



2025 Agricultural District 30 Day Review Report from the Sullivan County Agriculture and Farmland Protection Board

On May 21, 2025, the Sullivan County Agricultural and Farmland Protection Board met to review applications for parcels to be included into existing New York State Agricultural Districts during the annual thirty-day window.

According to Article 25-AA of the New York State Agriculture and Markets Law, interested landowners must submit a proposal to include "Viable Agricultural Land" within an existing certified Agricultural District. "Viable Agricultural Land" is defined in Ag and Markets Law as land highly suitable for agricultural production and which will continue to be economically feasible for such if real property taxes, farm use restrictions and speculative activities are limited to levels approximating those commercial agricultural areas not influenced by the proximity of non-agricultural development."

The Sullivan County Agricultural and Farmland Protection Board duly recommends that said parcels below consist predominantly of viable agricultural land and the inclusion of such land will serve the public interest by assisting in maintaining a viable agricultural industry within the district and that these parcels should be included into Agricultural District #1 and Agricultural District #4.

Timeline:

- The County accepted applications during the 30 Day window from April 1, 2025 until April 30, 2025.
- Notifications of applications went via email and mail to municipalities on May 14, 2025.
- Site visits for landowner applications took place on May 12th, and May 15th 2025.
- Meeting of the Agriculture and Farmland Protection Board to review and recommend parcels took place on May 21, 2025.

A total of three (3) parcels comprising 17.99 acres were recommended for inclusion by the Board. There were originally five applications, but two landowners withdrew their applications.

The properties that were **recommended** to be included into an Agricultural District:

Wilk Apiary

69 Murphy Rd, Swan Lake

Land used to support a beekeeping operation

Town of Bethel (Agricultural District #1)

Bethel: 7.-1-20.7

TOTAL: 7.12 acres

Sprouting Dreams Farm (Thalman)

5460 State Rt 55, Liberty

Land used to support vegetable production.

Town of Liberty (Agricultural District #4)

Liberty: 29.-1-12

TOTAL: 5 acres

SC Hop Yard (Bruestle)

131 Horton Rd, Bloomingburg

Land used to support hops production.

Town of Mamakating (Agricultural District #4)

Mamakating: 27.-1-46.11

TOTAL: 5.87 acres