within the Town according to the Comprehensive Plan
- The property is within the viewshed of Stissing Mountain

Accelerated Residential Growth

- Vulnerability to conversion to estate-type second home residential properties
- 11% housing unit increase in Pine Plains between 2000-2010
- Ongoing threat to farming through conversion of agricultural land into building lots

Commercial Expansion

- Town is the current site of proposed 660 unit golf course development could double the population of Pine Plains
- Prime location for commuters and second/vacation homes- close to major transportation routes
  - Route 199 and Taconic State Parkway
  - Short drive to train lines to NYC and Albany

Imminent Threat

- High potential for the property to be sold and converted to non-farm use and developed into multiple housing lots without PDR proceeds to keep the property conducive to farming
Continuity of Farm Operation – Future Plans

• Economic Viability:
  – In Ag District # 21 and receive Agricultural Assessment
  – Jordan Lane Farm supplements Steve’s already thriving hay and rye sales from other properties

• Future Plans:
  – Open all remaining agricultural land
  – Improve rail bed for machinery access
  – Steve’s son Ryan to take over and continue operation
  – Improvements to the farm house
Proposed Conservation Easement

• All subdivision rights extinguished

• One 4.5 acre Farmstead Complex

• One 1 acre Rural Enterprise Area
Budget

**Easement Acquisition Cost:** $1,280,000

**Transaction Costs:** $57,290

- Property Survey: $15,000
- Baseline Report: $3,000
- Appraisal: $3,000
- Title Search, insurance: $6,000
- Administration, legal: $20,290
- Stewardship/monitoring: $10,000

**Total Project Costs:** $1,337,290

Requesting =25%: $330,000

75% Funding Secured: $982,290:

NYS DEC Water Quality Improvement Program