

PH

Town of Clinton Board,

Can I ask you what your last meal was? When it was? And where it came from? Well, I do today the lettuce from our salads was grown in a miniature hydroponic system built and maintained (with help) by my 9 year old daughter Lili. It is set up at our farm and have used it to experiment and grow a small variety of vegetables over the winter months. She is aware of the importance of agriculture and the importance of knowing where your food comes from. Were you given this kind of opportunity? If not do you wish you were?

Do you, my elected officials know what percentage of our town is in agriculture use? 36%. That is almost 1/2 of our town. That is 8,857 acres dedicated to farming and ag.

We are a 135 acre, 100% woman owned and operated farm & business. A farm, first and foremost. We quite literally took a dollar and a dream and followed all Americans aspiration. We sustain a large vegetable garden, process goats, beef cows and chickens, a pick your own flower garden, make hay and have a total of 4 acres of hops and winter barley growing which will all be turned around and used in each event held here on the farm. Our beer will be made in our small tap room and served to the public.

Our land is protected by the Winnakee Land Trust under an easement dated back to March 3rd, 2010. All of which guidelines we have and will continue to follow. Unfortunately in today's day and age farming alone is not a sustainable means to support a large plot of land, family and business. Which is why NYS Ag and Markets recognizes the use of other on site activities such as weddings, parties and special events. In such instances where the products are coming directly from the farm. Promoting the idea of farm to table.

With the support of neighbors, friends, colleagues, our local Chamber Of Commerce and Dutchess Tourism we ask and urge you not to pass tonight's moratorium. Or we ask that we and others who bring growth and sustainability into our town by hosting such events are grandfathered into said moratorium and are not affected by tonight's ruling.

Thank you for your time,

Samantha Coon

May 11, 2019

Ray Oberly, Town Supervisor
Members of the Town Board
Town of Clinton
1215 Center Road
Rhinebeck, NY, 12514

Re: Proposed Local Law No. 2 of 2019
Conference Center and Dude Ranch Moratorium

Dear Supervisor Oberly and Members of the Town Board:

This firm represents Stacey Higgins of Boss Lady, LLC, the Owner of the Old Adriance Farm, located at 148 North Creek Road, Clinton, NY, identified as tax parcel no. 6267-00-412891, and within New York State Agricultural District 20 (the "Property"). We are writing in opposition to Proposed Local Law 2 of 2019 (the "Moratorium") due to its unreasonable restriction on farming operations in Agricultural District 20 and unnecessarily broad scope.

Ms. Higgins operates a full-time farm at the Property and is seeking to supplement the farm's income with small-scale events that sell beer from hops grown on-site. In furtherance of this, Ms. Higgins is seeking to construct an event pavilion with a capacity of 100 people. She has already applied to the Planning Board for site plan approval but will be unable to proceed if the Moratorium, in its current form, is adopted.

The Moratorium Cannot Apply to Agricultural Operations

Pursuant to New York State Agriculture and Markets Law ("AML") § 305-a, a local government, in enacting and administering its local laws, "shall not unreasonably restrict or regulate farm operations within agricultural districts in contravention of the purposes of this article unless it can be shown that the public health or safety is threatened."

The Department of Agriculture and Markets ("Department") has concluded that on-farm wedding receptions, parties and special events, including charitable events, held at farms, which market their crops as wine, beer, cider and distilled spirits, help market the farm operation's product. A copy of the Department's Guidelines for Review of Local Laws Affecting Farm Operations which Produce, Prepare and Market Crops for Wine, Beer, Cider and Distilled Spirits is enclosed herewith for your reference.

The Old Adriance Farm, which is growing hops for beer production and which is located in Agricultural District 20, fits squarely within the Department's guidelines for on-site

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marketing.

In applying AML § 305-a, the Department has repeatedly looked at local moratoria concerning agricultural practices with disfavor. See Department Determinations 2001-2 and 2001-3, both of which found that local moratoria that prohibit arguably undesirable agricultural practices such as spreading manure and erecting concentrated animal feeding operations violated AML § 305-a. The Department has also found that moratoria that do not directly prohibit agricultural practice may still violate the AML. See Determination 2003-2, in which the Department found that a 6-month moratorium on “commercial and industrial development” within the Town appeared to unreasonably restrict farm operations, as it prevented local farmers from applying for requisite approvals for the erection of a new poultry facility.

Just as in the above cases, a blanket moratorium on conference centers and dude ranches would violate AML § 305-a to the extent that it unreasonably restricts or regulates farm operations such as the Old Adriance Farm. The Moratorium would directly interfere with the Old Adriance Farm operation without adequate justification, and deprive Ms. Higgins of the opportunity to market the farm’s products and support the farm’s economic viability.

Accordingly, we urge the Town Board not to adopt the Moratorium as drafted unless an exemption is included to exclude on-farm marketing activities in an agricultural district from the moratorium.

The Moratorium Unfairly Targets Persons Seeking Approvals

It is common knowledge that several large properties within the Town are being used for large events, and even a hotel, without approval. We note that the moratorium will unfairly impact those seeking to comply with the Zoning Law by obtaining the proper approvals, and will do nothing to stop those already operating illegally. In recognition of this inequity, the Town Board should amend the Moratorium to exempt any application for a Conference Center or Dude Ranch that was submitted prior to the adoption of the Moratorium.

The Scope of the Moratorium Should Be Modified to Exempt Small Operations

Lastly, the scope of the Moratorium should be modified so that it only applies to proposed Conference Centers and Dude Ranches accommodating more than 150 persons. A moratorium that infringes on property rights must be a reasonable, necessary, and limited response to a genuine threat to the community. A 150 person threshold provides a more reasonable basis for the Town to be able to claim that additional regulation is necessary to prevent harm to the community. Smaller projects, such as the proposed pavilion at Old Adriance Farm, do not pose a large harm to the community and should be excluded from the Moratorium.

Conclusion

We urge the Town Board to reconsider the scope of the Moratorium and to exempt on-farm marketing activities in an agricultural district and small-scale conference centers/dude ranches. We also question the fairness of the Moratorium given that it will only prevent persons seeking to comply with the Zoning Law from operating, while allowing existing unlicensed event spaces to continue to operate.

Thank you for the opportunity to provide comments. Please do not hesitate to contact me with any questions regarding the foregoing.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Polidoro', with a long horizontal flourish extending to the right.

Victoria L. Polidoro



**WINNAKEE
LAND TRUST**

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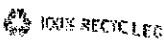
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Winnakee Land Trust
Post Office Box 619
Rhinebeck, NY 12572
845.876.0333
winnakee.org



August 30, 2017

Mr. Chris Montalto
Law Office of Christopher A. Montalto
25 Market Street, Suite 700
Poughkeepsie, New York 12601

Re: Samantha Coon and Stacy Higgins in their purchase of the so-called
Adriance Farm which is subject to a Winnakee Conservation Easement

Dear Mr. Montalto:

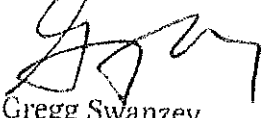
We understand you are representing Samantha Coon and Stacy Higgins
in their purchase of the so-called Adriance Farm which is subject to a
Winnakee Conservation Easement. As you say, they have discussed with
us at a meeting at our offices their intended use of the property, and we
gave a verbal approval as per what was discussed.

Please consider this letter a written confirmation of Winnakee Land
Trust's approval, so they can proceed with the purchase. Specifically, we
understand that they intend to use the land for crop farming, including
Christmas trees, pumpkins, barley and hops; the raising of livestock; and
for the operation of a small farmstand; operation of a small
brewery/tasting room; and for use as a wedding/event venue.

We are of the opinion that if NY Ag and Markets considers use or activity
on the property to be consistent with agricultural uses and best practices
we would be supportive. Aside from that, I am attaching the original
easement for the land that outlines in detail the terms of the easement
and a prescription for process as plans for the parcel move forward. If any
approvals from us are needed, for example, we will do everything we can
to be responsive and expedite that process.

Please feel free to email or call me if you'd like to discuss this further.
Likewise, pass along our best regards and wishes for success to Samantha
Coon and Stacy Higgins.

Thank you,


Gregg Swanzey
Executive Director

*The Mission of Winnakee Land Trust is to protect and preserve the natural, agricultural, recreational,
architectural, cultural, scenic, historical, and open space resources of northern Dutchess County.
This includes farmland, viewsheds, wetlands, wildlife habitats, and undisturbed natural areas.*



DUTCHESS TOURISM

HUDSON VALLEY REGION NEW YORK

May 13, 2019

Town of Clinton Supervisor
1215 Centre Road
Rhinebeck, NY 12572

Dear Supervisor Oberly,

As the President and CEO of Dutchess Tourism, I am writing to express my support for Old Adriance Farm and its efforts to bring visitors to the Town of Clinton.

As a historic 135-acre farm, Old Adriance Farm is an agricultural asset and their efforts to draw tourists through events and weddings strengthen the local economy by increasing visitation and tourism. In 2017, visitor spending was over \$601.5 million and local sales taxes exceeded \$43 million, with over 11,200 jobs sustained by tourism in Dutchess County.

Thank you for your consideration of this letter of support.

Sincerely,

Mary Kay Vrba
President & CEO
Dutchess Tourism, Inc.

3 NEPTUNE ROAD, SUITE A11A, POUGHKEEPSIE, NEW YORK 12601
845/463-4000 • 800/445-3131 • www.dutchesstourism.com

The programs provided by this agency are partially funded by monies received from the County of Dutchess.

Guideline for Review of Local Laws Affecting Farm Operations Which Produce, Prepare and Market Crops for Wine, Beer, Cider and Distilled Spirits

The following Agriculture and Markets Law (AML) provisions are relevant when evaluating whether farms which produce, prepare and market crops for wine, beer, cider and distilled spirits are protected as a "farm operation" for purposes of AML §305-a¹ :

AML §301(11) "farm operation" – "...means the land and on-farm buildings, equipment,... and practices which contribute to the **production, preparation and marketing of crops, livestock and livestock products** as a commercial enterprise. ... 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." (emphasis added)

Definition of "**crops, livestock and livestock products**" as contained in AML §301(2) (a) includes, but is not limited to "...corn, wheat, oats, rye, barley..." and [hops] and §301(2) (b) "[f]ruits," including "...apples, peaches, grapes, cherries and berries."

The on-farm "**production, preparation and marketing**" [AML §301(11)] of grains, grapes and other fruits are considered part of a farm operation. The Department considers agricultural commodities produced "on-farm" to include any products that may have been produced by a farmer on his or her "farm operation," which could include a number of parcels owned or leased by that farmer throughout a town, county, or the State.

The Department considers the processing, distillation, brewing and fermentation activity and the on-farm buildings and equipment which are needed to produce, store, distill, brew and/or ferment grains, grapes or other fruits as part of the farm operation to the extent that the distilled or brewed product, cider and/or wine that is prepared is composed predominantly of grain, hops, grapes or other fruits produced on the farm.^{2,3} In addition, the on-farm marketing of distilled and brewed products, cider and wine, when the distilled and brewed products, cider and wine is composed predominantly of on-farm produced grain, hops, grapes or other fruits, is part of the farm operation.

¹ Please see the Department's *Guideline for Review of Local Laws Affecting Preparation and Marketing Activities by Start-Up Farm Operations* for information about how the Department evaluates start-up farms that use their crops for the production and sale of beverages and other value-added products.

² On an annual basis, distilled or brewed products, cider and wine must be composed of 51% or more on-farm produced grains, hops, grapes or other fruits (if grapes or fruits are imported as whole fruit, then gross weight of the on-farm produced grapes/fruit must be at least 51% of the finished wine; if juice is imported, then the gross volume of juice from on-farm produced grapes/fruit must be at least 51% of the finished wine). Therefore, while an individual alcoholic beverage may be produced at the farm entirely from off-farm agricultural crops, at least 51% of the agricultural crops used to produce all of the farm's alcoholic beverages, on an annual basis, must be from the farm's own production. The farm must also grow a portion of each of the major ingredients used to make the alcoholic beverage. For example, a farm that wants to market its crops as beer must grow both grains and hops.

³ While the Department sets standards for protection of "farm operations," the Alcoholic Beverage Control Law (ABC Law) provides the standards which must be met for farm brewery, cidery, winery and distillery licenses. Licensees must comply with the ABC Law standards to qualify for their licenses. While a license issued by the State Liquor Authority may allow for the sale of alcoholic beverages which are not made from crops grown by the farm, the Department does not consider such beverages to be part of a farm operation. Therefore, the production and sale of such beverages would not be protected under AML §305-a.

On-farm marketing of distilled, brewed, cider and wine-related products (e.g., food products such as cheese, pies and ice cream made with wine or on-farm produced fruit⁴, as well as products used for transport, preparation and consumption of distilled or brewed products, cider or wine, such as shot glasses, cork screws, chillers and wine/beer/cider glasses) is also part of the farm operation when the amount of annual sales of such products is consistent with the size and scope of the farm operation and is incidental to the annual sales of the farm's distilled or brewed products or wine. **Farm operations must keep sufficient records to prove that these requirements are met.** The needs of "start-up" farm operations should also be considered. These farms often start out selling distilled or brewed products, cider and/or wine which is composed entirely, or primarily, of grain, hops, grapes/fruit grown off the farm in order to develop a customer base and maintain income while their crop (such as hops or grains) or vines/fruit trees are growing. These farms should be allowed a reasonable period of time to meet the predominance standard.⁵

MARKETING ACTIVITIES (e.g., WEDDING RECEPTIONS, PARTIES and SPECIAL EVENTS)

The Department has concluded that on-farm wedding receptions, parties and special events (e.g., harvest festivals or distillery, brewery, cidery and wine tastings), including charitable events, held at farms which market their crops as wine, beer, cider and distilled spirits, help market the farm operation's product. These activities are evaluated on a case-by-case basis to determine whether they are protected as part of the farm operation. The Department interprets AML §301(11) to include such receptions, parties and special events held on-farm as part of a farm operation under certain conditions. The events, whether public or private, must be: 1) directly related to the sale and promotion of the beverage produced at the farm (from at least 51% on-farm produced grain, hops, grapes/fruit/juice); 2) incidental and subordinate to the retail sale of the beverage on-site; 3) hosted by the farm or customers of the farm (not outside, unrelated parties); and 4) feature the beverage produced at the farm (from at least 51% on-farm produced grain, hops, grapes/fruit/juice).

The Department considers events to be "incidental" only when the gross annual sales from the non-beverage portion of event sales (including any facility rental/vendor fees, admission fees, catering charges, sales of other alcoholic beverages, etc.) does not exceed 30% of total gross sales from the retail sale on-site of the beverage produced at the farm (from at least 51% on-farm produced grain, hops, grapes/fruit/juice) at such events, plus the retail sale of any other crops, livestock or products or beverage-related food products (produced on the farm) that may be sold at such events.⁶ All products must be sold at a cost no higher than the current retail price of such products sold at the farm. **Farm operations must keep**

⁴ Food products must be composed predominantly (at least 51%) of the farm's wine or fruit. Please see the Department's *Guidelines for Review of Local Laws Affecting Direct Farm Marketing Activities*, "On-farm preparation of processed foods."

⁵ Please see the Department's *Guidelines for Review of Local Laws Affecting Preparation and Marketing Activities by Start-Up Farm Operations* for the Department's view of reasonable time frames for various crops.

⁶ When farm event customers arrange for their own catering, alcoholic beverage service, etc., and the farm does not charge for such items, these costs would not, of course, be counted as gross sales to the farm. Admission fees or minimum donations which are donated to a charity are also not subject to this condition. Further, the fact that admission fees or all, or a portion of, sales from the event are donated to a charity does not mean that the primary purpose is not to market the farm's distilled or brewed products, cider or wine. The Department evaluates all AML §305-a matters on a case-by-case basis. Therefore, if necessary, the Department would examine the specific event(s) to determine whether it is part of the farm operation.

sufficient records to prove that this requirement is met. Further, local governments can require the farm to submit an annual report to the locality showing that these conditions have been met.

In cases where the farm operation holds a special event as part of its overall marketing strategy, the event is open to the general public, and no admission, facility rental or vendor fees are involved, an evaluation of fees versus sales of the farm's distilled or brewed products, cider and/or wine and wine-related food products would be unnecessary.

In all cases where on-farm wedding receptions, parties and special events are offered, the primary purpose of the events must be to market the farm's distilled or brewed products, cider and/or wines and the events must be sufficiently related to the farm operation. The Department examines the specific activities/events to determine whether they are part of the farm operation. In addition, these activities are subject to any State or federal requirements applicable to the processing, storage and sale of alcoholic products.

Information concerning the marketing of product grown and produced on the farm may be obtained from the *Guideline for Review of Local Laws Affecting Direct Farm Marketing Activities* (<http://www.agriculture.ny.gov/AP/agsservices/guidancedocuments/305-aFarmMarket.pdf>).

**CAN THE TYPES OF MARKETING ACTIVITIES CONDUCTED BY A FARM BE LIMITED?
CAN THE NUMBER AND SIZE OF RECEPTIONS, PARTIES AND SPECIAL EVENTS BE LIMITED?**

The types, size and scope of marketing activities that a farm growing crops for beverage production needs varies depending upon the amount of crops that the farm grows and uses for its beverage products and how the farm wishes to market its crops. Farms may market their beverages through a variety of methods: tastings, food pairings, beverage-themed dinners, wedding receptions, parties, fundraisers, etc. The Department considers these practices as part of the farm operation as long as the farm produces enough of its own crops or livestock to substantiate the need for these types of marketing tools. For example, a start-up farm that only grows a minimal amount of crops (and consequently a limited amount of beverages) would not require the same marketing tools as a larger, established farm.

The Department evaluates whether local restrictions, such as limits on the number and size of special events, are unreasonably restrictive of a farm operation. Therefore, a farm that has a limited amount of crop-based beverages to sell, 1,000 gallons of wine for example, would not need multiple, large-scale events to market such beverages. The size and number of events can be limited each year, based upon the previous year's production.

CONDITIONS TO ENSURE THAT THE PRIMARY PURPOSE OF RECEPTIONS, PARTIES AND SPECIAL EVENTS IS TO MARKET FARM'S DISTILLED OR BREWED PRODUCTS, CIDER AND/OR WINES; AND TO ENSURE THAT THE EVENTS ARE SUFFICIENTLY RELATED TO THE FARM OPERATION

In addition to the conditions discussed on page 2:

- The farm's distilled or brewed products, cider and/or wines must be prominently featured at all locations in which the event is conducted on the site. Marketing materials (e.g., brochures, pamphlets, presentations, photos, branded items, etc.) must be prominently displayed; and the farm's distilled or brewed products,

cider and/or wines must be available for purchase at all locations and for the duration of the event.

- Any person serving the farm's distilled or brewed products, cider and/or wines must be thoroughly familiar with the farm and the products being served (not just a bartender); and the farm can only charge the customer for this service to the extent allowed by the ABC Law.

LOCAL PERMITS AND APPROVALS FOR MARKETING ACTIVITIES

In regulating these activities, local governments may require farm landowners that hold such events to undergo an expedited site plan review process and/or obtain an event permit from the regulating municipality. The Department discusses an expedited site plan review process in its *Guideline for the Review of Local Zoning and Planning Laws* (<http://www.agriculture.ny.gov/AP/agsservices/guidancedocuments/305-aZoningGuidelines.pdf>). If the municipality requires the farm landowner to obtain an event permit, the permit should be issued on an expedited basis and not be excessively costly to obtain. For example, an event permit application meeting these standards might request information on such things as the date(s) of the event, type of event being held, the anticipated number of people in attendance, parking, whether catered food or food prepared on-site, the fee charged to rent the facility or the cost of admission and a description of the buildings to be used during the event. The permit could also make provisions for any inspections that must be made by the Code Enforcement Officer/Building Inspector, Fire Marshall and/or Health Department, and other reasonable requirements that may be pertinent to the holding of such events.

While special use permits should not generally be required for a farm that markets through a limited number of small scale events; farms which market their crop-based beverages through multiple, large-scale events on a regular basis could be required to obtain a special use permit. The Department supports such an approach, in certain cases, when the permit process is streamlined, since it allows local governments to comprehensively address specific facts and circumstances presented by the farm's events. If a farm claims that the process to obtain a permit, or the conditions imposed, are unreasonably restrictive, the Department could review the matter under AML §305-a.

The Department reviews all matters under AML §305-a on a case-by-case basis. A Department determination that a farm's marketing activities are part of a farm operation and, therefore, eligible for protection under AML §305-a; does not extend to the sale of products or the use of marketing activities that were not reviewed by the Department. Therefore, a local approval based upon the Department's enforcement of AML §305-a could be revoked if the farm changes the products that it sells or the marketing activities used.

WHAT TYPES OF ACTIVITIES CAN BE OFFERED AT A FARM'S MARKETING EVENTS?

While events held at a farm which markets its crops as beverages may generally be considered part of a farm operation; not all activities which may be offered at such events are part of a farm operation. Specific marketing activities, and the components of those activities, are evaluated on a case-by-case basis. For example, the Department previously found that the following activities/uses at a certain farm's festival were not part of the farm operation: hot air balloon rides, fireworks, pedal karts, cow train and activities such as a jumping pillow and gemstone mining. The town involved in that matter explored a site plan review law to examine public events/venues and gatherings at farms.

The Department carefully evaluates farm marketing activities to ensure that the primary purpose of the events is to sell the farm's products; and that the activities are sufficiently related to the farm. For example, a corn cannon and pumpkin launcher were found to be part of the referenced farm's protected marketing activities since the farm's products were sold and directly used for the activity.



Dutchess County Agriculture

Dutchess County agriculture comprises over 170,000 of the county's 512,000 total acres (30%). Our farms produce a total of \$44.8 million in goods and are a large part of the county's \$438 million. Agriculture is one of the county's largest industries; its diversity and impact on the local economy is substantial.



Meadowland Farmstand. Photo credit Sean Carroll

Agriculture in Clinton

The Town of Clinton's 1991 Master Plan for the land within the Agricultural District limits uses to very low density/ Agricultural Residential (5 acres) and low density residential (3 acres). This master plan, currently being revised, supports the agricultural use and promotes its conservation in very specific terms. Clinton's 1999 Zoning Ordinance includes a Conservation Agricultural Residential District that is geared toward encouraging farm uses and protecting farmlands. A recent initiative to define a "town center" would have the complementary effect of stabilizing the rural countryside around it by focusing development in more appropriate areas. The amount of land in the agricultural district in the Town of Clinton grew from 7,132 in 2008 to 8,857 acres in 2018; a significant increase of 24%.

A Closer Look

Communities in Dutchess County contain a diverse range of farm enterprises, from dairy, livestock and field crops to horses, orchards, and vineyards. Many of the farms produce a variety of goods as well. For example, some dairy farms also produce hay or grains. However, if the majority of the farm's income is generated from dairy, dairy is considered the enterprise. Farm enterprise types were developed from documentation provided by the New York State Department of Agriculture and Markets; they were then aggregated into larger categories for simplification.

It is important first to note that this data is based on farm parcel data collected, and therefore does not necessarily reflect the number of actual farms. For example, one farm could have one or several parcels. Farm property includes all the property tax

parcels owned and/or operated on by a farm operation. Actual cropped or pasture area may be less than the area of the entire farm property.

Figure 2 (reverse side) illustrates the relative acreage distribution of farm enterprises in the town of Clinton. The largest segment (by acreage) is *Production Agriculture*, with farming on 4,079 acres of property. *Horse farms* are another particularly large agricultural enterprise in Clinton, consisting of 1,543 acres.

Most farms in Dutchess County are small farms, grossing less than \$10,000 in annual sales. These farms also typically make fewer capital investments. The town of Clinton is not an exception. There are far more farms with capital investments in the 'Below \$10,000' category than there are in the other 5 categories (see Figure 3).

The high number of farms in Clinton with less than

Table 1. Farms and Acreage in Clinton

Number of Farm Parcels	276
Average Size of Ag Parcel	32 acres
Land in Farms	8,857 acres
Total Land in Clinton	24,846 acres
Percentage of Town in Agricultural Use	36%

Town of Clinton

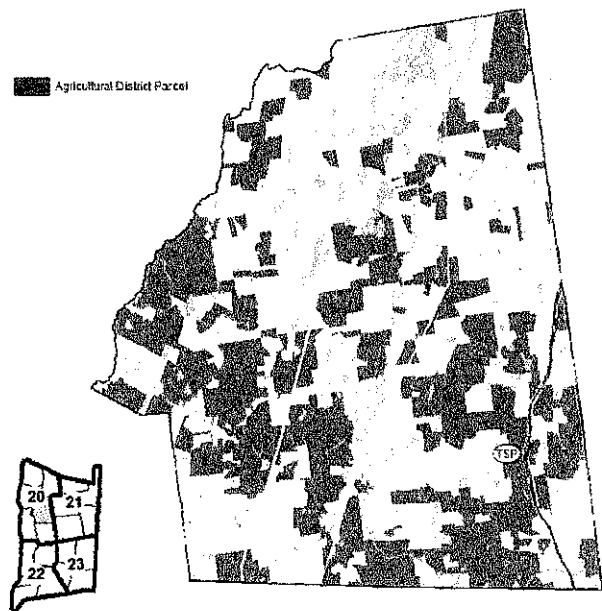


Figure 1. Map of Town of Clinton in Agricultural District 20

\$10,000 in annual sales and capital investment may be somewhat skewed by agricultural "buffer" properties, which are typically not in agricultural production and don't generate sales nor require capital investment, but rather act as vacant or open space parcels that border farm property or could potentially be used for farming operations.

In terms of the economic benefits for Dutchess County and the region as a whole, small farms generate significant dollars that are then spent on investments (equipment, vet fees, etc.) that fuel the local economy. Larger farm operations, although fewer in number, generate higher gross sales and capital investment. A considerable number of Clinton's farm parcels (72) invested between \$10,000 and \$100,000, while 52 invested \$100,000 or more (figure 3). These figures are important to consider when looking at the impact of agriculture in the county, as a large portion of these capital investments go back into the local economy.

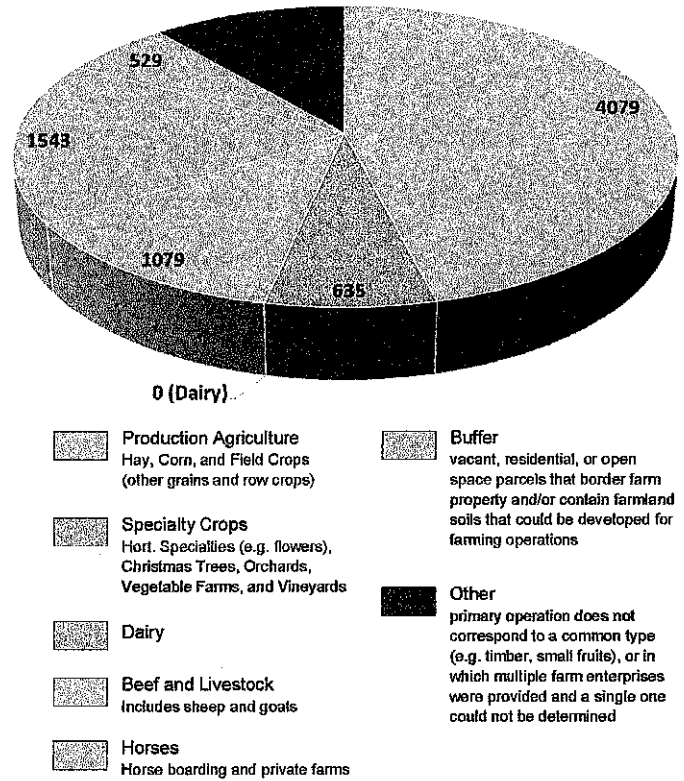


Figure 2. Acreage Distribution by Farm Enterprise Category

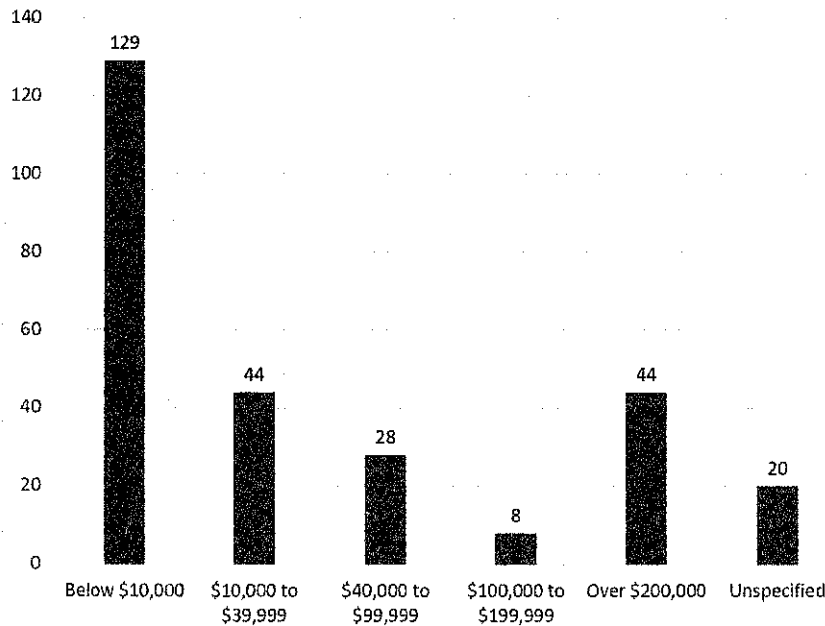
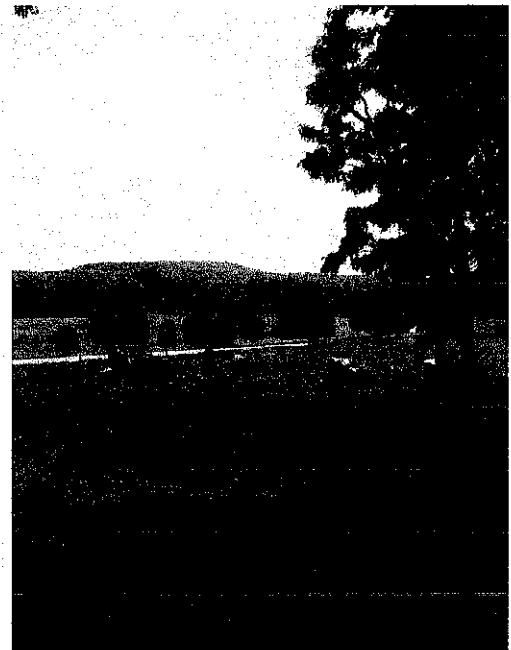


Figure 3. Number of Farms Parcels by reported Capital Investment



Cattle on a farm in Clinton. Photo credit Sean Carroll

Sources:

Agricultural District Recertification Process 2015 for 2016 Recertification. Cornell Cooperative Extension Dutchess County. April 2016. Updated 2018.

Census and Demographics. Dutchess County Department of Planning and Development. Retrieved from <http://co.dutchess.ny.us/countygov/departments/planning/plcensus.htm>, June 2015.

CCEDC provides equal program and employment opportunities. The programs provided by this agency are partially funded by monies received from the County of Dutchess.

Boss Loan



Department of Taxation and Finance
Office of Real Property Tax Services

Agricultural Assessment Application For the 20__ Assessment Roll

RP-305
1/17
FEB 27 2016
m

Renewal Form RP-305-r may be filed with the Assessor for each year hereafter if this application is approved and there are no changes in any information entered on this application form.

To be Completed by the Assessor

Application date	Tax Map number	Exemption amount \$	Exemption code
<input type="checkbox"/> Soil maps filed on _____ <input type="checkbox"/> Soil group worksheet filed on _____ <input type="checkbox"/> Soil map or soil worksheet modification (use Form RP-305-d) Sent _____ Received _____ <input type="checkbox"/> Property located in an established agricultural district? Yes <input type="checkbox"/> No <input type="checkbox"/> <input type="checkbox"/> Form RP-305-a sent		<input type="checkbox"/> 41750 - County Formed Ag. District <input type="checkbox"/> 41750 - Outside Ag. District <input type="checkbox"/> 41750 - New orchard/vineyard	
Assessor's signature		Date	

Information to be Completed by Applicant

Tax Map number 6267-00-412891	Acres 136.00	Is parcel in an agricultural district? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, provide County District number: 6267-00-412891-0000
Mailing address Stacey Higgins <small>Landowner name</small> 148 North Creek Rd <small>Number and street</small> Staatsburg NY 12580 <small>City State ZIP code</small> Telephone Day number: (845) 773-9074 Evening number: (845) 243-1260 Email address: Oldadniance Farm @ gmail.com		Property location Mark an X in the box if same as mailing address: <input checked="" type="checkbox"/> or error below Number and street City State ZIP code County Town Village

Certification of Applicant

I, **Stacey Higgins**, certify that the information entered on this application constitutes a true statement of facts to the best of my knowledge and that all lands described are used for the purposes stated herein. I have read the notice on page 4 explaining the consequences for converting land to a nonagricultural use and understand the consequences of this parcel being subject to payments based upon the amount of taxes saved.

Date: **2/26/18** Signature of owner: *[Signature]*

Penalty for false statements: A person making false statements on an application for exemption is guilty of an offense punishable by law.

authorized under the Education Law to practice massage therapy, offices of persons licensed or otherwise authorized by the Education Law as physical therapists or physical therapist assistants and electrolysis, karate, judo and dance studios are not to be considered adult physical contact establishments.

Ø NUDE MODEL STUDIO -- Any place where a person who appears seminude, in a state of nudity, or who displays "specified anatomical areas" and is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. "Nude model studio" shall not include a proprietary school licensed by the State of New York or a college, junior college or university supported entirely or in part by public taxation; a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or in a structure:

- (i) That has no sign visible from the exterior of the structure and no other advertising that indicates a nude or seminude person is available for viewing; and
- (ii) Where in order to participate in a class a student must enroll at least three (3) days in advance of the class; and
- (iii) Where no more than one (1) nude or seminude model is on the premises at any one (1) time.

~~AGRICULTURE~~ ~~AGRICULTURAL USES~~ The employment of land for raising, harvesting, keeping, and selling crops or feed, and for keeping, grazing, breeding, managing, selling or producing livestock, poultry, fur-bearing animals or honeybees, or dairying and the sale of dairy products, or any other horticulture, floriculture or viticulture, aquaculture, hydroponics, silviculture, animal husbandry, or a combination thereof. It also includes the employment of land, including for the primary purpose of obtaining a profit, for stabling or training equines, including but not limited to providing riding lessons, training clinics and schooling shows, including other on-farm niche marketing promotions.

AGRICULTURAL DISTRICT -- Shall mean a district established pursuant to ~~Article 25-AA~~ of the Agriculture and Markets Law. A parcel of land which has received such designation under the requirements of agricultural district legislation of New York, Article 25-AA, Agricultural Districts, of the New York Agriculture and Markets Law.

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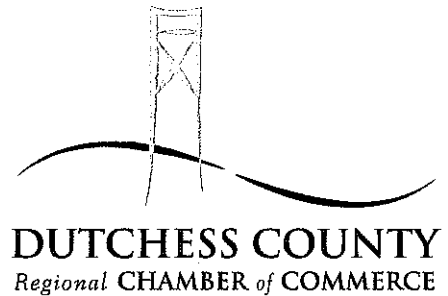
Walkway Over the Hudson

Julia Kammerer

CareMount Medical

May 14, 2019

Town of Clinton Supervisor and Board Members
1215 Centre Road
Rhinebeck, NY 12572



One Civic Center Plaza, 4th Floor
Poughkeepsie, New York 12601
Tel: 845.454.1700 | Fax: 845.454.1702

Re: Old Adriance Farm

Dear Town of Clinton Supervisor and Board Members:

I am writing in support of Old Adriance Farm, located at 148 North Creek Road in Staatsburg, New York.

By design, the Old Adriance Farm is an enhancement to the business community; it adds tremendous value to the growing agri-tourism market, adds sales tax revenue and economic impact to further strengthen our economy in Dutchess County and is widely supported by the community. Old Adriance Farm, and its historic 135-acres, is an agricultural asset and their efforts to draw tourists through their reasonably-sized events and weddings will increase the local economy, visitation to the area, and tourism.

Restricting Old Adriance Farm's operation in support of Proposed Local Law 2 of 2019 (the "Moratorium") will unfairly impact a valuable local business seeking to expand their operations, and comply with the Zoning Law, by obtaining the proper approvals, and furthermore, will do nothing to stop those already operating illegally. This restriction will only harm those, such as Old Adriance Farm, who are attempting to sustain their operations while complying with regulations.

Our region prides itself on an affinity for thriving tourism and an economically engaged business community. Since 1907, our local organization has advocated on behalf of a fair business environment where all can thrive. Let the record show, the Dutchess County Regional Chamber of Commerce opposes the unreasonable restriction or regulation of businesses that are in compliance or are currently working towards compliance with local, state and federal agencies. A moratorium will only stifle the ability for Old Adriance Farm to continue operations, and may not only cause them to lose their business, but also may cause them to lose their farm. We urge the Board of Directors to work with the owners to foster an amicable solution.

On behalf of the Chamber's Board of Directors and membership, I ask that you support the progress of this business and do not restrict its operations.

Thank you for your consideration.

Sincerely yours,


Frank M. Castella, Jr.
President & CEO