



# DUTCHESS LAND CONSERVANCY

PRESERVING OPEN LAND IN DUTCHESS COUNTY

## Proposed Farmland Protection Project

### Background:

The New York State Department of Agriculture and Markets has released a Request for Applications to their state-wide Farmland Protection Implementation Grants (FPIG) Program – Round 17B Farm Operations in Transition Program. Dutchess Land Conservancy wishes to submit an application for financial assistance in purchasing development rights of the Meadowland Farm property, which lies entirely within the Town of Clinton. To submit a qualifying application, the Department of Agriculture and Markets requires a letter of endorsement from each municipality in which the proposed project is located. Dutchess Land Conservancy respectfully requests a letter of endorsement from the Town of Clinton to support our application.

### Meadowland Farm:

The 117-acre Meadowland Farm property has frontage on Schultzville Road and Salt Point Turnpike; two well-traveled roads in the Town of Clinton. The landowner, Louie Fields, LLC is proposing protecting 116 of the total 117 acres. Judah and Michele Kraushaar, sole members of Louie Fields, LLC, have made the farm available to farmers in need of land, in particular as a learning ground for young and beginning farmers. The property supports two farm operations; a diversified, organic and biodynamic vegetable and fruit operation run by MaryKate Chillemi and Chris Hausman since 2016, and a hormone free, grass-fed beef, woodland-grazed pork and free-range poultry operation known as Premiere Pastures, managed by Jon McDonald. The Kraushaars play an active role in supporting the farmers leasing the property, by managing the farm store and Meadowland Farm website, marketing products, and serving as extra field hands whenever needed.

The majority of the property contains important farmland soils which contribute to the highly productive farm operations. The property also contains critical natural resources that contribute to protecting valuable habitat and public resources. Almost the entire property overlies Zone 1 and Zone II Aquifer Recharge Areas which are critical to protect due to their vulnerability to contamination. The property also contains extensive lengths of two sub-tributaries to the Wappinger Creek. The farm is located one mile from the Taconic State Parkway "Salt Point" exit and is highly visible to those traveling along Salt Point Turnpike or Schultzville Road.

### Protection Fits with Town Priorities:

The Town of Clinton has documented the importance of Clinton's agricultural heritage and the value of the Meadowland Farm operation. The Town of Clinton's 2012 *Comprehensive Plan* and 2011 *Open Space Protection Plan* identify the farmhouse and barns on a map of "Parcels with Historic Sites" and "Cultural Areas" and list of sites with historic relevance. The *Comprehensive Plan* further identifies the property on its Centers and Greenspaces Plan as an active farm in an area covering more than 1,000 acres of habitat, and includes language encouraging the use of planning and zoning tools to achieve the land use pattern indicated on the Centers and Greenspaces Plan. The *Comprehensive Plan* encourages the use of conservation easements to protect natural resources, and preserve open spaces and agricultural lands.

The Town of Clinton's *Open Space Protection Plan* also identifies Meadowland Farm as being located in an "Important Farmland Area" and in the highest ranked category for agricultural resources. The *Open Space Protection Plan* encourages the use of conservation easement via the purchase of development rights as a tool/technique for open space protection.

Property protected by conservation easement remains in private ownership. The landowner retains the right to own, sell, or convey the property to heirs, and continues to pay all applicable school and property taxes.

### Meadowland Farm is comprised of one (1) tax parcel:

- 1) Landowner: Louie Fields, LLC  
Parcel Tax ID: 6566-00-412985  
Acres: 117  
Physical Address: 689 Schultzville Road

## Proposed Conservation Easement Terms

- Of the property proposed for conservation easement, the landowner retains the right to sell or otherwise convey into two (2) different ownerships.
- Landowner retains the right for utilities, driveways, parking areas and roadways to access structures and uses of the property that are consistent with the conservation easement.
- Each farm would have one (1) Farmstead Area: This is an area that allows the most flexibility for the construction of buildings, and centers around existing residential, farm, and accessory structures or future planned structures. Residences, agricultural structures and uses and Rural Enterprise uses are permitted in the Farmstead Area. There is no limit on number or size of accessory or agricultural structures necessary for a farm business, or a Rural Enterprise Use, as long as the Rural Enterprise Use structures are compatible with, and do not interfere with, the agricultural use of the property.
- For the entire 116-acre property, there is one (1) Rural Enterprise Area: This is an area that allows the same structures and uses as the Farmstead Area noted above, except that it does not allow residences for anyone other than for Farm Labor Housing, which is limited in number and size. It also allows for Rural Enterprises.
- Rural Enterprises: are clearly secondary and subordinate to the agricultural use of the property, and are owned by, and primarily operated by, the landowner and other residents of the property. Rural Enterprises include, but are not limited to, professional office, home office of salesperson, artist's studio, arts instruction, bed and breakfast, crafts production and sales, small engine repair, and firewood distribution, provided these uses are permitted by local zoning.
- Farm Area: includes everything outside a Farmstead Area and is the majority of the property, where all agricultural uses and farm types as defined in NYS Ag and Markets Law are conducted. Some agricultural structures can be built, but no residences, farm business/retail, or rural enterprises.