ENVIRONMENT

RESOLUTION NO. 2025121

RE: SETTING A PUBLIC HEARING WITH RESPECT TO THE ACQUISITION OF CONSERVATION EASEMENT FOR DOMIN FARM IN THE TOWN OF LAGRANGE, DUTCHESS COUNTY, NEW YORK

Legislators D'AQUANNI, PAOLONI, GORMAN, VERSACI, and KAUL offer the following and move its adoption:

WHEREAS, the County is considering a recommendation of the Dutchess County Planning Board (Resolution No. 01/2022) for an award in an amount not to exceed $461,041 in grant funds available through the Dutchess County Partnership for Manageable Growth Program (the "Program"), and

WHEREAS, this award shall be used to partially fund the purchase of an agricultural conservation easement, to be held by the Dutchess Land Conservancy, Inc., (hereinafter referred to as the "Conservancy") on approximately 201 +/- acres of property, known as the Domin Farm, (Tax Grid Numbers 133400-6362-04-671168-0000 and 133400-6362-04-844138-0000), which is located on Freedom Road and Rombout Road in the Town of LaGrange, Dutchess County, New York, and

WHEREAS, as a result of the Conservancy's organizing efforts and an application to the Program: (a) U.S. Department of Agriculture's Natural Resources Conservation Service (USDA NRCS) shall contribute up to $381,143, (b) The Dutchess County Partnership for Manageable Growth shall contribute up to $424,005 (less than the initial grant award referenced above), and (c) the Dutchess Land Conservancy shall provide up to $58,900, for a total contribution of up to $864,048 to cover the cost of the acquisition of the subject easement, and

WHEREAS, the easement shall provide, among other things, that it be held by the Dutchess Land Conservancy, Inc., which shall assume primary responsibility to monitor and enforce the easement, and

WHEREAS, the Dutchess County Planning Board Resolution which recommends the acquisition of this conservation easement and a matching share grant of up to $461,041, through the Program is attached, and

WHEREAS, Resolution No. 2019303, a Bond Resolution, authorized the issuance of serial bonds of the County for the acquisition of parcels of land, or rights or interests in such land, for passive park purposes and the preservation of open space and farmland, and

WHEREAS, the Program and General Municipal Law §247 require a public hearing on the issue of acquisition of such easement prior to final authorization thereof, now, therefore, be it

RESOLVED, that this Legislature shall conduct a public hearing on the 8th day of September 2025 at 6:30 P.M., in the Legislative Chambers, County Office Building, 22 Market Street, Poughkeepsie, New York on the award of up to $461,041 in matching grant funds through the Dutchess County Partnership for Manageable Growth Program, to partially fund the purchase of an agricultural conservation easement of approximately 201 +/- acres of Property, known as the Domin Farm, (Tax Grid Numbers 133400-6362-04-671168-0000 and 133400-6362-04-844138-0000), which is located on Freedom Road and Rombout Road in the Town of LaGrange, Dutchess County, New York, with the U.S. Department of Agriculture's Natural Resources Conservation Service and The Dutchess Land Conservancy to provide the balance of the funds, and be it further

RESOLVED, that the Clerk of the Legislature is directed and empowered to give notice of said hearing pursuant to law.

CA-073-25
LDF/rjw
R-1084
7/8/25
Fiscal Impact: See attached

APPROVED
Susan Serino
SUSAN J. SERINO
COUNTY EXECUTIVE

Date 08/14/2025

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.

DUTCHESS COUNTY SEAL

Leigh Wagner

LEIGH WAGNER, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

Source of County Funds *(check one)*: ☑ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☐ Other *(explain)*.

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): _____
Over Five Years: _____

Additional Comments/Explanation:
Requesting the Legislature set a public hearing for a grant from the Partnership for Manageable Growth Program (PMG) to facilitate the proposed purchase of a conservation easement on +/- 201-acres known as Domin Farm in the Town of LaGrange. The total (not to exceed) cost of the easement is $864,048. Up to 50% or $424,005 will be from the Dutchess County Partnership for Manageable Growth (PMG) Program, USDA NRCS and the Dutchess Land Conservancy will provide the balance of funds. It should be noted that this is below the initial award amount of $461,041 made in March of 2023. The source of County funds is Capital Account H0547, a bond approved by Dutchess County Legislature Resolution No 2019303.

Prepared by: Clayton Gurnett Prepared On: 7/2/2025

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

To: Gregg Pulver, Assistant County Executive

From: Eoin Wrafter, Commissioner of Planning & Development EW

Re: Partnership for Manageable Growth Resolution Request: Domin Farm

Date: July 2, 2025

Enclosed is a Resolution Request for inclusion on the August agenda of the Legislature, requesting the Legislature set a public hearing for a grant from the Partnership for Manageable Growth Program (PMG) to facilitate the proposed purchase of a conservation easement on +/- 201 acres known as Domin Farm, in the Town of LaGrange, in partnership with the US Dept. of Agriculture's Natural Resources Conservation Service (USDA NRCS) and the Dutchess Land Conservancy.

The total (not to exceed) cost of the easement is $864,048. Up to 50% or $424,005 will be from the Dutchess County Partnership for Manageable Growth (PMG) Program, USDA NRCS and the Dutchess Land onservancy will provide the balance of funds. It should be noted that this is below the initial award amount of $461,041 made in March of 2023. The source of County funds is Capital Account H0547, a bond approved by Dutchess County Legislature Resolution No 2019303.

COUNTY OF DUTCHESS

William F.X. O'Neil
County Executive

March 1, 2023

Rebecca Thornton
Dutchess Land Conservancy
PO Box 138
Millbrook, NY 12545

Dear Ms. Thornton:

We are pleased to inform you that Dutchess County has awarded $461,041 in matching funds through the Partnership for Manageable Growth Program for the following project: **Purchase of development rights to +/- 201 acres known as Domin Farm.**

County funding is contingent upon the following: procurement of matching funds, administrative tasks including but not limited to survey, title search, and baseline documentation pursuant to the negotiation of an agricultural conservation easement; and development of a Monitoring Agreement between Dutchess County and the Dutchess Land Conservancy.

We appreciate the longstanding partnership between the County and the Dutchess Land Conservancy and look forward to the successful completion of the farmland preservation project at the **Domin Farm**. The Department of Planning and Development will contact you to begin the contract process within the next few weeks. If you have any questions, please feel free to contact Eoin Wrafter at (845) 486-3616 or email him at ewrafter@dutchessny.gov.

Sincerely,

William F.X. O'Neil
Dutchess County Executive

Michael Polasek
Dutchess County Legislator, District 3

C: A Gregg Pulver, Chairman, Dutchess County Legislature
Chris Baiano, Assistant County Executive
Eoin Wrafter, Commissioner, Department of Planning & Development
Erin Hoagland, Dutchess Land Conservancy

DUTCHESS COUNTY PLANNING BOARD
RESOLUTION NO 01/2022

RECOMMENDING THREE APPLICATIONS FOR CONSIDERATION THROUGH THE PARTNERSHIP FOR MANAGEABLE GROWTH (PMG) PROGRAM

WHEREAS, by Resolution No. 990382, Dutchess County established the Open Space and Farmland Protection Matching Grant Program and authorized the Dutchess County Planning Board to review applications for and recommend awards of said funds; and

WHEREAS, by Resolution No. 201276, Dutchess County revised the Matching Grant Program to create the Dutchess County Partnership for Manageable Growth and to increase potential matching grant awards from a maximum of one-third to a maximum of one-half of the total cost of the acquisition of development rights on farmland preservation and open space acquisition projects; and

WHEREAS, by Resolution No. 2015183, Dutchess County revised the Partnership for Manageable Growth, as follows: (a) funding clarification; (b) removal of the requirement that the County be "last in" for funding; (c) addition of a preliminary review option; (d) clarification of differences between "open space" and "farmland protection" projects; (e) stipulation that there will be no retroactive funding; (f) passive recreation only; and (g) establishment of criteria for the Municipal Planning Grants; and

WHEREAS, by Resolution No. 2018085, Dutchess County revised the Partnership for Manageable Growth Water and Wastewater Facility Planning and Development Grants, by removing the Dutchess County Water and Wastewater Authority ownership and operation requirement; and

WHEREAS, by Resolution Nos. 2019303 & 2021189, Dutchess County authorized the issuance of $2,525,000 & $1,515,505 (respectively) Serial Bonds of the County of Dutchess to pay the cost of the acquisition of parcels of land, or rights or interests in such land, for passive park purposes and the preservation of Open Space and Farmland in and for said county; and

WHEREAS, in September 2022 the Dutchess County Planning Board received three applications for matching grant funds for the acquisition of agricultural conservation easements on a total of 277 acres; and

WHEREAS, the total cost of the three farm conservation easements, including the administrative costs associated with finalizing the acquisitions, is estimated to be $1,574,018; and

WHEREAS, the owners of the properties have signed letters of intent stating their interest in selling the development rights on the properties and granting a conservation easement restricting or limiting future non-farm development on said property; and

WHEREAS, the farmland properties are included in an Agricultural Priority Area identified in the 2015 County Agricultural and Farmland Protection Plan; and

WHEREAS, the Board finds that each of the three applications met or exceeded the program criteria; and

WHEREAS, the Board has reviewed the three applications based on the program criteria, toured the sites, and subsequently prioritized the projects as shown in Attachment A; and

RESOLVED, that the Dutchess County Planning Board recommends that up to $787,009 of the total project costs described above, be awarded for the acquisition of development rights on the three farms, based on the following contingencies:

1) Completion of administrative tasks including but not limited to survey, title search, and baseline documentation pursuant to the negotiation of an appropriate conservation easement;

2) Negotiation of an agricultural conservation easement conveying the development rights on the Farm property to the appropriate land conservancy, with such rights in New York State, Dutchess County, and the Town as appropriate for program purposes and restricting the future use of the property under easement to agriculture-related uses; or

3) Development of a Monitoring Agreement between Dutchess County and the appropriate land conservancy for the purpose of enforcing the provisions of the conservation easement acquired with Partnership for Manageable Growth Program funds;

4) Completion of review and approval of the proposed acquisition by the Dutchess County Legislature in its capacity as Lead Agency under the State Environmental Quality Review Act (SEQRA), and be it further

RESOLVED, that an implementation team consisting of representatives from the appropriate land conservancy, the landowners, the Dutchess County Attorney's Office, the Dutchess County Department of Planning and Development, and others as appropriate to complete administrative tasks associated with the acquisition, will be established for the purpose of completing the acquisition.

	Yes	No	Absent
Hans Klingzahn, Chair	X	____	____
James Nelson, Vice Chair	X	____	X
Gary Baright	X	____	____
Phil DeRosa	X	____	____
Dale Culver	X	____	____
Ryan Arket	____	____	X
Edith Greenwood	X	____	____
J. Patrick Lambert	X	____	____
Ken Migliorelli	X	____	____
Jill Way	X	____	____
Frederick Wilhelm	X	____	____
J. Randall Williams	____	____	X
Vacancy	____	____	X

Approved by the Dutchess County Planning Board

Hans Klingzahn, Chair

11/9/2022
Date

Attachment A

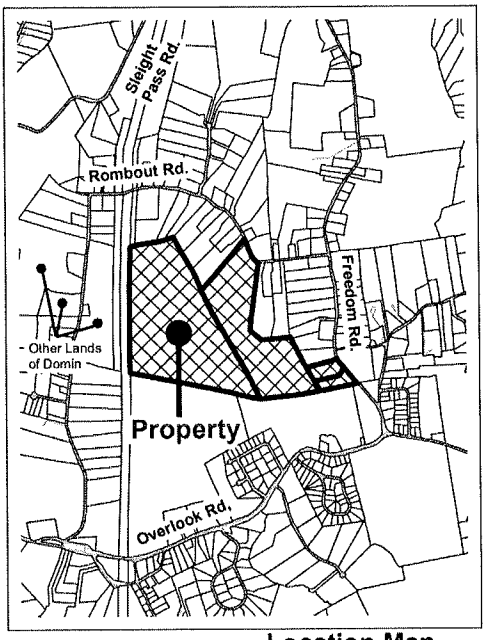
Partnership for Manageable Growth
2022 Applications Summary

PB Score	Project Title	Category	Acreage	Location	Total Project Cost	DCPMG Request	Applicant Funds	NYSDAM funds	Other Funds	Other Funds Source	Applicant	Cost Per Acre	% of PMG
148.1	Domin Farm	Farmland	201	Town of LaGrange	$922,082	$461,041	$0	$456,041	$5,000	Dutchess Land Conservancy (DLC)	DLC	$4,598.45	50%
141.8	Plan Bee Farm Brewery	Farmland	25	Town of Poughkeepsie	$211,398	$105,699	$0	$100,699	$5,000	Dutchess Land Conservancy (DLC)	DLC	$8,455.00	50%
153.4	Sinon Farm	Farmland	52	Town of Hyde Park	$440,538	$220,269	$0	$215,269	$5,000	Dutchess Land Conservancy (DLC)	DLC	$8,504.59	50%
			277		**$1,574,018**	**$787,009**	**$0**	**$772,009**	**$15,000**				

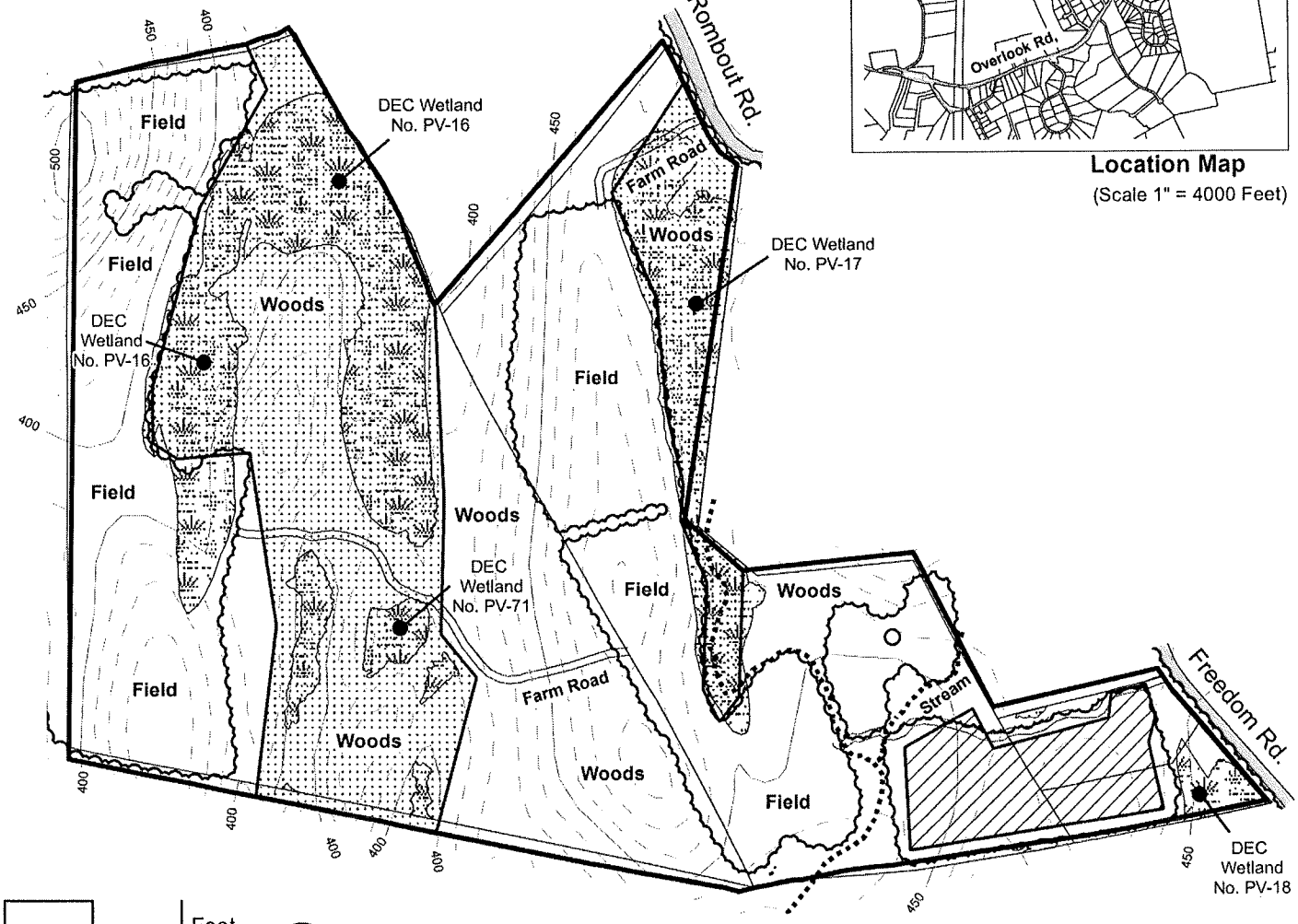
Exhibit B:
Conservation Easement Map

Domin
201.287-Acre Property

Freedom Road and Rombout Road
Town of LaGrange
Dutchess County NY
201.287 Acres +/- (Per Survey)
August 22, 2024



Location Map
(Scale 1" = 4000 Feet)



Feet
0 350 700
1 inch = 700 feet

Legend

Property Boundary
10 Foot Contour
50 Foot Contour
Road
Internal Parcel Line
Farm Road
Treeline
Stream
Wetland
Farmstead Area
Resource Protection Area

Notes:
1. Property boundary is based on survey map titled "_____", prepared by Licensed Land Surveyor, _____, dated_____, last revised_____, and filed in the Office of the Dutchess County Clerk on ____ as FM No._____.

2. Wetland and stream boundaries are shown as approximate. Determination of actual wetland and stream boundaries requires field delineation by a qualified expert. Wetland boundaries shown are Federal wetlands as part of the National Wetlands Inventory and NYS DEC Wetlands.

3. All area outside of the Farmstead Area and Resource Protection Area is Farm Area.

Environment Committee Roll Call

District	*Name*	*Yes*	*No*
District 7 - Hyde Park and Pleasant Valley	Truitt*	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston*		
District 3 - LaGrange	Polasek*		
District 16 - Fishkill and Beacon	Valdés Smith*		
District 9 - City of Poughkeepsie	Atkins*		
District 1 - Town of Poughkeepsie	Gorman		
District 4 - Hyde Park and Town of Poughkeepsie	Lawler		
District 5 - Town of Poughkeepsie	D'Aquanni (C)		
District 6 - Town of Poughkeepsie	Kaul		
District 13 - East Fishkill and Wappinger	Paoloni (VC)	Absent	
District 18 - City of Beacon and Fishkill	Page	Absent	
District 24 - Dover and Pawling	House		

Present: 10
Absent: 2
Vacant: 0

Resolution: ✓
Motion: ___

Total : 10 Yes 0 No
Abstentions: 0

2025121 SETTING A PUBLIC HEARING WITH RESPECT TO THE ACQUISITION OF CONSERVATION EASEMENT FOR DOMIN FARM IN THE TOWN OF LAGRANGE, DUTCHESS COUNTY, NEW YORK

AUGUST 7, 2025

Roll Call Sheets

District	Last Name	YES	NO
District 7 - Hyde Park and Pleasant Valley	Truitt	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston		
District 3 - LaGrange	Polasek		
District 16 - Fishkill and Beacon	Valdés Smith		
District 9 - City of Poughkeepsie	Atkins		
District 1 - Town of Poughkeepsie	Gorman		
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Travelpiece	Absent	
District 4 - Hyde Park and Town of Poughkeepsie	Lawler		
District 5 - Town of Poughkeepsie	D'Aquanni		
District 6 - Town of Poughkeepsie	Kaul		
District 8 - City and Town of Poughkeepsie	Brendli		
District 10 - City of Poughkeepsie	Johnson	Absent	
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney		
District 12 - East Fishkill	Metzger		
District 13 - East Fishkill and Wappinger	Paoloni		
District 14 - Wappinger and Town of Poughkeepsie	Versaci		
District 15 - Wappinger	Faust		
District 17 - Town and Village of Fishkill	McHoul		
District 18 - City of Beacon and Fishkill	Page		
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago	Absent	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn		
District 21 - East Fishkill	Caswell	Absent	
District 22 - Beekman and Union Vale	Garito		
District 23 - Pawling, Beekman and East Fishkill	Rolison	Absent	
District 24 - Dover and Pawling	House		

Present:	20	**Resolution:**	✓	**Total :**	20	0
Absent:	5	**Motion:**			Yes	No
Vacant:	0			**Abstentions:**	0	

2025121 SETTING A PUBLIC HEARING WITH RESPECT TO THE ACQUISITION OF CONSERVATION EASEMENT FOR DOMIN FARM IN THE TOWN OF LAGRANGE, DUTCHESS COUNTY, NEW YORK

AUGUST 11, 2025