

RESOLUTION NO. 2025120

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

Legislators D'AQUANNI, PAOLONI, GORMAN, and VERSACI 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, 2025, to May 14, 2025, 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 15, 2025, 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
Jennifer E Cianflone	Beekman	132200	6756-00-720174-0000	20.28
Dennis Mark Remsberger	Beekman	132200	6660-00-180070-0000	2.7
Nicole M Skalla	Clinton	132400	6266-00-819678-0000	38.75
David J Karchmer	Clinton	132400	6468-00-562520-0000	12.34
Blake M Williams	East Fishkill	132800	6358-03-197001-0000	8.7
Steven Relyea	Fishkill	133089	6255-00-987282-0000	5.6
Steven Relyea	Fishkill	133089	6255-00-933256-0000	11.51
435 Realty Group of Hyde Park	Hyde Park	133200	6164-02-706839-0000	77.14
Dennis Mark Remsberger	La Grange	133400	6660-03-144102-0000	3.3
Dennis Mark Remsberger	La Grange	133400	6660-03-145151-0000	1.8
Ann Cary, Trustee	Pine Plains	134200	7171-00-044884-0000	7.95
Christian W Baks	Pleasant Valley	134400	6364-02-790535-0000	12.75
Brian G Denu	Red Hook	134889	6373-00-540143-0000	4.82
Jaime Chabuz	Rhinebeck	135089	6169-00-573323-0000	59.28
Stanleys Hilltop Properties	Stanford	135200	6768-03-200174-0000	13
Benjamin Rathjen	Stanford	135200	6568-00-753988-0000	7.17
William P Brown	Stanford	135200	6869-00-199431-0000	16.18
William P Brown	Stanford	135200	6869-00-256440-0000	13.9
William P Brown	Stanford	135200	6869-00-311450-0000	13.79
Doreen Brown	Stanford	135200	6869-00-426354-0000	81.58
William P Brown	Stanford	135200	6869-00-488256-0000	37.53
Doreen Brown	Stanford	135200	6869-00-475468-0000	4.3
Doreen Brown	Stanford	135200	6869-00-494471-0000	4.33
Still The One LLC	Stanford	135200	6869-00-513480-0000	4.5
Dennis Mark Remsberger	Union Vale	135400	6660-00-175107-0000	4.1
Vorapote Vivattanapa	Union Vale	135400	6760-00-392350-0000	4.1
Vorapote Vivattanapa	Union Vale	135400	6760-00-382447-0000	8.36
Kinga Terepka	Union Vale	135400	6662-00-596581-0000	5.59
Kinga Terepka	Union Vale	135400	6662-00-611582-0000	5.76
Paul Geoffrey Sturtz	V. Red Hook	134801	6272-10-493612-0000	4.22
Lynde S Estabrooke	Wappinger	135689	6257-04-658420-0000	11
Deborah Swenson, Trustee	Wappinger	135689	6158-02-983915-0000	8.5
James Glorioso	Wappinger	135689	6157-02-867721-0000	4

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
Sweet Showers Hill LLC	Rhinebeck	135089	6371-00-809539-0000	40.5
Kerrie Abela	Rhinebeck	135089	6371-00-600224-0000	50.55
Attis Health LLC	Rhinebeck	135089	6269-00-035395-0000	3.15
Brian Macaya	Wappinger	135689	6258-01-363836-0000	6.2

and, be it further

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.

STATE OF NEW YORK

ss:

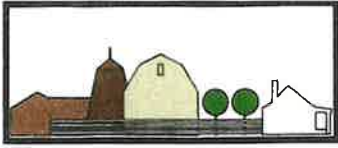
COUNTY OF DUTCHESS

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 11th day of August 2025, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 11th day of August 2025.



LEIGH WAGER, CLERK OF THE LEGISLATURE



Agricultural and Farmland Protection Board of Dutchess County

Matthew Sabellico
Chairman
Sabellico's Greenhouses and
Nursery

Art Collings
Vice Chairman
Dutchess Land Conservancy

Mary Lou Carolan
Cornell Cooperative
Extension Dutchess County

Peter Coon
Coon Brothers Partnership

Doug Giles
Walbridge Farm

Ken Migliorelli
Migliorelli Farms

Agri-business
Edward C. Hackett
Hackett Farm Supply, Inc.

Brian Scoralick
DC Soil & Water
Conservation District

Catherine Weisse
DC Real Property Tax

Eoin Wrafter
DC
Planning & Development

Andrew House
DC Legislator

Harry Baldwin
Ex-Officio

Resolution of the Dutchess County Farmland Protection Board

At a meeting of the Dutchess County Farmland Protection Board ("Board") held on the 3rd day of June 2025 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, 2025, the Board received 38 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 3rd, 2025, that the Board recommends to the Dutchess County Legislature that the following 33 parcels constituting a total of 518.83 acres of land be added to Agriculture District 21 pursuant to Section 303-b:

Landowner	Town	SWIS	Parcel Number	Acres
Jennifer E Cianflone	Beekman	132200	6756-00-720174-0000	20.28
Dennis Mark Remsberger	Beekman	132200	6660-00-180070-0000	2.7
Nicole M Skalla	Clinton	132400	6266-00-819678-0000	38.75
David J Karchmer	Clinton	132400	6468-00-562520-0000	12.34
Blake M Williams	East Fishkill	132800	6358-03-197001-0000	8.7
Steven Relyea	Fishkill	133089	6255-00-987282-0000	5.6
Steven Relyea	Fishkill	133089	6255-00-933256-0000	11.51
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Dennis Mark Remsberger	La Grange	133400	6660-03-144102-0000	3.3
Dennis Mark Remsberger	La Grange	133400	6660-03-145151-0000	1.8
Ann Cary, Trustee	Pine Plains	134200	7171-00-044884-0000	7.95
Christian W Baks	Pleasant Valley	134400	6364-02-790535-0000	12.75
Brian G Denu	Red Hook	134889	6373-00-540143-0000	4.82
Jaime Chabuz	Rhinebeck	135089	6169-00-573323-0000	59.28
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Doreen Brown	Stanford	135200	6869-00-426354-0000	81.58
William P Brown	Stanford	135200	6869-00-488256-0000	37.53
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Doreen Brown	Stanford	135200	6869-00-494471-0000	4.33
Still The One LLC	Stanford	135200	6869-00-513480-0000	4.5
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Vorapote Vivattanapa	Union Vale	135400	6760-00-392350-0000	4.1
Vorapote Vivattanapa	Union Vale	135400	6760-00-382447-0000	8.36
Kinga Terepka	Union Vale	135400	6662-00-596581-0000	5.59
Kinga Terepka	Union Vale	135400	6662-00-611582-0000	5.76
Paul Geoffrey Sturtz	V. Red Hook	134801	6272-10-493612-0000	4.22
Lynde S Estabrooke	Wappinger	135689	6257-04-658420-0000	11
Deborah Swenson, Trustee	Wappinger	135689	6158-02-983915-0000	8.5
James Glorioso	Wappinger	135689	6157-02-867721-0000	4

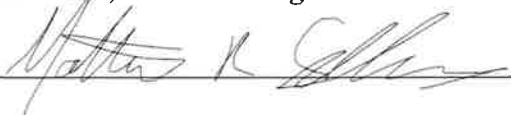
RESOLVED that the Board recommends to the Dutchess County Legislature that the following five parcels totaling 109.93 acres, for which an application was received, be rejected for inclusion in Agricultural District 21:

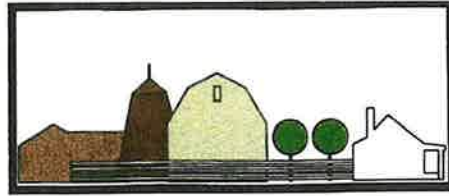
Landowner	Town	SWIS	Parcel Number	Acres
Deborah Evans	Pawling	134089	7057-00-210557-0000	9.53
Sweet Showers Hill LLC	Rhinebeck	135089	6371-00-809539-0000	40.5
Kerrie Abela	Rhinebeck	135089	6371-00-600224-0000	50.55
Attis Health LLC	Rhinebeck	135089	6269-00-035395-0000	3.15
Brian Macaya	Wappinger	135689	6258-01-363836-0000	6.2

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 3rd, 2025 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 3rd, 2025 meeting.

 Date 06/12/2025



Dutchess County Agricultural and Farmland Protection Board
DRAFT Minutes

June 3, 2025, 6:30 pm
at the Farm and Home Center, Millbrook NY

The meeting was called to order by Chairman Sabbellico at 6:35 PM

Roll Call

Present: Matt Sabbellico; Art Collings; Mary Lou Carolan; Ed Hackett; Ken Migliorelli; Amanda Bergin; Jennifer Fimbel; Brian Scoralick; Cathy Weisse; Eoin Wrafter

Absent: Pete Coon; Doug Giles; Legislator Andrew House

Guests: Lauren Drum, DCSWCD; Mr. Remsberger and Ms. Smith, Annual Inclusion Applicants

A motion was made to approve the minutes of [March 25, 2025](#) by Matt Sabbellico., Cathy Weisse seconded. Motion carried. Vote: all in favor none opposed

Communication and Announcements

Eoin introduced and welcomed Amanda Bergen as the new Ag Navigator and Jen will remain as mentor for an undisclosed amount of time.

- Town of Wappinger Comprehensive Plan - Review by AFPB not required
- Submittal for a review of 305-A – formal request for a review of the Town of Washington (May 23) – courtesy copy from the attorney
- Mr. Glorioiso's communications will wait until during the Annual Inclusion application

Old Business:

- a. Education Sub-committee Approval recommendations: Motion to include an Education Sub-committee of the AFPB by Brian Scoralick; Second by Matt Sabbellico. Vote: All in favor. None opposed.
- b. Agricultural and Farmland Protection Plan – Discussion with NYS DAM
 - i. Amanda spoke with Jeff Kehoe – updates – grants released later this summer – Ag Priorities maps need to be updated (blob maps) – tweaks of maps in-house is a possibility – need further clarification from NYS Department of Agriculture and Markets.
 - ii. Explanation of a blob map – ramification when it comes to funding for PDR's

New Business:

- a. Agricultural Districts – Application Review

The board reviewed all 39 applications received individually and voted individually to recommend or not recommend the parcel for inclusion in the agricultural District. A summary of the results is below:

- 1 received after the deadline (not eligible to be reviewed)
- 33 recommended for inclusion
- 5 not recommended for inclusion

A table of the individual votes is attached. Voting record for Sweet Showers: First vote was tied but Chairman Sabellico had voted – decision tabled. Eoin made a motion to revisit vote and Art seconded the motion. All in favor. Discussion. Guest Remsberger clarified Roberts Rules and Chairman can only be the tie breaking vote. Ken remade the original motion to not recommend the parcel for inclusion. Ed Seconded. Ken, Ed, Cathy, Mary Lou and Art voted to not recommend the parcel for inclusion (Aye). Eoin and Brian voted Nay. Matt abstained. Vote 5-2 motion carried.

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

- b. Ag Forum – Aug 21st – Eoin and Amanda are working on a speaker – ideas are welcomed.

Next Meeting – TBD depending on the Legislative vote or September.

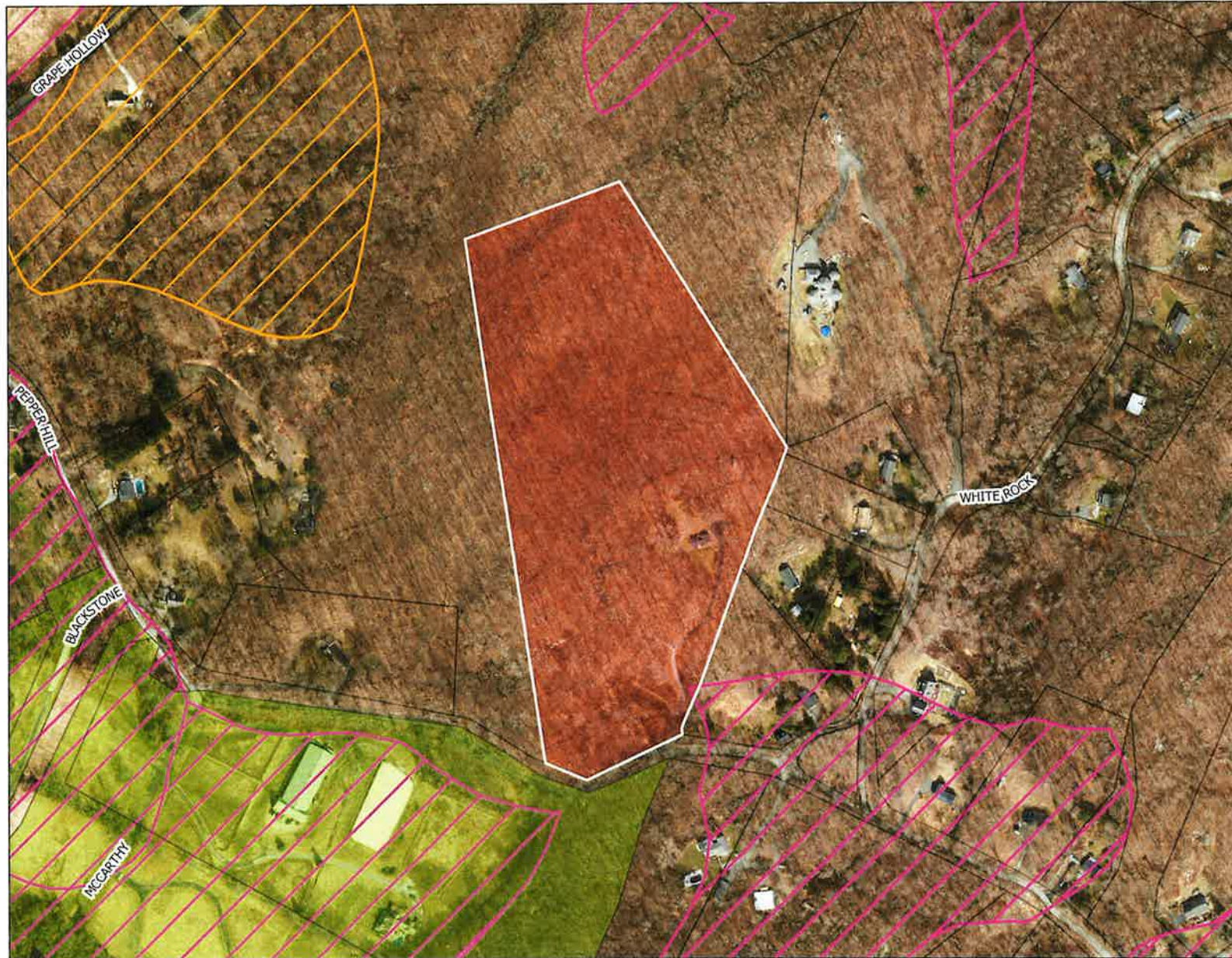
Motion to adjourn by Matt Sabellico, second by Brian. Vote: all in favor, none opposed. Meeting adjourned at 8:18 PM

Minutes Respectfully submitted,
Jennifer Fimbel

Landowner	Municipality	Swis	Print Key	Acreage	AFPB Recommendation	Motion/second	Ayes	Nays	Abstain
Jennifer E Cianflone	Beekman	132200	6756-00-720174-0000	20.28	Recommend for Inclusion	Mary Lou/Matt	All	None	None
Dennis Mark Remsberger	Beekman	132200	6660-00-180070-0000	2.7	Recommend for Inclusion	Ken/Matt	All	None	None
Nicole M Skalla	Clinton	132400	6266-00-819678-0000	38.75	Recommend for Inclusion	Ken/Matt	7	None	Ed
David J Karchmer	Clinton	132400	6468-00-562520-0000	12.34	Recommend for Inclusion	Ken/Ed	All	None	None
Blake M Williams	East Fishkill	132800	6358-03-197001-0000	8.7	Recommend for Inclusion	Ken/Matt	7	Eoin	None
Steven Relyea	Fishkill	133089	6255-00-987282-0000	5.6	Recommend for Inclusion	Ed/Matt	All	None	None
Steven Relyea	Fishkill	133089	6255-00-933256-0000	11.51	Recommend for Inclusion	Ed/Matt	All	None	None
435 Realty Group of Hyde Park	Hyde Park	133200	6164-02-706839-0000	77.14	Recommend for Inclusion	Ed/Ken	All	None	None
Dennis Mark Remsberger	La Grange	133400	6660-03-144102-0000	3.3	Recommend for Inclusion	Ken/Matt	All	None	None
Dennis Mark Remsberger	La Grange	133400	6660-03-145151-0000	1.8	Recommend for Inclusion	Ken/Matt	All	None	None
Ann Cary, Trustee	Pine Plains	134200	7171-00-044884-0000	7.95	Recommend for Inclusion	Ken/Matt	All	None	None
Christian W Baks	Pleasant Valley	134400	6364-02-790535-0000	12.75	Recommend for Inclusion	Matt/Ken	All	None	None
Brian G Denu	Red Hook	134889	6373-00-540143-0000	4.82	Recommend for Inclusion	Ed/Matt	7	None	Ken
Jaime Chabuz	Rhinebeck	135089	6169-00-573323-0000	59.28	Recommend for Inclusion	Ken/Matt	All	None	None
Stanleys Hilltop Properties	Stanford	135200	6768-03-200174-0000	13	Recommend for Inclusion	Ken/Matt	All	None	None
Benjamin Rathjen	Stanford	135200	6568-00-753988-0000	7.17	Recommend for Inclusion	Ed/Matt	All	None	None
William P Brown	Stanford	135200	6869-00-199431-0000	16.18	Recommend for Inclusion	Ken/Matt	All	None	None
William P Brown	Stanford	135200	6869-00-256440-0000	13.9	Recommend for Inclusion	Ken/Matt	All	None	None
William P Brown	Stanford	135200	6869-00-311450-0000	13.79	Recommend for Inclusion	Ken/Matt	All	None	None
Doreen Brown	Stanford	135200	6869-00-426354-0000	81.58	Recommend for Inclusion	Ken/Matt	All	None	None
William P Brown	Stanford	135200	6869-00-488256-0000	37.53	Recommend for Inclusion	Ken/Matt	All	None	None
Doreen Brown	Stanford	135200	6869-00-475468-0000	4.3	Recommend for Inclusion	Ken/Matt	All	None	None
Doreen Brown	Stanford	135200	6869-00-494471-0000	4.33	Recommend for Inclusion	Ken/Matt	All	None	None
Still The One LLC	Stanford	135200	6869-00-513480-0000	4.5	Recommend for Inclusion	Ken/Matt	All	None	None
Dennis Mark Remsberger	Union Vale	135400	6660-00-175107-0000	4.1	Recommend for Inclusion	Ken/Matt	All	None	None
Vorapote Vivattanapa	Union Vale	135400	6760-00-392350-0000	4.1	Recommend for Inclusion	Ken/Matt	All	None	None
Vorapote Vivattanapa	Union Vale	135400	6760-00-382447-0000	8.36	Recommend for Inclusion	Ken/Matt	All	None	None
Kinga Terepka	Union Vale	135400	6662-00-596581-0000	5.59	Recommend for Inclusion	Eoin/Matt	All	None	None
Kinga Terepka	Union Vale	135400	6662-00-611582-0000	5.76	Recommend for Inclusion	Eoin/Matt	All	None	None
Paul Geoffrey Sturtz	V. Red Hook	134801	6272-10-493612-0000	4.22	Recommend for Inclusion	Ed/Matt	7	None	Ken
Lynde S Estabrooke	Wappinger	135689	6257-04-658420-0000	11	Recommend for Inclusion	Ken/Ed	All	None	None
Deborah Swenson, Trustee	Wappinger	135689	6158-02-983915-0000	8.5	Recommend for Inclusion	Ken/Matt	All	None	None
James Gloriosio	Wappinger	135689	6157-02-867721-0000	4	Recommend for Inclusion	Ed/Art	All	None	None

518.83

Landowner	Municipality	Swis	Print Key	Acreage	AFPB Recommendation	Motion/second	Ayes	Nays	Abstain
Deborah Evans	Pawling	134089	7057-00-210557-0000	9.53	Not Recommended for inclusion	Ken/Matt	All	None	None
Sweet Showers Hill LLC	Rhinebeck	135089	6371-00-809539-0000	40.5	Not Recommended for inclusion	Ken/Ed	Ken,Ed, Cathy, Art, Mary Lou	Eoin, Brian	Matt
Kerrie Abela	Rhinebeck	135089	6371-00-600224-0000	50.55	Not Recommended for inclusion	Matt/Ed	7	None	Ken
Attis Health LLC	Rhinebeck	135089	6269-00-035395-0000	3.15	Not Recommended for inclusion	Ken/Matt	All	None	None
Brian Macaya	Wappinger	135689	6258-01-363836-0000	6.2	Not Recommended for inclusion	Art/Matt	All	None	None
				109.93					



2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

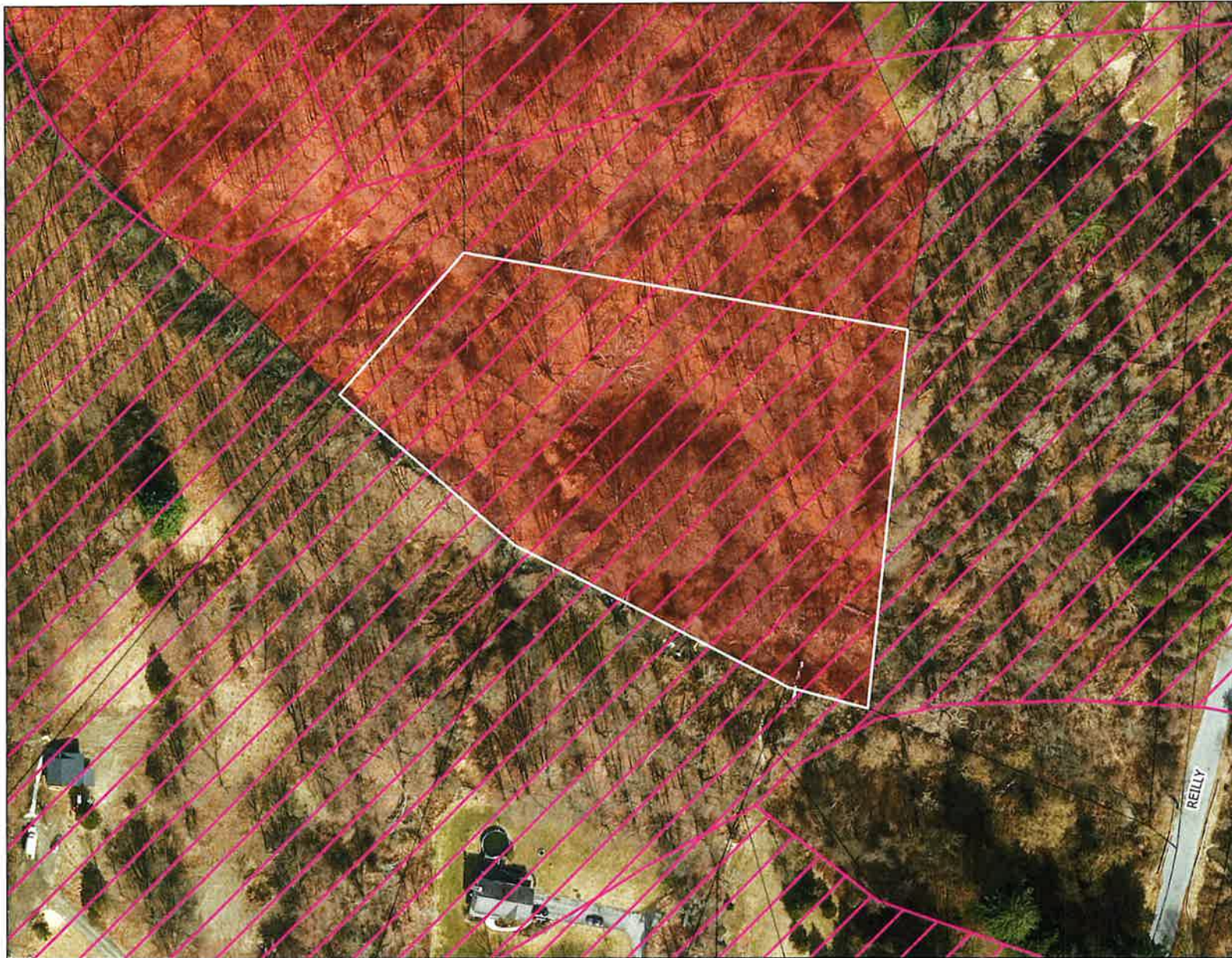
Farm Name: Lil Farm In The Forest

Applicant: Jennifer Cianflone
 Applicant Type: Landowner & Farmer
 Landowner: Jennifer E Cianflone
 Parcel Address: N 3 White Rock Rd
 Municipality: Beekman
 PrintKey: 6756-00-720174-0000
 Acreage: 20.28Acres
 Property Class Description: 1 Family Res
 In Ag. Priority Area: No
 Ag. Assessment: No
 Forest Assessment: No
 % Statewide Important Soils: .05%
 % Prime Soils: 0%
 % Steep Slopes: 50.49%
 Active Commercial Farm: Yes
 Active Woodlot: Yes
 Primary Enterprise Type: Other
 Capital Investment Amount: \$10,000 to \$39,000
 Plan to Modify Parcel Boundary: No

0 0.03 0.06 Miles



June 3, 2025



2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Remsburg Honey and Maple

Applicant: Dennis Remsburg
Applicant Type: Landowner & Farmer
Landowner: Dennis Mark Remsberger
Parcel Address: Reilly Rd
Municipality: Beekman
PrintKey: 6660-00-180070-0000
Acreage: 2.7 Acres
Property Class Description: Res vac land
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 100%
% Prime Soils: 0%
% Steep Slopes: 19.33%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Other
Capital Investment Amount: \$100,000 to \$199,000
Plan to Modify Parcel Boundary: No

0 0.01 0.01 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

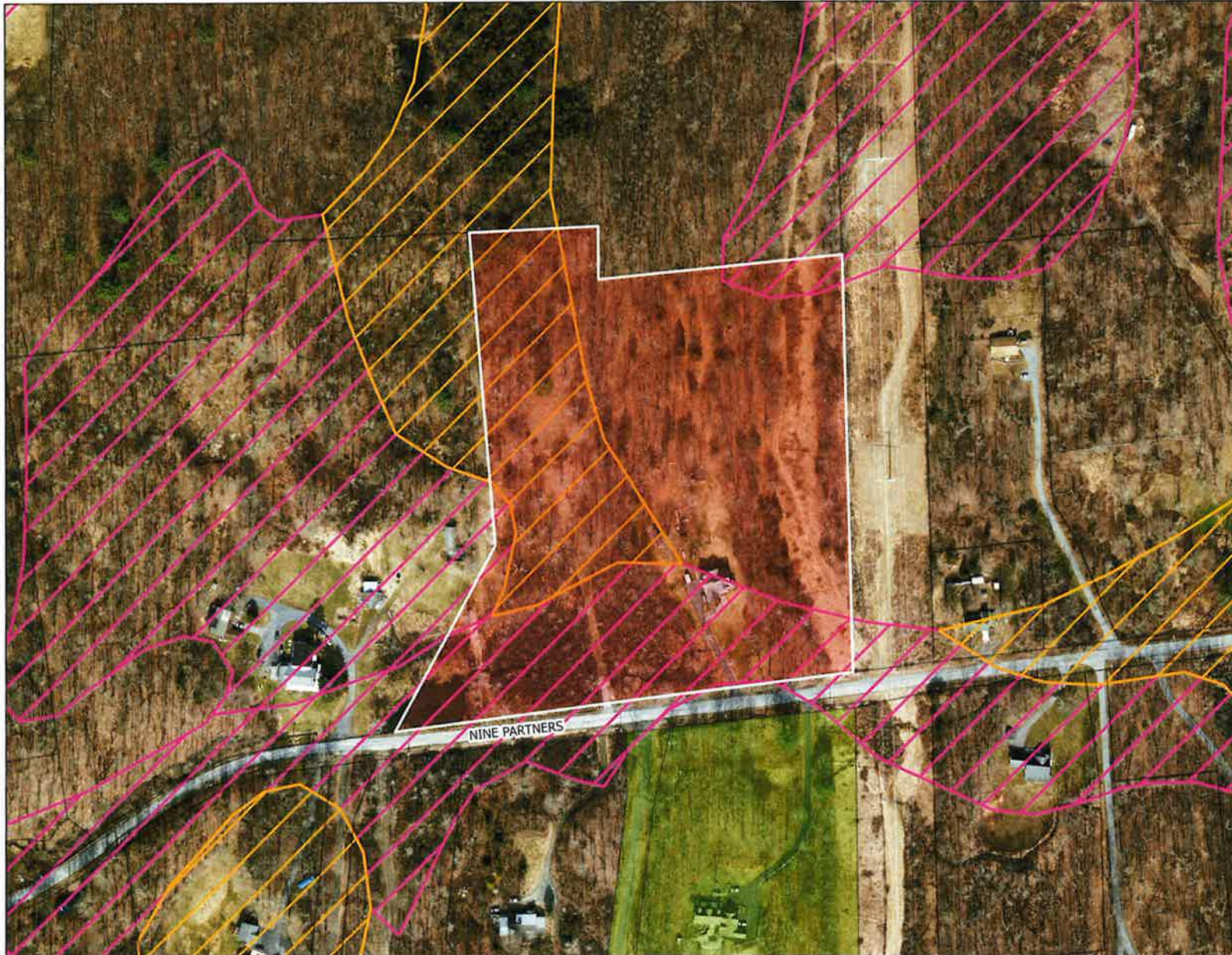
Farm Name: Skalla - Popolow

Applicant: Nicole Skalla
Applicant Type: Landowner & Farmer
Landowner: Nicole M Skalla
Parcel Address: E 205 Fallkill Rd
Municipality: Clinton
PrintKey: 6266-00-819678-0000
Acreage: 38.75Acres
Property Class Description: Rural res
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 55.74%
% Prime Soils: 0%
% Steep Slopes: 35.94%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Livestock (other than beef/dairy cattle)
Capital Investment Amount: Over \$200,000
Plan to Modify Parcel Boundary: No

0 0.03 0.06 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Pumpkin's Way

Applicant: Melissa Karchmer
Applicant Type: Landowner & Farmer
Landowner: David J Karchmer
Parcel Address: 67 Nine Partners Rd
Municipality: Clinton
PrintKey: 6468-00-562520-0000
Acreage: 12.34Acres
Property Class Description: 1 Family Res
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 31.09%
% Prime Soils: 25.04%
% Steep Slopes: 17.62%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Beef (cattle)
Capital Investment Amount: \$100,000 to \$199,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Queen Anne Farm

Applicant: Blake Williams
Applicant Type: Landowner & Farmer
Landowner: Blake M Williams
Parcel Address: 27 Queen Anne Ln
Municipality: East Fishkill
PrintKey: 6358-03-197001-0000
Acreage: 8.7Acres
Property Class Description: 1 Family Res
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 27.83%
% Prime Soils: 0%
% Steep Slopes: 4.01%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Livestock (other than beef/dairy cattle)
Capital Investment Amount: Below \$10,000
Plan to Modify Parcel Boundary: No






0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

-  Parcels
-  Dutchess County Ag. District Parcels
-  Inclusion Requests 2025
-  Statewide Important Soils
-  Prime Soils

Farm Name: Van Wyck Lake Farm

Applicant: Steven Relyea
Applicant Type: Landowner
Landowner: Steven Relyea
Parcel Address: 429 Van Wyck Lake Rd
Municipality: Fishkill
PrintKey: 6255-00-987282-0000
Acreage: 5.6Acres
Property Class Description: Res vac land
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 6.79%
% Steep Slopes: 17.09%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Christmas Trees
Capital Investment Amount: Below \$10,000
Plan to Modify Parcel Boundary: Yes

0 0.02 0.04 Miles

N



June 3, 2025



2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

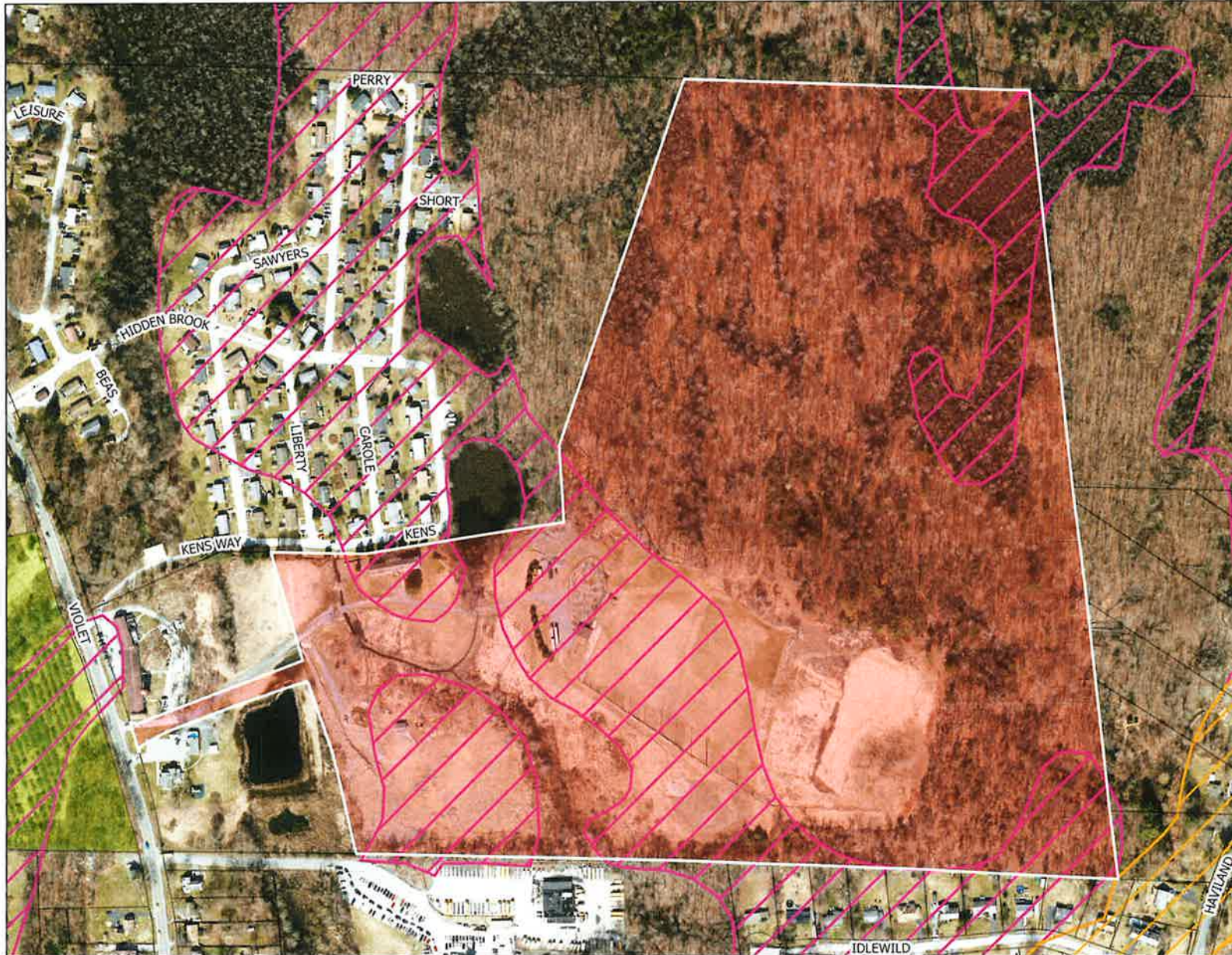
Farm Name: Van Wyck Lake Farm

Applicant: Steven Relyea
Applicant Type: Landowner
Landowner: Steven Relyea
Parcel Address: 409 Van Wyck Lake Rd
Municipality: Fishkill
PrintKey: 6255-00-933256-0000
Acreage: 11.51 Acres
Property Class Description: 1 Family Res
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 46.66%
% Steep Slopes: 38.17%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Christmas Trees
Capital Investment Amount: Below \$10,000
Plan to Modify Parcel Boundary: Yes






0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

-  Parcels
-  Dutchess County Ag. District Parcels
-  Inclusion Requests 2025
-  Statewide Important Soils
-  Prime Soils

Farm Name: Gilbert Farms

Applicant: William Hyson
 Applicant Type: Landowner & Farmer
 Landowner: 435 Realty Group of Hyde Park
 Parcel Address: 950-952 Violet Ave
 Municipality: Hyde Park
 PrintKey: 6164-02-706839-0000
 Acreage: 77.14Acres
 Property Class Description: Rural res
 In Ag. Priority Area: No
 Ag. Assessment: No
 Forest Assessment: No
 % Statewide Important Soils: 29.24%
 % Prime Soils: .01%
 % Steep Slopes: 14.06%
 Active Commercial Farm: Yes
 Active Woodlot: No
 Primary Enterprise Type: Hay (grass/alfalfa)
 Capital Investment Amount: \$10,000 to \$39,000
 Plan to Modify Parcel Boundary: No

0 0.03 0.06 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Remsburger Honey and Maple

Applicant: Dennis Remsburger
Applicant Type: Landowner & Farmer
Landowner: Dennis Mark Remsberger
Parcel Address: E Noxon Rd
Municipality: La Grange
PrintKey: 6660-03-144102-0000
Acreage: 3.3Acres
Property Class Description: Res vac land
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 100%
% Prime Soils: 0%
% Steep Slopes: 6.99%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Other
Capital Investment Amount: \$100,000 to \$199,000
Plan to Modify Parcel Boundary: No

0 0.01 0.01 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Remsburg Honey and Maple

Applicant: Dennis Remsburg
Applicant Type: Landowner & Farmer
Landowner: Dennis Mark Remsberger
Parcel Address: E Noxon Rd
Municipality: La Grange
PrintKey: 6660-03-145151-0000
Acreage: 1.8Acres
Property Class Description: Res vac land
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 100%
% Prime Soils: 0%
% Steep Slopes: 6.38%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Other
Capital Investment Amount: \$100,000 to \$199,000
Plan to Modify Parcel Boundary: No

0 0.01 0.01 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

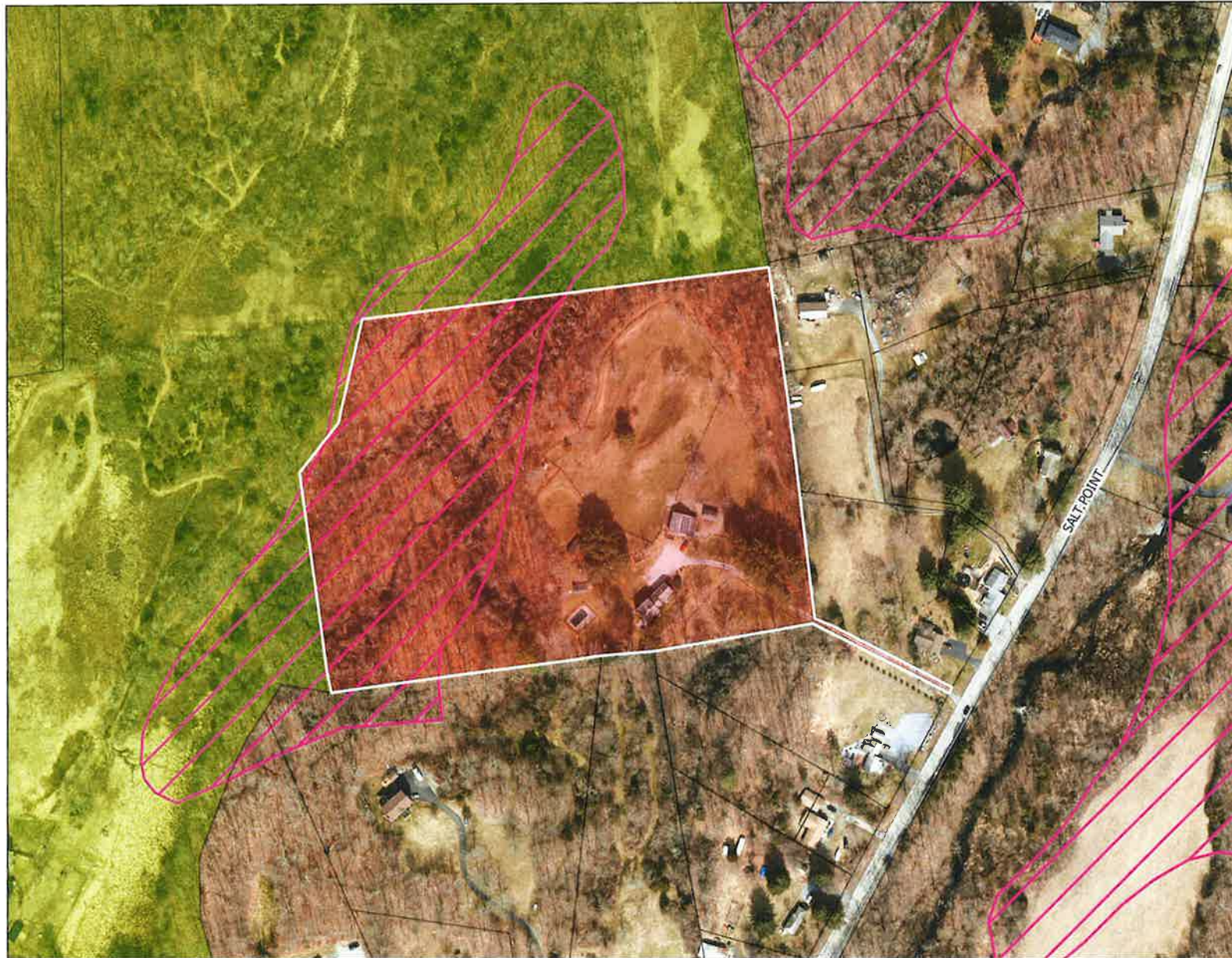
Farm Name: Meadowtop Farm LLC

Applicant: Ann Cary
Applicant Type: Farmer
Landowner: Ann Cary, Trustee
Parcel Address: 4146 Route 199
Municipality: Pine Plains
PrintKey: 7171-00-044884-0000
Acreage: 7.95 Acres
Property Class Description: 1 Family Res
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 0%
% Steep Slopes: 17.35%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Beef (cattle)
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

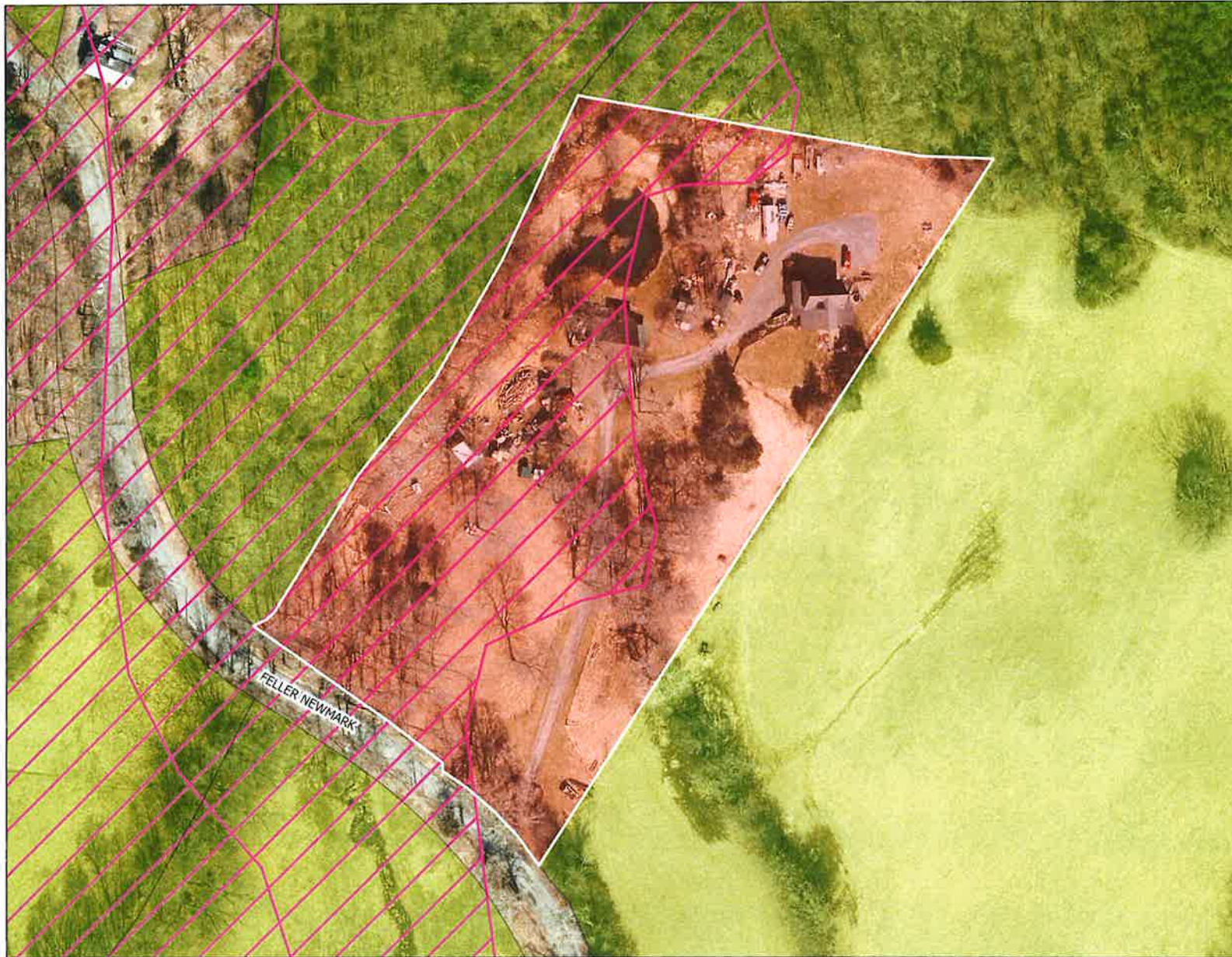
Farm Name: Box Hollow

Applicant: Christian Baks
Applicant Type: Landowner
Landowner: Christian W Baks
Parcel Address: 1269 Salt Point Tpke
Municipality: Pleasant Valley
PrintKey: 6364-02-790535-0000
Acreage: 12.75Acres
Property Class Description: Rural res
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 38.46%
% Prime Soils: 0%
% Steep Slopes: 14.72%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Livestock (other than beef/dairy cattle)
Capital Investment Amount: Below \$10,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles



June 3, 2025



2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

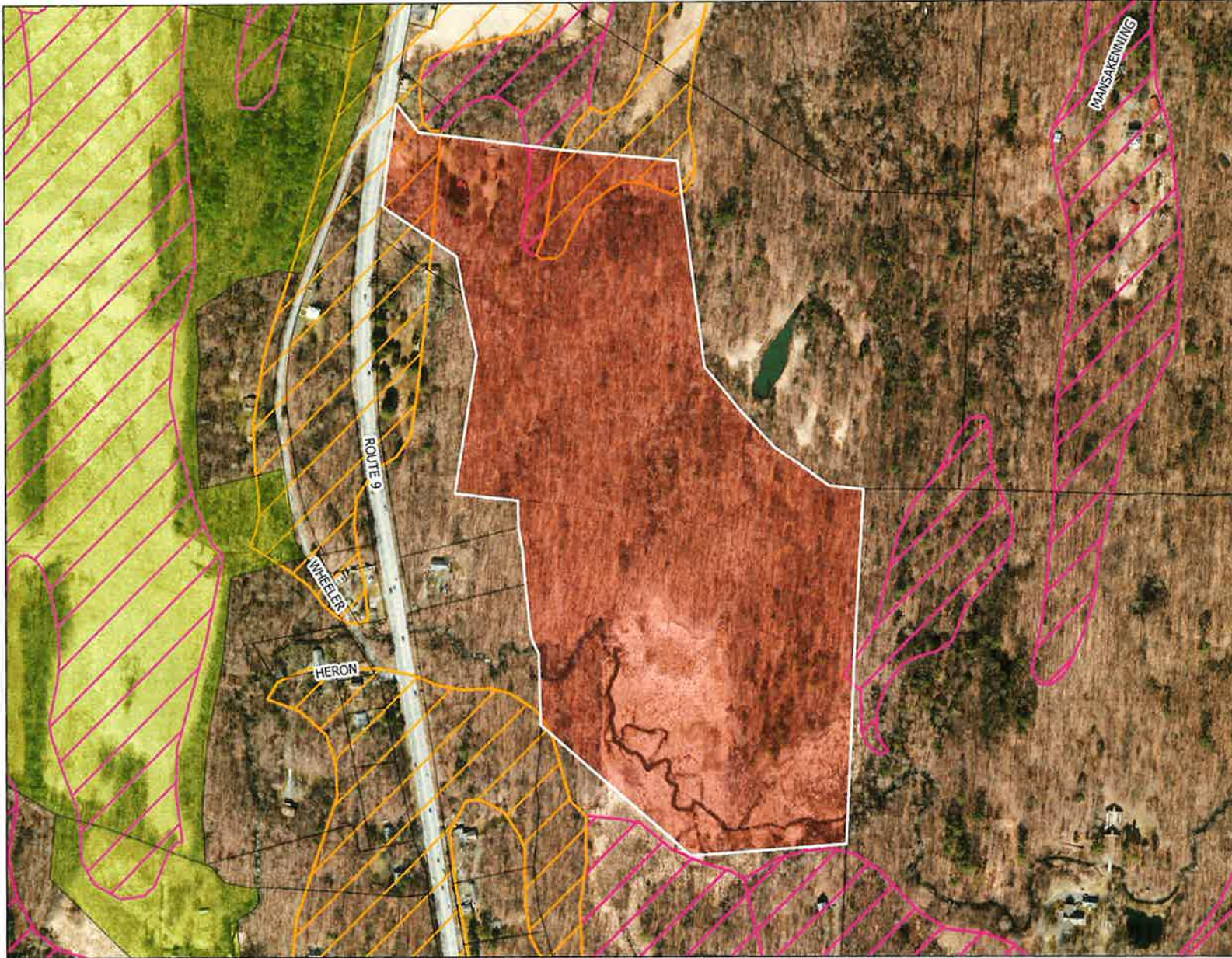
Farm Name: Denu Farm

Applicant: Brian Denu
Applicant Type: Farmer
Landowner: Brian G Denu
Parcel Address: 243 Feller Newmark Rd
Municipality: Red Hook
PrintKey: 6373-00-540143-0000
Acreage: 4.82 Acres
Property Class Description: 1 Fam Res w/
Apt
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 51.03%
% Prime Soils: 0%
% Steep Slopes: 40.21%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Livestock (other
than beef/dairy cattle)
Capital Investment Amount: Below \$10,000
Plan to Modify Parcel Boundary: No

0 0.01 0.01 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

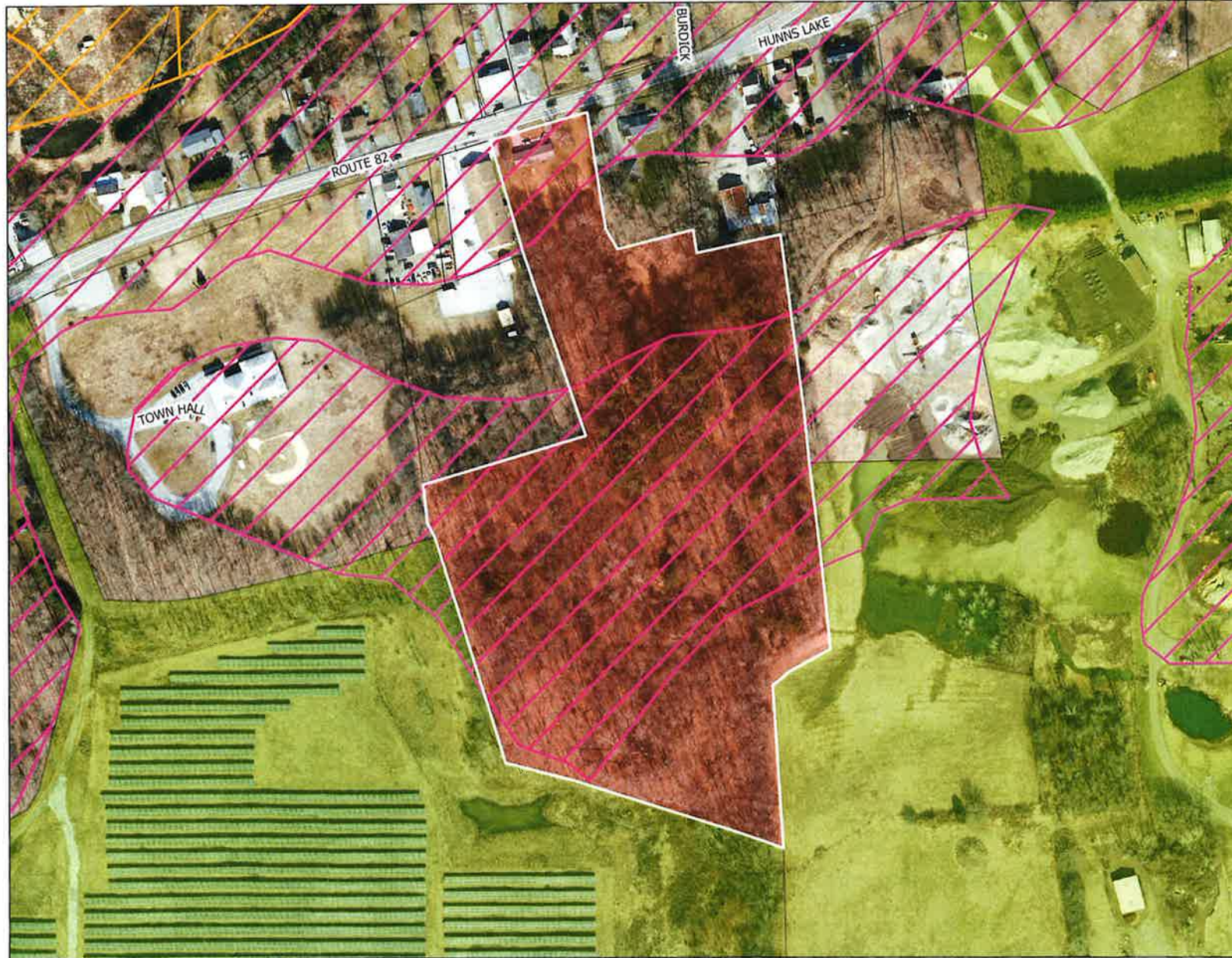
Farm Name: Dragonfly Meadows Farm

Applicant: Jaime Chabuz
Applicant Type: Landowner & Farmer
Landowner: Jaime Chabuz
Parcel Address: 6036 Route 9
Municipality: Rhinebeck
PrintKey: 6169-00-573323-0000
Acreage: 59.28Acres
Property Class Description: Rural res
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 1.30%
% Prime Soils: 5.67%
% Steep Slopes: 36.61%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Livestock (other than beef/dairy cattle)
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.04 0.07 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Rathjens Landscape Supply

Applicant: Stanleys Hilltop Properties
Applicant Type: Landowner & Farmer
Landowner: Stanleys Hilltop Properties
Parcel Address: 6102 Route 82
Municipality: Stanford
PrintKey: 6768-03-200174-0000
Acreage: 13Acres
Property Class Description: Rural res
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 66.81%
% Prime Soils: 0%
% Steep Slopes: 30.02%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Horticulture
Specialties
Capital Investment Amount: Over \$200,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

N



June 3, 2025



2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Rathjens Landscape Supply

Applicant: Benjamin Rathjen
Applicant Type: Landowner & Farmer
Landowner: Benjamin Rathjen
Parcel Address: 158 Charwill Dr
Municipality: Stanford
PrintKey: 6568-00-753988-0000
Acreage: 7.17Acres
Property Class Description: 1 Family Res
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 48.94%
% Prime Soils: 48.26%
% Steep Slopes: 38.52%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Horticulture
Specialties
Capital Investment Amount: Over \$200,000
Plan to Modify Parcel Boundary: No

0 0.01 0.01 Miles

N



June 3, 2025

2025 Ag. District Applications

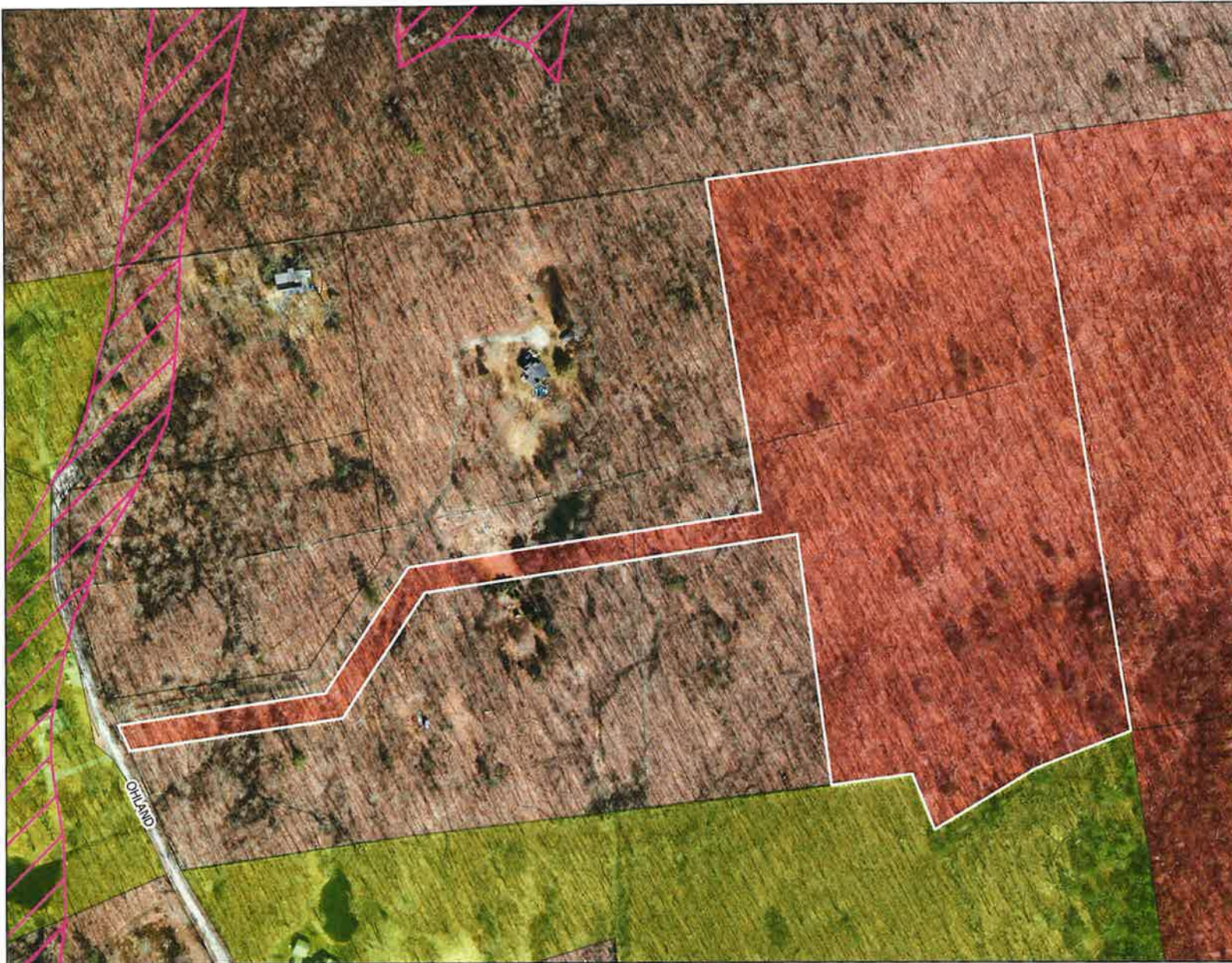
- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Sunset View Family Farm

Applicant: Doreen Brown
Applicant Type: Farmer
Landowner: William P Brown
Parcel Address: Ohland Rd
Municipality: Stanford
PrintKey: 6869-00-199431-0000
Acreage: 16.18Acres
Property Class Description: Rural vac>10
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 0%
% Steep Slopes: 42.67%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Other
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Sunset View Family Farm

Applicant: Doreen Brown
Applicant Type: Farmer
Landowner: William P Brown
Parcel Address: Turkey Hollow
Municipality: Stanford
PrintKey: 6869-00-256440-0000
Acreage: 13.9Acres
Property Class Description: Rural vac>10
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 7.19%
% Steep Slopes: 48.09%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Hay (grass/alfalfa)
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

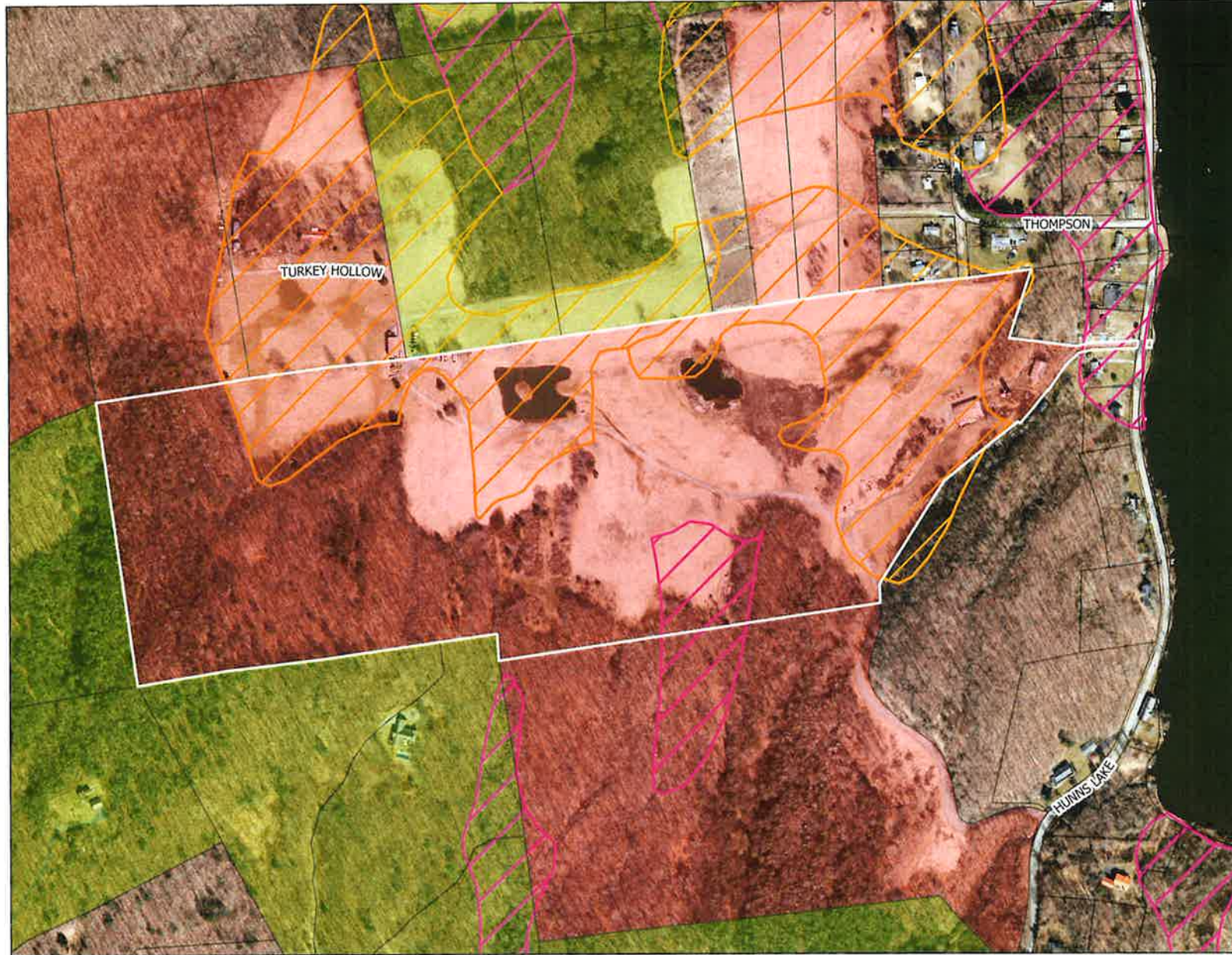
Farm Name: Sunset View Family Farm

Applicant: Doreen Brown
 Applicant Type: Farmer
 Landowner: William P Brown
 Parcel Address: 96 Turkey Hollow
 Municipality: Stanford
 PrintKey: 6869-00-311450-0000
 Acreage: 13.79Acres
 Property Class Description: Rural res
 In Ag. Priority Area: Yes
 Ag. Assessment: AG Outside District
 Forest Assessment: No
 % Statewide Important Soils: 0%
 % Prime Soils: 83.47%
 % Steep Slopes: 20.31%
 Active Commercial Farm: Yes
 Active Woodlot: No
 Primary Enterprise Type: Hay (grass/alfalfa)
 Capital Investment Amount: \$10,000 to \$39,000
 Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

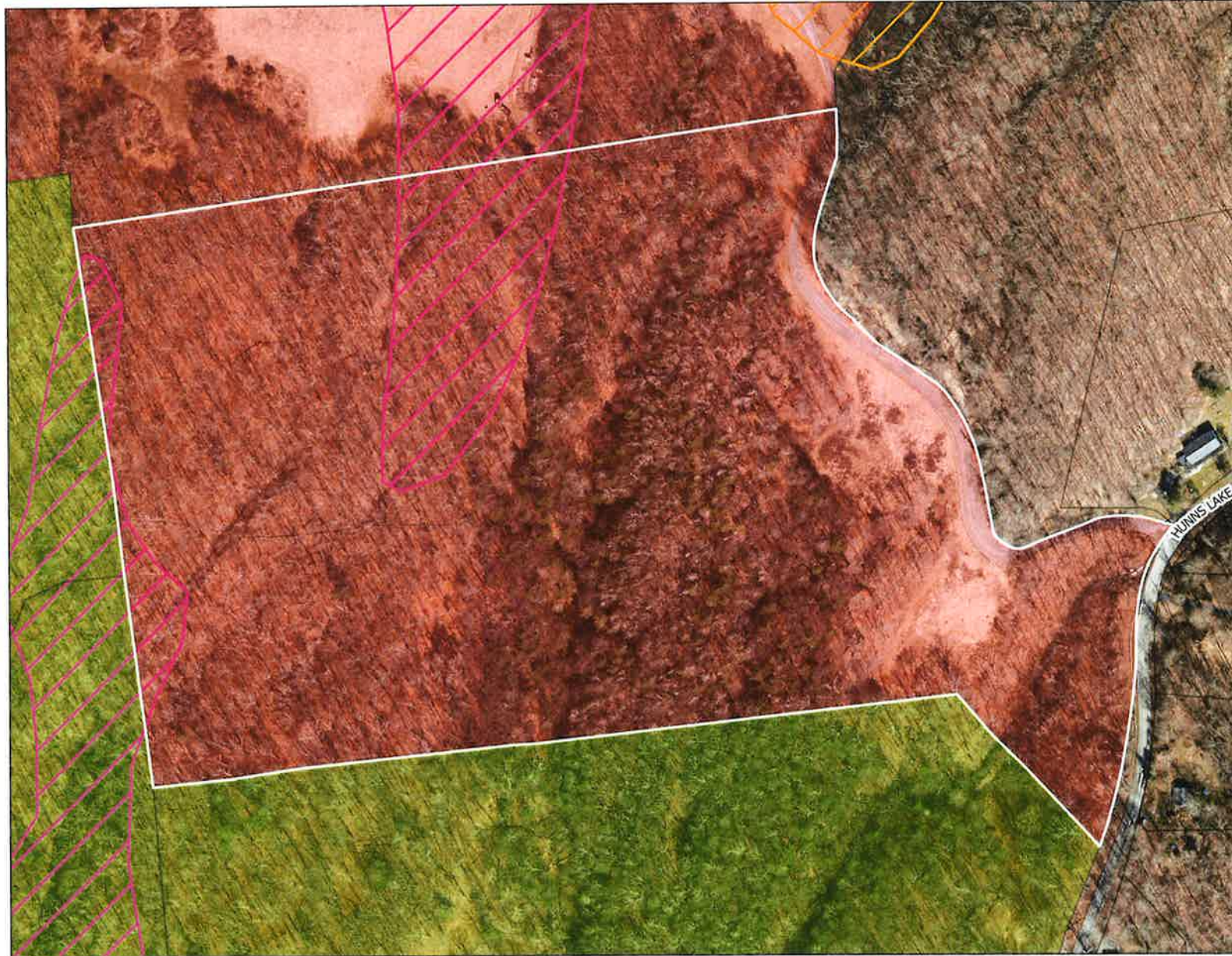
Farm Name: Sunset View Family Farm

Applicant: Doreen Brown
 Applicant Type: Farmer
 Landowner: Doreen Brown
 Parcel Address: W 111 Hunns Lake Rd
 Municipality: Stanford
 PrintKey: 6869-00-426354-0000
 Acreage: 81.58Acres
 Property Class Description: Vac w/imprv
 In Ag. Priority Area: Yes
 Ag. Assessment: AG Outside District
 Forest Assessment: No
 % Statewide Important Soils: 3.55%
 % Prime Soils: 29.49%
 % Steep Slopes: 27.54%
 Active Commercial Farm: Yes
 Active Woodlot: No
 Primary Enterprise Type: Hay (grass/alfalfa)
 Capital Investment Amount: \$10,000 to \$39,000
 Plan to Modify Parcel Boundary: No

0 0.04 0.07 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Sunset View Family Farm

Applicant: Doreen Brown
Applicant Type: Farmer
Landowner: William P Brown
Parcel Address: W Hunns Lake Rd
Municipality: Stanford
PrintKey: 6869-00-488256-0000
Acreage: 37.53Acres
Property Class Description: Rural vac>10
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 10.41%
% Prime Soils: 0%
% Steep Slopes: 48.64%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Other
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Sunset View Family Farm

Applicant: Doreen Brown
Applicant Type: Farmer
Landowner: Doreen Brown
Parcel Address: Turkey Hollow
Municipality: Stanford
PrintKey: 6869-00-475468-0000
Acreage: 4.3Acres
Property Class Description: Res vac land
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 72.33%
% Steep Slopes: 32.49%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Hay (grass/alfalfa)
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Sunset View Family Farm

Applicant: Doreen Brown
Applicant Type: Farmer
Landowner: Doreen Brown
Parcel Address: Turkey Hollow
Municipality: Stanford
PrintKey: 6869-00-494471-0000
Acreage: 4.33Acres
Property Class Description: Rural vac<10
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 72.06%
% Steep Slopes: 25.76%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Hay (grass/alfalfa)
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Sunset View Family Farm

Applicant: Doreen Brown
Applicant Type: Farmer
Landowner: Still The One LLC
Parcel Address: 35 Thompson Ln
Municipality: Stanford
PrintKey: 6869-00-513480-0000
Acreage: 4.5 Acres
Property Class Description: 1 Family Res
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 70.89%
% Steep Slopes: 20.42%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Hay (grass/alfalfa)
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Remsburg Honey and Maple

Applicant: Dennis Remsburg
Applicant Type: Landowner & Farmer
Landowner: Dennis Mark Remsburg
Parcel Address: E Noxon Rd
Municipality: Union Vale
PrintKey: 6660-00-175107-0000
Acreage: 4.1 Acres
Property Class Description: Res vac land
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 100%
% Prime Soils: 0%
% Steep Slopes: 18.69%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Other
Capital Investment Amount: \$100,000 to \$199,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Papa's Backyard Farm LLC

Applicant: Wantana Vivattanapa
 Applicant Type: Landowner & Farmer
 Landowner: Vorapote Vivattanapa
 Parcel Address: 2111 Bruzgul Rd
 Municipality: Union Vale
 PrintKey: 6760-00-392350-0000
 Acreage: 4.1Acres
 Property Class Description: Rural res&ag
 In Ag, Priority Area: Yes
 Ag. Assessment: AG In District
 Forest Assessment: No
 % Statewide Important Soils: 0%
 % Prime Soils: 99.51%
 % Steep Slopes: 16.46%
 Active Commercial Farm: Yes
 Active Woodlot: No
 Primary Enterprise Type: Vegetables
 Capital Investment Amount: \$10,000 to \$39,000
 Plan to Modify Parcel Boundary: No

0 0.01 0.01 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Papa's Backyard Farm LLC

Applicant: Wantana Vivattanapa
Applicant Type: Landowner & Farmer
Landowner: Vorapote Vivattanapa
Parcel Address: Bruzgul Rd
Municipality: Union Vale
PrintKey: 6760-00-382447-0000
Acreage: 8.36Acres
Property Class Description: Vac farmland
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 49.84%
% Prime Soils: 42.22%
% Steep Slopes: 15.19%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Livestock (other than beef/dairy cattle)
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.03 0.06 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: 11 Kettle Farm

Applicant: Krystian Terepka
Applicant Type: Landowner & Farmer
Landowner: Kinga Terepka
Parcel Address: Tompkins Rd
Municipality: Union Vale
PrintKey: 6662-00-596581-0000
Acreage: 5.59Acres
Property Class Description: Livestock
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 35.04%
% Prime Soils: 18.07%
% Steep Slopes: 61.83%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Livestock (other than beef/dairy cattle)
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.03 0.06 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: 11 Kettle Farm

Applicant: Krystian Terepka
Applicant Type: Landowner & Farmer
Landowner: Kinga Terepka
Parcel Address: 142 Tompkins Rd
Municipality: Union Vale
PrintKey: 6662-00-611582-0000
Acreage: 5.76Acres
Property Class Description: Rural res&ag
In Ag. Priority Area: Yes
Ag. Assessment: AG Outside District
Forest Assessment: No
% Statewide Important Soils: 35.65%
% Prime Soils: 21.70%
% Steep Slopes: 64.85%
Active Commercial Farm: Yes
Active Woodlot: No
Primary Enterprise Type: Livestock (other than beef/dairy cattle)
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.03 0.06 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Wild Folk

Applicant: Polina Malikin
 Applicant Type: Landowner & Farmer
 Landowner: Paul Geoffrey Sturtz
 Parcel Address: 25 Fisk St
 Municipality: V. Red Hook
 PrintKey: 6272-10-493612-0000
 Acreage: 4.22Acres
 Property Class Description: 2 Family Res
 In Ag. Priority Area: Yes
 Ag. Assessment: No
 Forest Assessment: No
 % Statewide Important Soils: 0%
 % Prime Soils: 96.68%
 % Steep Slopes: 4.35%
 Active Commercial Farm: Yes
 Active Woodlot: No
 Primary Enterprise Type: Other
 Capital Investment Amount: \$10,000 to \$39000
 Plan to Modify Parcel Boundary: No

0 0.01 0.01 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Dear Heart Farm

Applicant: Lynde Estabrooke
Applicant Type: Landowner
Landowner: Lynde S Estabrooke
Parcel Address: 393 Old Hopewell Rd
Municipality: Wappinger
PrintKey: 6257-04-658420-0000
Acreage: 11Acre
Property Class Description: 1 Family Res
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 34.54%
% Prime Soils: 0%
% Steep Slopes: 3.01%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Vegetables
Capital Investment Amount: Below \$10,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

N



June 3, 2025



2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: New Hackensack Farm

Applicant: Deborah Swenson
Applicant Type: Farmer
Landowner: Deborah Swenson, Trustee
Parcel Address: New Hackensack Rd
Municipality: Wappinger
PrintKey: 6158-02-983915-0000
Acreage: 8.5 Acres
Property Class Description: Vac farmland
In Ag. Priority Area: Yes
Ag. Assessment: AG In District
Forest Assessment: No
% Statewide Important Soils: 0%
% Prime Soils: 16,24%
% Steep Slopes: 10,99%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Horticulture
Specialties
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles



June 3, 2025



2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Hawk Valley Farm

Applicant: Courtney Glorioso
Applicant Type: Farmer
Landowner: James Glorioso
Parcel Address: 50 Losee Rd
Municipality: Wappinger
PrintKey: 6157-02-867721-0000
Acreage: 4Acre
Property Class Description: 1 Family Res
In Ag. Priority Area: No
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 31.95%
% Prime Soils: 66.25%
% Steep Slopes: 35.11%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Vegetables
Capital Investment Amount: \$10,000 to \$39,000
Plan to Modify Parcel Boundary: No

0 0.01 0.01 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Parrino's Greenhouse and Florist

Applicant: Landowner & Farmer
 Applicant Type: Landowner & Farmer
 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: 94.44%
 % Prime Soils: 0%
 % Steep Slopes: 26.02%
 Active Commercial Farm: Yes
 Active Woodlot: No
 Primary Enterprise Type: Horticulture
 Specialties
 Capital Investment Amount: \$10,000 to \$39,000
 Plan to Modify Parcel Boundary: No

0 0.03 0.06 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- 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: 2.25%
 % Steep Slopes: 73.05%
 Active Commercial Farm: Yes
 Active Woodlot: No
 Primary Enterprise Type: Livestock (other than beef/dairy cattle)
 Capital Investment Amount: Below \$10,000
 Plan to Modify Parcel Boundary: No

0 0.04 0.07 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Edward Russell

Applicant: Kerrie Abela
Applicant Type: Landowner & Farmer
Landowner: Kerrie Abela
Parcel Address: 28 Old Farm Rd
Municipality: Rhinebeck
PrintKey: 6371-00-600224-0000
Acreage: 50.55Acres
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: 45.22%
Active Commercial Farm: Yes
Active Woodlot: Yes
Primary Enterprise Type: Sugarbush
Capital Investment Amount: Below \$10,000
Plan to Modify Parcel Boundary: No

0 0.04 0.07 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Attis

Applicant: Edan Shibolet
Applicant Type: Landowner & Farmer
Landowner: Attis Health LLC
Parcel Address: Ackert Hook Rd
Municipality: Rhinebeck
PrintKey: 6269-00-035395-0000
Acreage: 3.15Acres
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: 40.66%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Horticulture
Specialties
Capital Investment Amount: Below \$10,000
Plan to Modify Parcel Boundary: No

0 0.01 0.01 Miles

June 3, 2025





2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Widmer Farm

Applicant: Brian Macaya
Applicant Type: Landowner
Landowner: Brian Macaya
Parcel Address: 185 Widmer Rd
Municipality: Wappinger
PrintKey: 6258-01-363836-0000
Acreage: 6.2Acres
Property Class Description: 1 Family Res
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 4.99%
% Prime Soils: 0%
% Steep Slopes: 18.46%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Other
Capital Investment Amount: Below \$10,000
Plan to Modify Parcel Boundary: No

0 0.01 0.01 Miles



June 3, 2025



2025 Ag. District Applications

- Parcels
- Dutchess County Ag. District Parcels
- Inclusion Requests 2025
- Statewide Important Soils
- Prime Soils

Farm Name: Ryan Ridge Farm

Applicant: John Ryan
Applicant Type: Landowner
Landowner: Richard S Kehoe
Parcel Address: 454 Waterbury Hill Rd
Municipality: Union Vale
PrintKey: 6661-00-845833-0000
Acreage: 14.8Acres
Property Class Description: Rural res
In Ag. Priority Area: Yes
Ag. Assessment: No
Forest Assessment: No
% Statewide Important Soils: 8.91%
% Prime Soils: 0%
% Steep Slopes: 41.86%
Active Commercial Farm: No
Active Woodlot: No
Primary Enterprise Type: Horse
Capital Investment Amount: Below \$10,000
Plan to Modify Parcel Boundary: No

0 0.02 0.04 Miles

June 3, 2025



435 Realty Group of Hyde Park

Parcel: 13320000616400027068390000

Primary Enterprise: Hay (grass/alfalfa)

Comments: This 78 Acres has been an Historical Farm in Hyde Park for many years I want to Board Horses, Cut Hay, raise Beef Cows, as my family continues to grow with many Grand Children I want them to grow up on a Farm learning hard work and Responsibility. Thank You Bill Hyson.

Ann Cary

Parcel: 13420000717100000448840000

Primary Enterprise: Beef (cattle)

Comments: Plans to are in place to expand agricultural products to include poultry (meat/eggs), lamb, pork and cut flowers. Including this parcel in the Ag District is a meaningful way to ensure the continuance of regenerative, sustainable agricultural practices which are of great value to the owners.

Attice Health LLC

Parcel: 13508900626900000353950000

Primary Enterprise: Horticultural Specialties (greenhouse, hops, flowers, etc.)

Comments: We plan to begin a specialized farm for mushrooms, but also flowers, saffron and truffles, on this land as well as a 2nd parcel we own on Ackert Hook (address is 14 Barrett Tyler Drive) a couple of min away, totaling 7.4 acres combined.

Our land is part of the historic Lown family farm (which also includes our neighbors across the street at 349 + 373 Ackert Hook and 220 Vlei Rd which are all already in the AD) and it was consistently farmed for more than 100 years till the 1970s (based on aerial photography). We would like to join the AD for the legal protections and tax benefits it offers farmers and landowners.

Benjamin Rathjen

Parcel: 13520000656800007539880000

Primary Enterprise: Horticultural Specialties (greenhouse, hops, flowers, etc.)

Comments: we are actively growing trees, shrubs, and ornamental plants

Blake Williams

Parcel: 13280000635800031970010000

Primary Enterprise: Livestock (other than beef/dairy cattle)

Comments: We bought this property in December of 2021 with the goal of having our own homestead. Since then I have entered the farmers market world and I was able to have some success. I was getting help from a woman at the Cornell cooperative that was guiding me on what steps to take so be a legitimate farm and this was one of the steps they suggested. Right now we have 30 laying hens (that is all I am permitted to have right now per town code even though we have almost 9 acres) and we have Bee hives that I have been successful with. I also raised 150 broiler chickens last year and sold all but 15 of them that we kept for ourself, and we collected 180 gallons of sap from the maple trees that we were able to produce syrup from. Between the eggs, chicken, honey, and syrup I am having success at farmers markets and I would like to expand into local stores. I want to show that small farms like Queen Anne Farm can be highly productive on a small footprint and provide healthy local food while properly managing the land. we have already put in a small apple orchard that I would like to expand (I am clearing trees now) and In the future I would like to have a farm plot and small high tunnel on the property to provide local produce as well as potentially a pumpkin patch that we could sell to a local store like adams. Please let me know if there is anything else you need for me. we were verry close to breaking \$10,000.00 in sales last year and I am confidant I will this year.

Called 5/19/2025 wants someone to look at property and help with a farm plan

Brian Denu

Parcel: 13488900637300005401430000

Primary Enterprise: Livestock (other than beef/dairy cattle)

Comments: Already surrounded by parcels currently in the Ag District.

Brian Macaya

Parcel: 13568900625800013638360000

Primary Enterprise: Other (trees, nursery stock)

Comments: so that farm equipment can be used on the property

Christian Baks

Parcel: 13440000636400027905350000

Primary Enterprise: Livestock (other than beef/dairy cattle)

Comments: I am currently growing meat chickens, turkeys, and raise egg chickens. I have a greenhouse and grow enough food for my own family. I make my own maple syrup. I have horses and run a tractor on my pastures. I would like to have the right to farm and sell my produce to the public in the future.

David J Karchmer

Parcel: 13240000646800005625200000

Primary Enterprise: Beef (cattle)

Comments: We are requesting consideration to be included into the Ag District which will help to protect and promote our land for farming. By allowing us to enter the District will provide benefits that can help to make our farming a more viable activity. We have most recently been accepted into the Agricultural Value Assessment Program but feel inclusion into the Ag District Program would also hold a strong value. Our farm consists of workable agricultural land and healthy livestock. We are working hard to provide agricultural products that benefits both us and our community but feel inclusion into the Ag District Program would also hold a strong value. Our farm consists of workable agricultural land and healthy livestock. We are working hard to provide agricultural products that benefits both us and our community in addition to preserving the historic farming community that the Town of Clinton has long been known for.

Deborah Swenson

Parcel: 13568900615800029839150000

Primary Enterprise: Horticultural Specialties (greenhouse, hops, flowers, etc.)

Comments: I want to grow nursery stock.

Dennis Mark Remsberger

Parcel: 13340000666000031451510000, 13340000666000031441020000,
13540000666000001751070000, 13220000666000001800700000

Primary Enterprise: Other (Honey, honeybee products, Christmas trees 100 plants in 2025, small fruits and berries)

Comments: I respectfully request that the 1.8 acre parcel located on E. Noxon Road, which is part of a contiguous 11.9 acre tract, be included in the agricultural district as it forms part of a larger, actively managed agricultural operation. This parcel contributes to a total of 14 acres including 2.1 acres that are already within the agricultural district 21. This land is used in a coordinated manner to support sustainable crop production and long-term agricultural viability. Inclusion in the agricultural district will provide valuable protections and access to programs that support the continued use of this land for farming. This request aligns with Dutchess County's commitment to maintaining viable agricultural industries and preserving farmland for future generations.

I respectfully request that the 3.3 acre parcel located on E. Noxon Road, which is part of a contiguous 11.9 acre tract, be included in the agricultural district as it forms part of a larger, actively managed agricultural operation. This parcel contributes to a total of 14 acres including 2.1 acres that are already within the agricultural district 21. This land is used in a coordinated manner to support sustainable crop production and long-term agricultural viability. Inclusion in the agricultural district will provide valuable protections and access to programs that support the continued use of this land for farming. This request aligns with Dutchess County's commitment to maintaining viable agricultural industries and preserving farmland for future generations.

I respectfully request that the 4.1 acre parcel located on E. Noxon Road, which is part of a contiguous 11.9 acre tract, be included in the agricultural district as it forms part of a larger, actively managed agricultural operation. This parcel contributes to a total of 14 acres including 2.1 acres that are already within the agricultural district 21. This land is

Ag District Applicant Comments

used in a coordinated manner to support sustainable crop production and long-term agricultural viability. Inclusion in the agricultural district will provide valuable protections and access to programs that support the continued use of this land for farming. This request aligns with Dutchess County's commitment to maintaining viable agricultural industries and preserving farmland for future generations.

I respectfully request that the 2.70 acre parcel located on E. Noxon Road, which is part of a contiguous 11.9 acre tract, be included in the agricultural district as it forms part of a larger, actively managed agricultural operation. This parcel contributes to a total of 14 acres including 2.1 acres that are already within the agricultural district 21. This land is used in a coordinated manner to support sustainable crop production and long-term agricultural viability. Inclusion in the agricultural district will provide valuable protections and access to programs that support the continued use of this land for farming. This request aligns with Dutchess County's commitment to maintaining viable agricultural industries and preserving farmland for future generations.

Jaime Chabuz

Parcel: 13508900616900005733230000

Primary Enterprise: Livestock (Other than beef/dairy cattle)

Comments: We have established the foundation for a small family farm on our 60-acre parcel, focusing on sustainable, regenerative, and community-minded agriculture.

Current Status:

- We have a small working farm with livestock including: 5 Nigerian Dwarf Goats (registered with the American Dairy Goat Association), 12 chickens, 12 guinea hens, 7 ducks, and 2 Maremma Livestock Guardian Dogs.
- We have installed a small barn/stable, a chicken coop, a 2000+ square foot vegetable, herb, and flower garden, and planted a dwarf fruit tree orchard.
- We have necessary farm equipment, including a tractor, and a supply of milled lumber from our own land to support expansion.

Next 6-Month Plan:

- Expand Agricultural Production:
 - Grow our vegetable, herb (culinary and medicinal), and flower gardens following regenerative and organic practices.

Ag District Applicant Comments

- Expand our chicken flock by hatching chicks for egg sales and future small-batch chicken sales.
 - Begin a small U-pick flower garden operation in Summer 2025 to serve the local community.
- **Livestock Breeding and Dairy Production:**
 - Breed our registered Nigerian Dwarf Goats to expand our herd.
 - Begin producing small-batch goat milk soaps and dairy products for local sale
- **Apiary Development:**
 - Partner with a local farm mentor to start a small apiary.
 - Plan to produce and sell honey and beeswax candles.
- **Educational Offerings:**
 - Launch small seasonal workshops on topics such as backyard chickens, soap-making, homesteading skills, and regenerative gardening.
- **Infrastructure Expansion:**
 - Build additional fencing and shelters using our existing supply of milled lumber to support livestock and expand cleared pasture area responsibly.

We seek inclusion in the Agricultural District to preserve and honor the purpose behind this land: a place of healing, connection, and community for our family and the wider Hudson Valley. After the loss of my sister—an educator deeply committed to serving young people and building community—we were inspired to purchase this land to create a family farm rooted in the values she lived by: connection to nature, community, and giving back to future generations. Practically, inclusion in the Agricultural District is also necessary for us to move forward. Current zoning restrictions in the Town of Rhinebeck severely limit our ability to expand agricultural activities, including livestock numbers and the construction of essential farm structures. Being included in the Agricultural District would allow us to responsibly grow our farm without constant interruption or regulatory obstacles, ensuring the long-term viability of our small-scale, community-oriented agricultural project. Additionally, inclusion would support our ability to host small educational workshops, which will provide both community enrichment and a sustainable income stream.

James Glorioso

Parcel: 13568900615700028677210000

Primary Enterprise: Vegetables

Ag District Applicant Comments

Comments: We bought this 1890 farm during Covid and it was in need of many repairs. We wanted to restore it back to its original use, as a farm. Since purchasing it we restored the barn into a multi use barn/chicken coop, created a significant footprint for vegetable gardens, developed a strawberry patch, small vineyard, fig trees and planted over 60 fruit trees including apples, cherries, peaches, plums, pears, and nectarines. We currently have over 150 egg laying chickens. We have future plans to utilize the sugar bush on the property to make a sugar shack and make maple syrup. We have been operating a farm stand on the property selling our produce and eggs for two years now. Last year, we added the farming income on our tax returns with the goal to continue to grow and develop the property to a fully functional farm. We have plans to acquire the lot next door which was part of the original farm in the 1890s before it was subdivided back in the early 1900s and continue to expand farming operations. We are very passionate about supporting and saving local farms to offer fresh produce and we want to be able to benefit from any farm related opportunities the local and state government have to offer. We believe the benefits of this will allow us to reach some of our goals and objectives and we know that this is supported by our local town supervisor with his vision to save our farms and farmland for the future.

Jennifer E Cianflone

Parcel: 13220000675600007201740000

Primary Enterprise: Other (Culinary/medicinal mushroom)

Comments: My little farm has taken off and I would like to make it a full fledged farm that people can come to and purchase products. I also want to expand what I grow. Residential zoning limits what I can do. I hope this becomes a place the community can come and enjoy.

Kerrie Abela (Edward Russell farmer)

Parcel: 13508900637100006002240000

Primary Enterprise: Sugarbush

Comments: We are using this property for maple syrup production and black walnut production and we are putting fence up for beef cows and horses. We use this property in conjunction with my property in Germantown Ny which also is actively farm for black walnut sap and have horses on.

Krystian Terepka

Parcel: 13540000666200006115820000, 13540000666200005965810000

Primary Enterprise: Livestock (other than beef/dairy cattle)

Comments: We respectfully request the inclusion of 11 Kettle Farm in the Agricultural District in order to preserve the long-term viability of our land as a working, family-run farm. Inclusion in the district would provide essential protections and resources that support sustainable agricultural practices, helping us safeguard this land against development pressures and enabling us to continue contributing to our local food system in a meaningful way.

11 Kettle Farm, located in Lagrangeville, NY, is dedicated to producing high-quality, organic food while promoting responsible land stewardship. Founded by Kinga and Krystian, with the enthusiastic help of our two young children, our farm is a true family endeavor. We take great pride in raising our animals humanely and naturally, with a commitment to the health of both our animals and our environment.

Our farm specializes in organic products, offering pasture-raised pork, chicken meat, chicken eggs, and turkey, as well as fresh vegetables and a variety of baked goods. We raise Old Spot pigs, known for their exceptional temperament and quality, and we adhere to best practices in animal husbandry and sustainable farming.

Each day on the farm brings a new challenge and a new joy—from carefully managing feed deliveries to tending our animals and gardens. These experiences not only enrich our lives but also deepen our commitment to building a more resilient and sustainable food system.

Our mission is to provide the highest quality food possible to our family and our community, all while respecting the land and embracing environmentally responsible methods. By including our parcel in the Agricultural District, we will be better positioned to pursue this mission and continue growing our farm with purpose and integrity.

To learn more about our story, practices, and offerings, we invite you to visit our website: www.11KettleFarm.com. We sincerely appreciate your consideration and support.

Lynde S Estabrooke

Parcel: 13568900625700046584200000

Primary Enterprise: Vegetables

Ag District Applicant Comments

Comments: The farm is currently being used as a no-till market garden with plans to expand in the coming years to flowers, maple, fruit, poultry and some live stock. We have purchased our first greenhouse and are installing it this year.

Nicole Skalla

Parcel: 13240000626600008196780000

Primary Enterprise: Livestock (Other than beef/dairy cattle)

Comments: This parcel is viable agricultural land that currently has agricultural operations in place with priority. We hold importance to this areas integrity of traditional farming practices. And our future plans are to continue to maintain the land in an active agricultural use. Historically we have spent a considerable amount of time labor and funds to further create a safe and healthy space for our livestock. We are working hard to follow an organic livestock management practice that encourages biodiversity improved land health and humane treatment for our animals. Allowing this parcel into the sheltered space of an Agricultural District will help provide protection from local regulations that make it difficult to encourage sustainable animal production. With the inclusion into the District our land and livestock will be safeguarded for the future. Working together we can be good stewards of the 38+ acres in a NYS town that holds a long history of properties that are peaceful and picturesque.

Polina Malikin (On map: Paul Geoffrey Sturtz)

Parcel: 13480100627200104936120000

Primary Enterprise: Other (Medicinal and culinary herbs)

Comments: I am grateful that NY State, and specifically Dutchess County, recognize the importance of protecting farmland, especially when there are so many pressures facing today's farmers. As an immigrant, female, first-generation, small-scale farmer who is committed to regenerative farming practices, these pressures are only all the more intense. At the same time, there is increasing awareness of the importance of sustainable agricultural practices, small-scale family farms, and local agriculture, especially in the age of climate change. This allows small-scale, community-based farmers like me to be integral parts of a local food web that can provide nutrient-dense, fresh food and herbal products with minimal food miles and pollution. Becoming part of the Agricultural District will help formalize this work and provide support for my future goals.

I am applying to have my farm included in the Agricultural District for the following reasons:

Ag District Applicant Comments

First, this parcel has historically been farmed for generations, originally part of the Fisk family farm after whom the street it is on is named. My farm is the last remaining agricultural parcel, and I am proud to be its current steward. I do not want my village to lose this important part of its history, or its future potential. Since moving here, our farm has become an important focal point of my neighborhood: several neighbors work on my land, while neighborhood children frequently visit and play here. I want to do everything I can to ensure that this land can be healthy and productive for generations to come. With this goal in mind, I want to formalize the property's identity as a farm by joining the other parcels in the village and town of Red Hook that are already part of the Ag District (such as the nearby Cookingham property).

Second, I want to work to protect my farm from real estate pressures which are especially acute in the current housing market. While I strongly support affordable, accessible housing, I do not believe it should come at the cost of prime farmland which has so much potential to sustain, feed, and employ my community members. I want to protect and honor the incredibly rich and fertile soil we are lucky to have here. The soil maps from the Soil and Water Department confirm what my own soil tests and growing experience have shown: the land here is of the highest quality for growing many vegetables, herbs, and flowers. It is rich, level, well-draining, and has access to full sun, making it perfectly suited for farming. To further protect the land, I was awarded a soil conservation grant from the USDA/ NRCS which recognized the need to protect this prime growing area. I am in the process of erecting a large high tunnel thanks to the EQIP funds.

Third, I want to protect my farm and ensure its success, even as new neighbors and/or new policies may arrive. I love my home and am an active and community-minded village resident who has participated in committees and volunteered at public events. I have good relationships with dozens of my immediate and more far-flung neighbors, but I am aware of the possible discrimination that farms and farmers can (and do) face, especially when there isn't experience or clarity regarding zoning and agricultural practices. I have had the negative experience of someone anonymously complaining about "tall grass" in a field where I grow oats and rye, mistaking the growing plots for an unkempt field. While there are standards for village lawns and general aesthetics and health, I would like to know that there is room for the needs of farmers as well. Inclusion in the Agricultural District would allow me to move forward with my farm plans knowing that village regulations would be reasonably applied to my farm, and weighed judiciously to address the needs of farmers and non-farmers alike.

Last off, I am waiting for the final review of my application for Agricultural Assessment for which I qualify. There was a miscommunication about which paperwork was needed for

Ag District Applicant Comments

proof of income; once my Schedule F is reviewed, I should be accepted into the Agricultural Assessment program, further adding to the status of my farm and support for my business here. Taken together, I hope these two programs will help me keep my farm, my family, and my community protected and well-nourished. Thank you for your time and consideration.

Stanleys Hilltop Properties

Parcel: 13520000676800032001740000

Primary Enterprise: Horticultural Specialties (greenhouse, hops, flowers, etc.)

Comments: we have cleared a large part of the property to begin cultivating trees and shrubs intended for sale. We will be growing plants and trees as nursery and selling them as part of our landscape supply business

Steven Relyea

Parcel: 13308900625500009332560000, 13308900625500009872820000

Primary Enterprise: Christmas Trees

Comments: I would like to grow nursery stock, Christmas trees and have chickens.

Sweet Showers Hill LLC

Parcel: 13508900637100008095390000

Primary Enterprise: Livestock (other than beef/dairy cattle)

Comments: This wooded land abuts our property where we graze alpacas, sheep, and goats for Fiddlehead Farm. We want this parcel to be included in the Agricultural District because it is part of our farming endeavors. More specifically a few years back we cleared land and have been rotationally grazing goats on the cleared area. We are also interested in pursuing ginseng and mushroom production.

Wantana Vivattanapa

Parcel: 13540000676000003824470000, 13540000676000003923500000

Ag District Applicant Comments

Primary Enterprise: Livestock (other than beef/dairy cattle), vegetables

Comments: For right to farm protections.

William and Doreen Brown

Parcel: 13520000686900001994310000, 13520000686900002564400000,
13520000686900003114500000, 13520000686900004263540000,
13520000686900004882560000, 13520000686900004754680000,
13520000686900004944710000, 13520000686900005134800000

Primary Enterprise: Maple syrup, Hay (grass/alfalfa), Hay (grass/alfalfa), Hay (grass/alfalfa), Maple syrup, Hay (grass/alfalfa), Hay (grass/alfalfa), Hay (grass/alfalfa),

Comments: We have contiguous parcels that make up our farm of over 200 acres. We are a 5 generation family that resides in the town.

Hawk Valley Farm

James Glorioso

Print Key: 6157-02-867721-0000

Parcel Address: 50 Losee Rd

Municipality: Wappinger

SWCD Recommendation: Yes

Ag Navigator Comment: Looked at property, actively farming, looks like there is potential there, especially if owner acquires the neighboring parcel in the future

New Hackensack Farm

Deborah Swenson, Trustee (Steven Relyea farmer)

Print Key: 6158-02-983915-0000

Parcel Address: New Hackensack Rd

Municipality: Wappinger

SWCD Recommendation: Yes

Ag Navigator Comment: None

Gilbert Farms

435 Realty Group of Hyde Park

Print Key: 6164-02-706839-0000

Parcel Address: 950-952 Violet Ave

Municipality: Hyde Park

SWCD Recommendation: Yes

Ag Navigator Comment: *Looked at property: Starting to do some hay ground*

Dragonfly Meadows Farm

Jaime Chabuz

Print Key: 6169-00-573323-0000

Parcel Address: 6036 Route 9

Municipality: Rhinebeck

SWCD Recommendation: Yes

Ag Navigator Comment: None

Van Wyck Lake Farm

Steven Relyea

Print Key	Parcel Address	Municipality
6255-00-987282-0000	429 Van Wyck Lake Rd	Fishkill
6255-00-933256-0000	409 Van Wyck Lake Rd	Fishkill

SWCD Recommendation: Yes

Ag Navigator Comment: None

Dear Heart Farm

Lynde S Estabrooke

Print Key: 6257-04-658420-0000

Parcel Address: 393 Old Hopewell Rd

Municipality: Wappinger

SWCD Recommendation: Yes

Ag Navigator Comment: Looked at property: They are actively working the land, potential for their proposed plans

Widmer Farm

Brian Macaya

Print Key: 6258-01-363836-0000

Parcel Address: 185 Widmer Rd

Municipality: Wappinger

SWCD Recommendation: No

Ag Navigator Comment: Looked at property: nothing has been done to it, no signs of activity, not suggested to be added into the district

Skalla-Popolow

Nicole M Skalla

Print Key: 6266-00-819678-0000

Parcel Address: E 205 Fallkill Rd

Municipality: Clinton

SWCD Recommendation: Yes

Ag Navigator Comment: Looked at property: It looks like a good candidate to the district. They are actively farming

Attis

Attis Health LLC

Print Key: 6269-00-035395-0000

Parcel Address: Ackert Hook Rd

Municipality: Rhinebeck

SWCD Recommendation: No

Ag Navigator Comment: Looked at property, saw no benefit this parcel would have to be included in the district, all wooded

Wild Folk

Paul Geoffrey Sturtz

Print Key: 6272-10-493612-0000

Parcel Address: 25 Fisk St

Municipality: V. Red Hook

SWCD Recommendation: Yes

Ag Navigator Comment: None

Queen Anne Farm

Blake M Williams

Print Key: 6358-03-197001-0000

Parcel Address: 27 Queen Anne Ln

Municipality: East Fishkill

SWCD Recommendation: Yes

Ag Navigator Comment: None

Box Hollow

Christian W Baks

Print Key: 6364-02-790535-0000

Parcel Address: 1269 Salt Point Tpke

Municipality: Pleasant Valley

SWCD Recommendation: Yes

Ag Navigator Comment: None

Edward Russell

Kerrie Abela

Print Key: 6371-00-600224-0000

Parcel Address: 28 Old Farm Rd

Municipality: Rhinebeck

SWCD Recommendation: None

Ag Navigator Comment: None

Sweet Showers Farm

Sweet Showers Hill LLC

Print Key: 6371-00-809539-0000

Parcel Address: 1228 Route 308

Municipality: Rhinebeck

SWCD Recommendation: None

Ag Navigator Comment: None

Denu Farm

Brian G Denu

Print Key: 6373-00-540143-0000

Parcel Address: 243 Feller Newmark Rd

Municipality: Red Hook

SWCD Recommendation: Yes

Ag Navigator Comment: Spoke with Brian on the phone: not really interested in doing ag assessment, has 27 taped trees (taps some trees on neighbor's parcel as well to bring to his sugar shack to process), does sell eggs and maple syrup, has a few pigs and goats. He

Ag district Applicant Staff Comments

figured it would be good to be in the district since around him is in it, worries that neighbor sub divided property and new future owners would give him a hard time about animals.

Pumpkin's Way

David J Karchmer

Print Key: 6468-00-562520-0000

Parcel Address: 67 Nine Partners Rd

Municipality: Clinton

SWCD Recommendation: Yes

Ag Navigator Comment: None

Rathjens Landscape Supply

Benjamin Rathjen

Print Key: 6568-00-753988-0000

Parcel Address: 158 Charwill Dr

Municipality: Stanford

SWCD Recommendation: Yes

Ag Navigator Comment: None

Stanleys Hilltop Properties

Print Key: 6768-03-200174-0000

Parcel Address: 6102 Route 82

Municipality: Stanford

SWCD Recommendation: Yes

Ag Navigator Comment: None

Remsburger Honey and Maple

Dennis Mark Remsberger

Print Key	Parcel Address	Municipality
6660-00-180070-0000	Reilly Rd	Beekman
6660-00-175107-0000	E Noxon Rd	Union Vale
6660-03-144102-0000	E Noxon Rd	La Grange
6660-03-145151-0000	E Noxon Rd	La Grange

SWCD Recommendation: Yes

Ag Navigator Comment: Spoke with on the phone: planted Christmas trees on the 1.8-acre parcel, and actively tapping for maple syrup

****Ryan Ridge Farm****

Richard S. Kehoe

*****This application was submitted on 5/18*****

Print Key: 6661-00-845833-0000

Parcel Address: 454 Waterbury Hill Rd

Municipality: Union Vale

SWCD Recommendation: No comment, late application

Ag Navigator Comments: No comment, late application

11 Kettle Farm

Kinga Terepka

Print Key	Parcel Address	Municipality
6662-00-596581-0000	Tompkins Rd	Union Vale
6662-00-611582-0000	142 Tompkins Rd	Union Vale

SWCD Recommendation: Yes

Ag Navigator Comment: None

Lil Farm In The Forest

Jennifer E Cianflone

Print Key: 6756-00-720174-0000

Parcel Address: N 3 White Rock Rd

Municipality: Beekman

SWCD Recommendation: None

Ag Navigator Comment: Spoke with Jennifer on the phone: She mainly grows mushrooms and started an asparagus plot. Sells down in Queens at a farmers' market every week. She wants to build a small farm store to be able to sell to her community. When she talked to the town about starting her farm, they told her she needs to be in the ag district first

Papa's Backyard Farm LLC

Vorapote Vivattanapa

Print Key	Parcel Address	Municipality
6760-00-392350-0000	2111 Bruzgul Rd	Union Vale
6760-00-382447-0000	Bruzgul Rd	Union Vale

SWCD Recommendation: Yes

Ag Navigator Comment: None

Sunset View Family Farm

William P Brown/Doreen Brown/Still the One LLC

Print Key	Parcel Address	Municipality
6869-00-199431-0000	Ohland Rd	Stanford
6869-00-256440-0000	Turkey Hollow	Stanford
6869-00-311450-0000	96 Turkey Hollow	Stanford
6869-00-426354-0000	W 111 Hunns Lake Rd	Stanford
6869-00-488256-0000	W Hunns Lake Rd	Stanford
6869-00-475468-0000	Turkey Hollow	Stanford
6869-00-494471-0000	Turkey Hollow	Stanford

Ag district Applicant Staff Comments

6869-00-513480-0000	35 Thompson Ln	Stanford
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SWCD Recommendation: Yes

Ag Navigator Comment: None

Parrino's Greenhouse and Florist

Deborah Evans

Print Key: 7057-00-210557-0000

Parcel Address: 58 Libby Ln

Municipality: Pawling

SWCD Recommendation: None

Ag Navigator Comment: Needed more information on property, called and emailed with no reply

Meadowtop Farm LLC

Ann Cary, Trustee

Print Key: 7171-00-044884-0000

Parcel Address: 4146 Route 199

Municipality: Pine Plains

SWCD Recommendation: Yes

Ag Navigator Comment: None

From: [James Glorioso](#)
Sent: Thursday, May 22, 2025 5:18 PM
To: [agnavigator](#)
Cc: [Faust, Robert](#); [Versaci, Lynne](#); [Truitt, Will](#);
supervisor@townofwappingerny.gov
Subject: Hawk Valley Farm - 50 Losee Rd T/O Wappinger Dutchess Agricultural District Review
Attachments: 50 Losee Rd Wappinger Letter of Explanation.pdf

*ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or **unexpected** emails.*

Hello,

We recently applied for agricultural exemption for our property located at 50 Losee Rd, in the T/O Wappinger. I was hoping you could add the attached letter to the file for review by the Agricultural and Farmland Protection Board, which goes into a deeper explanation of the farm progress and situation. I've CC'd some of my local politicians that have visited our farm and who may also provide any additional information that you may need.

Thank you

Jim Glorioso

--

James Glorioso
Chief Executive Officer

Vinestops Inc.

Phone- 518-227-7266

Email- jimglorioso@vinestops.com

www.vinestops.com



To: Dutchess County Agricultural and Farmland Protection Board
From: James and Courtney Gloroso
Re: 2025 Agricultural District Review Application

Date- 5/23/25

To Whom it may concern,

Hello, we are Jim and Courtney Glorioso, Owners of Hawk Valley Farm, located at 50 Losee Rd in Wappingers Falls, NY. We are writing to explain our circumstances in hopes that you will approve us to be included in the Dutchess County Agricultural District. The original Farm was established on record in 1890 and comprised just over 10 acres of land. From what we could find, it was a gentleman's horse farm. Early in the 1900s the owner separated the land into two lots, one for each of his kids. Parcel.135689-6157-02-877760-0000 is 6.72 acres of just land and parcel 135689-6157-02-867721-0000 is 4 acres with the farmhouse.. Since being separated, the land has been sold as a separate lot to families that purchased the lot with the house on it.

We purchased the house and 4 acres from Vera Toth during the covid pandemic. It just so happens that I grew up on the road right behind the farm, which is where my mother still resides. At the time we did not have the money to purchase the additional lot but intended on doing so when the time is right. Over the past 4 years we have worked hard to get our property back to a working farm. We currently have appx 150 egg laying chickens and have planted over 70 fruit trees and a strawberry patch since purchase. We also have a large garden that specializes in tomatoes among other vegetables. In the past two years we successfully operated a farm stand at the end of our driveway, consistently selling out of our eggs and produce each day. Last year we were able to document appx \$13,700 in sales from our stand. We are actually in the early stages of a software company start-up called Vinestops, where we intend to teach others to create micro farms and operate farmstands and farmers markets within their communities.

Recently, we were able to come to terms, and are in contract for the other parcel of 6.72 acres so that we could expand the footprint of the farm. Our 2025/26 goal is to add bee hives, a pollinator flower field, a maple syrup operation, and additional crops on that property. Without the exemption, we are limited on some of the things that we are looking to accomplish to make this happen. We hope you come visit to see the work that we have started and we would appreciate allowing our farm to be included in the county agricultural district so that we could continue to work towards our mission of having a fully operational farm.

We have ongoing discussions with our Town Supervisor, Joseph D Cavaccini, and County Legislator Robert Faust and Legislator Lynne Miele- Versaci who have been very supportive.

Please feel free to contact me with any questions or if you would like to come visit the farm.
Thanks

James and Courtney Glorioso
Hawk Valley Farm