

**GREENE COUNTY AGRICULTURAL  
AND FARMLAND PROTECTION BOARD**

Meeting Minutes November 9, 2022

In attendance:

- Jerry Cunningham, Chair, Agribusiness
- Joel Dubois, Greene County Soil and Water Conservation District
- Ray Ward, Greene County Real Property
- Matthew Story, Farmer
- Mick Bessire, Cornell Cooperative Extension of Columbia and Greene Counties
- Debbie Kavakos, Ag Land Pres – Community Supported Agriculture
- James Hannahs, Greene County Department of Economic Development, Planning, and Tourism

The meeting was called to order by Chairman Cunningham at 7:01 PM.

The present board members went through introductions before Chairman Cunningham requested the presentation of requests for inclusion to begin.

James Hannahs presented and described the 2022 Annual Requests for Inclusion into Agricultural District #124.

James Hannahs provided an overview of the current district information:

- Agricultural District No. 124
- 823 Parcels
- 41,370.69 acres

James Hannahs presented and described the 2022 Annual Requests for Inclusion into Agricultural District #124 in the table below.

Owner	Address	Town/Village	Tax Map ID	Acres
Linda Suwara	114 Rockwell Rd.	Cornwallville	48.00-2-12	1.1
Linda Suwara	Rockwell Rd.	Cornwallville	48.00-2-50.11	26.20
Linda Suwara	114 Rockwell Rd.	Cornwallville	33.00-4-16.112	25.60
BM181825 Holdings LLC	3 Leon Macglashan Rd	Windham	97.00-1-79.1	210.4
Nina Pfeffer	2620 Rt. 42	Westkill	160.00-2-2.2	2.3
Pound Lane LLC	1294 Rudolph Weir Jr Rd.	Earlton	85.00-2-3	85.55
Alfred Suwara	707 Stonebridge Rd	Cornwallville	33.00-4-16.111	50

<b>Alfred Suwara</b>	156 E. Hawley Ln.	Hanacroix	29.00-3-17	319.5
<b>Anthony Roman</b>	Route 20	Durham	49.00-5-1.22	22.3
<b>Anthony Roman</b>	258 Dunn Rd	Durham	49.00-5-1.21	12.08
<b>Anthony Roman</b>	204 Dunn Rd	Durham	49.00-5-1.1	19.9
<b>Anthony Roman</b>	168 Paddock Rd	Durham	49.00-5-17	12.51
<b>Anthony Roman</b>	Paddock Rd	Durham	49.00-5-6	38.00
<b>Manoj Sabudhi</b>	E Hawley Ln.	Hannacroix	29.00-3-18	40.00
<b>Otto Suwara</b>	711 Stone Bridge Rd	Cornwallville	33.00-4-22	28.90
<b>Otto Suwara</b>	711 Strone Bridge Rd	Cornwallville	33.00-4-21	6.20
<b>Angela Worth</b>	513 Rt. 67	Leeds	101.00-2-67	120
<b>GCSWCD</b>	421 CR56	Windham	97.00-3-37	12.28

AFPB evaluate two factors when making recommendations:

- 1) Whether the parcel of land consist predominantly of “viable agricultural land” and
- 2) Whether the inclusion of the land serve the public interest by assisting in maintaining a viable agricultural industry within the district.

James Hannahs presented information about the requests as well as soil types including prime farmland soil and farmland of statewide importance.

AFPB members expressed concerns about the request for property submitted by two applicants: BM181825 LLC Holdings in Windham and Nina Pfeffer in Westkill. The Windham property application included plans to do vertical farming in 2 ‘containers,’ adding 8 additional ‘containers’ after the first two were operating for a year. AFPB members were concerned about the lack of information describing the containers, and requested additional information be supplied by the applicant. The property in Westkill included the primary agricultural use simply as ‘horses.’ AFPB members requested additional information describing the extent of horse-related activity.

The board chose to hold two separate votes regarding the entries submitted by BM181825 LLC Holdings, Nina Pfeffer, and Greene County Soil and Water. The board collectively decided to make a final vote when sufficient information regarding the uses of BM181825 LLC Holdings and Nina Pfeffer. Joel Dubois requested the vote concerning Greene County Soil and Water be held separately so he could recuse himself.

Joel Dubois proposed a motion to exclude the entries submitted by BM181825 LLC Holdings, Nina Pfeffer, and Greene County Soil and Water for a separate vote and to approve the remaining requests for inclusion. The motion was seconded by Raymond Ward.

No discussion on the motion was held.

The motion to to exclude the entries submitted by BM181825 LLC Holdings, Nina Pfeffer, and Greene County Soil and Water for a separate vote and to approve the remaining requests for inclusion carried 6-0 by the AFPB.

Debbie Kavakos made a motion to accept the request for inclusion by Greene County Soil and Water Board. The motion was seconded by Mick Bessire.

No discussion on the motion was held.

The motion to accept the request for inclusion by Greene County Soil and Water Board carried 5-0 by the AFPB, with Dubois recusing.

Hannahs contacted both application representatives soliciting additional information regarding their primary uses via email, and submitted them back to the AFPB. After review, the AFPB agreed that the received information sufficed the need for viable agriculture use and accepted their applications.

A report and resolution will be submitted to the County legislature.

The public hearing on the AFPB 2022 Report will be held on December 14, 2022, 6:15pm in Catskill prior to the Greene County Legislative meeting in

Meeting was adjourned 7:38pm