

CRITERIA - AGRICULTURAL BUSINESS DISTRICT

The following are the criteria used by the Town of Red Hook Agricultural and Open Space Advisory Committee to determine which lands would be most appropriately included in the proposed Agricultural Business District.

Agricultural Resource Protection

Prime Soils

USDA Classification of Soils, Categories I – III, soils that are best suited for agricultural use

Example: Steiner Farm has predominantly prime soils

Soils of Statewide Importance

USDA Classification of Soils, Categories III - VI, soils that are of statewide importance for agricultural use, but which do not meet prime farmland criteria

Example: the Feller farm has predominantly soils of statewide importance

Active / Past Agricultural Use

These are lands that are either currently being used for agricultural pursuits and/or which mapping can document was farmed in the past

Example: see “Town of Red Hook Currently Active Farmland” Map

Access to Water Resources / Protection

This category includes properties that have or are near streams, aquifers and other waterways which would provide water for irrigation purposes and thereby enhance agricultural production

Example: the Stoney Creek runs through Agra-gate Farm

Historic Significance

Houses or barns that reflect the historic character of the community

Example: the Bulkeley farmhouse on West Kerley Corners Road

Development Potential

The implications of build-out of the parcel

Example: the Greig Farm could yield over a hundred homes, while Wil-Hi Farm could only yield a few)

Critical Mass

Determining whether the parcel is isolated or part of a larger block of lands that are suitable for agricultural use

Example: Linden Farm is part of a larger section of lands with Dorriedale, Steiner and Greig Farm as adjoining properties

Location

Consistent with the Comprehensive Plan

Is the subject parcel located in or adjacent to the villages where the Comprehensive Plan recommends new development be located?

Example: the Cookingham farm is located both in and adjacent to Red Hook village, suggesting it may be suitable for development.

Consistent with Open Space Plan

The OS Plan identified areas of the township as Priority Agricultural Areas And Agricultural Gateway Areas

Example: Migliorelli Farm is located within these regions

Buffers Adjacent/ nearby farmland (500 ft.)

Does the parcel serve to buffer adjacent or nearby farmland?

Example: Camp Rising Sun adjoins the Godesky Farm (Hudson Valley Sheep and Wool)

Adjacent / near protected farmland (500 ft.)

Is the parcel in proximity to farmland in which financial investments have been made for protection?

Example: where Budds Corners Road turns west there are several properties that adjoin the protected Steiner and Linden Farms

Gateway

Is the farmland located in an area that defines the gateway to an existing center?

Example: Mead Orchards is at the northern gateway to Red Hook

Scenic Viewshed

Is the parcel in a location that contributes to the scenic assets of the community?

Example: The D'Onofrio farmland (Kidd Lane and 9G) has some of the town's best views of the Catskills.

These criteria are consistent with those outlined in American Planning Association's policy guide on agricultural land preservation (www.planning.org) and the Land Evaluation and Site Assessment (LESA), a rating system developed by the Natural Resources Conservation Service of the USDA in 1981 as a way for local government to assess the suitability of parcels of farmland for continued agricultural use. The land evaluation criteria combine soil suitability analysis with other factors such as agricultural productivity, neighboring land uses etc.