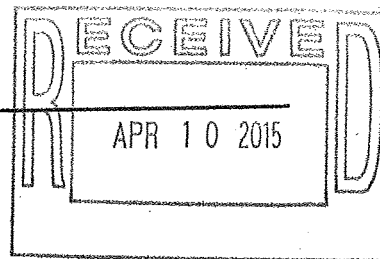


13 AFB #7



# County Legislature



L. Stephen Brescia, Chairman  
Jean M. Ramppen, Clerk

15 Matthews Street  
Suite 203  
Goshen, NY 10924 - 1627

Tel: (845) 291-4800 Fax: (845) 291-4809

April 6, 2015

Honorable Gilbert J. Piaquadio  
Supervisor for the Town of Newburgh  
1496 Route 300  
Newburgh, New York 12550

Re: Agricultural District Request  
Landowner: Hudson Valley Ice Cream Products Distributors, LLL/ Harry Serviss  
SBL 14-1-48  
John Hudelson & Carol Pauli, Hudelson & Carol Pauli  
SBLs 9-3-50.11; 9-3-50-12

Dear Supervisor Piaquadio:

The above landowners submitted an application to the Orange County Legislature for inclusion of the above lands in the County's Agricultural District.

We invite any comments the Town may have concerning this request. The applications will be considered by the Orange County Agricultural & Farmland Protection Board at its May 20th, 2015 meeting. We would appreciate hearing from you prior to that time.

All applications will be submitted to the Legislative oversight committees in May, a public hearing in June, with the expectation of a vote by the full Legislature at the July 1st, 2015 session. We look forward to hearing from you.

Sincerely,

L. STEPHEN BRESCIA  
CHAIRMAN

Enclosures  
Legislators Leigh Benton & Mike Anagnostakis



RECEIVED

MAR 26 2015

ORANGE COUNTY PLANNING

### ORANGE COUNTY AGRICULTURAL DISTRICT ANNUAL ENROLLMENT FORM

Application to be completed by landowners who wish to include parcel(s) of predominantly viable agricultural land within a certified New York State Agricultural District. Annual period for such requests is March 1 through March 31.

#### INSTRUCTIONS (TO BE COMPLETED BY LANDOWNER)

1. Complete and sign application.
2. Return to Orange County Department of Planning (address below) between March 1 through March 31 5:00 PM.

#### PART I LANDOWNER DESCRIPTION

Name John Hudelson and Carol Pauli Hudelson  
 Daytime Telephone (504) 250 7588 Fax (817) 212 3965  
 Mailing Address 200 Oak St. City/Town/Village Newburgh  
 State NY Zip 12550 Email Address carol.pauli@gmail.com

#### PRIMARY CONTACT

Name Carol Pauli  
 Daytime Telephone (504) 250 7588 Fax (817) 212 3965  
 Mailing Address 200 Oak St. City/Town/Village Newburgh  
 State NY Zip 12550 Email Address carol.pauli@gmail.com  
 Best Contact Time Weekdays after 3 p.m. Weekends are also fine.

#### PART II PROPERTY DESCRIPTION

Please describe the property proposed to be added to the Agricultural District and list the tax map parcel numbers for all parcels that you wish to be included in the Agricultural District Program. Also indicate the town in which they are located. If you are unsure of your tax map parcel numbers please check with your local assessor. Please note that there may be a site inspection of the parcel. The owner is required to be available to meet with a representative of the County during the inspection. (Attach extra sheets if necessary):

Tax Map Parcel #	Town	Tax Map Parcel #	Town	Tax Map Parcel #	Town
<u>(Example: 1-1-21 Monroe)</u>					
<u>9-3-50.11</u>	<u>Town of Newburgh</u>				
<u>3</u>					
<u>9-3-50.12</u>	<u>Town of Newburgh</u>				

I would prefer my property to be included in Agricultural District No. 1  
 Total Number of Acres to be Included 3  
 Total Acreage Used for Agricultural Purposes 1  
 Describe Current Land Use and/or Agricultural Activity/Crop Vineyard. Please see attachment.

List Soil Types Farmington silt loam with (we believe) Pittsfield gravelly loam 3-8% slope.  
 Are Any Soils Listed as Prime or Important by the New York State Department of Agriculture and Markets?  
 Please see If so, How Many Acres are Prime?   How many acres are important? 2.1 ac.  
 attachment.

Has this Property been Subdivided? No If Yes, Date of Subdivision \_\_\_\_\_  
 Is this Property Proposed for Subdivision? No If Yes, Current Stage of Development \_\_\_\_\_  
 Provide a Copy of the Subdivision Map

(FAC, RMD)  
Yes

**PART II (CONTINUED)**

The Local Zoning Designation for the Property is R3

List any Local Municipal Restrictions on the Use of the Property R3 does not list farming as a use.

Accessory buildings are limited in number and size.

Identify any Outstanding Local Building or Zoning Code Violations None. Our appeal for a height variance for an accessory building is before the Zoning Board.

List any Deed Restrictions or Easements on the Property \_\_\_\_\_

**PART III BUSINESS DESCRIPTION**

Please briefly describe the business that is operated or will be operated on the property that is proposed to be added to the Agricultural District. (Attach extra sheets if necessary.)

Please see the information attached.

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Is this Property Currently Receiving Agricultural (Ag) Assessment? No

Attach Agricultural Business Plan (Optional)

**PART IV SIGNATURE**

I attest that the above information is correct to the best of my knowledge and hereby officially request that my property, which includes viable agricultural land, be included in the Agricultural District Program. I recognize that such land, once officially included in the Agricultural District Program, may not be removed from this program until the eight-year review period for the Agricultural District into which my land is placed. I understand that this is not an application for an agricultural value assessment. I further understand that all applications will be forwarded to the local municipality for comments. I also acknowledge that this request is subject to a public hearing, action by the Orange County Legislature and certification by the NYS Department of Agriculture and Markets.

Signature [Handwritten Signature] Date 3/17/2015

If you have any questions regarding this form please call or email the Orange County Department of Planning at [Planning@oco.orange.ny.us](mailto:Planning@oco.orange.ny.us) (845) 615-3840; Monday through Friday 9:00 A.M. to 5:00 P.M. **PLEASE RETURN THIS APPLICATION TO:** Orange County Dept of Planning  
124 Main Street, Goshen, N.Y. 10924

Carol Paul (Hudson) 3/24/15



## II Property Description

I would prefer my property to be included in Agricultural District 1:

Our vineyard is on the southern border of Agricultural District Number 1 land.

### Describe Current Agricultural Activity:

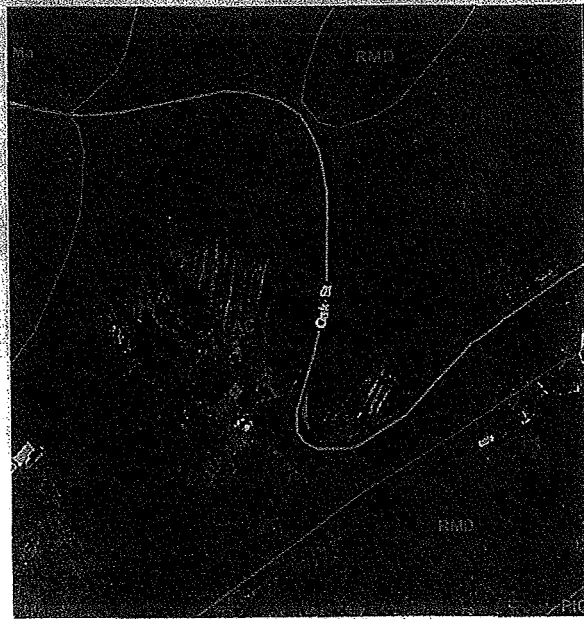
Our vineyard began in 1987 with 30 vines. Now it has approximately 570 vines, covering most of an acre. Over the years, I have experimented with about 30 different grape varieties. Among these have been Riesling; Rhone varieties including Viognier and Syrah; Bordeaux varieties including Cabernet Sauvignon, Merlot, and Cabernet Franc, and also a number of French-American hybrids.

The varieties that seem best for growing and marketing on this land are Pinot Noir and Chardonnay. By interplanting and replacing vines lost in winter (approximately 5% per year), I am transitioning to these varieties.

### List Soil Types

Our soil is classified by the U.S.D.A. as Farmington silt loam sloping. We know it as limestone-based, well-drained soil that has proven excellent for *Vitis vinifera* grape production. Soil samples submitted to the Hudson Valley Lab in Highland indicated no need for lime, fertilizer, or other correction. The slope allows cold air drainage in winter.

Our vineyard has also been identified as part of a three-by-eight-mile sliver of land with a limestone substructure, giving it a high pH, unusual in the southern New York counties. Also, carbon tests found our vineyard site to be exceptionally rich.

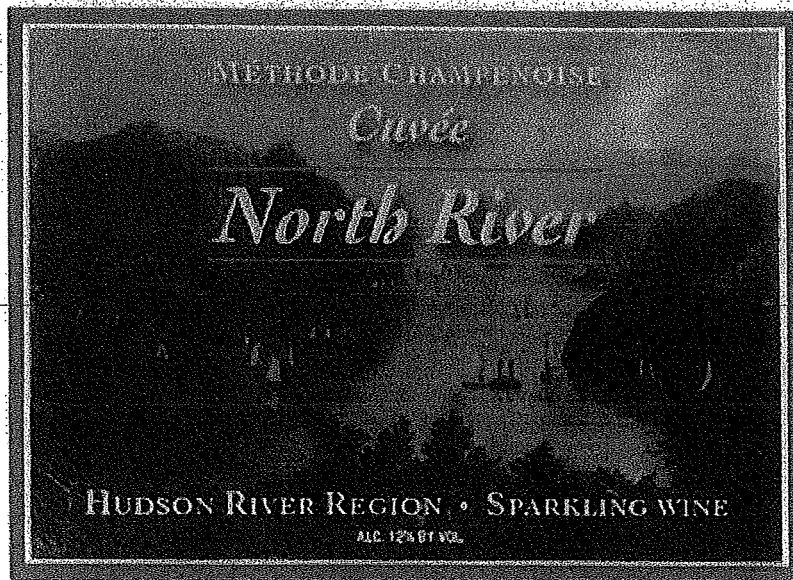


### III. BUSINESS DESCRIPTION

Briefly describe the business that is operated or will be operated on the property:

Over the past eight years, I have been contributing grapes to Michael Migliore of Whitecliff Vineyard & Winery and consulting with him to develop a Hudson Valley sparkling wine. We have produced and bottled it together, working at his winery, where he sells it under the label "North River." We produced 40 to 50 cases in 2006, our first year. This past year, by adding locally purchased grapes to our own, we produced 200-300 cases. We are discussing details of a partnership as North River, LLC.

I plan to expand the vineyard this year to something more than an acre, which will have the potential to produce two to three tons of grapes in a year. I continue to work on marketing and refining North River sparkling wine. Our quality has improved each year, and we are especially optimistic about the 2014 harvest, which will be ready to bottle in three years as a Hudson Valley sparkling wine.



## Vineyardist's Background

My experience in grape growing and winemaking has developed over the years. I spent four years as a wine chemist for Royal Kedem Winery in Milton. I also worked for two years as a researcher at the Hudson Valley Research Laboratory in Highland, where I conducted a study of temperature variation in the region and identified and evaluated sites for future vineyards.

I was one of three founding directors of the Hudson Valley Wine and Grape Association, Inc., a 501(c)(3) organization promoting education to increase the quality and quantity of grape production in the Hudson River Region AVA.

I currently work as a tenured associate professor in the Global Wine Studies program of Central Washington University. Teaching students and working with grape growers in Washington State during the school year has broadened my knowledge of the field. Long academic summers allow me to be back on my own land during the growing season. Before long, I expect to retire and return to the vineyard, where I can focus my energy year-round on increasing grape production capacity and marketing in the Hudson Valley.

