



Image created using a popular text-to-image generator.

COLE 200 - <https://thomascole.org>

Prompts:

- ❖ Ulster County apple orchard Hudson Highlands images
- ❖ Make the same two images look more realistic
- ❖ Redraw the latest two images to be in the Hudson River School tradition
- ❖ Incorporate a sunset into the last set of images
- ❖ Push sunset into twilight

Ulster County Agricultural & Farmland Protection Board
2025 Agricultural District Inclusions
May 29, 2025

Agriculture & Markets Law

Article 25AA, Section 303-b (2)

...the county agricultural and farmland protection board, which shall...report to the county legislative body its recommendations as to whether the land to be included in the agricultural district consists predominantly of "viable agricultural land" as defined in subdivision seven of section three hundred one of this article and the inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the district...

Agriculture & Markets Law

Article 25AA Definitions

301-(7) “ ‘Viable agricultural land’ means land highly suitable for a farm operation” as defined in 301-(11).

301-(11) “Farm operation” means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a “commercial horse boarding operation” as defined in subdivision thirteen of this section, a "timber operation" as defined in subdivision fourteen of this section, "compost, mulch or other biomass crops" as defined in subdivision seventeen of this section and "commercial equine operation“ as defined in subdivision eighteen of this section. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

New York State Department of Agriculture and Markets Guidance Concerning Annual Inclusions to Agricultural and Farmland Protection Boards

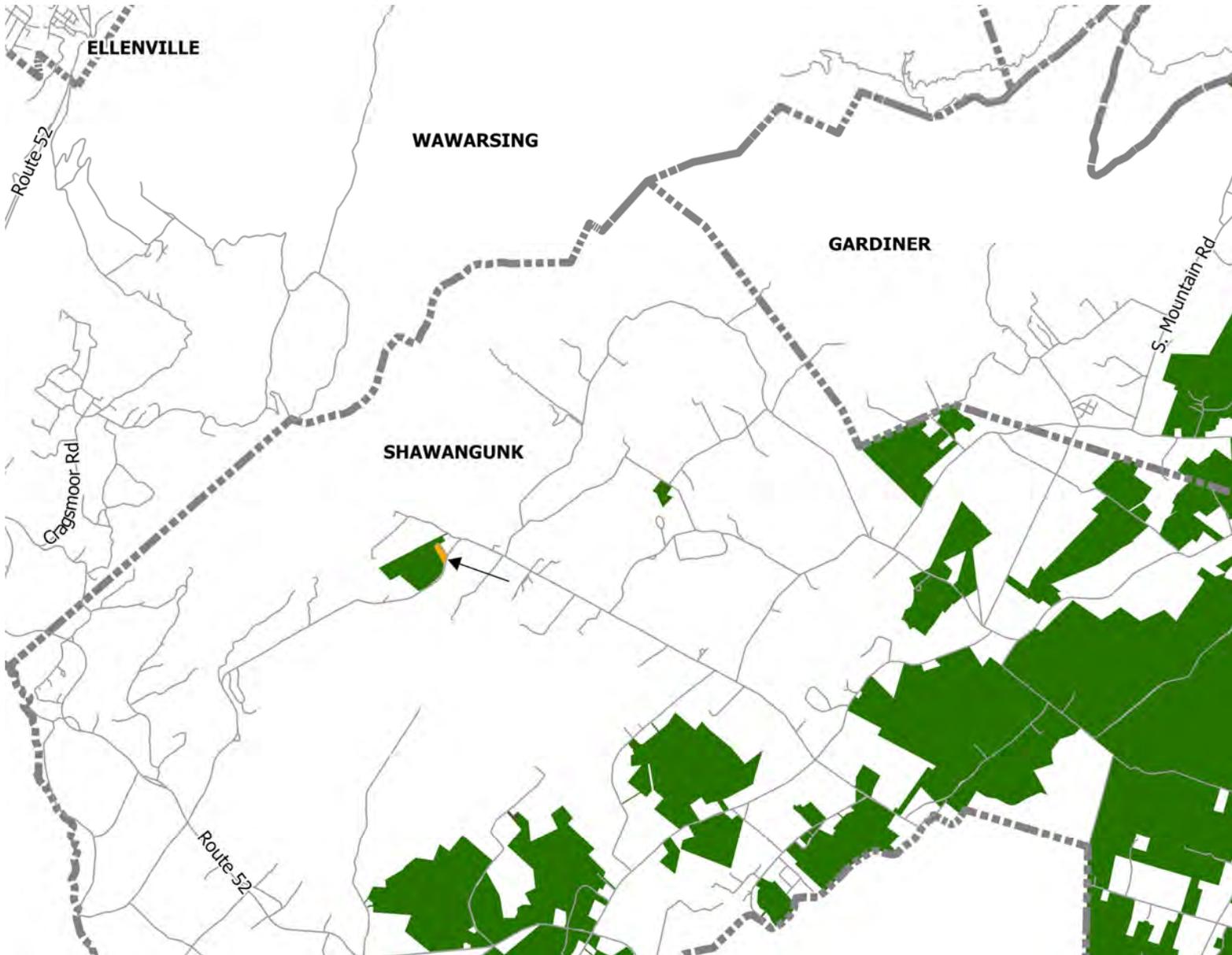
“The statutory definition of ‘farm operation’ does not require minimum acreage and income thresholds for most operations. Many viable farm operations are conducted on limited acreage (e.g., greenhouses, poultry and aquaculture); as well as on marginal lands (e.g., farmed deer on steep slopes and non-prime soils, etc.). Much of the land in a county could, therefore, be considered ‘highly suitable for a farm operation.’ Farm operations are much more than their land base, however; they rely on their owners and operators, including the ideas, skills and investment they bring, to become and remain viable.”

Locations



Clagg – Shawangunk

1 parcel – 2 acres



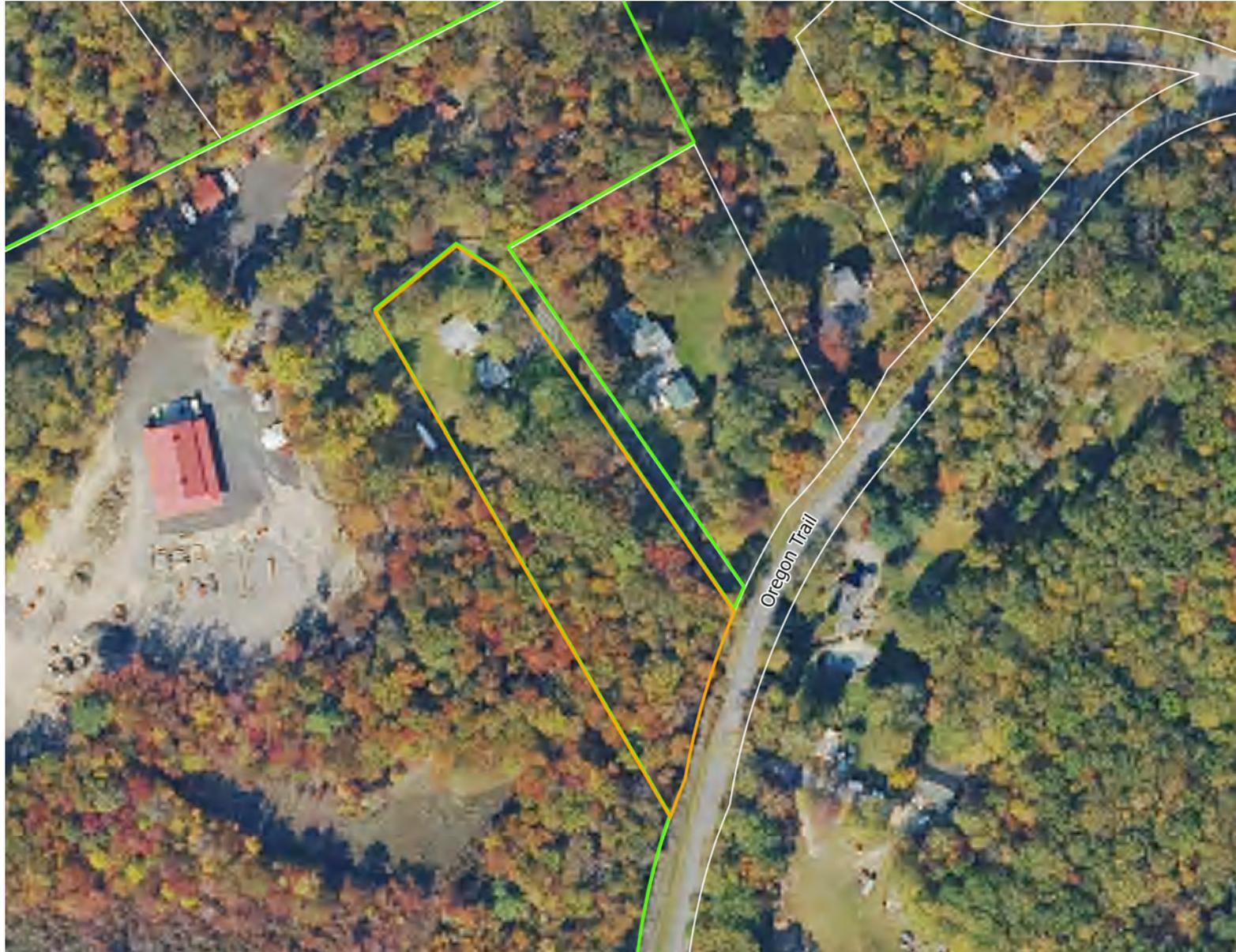
Clagg – Shawangunk

1 parcel – 2 acres



Clagg – Shawangunk

1 parcel – 2 acres



Clagg – Shawangunk

1 parcel – 2 acres

Clagg Cattle Company, Inc.

- Larger, neighboring parcel included in 2023
 - Mostly cattle on this agricultural district parcel
- Smaller parcel provides space for livestock other than cattle
 - Separate enclosed areas for donkeys and horses/mini-horses

Clagg – Shawangunk

1 parcel – 2 acres



Clagg – Shawangunk

1 parcel – 2 acres



Clagg – Shawangunk

1 parcel – 2 acres



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1 parcel – 2 acres



Clagg – Shawangunk 1 parcel – 2 acres



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Clagg – Shawangunk 1 parcel – 2 acres



Neighboring
parcel in the
agricultural
district

Clagg – Shawangunk 1 parcel – 2 acres



Neighboring
parcel in the
agricultural
district

Clagg – Shawangunk 1 parcel – 2 acres



Neighboring
parcel in the
agricultural
district

Clagg – Shawangunk 1 parcel – 2 acres

- RS-1-- Ridge Stewardship Zoning District
 - Agricultural uses are principal permitted uses
 - Erosion control regulations are less stringent for agriculture than other land uses provided “ridge is not excessively steep.”
- Prime and Important Soils
 - At – Atherton silt loam
 - HgB – Hoosic gravelly loam
- Pine Bush mailing address

Kurth – Shawangunk

1 parcel – 8 acres



Kurth – Shawangunk

1 parcel – 8 acres



Kurth – Shawangunk

1 parcel – 8 acres



Kurth – Shawangunk

1 parcel – 8 acres

- Hoop House (planned)
- Vegetables (planned)
 - Production in both planned and existing greenhouses as well as outside
- Orchard (new)
 - Stone Fruit
- Planned soil management measures
 - Cover Crops
 - During winter
 - Peas, Oats, and Radishes
 - Conservation tree planting
 - Erosion control around pond

Kurth – Shawangunk

1 parcel – 8 acres



Kurth – Shawangunk

1 parcel – 8 acres



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1 parcel – 8 acres



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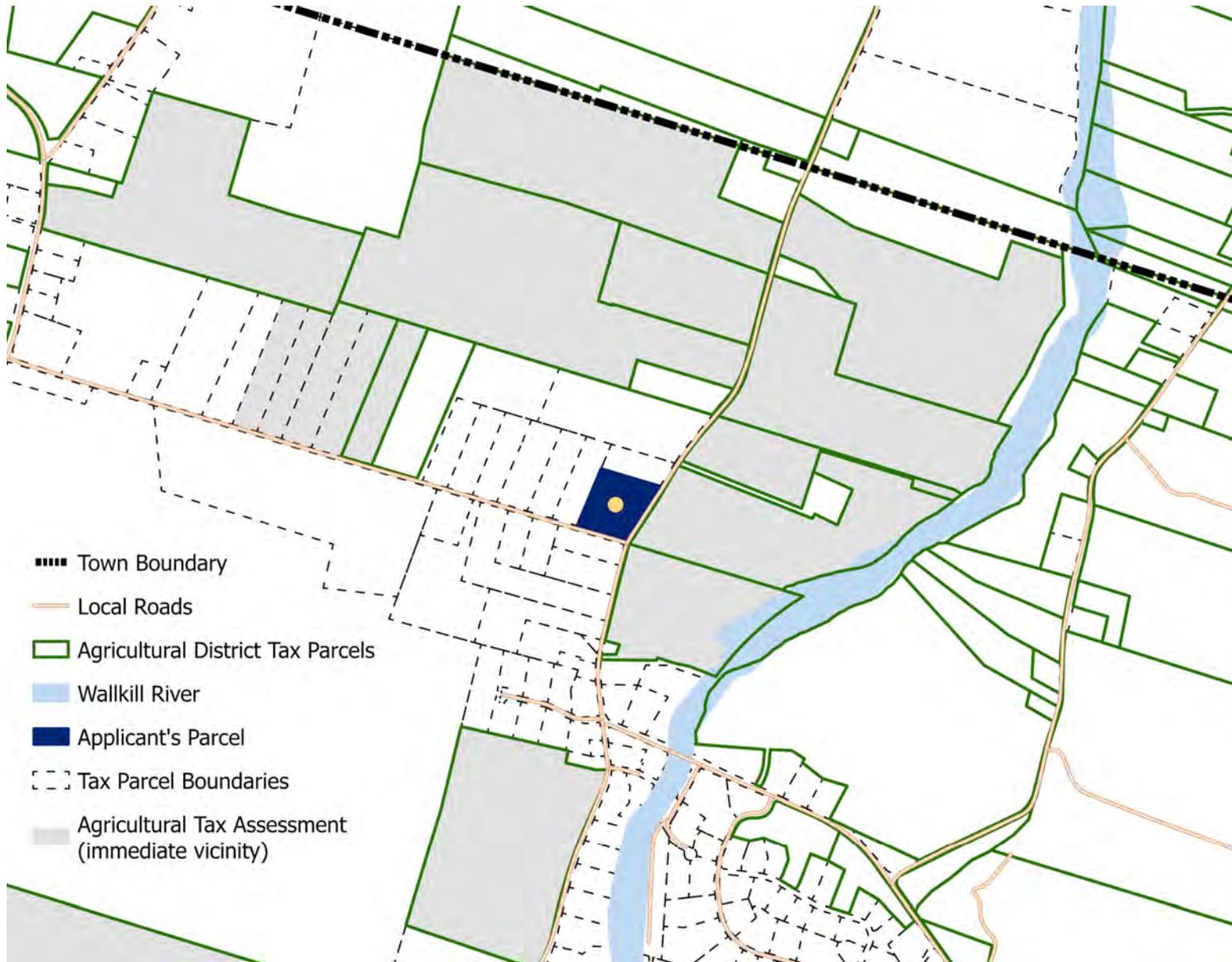
Kurth – Shawangunk

1 parcel – 8 acres



Kurth – Shawangunk

1 parcel – 8 acres



Immediate vicinity is defined as the town boundary to the north, Walkkill River to the east, Hoagerburgh Road to the west, and [Blue Chip Farms](#) to the south.

Kurth – Shawangunk

1 parcel – 8 acres

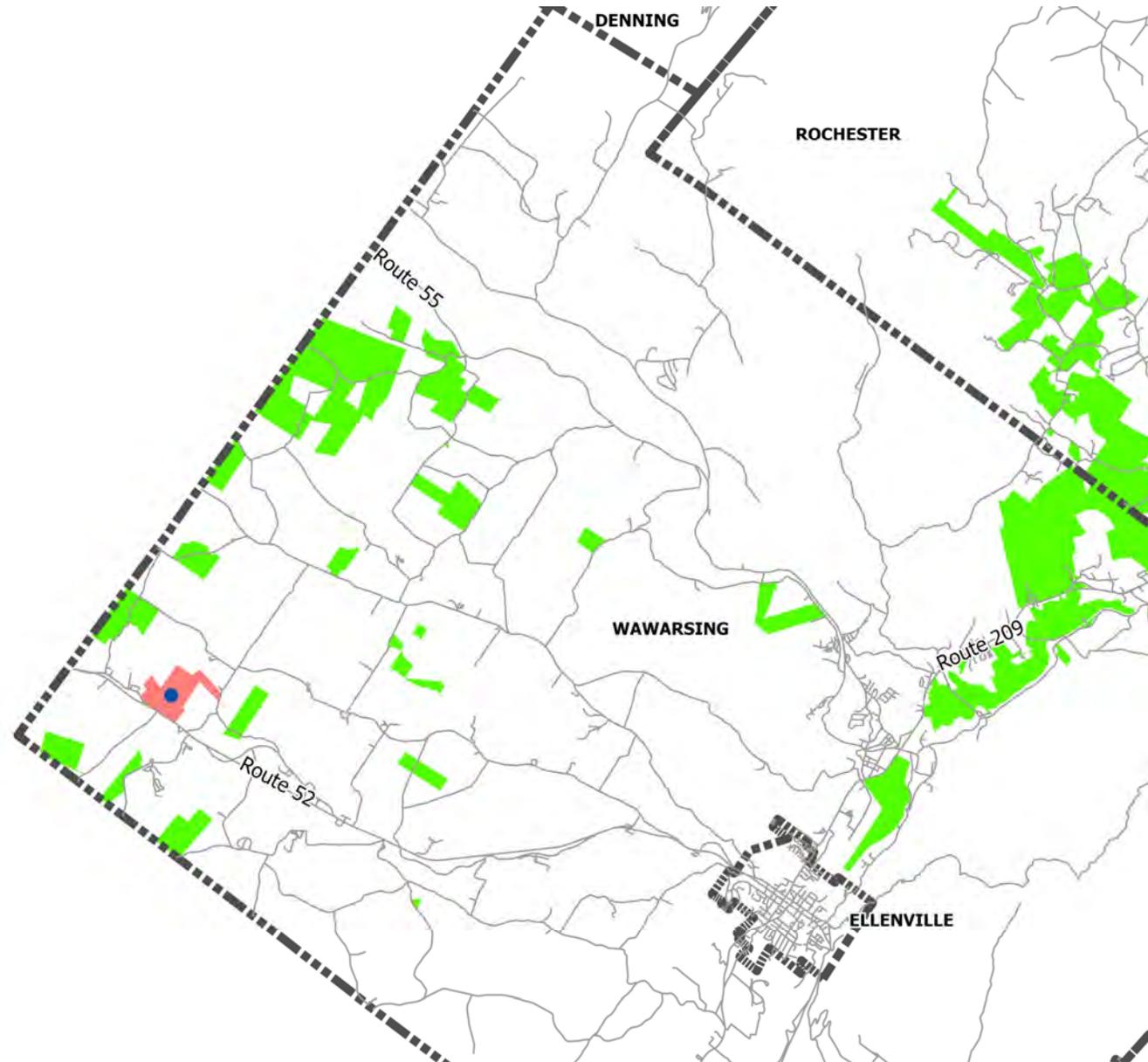
- R-Ag 4 -- Residential-Agricultural 4 Zoning District
 - **Agricultural uses are permitted principal uses**
- Prime and Important Soils
 - Hub, HuC – Hudson silt loam
 - Ma – Madalin silty clay loam
 - RhA – Rhinebeck silt loam
- Hamlet of Wallkill

Kurth – Shawangunk

1 parcel – 8 acres

- Restrictive Covenant
- NYS Real Property Actions and Proceedings Law 1951
 - Landowners must show that “if at the time the enforceability of the restriction is brought in question, it appears that the restriction is of no actual and substantial benefit to the persons seeking its enforcement.”
- Agriculture vs. Commercial
- Commercial Agriculture: Onsite vs. Offsite
- Likelihood someone seeks to enforce the restrictive covenant

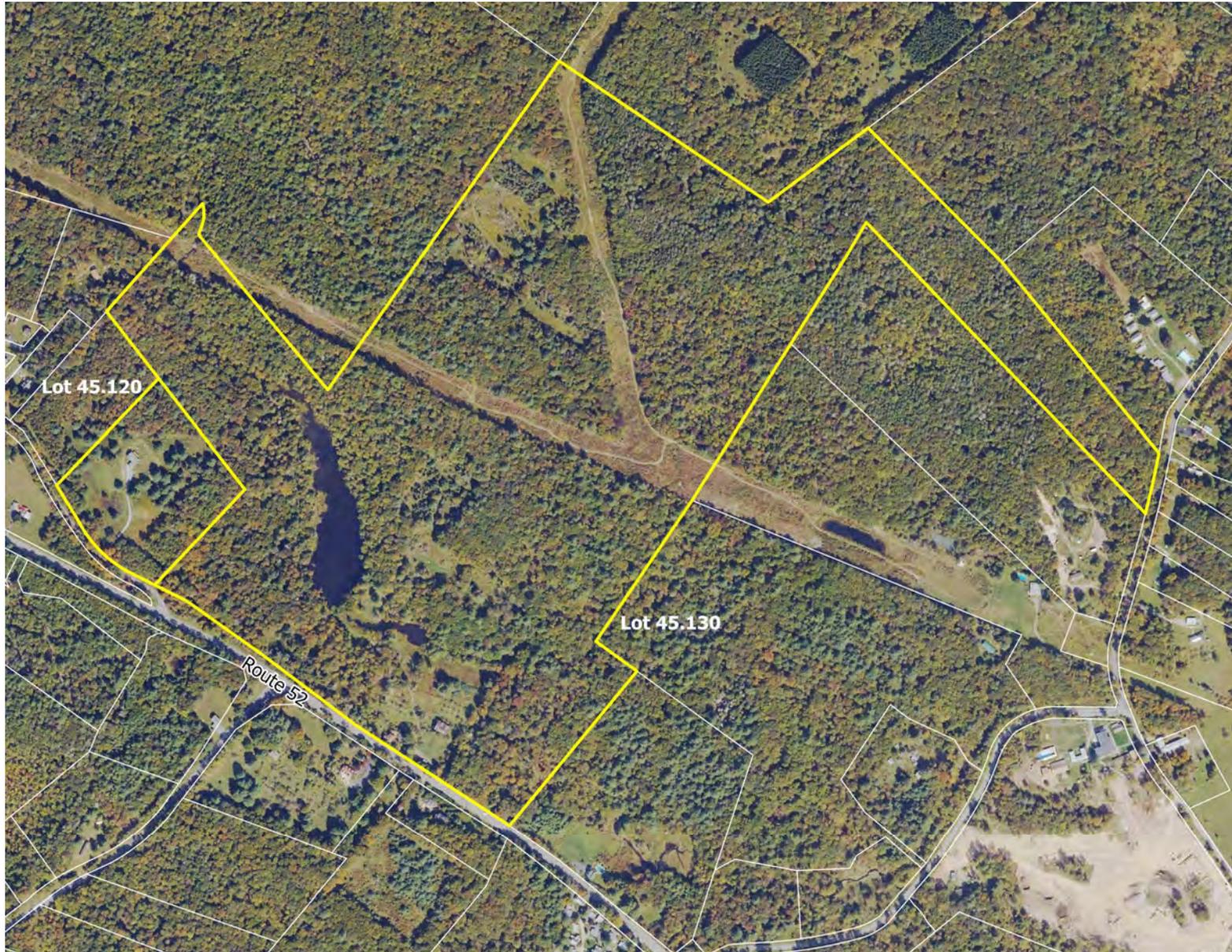
Cannon-Reese – Wawarsing 2 parcels – 160 acres



Cannon-Reese – Wawarsing 2 parcels – 160 acres



Cannon-Reese – Wawarsing 2 parcels – 160 acres



Cannon-Reese – Wawarsing

2 parcels – 160 acres

Sells apples to [Aaron Burr Cidery](#)

- Orchard had been abandoned before the current owners

Lot 45.130

- Beverage company showed landowners how to care for and rehabilitate trees

Lot 45.120

- Garlic and potatoes (planned)
- Lavender, sage, and rosemary (planned)

Cannon-Reese – Wawarsing 2 parcels – 160 acres



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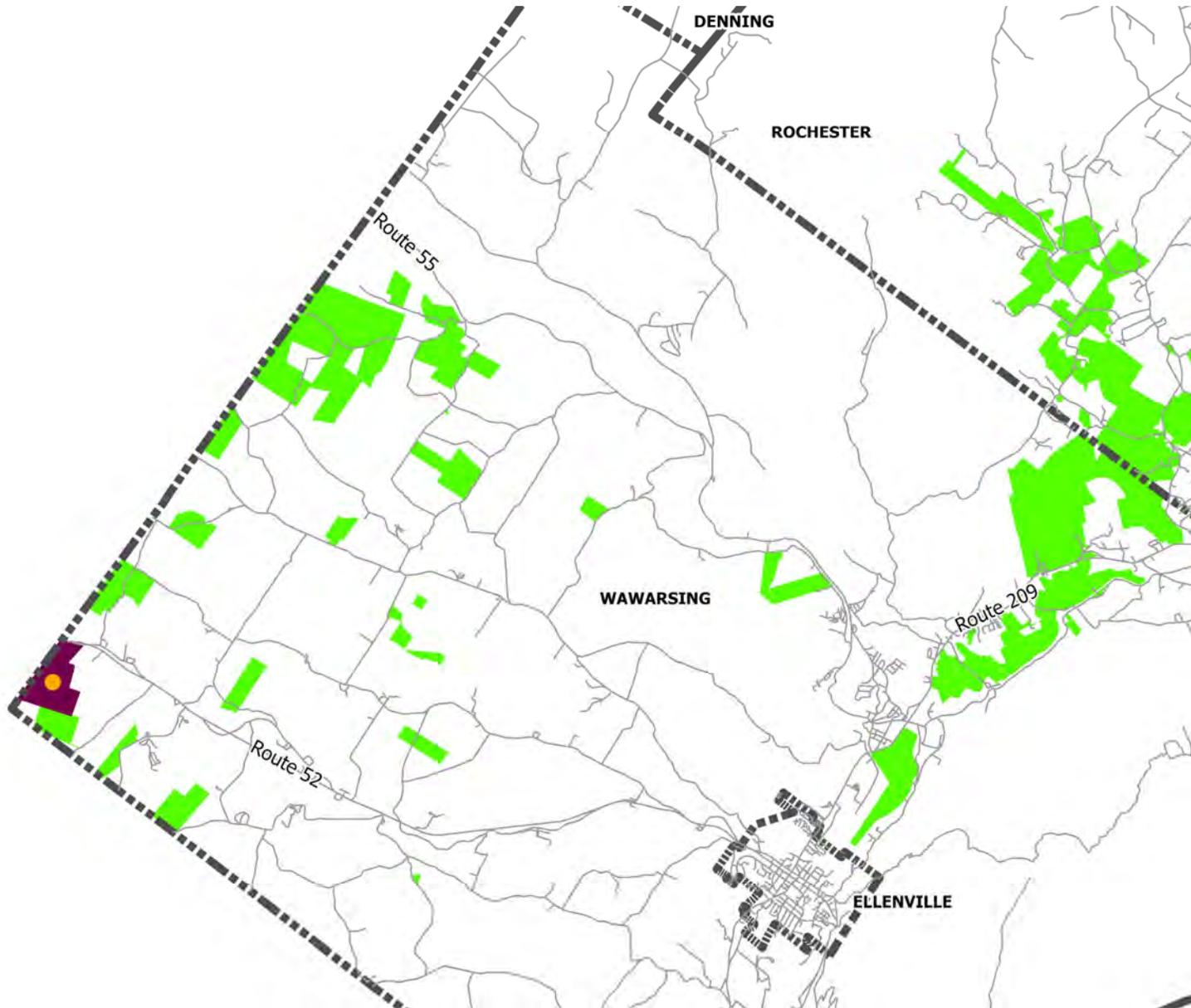
Cannon-Reese – Wawarsing

2 parcels – 160 acres

- RU – Rural Zoning District
 - Agricultural uses are permitted principal uses
- Prime and Important Soils
 - HgC – Hoosic gravelly silt loam
 - Lnb – Lordstown channery silt loam
 - Mr – Middlebury silt loam
 - OgB – Oquaga channery silt loam
 - OIC – Oquaga and Lordstown channery silt loam
 - Pt – Pompton fine sandy loam
- Hamlet of Greenfield Park

Brubaker – Wawarsing

1 parcel – 196 acres



Brubaker – Wawarsing 1 parcel – 196 acres



Brubaker – Wawarsing 1 parcel – 196 acres



Brubaker – Wawarsing

1 parcel – 196 acres

Relationship with [Brubaker Farms](#) in Lancaster County, PA

- Haying
 - More area for haying is planned

Brubaker – Wawarsing 1 parcel – 196 acres



Brubaker – Wawarsing 1 parcel – 196 acres



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Brubaker – Wawarsing 1 parcel – 196 acres



Brubaker – Wawarsing

1 parcel – 196 acres

- RU – Rural Zoning District
 - Agricultural uses are permitted principal uses
- Prime and Important Soils
 - AcB – Arnot channery silt loam
 - OgB – Oquaga channery silt loam
- Hamlet of Greenfield Park

130 Milk Road LLC – Wawarsing 1 parcel – 85 acres



130 Milk Road LLC – Wawarsing

1 parcel – 85 acres

- Hayfields (planned)
- Maple sap (planned)
- Blueberries and huckleberries (planned)

130 Milk Road LLC – Wawarsing 1 parcel – 85 acres



130 Milk Road LLC – Wawarsing 1 parcel – 85 acres



130 Milk Road LLC – Wawarsing

1 parcel – 85 acres

- RU – Rural Zoning District
 - Agricultural uses are permitted principal uses
- Prime and Important Soils
 - LnB – Lordstown channery silt loam
 - OgB – Oquaga channery silt loam
 - OIC – Oquaga and Lordstown channery silt loam
- Hamlet of Greenfield Park

SBL # 81.1-2-9 – Wawarsing 97 acres



SBL # 81.1-2-9 – Wawarsing 97 acres



The parcel is already in the Agricultural District and part of the farm.

It has an orchard and vineyard, both in their early stages.

SBL # 81.1-2-9 – Wawarsing 97 acres



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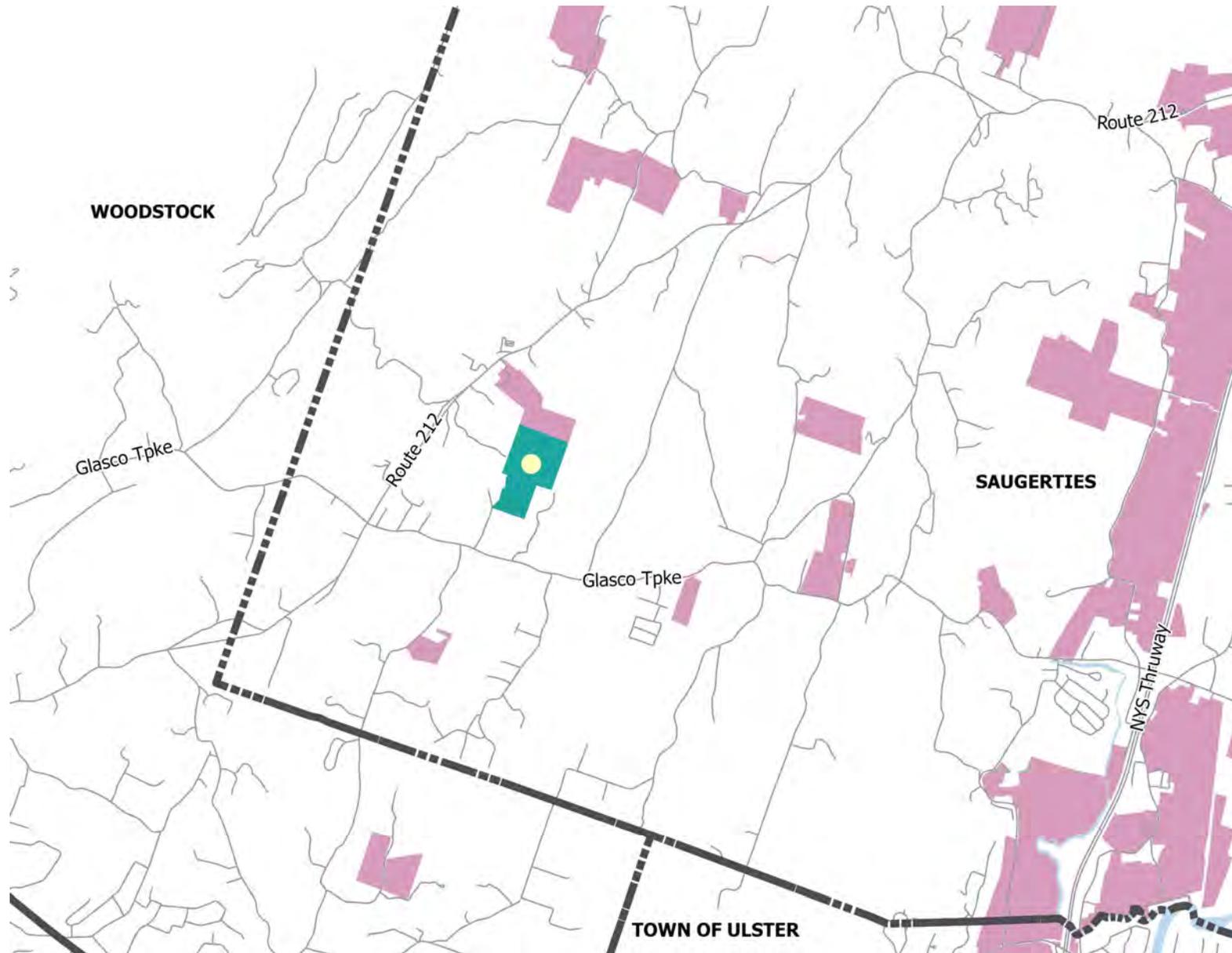


SBL # 81.1-2-9 – Wawarsing 97 acres



Bradley – Town of Saugerties

2 parcels – 64 acres



Bradley – Town of Saugerties 2 parcels – 64 acres



Bradley – Town of Saugerties

2 parcels – 64 acres



Bradley – Town of Saugerties

2 parcels – 64 acres

- Forest-raised pigs
- Chickens for egg production (new)
- Mushrooms (planned)
- Apiary (planned)

Bradley – Town of Saugerties 2 parcels – 64 acres



Bradley – Town of Saugerties 2 parcels – 64 acres



Bradley – Town of Saugerties

2 parcels – 64 acres



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Bradley – Town of Saugerties

2 parcels – 64 acres

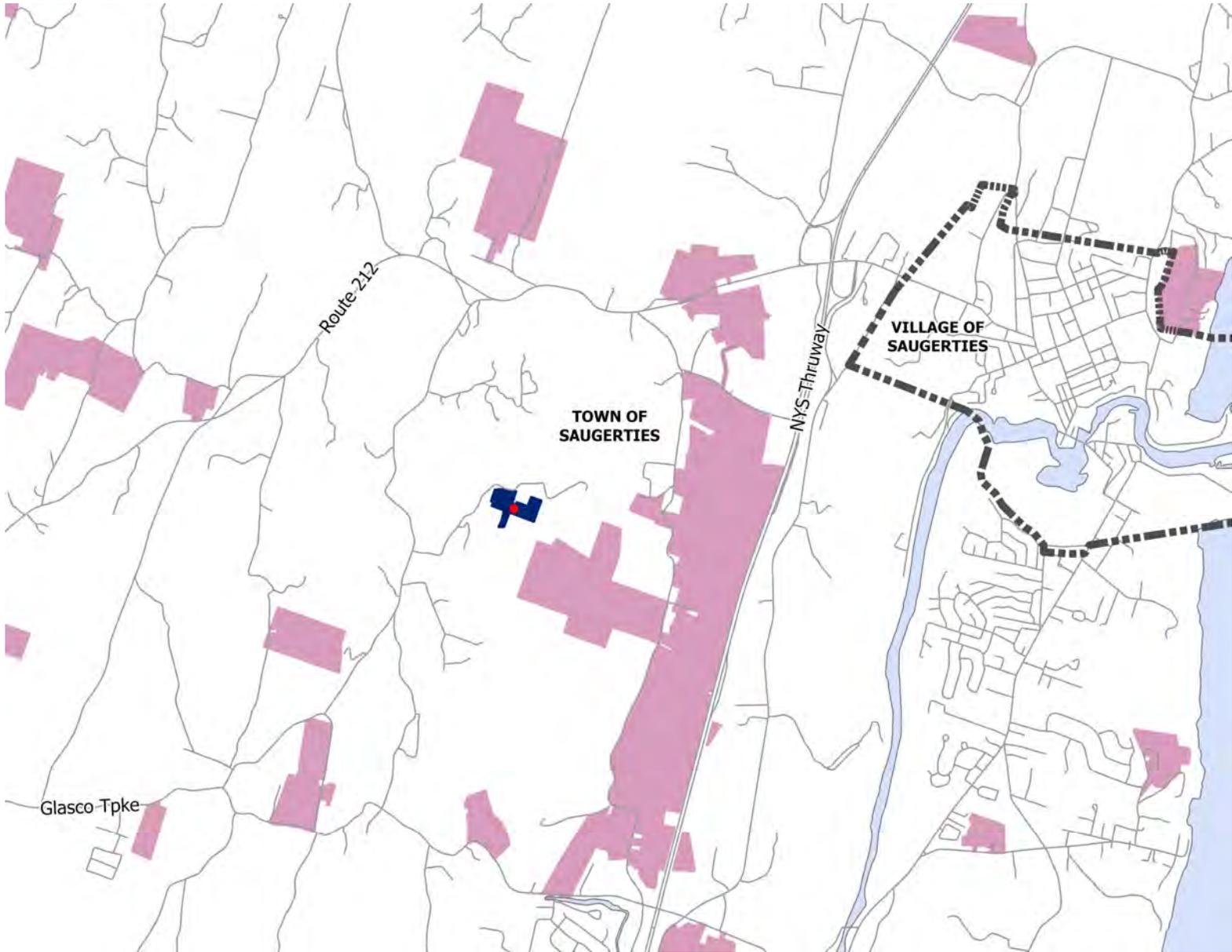


Bradley – Town of Saugerties

2 parcels – 64 acres

- MDR -- Moderate Density Residential Zoning District
 - Livestock and animal specialties allowed by right
 - Crops including roadside farm stands allowed by right, but not including horticulture specialties
 - Horticulture specialties require site plan review
- Prime and Important Soils
 - AcB – Arnot channery silt loam

Himberger – Town of Saugerties 4 parcels – 13 acres



Himberger – Town of Saugerties 4 parcels – 13 acres



Himberger – Town of Saugerties 4 parcels – 13 acres



Himberger – Town of Saugerties

4 parcels – 13 acres

Relationship with 100 Miles North (environmental design firm)

- Permaculture (planned)
- Silvopasture (planned)

Collaboration with Catskill Fungi

- Mushrooms
 - Environmental conditions besides tree cover:
 - Polyspores
 - Natural Spring
 - Possible Seepage Spring or Woodland Seep
 - Hair Cap Moss growing directly on the ground
(particular area of property)

Himberger – Town of Saugerties 4 parcels – 13 acres



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Himberger – Town of Saugerties 4 parcels – 13 acres



Photograph of Polypores to show environmental conditions

Himberger – Town of Saugerties 4 parcels – 13 acres



Himberger – Town of Saugerties 4 parcels – 13 acres



Himberger – Town of Saugerties 4 parcels – 13 acres

The screenshot shows a web browser window displaying an Instagram post. The browser's address bar shows the URL `instagram.com/100_milesnorth/p/DHZJ934yxS0/`. The Instagram interface includes the logo, navigation icons, and buttons for "Log In" and "Sign Up".

The main content is a dark green promotional poster for a mushroom cultivation workshop. The poster text reads:

Cultivate Your Own Mushrooms!
Learn to grow your own mushrooms in this hands-on workshop, and take home a starter shiitake log!

April 12, 2025
10:00am - 2:00pm
Saugerties, NY
Address Provided to Attendees

\$145 includes:
Foraging Tour
Shiitake Inoculation Workshop
Lunch & Lion's Mane Extract Sampling
Take-Home Inoculated Shiitake Log

Limited Spots Available - Link in Bio to Register

100 Miles North CATSKILL FUNGI

The Instagram post itself is from the account `100_milesnorth` and `brididwalsh`. The caption reads:

100_milesnorth and brigidwalsh
Saugerties, New York

100_milesnorth **Grow Your Own Mushrooms!**

Join us this spring for a hands-on mushroom cultivation workshop with Brigid Walsh (@100_milesnorth) & mycologist John Michelotti (@CatskillFungi)!

- Learn foraging, log inoculation, cooking tips, & health benefits
- Take home your own inoculated shiitake log!
- April 12, 2025 | Saugerties, NY (address to be provided)
- \$145 includes Foraging Tour, Workshop, Lunch, Lion's Mane Extract Sampling & your own shiitake log!

Limited spots available—Register now! (Link in bio or DM for details)

The post shows interaction icons (heart, comment, share, bookmark) and a list of users who liked it, including `chidesignindigo` and others, dated March 19. A prompt at the bottom says "Log in to like or comment."

The bottom of the image shows a Windows taskbar with various application icons and a system tray showing the date as April 22 and the time as 10:44.

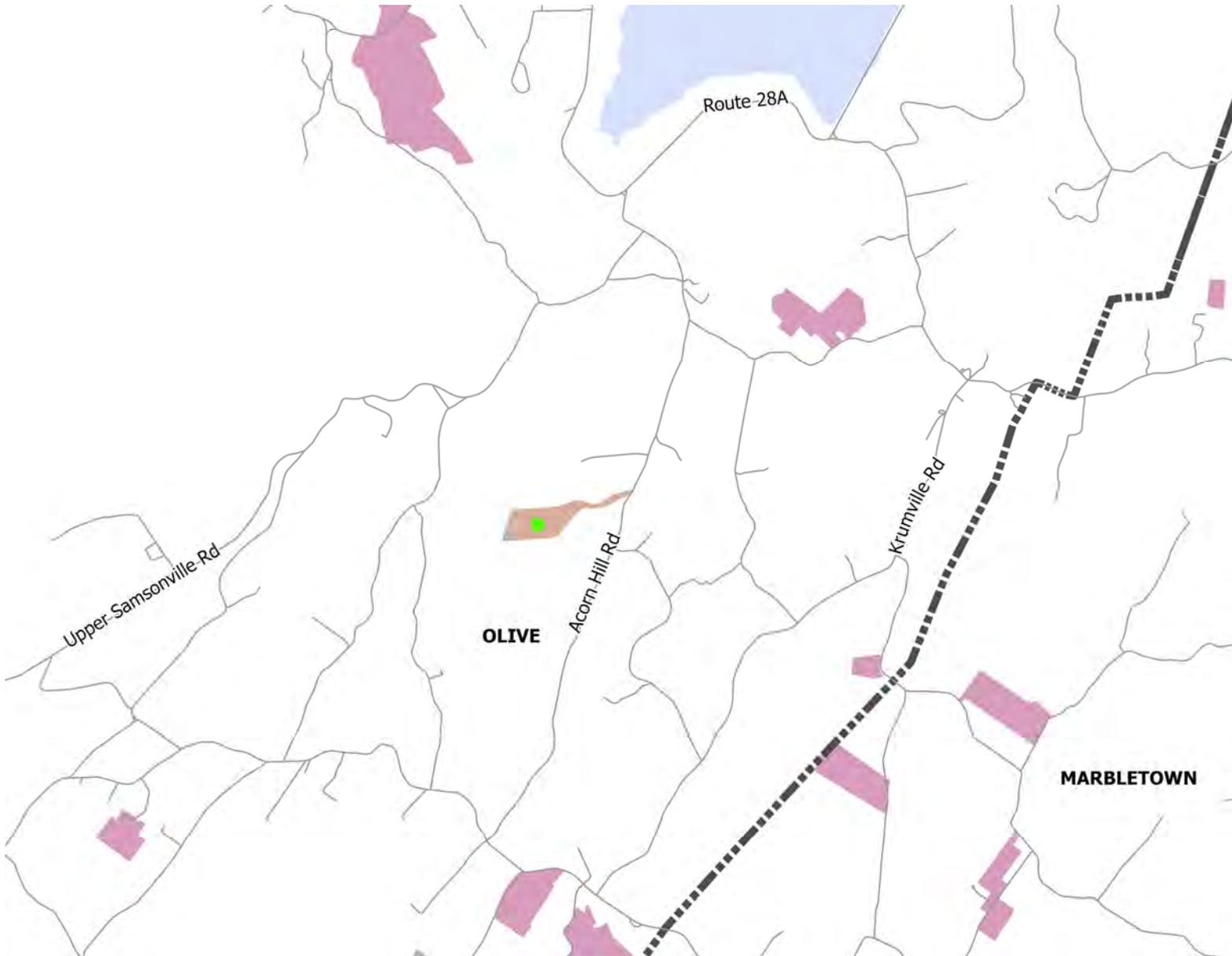
Himberger – Town of Saugerties

4 parcels – 13 acres

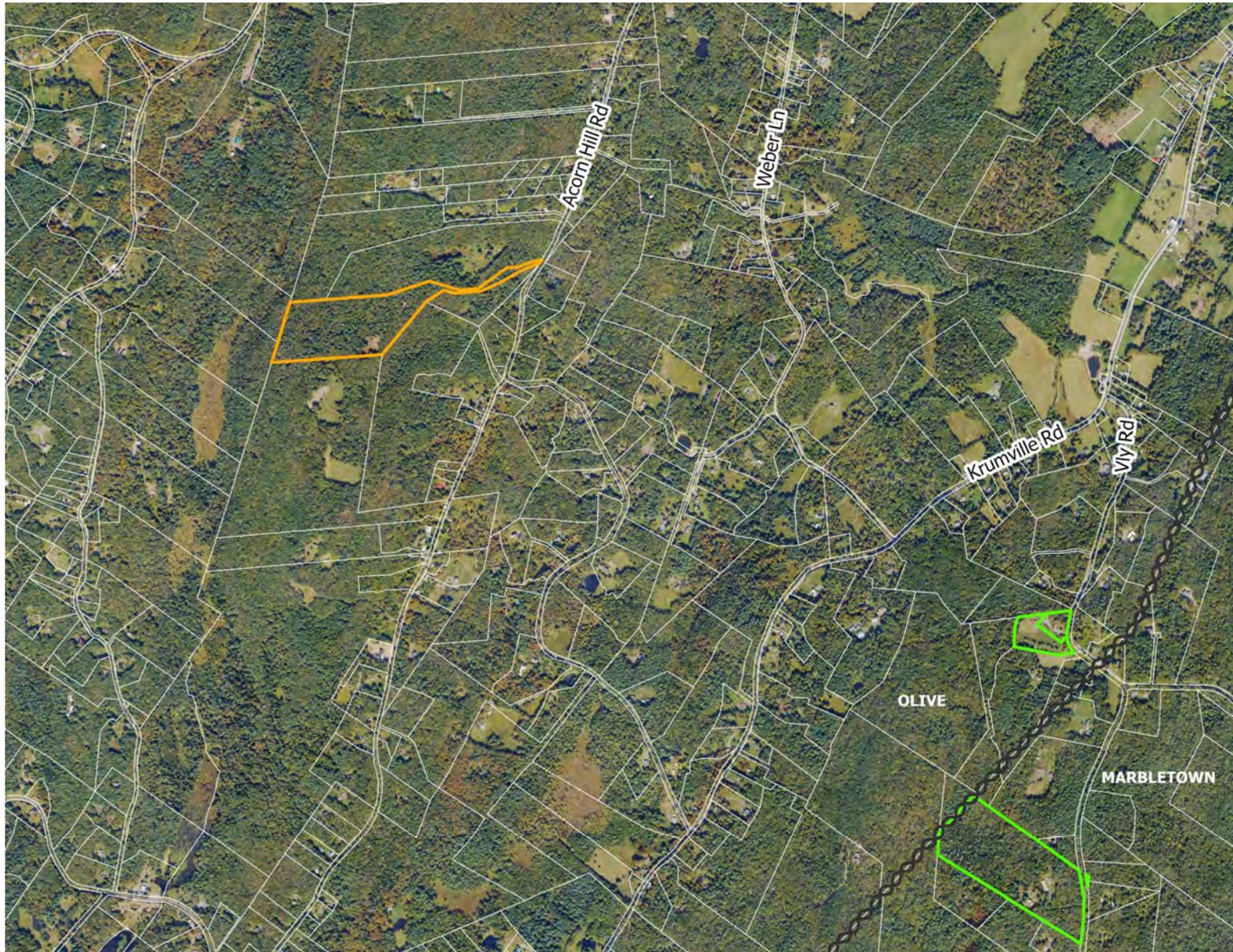
- MDR -- Moderate Density Residential Zoning District
 - Livestock and animal specialties allowed by right
 - Crops including roadside farm stands allowed by right, but not including horticulture specialties
 - Horticulture specialties require site plan review

Elmendorf – Olive

1 parcel – 24 acres



Elmendorf – Olive 1 parcel – 24 acres



Elmendorf – Olive 1 parcel – 24 acres



Elmendorf – Olive

1 parcel – 24 acres

Elmendorf Acres

- Maple sap
- Garlic (planned)
- <https://www.youtube.com/@ElmendorfAcres>

Elmendorf – Olive 1 parcel – 24 acres



Elmendorf – Olive 1 parcel – 24 acres



Elmendorf – Olive 1 parcel – 24 acres



Elmendorf – Olive

1 parcel – 24 acres



Elmendorf – Olive 1 parcel – 24 acres



Elmendorf – Olive

1 parcel – 24 acres



Elmendorf – Olive

1 parcel – 24 acres



Elmendorf – Olive

1 parcel – 24 acres



Photo taken
on another
property

Elmendorf – Olive

1 parcel – 24 acres



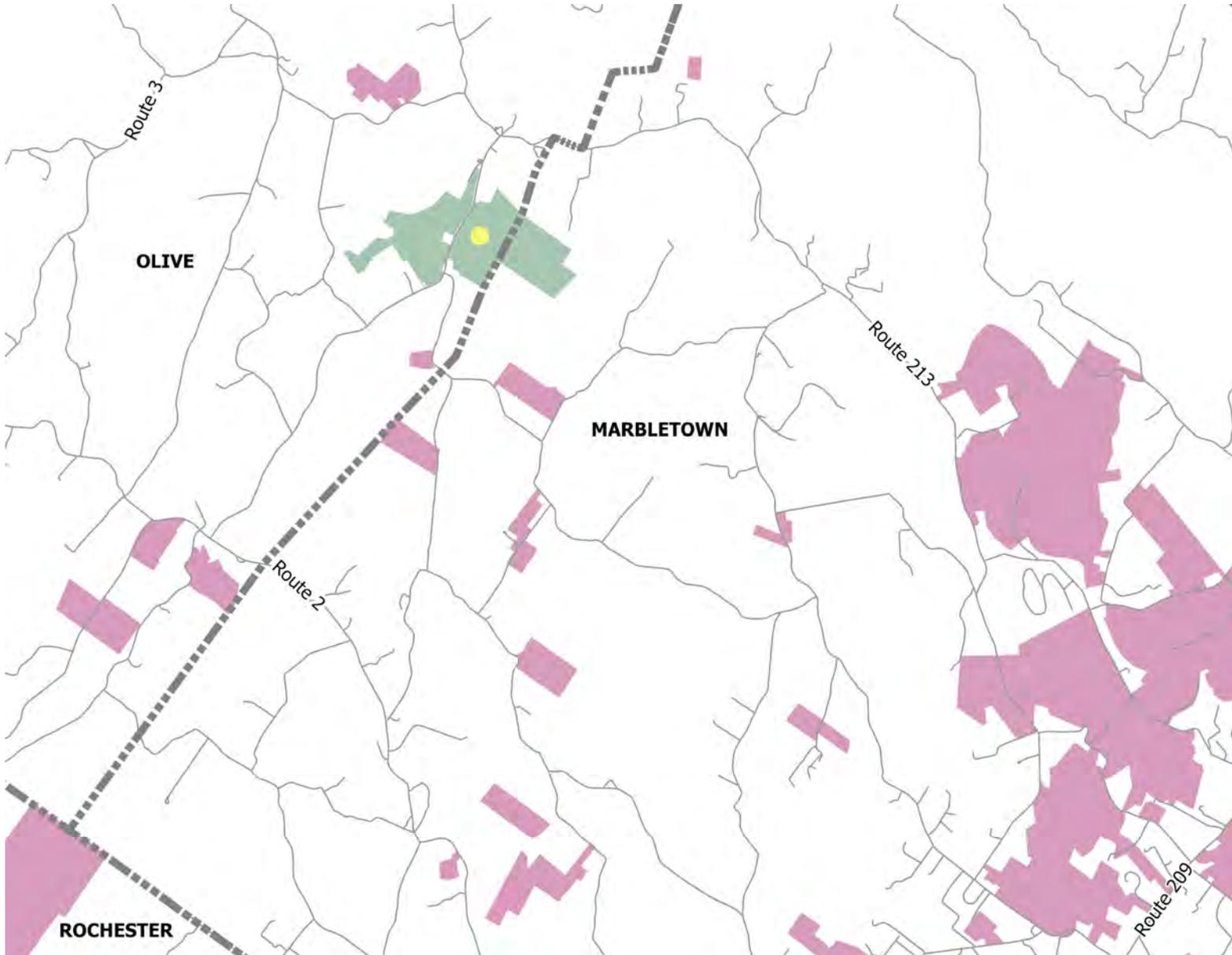
Photo taken
on another
property

Elmendorf – Olive

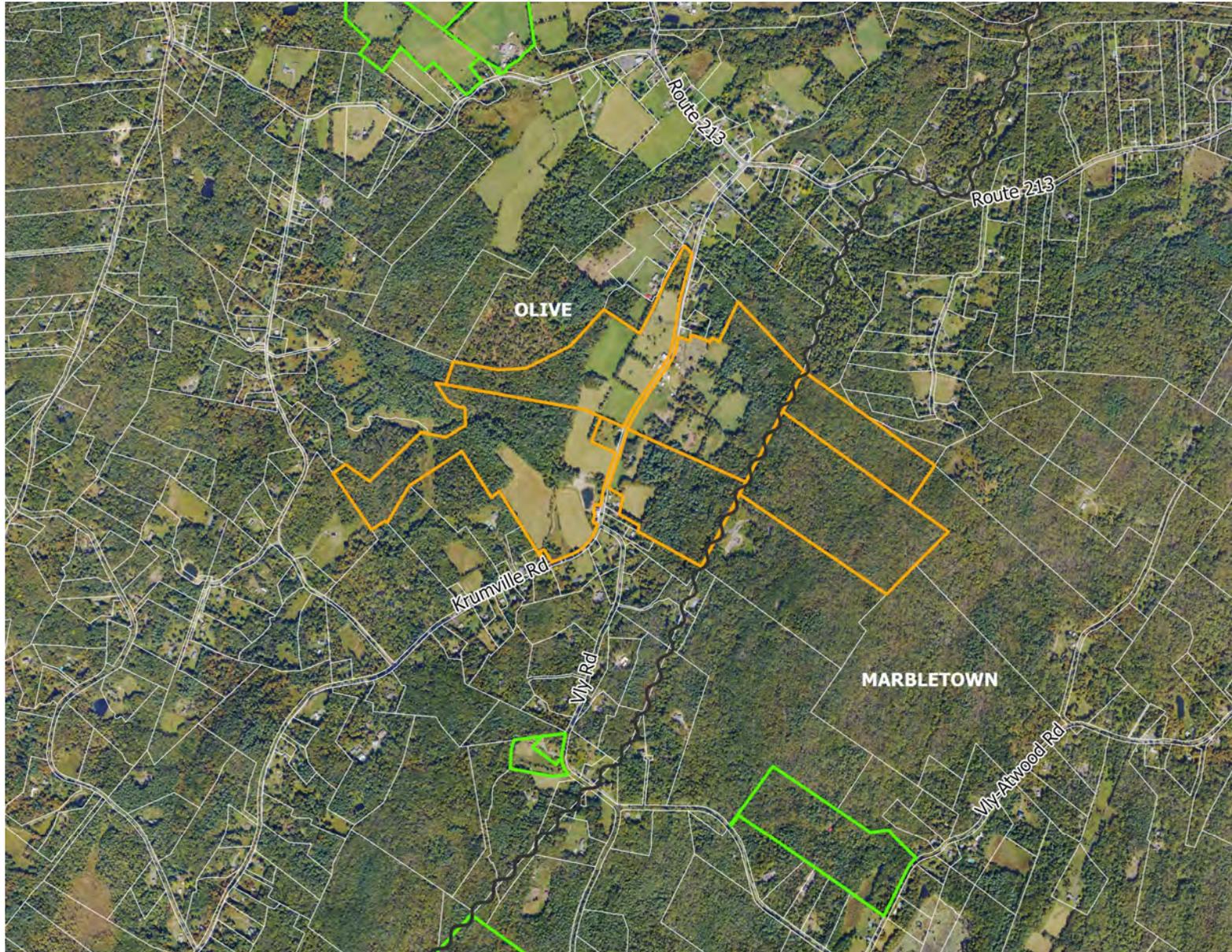
1 parcel – 24 acres

- RR-3A -- Residential Rural Zoning District
 - Farms are permitted principal uses
- Prime and Important Soils
 - OIC – Oquaga and Lordstown channery silt loam
- Hamlet of Olivebridge

Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown

4 parcels – 259 acres

Ingram Family Farm

“We are a small family run farm offering beef, pork, chicken, pastured eggs from happy hens, and seasonal vegetables on our farm stand.”

- Intro from Facebook page
- Haying – multiple hayfields in production
- Additionally, raise horses and collect maple sap
- Affiliation with [Hudson Valley Draft Horse Association](#)

Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown

4 parcels – 259 acres



Ingram – Olive and Marbletown

4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown

4 parcels – 259 acres



Ingram – Olive and Marbletown

4 parcels – 259 acres



Ingram – Olive and Marbletown

4 parcels – 259 acres



Ingram – Olive and Marbletown

4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown

4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Pasture on
Lot 37

Ingram – Olive and Marbletown 4 parcels – 259 acres



Ingram – Olive and Marbletown 4 parcels – 259 acres



Hayfield on
Lot 7.100

Ingram – Olive and Marbletown 4 parcels – 259 acres



Hayfield on
Lot 7.100

Ingram – Olive and Marbletown

4 parcels – 259 acres

- RE-1A -- Residential Exurban Zoning District (Olive)
 - Farms are permitted principal uses
- A-3 -- Agricultural-3 Zoning District (Marbletown)
 - Crop and animal production are permitted uses upon zoning permit and plot plan approval from code enforcement officer
 - Commercial poultry and egg production requires a special permit from the town planning board
 - § 200-38. Agriculture (supplementary regulations)
- Receives agricultural tax assessment in both towns
- Prime and Important Soils
 - BgC – Bath gravelly silt loam
 - LnB – Lordstown channery silt loam
 - MdB – Mardin gravelly silt loam
 - OdA – Odessa silt loam
- Hamlet of Olivebridge

RECOMMENDATION?