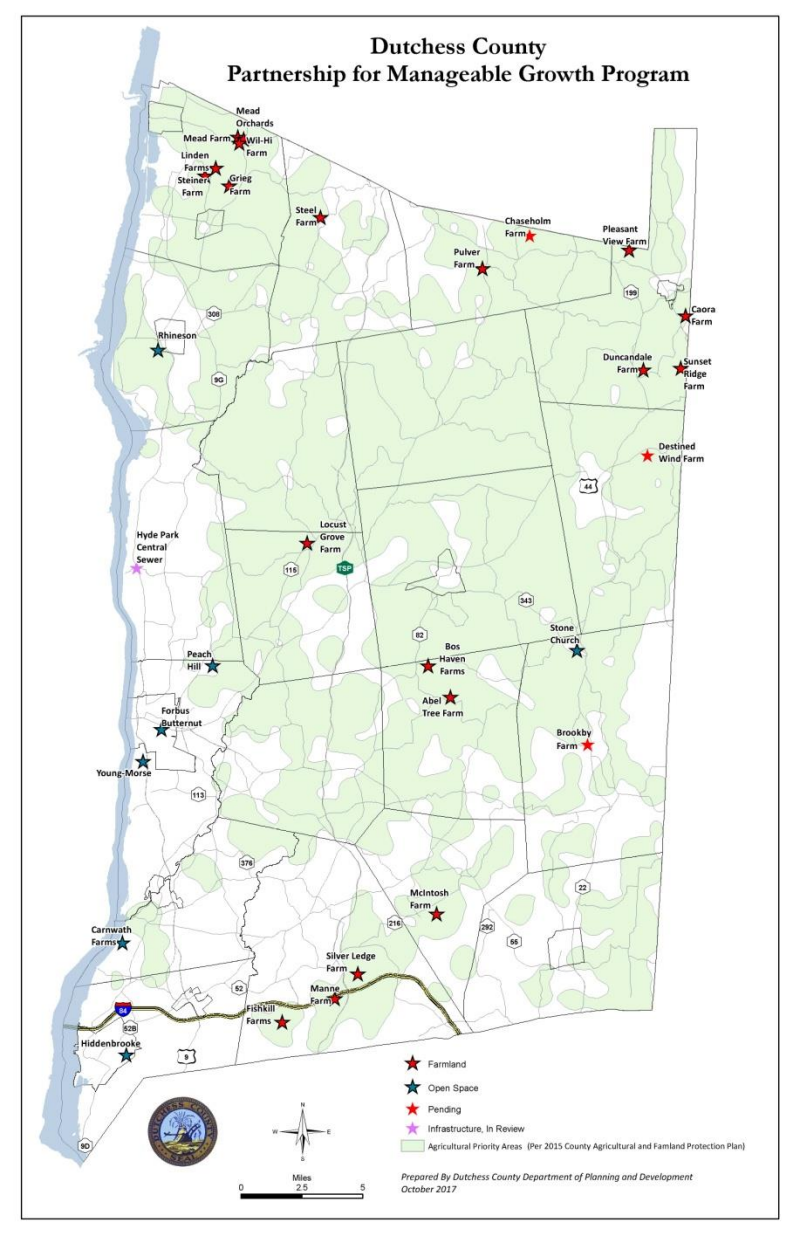
Farmland Protection Funding

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

<u>Dutchess County Partnerships with the DLC</u>

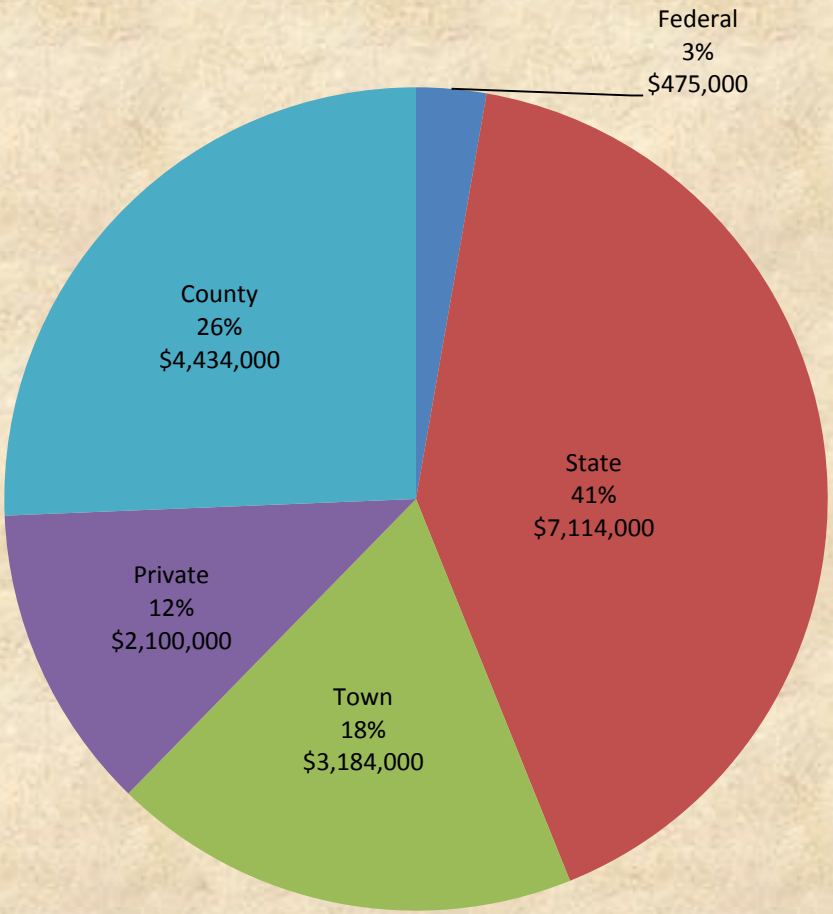
- 44% of DLC-farmland protection projects (16 of 36) were funded with Dutchess County participation
- 16 farms and 2,800 acres protected
- Total County Funding: $4,434,000
- Total Funding Leveraged for DLC/County farmland projects: $13,000,000

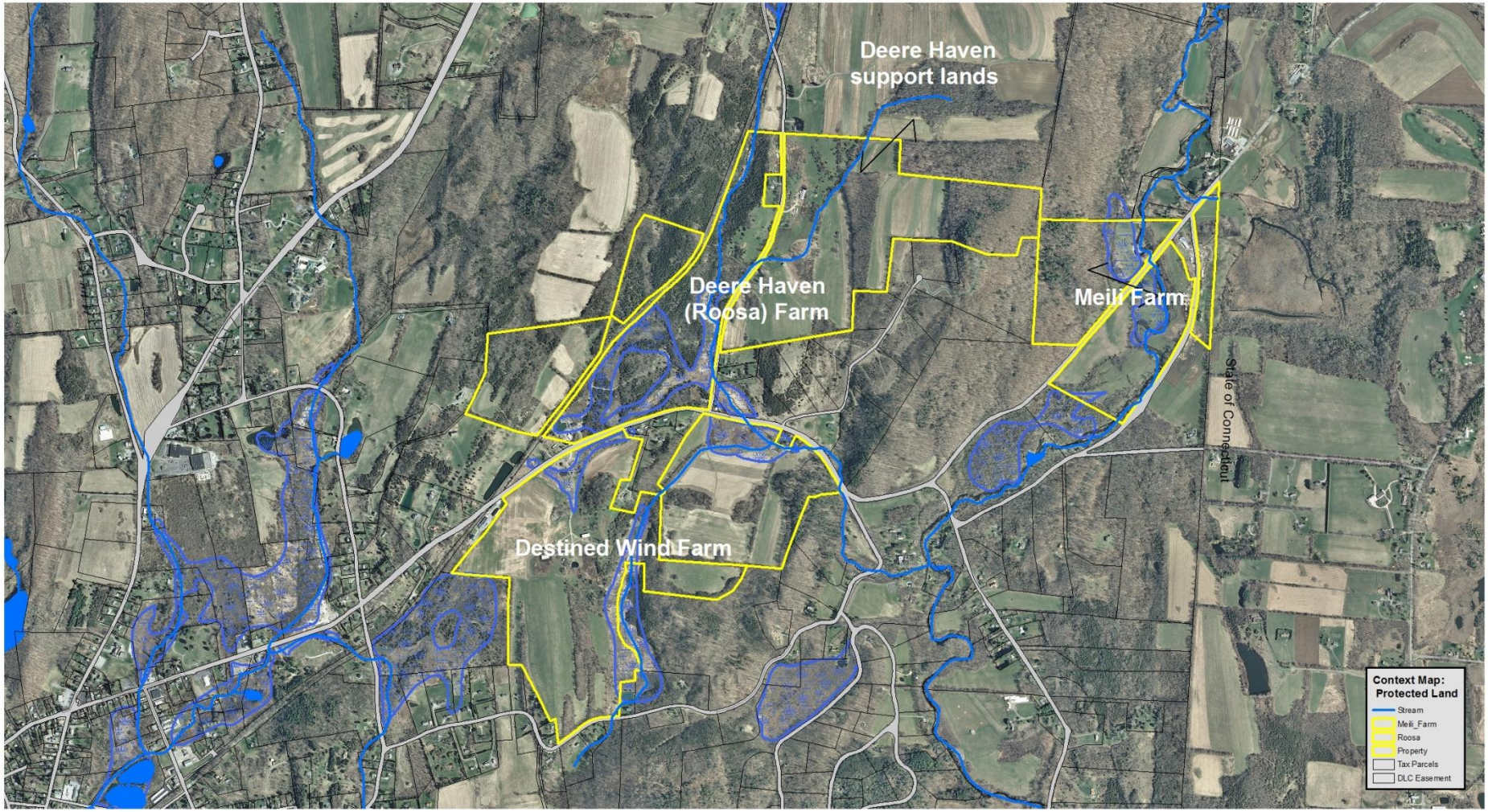


Farmland Protection Funding
Overview of PDR Projects of the DLC

$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 Railt Trail; Route 343 Sharon Station Road, and Randalls Road
Town of Amenia
Dutchess County, NY
November 14, 2016
Total: +/- 675 Acres (Acreage per County Tax Parcel Data)

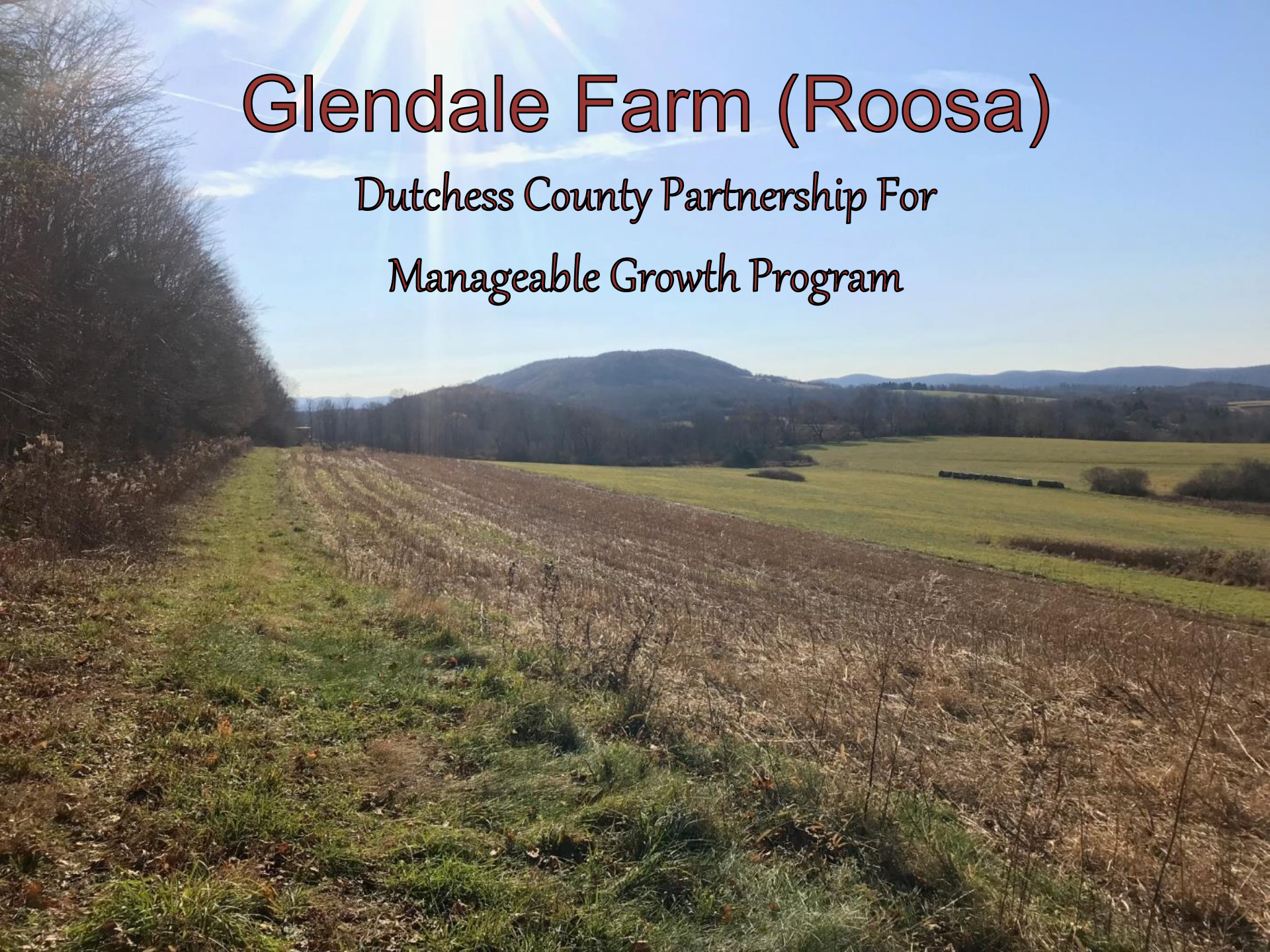
0 600 1200 Feet
1 inch = 1,200 feet

Aerial Photograph

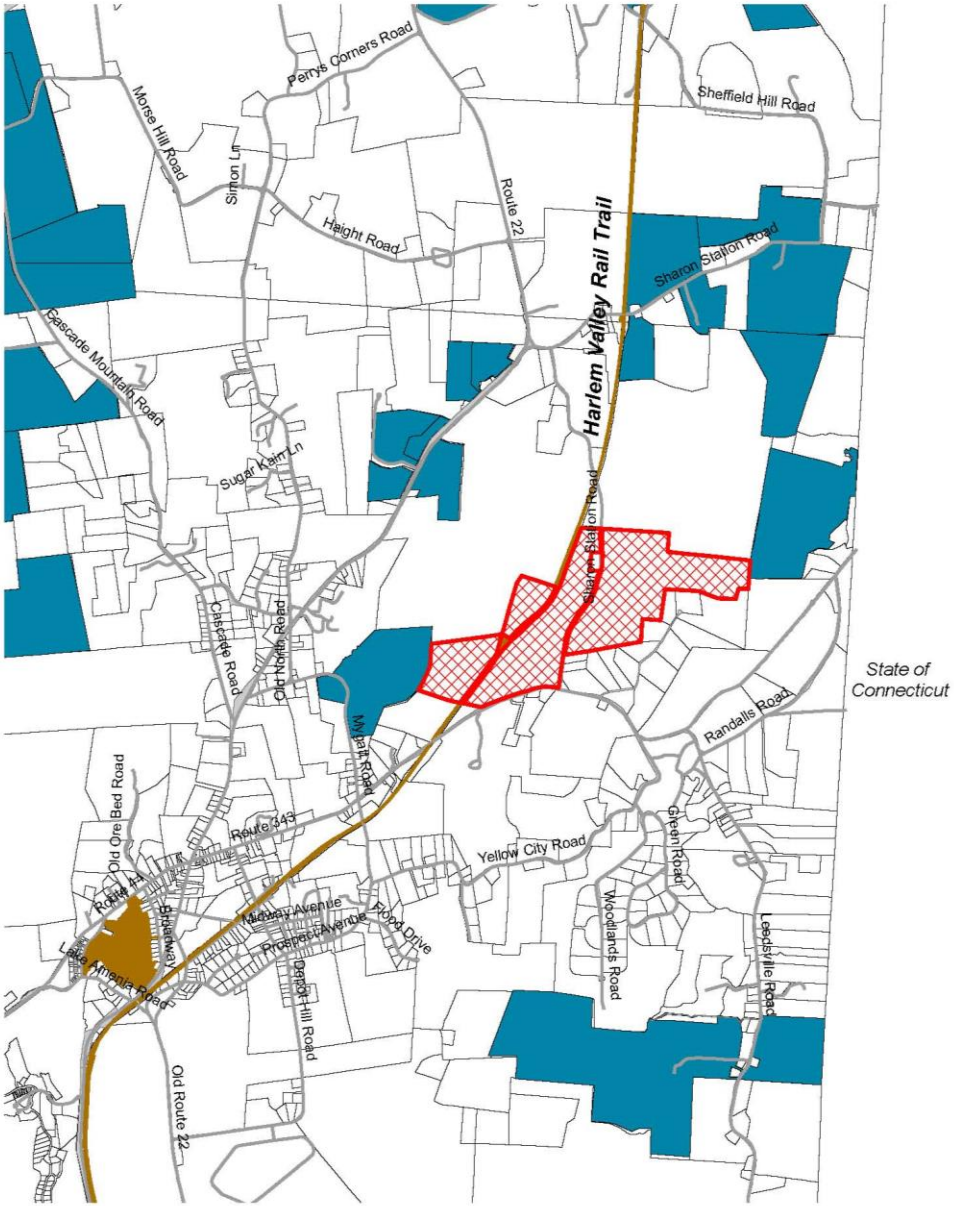
2009 Digital Ortho Imagery, created by the NYS Office of Cyber Security and Critical Infrastructure Coordination. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 2' at the 95% confidence level (NSSDA). Image pixel size is 0.5' GSD.

Glendale Farm (Roosa)

Dutchess County Partnership For Manageable Growth Program



Glendale Farm (283 acres)
Roosa
Town of Amenia

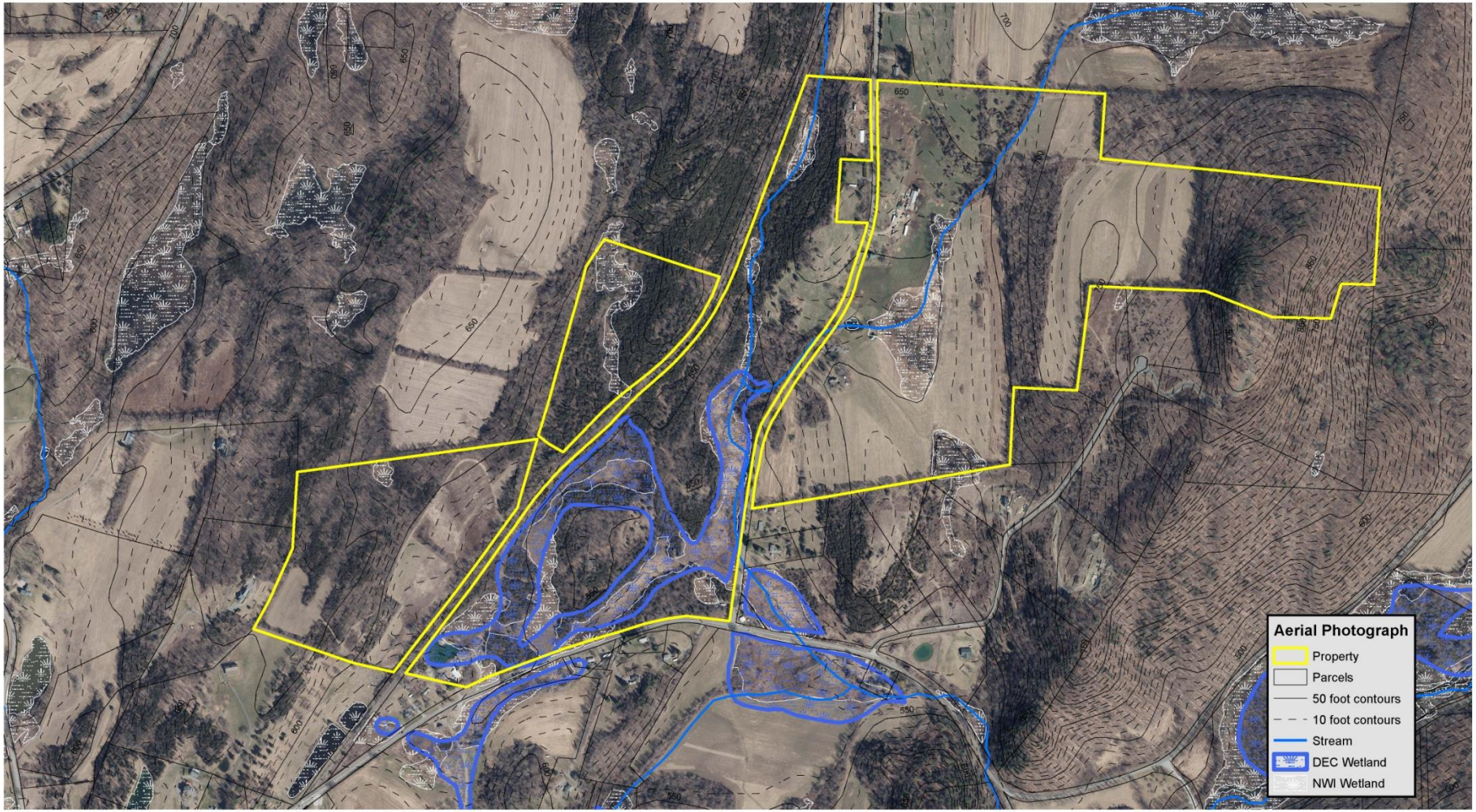


1. Location Map - Glendale Farm Property

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

Feet
0 750 1500 3000
1 inch = 3,000 feet

Context Map: Protected Land
- Property
- Government
- DLC Easement
- Tax Parcels



Roosa/Glendale Farm Property

Sharon Station Road and Route 343
Town of Amenia
Dutchess County NY
November 2, 2017
283.2 Acres +/- (Per Tax Parcel Data)

0 300 600 1200 Feet

1 inch = 600 feet

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 4' at the 95% confidence level (NSSDA).

Current Uses

<u>Deere Haven Dairy Operation</u>

•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

<u>Harlem Valley Rail Trail</u>

• Almost one mile frontage on HVRT

<u>Habitat</u>

• Sensitive wetlands for niche species

East of Sharon Station Road

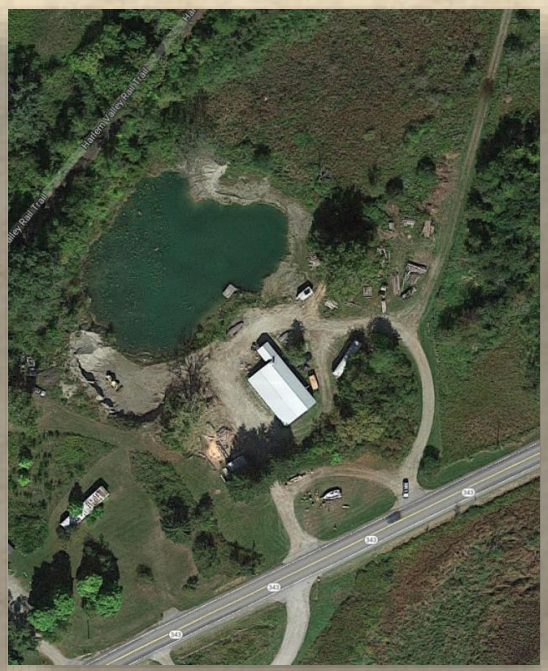
West of Sharon Station Road

Structures:

Farmstead

Residences

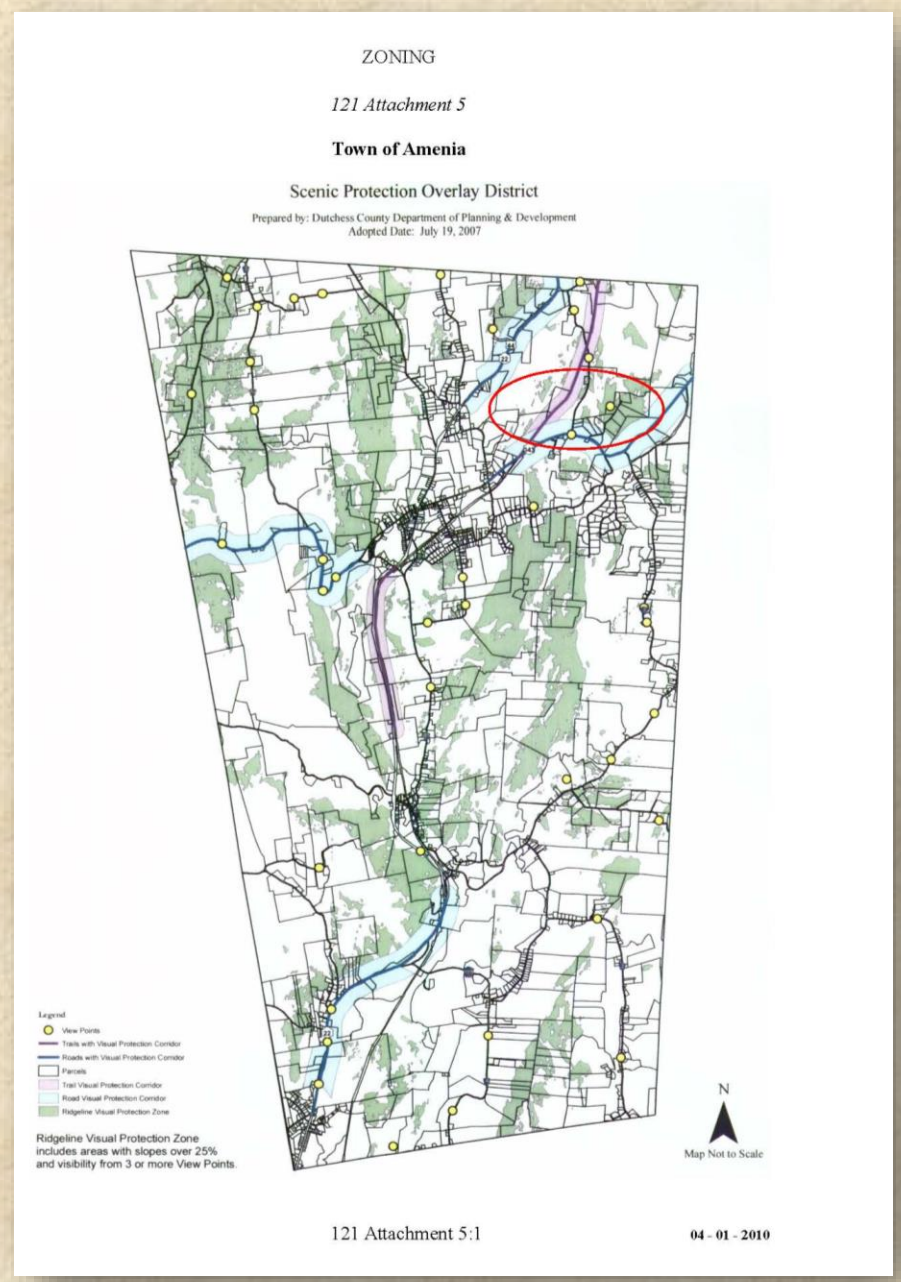
Workshop



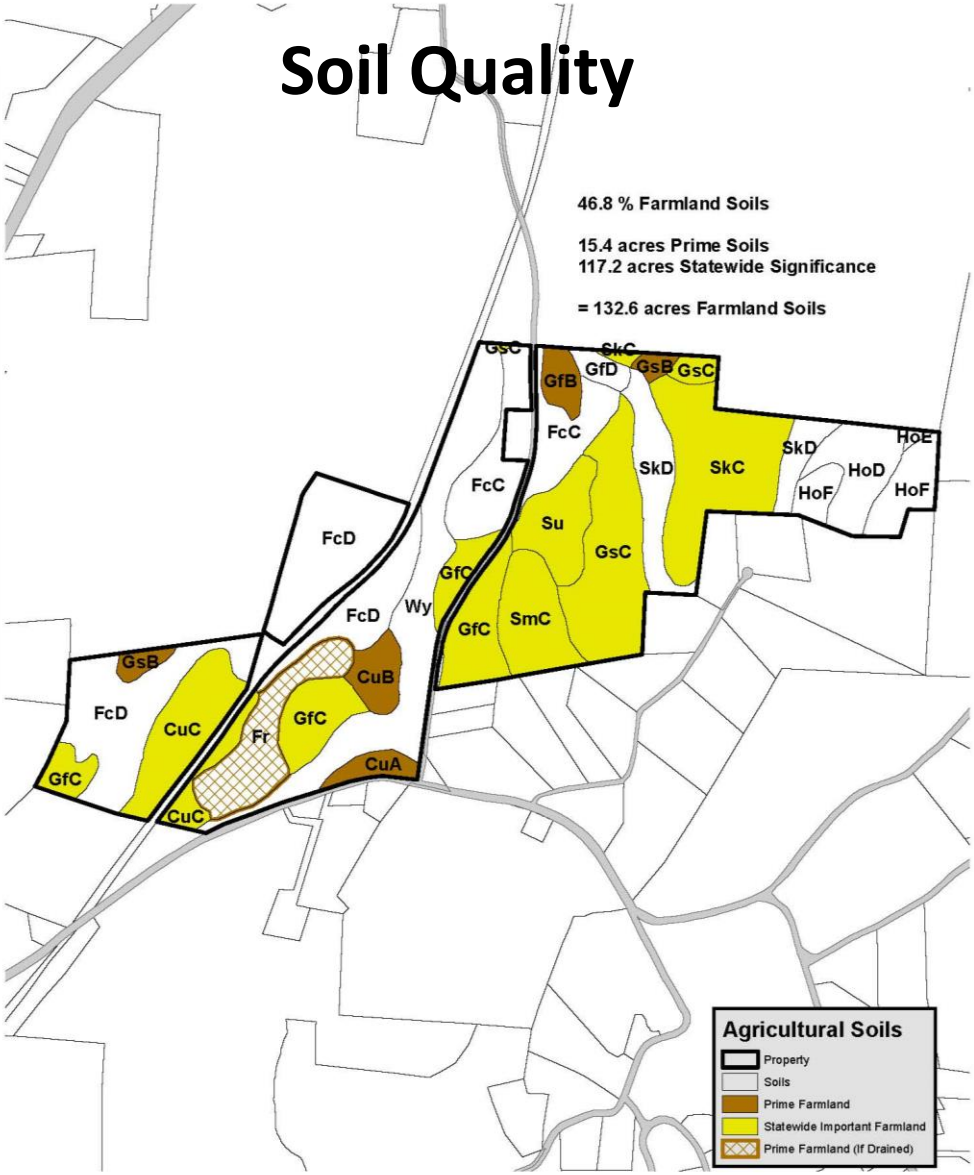
Local & Regional Importance

- 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



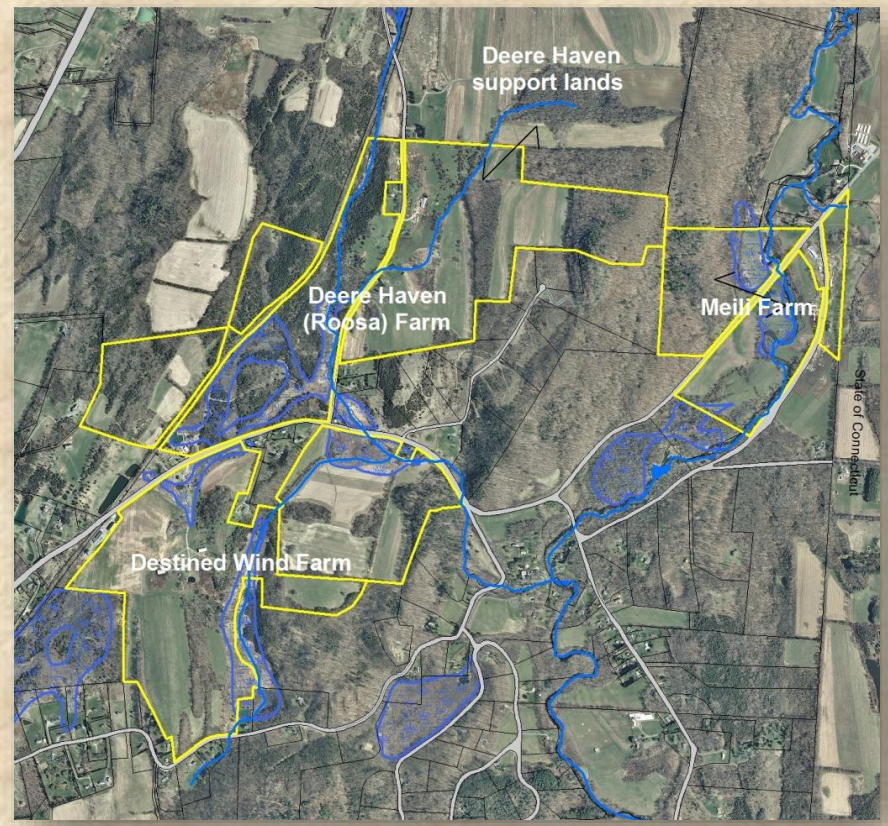
4. Soils Map of Farmland - Glendale Farm Property

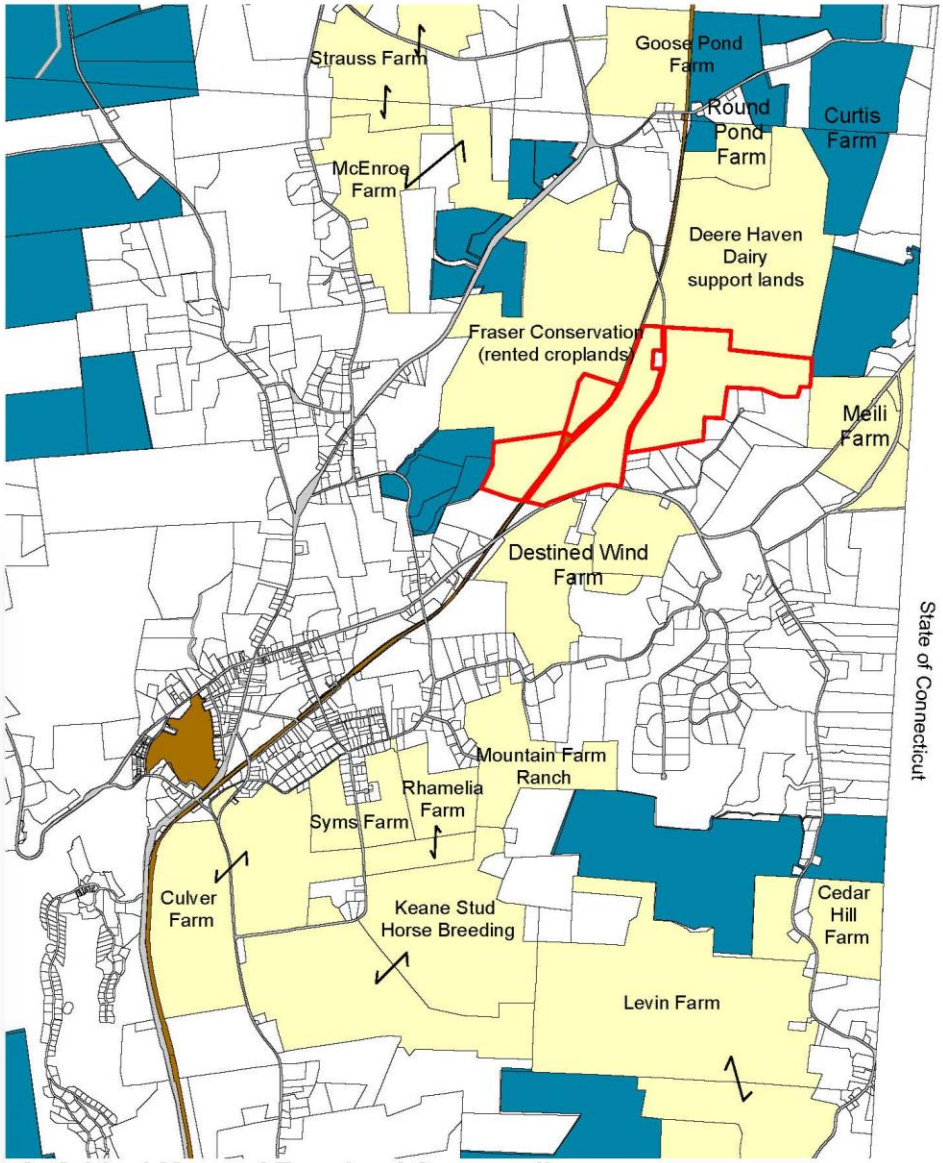
Sharon Station Road
Town of Amenia
Dutchess County NY
December 8, 2017
Proposed Easement Area: 283.2 Acres +/- (Per Tax Parcel Data)

Feet
0 275 550 1100
1 inch = 1,100 feet

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





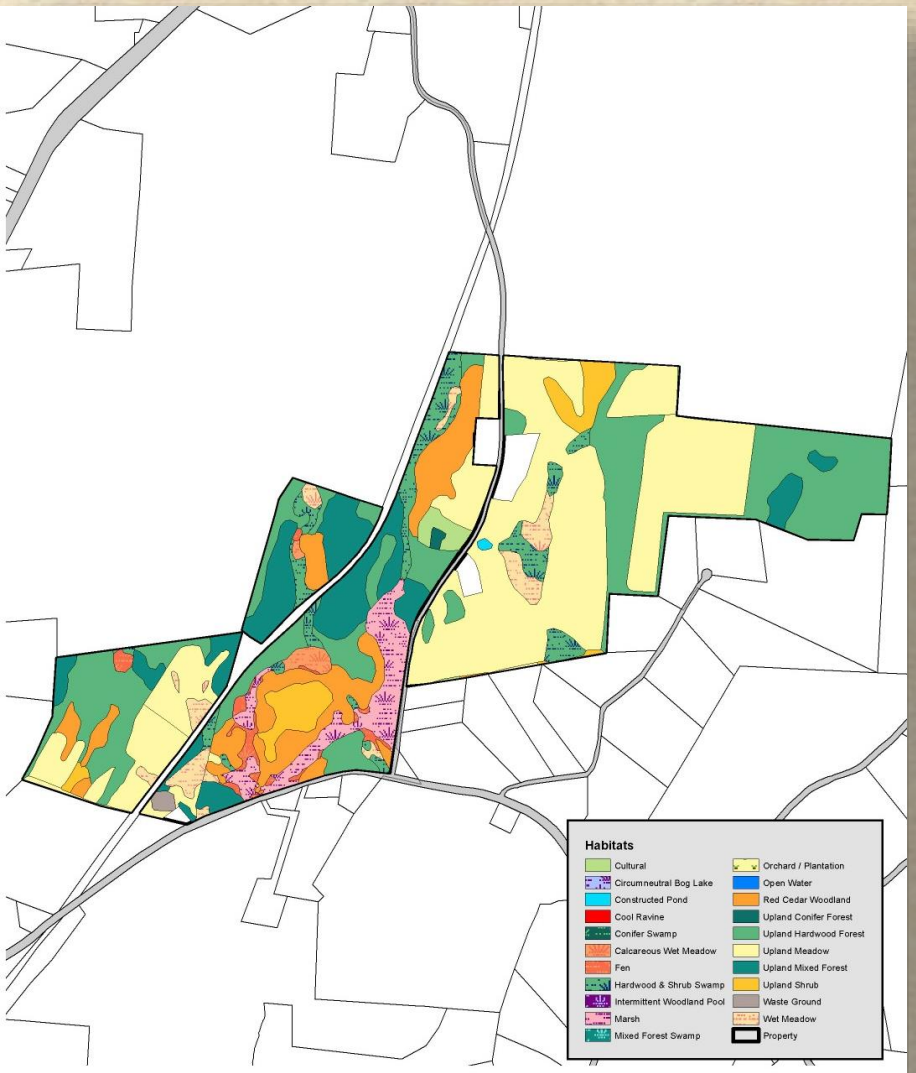
8. Critical Mass of Farmland Surrounding Glendale Farm Property

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

0 1500 3000 Feet
1 inch = 3,000 feet

Context Map: Protected Land
- Property
- Surrounding Farmland
- Tax Parcels
- DLC Easement
- Government

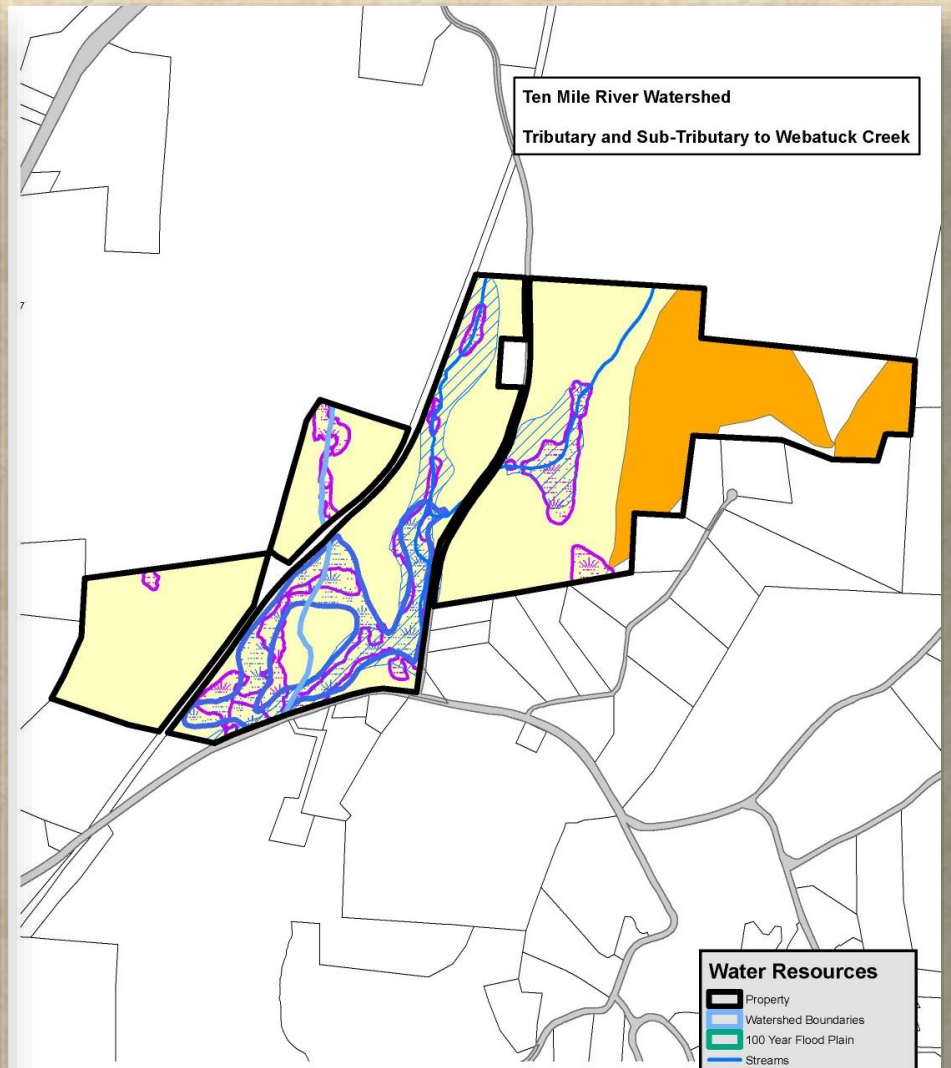
Resource Protection



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)

0 275550 1100 Feet
1 inch = 1,100 feet



9. Water 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)

0 275550 1100 Feet
1 inch = 1,100 feet

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

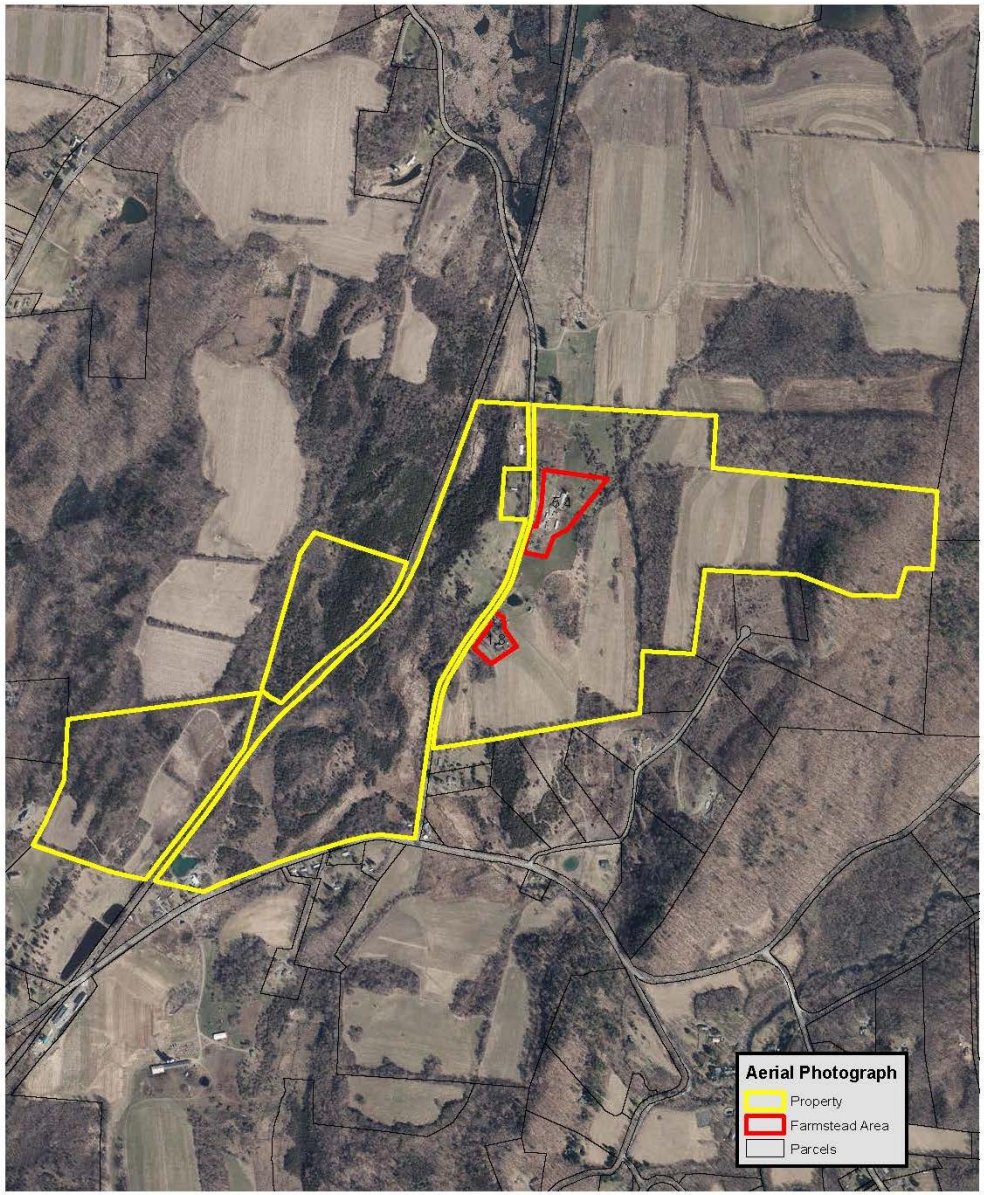
Proposed Conservation Easement

Established

- Extinguish Subdivision Rights
- "Split" Farmstead Complex

Under Review

- Rural Enterprise Areas
- Resource Protection Areas



11. Site Plan 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)

0 275 550 1100 Feet
1 inch = 1,100 feet

Aerial Photograph

2016 digital Ortho-imagery created by NYS Office of Information Technology Services, GIS Program Office. Image pixel size is 0.5' GSD. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 4' at the 95% confidence level (NSSDA).

Budget

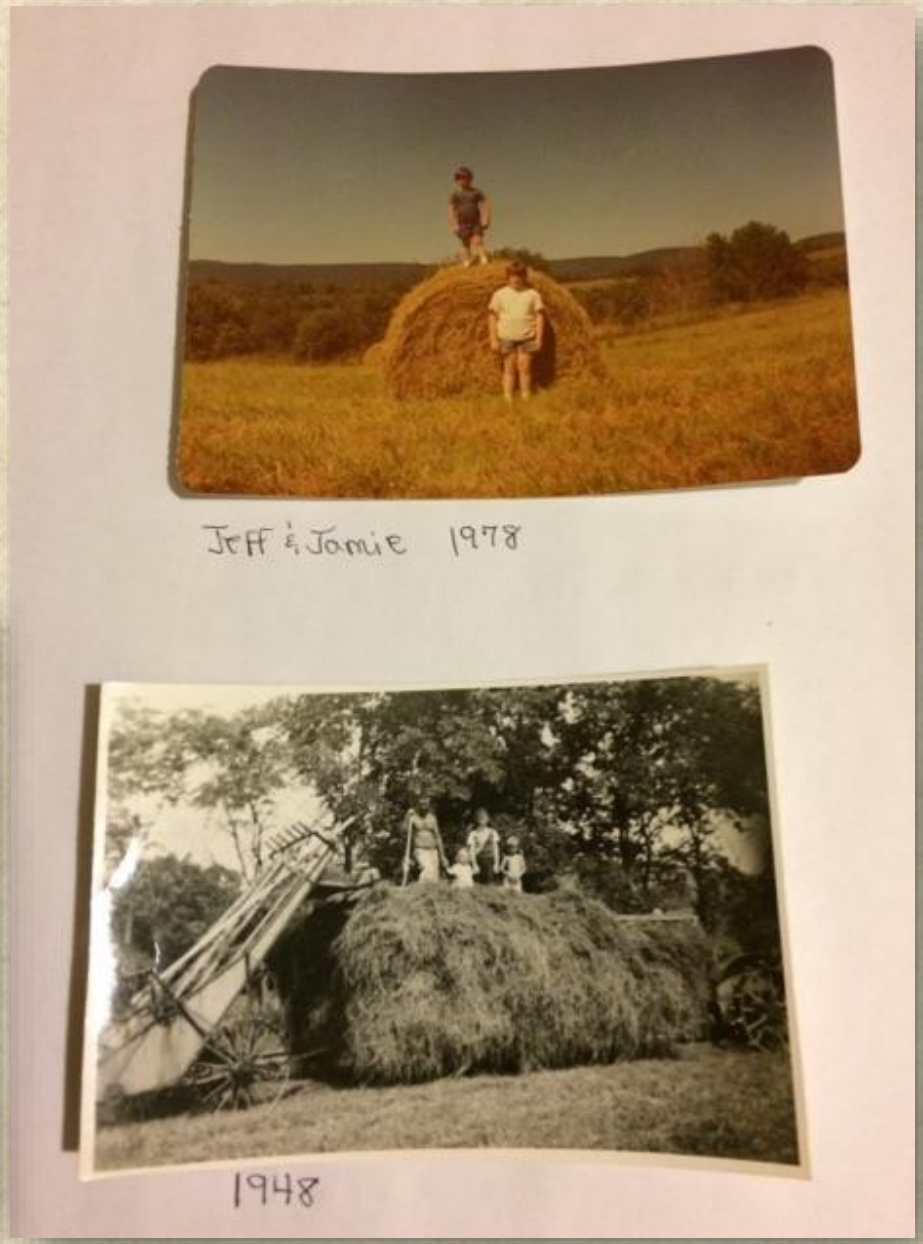
Easement Acquisition Cost: $1,501,000

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

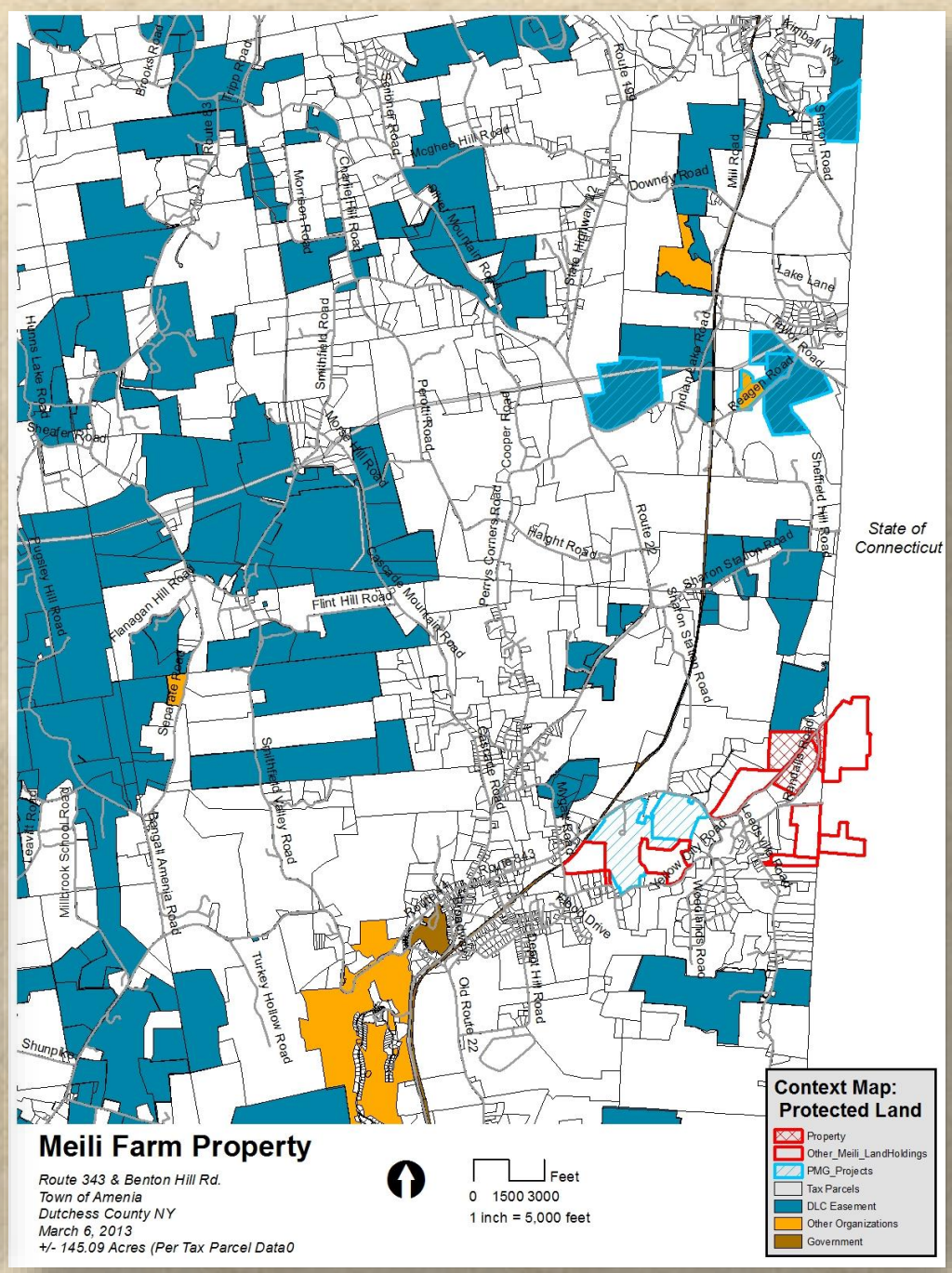


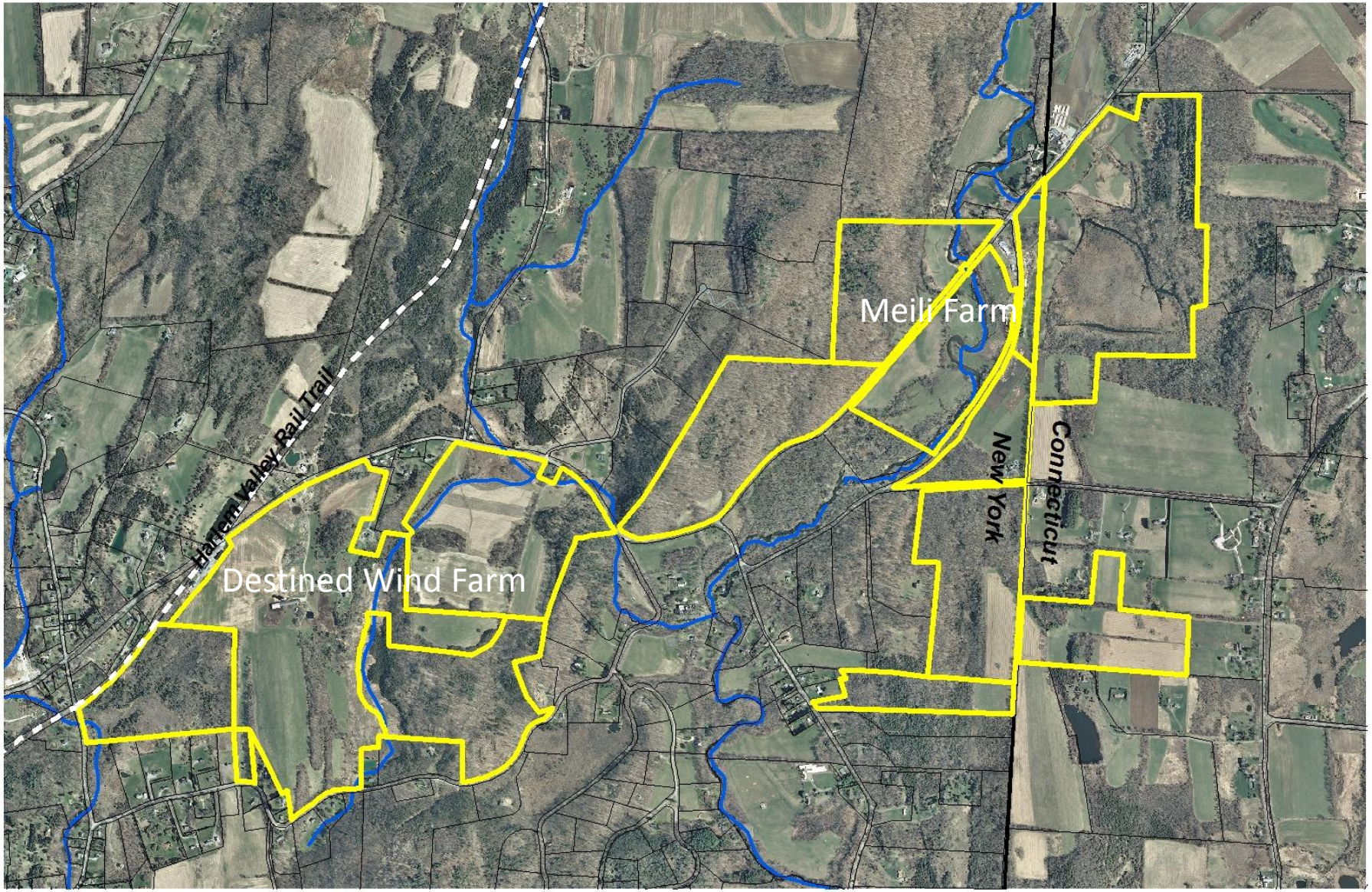
Meili Farm

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)

Feet
0 375 750 1500
1 inch = 1,500 feet

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 4' at the 95% confidence level (NSSDA).

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/charcuteries 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

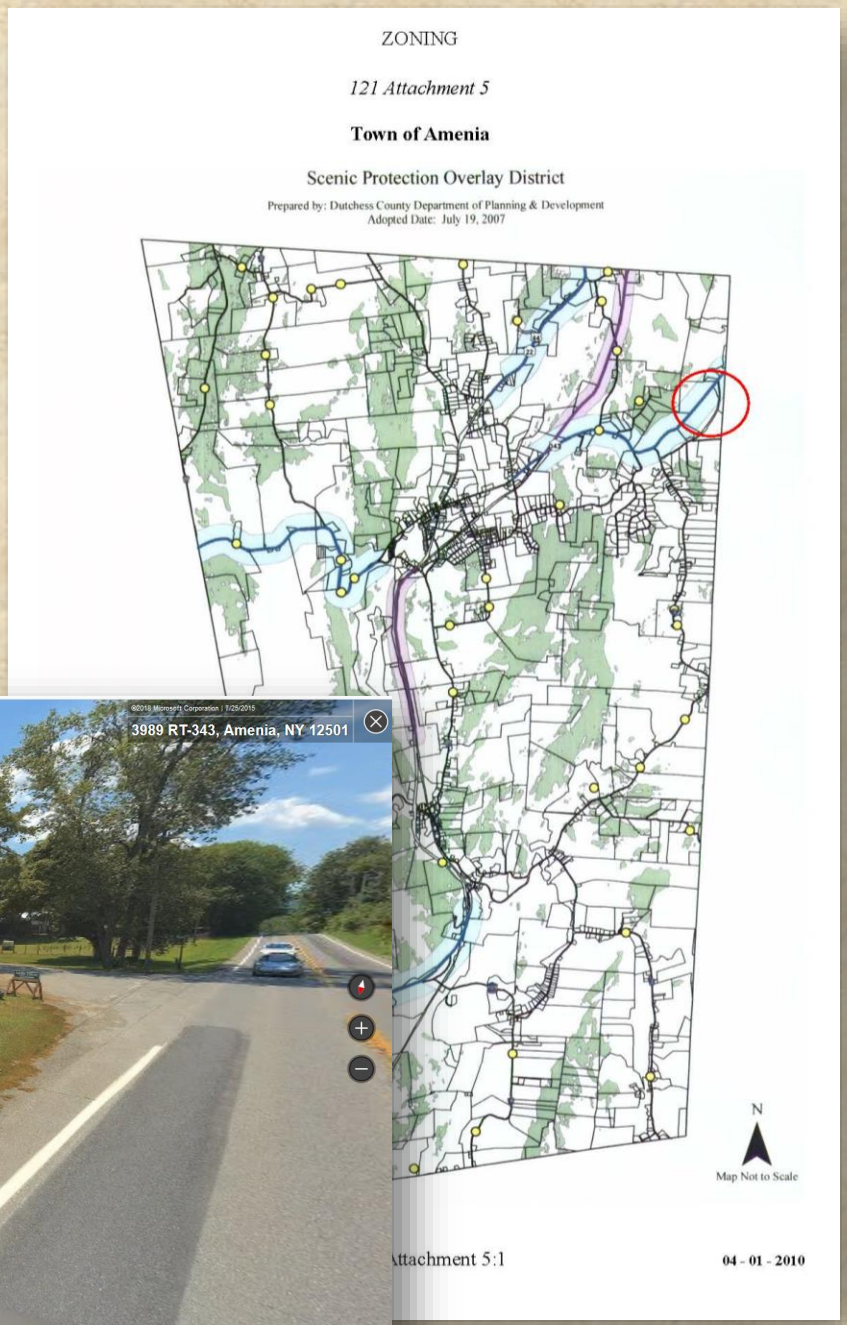
Hay fields on Route 343

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

4. Soils Map of Farmland - Meili Farm Property

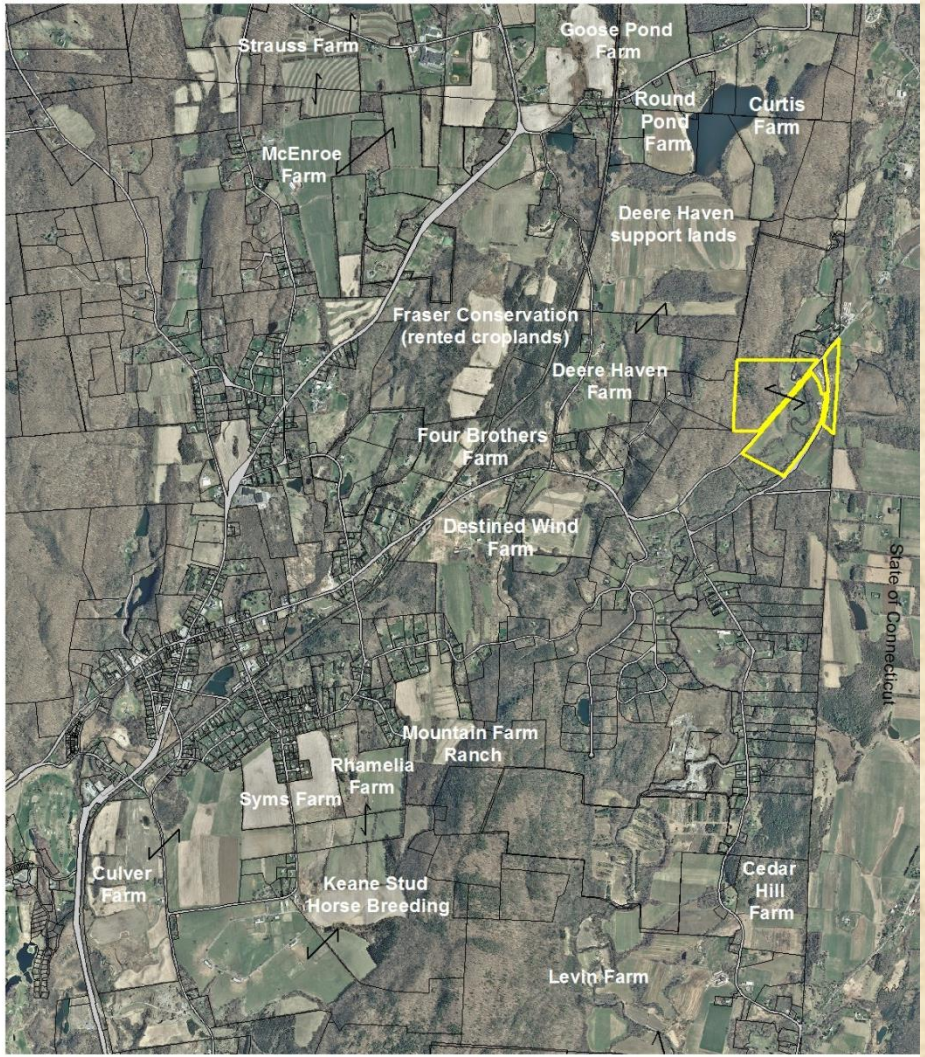
Route 343 and Randall Road
Town of Amenia
Dutchess County NY
December 8, 2017
NYS Acreage: +/- 115.09 Acres (Acreage per County Real Property Tax Parcel)

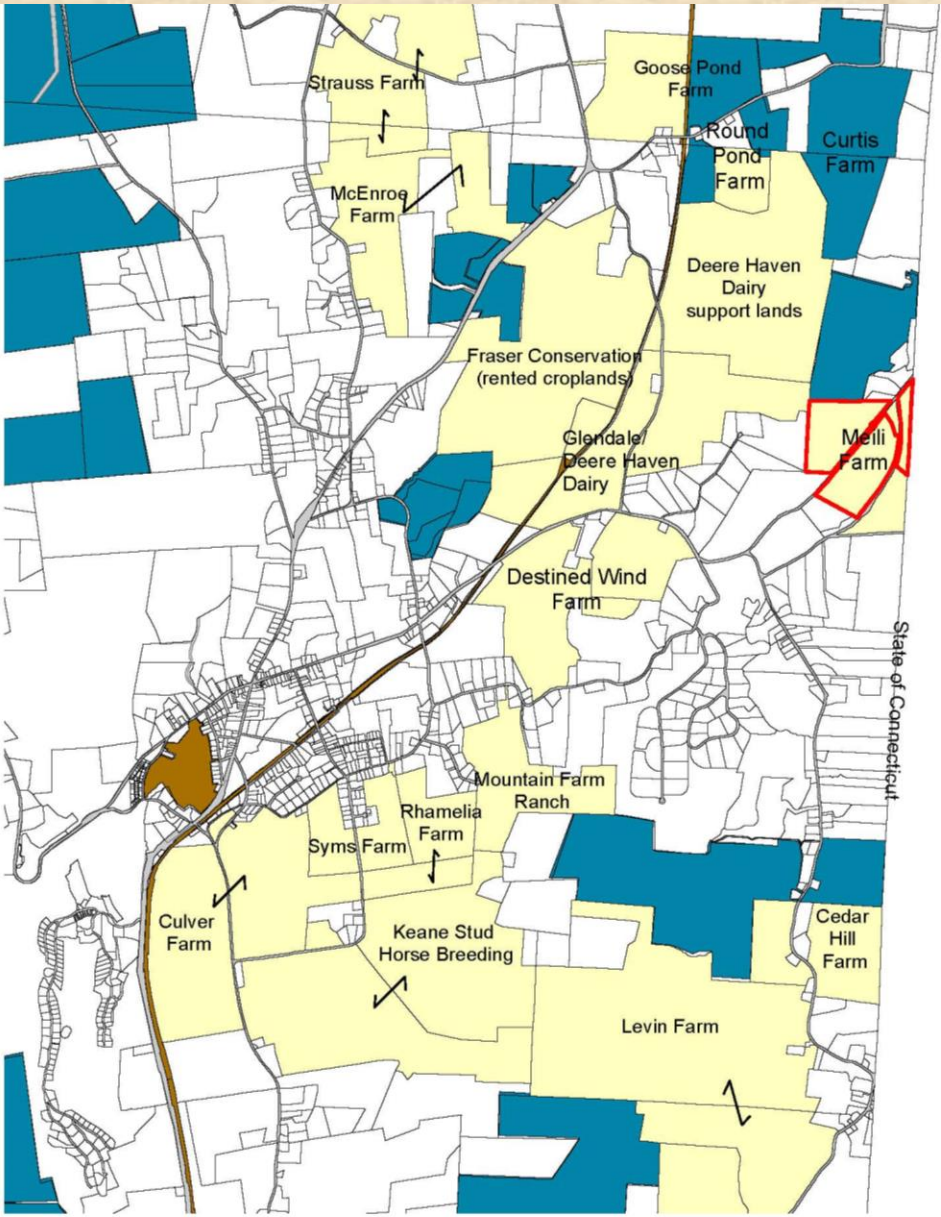
Feet
0 125 250 500
1 inch = 500 feet

Critical Mass of Active Farmland

Surrounded by 5,000 acres of active farms

Nearly 1,200 acres protected by DLC





8. Critical Mass of Farmland Surrounding Meili Farm Property

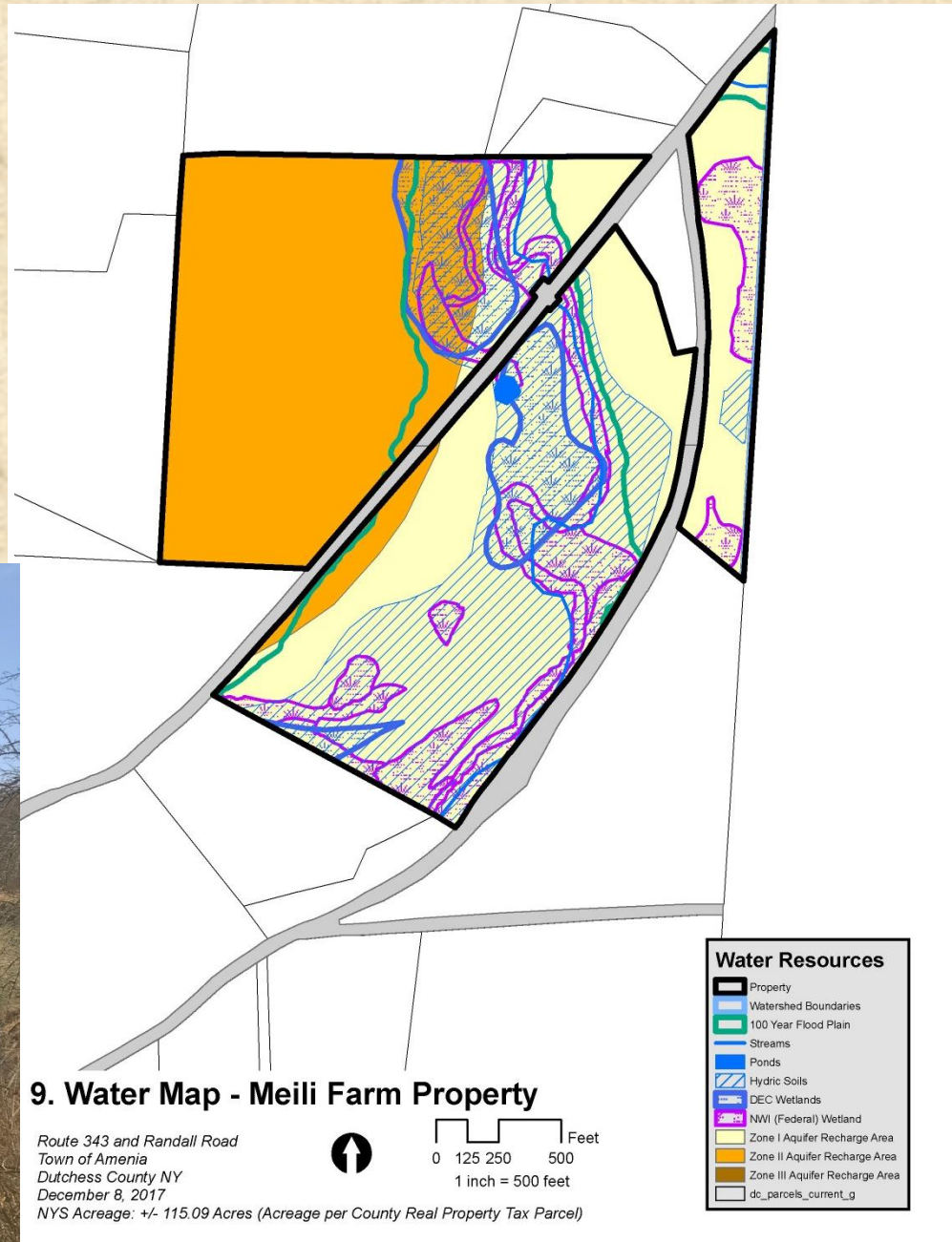
Route 343 and Randall Road
Town of Amenia
Dutchess County NY
December 8, 2017
NYS Acreage: +/- 115.09 Acres (Acreage per County Real Property Tax Parcel)

Feet
0 1500 3000
1 inch = 3,000 feet

Context Map: Protected Land
- Property
- Surrounding Farmland
- Tax Parcels
- DLC Easement
- Government

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

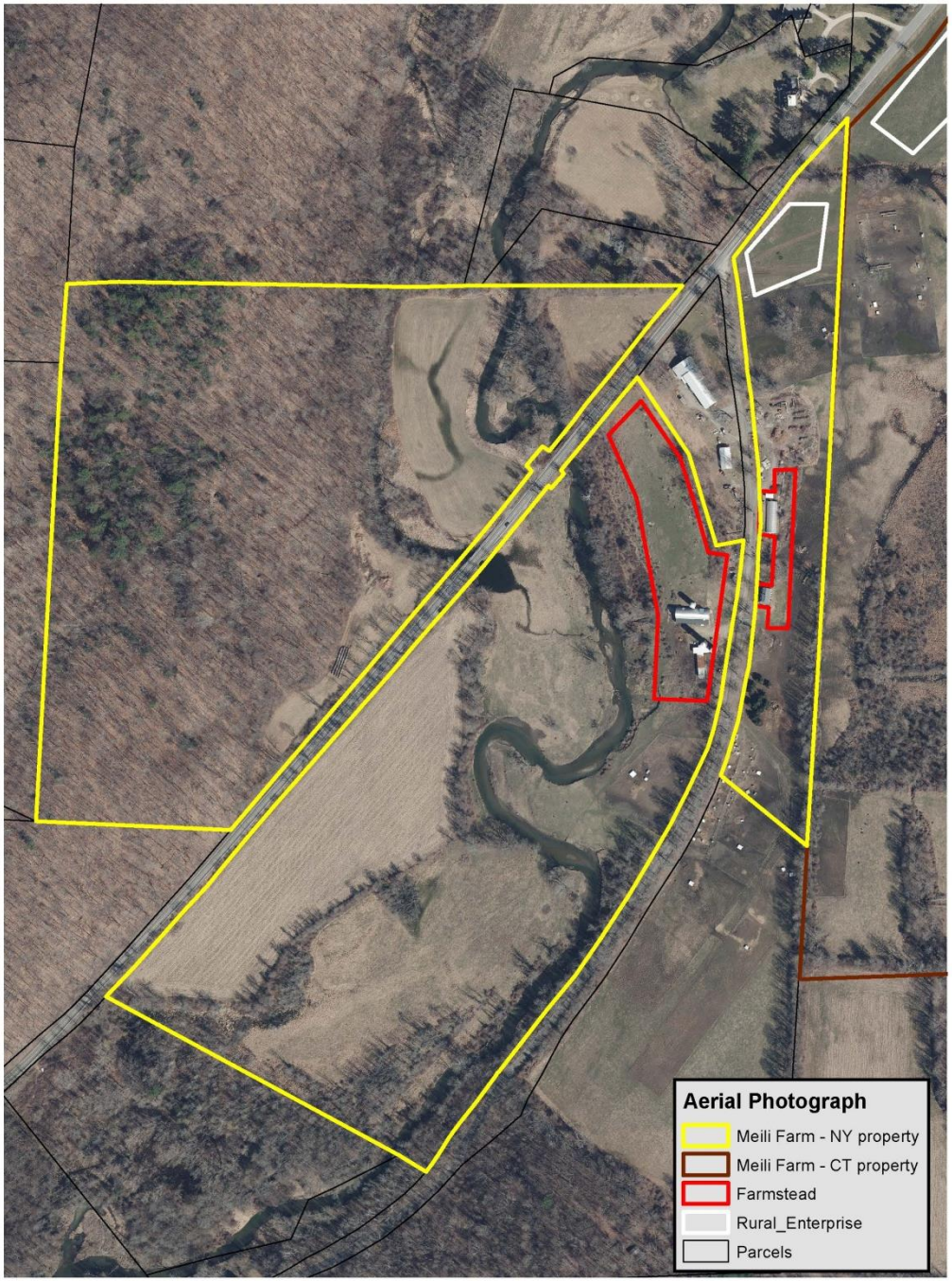
Enhance farm operation

- 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



12. Site Plan Map - Meili Farm NY Property

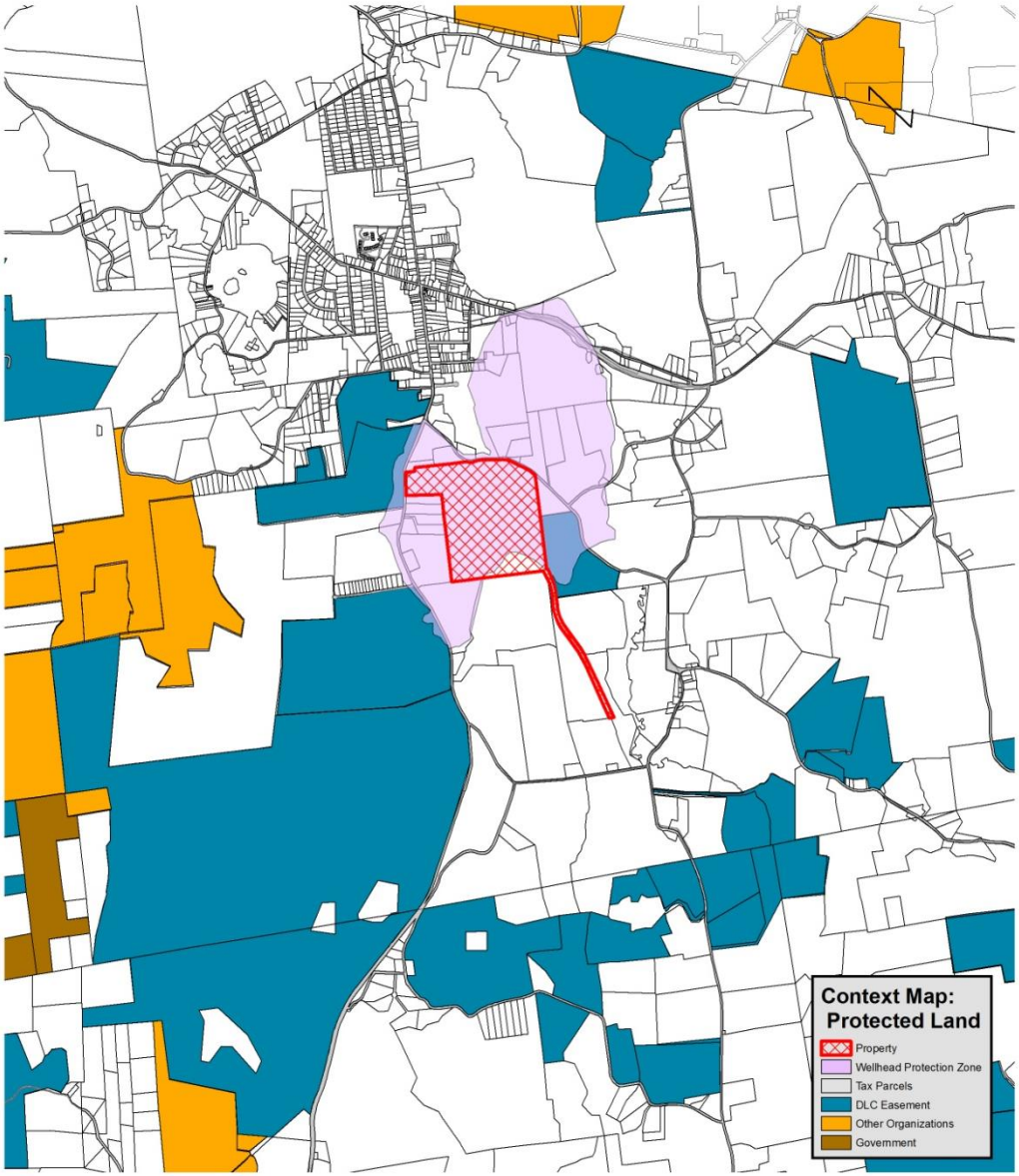
Budget

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



1. Location Map - Jordan Lane Farm Property

Route 82 and Route 83
Town of Pine Plains
Dutchess County NY
November 28, 2017
+/- 155.65 Acres (Acreage per County Tax Parcel Data)

0 1500 3000 6000 Feet
1 inch = 3,000 feet

Current Uses

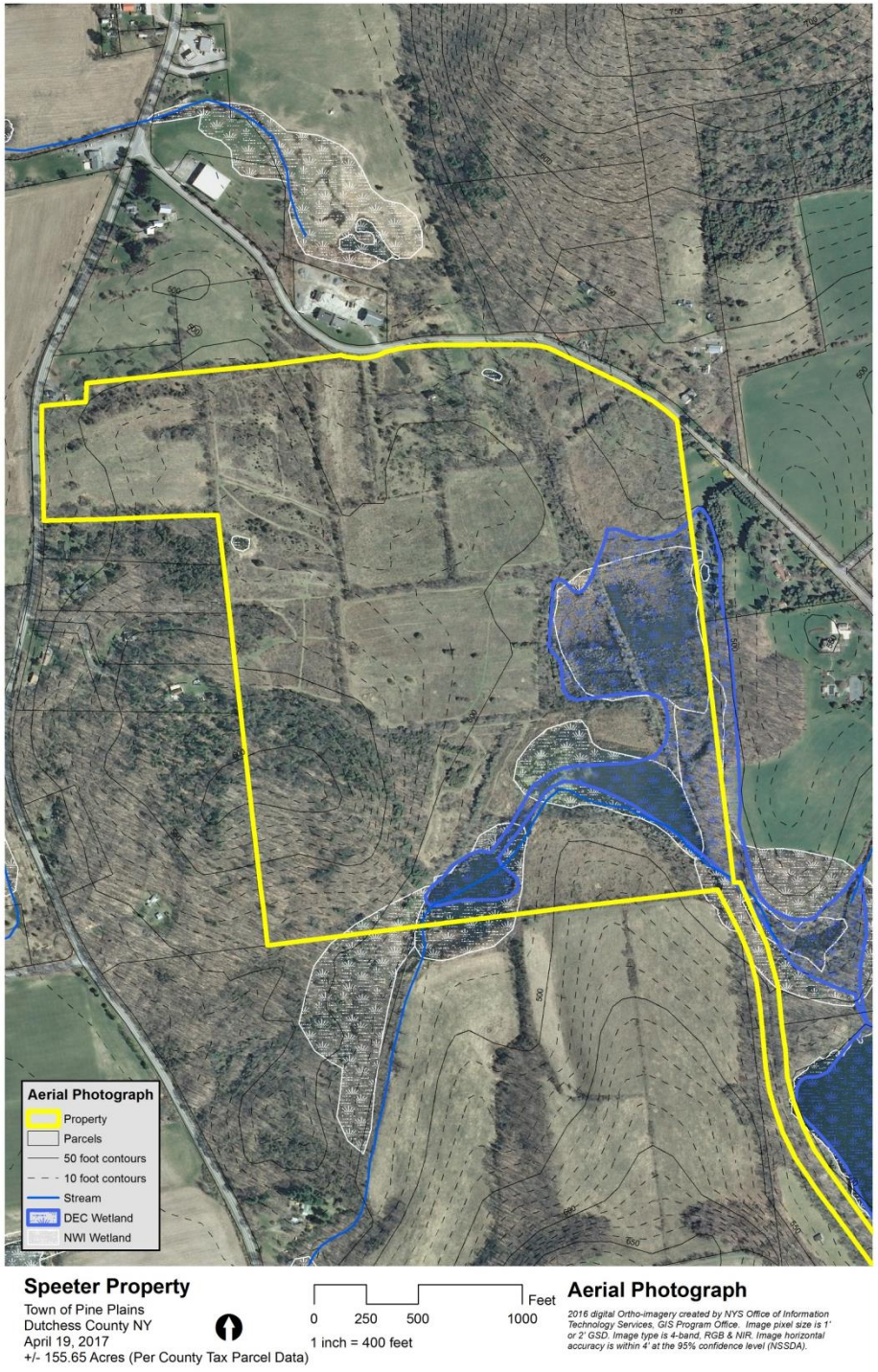
- Property currently engaged in active agriculture
  - Part of Steve Camburn's hay/rye operation

- 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



Rye

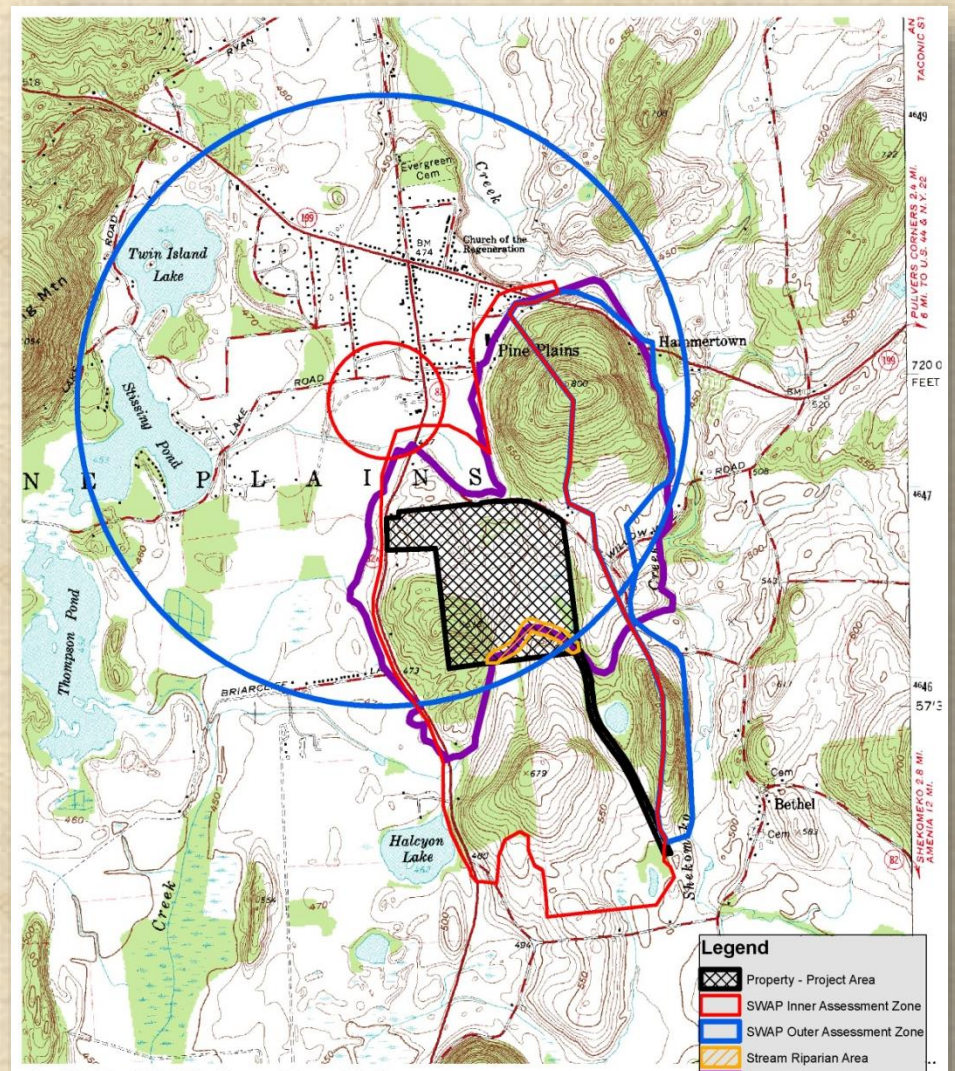
Rye

Rye

Farmstead Area Buildings

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



Q_6316: USGS Map: Pine Plains
Speeter Property

0 500 1000 2000 Feet

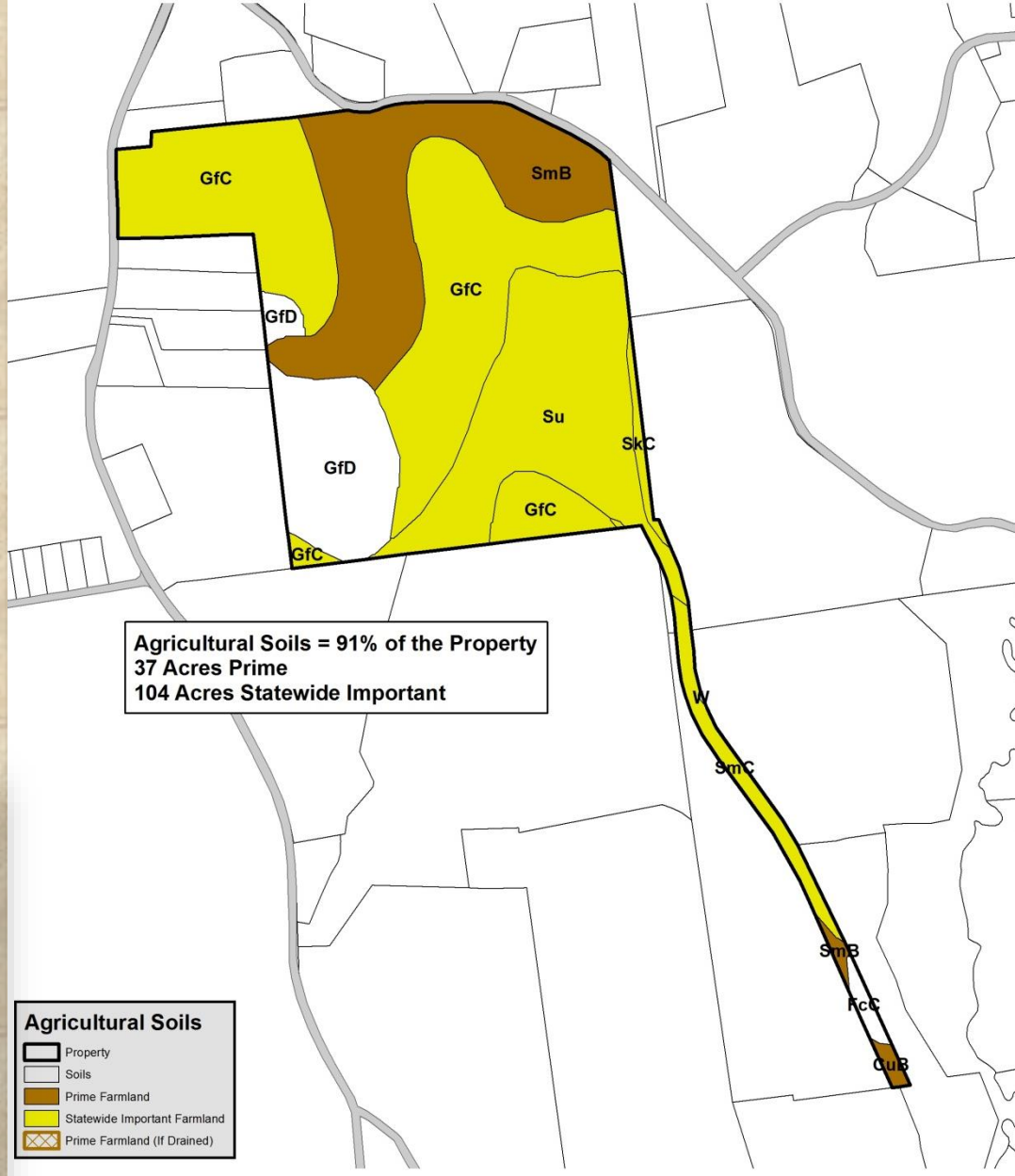
1 inch = 2,000 feet

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



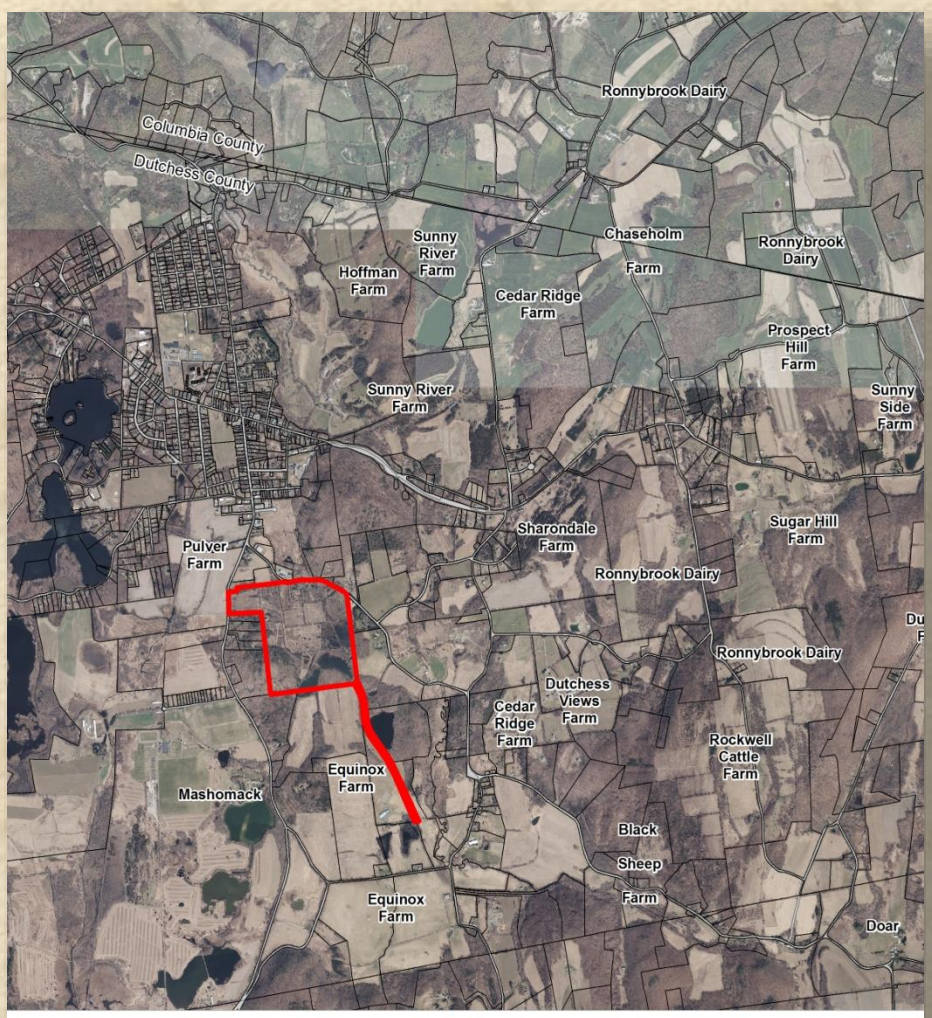
4. Soils Map of Farmland - Jordan Lane Farm Property

Route 82 and Route 83
Town of Pine Plains
Dutchess County NY
April 19, 2017
+/- 155.65 Acres (Acreage Per County Tax Parcel Data)

0 400 800 1600 Feet
1 inch = 800 feet

Critical Mass of Active Farmland

Surrounded by 5,000 acres of active farms

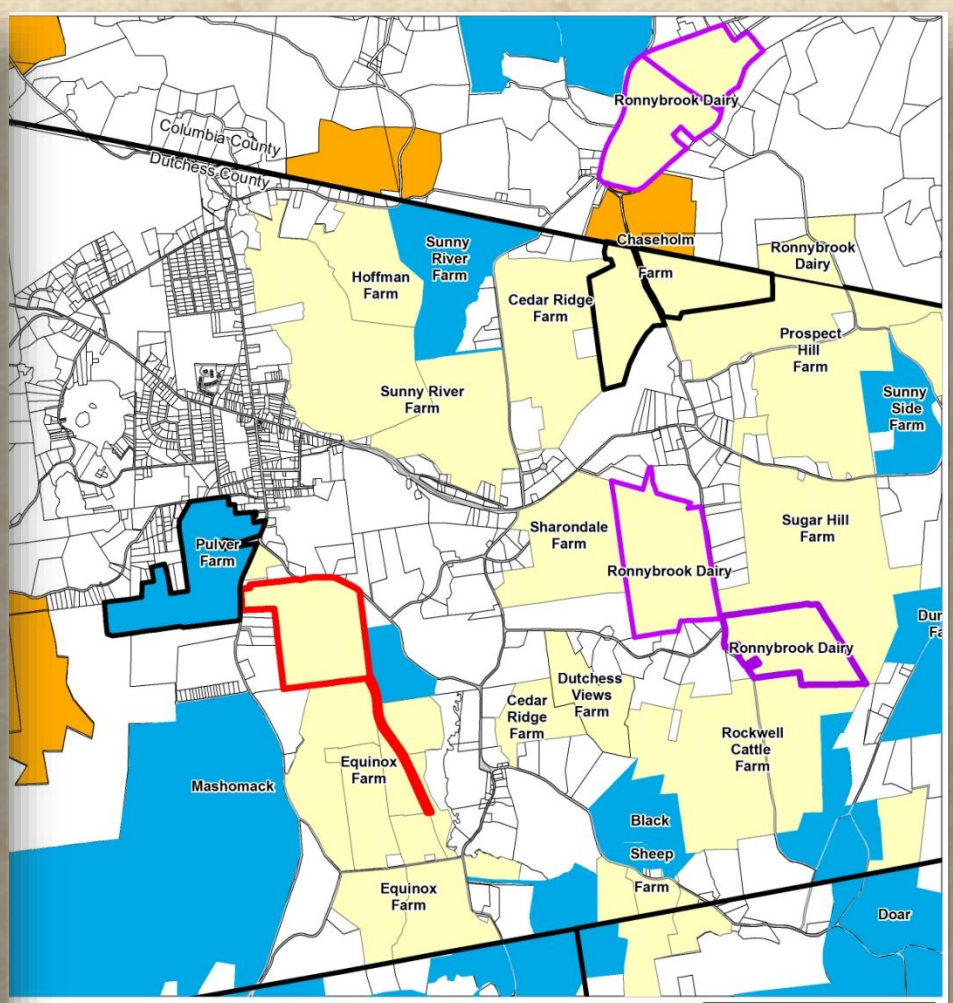


8. Critical Mass of Farmland Surrounding Jordan Lane Farm Property

Route 82 and Route 83
Town of Pine Plains
Dutchess County NY
December 6, 2017
+/-155.65 Acres (Acreage Per County Tax Parcel Data)

Feet
0 1500 3000
1 inch = 3,000 feet

Legend:
- Property
- Tax Parcels



8. Critical Mass of Farmland Surrounding Jordan Lane Farm Property

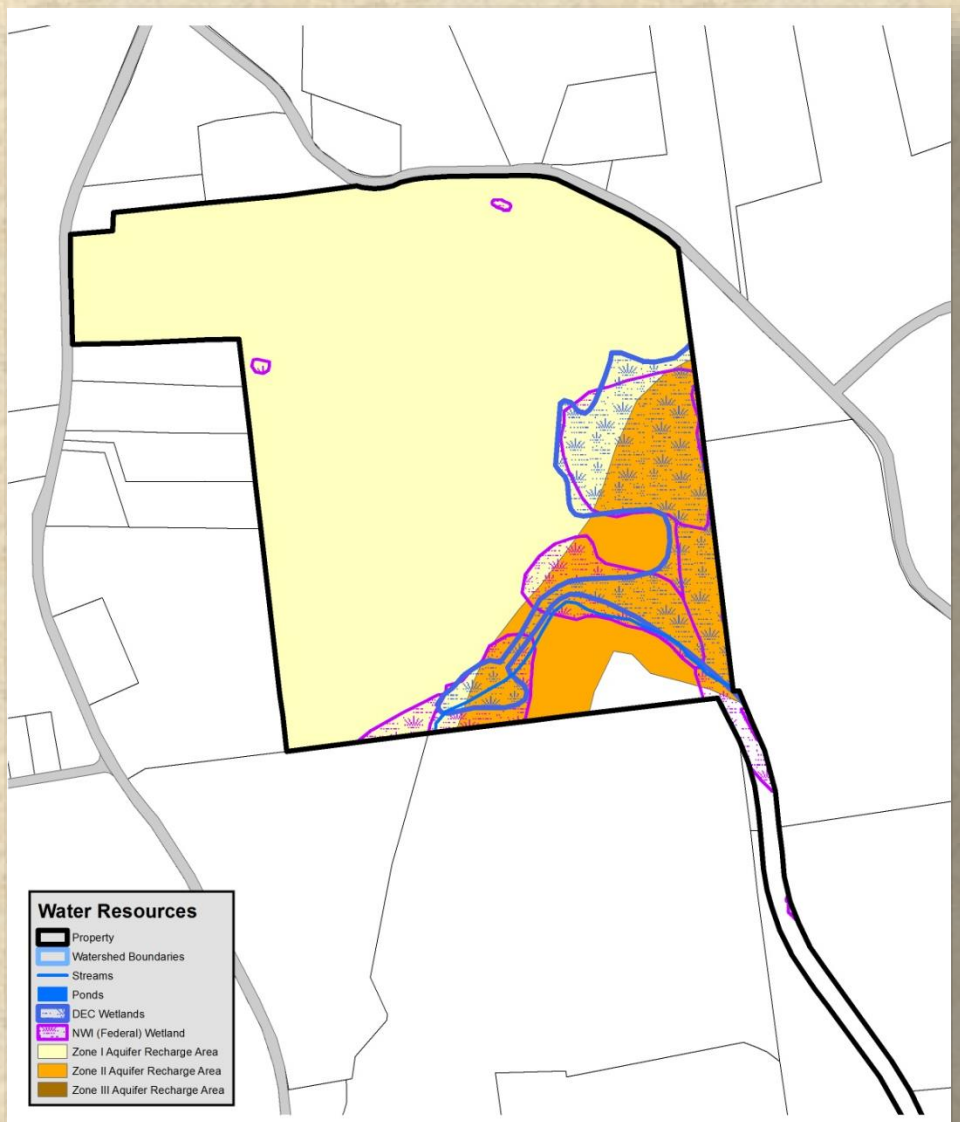
Route 82 and Route 83
Town of Pine Plains
Dutchess County NY
December 6, 2017
+/-155.65 Acres (Acreage Per County Tax Parcel Data)

Feet
0 1500 3000
1 inch = 3,000 feet

Legend:
- Property
- Dutchess County Funded
- NYS Funded
- DLC Easement
- Active Farms
- Tax Parcels
- Other Organization Easement
- Government

Resource Protection

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



9. Water Map - Jordan Lane Farm Property

Route 82 and Route 83
Town of Pine Plains
Dutchess County NY
April 19, 2017
+/- 155.65 Acres (Acreage per County Tax Parcel Data)

0 350 700 1400 Feet
1 inch = 600 feet

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

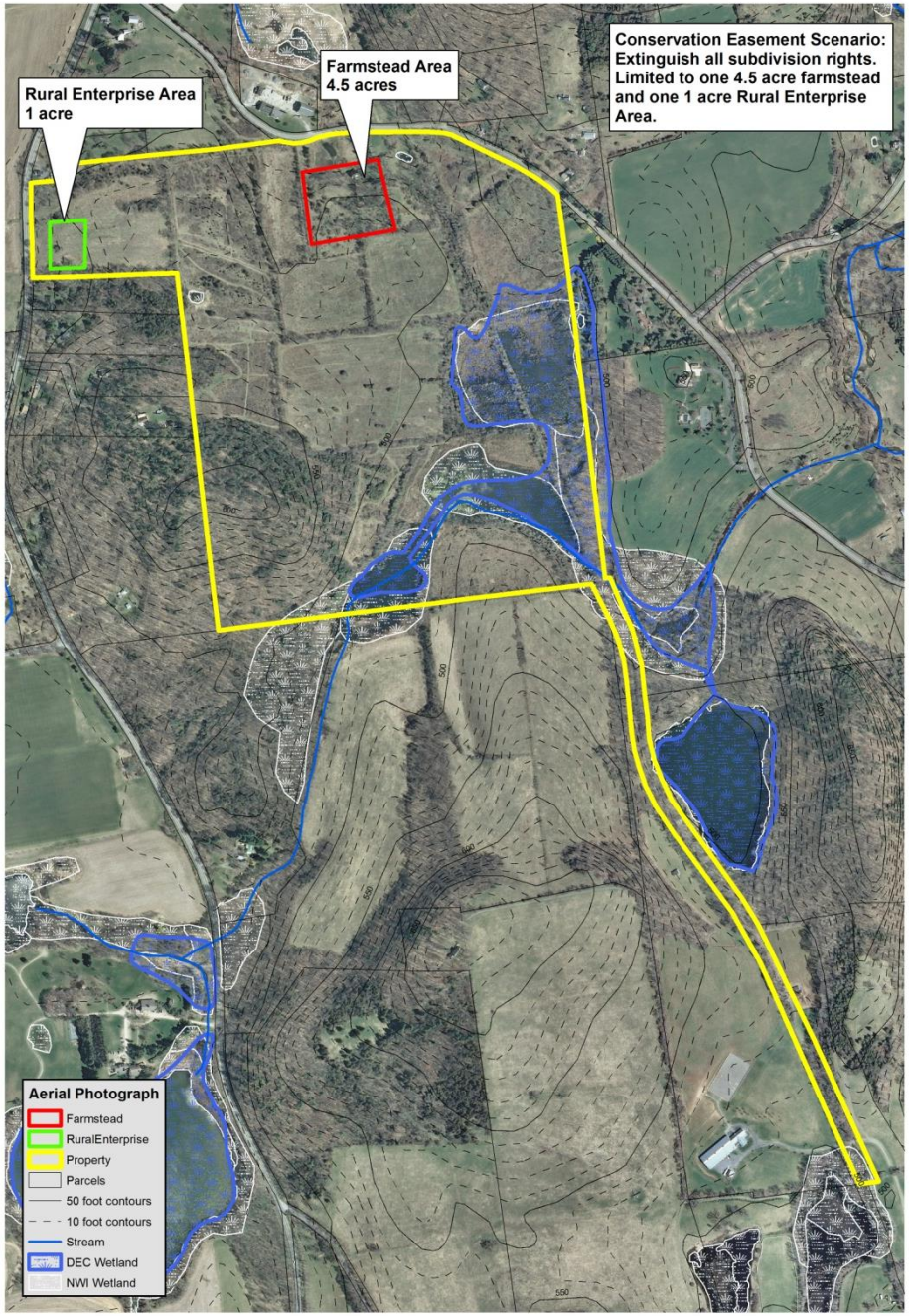
Continuity of Farm Operation – Future Plans

- 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



Speeter Property
Town of Pine Plains
Dutchess County NY
April 19, 2017
+/- 155.65 Acres (Per County Tax Parcel Data)

0 250 500 1000 Feet
1 inch = 500 feet

Aerial Photograph
2016 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 4' at the 95% confidence level (NSSDA).

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