

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Involved/Interested Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 14, 2020

RE: Feasibility Study of Seaweed (Sugar Kelp) Cultivation for Bioextraction of Nutrients in the Peconic Estuary

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Assoc. Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
FULL ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 1 – Environment and Setting

Instructions: Part 1 is to be completed by the applicant or project sponsor. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information. If a question is not applicable to the proposed project indicate with “N/A”.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information

Name of Action/Project: Water Quality Protection and Restoration Program and Land Stewardship Initiative. Project Title: "Seaweed Bioextraction for Nonpoint Source Nutrient Reduction in Peconic Estuary"
Project Location (specify Town, Village, Hamlet and attach general location map*): Five aquaculture lease sites in the Peconic Estuary that are part of the Suffolk County Aquaculture Leasing Program (SCALP). The five lease sites will be selected in coordination with Suffolk County. All sites will be located at least 1000 feet from the shoreline.
Street Address: N.A.
Name of Property or Waterway: Peconic Estuary

* Maps of Property and Project: Attach relevant available maps including a location map (note: use road map, Hagstrom Atlas, USGS topography map, tax map or equivalent) and preliminary site plans showing orientation, scale, buildings, roads, landmarks, drainage systems, area to be altered by project, etc.

Type of Project: New Expansion

Capital Program: Item # Date Adopted: Amount: \$

Brief Description of Proposed Action (include purpose or need/attach relevant design reports, plans, etc.):

Peconic Estuary and its tributaries experience algal blooms and ecological impairments due in large part to nonpoint source nutrient loadings from adjacent land use. Nitrogen (N) from septic systems, atmospheric deposition, and fertilizers enters the estuary as stormwater runoff and groundwater inflow. Excess N leads to low DO and reduced light transmission which impacts aquatic organisms including shellfish. Shellfish help maintain water quality by absorbing N into tissues and shell – called ‘nutrient bioextraction.’ Shellfish cultivation has an extensive history in Peconic Estuary and is the subject of the Suffolk County Aquaculture Lease Program (SCALP) review as is the possible inclusion of seaweed cultivation.

This project will test the viability of seaweed cultivation for bioextraction in five Peconic Estuary locations. Each study location will be at an active Suffolk County shellfish aquaculture lease site. The exact sites will be determined in coordination with the Suffolk County Department of Economic Development and Planning, who had previously issued a "Request for Expression of Interest" (SC Purchasing RFEI No. 19035) to SCALP leaseholders seeking expressions of interest for "Conduct of Scientific Investigations on Seaweed and Shellfish Cultivation Occurring on Leased Sites in Peconic Bay and Gardiners Bay, Suffolk County, NY".

The specific seaweed species we will use is *Saccharina latissima* (sugar kelp), a cold-weather algal species estimated to remove 38 to 180 kg N ha⁻¹. It has also been shown to remove 1,100 to 1,800 kg C ha⁻¹ – important in reducing ocean acidification. At each of the five study sites, we will test the bioextraction capacity of kelp, its growth and tissue composition, and surrounding water quality. Kelp will be grown on three 100 ft long lines at each site. Samples will be collected monthly to monitor growth and total biomass. After kelp reaches 10 cm in length, tissue samples will be collected from meristematic, mid-blade, and tips of several thalli (fronds) for harvest (May) analyses. Harvest samples will be analyzed for N, C, P, *Vibrio parahaemolyticus*; *V. alginolyticus* and/or *V. cholerae*, total coliforms, *Escherichia coli*; organic pollutants including PCBs and PAHs, and trace metals including As, Cd, Cr, Hg, Pb. Water quality will be measured monthly at each site for T, S, pH, DO, and Secchi depth, and samples collected for N analysis. The project will be repeated in year two to ensure replicability and analyses and reports will be completed within the required three years.

At each study site, three 100' horizontal lines of kelp will be installed. The Goble Lab has successfully deployed, cultivated, and monitored kelp lines for the past two years in several different Long Island estuaries at water depth ranging from 2 to 30 feet. Previous installations have included horizontal lines ranging from 100 to 250 feet in length, and have included high-energy locations like the Long Island Sound. The specifics of each installation must be customized for each site depending on water depth, wave and storm energy, and fetch direction. But the basic design follows that described in "Kelp Farming Manual A Guide to the Processes, Techniques, and Equipment for Farming Kelp in New England Waters" by Flavin et al (2013). Basically, horizontal kelp lines (1/2" sink rope) are suspended six feet below the surface using mooring systems. The weight of moorings will be determined based on the wave/storm energy at each site and current speeds, but as an example we have previously used 500-lb moorings in Long Island Sound and 200-lb moorings in Great South Bay. Anchors will be connected to 1/2" chain and the mooring lines will run up to 16-inch mooring buoys. The horizontal kelp lines will be connected to the mooring lines six feet below the surface, and one buoy (12-inch) will be placed at the middle of the horizontal line to help prevent it from sagging. In addition to providing support in the water column, the buoys also mark the location of the submerged lines, and the long lines will be placed within active aquaculture leases whose boundaries are already marked by buoys and contain lines of oyster cages. Attached is a diagram of a 500-foot kelp line that depicts the general set-up, although the lines deployed for this project will only be 100 feet in length and have only one middle buoy (anchor weight may also vary).

The project will utilize approved Suffolk County Shellfish Aquaculture Lease Program lease sites. The Suffolk County Shellfish Aquaculture Lease Program in Peconic Bay and Gardiners Bay was subject to a Generic Environmental Impact Statement (GEIS) in which Suffolk County as Lead Agency adopted a Findings Statement on December 15, 2008. The GEIS for the Suffolk County Shellfish Aquaculture Lease Program in Peconic Bay and Gardiners Bay can be found at the following website: <https://www.suffolkcountyny.gov/Departments/Economic-Development-and-Planning/Planning-and-Environment/Environmental-Planning-and-Aquaculture/Shellfish-Aquaculture-Lease-Program/Program-Documents>

The lease sites in the Suffolk County Shellfish Aquaculture Lease Program were established in locations where conflicts with existing users of the estuary, and environmental impacts to sensitive marine and coastal environments are minimized. Pursuant to SEQRA regulations, because the GEIS for the Shellfish Aquaculture Lease Program in Peconic Bay and Gardiners Bay did not specifically address this type of use on the aquaculture lease sites, this Full Environmental Assessment Form (EAF) has been prepared to review this proposed action.

Project Status:

	Start	Completion
Proposal		
Study	Sep 2020	Aug 2023
Preliminary Planning		
Final Plans: Specs		
Site Acquisition		
Construction		
Other		

Departments Involved:

Dept. Performing Design & Construction

Initiating Dept. (if different)

Name:	School of Marine & Atmospheric Sciences, Stony Brook University	Suffolk County Department of Economic Development & Planning
Street/PO:	239 Montauk Hwy	100 Veterans Memorial Highway
City, State:	Southampton, NY	Hauppauge, N.Y.
Zip:	11968	11788
Contact Person:	Dr. Christopher J. Gobler	Camilo Salazar
Business Phone:	631-632-5043	631-853-5952
Email:	christopher.gobler@stonybrook.edu	camilo.salazar@suffolkcountyny.gov

B. Government Approvals, Funding or Sponsorship

("Funding" includes grants, loans, tax relief and any other forms of financial assistance)

Government Entity			If "Yes": Identify Agency and Approval(s) Required	Application Date (Actual or Projected)
<i>i.</i> City Council, Town Board or Village Board of Trustees	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
<i>ii.</i> City, Town or Village Planning Board or Commission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
<i>iii.</i> City, Town or Village Zoning Board of Appeals	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
<i>iv.</i> Other local agencies	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
<i>v.</i> County agencies	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Suffolk County Dept. of Economic Development and Planning (funding approval); Suffolk County Legislature (SERQA determination, possibly for funding approval)	upon grant award
<i>vi.</i> Regional agencies	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		
<i>vii.</i> State agencies	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NYSDEC (amendment needed to SBU's existing off-bottom culture permit to include new study sites; see attached letter from NYSDEC regarding permitting for current and future seaweed research projects)	upon grant award
<i>viii.</i> Federal agencies	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		

<i>ix.</i> Coastal Resources Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?							Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If YES,							
Is the project site located in a community with an approved Local Waterfront Revitalization Program?					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Is the project site within a Coastal Erosion Hazard Area?					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

C. Planning and Zoning

C.1. Planning and Zoning Actions	
Will administrative or legislative adoption or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
C.2. Adopted Land Use Plans	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes: Does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
b. Is the site of the proposed action within any local or regional special planning district (i.e. Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; et. al)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, identify the plan(s): Peconic Estuary Program Comprehensive Conservation and Management Plan	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, identify the plan(s): 	
C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, what is the zoning classification(s) including any applicable overlay district? 	
b. Is the use permitted or allowed by a special or conditional use permit?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
c. Is a zoning change requested as part of the proposed action?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, what is the proposed new zoning for the site? 	
C.4. Existing Community Services	

a. In what school district is the project site located? N/A
b. What police or other public protection forces serve the project site? NYSDEC conservation police, Coast Guard
c. Which fire protection and emergency medical services serve the project site? NYSDEC conservation police, Coast Guard
d. What parks serve the project site? N/A

D. Project Details

D.1. Proposed and Potential Development							
a. What is the general nature of the proposed action? (if mixed, include all components) Residential <input type="checkbox"/> ; Industrial <input type="checkbox"/> ; Commercial <input type="checkbox"/> ; Recreational <input type="checkbox"/> ; Other <input checked="" type="checkbox"/> : Research study							
b. Total acreage of the site of the proposed action:	5 acres						
c. Total acreage to be physically disturbed:	0 acres						
d. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor:	5 acres						
e. Is the proposed action an expansion of an existing project or use? If Yes , what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet, etc.)? <div style="border: 1px solid black; padding: 5px; width: fit-content;">The proposed action will add three 100-ft lines of sugar kelp at each of five pre-existing aquaculture leases sites where shellfish are currently being farmed. The kelp lines will occupy approximately one-acre within each aquaculture lease site (five sites x one acre per site = 5 acres total).</div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
f. Is the proposed action a subdivision, or does it include a subdivision? If Yes: i. Purpose or type of subdivision? (if mixed, specify types) Residential <input type="checkbox"/> ; Industrial <input type="checkbox"/> ; Commercial <input type="checkbox"/> ; Recreational <input type="checkbox"/> ; Other <input type="checkbox"/> ii. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Is a cluster/conservation layout proposed?</td> <td>Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Number of lots proposed:</td> <td></td> </tr> <tr> <td>Minimum and maximum proposed lot sizes:</td> <td></td> </tr> </table>	Is a cluster/conservation layout proposed?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Number of lots proposed:		Minimum and maximum proposed lot sizes:		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is a cluster/conservation layout proposed?	Yes <input type="checkbox"/> No <input type="checkbox"/>						
Number of lots proposed:							
Minimum and maximum proposed lot sizes:							

<p>g. Will proposed action be constructed in multiple phases?</p> <p>If No, What is the anticipated period of construction?</p> <div style="border: 1px solid black; height: 20px; margin-bottom: 10px;"></div> <p>If Yes:</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Total number of phases anticipated: Two</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Anticipated commencement date of phase I (including demolition): November 2020</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Anticipated completion date of final phase: June 2022</div> <div style="border: 1px solid black; padding: 5px;"> <p>Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: Kelp cultivation experiments will be conducted in each of two years, and we are considering each year a separate phase because the kelp cultivation lines will be installed and removed each year. In year one of the study, the lines will be installed in November 2020 and removed in June 2021. In year two of the study, the lines will be installed in November 2021 and removed in June 2022. The results of phase one will not alter the timing or duration of phase 2.</p> </div>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>															
<p>h. Does the project include new residential uses?</p> <p>If Yes, show number of units proposed.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 20%;">Single Family</th> <th style="width: 20%;">Two Family</th> <th style="width: 20%;">Three Family</th> <th style="width: 20%;">Multi-Family (4+)</th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>At Completion</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Single Family	Two Family	Three Family	Multi-Family (4+)	Initial Phase					At Completion					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family	Two Family	Three Family	Multi-Family (4+)												
Initial Phase																
At Completion																
<p>i. Does the proposed action include new non-residential construction (including expansions)?</p> <p>If Yes:</p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Total Number of Structures:</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Dimensions of largest proposed structure:</div> <div style="border: 1px solid black; padding: 2px;">Approximate extent of building space to be heated or cooled:</div>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>															

<p>j. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?</p> <p>If Yes:</p> <table border="1"> <tr> <td data-bbox="142 264 1325 331">Purpose of the impoundment:</td> <td data-bbox="1325 96 1541 709" rowspan="6" style="vertical-align: middle; text-align: center;"> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> </td> </tr> <tr> <td data-bbox="142 331 1325 399">If a water impoundment, the principal source of the water: Ground Water <input type="checkbox"/>; Surface Water Streams <input type="checkbox"/>; Other <input type="checkbox"/> (specify):</td> </tr> <tr> <td data-bbox="142 399 1325 466">If other than water, identify the type of impounded/contained liquids and their source:</td> </tr> <tr> <td data-bbox="142 466 1325 533">Approximate size of the proposed impoundment (include units): Volume: _____ Surface area: _____</td> </tr> <tr> <td data-bbox="142 533 1325 600">Dimensions of the proposed dam or impounding structure:</td> </tr> <tr> <td data-bbox="142 600 1325 709">Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock wood, concrete):</td> </tr> </table>	Purpose of the impoundment:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If a water impoundment, the principal source of the water: Ground Water <input type="checkbox"/> ; Surface Water Streams <input type="checkbox"/> ; Other <input type="checkbox"/> (specify):	If other than water, identify the type of impounded/contained liquids and their source:	Approximate size of the proposed impoundment (include units): Volume: _____ Surface area: _____	Dimensions of the proposed dam or impounding structure:	Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock wood, concrete):	
Purpose of the impoundment:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>							
If a water impoundment, the principal source of the water: Ground Water <input type="checkbox"/> ; Surface Water Streams <input type="checkbox"/> ; Other <input type="checkbox"/> (specify):								
If other than water, identify the type of impounded/contained liquids and their source:								
Approximate size of the proposed impoundment (include units): Volume: _____ Surface area: _____								
Dimensions of the proposed dam or impounding structure:								
Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock wood, concrete):								

D.2. Project Operations

<p>a. Does the proposed action include any excavation, mining or dredging, during construction, operations or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)</p> <p>If Yes:</p> <table border="1"> <tr> <td data-bbox="142 942 1310 1010">What is the purpose of the excavation or dredging?</td> <td data-bbox="1325 779 1541 1245" rowspan="4" style="vertical-align: middle; text-align: center;"> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> </td> </tr> <tr> <td data-bbox="142 1010 1310 1077">How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? Volume: _____ Over what duration of time: _____</td> </tr> <tr> <td data-bbox="142 1077 1310 1215">Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:</td> </tr> </table>	What is the purpose of the excavation or dredging?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? Volume: _____ Over what duration of time: _____	Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:	
What is the purpose of the excavation or dredging?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? Volume: _____ Over what duration of time: _____					
Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them:					

D.2.a (cont.) – only answer following if checked “Yes” above

<table border="1"> <tr> <td data-bbox="142 1423 1310 1524"> Will there be onsite dewatering or processing of excavated materials? If Yes, describe: </td> <td data-bbox="1325 1386 1541 1898" rowspan="6"></td> </tr> <tr> <td data-bbox="142 1524 1310 1591">What is the total area to be dredged or excavated?</td> </tr> <tr> <td data-bbox="142 1591 1310 1659">What is the maximum area to be worked at any one time?</td> </tr> <tr> <td data-bbox="142 1659 1310 1726">What would be the maximum depth of excavation or dredging?</td> </tr> <tr> <td data-bbox="142 1726 1310 1793">Will the excavation require blasting?</td> </tr> <tr> <td data-bbox="142 1793 1310 1866">Summarize site reclamation goals and plans:</td> </tr> </table>	Will there be onsite dewatering or processing of excavated materials? If Yes, describe:		What is the total area to be dredged or excavated?	What is the maximum area to be worked at any one time?	What would be the maximum depth of excavation or dredging?	Will the excavation require blasting?	Summarize site reclamation goals and plans:	
Will there be onsite dewatering or processing of excavated materials? If Yes, describe:								
What is the total area to be dredged or excavated?								
What is the maximum area to be worked at any one time?								
What would be the maximum depth of excavation or dredging?								
Will the excavation require blasting?								
Summarize site reclamation goals and plans:								

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, water body, shoreline, beach or adjacent area?

If Yes:

Identify the wetland or water body which would be affected (by name, water index number, wetland map number or geographic description): Peconic Estuary

Describe how the proposed action would affect that water body or wetland, e.g. excavation, fill, placement of structures or creation of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: The proposed action will add three 100-ft lines of sugar kelp at each of five pre-existing aquaculture leases sites where shellfish are currently being farmed. The kelp lines will occupy approximately one-acre within each aquaculture lease site (five sites x one acre per site = 5 acres total).

Will proposed action cause or result in disturbance to bottom sediments?

If Yes, describe: No

Will proposed action cause or result in the destruction or removal of aquatic vegetation?

If Yes:

Area of vegetation proposed to be removed:

Expected acreage of aquatic vegetation remaining after project completion:

Purpose of proposed removal (e.g., beach clearing, invasive control, boat access):

Proposed method of plant removal:

If chemical/herbicide treatment will be used, specify product(s):

Describe any proposed reclamation/mitigation following disturbance:

Yes No

c. Will the proposed action use or create a new demand for water?

If Yes:

Total anticipated water usage/demand per day:

Will the proposed action obtain water from an existing public water supply?

If Yes:

Name of district/service area:

Does the existing public water supply have capacity to serve the proposal?

Yes No

Is the project site in the existing district?

Yes No

Is expansion of the district needed?

Yes No

Do existing lines serve the project site?

Yes No

Will line extension within an existing district be necessary to supply the project?

If Yes:

Describe extensions or capacity expansions proposed to serve this project:

Source(s) of supply for the district:

Yes No

Is a new water supply district or service area proposed to be formed to serve the project site?

If Yes:

Applicant/sponsor for new district:

Date application submitted or anticipated:

Proposed source(s) of supply for new district:

If a public water supply will not be used, describe plans to provide water supply for the project:

If water supply will be from wells (public or private), what will be the maximum pumping capacity?

d. Will the proposed action generate liquid wastes?

If Yes:

Total anticipated liquid waste generation per day:

Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

If sanitary wastewater identify proposed disinfection technology and treatment goals for the following:

- Disinfection technology:
- Nitrogen:
- Phosphorus:
- Total Suspended Solids (TSS):
- Biological Oxygen Demand (BOD):

Will the proposed action use any existing public wastewater treatment facilities?

If Yes:

Name of wastewater treatment plant to be used:

Name of district:

Does the existing wastewater treatment plant have capacity to serve the project?

Yes No

Is the project site in the existing district?

Yes No

Is expansion of the district needed?

Yes No

Do existing sewer lines serve the project site?

Yes No

Will line extension within an existing district be necessary to serve the project?

If Yes:

Describe extensions or capacity expansions proposed to serve this project:

Will a new wastewater (sewage) treatment district be formed to serve the project site?

If Yes:

Applicant/Sponsor for new district:

Date application submitted or anticipated:

What is the receiving water for the wastewater discharge?

If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

Describe any plans or designs to capture, recycle or reuse liquid waste:

Yes No

<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?</p> <p>If Yes:</p> <p>How much impervious surface will the project create in relation to total size of project parcel? Area of Impervious Surface: Area of Parcel:</p> <p>Describe types of new point sources:</p> <p>Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>If to surface waters, identify receiving water bodies or wetlands:</p> <p>Will stormwater runoff flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Does proposed plan minimize impervious surfaces use pervious materials or collect and re-use stormwater? Yes <input type="checkbox"/> No <input type="checkbox"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?</p> <p>If Yes, identify:</p> <p>Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles): A boat will be used to access the study sites and collect samples and maintain kelp lines. We plan to coordinate visits to the aquaculture lease sites with the oyster farmers who will be heading to the sites anyway to tend to their oysters, so additional air emissions created by this project are minimal.</p> <p>Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers): None</p> <p>Stationary sources during operations (e.g., process emissions, large boilers, electric generation): None</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>g. Will any air emission sources named in D.2.f (above) require a NY State Air Registration, Air Facility Permit or Federal Clean Air Act Title IV or Title V Permit?</p> <p>If Yes:</p> <p>Is the project site located in an Air Quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> - Tons/year (metric) of Carbon Dioxide (CO₂) - Tons/year (metric) of Nitrous Oxide (N₂O) - Tons/year (metric) of Perfluorocarbons (PFCs) - Tons/year (metric) of Sulfur Hexafluoride (SF₆) - Tons/year (metric) of Carbon Dioxide equivalent of Hydroflorocarbons (HFCS) - Tons/year (metric) of Hazardous Air Pollutants (HAPs) 	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p>If Yes:</p> <table border="1" style="width: 100%;"> <tr> <td>Estimate methane generation in tons/year (metric):</td> </tr> <tr> <td>Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):</td> </tr> </table>	Estimate methane generation in tons/year (metric):	Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>							
Estimate methane generation in tons/year (metric):										
Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):										
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes such as quarry or landfill operations?</p> <p>If Yes, describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):</p> <table border="1" style="width: 100%; height: 20px;"> <tr> <td></td> </tr> </table>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?</p> <p>If Yes:</p> <table border="1" style="width: 100%;"> <tr> <td>When is the peak traffic expected? (check all that apply)</td> </tr> <tr> <td>Morning <input type="checkbox"/>; Evening <input type="checkbox"/>; Weekend <input type="checkbox"/>; Randomly <input type="checkbox"/> between the hours of _____ to _____</td> </tr> <tr> <td>For commercial activities only, projected number of semi-trailer truck trips/day:</td> </tr> <tr> <td>Parking spaces: Existing: _____ Proposed: _____ Net Increase/Decrease: _____</td> </tr> <tr> <td>Does the proposed action include any shared use parking? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:</td> </tr> <tr> <td>Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> </table>	When is the peak traffic expected? (check all that apply)	Morning <input type="checkbox"/> ; Evening <input type="checkbox"/> ; Weekend <input type="checkbox"/> ; Randomly <input type="checkbox"/> between the hours of _____ to _____	For commercial activities only, projected number of semi-trailer truck trips/day:	Parking spaces: Existing: _____ Proposed: _____ Net Increase/Decrease: _____	Does the proposed action include any shared use parking? Yes <input type="checkbox"/> No <input type="checkbox"/>	If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:	Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes <input type="checkbox"/> No <input type="checkbox"/>	Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes <input type="checkbox"/> No <input type="checkbox"/>	Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
When is the peak traffic expected? (check all that apply)										
Morning <input type="checkbox"/> ; Evening <input type="checkbox"/> ; Weekend <input type="checkbox"/> ; Randomly <input type="checkbox"/> between the hours of _____ to _____										
For commercial activities only, projected number of semi-trailer truck trips/day:										
Parking spaces: Existing: _____ Proposed: _____ Net Increase/Decrease: _____										
Does the proposed action include any shared use parking? Yes <input type="checkbox"/> No <input type="checkbox"/>										
If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:										
Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes <input type="checkbox"/> No <input type="checkbox"/>										
Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes <input type="checkbox"/> No <input type="checkbox"/>										
Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes <input type="checkbox"/> No <input type="checkbox"/>										
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p>If Yes:</p> <table border="1" style="width: 100%;"> <tr> <td>Estimate annual electricity demand during operation of the proposed action:</td> </tr> <tr> <td>Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility or other):</td> </tr> <tr> <td>Will the proposed action require a new, or an upgrade to, an existing substation? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> </table>	Estimate annual electricity demand during operation of the proposed action:	Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility or other):	Will the proposed action require a new, or an upgrade to, an existing substation? Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
Estimate annual electricity demand during operation of the proposed action:										
Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility or other):										
Will the proposed action require a new, or an upgrade to, an existing substation? Yes <input type="checkbox"/> No <input type="checkbox"/>										

<p>1. Hours of operation (Answer all items which apply)</p> <table border="1"> <thead> <tr> <th data-bbox="142 128 727 163">During Construction</th> <th data-bbox="727 128 1287 163">During Operations</th> </tr> </thead> <tbody> <tr> <td data-bbox="142 163 727 264">Monday-Friday: Approximately five days total to install kelp lines each year.</td> <td data-bbox="727 163 1287 264">Monday-Friday: Kelp lines will be sampled once every two weeks at each site from November to June in each year of the study.</td> </tr> <tr> <td data-bbox="142 264 727 300">Saturday:</td> <td data-bbox="727 264 1287 300">Saturday:</td> </tr> <tr> <td data-bbox="142 300 727 336">Sunday:</td> <td data-bbox="727 300 1287 336">Sunday:</td> </tr> <tr> <td data-bbox="142 336 727 371">Holidays:</td> <td data-bbox="727 336 1287 371">Holidays:</td> </tr> </tbody> </table>	During Construction	During Operations	Monday-Friday: Approximately five days total to install kelp lines each year.	Monday-Friday: Kelp lines will be sampled once every two weeks at each site from November to June in each year of the study.	Saturday:	Saturday:	Sunday:	Sunday:	Holidays:	Holidays:	<p>N/A <input type="checkbox"/></p>
During Construction	During Operations										
Monday-Friday: Approximately five days total to install kelp lines each year.	Monday-Friday: Kelp lines will be sampled once every two weeks at each site from November to June in each year of the study.										
Saturday:	Saturday:										
Sunday:	Sunday:										
Holidays:	Holidays:										
<p>m. Does the proposed action produce noise that will exceed existing ambient noise levels during construction, operation or both?</p> <p>If Yes:</p> <table border="1"> <tr> <td data-bbox="142 541 1287 611">Provide details including sources, time of day and duration:</td> </tr> <tr> <td data-bbox="142 611 1287 714">Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes <input type="checkbox"/> No <input type="checkbox"/> Describe:</td> </tr> </table>	Provide details including sources, time of day and duration:	Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes <input type="checkbox"/> No <input type="checkbox"/> Describe:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>								
Provide details including sources, time of day and duration:											
Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes <input type="checkbox"/> No <input type="checkbox"/> Describe:											
<p>n. Will the proposed action have outdoor lighting?</p> <p>If Yes:</p> <table border="1"> <tr> <td data-bbox="142 848 1287 917">Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</td> </tr> <tr> <td data-bbox="142 917 1287 987">Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes <input type="checkbox"/> No <input type="checkbox"/> Describe:</td> </tr> </table>	Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes <input type="checkbox"/> No <input type="checkbox"/> Describe:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>								
Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:											
Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes <input type="checkbox"/> No <input type="checkbox"/> Describe:											
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day?</p> <p>If Yes:</p> <table border="1"> <tr> <td data-bbox="142 1119 1287 1188">Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:</td> </tr> </table>	Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>									
Describe possible sources, potential frequency and duration of odor emissions and proximity to nearest occupied structures:											
<p>p. Will the proposed action include any bulk storage of petroleum (over 1,100 gallons) or chemical products (over 550 gallons)?</p> <p>If Yes:</p> <table border="1"> <tr> <td data-bbox="142 1358 1287 1428">Product(s) to be stored:</td> </tr> <tr> <td data-bbox="142 1428 1287 1497">Volume(s): per unit time: (e.g., month, year)</td> </tr> <tr> <td data-bbox="142 1497 1287 1566">Generally describe proposed storage facilities:</td> </tr> </table>	Product(s) to be stored:	Volume(s): per unit time: (e.g., month, year)	Generally describe proposed storage facilities:	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>							
Product(s) to be stored:											
Volume(s): per unit time: (e.g., month, year)											
Generally describe proposed storage facilities:											
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</p> <p>If Yes:</p> <table border="1"> <tr> <td data-bbox="142 1736 1287 1806">Describe proposed treatment(s):</td> </tr> <tr> <td data-bbox="142 1806 1287 1875">Will the proposed action use Integrated Pest Management Practices? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> </table>	Describe proposed treatment(s):	Will the proposed action use Integrated Pest Management Practices? Yes <input type="checkbox"/> No <input type="checkbox"/>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>								
Describe proposed treatment(s):											
Will the proposed action use Integrated Pest Management Practices? Yes <input type="checkbox"/> No <input type="checkbox"/>											

<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?</p> <p>If Yes:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Describe any solid waste(s) to be generated during construction or operation of the facility:</td> </tr> <tr> <td style="width: 20%;">Construction:</td> <td>tons per _____ (unit of time)</td> </tr> <tr> <td>Operation:</td> <td>tons per _____ (unit of time)</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</td> </tr> <tr> <td style="width: 20%;">Construction:</td> <td>_____</td> </tr> <tr> <td>Operation:</td> <td>_____</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Proposed disposal methods/facilities for solid waste generated on-site:</td> </tr> <tr> <td style="width: 20%;">Construction:</td> <td>_____</td> </tr> <tr> <td>Operation:</td> <td>_____</td> </tr> </table>	Describe any solid waste(s) to be generated during construction or operation of the facility:		Construction:	tons per _____ (unit of time)	Operation:	tons per _____ (unit of time)	Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:		Construction:	_____	Operation:	_____	Proposed disposal methods/facilities for solid waste generated on-site:		Construction:	_____	Operation:	_____	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe any solid waste(s) to be generated during construction or operation of the facility:																			
Construction:	tons per _____ (unit of time)																		
Operation:	tons per _____ (unit of time)																		
Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:																			
Construction:	_____																		
Operation:	_____																		
Proposed disposal methods/facilities for solid waste generated on-site:																			
Construction:	_____																		
Operation:	_____																		
<p>s. Does the proposed action include construction or modification of a solid waste management facility?</p> <p>If Yes:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill or other disposal activities):</td> </tr> <tr> <td>Anticipated rate of disposal/processing:</td> </tr> <tr> <td style="text-align: center;">_____ tons/month, if transfer or other non-combustion/thermal treatment, or</td> </tr> <tr> <td style="text-align: center;">_____ tons/hour, if combustion or thermal treatment</td> </tr> <tr> <td>If landfill, anticipated site life: _____ years</td> </tr> </table>	Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill or other disposal activities):	Anticipated rate of disposal/processing:	_____ tons/month, if transfer or other non-combustion/thermal treatment, or	_____ tons/hour, if combustion or thermal treatment	If landfill, anticipated site life: _____ years	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>													
Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill or other disposal activities):																			
Anticipated rate of disposal/processing:																			
_____ tons/month, if transfer or other non-combustion/thermal treatment, or																			
_____ tons/hour, if combustion or thermal treatment																			
If landfill, anticipated site life: _____ years																			
<p>t. Will proposed action at the site involve the commercial generation, treatment, storage or disposal of hazardous waste?</p> <p>If Yes:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:</td> </tr> <tr> <td>Generally describe processes or activities involving hazardous wastes or constituents:</td> </tr> <tr> <td>Specify amount to be handled or generated: _____ tons/month</td> </tr> <tr> <td>Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:</td> </tr> <tr> <td>Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>If Yes: Provide name and location of facility: _____</td> </tr> <tr> <td>If No: Describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____</td> </tr> </table>	Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:	Generally describe processes or activities involving hazardous wastes or constituents:	Specify amount to be handled or generated: _____ tons/month	Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:	Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes <input type="checkbox"/> No <input type="checkbox"/>	If Yes: Provide name and location of facility: _____	If No: Describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>											
Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:																			
Generally describe processes or activities involving hazardous wastes or constituents:																			
Specify amount to be handled or generated: _____ tons/month																			
Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:																			
Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes <input type="checkbox"/> No <input type="checkbox"/>																			
If Yes: Provide name and location of facility: _____																			
If No: Describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____																			

<p>u. Will proposed action adhere to Leadership in Energy and Environmental Design (LEED) or any other green building principals?</p> <p>If Yes: <input type="text" value="Describe proposed green building methods and attempted level of certification, if any:"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>v. Does the project sponsor propose the use of energy benchmarking to monitor and adjust project energy needs?</p> <p>If Yes, explain: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>w. Will the proposed action use native plants for all landscaping needs?</p> <p>Identify species to be used and method of irrigation: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>x. Does the proposed action promote local tourism?</p> <p>If Yes, explain: <input type="text" value="Oyster farm tours are currently offered by some Suffolk County marine farmers as a tourist attraction."/></p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

E. Site and Setting of Proposed Action

<p>E.1. Land Uses on and Surrounding the Project Site</p>	
<p>a. Existing land uses (Check all uses the occur on, adjoining and near the project site): (include map)</p> <p>Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Rural <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/> Specify: recreational water activities like boating, fishing</p>	
<p>If mix of uses, generally describe: The aquaculture lease sites are at least 1000 feet from the shore. The existing uses checked above refer to uses on the water in the peconic estuary that are greater than 1000 feet from shore.</p>	

b. Land uses and cover types on the project site:

Land Use or Cover Type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
Roads, buildings and other paved or impervious surfaces	0	0	0
Forested	0	0	0
Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
Agricultural (includes active orchards, fields, greenhouse, etc.)	5	5	0
Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
Wetlands (freshwater or tidal)	0	0	0
Non-Vegetated (bare rock, earth or fill)	0	0	0
Other Describe:			
TOTAL:	5	5	0

c. Is the project site presently used by members of the community for public recreation?

If Yes, explain:

The aquaculture lease sites are at least 1000 feet from the shore. The existing uses mentioned on question E.1.a. includes recreational water activities like boating, fishing, efer to uses on the water in the peconic estuary that are greater than 1000 feet from shore.

Yes No

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers or group homes) within 1,500 feet of the project site?

If Yes, identify facilities:

Yes No

e. Does the project site contain an existing dam?

If Yes:

Dimensions of the dam and impoundment:

- Dam height: feet
- Dam length: feet
- Surface area: acres
- Volume impounded: gallons or acre-feet

Dam's existing hazard classification:

Provide date and summarize results of last inspection:

Yes No

<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?</p> <p>If Yes:</p> <p>Has the facility been formally closed? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, cite sources/documentation:</p> <p>Describe the location of the project site relative to the boundaries of the solid waste management facility:</p> <p>Describe any development constraints due to the prior solid waste activities:</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?</p> <p>If Yes:</p> <p>Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>h. Has there been a reported contamination spill at the proposed project site or have any remedial actions been conducted at or adjacent to the proposed site?</p> <p>If Yes:</p> <p>Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? (Check all that apply)</p> <p><input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s):</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s):</p> <p><input type="checkbox"/> Neither database</p> <p>If site has been subject to RCRA corrective activities, describe control measures:</p> <p>Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes:</p> <p>DEC ID number(s):</p> <p>Describe current status of site(s):</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>E.1.h. (cont.) – only answer following if checked “Yes” above</p>	

Is the project site subject to an institutional control limiting property uses?

If Yes:

DEC site ID number(s):

Describe the type of institutional control (e.g., deed restriction or easement):

Describe any use limitations:

Describe any engineering controls:

Will the project affect the institutional or engineering controls in place? Yes No

Explain:

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site:
feet

b. Are there bedrock outcroppings on the project site?

If Yes:

What proportion of the site is comprised of bedrock outcroppings?
%

Yes No

c. Predominant soil type(s) present on project site: (include map)

1. sand or mud	100% of site
2.	% of site
3.	% of site
4.	% of site

d. What is the average depth to the water table on the project site?

NA

e. Drainage status of project site soils:

1. <input type="checkbox"/> Well Drained	% of site
2. <input type="checkbox"/> Moderately Well Drained	% of site
3. <input type="checkbox"/> Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes: (include topographic map)

1. <input checked="" type="checkbox"/> 0-10%	100% of site
2. <input type="checkbox"/> 11-15%	% of site
3. <input type="checkbox"/> 16% or greater	% of site

g. Are there any unique geologic features on the project site?

If Yes, describe:

Yes No

h. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
i. Do any wetlands or other waterbodies adjoin the project site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
If Yes to either E.2.h or E.2.i, continue. If No, skip to E.2.m													
j. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? (include map)	Yes <input type="checkbox"/> No <input type="checkbox"/>												
k. For each identified wetland and waterbody on the project site, provide the following information:													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Streams:</td> <td style="width: 30%;">Name:</td> <td style="width: 40%;">Classification:</td> </tr> <tr> <td>Lakes or Ponds:</td> <td>Name:</td> <td>Classification:</td> </tr> <tr> <td>Wetlands:</td> <td>Name:</td> <td>Approx. Size:</td> </tr> <tr> <td>Wetland No. (if regulated by DEC):</td> <td colspan="2"></td> </tr> </table>		Streams:	Name:	Classification:	Lakes or Ponds:	Name:	Classification:	Wetlands:	Name:	Approx. Size:	Wetland No. (if regulated by DEC):		
Streams:	Name:	Classification:											
Lakes or Ponds:	Name:	Classification:											
Wetlands:	Name:	Approx. Size:											
Wetland No. (if regulated by DEC):													
l. Are any of the above waterbodies listed in the most recent compilation of NYS water quality-impaired waterbodies? If Yes, name of impaired water body/bodies and basis for listing as impaired: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	Yes <input type="checkbox"/> No <input type="checkbox"/>												
m. Is the project site in a designated floodway?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
n. Is the project site in the 100 year floodplain?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
o. Is the project site in the 500 year floodplain?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
p. Is the project site located over or immediately adjoining a primary, principal or sole source aquifer? If Yes: Name of aquifer: Source of information:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
q. Identify the predominant wildlife species that occupy or use the project site:													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">multiple fish species</td> <td style="width: 30%;">multiple marine invertebrate species</td> <td style="width: 40%;"></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		multiple fish species	multiple marine invertebrate species										
multiple fish species	multiple marine invertebrate species												
r. Does the project site contain a designated significant natural community? If Yes: Describe the habitat/community (composition, function and basis for designation): Source(s) of description or evaluation: Extent of community/habitat: - Currently: acres - Following completion of project as proposed: acres - Gain or loss (indicate + or -): acres	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												
s. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? If Yes: Species and listing (endangered or threatened): Nature of use of site by the species (e.g., resident, seasonal, transient):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>												

<p>t. Does project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?</p> <p>If Yes:</p> <p>Species and listing: _____</p> <p>Nature of use of site by the species (e.g., resident, seasonal, transient): _____</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>u. Is the project site or adjoining area currently used for hunting, trapping, fishing or shellfishing?</p> <p>If Yes, give a brief description of how the proposed action may affect that use:</p> <p>The sites will be active oyster farm leases, and the proposed action will not further impact fishing or shellfishing in adjacent areas.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?</p> <p>If Yes, provide county plus district name/number:</p> <p>SC Agricultural Districts 1, 5, and 7</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>b. Are agricultural lands consisting of highly productive soils present?</p> <p>If Yes:</p> <p>Acreage(s) on project site: _____</p> <p>Source(s) of soil rating(s): _____</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>c. Does the project site contain all or part of, or is it substantially contiguous to a registered National Natural Landmark?</p> <p>If Yes:</p> <p>Nature of the natural landmark: <input type="checkbox"/> Biological Community; <input type="checkbox"/> Geological Feature</p> <p>Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area, including Special Groundwater Protection Areas?</p> <p>If Yes:</p> <p>CEA name: _____</p> <p>Basis for designation: _____</p> <p>Designating agency and date: _____</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>e. Does the project site contain, or is it substantially contiguous to, a building, archeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places?</p> <p>If Yes:</p> <p>Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site; <input type="checkbox"/> Historic Building or district</p> <p>Name: _____</p> <p>Brief description of attributes on which listing is based: _____</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: Describe possible resource(s): Basis for identification:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
h. Would the project site be visible from any officially designated and publicly assessable federal, state or local scenic or aesthetic resource? If Yes: Identify resource: Nature of, or basis for designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Distance between project and resource:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR Part 666? If Yes: Identify the name of the river and its designation: Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name: Christopher Gobler

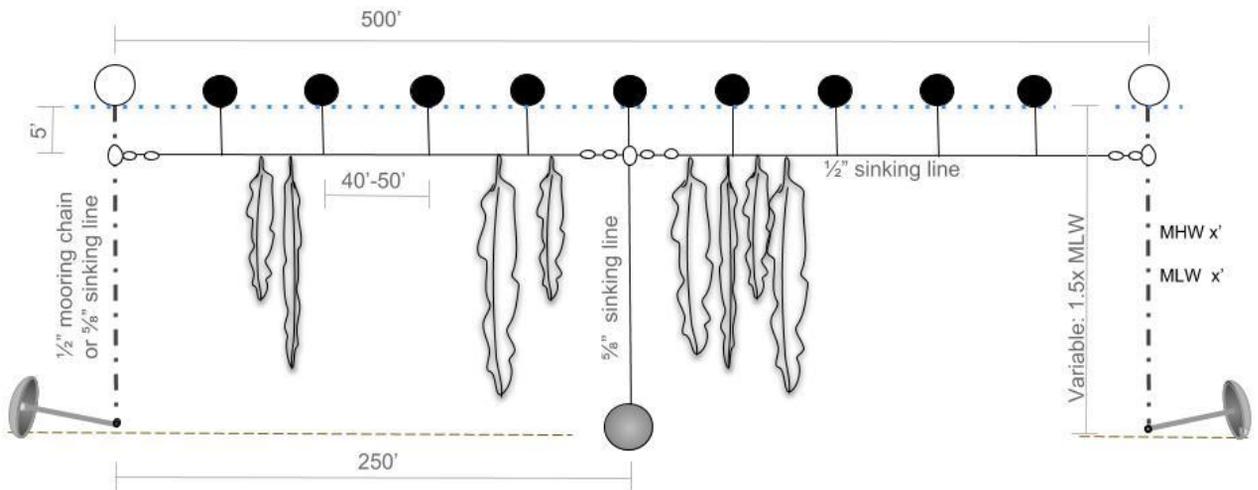
Date: 4/13/20

Signature: _____

Title: Professor

Example 500' Sugar Kelp Longline Layout

Not-to-Scale
2018-07-09



Key

- 16" White Mooring Buoy
- 12" Black Floatation Buoy
- ⋯ Water Surface
- Knot: In-Line Bowline or "Figure 8"
- ⊖ "Pigtail" (5' line with loop on both ends)
- 🌿 Sugar Kelp (*Saccharina latissima*)
- ⚓ 250 lb anchor (mushroom, block or screws depending on lease bottom)
- Bottom

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Marine Resources

205 North Belle Mead Road, Suite 1, East Setauket, NY 11733
P: (631) 444-0430 | F: (631) 444-0434 | FW.Marine@dec.ny.gov
www.dec.ny.gov

February 24, 2020

Dr. Christopher Gobler, Project Leader
Mr. Michael Doall, Project Co-Leader
Stony Brook University
239 Montauk Hwy
Southampton, New York 11968

RE: Permit authorizations for sugar kelp research on NY oyster farms

Dear Dr. Gobler and Mr. Doall,

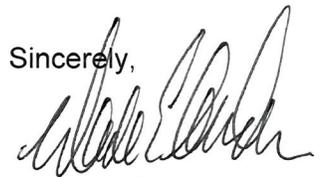
I understand Stony Brook University (SBU) is currently in the second year of the two-year research project entitled “Diversifying New York’s marine aquaculture industry: Integrating sugar kelp into oyster farms”, with funding through the New York Farm Viability Institute. I appreciate the invitation you extended to me at the outset of the project to represent the New York State Department of Environmental Conservation (NYSDEC) on the project advisory committee, as well as your keeping me informed about project results and developments.

To revisit and address the questions about permitting requirements that arose at the beginning of the project, research projects such as this are typically authorized by NYSDEC through issuance of a License to Collect or Possess – Scientific (LCP) to the PI/research institution. However, the statutory authority for NYSDEC’s issuance of LCPs found in New York’s Environmental Conservation Law (ECL) §11-0515 (1) and 6 NYCRR Part 175 extends to collection or possession of “fish, wildlife, shellfish, crustacea, or aquatic insects, birds’ nests or eggs” – there is no mention of plant life. Conversely, the statutory authority for NYSDEC’s issuance of marine hatchery and on/off-bottom culture permits found in ECL §13-0316 extends to possession, raising, breeding and commercial sale of “marine plant and animal life, including but not limited to shellfish, lobster, crab, shrimp and food fish”. NYSDEC’s regulatory authority over seaweed cultivation exists in the commercial context but is absent in the research context in which SBU is engaged. This is the reason why NYSDEC did not require SBU to secure a license or permit prior to initiating the current project in December 2018.

Since the current project began, SBU did secure its own on/off-bottom shellfish culture permit in June 2019 for ongoing shellfish restoration efforts that were previously only authorized by the Southampton Town Trustees’ municipal on/off-bottom shellfish culture permit. Municipalities with shellfish enhancement programs that typically do not involve any commercial sale are issued this type of non-commercial culture permit. If the current kelp project is extended beyond the June 2020 completion date, or if SBU secures funding for additional research projects involving seaweed in the future, they could be added to SBU’s non-commercial on/off-bottom shellfish culture permit.

If you or the New York Farm Viability Institute would like to discuss further, I can be reached at (631) 444-0481 or wade.carden@dec.ny.gov. I look forward to the Year 2 results of the current project.

Sincerely,



Wade E. Carden
Biologist 2 Marine



SUFFOLK COUNTY
FULL ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

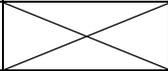
Part 2 – Identification of Potential Project Impacts

Instructions: Part 2 is to be completed by the lead agency. It is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

Tips for completing Part 2:

- _____ Review all of the information provided in Part 1.
- _____ Review any application, maps, supporting materials and the Full EAF Workbook.
- _____ Answer each of the 18 questions in Part 2.
- _____ If you answer “YES” to a numbered question, please complete all the questions that follow in that section.
- _____ If you answer “NO” to a numbered question, move on to the next numbered section.
- _____ Check appropriate column to indicate the anticipated size of the impact.
- _____ Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “**Moderate to large impact may occur.**”
- _____ The reviewer is not expected to be an expert in environmental analysis.
- _____ If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- _____ When answering a question consider all components of the proposed activity, that is, the “whole action.”
- _____ Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- _____ Answer the question in a reasonable manner considering the scale and context of the project.

1. _____ Impact on Land			
The proposed action may involve construction on, or physical alteration of the land surface of the proposed site. (See Part 1.D.1)		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
<i>If “YES”, answer questions a-h. If “NO”, move on to Section 2.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____	The proposed action may involve construction on land where depth to water table is less than 3 feet.	E.2.d <input type="checkbox"/>	<input type="checkbox"/>
b. _____	The proposed action may involve construction on slopes of 15% or greater.	E.2.f <input type="checkbox"/>	<input type="checkbox"/>
c. _____	The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E.2.a <input type="checkbox"/>	<input type="checkbox"/>
d. _____	The proposed action may involve the excavation and removal of more than 1,000 tons of natural	D.2.a <input type="checkbox"/>	<input type="checkbox"/>

material.			
e. _____ The proposed action may involve construction that continues for more than one year or in multiple phases.	D.1.g	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D.2.e D.2.q	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed action is, or may be, located within a Coastal Erosion hazard area.	B.ix	<input type="checkbox"/>	<input type="checkbox"/>
h. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

2. _____ Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1.E.2.g)

YES NO

If "YES", answer questions a-c. If "NO", move on to Section 3.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ Identify the specific land form(s):	E.2.g	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E.3.c	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

3. _____ Impact on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1.D.2 & E.2.h)

YES NO

If "YES", answer questions a-l. If "NO", move on to Section 4.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may create a new water body	D.1.j D.2.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D.2.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D.2.a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E.2.h E.2.i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by	D.2.a D.2.h	<input checked="" type="checkbox"/>	<input type="checkbox"/>

disturbing bottom sediments.			
f. _____ The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D.2.c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D.2.d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. _____ The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D.2.e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. _____ The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E.2.h – E.2.l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. _____ The proposed action may involve the application of pesticides or herbicides in or around any water body.	D.2.q E.2.h – E.2.l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. _____ The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D.1.a D.2.d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

4. _____ Impact on Groundwater The proposed action may result in new or additional use of groundwater, or may have the potential to introduce contaminants to groundwater or an aquifer. (See Part 1.D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “YES”, answer questions a-h. If “NO”, move on to Section 5.</i>			
		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D.2.c	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D.2.c	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may allow or result in residential uses in areas without water and sewer services.	D.1.a D.2.c – D.2.d	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may include or require wastewater discharged to groundwater.	D.2.d E.2.p	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D.2.c E.1.f – E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D.2.p E.2.p	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	D.2.q E.2.h – E.2.l E.2.p D.2.c	<input type="checkbox"/>	<input type="checkbox"/>

h. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>
-------------------------	--	--------------------------	--------------------------

5. _____ Impact on Flooding
 The proposed action may result in development on lands subject to flooding. (See Part 1.E.2) YES NO
If "YES", answer questions a-g. If "NO", move on to Section 6.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may result in development in a designated floodway.	E.2.m	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may result in development within a 100 year floodplain.	E.2.n	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may result in development within a 500 year floodplain.	E.2.o	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may result in, or require, modification of existing drainage patterns.	D.2.b D.2.e	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may change flood water flows that contribute to flooding.	D.2.b E.2.m – E.2.o	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ If there is a dam located on the site of the proposed action, the dam has failed to meet one or more safety criteria on its most recent inspection.	E.1.e	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

6. _____ Impact on Air
 The proposed action may include a state regulated air emission source. (See Part 1.D.2.f, D.2.h, D.2.g) YES NO
If "YES", answer questions a-f. If "NO", move on to Section 7.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. _____ More than 1000 tons/year of carbon dioxide (CO2)	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>
ii. _____ More than 3.5 tons/year of nitrous oxide (N2O)	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>
iii. _____ More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>
iv. _____ More than .045 tons/year of sulfur hexafluoride (SF6)	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>
v. _____ More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HCFCs) emissions	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D.2.h	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous	D.2.g	<input type="checkbox"/>	<input type="checkbox"/>

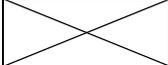
air pollutants.			
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU=s per hour.	D.2.f D.3.g	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may reach 50% of any two or more of the thresholds in “a” through “c”, above.	D.1.i D.2.k	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D.2.s	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ Other impacts:	X	<input type="checkbox"/>	<input type="checkbox"/>

7. _____ Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (See Part 1.E.2.q – E.2.u) <i>If “YES”, answer questions a-j. If “NO”, move on to Section 8.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E.2.s	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E.2.s	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E.2.t	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E.2.t	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E.3.c	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E.2.r	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E.2.q	<input type="checkbox"/>	<input type="checkbox"/>
h. _____ The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source:	E.1.b	<input type="checkbox"/>	<input type="checkbox"/>
i. _____ Proposed action (commercial, industrial or recreational projects, only) involves use of	D.2.q	<input type="checkbox"/>	<input type="checkbox"/>

herbicides or pesticides.			
j. _____ Other impacts:	_____	<input type="checkbox"/>	<input type="checkbox"/>

8. _____ Impact on Agricultural Resources The proposed action may impact agricultural resources. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (See Part 1.E.3.a & E.3.b) <i>If "YES", answer questions a-h. If "NO", move on to Section 9.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E.2.c E.3.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).	E.1.a E.1.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E.3.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District or more than 10 acres if not within an Agricultural District.	E.1.b E.3.a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may disrupt or prevent installation of an agricultural land management system.	E.1.a E.1.b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. _____ The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C.2.c, C.3 D.2.c, D.2.d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C.2.c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. _____ Other impacts:	_____	<input type="checkbox"/>	<input type="checkbox"/>

9. _____ Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (See Part 1.E.1.a, E.1.b, E.3.h) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <i>If "YES", answer questions a-g and complete Appendix B - Visual EAF Addendum. If "NO", move on to Section 10.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E.3.h	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may	C.2.b	<input type="checkbox"/>	<input type="checkbox"/>

result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E.3.h		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E.3.h E.3.h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. _____ The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E.3.h E.2.u E.1.c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. _____ The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E.3.h	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ There are similar projects visible within the following distance of the proposed project: 0 – ½ mile ½ – 3 mile 3 – 5 mile 5+ mile	D.1.a D.1.h D.1.i E.1.a	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
g. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

10. _____ Impact on Historic and Archeological Resources			
The proposed action may occur in or adjacent to an historic or archaeological resource. (See Part 1.E.3.e, E.3.f, E.3.g)		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
<i>If "YES", answer questions a-e. If "NO", move on to Section 11.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E.3.e	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E.3.f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E.3.g	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>
e. _____ If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3: i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E.3.e – E.3.g	<input type="checkbox"/>	<input type="checkbox"/>

ii. The proposed action may result in the alteration of the property's setting or integrity.	E.1.a, E.1.b E.3.e – E.3.g	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	C2, C3 E.3.g, E.3.h	<input type="checkbox"/>	<input type="checkbox"/>

11. _____ Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1.C.2.c, E.1.c, E.2.u) YES NO

If "YES", answer questions a-e. If "NO", move on to Section 12.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, and wildlife habitat.	D.2.e, E.1.b E.2.h – E.2.l E.2.q – E.2.t	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may result in the loss of a current or future recreational resource.	C.2.a, C.2.c E.1.c, E.2.u	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C.2.a, C.2.c E.1.c, E.2.u	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C.2.c, E.1.c	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ Other impacts:	 	<input type="checkbox"/>	<input type="checkbox"/>

12. _____ Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1.E.3.d) YES NO

If "YES", answer questions a-c. If "NO", move on to Section 13.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E.3.d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E.3.d	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ Other impacts:	 	<input type="checkbox"/>	<input type="checkbox"/>

13. _____ Impact on Transportation

The proposed action may result in a change to existing transportation systems. (See Part 1.D.2.j) YES NO

If "YES", answer questions a-f. If "NO", move on to Section 14.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ Projected traffic increase	D.2.j	<input type="checkbox"/>	<input type="checkbox"/>

may exceed capacity of existing road network.			
b. _____ The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D.2.j	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action will degrade existing transit access.	D.2.j	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action will degrade existing pedestrian or bicycle accommodations.	D.2.j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D.2.j	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

14. _____ Impact on Energy			
The proposed action may cause an increase in the use of any form of energy (See Part 1.D.2.k)		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
<i>If "YES", answer questions a-e. If "NO", move on to Section 15.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action will require a new, or an upgrade to an existing, substation.	D.2.k	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D.1.h D.1.i D.2.k	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D.2.k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D.1.i	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

15. _____ Impact on Noise, Odor and Light			
The proposed action may result in an increase in noise, odors or outdoor lighting (See Part 1.D.2.m, D.2.n, D.2.o)		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
<i>If "YES", answer questions a-f. If "NO", move on to Section 16.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may produce sound above noise levels established by local regulation.	D.2.m	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D.2.m E.1.d	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may result in routine odors for more than one hour per day.	D.2.o	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may result in light shining onto adjoining properties.	D.2.n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting that creates sky-glow brighter than existing-area conditions.	D.2.n E.1.a	<input type="checkbox"/>	<input type="checkbox"/>

f. _____ Other impacts:	 	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------	--------------	--------------------------	--------------------------

16. _____ Impact on Human Health
 The proposed action may have an impact on human health from exposure to new or existing sources of contaminants (See Part 1.D.2.q, E.1.d, E.1.f, E.1.g, E.1.h) YES NO
If "YES", answer questions a-m. If "NO", move on to Section 17.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E.1.d	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The site of the proposed action is currently undergoing remediation.	E.1.g, E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ There is a completed emergency spill remediation or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E.1.g E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The site of the action is subject to an institutional control limiting the use of the property (e.g. easement, deed restriction)	E.1.g E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
e. _____ The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E.1.g E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
f. _____ The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D.2.t	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ The proposed action involves construction or modification of a solid waste management facility.	D.2.q E.1.f	<input type="checkbox"/>	<input type="checkbox"/>
h. _____ The proposed action may result in the unearthing of solid or hazardous waste.	D.2.q E.1.f	<input type="checkbox"/>	<input type="checkbox"/>
i. _____ The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D.2.r D.2.s	<input type="checkbox"/>	<input type="checkbox"/>
j. _____ The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E.1.f – E.1.h	<input type="checkbox"/>	<input type="checkbox"/>
k. _____ The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E.1.f E.1.g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D.2.r, D.2.s E.1.f	<input type="checkbox"/>	<input type="checkbox"/>
m. _____ Other impacts:	 	<input type="checkbox"/>	<input type="checkbox"/>

17. _____ Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans. (See Part 1.C.1, C.2, C.3) YES NO
If "YES", answer questions a-h. If "NO", move on to Section 18.

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C.2, C.3, D.1.a, E.1.a, E.1.b	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C.2	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action is inconsistent with local land use plans or zoning regulations.	C.2, C.3	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action is inconsistent with any County plans, or other regional land use plans.	C.2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C.3 D.1.e, D.1.f, D.1.h, E.1.b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C.4, D.2.c, D.2.d, D.2.j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C.2.a	<input type="checkbox"/>	<input type="checkbox"/>
h. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

18. _____ Consistency with Community Character The proposed action is inconsistent with the existing community character YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (See Part 1.C.2, C.3, D.2, E.3) <i>If "YES", answer questions a-g. If "NO", move on to Part 3.</i>			
	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. _____ The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E.3.e, E.3.f, E.3.g	<input type="checkbox"/>	<input type="checkbox"/>
b. _____ The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C.4	<input type="checkbox"/>	<input type="checkbox"/>
c. _____ The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C.2, C.3, D.1.h, D.1.i, E.1.a	<input type="checkbox"/>	<input type="checkbox"/>
d. _____ The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C.2, E.3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C.2, C.3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C.2, C.3, E.1.a, E.1.b, E.2.g – E.2.l	<input type="checkbox"/>	<input type="checkbox"/>
g. _____ Other impacts:		<input type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
FULL ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

**Part 3 – Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- * _____ Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- * _____ Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- * _____ The assessment should take into consideration any design element or project changes.
- * _____ Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- * _____ Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- * _____ For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- * _____ Attach additional sheets, as needed.

**Determination of Significance
Type 1 and Unlisted Actions**

SEQR Status: Type I Unlisted

Identify portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information and considering both the magnitude and importance of each identified potential impact, it is the conclusion of _____ as lead agency that:

- A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
- B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:
- There will, therefore, be no significant adverse impacts from the project as conditioned, and therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).
- C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer in Lead Agency:

Signature of Responsible Officer in Lead Agency: _____ Date: _____

Signature of Preparer (if different from Responsible Officer) _____ Date: _____

For Further Information:

Contact Person:

Address:

Telephone Number:

Email:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (Town/City/Village)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Nancy A. Bush Living Trust into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Brookhaven

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Nancy A. Bush Living Trust property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Brookhaven (SCTM No. 0200-849.00-03.00-010.004)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Nancy A. Bush Living Trust property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Nancy A. Bush Living Trust totaling one (1) parcel of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that this parcel of land be included within a certified Agricultural District. The parcel, totaling 1.2 acres, was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval: New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: _____ Date: _____</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Nancy A. Bush Living Trust totaling 1 parcel of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended this parcel (1.2 acres) of land to be included within a certified Agricultural District. The parcel is located within the Town of Brookhaven. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments	
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation
	0600 04600 0300 005002			23.3		> \$50,000						Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo, metal barn
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2														
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5														
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6														
	0900 08000 0200 004011	This Little Farm LLC				13.2														
	0900 10100 0100 011000	This Little Farm LLC				7.1														
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3														
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0														
	0900 10100 0200 009000	This Little Farm LLC				3.3														
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3														
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1														
	0900 10100 0200 013006	This Little Farm LLC				1.9														
	0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.0														
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation
	0908 00600 0300 032000	BSS Real Estate LP				1.2														
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2														
	0908 00600 0300 034000	BSS Real Estate LP				1.4														
	0908 00600 0300 035000	Lee G. Schulman				1.2														
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2														
	0908 00600 0300 039000	BSS Real Estate LP				1.1														
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2														
	0908 01000 0100 004000	Schulman Family Enterprises				23.3														
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						> \$50,000	19%							
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage bldg, and residence on Lot 1.2
	0900 24900 0100 014001			43.0																
	0900 28800 0100 001001			37.9																
	0900 28800 0100 001002			3.0																

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecon Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501-c for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOEP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001					4170 Indian Neck Lane															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

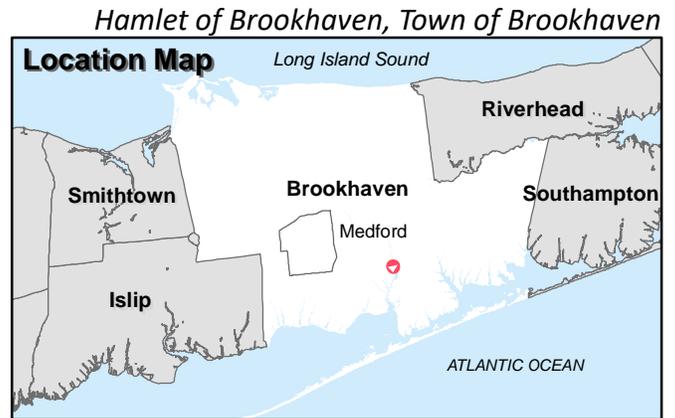
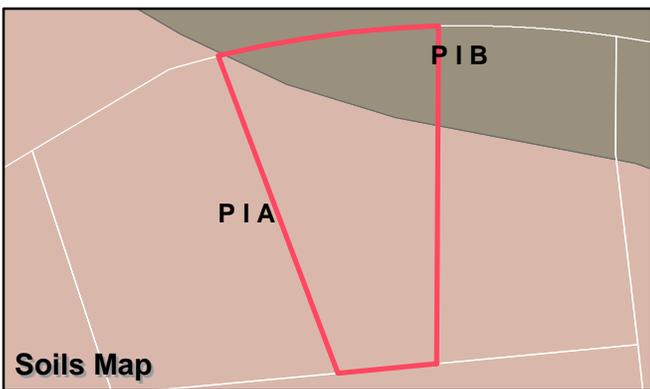
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

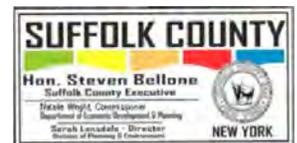
OEP-2020-11



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
3	3	0200 84900 0300 010004	1.2	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – NANCY A. BUSH LIVING TRUST (SCTM NO. 0200-849.00-03.00-010.004)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Nancy A. Bush Living Trust, the applicant, submitted one (1) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 3; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 3, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 3 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

- 1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
- 2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
- 3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0200-849.00-03.00-010.004	Nancy A. Bush Living Trust	1.2	3
	TOTAL ACRES	1.2	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Sally E. Kennedy and John W. Kennedy into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Brookhaven

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

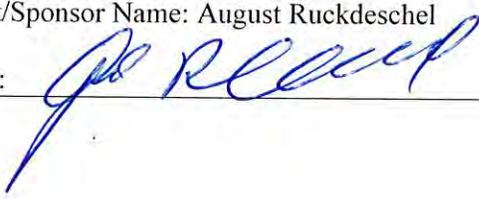
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Sally E. Kennedy and John W. Kennedy property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Brookhaven (SCTM No. 0200-508.00-01.00-012.001, 0200-508.00-01.00-012.002)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Sally E. Kennedy and John W. Kennedy property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Sally E. Kennedy and John W. Kennedy totaling two (2) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 34.8 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788

<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency? If Yes, list agency(s) name and permit or approval: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> New York State Department of Agriculture and Markets </div> (Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)? If Yes, identify CEA: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM

6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Sally E. Kennedy and John W. Kennedy totaling 2 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (34.8 acres) of land to be included within a certified Agricultural District. These parcels are located within the Town of Brookhaven. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/s/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes > \$50,000	N/A	N/A	Yes	Yes 78%	No	> \$50,000	*Food crops operation
	0600 04600 0300 005002			e/s/o Turbills Lane, s/o Sound Avenue		23.3													
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes Between \$10,000 and \$50,000	N/A	N/A	Yes	Yes 50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes Between \$10,000 and \$50,000	N/A	N/A	Yes	Yes 98%	No	< \$10,000	*Grain silo, metal barn
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes > \$50,000	N/A	N/A	Yes	Yes 98%	No	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2													
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5													
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6													
	0900 08000 0200 004011	This Little Farm LLC				13.2													
	0900 10100 0100 011000	This Little Farm LLC				7.1													
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3													
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0													
	0900 10100 0200 009000	This Little Farm LLC				3.3													
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3													
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1													
	0900 10100 0200 013006	This Little Farm LLC				1.9													
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																	
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes > \$50,000	N/A	N/A	Yes	Yes 100%	No	< \$10,000	*Food crops operation
	0908 00600 0300 032000	BSS Real Estate LP				1.2													
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2													
	0908 00600 0300 034000	BSS Real Estate LP				1.4													
	0908 00600 0300 035000	Lee G. Schulman				1.2													
	0908 00600 0300 038000	Lee G. Schulman and Julie S. Schulman				1.2													
	0908 00600 0300 039000	BSS Real Estate LP				1.1													
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2													
	0908 01000 0100 004000	Schulman Family Enterprises				23.3													
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes > \$50,000	N/A	N/A	Yes	No 19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse
	0200 50800 0100 012002					5													
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes > \$50,000	N/A	N/A	Yes	Yes 76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2
	0900 24900 0100 014001			43.0															
	0900 28800 0100 001001			37.9															
	0900 28800 0100 001002			3.0															

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes	> \$50,000 (both loc.)						
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes	> \$50,000						
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes	> \$50,000													
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes	> \$50,000													

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOEP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
	0200 69800 0100 002000					2.5													
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments	
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	-Commercial equine operation. -In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows: For Lot 7 (on ~2.3 acres): Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment. There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training. The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop. For Lot 8.1 (on ~0.6 acres): Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.
	0200 43400 0100 008001					0.6														
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded. This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation -Horse stables, paddocks, and other ag buildings. -Residential improvements incl a house, tennis court, and pool.
	1000 09700 0900 012000					34.3														
	1000 09800 0100 002001					10.8														
	1000 09800 0100 027001					4170 Indian Neck Lane														
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review))	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	N/A	No	The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space. The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.		

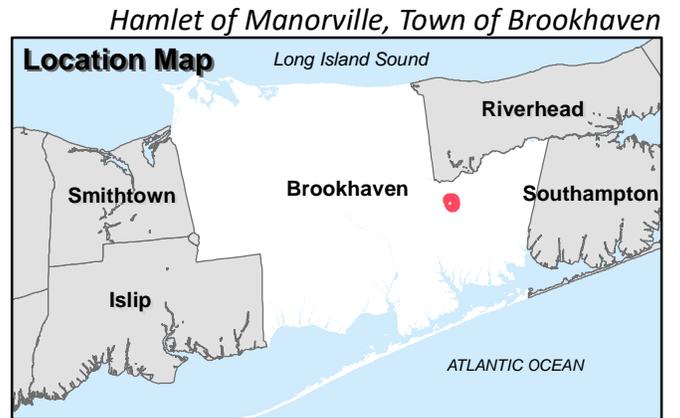
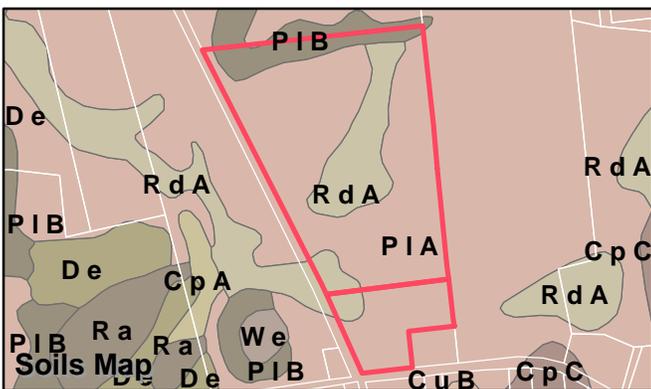
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

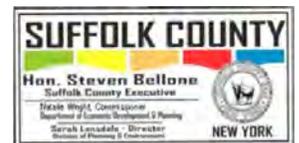
OEP-2020-07



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
1	3	0200 50800 0100 012001	29.8	BR PDR
1	3	0200 50800 0100 012002	5.0	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – SALLY E. KENNEDY AND JOHN W. KENNEDY (SCTM NO. 0200-508.00-01.00-012.001, 0200-508.00-01.00-012.002)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Sally E. Kennedy and John W. Kennedy, the applicants, submitted two (2) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 3; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 3, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 3 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0200-508.00-01.00-012.001	Sally E. Kennedy and John W. Kennedy	29.8	3
0200-508.00-01.00-012.002	Sally E. Kennedy and John W. Kennedy	5.0	3
	TOTAL ACRES	34.8	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Susan Marchese into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Brookhaven

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Susan Marchese property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b

Project Location (include map): Town of Brookhaven (SCTM No. 0200-698.00-01.00-001.007 and 0200-698.00-01.00-002.000)

Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected):
The Proposed Action involves the inclusion of the Susan Marchese property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Susan Marchese totaling two (2) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 6.0 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.

Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.

Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.

Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov
	Telephone #: 631-853-4714

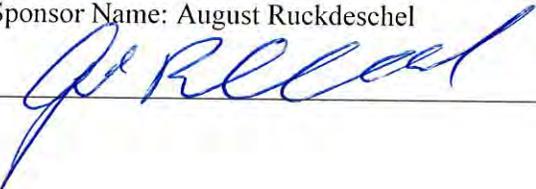
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2nd Floor

City/P.O.: Hauppauge	State: NY	Zip Code: 11788
----------------------	-----------	-----------------

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval:</p> <div style="border: 1px solid black; padding: 5px;"> <p>New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p> </div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p> <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other: </p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Susan Marchese totaling 2 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (6.0 acres) of land to be included within a certified Agricultural District. These parcels are located within the Town of Brookhaven. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/s/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand; storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo; metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						Yes	> \$50,000	Yes	19%						
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecon Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes	> \$50,000 (both loc.)						
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes	> \$50,000						
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes	> \$50,000													
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes	> \$50,000													

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or non-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001					4170 Indian Neck Lane															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

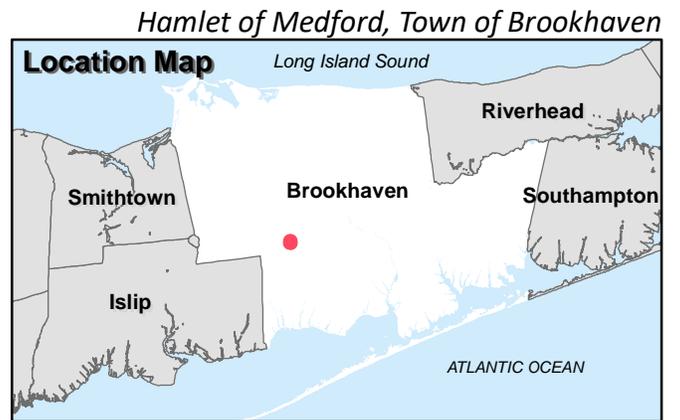
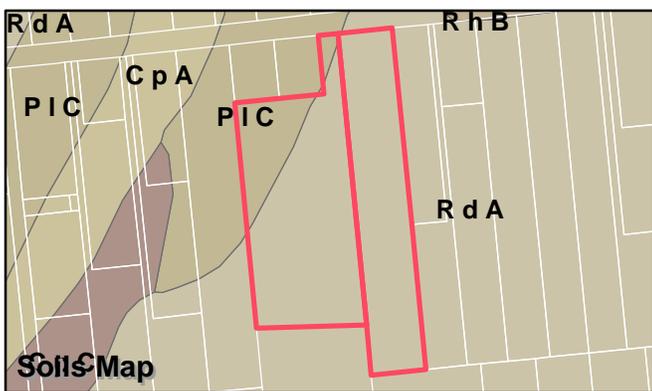
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

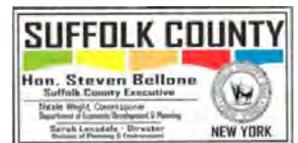
OEP-2020-17



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
7	3	0200 69800 0100 001007	3.5	
7	3	0200 69800 0100 002000	2.5	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – SUSAN MARCHESE (SCTM NO. 0200-698.00-01.00-001.007, 0200-698.00-01.00-002.000)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Susan Marchese, the applicant, submitted two (2) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 3; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 3, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 3 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0200-698.00-01.00-001.007	Susan Marchese	3.5	3
0200-698.00-01.00-002.000	Susan Marchese	2.5	3
	TOTAL ACRES	6.0	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Allison Porretto and Marie Delea into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Brookhaven

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

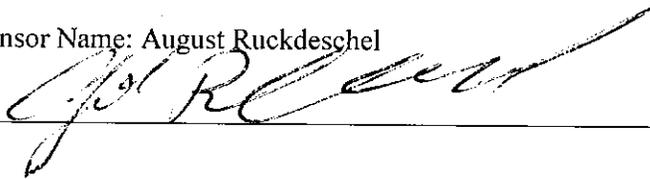
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Allison Porretto and Marie Delea property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Brookhaven (SCTM No. 0200-099.00-07.00-001.002, 0200-213.00-08.00-039.000)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Allison Porretto and Marie Delea property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Allison Porretto and Marie Delea totaling two (2) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 142.6 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov	
	Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788

<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency? If Yes, list agency(s) name and permit or approval:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p> </div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)? If Yes, identify CEA:</p> <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:</p> <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Allison Porretto and Marie Delea totaling 2 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (142.6 acres) of land to be included within a certified Agricultural District. The parcel is located within the Town of Brookhaven. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/s/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand; storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo; metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						No	19%								
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecon Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501(c-3) for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes	> \$50,000 (both loc.)	N/A	N/A	Yes	100%		
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes	> \$50,000	N/A	N/A	Yes	54%		
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyrodt, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes	> \$50,000						N/A	N/A	Yes	98%				
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes	> \$50,000						N/A	N/A	Yes	56%				

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
	0200 69800 0100 002000					2.5													
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001					4170 Indian Neck Lane															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is not complete with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

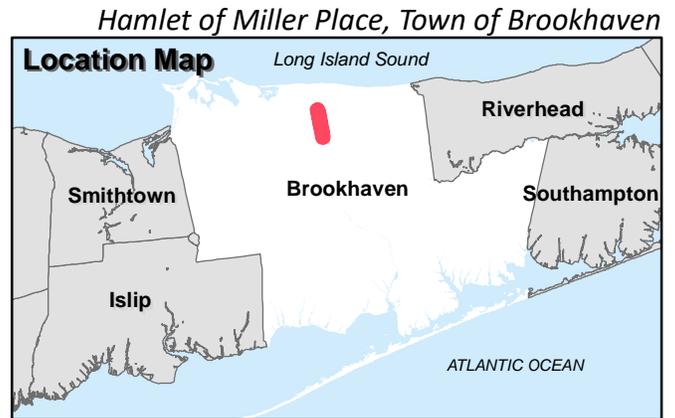
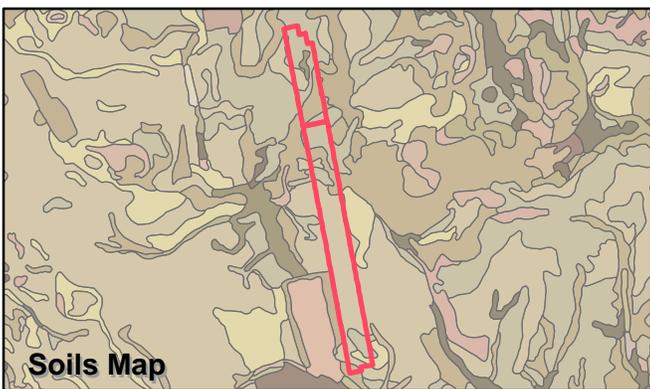
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

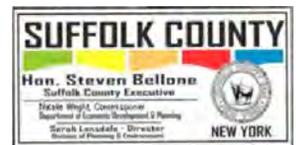
OEP-2020-15



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
6	3	0200 09900 0700 001002	39.4	
6	3	0200 21300 0800 039000	103.2	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – ALLISON PORRETTO AND MARIE DELEA (SCTM NO. 0200-099.00-07.00-001.002, 0200-213.00-08.00-039.000)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Allison Porretto and Marie Delea, the applicant, submitted two (2) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 3; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 3, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 3 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0200-099.00-07.00-001.002	Allison Poretto and Marie Delea	39.4	3
0200-213.00-08.00-039.000	Allison Poretto and Marie Delea	103.2	3
	TOTAL ACRES	142.6	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Robert A. West Jr. and Lori M. Conroy into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Brookhaven

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

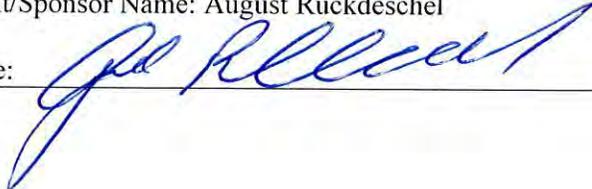
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Robert A. West Jr. and Lori M. Conroy property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Brookhaven (SCTM No. 0200-434.00-01.00-007.000, 0200-434.00-01.00-008.001)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Robert A. West Jr. and Lori M. Conroy property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Robert A. West and Lori M. Conroy totaling two (2) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At a special meeting held May 12, 2020, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 2.9 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov	
	Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788

<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency? If Yes, list agency(s) name and permit or approval: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> New York State Department of Agriculture and Markets (Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District) </div> </p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)? If Yes, identify CEA: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> </p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> </p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

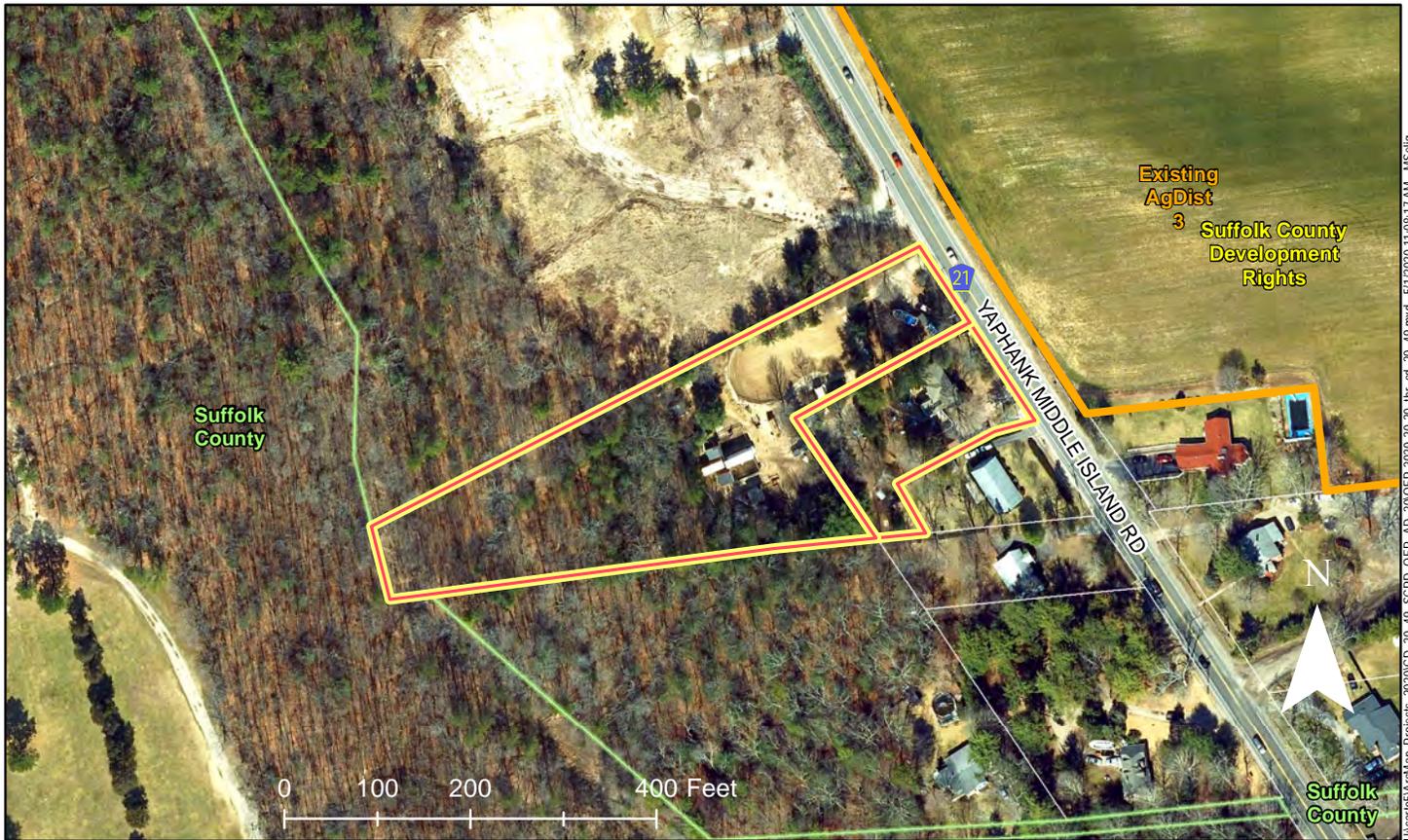
The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Robert A West Jr. and Lori M. Conroy totaling 2 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting and a special meeting held on May 12, 2020. The Board recommended these parcels (2.9 acres) of land to be included within a certified Agricultural District. The parcels are located within the Town of Brookhaven. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

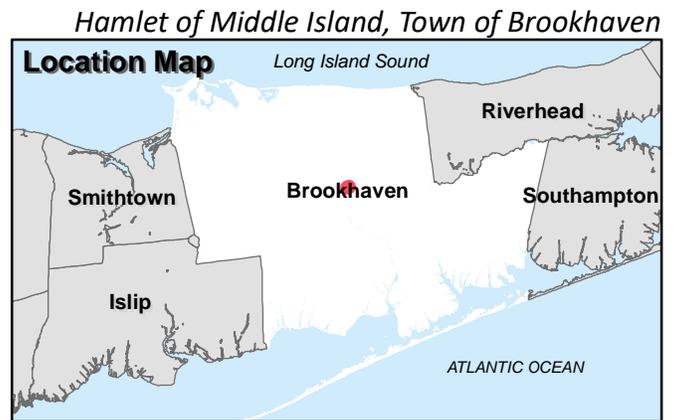
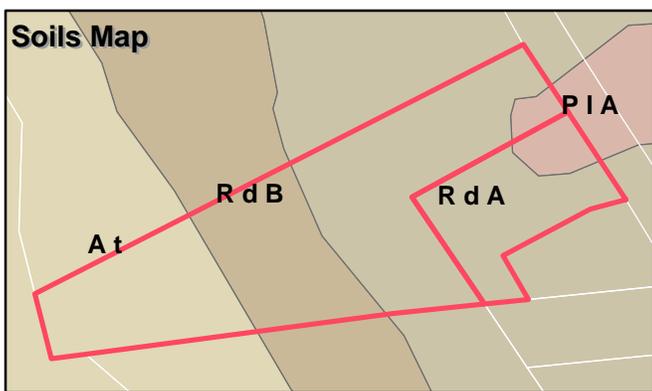
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

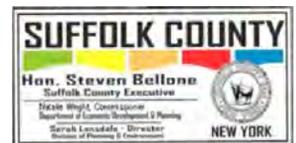
OEP-2020-20



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
7	3	0200 43400 0100 007000	2.3	
7	3	0200 43400 0100 008001	0.6	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – ROBERT A. WEST JR. AND LORI M. CONROY (SCTM NO. 0200-434.00-01.00-007.000, 0200-434.00-01.00-008.001)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Robert A. West Jr. and Lori M. Conroy, the applicant, submitted two (2) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at a special meeting held on May 12, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 3; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 3; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 3 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture

and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit “A”, the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0200-434.00-01.00-007.000	Robert A. West Jr. and Lori M. Conroy	2.3	3
0200-434.00-01.00-008.001	Robert A. West Jr. and Lori M. Conroy	0.6	3
	TOTAL ACRES	2.9	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Nivo Management Group Inc. into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Huntington

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part I based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

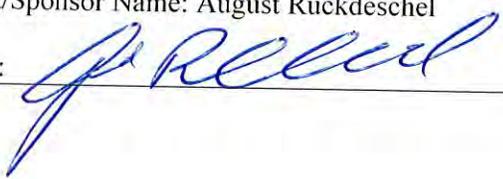
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Nivo Management Group Inc. property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Huntington (SCTM No. 0400-090.00-06.00-018.001)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Nivo Management Group Inc. property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Nivo Management Group Inc. totaling one (1) parcel of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that this parcel of land be included within a certified Agricultural District. The parcel, totaling 1.9 acres, was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval: New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>16. Is the project site located in the 100 year flood plain?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/Sponsor Name: August Ruckdeschel</p>	<p>Date: 5/8/2020</p>
<p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Nivo Management Group Inc. totaling 1 parcel of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended this parcel (1.9 acres) of land to be included within a certified Agricultural District. The parcel is located within the Town of Huntington. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		> \$50,000						Yes	78%	> \$50,000	*Food crops operation						
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand; storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo; metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						> \$50,000	19%	> \$50,000	*Agricultural buildings incl. retail and greenhouse						
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage bldg, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.95 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes	> \$50,000 (both loc.)						
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes	> \$50,000						
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0200 21300 0800 003000			103.2	Yes	> \$50,000													
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes	> \$50,000													

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	-Commercial equine operation. -In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows: For Lot 7 (on ~2.3 acres): Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment. There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training. The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop. For Lot 8.1 (on ~0.6 acres): Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	N/A	No	The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation -Horse stables, paddocks, and other ag buildings. -Residential improvements incl a house, tennis court, and pool.
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001					4170 Indian Neck Lane															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.		
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	N/A	Yes	N/A	No	The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space. The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres			

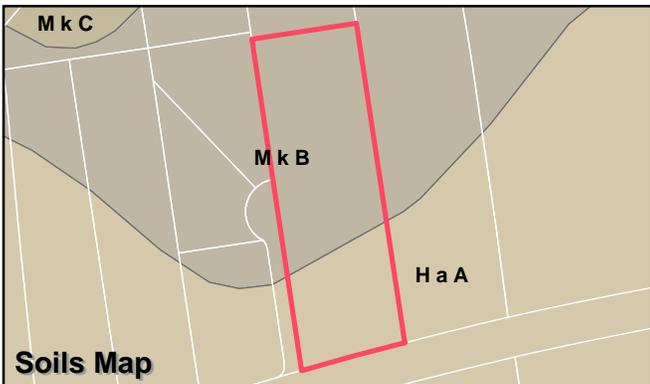
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

OEP-2020-10



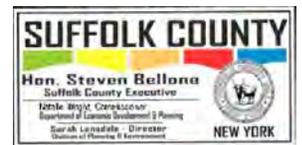
© 2016 Aerial Photography New York State Office of Information Technology Services.



Hamlet of Cold Spring Harbor, Town of Huntington



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
18	3	0400 09000 0600 018001	1.9	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – NIVO MANAGEMENT GROUP INC. (SCTM NO. 0400-090.00-06.00-018.001)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Nivo Management Group Inc., the applicant, submitted one (1) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 3; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 3, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 3 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0400-090.00-06.00-018.001	Nivo Management Group Inc.	1.9	3
	TOTAL ACRES	1.9	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Gisbert and Auwaerter LLC into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Islip

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

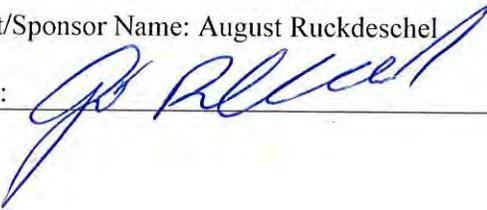
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Gisbert and Auwaerter LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Islip (SCTM No. 0500-334.00-02.00-001.000, 0500-334.00-02.00-002.000)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Gisbert and Auwaerter LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Gisbert and Auwaerter LLC totaling two (2) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 7.1 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes , attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No , continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">New York State Department of Agriculture and Markets</div> (Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p> <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other: </p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> </p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> </p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM

6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Gisbert and Auwaerter LLC totaling 2 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (7.1 acres) of land to be included within a certified Agricultural District. The parcels are located within the Town of Islip. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo, metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						Yes	> \$50,000	Yes	19%						
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments	
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>
	0200 43400 0100 008001					0.6														
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded. This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3														
	1000 09800 0100 002001					10.8														
	1000 09800 0100 027001					4170 Indian Neck Lane														
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

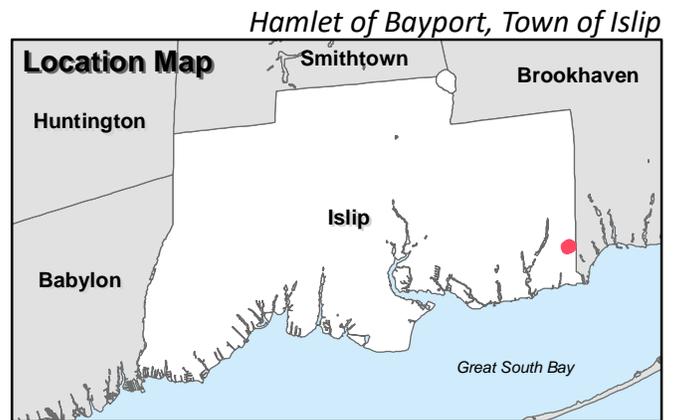
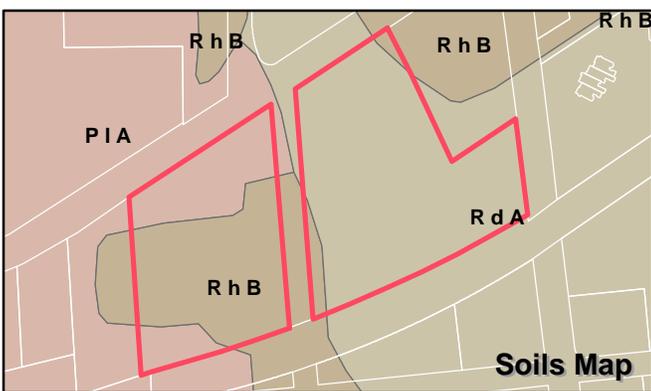
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

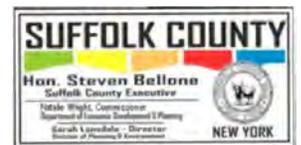
OEP-2020-14



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
8	3	0500 33400 0200 001000	3.1	
8	3	0500 33400 0200 002000	4.0	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – GISBERT AND AUWAERTER LLC (SCTM NO. 0500-334.00-02.00-001.000, 0500-334.00-02.00-002.000)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Gisbert and Auwaerter LLC, the applicant, submitted two (2) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 3; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 3, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 3 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit “A”, the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0500-334.00-02.00-001.000	Gisbert and Auwaerter LLC	3.1	3
0500-334.00-02.00-002.000	Gisbert and Auwaerter LLC	4.0	3
	TOTAL ACRES	7.1	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Town of Islip Bay Bottom into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Islip

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

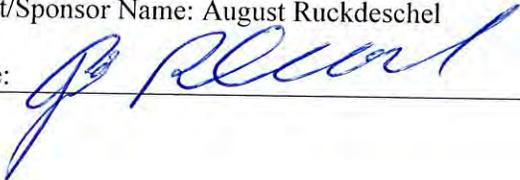
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Town of Islip property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Islip (SCTM No. 0500-485.00-01.00-001.000)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Town of Islip property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Town of Islip totaling one (1) parcel of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that this parcel of land be included within a certified Agricultural District. The parcel, totaling 16,279.9 acres, was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval: New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Town of Islip totaling 1 parcel of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended this parcel (16,279.9 acres) of land to be included within a certified Agricultural District. The parcel is located within the Town of Islip. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/s/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	s/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand; storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo; metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
	0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.0															
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						Yes	> \$50,000	Yes	19%						
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501(c-3) for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOEP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
	0200 69800 0100 002000					2.5													
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses. Applicant clarified: There are currently 6-8 horses. 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	-Commercial equine operation. -In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows: For Lot 7 (on ~2.3 acres): Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stalls with attached corrals as well as (3) structures for food, equipment and riding equipment. There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training. The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop. For Lot 8.1 (on ~0.6 acres): Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	N/A	No	The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation -Horse stables, paddocks, and other ag buildings. -Residential improvements incl a house, tennis court, and pool.
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001			4170 Indian Neck Lane	77.1																
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review))	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investments AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.		
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	N/A	Yes	N/A	No	The processing building is near completion with a cost of over \$70,000 to date to outfit H/O's interior processing space. The waterfront dock area will contain several Floating Upwelling Systems (LUPSYS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H/O is one of the first SCALP aquaculture lease holders - Site 544 10 acres			

§303-B ENROLLMENT CANDIDATE

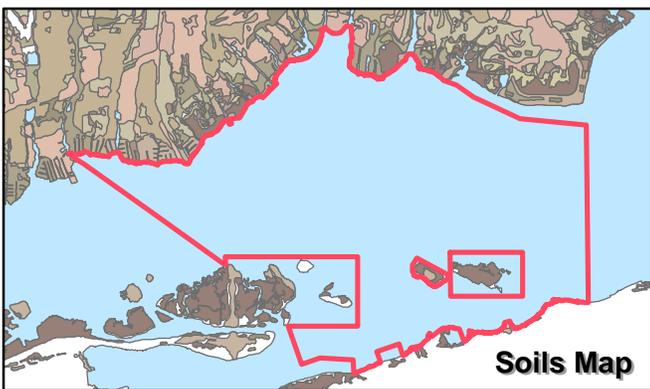
New York State Agricultural Districts Program in Suffolk County

OEP-2020-22

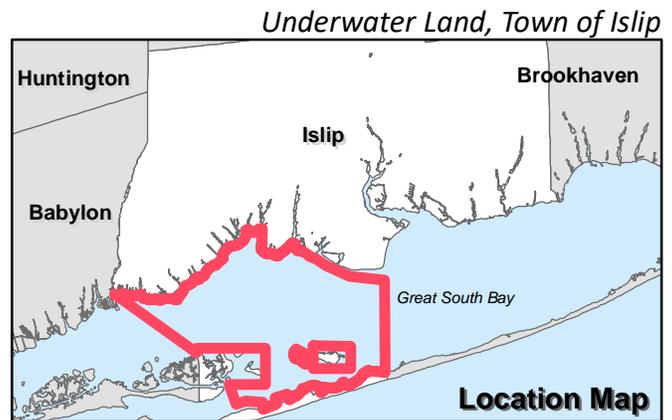


© 2016 Aerial Photography New York State Office of Information Technology Services.

U:\car\05\ArcMap_P\Projects_2020\CD_20_49_SCPD_OEP_AD_2010EP-2020-22-12_ILS.cad_20_49.mxd - 5/6/2020 2:23:19 PM - MSC\lg

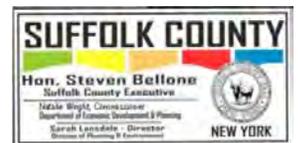


Soils Map



Location Map

Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
11	3	0500 48500 0100 001000	16,279.9	Underwater Lands



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – TOWN OF ISLIP (SCTM NO. 0500-485.00-01.00-001.000)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Town of Islip, the applicant, submitted one (1) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 3; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 3, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 3 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0500-485.00-01.00-001.000	Town of Islip	16,279.9	3
	TOTAL ACRES	16,279.9	



TOWN OF ISLIP PHASE III EXPANSION TO BE INCORPORATED INTO ISLIP'S BAY BOTTOM LICENSING PROGRAM



Supervisor
Angie M. Carpenter

Town Council

Trish Bergin-Weichbrodt
Mary Kate Mullen

John C. Cochrane, Jr.
Jim O'Connor

Town Clerk
Olga H. Murray

Receiver of Taxes
Alexis Weik

Commissioner
Martin Bellew

Table of Contents

Intent

Mission Statement

Historical Background

Executive Summary of Established Bay Bottom Licensing Program

Management & Organization of Phase III Expansion

Environmental Impact

Intent

Aquaculture is a sustainable and green industry that aligns with the Town of Islip's steadfast commitment to the preservation and enhancement of our natural resources and to the revitalize our marine community. The cultural values associated with the history and tradition of shellfishing in the Town of Islip (the Town) have been revived and set forth to excel.

The Town of Islip Department of Environmental Control (the TOI DEC) intends to expand upon the successes of Phase I and Phase II of the Bay Bottom Licensing Program (the Licensing Program), to include an additional 1,569 acres of underwater land in the East Islip & Islip vicinity referred to as Phase III.

Thus far, the Licensing Program's greatest achievements include rejuvenation of the marine based economy and improving the water quality of the bay through the increased production of millions of shellfish that efficiently filter the water and remove excess nitrogen. Furthermore, the TOI DEC is confident that this expansion, will generate additional revenue for the local economy; and at the same time, enhance and assist with restoring the hard clam and eastern oyster populations in the Great South Bay. In addition scientific studies have documented that the culturing gear utilized in farming shellfish provide habitat for juvenile fish, crabs and other important organisms necessary for a healthy ecosystem.

Mission Statement of the Bay Management Program

The Town of Islip Bay Management Program has a longstanding dedication to the responsible management and development of the shellfish industry. Its ultimate goal is to revitalize the shellfish industry and improve the Great South Bay through the increased production of millions of shellfish that efficiently filter the water while removing excess nitrogen.

Furthermore, the Town of Islip continues to play a vital role in educating the public, researching innovations in aquaculture, and meeting the needs of the marine community of Long Island by ensuring the continuation of the tradition of shellfish farming on the Great South Bay.

Historical Background

Great South Bay has historically been known for its abundance of shellfish. Traditionally, the Town of Islip has leased bay bottom land since the early to mid-1800's and when the Blue Point Oyster became world renown and in high demand. In 1929, New York State granted the Town of Islip all right, title and interest of the people of the state to the land underwater in the Town "*...for the protection of shellfish lying within such waters...*" To this day, the Town is the sole agency responsible for the management of twenty thousand acres of bay bottom land between Nicoll Point off Heckscher State Park and the Robert Moses Bridge.

Depleted Resource

By the 1940's, oysters were gone from the bay and clams began thrived by the early 1960's. During the past fifty years, the hard clam industry in the bay is one of significant growth followed by overexploitation. Once the most productive hard clam fishery in the world, the Great South Bay presently supports a very depressed population of clams and oysters. Documented evidence shows

the unsustainable clam harvest along with the uncontrolled access to the resource in the late 1970's and 1980's drastically and rapidly reduced the standing stock of adult clams. Excessive harvesting reduced the natural reproductive capacity of the bay, causing the low abundance present today.

With the depletion of the oyster, and the hard clam, the filtration benefit that the shellfish provided was highlighted and the loss of these valuable resource became apparent. A downward spiral of the Great South Bay's water quality altered the ecosystem and subsequently impacted fish, wildlife and the residents of Suffolk County.

Shellfish Management Program

In 1982, the TOI DEC developed a comprehensive Shellfish Management Program and terminated the long held leases. The Management Program established a 3,000 acre shellfish management area that incorporated the terminated lease sites. In response to the crisis situation created by the tremendous reduction in hard clam harvests, the Management Program (the Program) instituted a much needed long term management of the resource. The Programs basic components include: the use of seed planting, spawner sanctuaries, stock assessment, managed closure areas, and harvest controls. Its development and evaluation has been structured utilizing reliable quantitative information on the population dynamics of the shellfish resource which is generated during annual bay bottom surveys.

Shellfish Hatchery & Nursery Culture Facility

One of the greatest attributes of the Program occurred in 1987 when the Town established the first large-scale municipally operated shellfish hatchery and nursery culture facility. This innovative approach eliminated the reliance of the Town on commercial hatcheries to supply the seed clams. It enabled the Town to produce the quantity of clams necessary to significantly increase the population. Currently, the Facility produces the highest quality of hard clam and eastern oyster shellfish products for growers and distributors. The Facility has been a resourceful model for other agencies, hatcheries and culture facilities in the region to emulate.

In the early 2000's, the Facility expanded beyond hard clams and began growing oyster seed. With its success, the Facility began to sell oyster seed to shellfish growers, as well as planting them in the bay. This addition enhanced the Town's efforts to improve the ecosystem, grow the local economy and provide a new source of revenue for the Facility.

Bay Bottom Licensing Program

In 2009, in an effort to continue with the expansion of the Management Program, the Town opened 125 acres of bay bottom for an aquaculture program, known as the Bay Bottom Licensing Program. Steeped in the commitment to promote the overall health of the Great South Bay's ecosystem thru sustainable farming, the licensing program licenses parcels to individuals with experience in shellfish cultivation. To date, the licensing program has been an economic success for local shellfish growers, as well as creates a positive impact on the local ecosystem.

Executive Summary of Established Bay Bottom Licensing Program

In 2009, the Town established the Bay Bottom Licensing Program, which currently encompasses over 125 acres of Town-owned bay bottom. In 2012, the New York State Department of Environmental Control (NYS DEC) issued permits for Phase I, a 95 acre cultivation site. NYS

DEC approved 17 parcels ranging in size from 1 to 5 acres. In late 2012, due to a large demand of parcels, the Town incorporated Phase II into the licensing program, which provided thirty (30) additional acres. As of 2020, the entire cultivation site is licensed.

The Licensing Program has proven to be an economic success for the Growers. Once grown the clams and oysters, are marketed, and sold to local restaurants and retail/wholesale establishments.

At this time, there are 26 active parcels with a winter over site of twenty-seven (27) parcels. The Shellfish Culture Facility maintains a one (1) acre parcel for the Town's shellfish restoration program. Twenty-five (25) are currently licensed. Seventeen (17) parcels are actively being used and eight (8) are awaiting permits.

Phase I and II Application & License Issuance

When a site becomes vacant, the next available applicant is selected from the Town's Bay Bottom Program Waiting List. The waiting list is updated monthly on the Town's website, and enrollment is open to potential applicants interested in applying for the licensing program.

TOI DEC staff contact and meet with applicant on the waiting list to discuss their business plan, the regulations involved and the permit requirements of the NYS DEC, New York State Department of State (NYS DOS), and the U.S. Army Corps. Of Engineers (USACE). TOI DEC staff makes every effort to ensure the applicants are aware of the physical, financial and operational demands that come with the functions of shellfish farming in the bay.

Additionally, applicants are notified of the annual license fee of \$750 per acre, and a security deposit of \$375 per acre, the license terms of five (5) years with a five (5) year extension, as well as their responsibility to obtain permits and authorization from the NYS DEC, NYS DOS and USACE, proof of general liability insurance, Workers Compensation and New York State Disability Insurance.

If the TOI DEC determines that the applicant is a suitable candidate for the licensing program, a resolution is drafted and submitted to the Islip Town Board. The applicant is given an "Intent to Award" letter with their parcel coordinates, which enables them to move forward with obtaining permits and authorizations from the NYS DEC, New York State Department of State and the USACE.

The applicant is responsible to notify the Town when they have received their permits and successfully completed the obligations of the license. Upon said notice, their license is executed by the Islip Town Supervisor and they are cleared to begin farming in the bay.

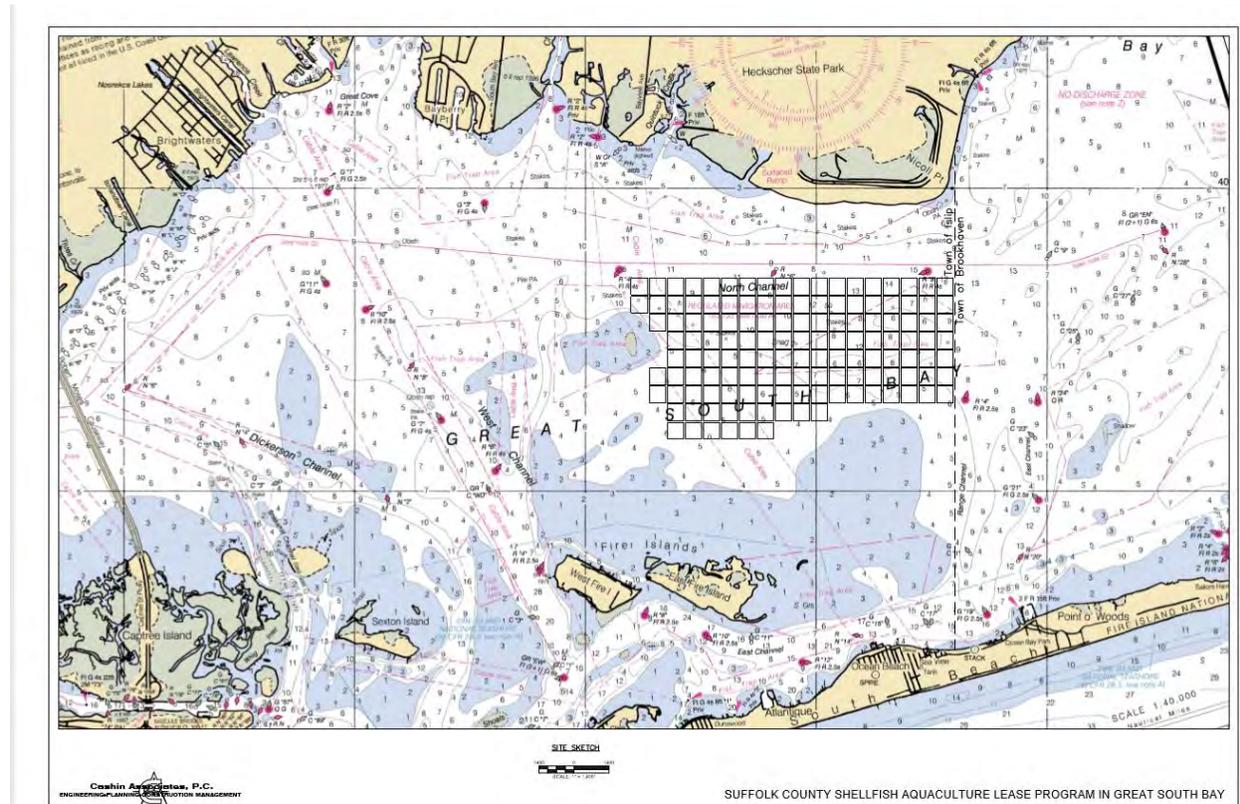
The following is a current map and listing of our parcels and licensees.



Current Bay Bottom Program Licensees	Owner/ Operator	Parcel Location	Acre Size
Little A's Oysters, LLC	Michael Mission	A01	2
Dune Fishery	Ethan Doutney	A02	3.5
Great South Bay Oyster Farm (In The Permitting Process)	Kevin Conway	A03	5
Lucky 13 Oysters	Matt Welling	A04	5
Lucky 13 Oysters	Matt Welling	A05	2
Red Tiger Seafood (In The Permitting Process)	Lou Delli-Pizzi	A06	5
Captain Ockers	Ralph Corsini	A07 (a)	2.5

T.C. Oyster Company	Thomas Corsini	A07 (b)	2.5
Little Sister Oysters (In The Permitting Process)	Aileen Ruddy	A08a	2
Keenan Boyle (In The Permitting Process)	Keenan Boyle	A08b	2
Fire Island Oyster Co., LLC	Anthony Capone & Colby Doyon	A09	5
Scrimshaw Enterprises (In the Permitting Process)	Sean Dunn	A10	2.5
L.I. Blue Point Oyster LLC	Rick German	A11	5
Open Waters Enterprises	Sixto Portilla	A12	5
Open Waters Enterprises	Sixto Portilla	A13	1
Babylon Oyster Company	Ed Califano & Steve Ramirez	A14	2.5
Fitall Shellfish, LLC	Mike Fitall	A15	2.5
Thatch Island Farms	Charles Westfall	A16	2.14
Islip Town Hatchery	Marty Byrnes	A17	1
Fire Island Shellfish Co.	Chris Carangi	AX3	1.01
J.A. Cochrane & Sons, LLC	Steve Macchio	AX4	2.48
Great South Bay Oyster Farm	Kevin Conway	AX5	1.75
Shamrock Oyster Co.	Emmett O'Hara	AX6	2.99
Steamboat Channel Oyster Co.	Brian Abrahamsen	AX7	5
Daniel Gliganic & Keith Powell	Keith Powell	AX8	1
Big A's Oysters, LLC (In The Permitting Process)	Michael Mission	AX9	2.74

Management & Organization of Phase III Expansion



To further the successes of Phase I & II, the Town is proposing the expansion of the Bay Bottom Licensing Program. This entails the creation of an Agriculture District to encompass Phase I and II, as well as Phase III to include an additional 1,569 acres of bay bottom off the coast of Heckscher State Park in East Islip.

The new area referred to as Phase III will open land historically farmed for shellfish, and will have a positive impact on the bay. The new cultivation site will consist of 134 parcels, all 10 acres in size and 60 foot boundaries between them.

Phase III Applicant & License Issuance

Licensing for Phase III will be consistent with Phase I and II in such that applicants will be selected from the Town's Bay Bottom Waiting List. The TOI DEC staff will require interface to discuss the Growers business plan and the ability to operate a shellfish farm within the requirements of the Town, State and Federal Government's regulations. Preference will be given to applicants having experience in shellfish cultivation and are committed to promoting the overall health of the Great

South Bay; license fees will continue to be \$750 per acre with a security deposit of \$375 per acre with the right to increase the fees during the negotiation for license extensions.

If the applicant and the TOI DEC agree to move forward, a Town Board resolution will be submitted to the Islip Town Board and the applicant is given an “Intent to Award” letter with their parcel coordinates to move forward in the permitting process.

The applicants will move forward with the long term requirements of the license agreement such as obtaining NYS DEC, NYS DOS and USACE permits and authorizations. They will have to obtain general liability insurance, workers compensation and New York State disability insurance. Once these requirements are completed, the applicant will finalize their license agreement with the Town and the agreement will be executed by the Islip Town Supervisor.

Different from its predecessors, Phase III license agreements will be a period of ten (10) years with 2 (two) options to renew for an additional ten (10) years. The Town will offer the Growers the opportunity to stagger in the operation and payments of their parcels. During their first year, while their businesses are becoming more established, they are given the option to choose to only utilize, and submit payment for a smaller portion of their parcel, starting at a minimum of two (2) acres. They will be required to steadily increase their operation over the duration of their license agreement. It is the TOI DEC’s expectation that this staggered approach will result in less site turn over, fewer inactive parcels and a reduced risk of failure for the Grower. However, the Growers will be required to meet all of the regulatory and license requirements for the full ten (10) acres

Due to the Phase III site having deeper waters and more rigorous requirements set by the Town, the licensing program will be phased in over ten (10) years. In the first year, the Town anticipates licensing a maximum of thirty-seven (37) parcels, and will make 10 parcels available every year afterward to applicants on the waiting list. The Town plans to set aside one (1) parcel for the exclusive use of the Shellfish Cultivation Facility and one (1) Parcel for research and educational institutions. Additionally, the Town will set aside twenty-five (25) parcels for the existing Growers who are participating in Phase I and II of the licensing program. This phased in approach will ensure the Town’s ability to confirm compliance with all Town, State and Federal regulations.

Phase III Conditions

Due to the Phase III site’s deeper waters and closer proximity to the shoreline, the Town’s license conditions will differ from the more shallow and secluded waters of Phase I and II. Floating gear and mooring will be prohibited. On-bottom culture methods will be the only permissible form of aquaculture at the site. Gear visible on the surface of the water will be limited to four (4) corner buoys; (whereas Phase I and II allowed for on and off bottom culture with floating gear). All gear must be submerged, and motorized mechanical means will continue to be prohibited. The purpose of these restrictive conditions is to minimize the visibility of the cultivation sites, and remove the need for bird deterrents.

The cultivation site and the individual parcels will be marked with uniform buoys, as approved by the United States Coast Guard (USCG) and/or USACE, around the perimeter of the parcel, and at each corner of the parcel. Each buoy will permanently display the name of the Grower and their

NYSDEC permit number. The buoy markers will be deployed around the site using parcel coordinates provided by the Town.

Surveillance & Enforcement

The TOI DEC will continue to utilize a two way method of monitoring and enforcing license conditions at the cultivation sites. Currently, the Town of Islip's Harbor Patrol provides regular inspections of the cultivation sites. They review that the sites are clearly marked, free of rubbish and obstructions and that all Growers in Phase I and Phase II sites are maintaining their bird deterrents. The Harbor Patrol reports any violations or concerns to the Town's Waterways Management Supervisor. If necessary, the Town's license agreement allows the TOI DEC to issue a Notice of Violation with the potential of monetary penalty and or revocation of their license.

Furthermore, the activities at the sites will be monitored through close communication with the Growers themselves. TOI DEC staff have ongoing phone, text and email chains with the Phase I and II Growers to provide notices regarding missing gear, issues with bird deterrents, information from New York State and upcoming training or conference opportunities. Additionally, the Town holds bi-annual "Grower's Meetings" with the stakeholders of the licensing program. These meetings are a forum for the licensees and the TOI DEC to maintain an open dialogue. These meetings have been instrumental as an opportunity to candidly discuss, where the Town or other Growers can improve, where the licensing program is succeeding and what would be most beneficial to the shellfish farmers moving forward. These forums also allow the licensing program participants to better familiarize themselves with Town and staff as well as each other. The interaction between the Growers allows for them to share ideas, and find solutions to issues they may be facing regarding state regulations, missing gear, bird deterrents, harsh weather, etc. It is the belief of the TOI DEC staff that these improved communications reduce violations of their license agreements, limit site turnover and improve upon the successes of the individual shellfish farmers.

Public Outreach

As aforementioned, the TOI DEC strives to educate the Islip municipality about our sensitive ecosystem and encourage new participants. Throughout 2019, the TOI DEC sought to strengthen a community engagement and educational component to the Shellfish Culture Facility's mission. Residents have been re-introduced to the Town's role in growing oyster and clam seed; as well as their importance to the local ecosystem and the health of the Great South Bay. Our initiative has included youth outreach, speaking engagements before local groups, offering tours, attending Town-wide events, implementing Oyster Gardening Classes and offering volunteer opportunities at the Facility.

As the TOI DEC continues to expand, the Town is again expanding its public outreach campaign to obtain input from any person or business who may have a unique or specialized point of view on the proposal. Additionally, the Town Board is scheduled to hold a public hearing on the creation of an Agriculture District and the expansion of Phase III on March 10, 2020 with a 30 day period to then allow for subsequent public comments and considerations.

The Programs have had growing support within the aquaculture industry, as they are continuing to witness and commend Islip’s renewed interest in its marine based economy.

Environmental Impact

The environmental benefits of the expansion of Phase III are multi-faceted. The most apparent benefit to the sizable Phase III expansion will be a significant volume of bay water filtered as a result of the addition of millions of shellfish to the cultivation site. Biofiltration by shellfish is an acknowledged method of algae population control, which improves water quality. One of the most significant dangers to the health of the bay and its ecosystem is the Brown Tide algae species, (*Aureococcus anophagefferens*). Brown tide blooms consume all available nutrients in the water column, blocks available light for sea grasses and phytoplankton, and severely impedes the survival and reproduction of shellfish populations.

Lack of algae filtration can reduce hard clam and oyster survival, which in turn reduces the shellfish population even more. Unfiltered algae blooms can also contribute to anoxic conditions, which lead to fish kills. Therefore, a healthy shellfish population can be a factor in maintaining healthy finfish populations as well. Having cages and trays on the bay bottom also provides protection and a habitat for small fish, crabs and other marine life, which increases the biodiversity of the bay.

Another environmental benefit of having millions of clams and oysters growing in the same location is they will spawn and provide larvae to set up in the bay. The Town has received feedback from Growers in Phase I and Phase II that they are finding natural set oysters in the areas around the cultivation site. Oysters from this program are naturally spawning, reproducing and are showing up on our shorelines. This will have a direct positive effect on our natural resource by enhancing the wild fishery. The filtering capacity from culturing these shellfish in Islip waters is enormous. The millions of shellfish grown at the Facility and placed at the Phase I and II cultivation site are naturally and efficiently filtering 330-550 million gallons a day of the Great South Bay’s water. The filtering reduces the turbidity, improves light penetration, reduces anoxia and improves the overall water quality.

By removing particulates, excess nutrients, organic material from the water column enhances the habitat for sea grasses such as eelgrass and other submerged aquatic vegetation.

As of 2018, the oyster production in Islips’ waters rose from 0 to 20% of the cultured oysters harvested in New York State. In addition, the facility is responsible for 9% of the wild and cultured oysters harvested in New York State.

In the Phase III expansion these numbers will continue to grow exponentially and play a pivotal role in the health and restoration of the south shore estuary.

Gallons of Water Filtered Due to Facility Activities	Gallons of Water Filtered Due To Phase I & II Activities	Projected Gallons of Water Filtered Due To Phase III Activities	Total Gallons of Bay Water Filtered Per Day in Islip’s Waters
--	--	---	---

30,000,000-
50,000,000

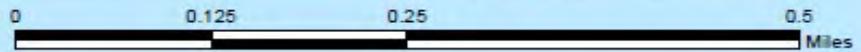
300,000,000-
500,000,000

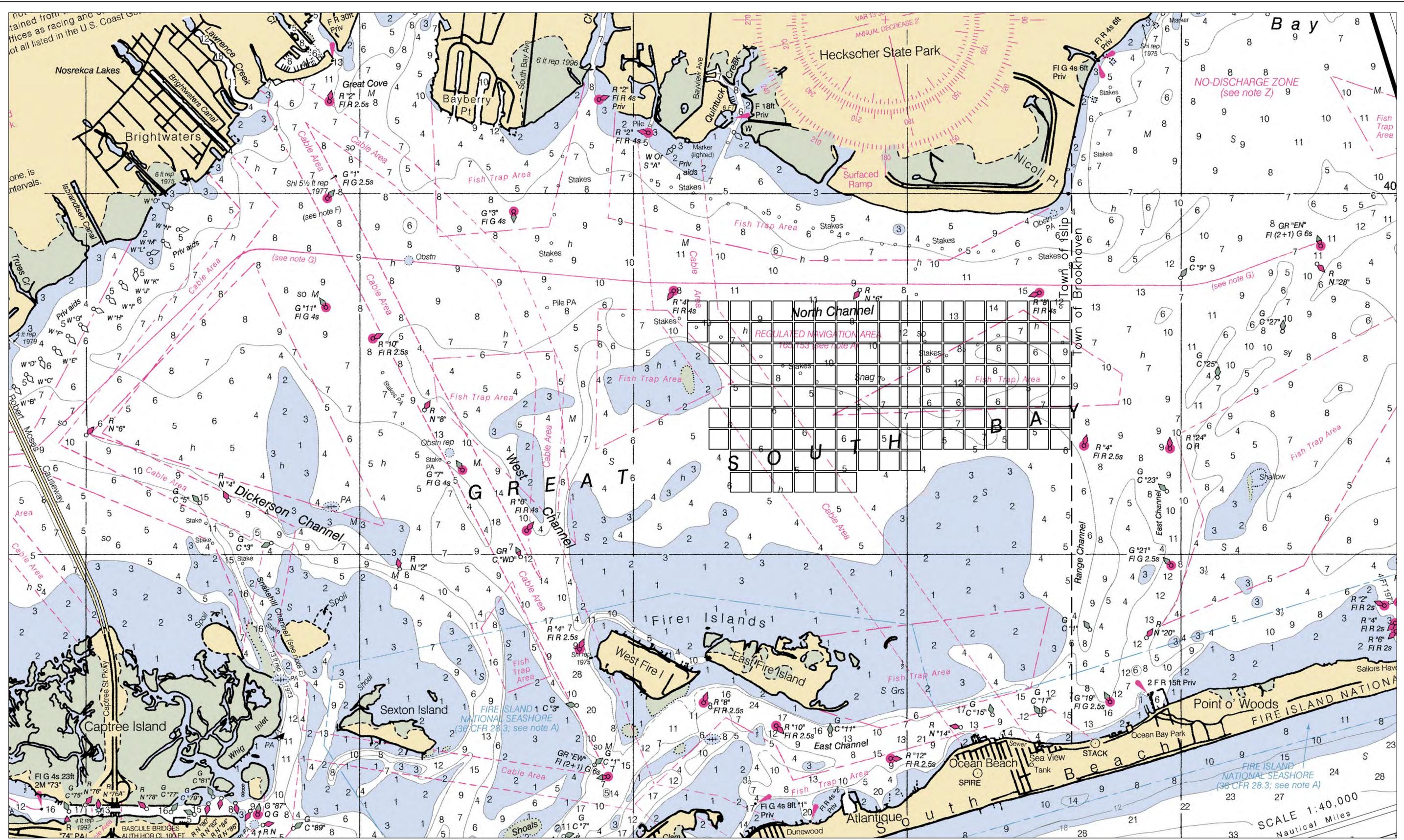
20,100,000,000-
33,500,000,000

20,430,000,000-
34,050,000,000

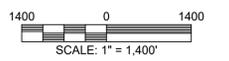
Current Bay Bottom Program Licensees	Owner/ Operator	Parcel Location	Acre Size
Little A's Oysters, LLC	Michael Mission	A01	2
Dune Fishery	Ethan Doutney	A02	3.5
Great South Bay Oyster Farm (In The Permitting Process)	Kevin Conway	A03	5
Lucky 13 Oysters	Matt Welling	A04	5
Lucky 13 Oysters	Matt Welling	A05	2
Red Tiger Seafood (In The Permitting Process)	Lou Delli-Pizzi	A06	5
Captain Ockers	Ralph Corsini	A07 (a)	2.5
T.C. Oyster Company	Thomas Corsini	A07 (b)	2.5
Little Sister Oysters (In The Permitting Process)	Aileen Ruddy	A08a	2
Keenan Boyle (In The Permitting Process)	Keenan Boyle	A08b	2
Fire Island Oyster Co., LLC	Anthony Capone & Colby Doyon	A09	5
Scrimshaw Enterprises (In the Permitting Process)	Sean Dunn	A10	2.5
L.I. Blue Point Oyster LLC	Rick German	A11	5
Open Waters Enterprises	Sixto Portilla	A12	5
Open Waters Enterprises	Sixto Portilla	A13	1
Babylon Oyster Company	Ed Califano & Steve Ramirez	A14	2.5
Fitall Shellfish, LLC	Mike Fitall	A15	2.5
Thatch Island Farms	Charles Westfall	A16	2.14
Islip Town Hatchery	Marty Byrnes	A17	1
Fire Island Shellfish Co.	Chris Carangi	AX3	1.01
J.A. Cochran & Sons, LLC	Steve Macchio	AX4	2.48

Great South Bay Oyster Farm	Kevin Conway	AX5	1.75
Shamrock Oyster Co.	Emmett O'Hara	AX6	2.99
Steamboat Channel Oyster Co.	Brian Abrahamsen	AX7	5
Daniel Gliganic & Keith Powell	Keith Powell	AX8	1
Big A's Oysters, LLC (In The Permitting Process)	Michael Mission	AX9	2.74





SITE SKETCH



February 11, 2020
Resolution No. 43

AUTHORIZING NOTICE OF PUBLIC HEARING ON THE PROPOSED CREATION OF AN AGRICULTURE DISTRICT IN THE GREAT SOUTH BAY WITHIN THE BAY BOTTOM LICENSING PROGRAM

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law allows County legislative bodies the opportunity to review requests for the inclusion of land to an agricultural district and to certify such district when such inclusion would be for the benefit of the public; and

WHEREAS, the Town of Islip is proposing to transfer lands within the Bay Bottom Licensing Program known as Phase I, Phase II and Phase III from a Bay Management Area to an Agriculture District to help to conserve, protect and encourage the development and improvement of its agricultural land for the production of crops and to serve the public interest; and

WHEREAS, the creation of this Agriculture District will provide Shellfish Growers within the Town of Islip's Bay Bottom Licensing Program a "Right-to-Farm" and to operate peaceably and with protections against encroachment from non-agricultural development.

WHEREAS, it was recommended by the State that the Town of Islip hold a public hearing to engage the public and local stakeholders on the expansion of the Bay Bottom Licensing Program.

NOW THEREFORE, on a motion of Councilperson James P. O'Connor,

Seconded by Councilperson Mary Kate Mullen, be it

RESOLVED, that the Town Clerk is hereby authorized to publish the Notice of Public Hearing to consider the creation of an Agriculture District

Upon a vote being taken, the result was: 3-0-2 with Council John C. Cochrane, Jr. recuses
Council Trish Bergin Weichbrodt absent

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Richard Delea and Vincent Sasso into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Riverhead

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

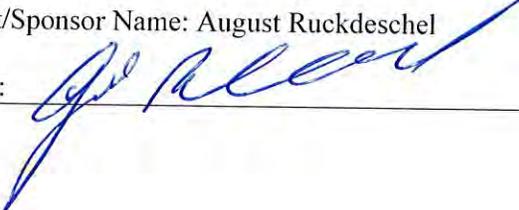
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Richard Delea and Vincent Sasso property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Riverhead (SCTM No. 0600-098.00-01.00-003.002, 0600-098.00-01.00-003.003)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Richard Delea and Vincent Sasso property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Richard Delea and Vincent Sasso totaling two (2) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 35.2 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov	
	Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788

<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency? If Yes, list agency(s) name and permit or approval: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> New York State Department of Agriculture and Markets (Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District) </div> </p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)? If Yes, identify CEA: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> </p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div> </p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>16. Is the project site located in the 100 year flood plain?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/Sponsor Name: August Ruckdeschel</p>	<p>Date: 5/8/2020</p>
<p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Richard Delea and Vincent Sasso totaling 2 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (35.2 acres) of land to be included within a certified Agricultural District. The parcels are located within the Town of Riverhead. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/s/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand; storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo; metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						Yes	> \$50,000	Yes	19%						
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecon Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments	
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>
	0200 43400 0100 008001					0.6														
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded. This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3														
	1000 09800 0100 002001					10.8														
	1000 09800 0100 027001					4170 Indian Neck Lane														
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	N/A	No	<p>The processing building is not complete with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – RICHARD DELEA AND VINCENT SASSO (SCTM NO. 0600-098.00-01.00-003.002, 0600-098.00-01.00-003.003)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Richard Delea and Vincent Sasso, the applicant, submitted two (2) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 7; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 7, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 7 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0600-098.00-01.00-003.002	Richard Delea and Vincent Sasso	3.2	7
0600-098.00-01.00-003.003	Richard Delea and Vincent Sasso	32.0	7
	TOTAL ACRES	35.2	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Carl Gabrielsen into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Riverhead

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Carl Gabrielsen property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Riverhead (SCTM No. 0600-048.00-02.00-001.007, 0600-066.00-03.00-004.008)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Carl Gabrielsen property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Carl Gabrielsen totaling two (2) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 9.8 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval: New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Carl Gabrielsen totaling 2 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (9.8 acres) of land to be included within a certified Agricultural District. The parcels are located within the Town of Riverhead. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo, metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						Yes	> \$50,000	Yes	19%						
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes	> \$50,000 (both loc.)						
OEP-2020-13	0900 03800 0100 007011	Still Walking for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	N/A	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes	> \$50,000						
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes	> \$50,000													
OEP-2020-16	0200 21300 0800 003000	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes	> \$50,000													

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
	0200 69800 0100 002000					2.5													
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments	
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>
	0200 43400 0100 008001					0.6														
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded. This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3														
	1000 09800 0100 002001					10.8														
	1000 09800 0100 027001			4170 Indian Neck Lane	77.1															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review))	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres</p>		

§303-B ENROLLMENT CANDIDATE

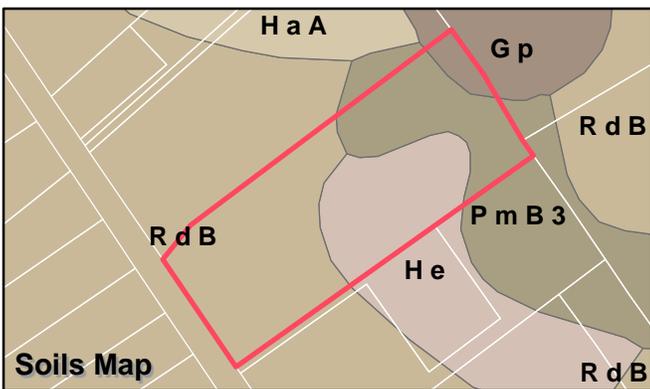
New York State Agricultural Districts Program in Suffolk County

OEP-2020-12 (1 of 2)



© 2016 Aerial Photography New York State Office of Information Technology Services.

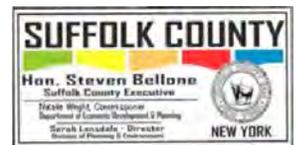
U:\car\GIS\Map\Projects_2020\CD_20_49_SCPD_OEP_AD_2010EP-2020-12a\TL\m_cd_20_49.mxd - 5/17/2020 9:47:30AM - MS&G



Hamlets of Jamesport & Aquebogue, Town of Riverhead



Hamlet / Village	Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
Jamesport	1	7	0600 04800 0200 001007	4.3	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

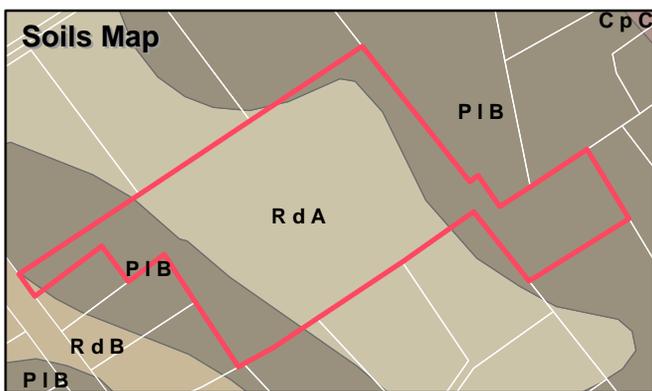
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

OEP-2020-12 (2 of 2)



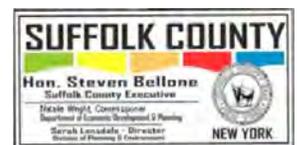
© 2016 Aerial Photography New York State Office of Information Technology Services.



Hamlets of Jamesport & Aquebogue, Town of Riverhead



Hamlet / Village	Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
Aquebogue	1	7	0600 06600 0300 004008	5.5	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – CARL GABRIELSEN (SCTM NO. 0600-048.00-02.00-001.007, 0600-066.00-03.00-004.008)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Carl Gabrielsen, the applicant, submitted two (2) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 7; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 7, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 7 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0600-048.00-02.00-001.007	Carl Gabrielsen	4.3	7
0600-066.00-03.00-004.008	Carl Gabrielsen	5.5	7
	TOTAL ACRES	9.8	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Le Clos Therese LP into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Riverhead

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

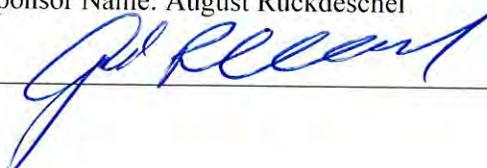
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Le Clos Therese LP property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Riverhead (SCTM No. 0600-066.00-04.00-001.041)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Le Clos Therese LP property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Le Clos Therese LP totaling one (1) parcel of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that this parcel of land be included within a certified Agricultural District. The parcel, totaling 15.1 acres, was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes , attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No , continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval: New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>12b. Is the proposed action located in an archeological sensitive area?</p> <p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Le Clos Therese LP totaling 1 parcel of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended this parcel (15.1 acres) of land to be included within a certified Agricultural District. The parcel is located within the Town of Riverhead. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	50%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo, metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						Yes	> \$50,000	Yes	76%						
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501(c-3) for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyrodt, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	N/A	Yes	Yes The applicant states >\$50,000 (for the existing operation)	N/A	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
	0200 69800 0100 002000					2.5													
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	N/A	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	N/A	Yes	Yes Between \$10,000 and \$50,000	N/A	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001					4170 Indian Neck Lane															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review))	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

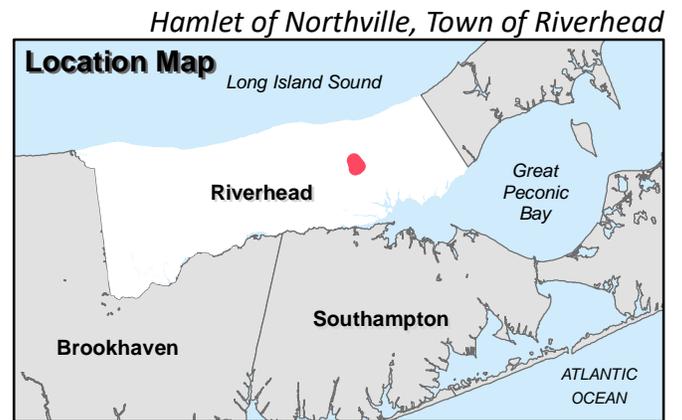
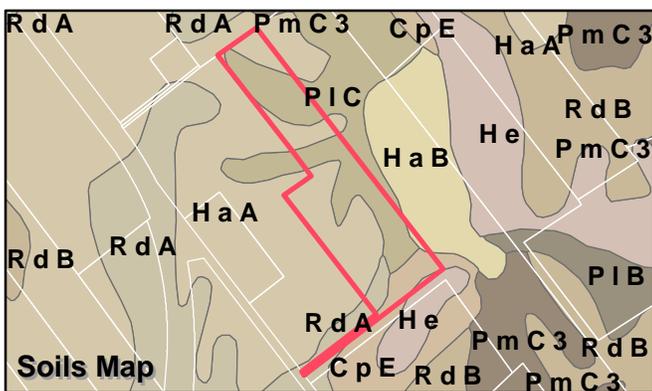
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

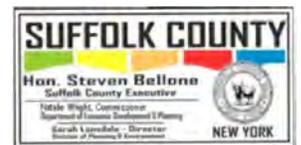
OEP-2020-03



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
1	7	0600 06600 0400 001041	15.1	SC PDR



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – LE CLOS THERESE LP (SCTM NO. 0600-066.00-04.00-001.041)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Le Clos Therese LP, the applicant, submitted one (1) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 7; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 7, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 7 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0600-066.00-04.00-001.041	Le Clos Therese LP	15.1	7
	TOTAL ACRES	15.1	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM**

6 NYCRR Part 617

State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Northeast Farm LLC into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Riverhead

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

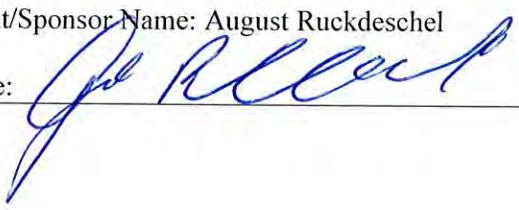
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part I – Project and Sponsor Information

Name of Action/Project: Inclusion of the Northeast Farm LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Riverhead (SCTM No. 0600-009.00-03.00-003.000, 0600-046.00-03.00-005.002)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Northeast Farm LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Northeast Farm LLC totaling two (2) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 52.2 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes , attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No , continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval: New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input data-bbox="170 226 1193 268" type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input data-bbox="170 430 1193 472" type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input data-bbox="170 634 1193 676" type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Northeast Farm LLC totaling 2 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (52.2 acres) of land to be included within a certified Agricultural District. The parcels are located within the Town of Riverhead. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	> \$50,000	*Food crops operation		
	0600 04600 0300 005002			23.3		SC PDR															
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand; storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo; metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5															
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecon Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

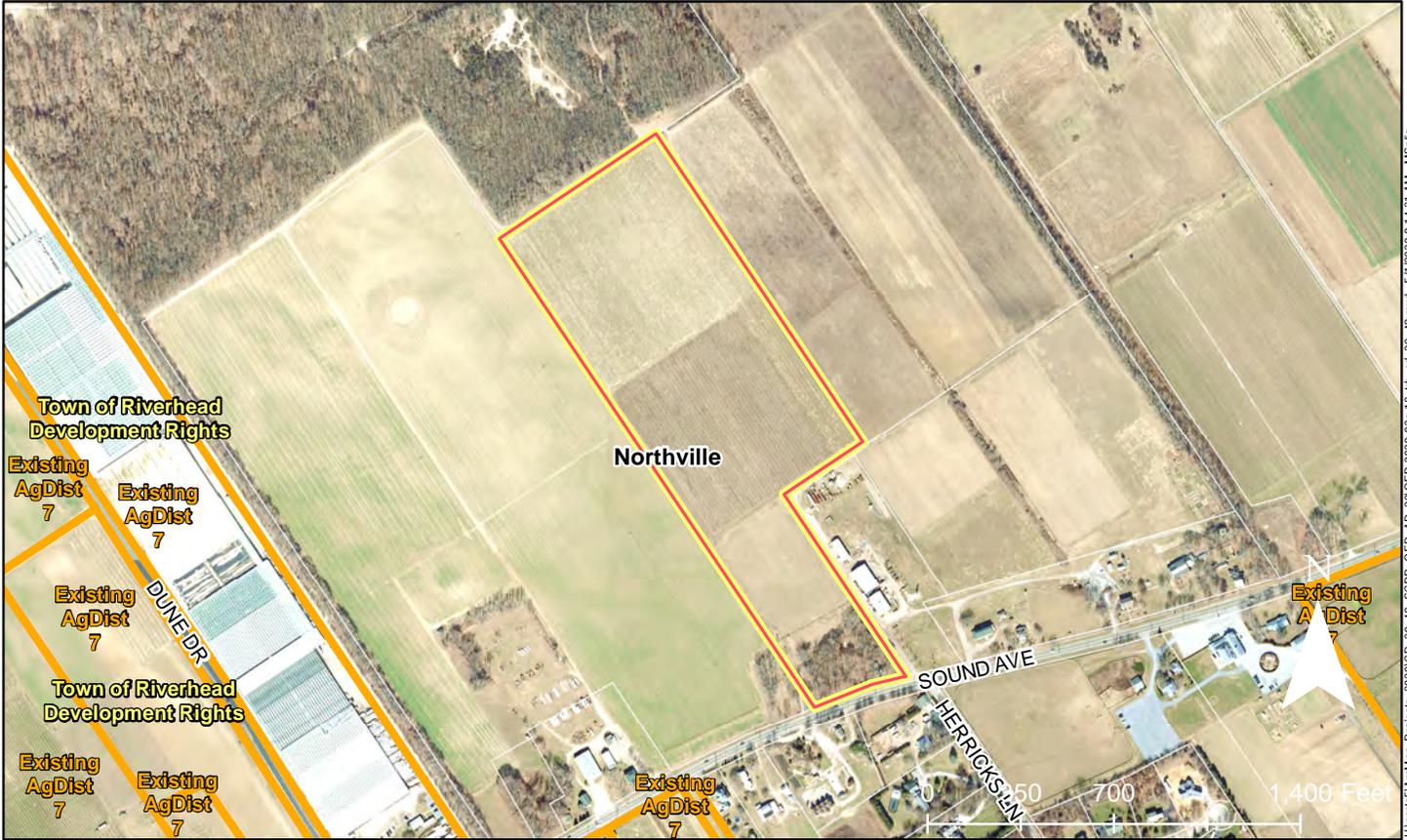
DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001			4170 Indian Neck Lane	77.1																
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

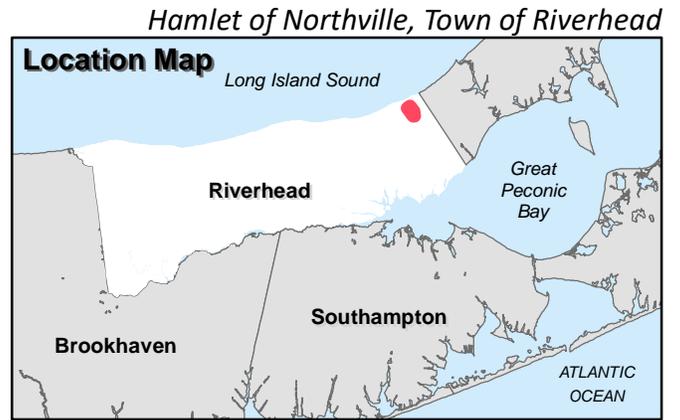
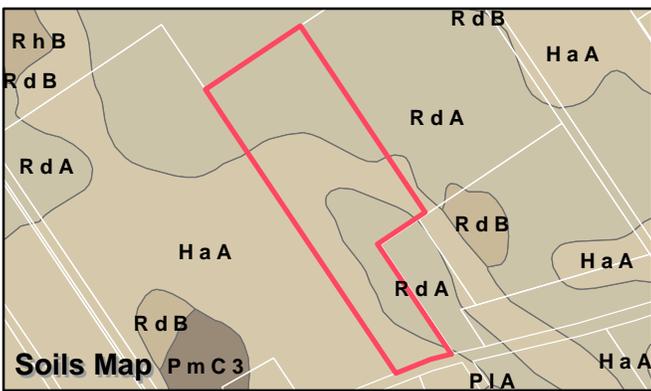
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

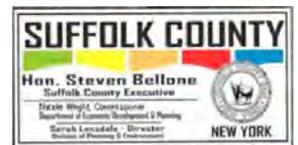
OEP-2020-2 (1 of 2)



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
1	7	0600 00900 0300 003000	28.9	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

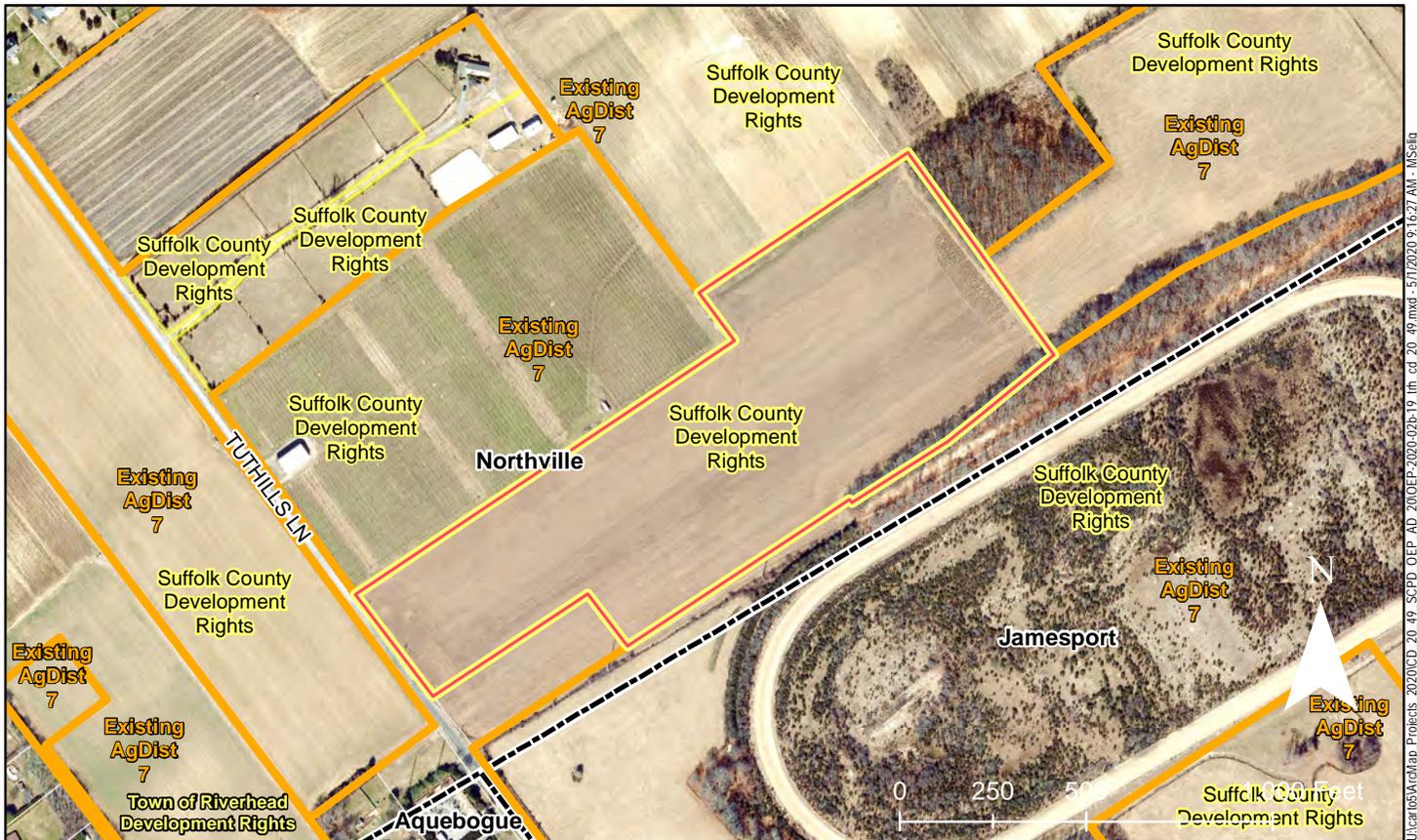
Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

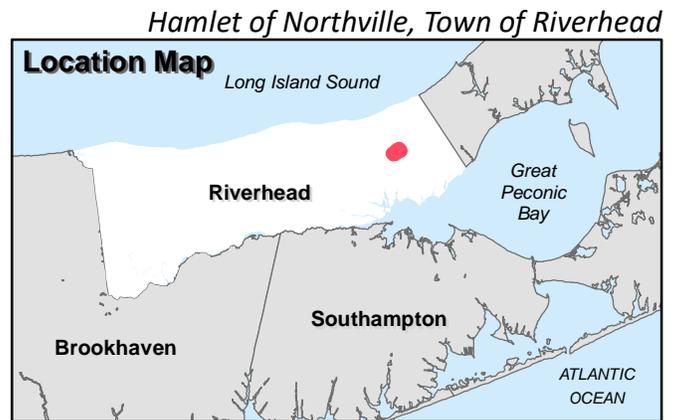
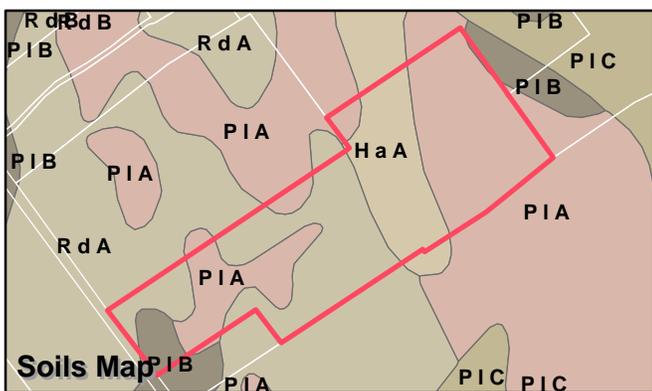
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

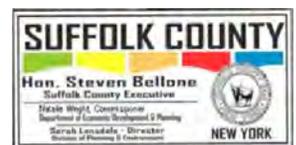
OEP-2020-02 (2 of 2)



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
1	7	0600 04600 0300 005002	23.3	SC PDR



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – NORTHEAST FARM LLC (SCTM NO. 0600-009.00-03.00-003.000, 0600-046.00-03.00-005.002)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Northeast Farm LLC, the applicant, submitted two (2) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 7; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 7, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 7 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0600-009.00-03.00-003.000	Northeast Farm LLC	28.9	7
0600-046.00-03.00-005.002	Northeast Farm LLC	23.3	7
	TOTAL ACRES	52.2	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the David Birdsall into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Southampton

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

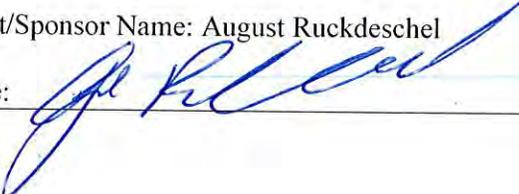
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the David Birdsall property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Southampton (SCTM No. 0900-065.00-02.00-002.002)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the David Birdsall property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from David Birdsall totaling one (1) parcel of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that this parcel of land be included within a certified Agricultural District. The parcel, totaling 8.2 acres, was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval:</p> <div style="border: 1px solid black; padding: 5px;"> <p>New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p> </div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p> <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other: </p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/Sponsor Name: August Ruckdeschel</p> <p>Signature: </p>	<p>Date: 5/8/2020</p>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from David Birdsall totaling 1 parcel of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended this parcel (8.2 acres) of land to be included within a certified Agricultural District. The parcel is located within the Town of Southampton. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		> \$50,000						Yes	78%								
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo, metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						> \$50,000	19%								
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501(c-3) for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001					4170 Indian Neck Lane															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review))	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

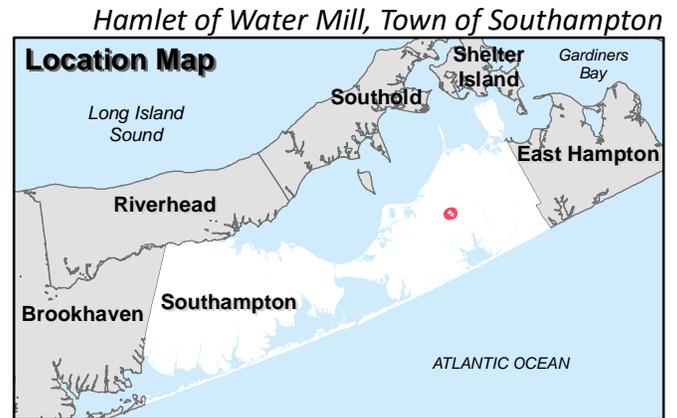
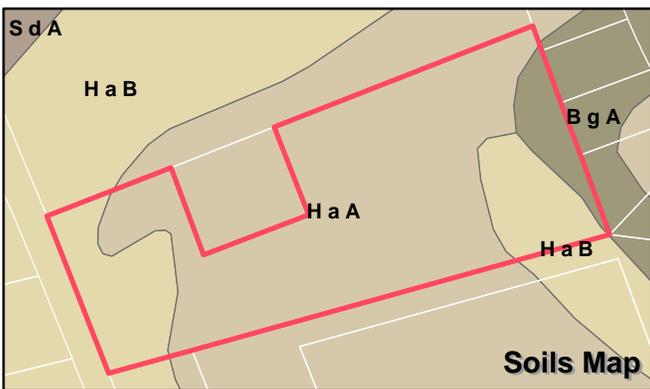
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

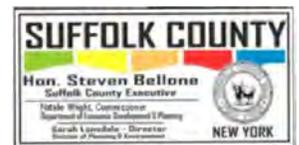
OEP-2020-19



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
2	5	0900 06500 0200 002002	8.2	SH PDR



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – DAVID BIRDSALL (SCTM NO. 0900-065.00-02.00-002.002)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, David Birdsall, the applicant, submitted one (1) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 5; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 5, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 5 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0900-065.00-02.00-002.002	David Birdsall	8.2	5
	TOTAL ACRES	8.2	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Densieski Holding Corp. into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Southampton

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Densieski Holding Corp. property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Southampton (SCTM No. 0900-249.00-01.00-010.003, 0900-249.00-01.00-014.001, 0900-288.00-01.00-001.001, and 0900-288.00-01.00-001.002)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Densieski Holding Corp. property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Densieski Holding Corp. totaling four (4) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 86.9 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email:	August.Ruckdeschel@suffolkcountyny.gov
		Telephone #: 631-853-4714
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval: New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/Sponsor Name: *August Rockdeschel*

Signature: *[Handwritten Signature]*

Date: *5/8/20*

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Densieski Holding Corp. totaling 4 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (86.9 acres) of land to be included within a certified Agricultural District. These parcels are located within the Town of Southampton. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand; storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo; metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 038000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						Yes	> \$50,000	Yes	19%						
OEP-2020-08	0900 24900 0100 010003	Densleski Holding Corp	Densleski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyrodt, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOEP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

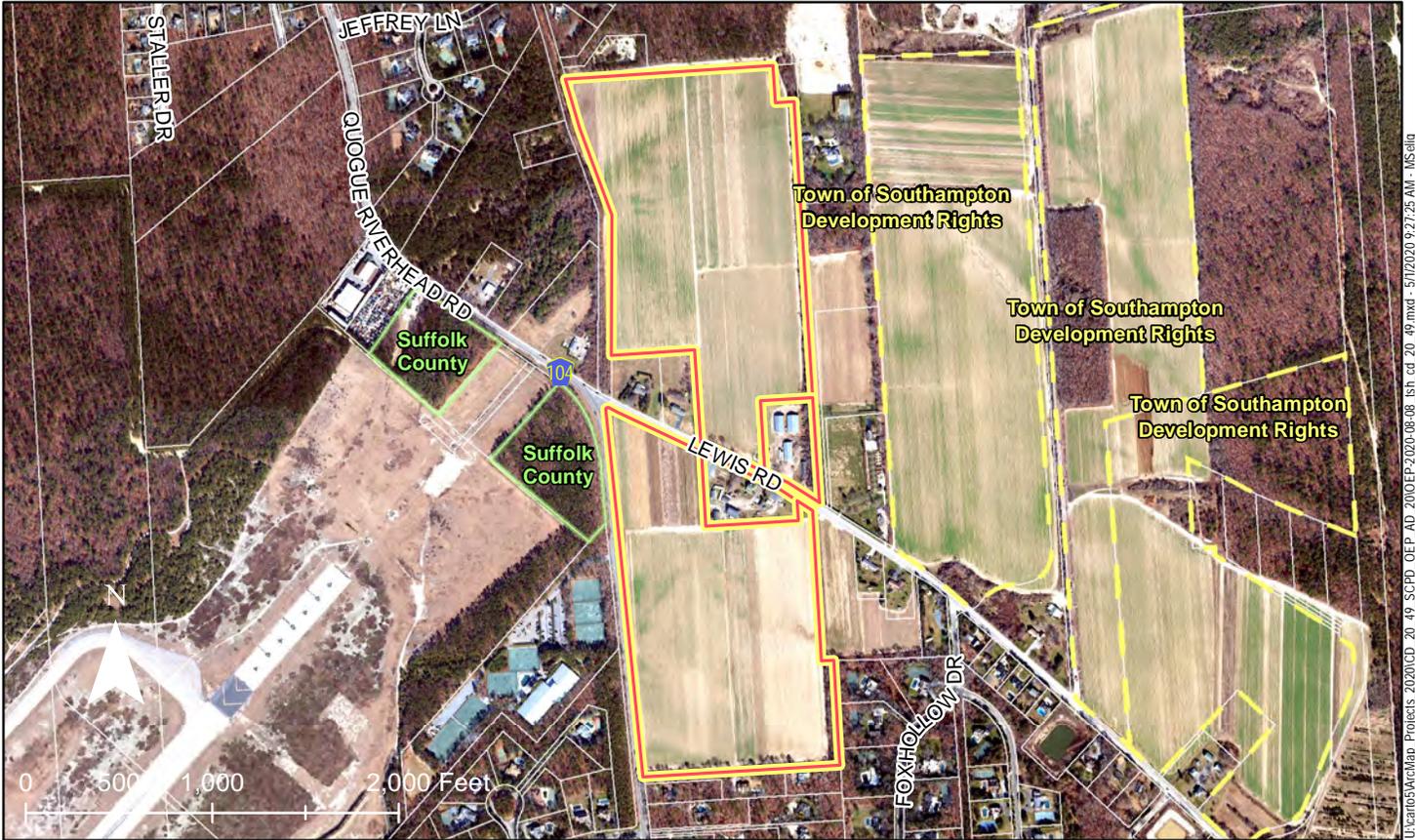
DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001					4170 Indian Neck Lane															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is not complete with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

§303-B ENROLLMENT CANDIDATE

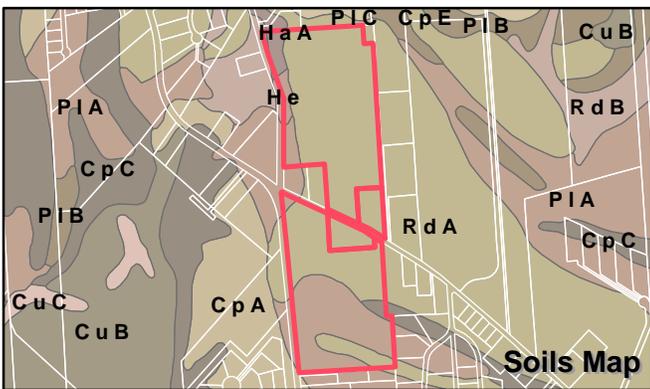
New York State Agricultural Districts Program in Suffolk County

OEP-2020-08

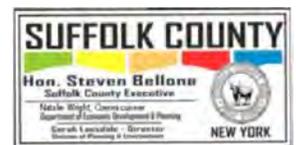


© 2016 Aerial Photography New York State Office of Information Technology Services.

Hamlet of East Quogue, Town of Southampton



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
2	5	0900 24900 0100 010003	3.0	
2	5	0900 24900 0100 014001	43.0	
2	5	0900 28800 0100 001001	37.9	
2	5	0900 28800 0100 001002	3.0	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – DENSIESKI HOLDING CORP (SCTM NO. 0900-249.00-01.00-010.003, 0900-249.00-01.00-014.001, 0900-288.00-01.00-001.001, 0900-288.00-01.00-001.002)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Densieski Holding Corp, the applicant, submitted four (4) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 5; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 5, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 5 is hereby approved, adopted, and referred to the

Commissioner of the New York State Department of Agriculture and Markets for review and certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0900-249.00-01.00-010.003	Densieski Holding Corp	3.0	5
0900-249.00-01.00-014.001	Densieski Holding Corp	43.0	5
0900-288.00-01.00-001.001	Densieski Holding Corp	37.9	5
0900-288.00-01.00-001.002	Densieski Holding Corp	3.0	5
	TOTAL ACRES	86.9	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Halsey Farm & Nursery Inc. into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Southampton

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

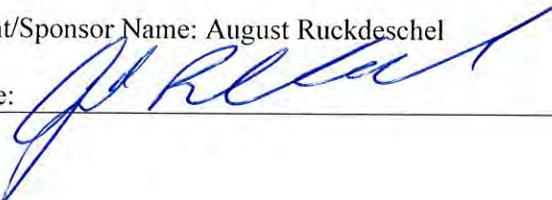
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Halsey Farm & Nursery Inc. property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Southampton (SCTM No. 0900-080.00-02.00-004.007, 0900-080.00-02.00-004.008, 0900-080.00-02.00-004.009, 0900-080.00-02.00-004.010, 0900-080.00-02.00-004.011, 0900-101.00-01.00-011.000, 0900-101.00-02.00-007.001, 0900-101.00-02.00-008.000, 0900-101.00-02.00-009.000, 0900-101.00-02.00-013.004, 0900-101.00-02.00-013.005, 0900-101.00-02.00-013.006, 0900-101.00-02.00-013.007)		
Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Halsey Farm & Nursery Inc. property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b. The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Halsey Farm & Nursery Inc. totaling thirteen (13) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 84.5 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district. Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov	
	Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788

<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval:</p> <div style="border: 1px solid black; padding: 5px;"> <p>New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p> </div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Halsey Farm & Nusery, Inc. totaling 13 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (84.5 acres) of land to be included within a certified Agricultural District. The parcels are located within the Town of Southampton. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines						Farm PDR Info	Additional Application Info	Staff Comments			
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						N/A	Yes	50%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Between \$10,000 and \$50,000	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand; storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Between \$10,000 and \$50,000	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo; metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						No									
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501(c-3) for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyrodt, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001			4170 Indian Neck Lane	77.1																
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

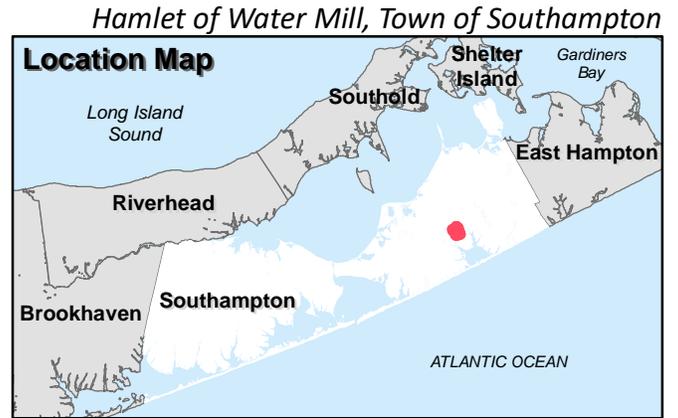
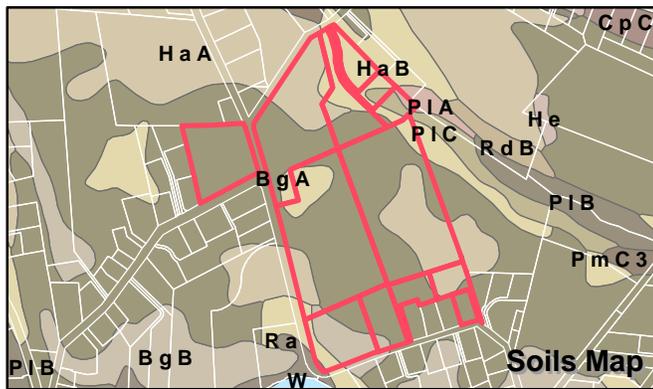
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

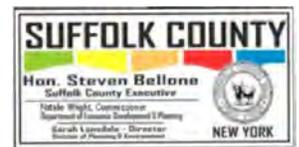
OEP-2020-05



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
2	5	0900 08000 0200 004007	2.0	
2	5	0900 08000 0200 004008	2.2	
2	5	0900 08000 0200 004009	4.5	SH PDR
2	5	0900 08000 0200 004010	1.6	
2	5	0900 08000 0200 004011	13.2	
2	5	0900 10100 0100 011000	7.1	SC&SH PDR
2	5	0900 10100 0200 007001	19.3	
2	5	0900 10100 0200 008000	6.0	
2	5	0900 10100 0200 009000	3.3	
2	5	0900 10100 0200 013004	20.3	SH PDR
2	5	0900 10100 0200 013005	2.1	
2	5	0900 10100 0200 013006	1.9	
2	5	0900 10100 0200 013007	1.0	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – HALSEY FARM & NURSERY, INC. (SCTM NO. SEE EXHIBIT A)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Halsey Farm & Nursery Inc., the applicant, submitted thirteen (13) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 5; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 5, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 5 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0900-080.00-02.00-004.007	Adam T. Halsey and Beth Halsey	2.0	5
0900-080.00-02.00-004.008	This Little Farm LLC	2.2	5
0900-080.00-02.00-004.009	Adam T. Halsey and Town of Southampton	4.5	5
0900-080.00-02.00-004.010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.6	5
0900-080.00-02.00-004.011	This Little Farm LLC	13.2	5
0900-101.00-01.00-011.000	This Little Farm LLC	7.1	5
0900-101.00-02.00-007.001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	19.3	5
0900-101.00-02.00-008.000	Adam T. Halsey and Beth Halsey	6.0	5
0900-101.00-02.00-009.000	This Little Farm LLC	3.3	5
0900-101.00-02.00-013.004	Adam T. Halsey and Town of Southampton	20.3	5
0900-101.00-02.00-013.005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	2.1	5
0900-101.00-02.00-013.006	This Little Farm LLC	1.9	5
0900-101.00-02.00-013.007	This Little Farm LLC, Adam T. Halsey and Beth Halsey	1.0	5
	TOTAL ACRES	84.5	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Arthur P. Ludlow into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Southampton

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Arthur R. Ludlow property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Southampton (SCTM No. 0900-104.00-01.00-020.005)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Arthur R. Ludlow property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Arthur R. Ludlow totaling one (1) parcel of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that this parcel of land be included within a certified Agricultural District. The parcel, totaling 11.7 acres, was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval:</p> <div style="border: 1px solid black; padding: 5px;"> <p>New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p> </div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p> <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other: </p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Arthur R. Ludlow totaling 1 parcel of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended this parcel (11.7 acres) of land to be included within a certified Agricultural District. The parcel is located within the Town of Southampton. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/s/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand; storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo; metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						No	19%								
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecon Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	N/A	Yes	Yes The applicant states >\$50,000 (for the existing operation)	N/A	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
	0200 69800 0100 002000					2.5													
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	N/A	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses... 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	N/A	Yes	Yes Between \$10,000 and \$50,000	N/A	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments	
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony partying zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>
	0200 43400 0100 008001					0.6														
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded. This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3														
	1000 09800 0100 002001					10.8														
	1000 09800 0100 027001			4170 Indian Neck Lane	77.1															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review))	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is not complete with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>	

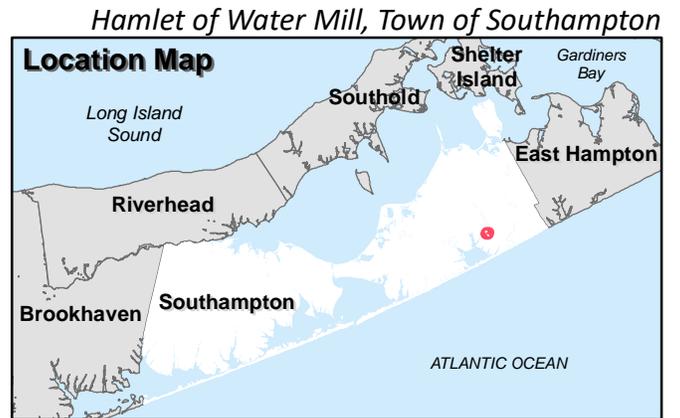
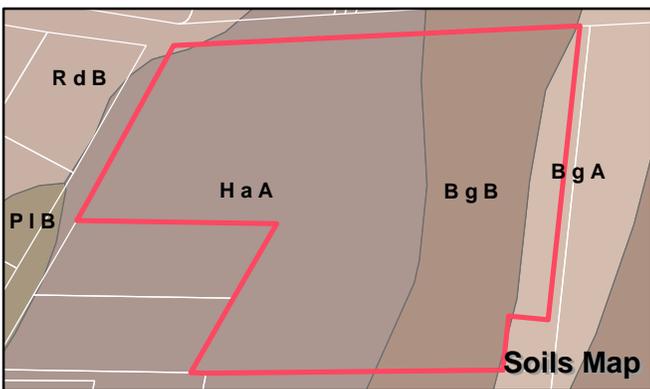
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

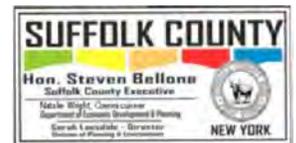
OEP-2020-18



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
2	5	0900 10400 0100 020005	11.7	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – ARTHUR R. LUDLOW (SCTM NO. 0900-104.00-01.00-020.005)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Arthur R. Ludlow, the applicant, submitted one (1) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 5; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 5, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 5 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0900-104.00-01.00-020.005	Arthur R. Ludlow	11.7	5
	TOTAL ACRES	11.7	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Still Waiting for Ed's Watches LLC into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Southampton

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

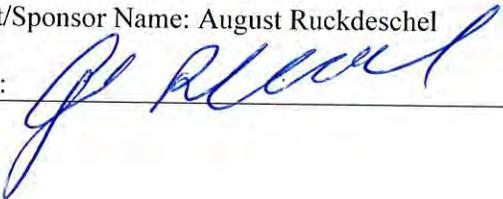
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Still Waiting for Ed's Watches LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Southampton (SCTM No. 0900-038.00-01.00-007.011)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Still Waiting for Ed's Watches LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Still Waiting for Ed's Watches LLC totaling one (1) parcel of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that this parcel of land be included within a certified Agricultural District. The parcel, totaling 12.0 acres, was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email:	August.Ruckdeschel@suffolkcountyny.gov
		Telephone #: 631-853-4714
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes , attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No , continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval: New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/Sponsor Name: August Ruckdeschel</p> <p>Signature: </p>	<p>Date: 5/8/2020</p>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Still Waiting for Ed's Watches LLC totaling 1 parcel of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended this parcel (12 acres) of land to be included within a certified Agricultural District. The parcel is located within the Town of Southampton. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	50%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo, metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						Yes	> \$50,000	Yes	76%						
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecon Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Walking for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and o/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOEP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
	2.5																		
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

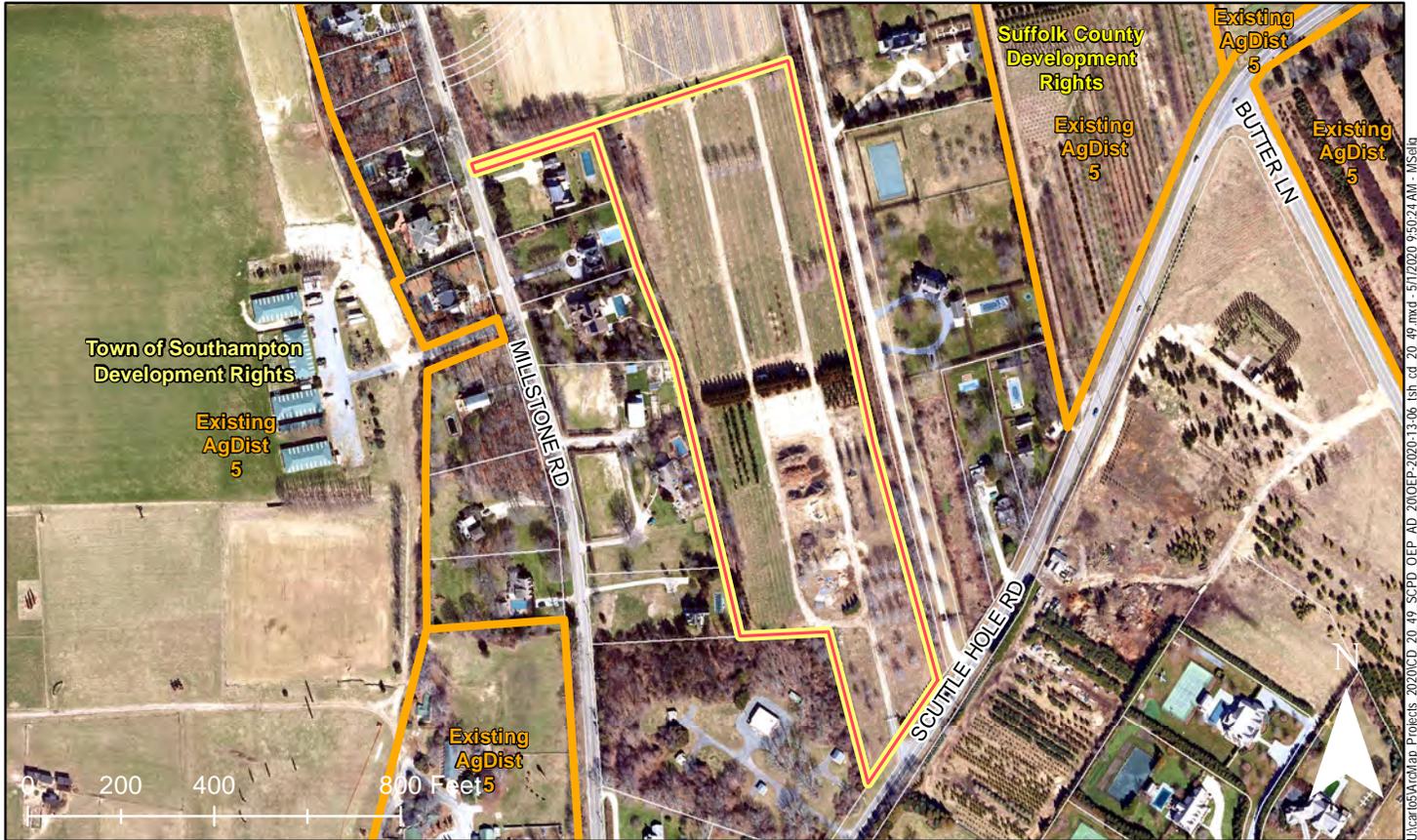
DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001					4170 Indian Neck Lane															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review))	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

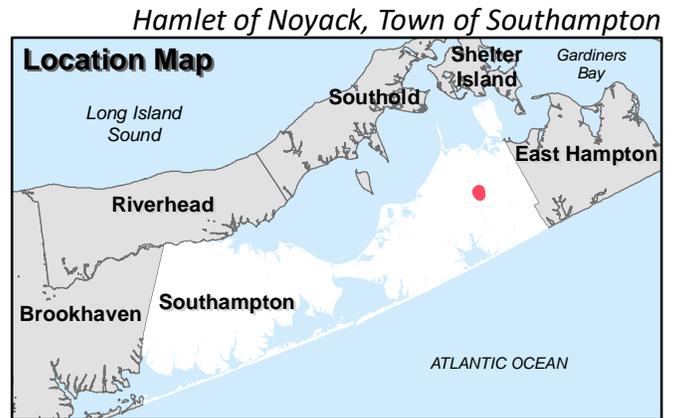
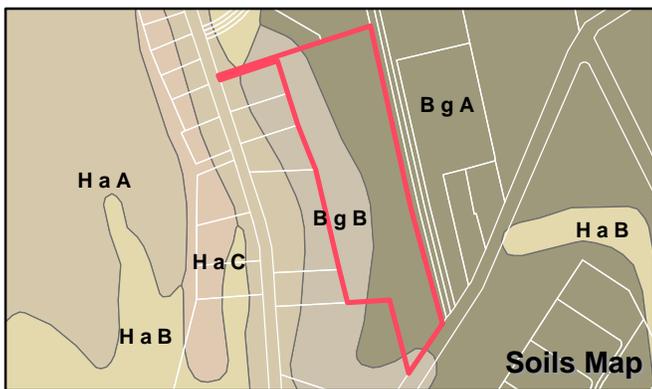
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

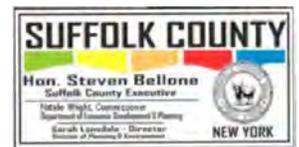
OEP-2020-13



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
2	5	0900 03800 0100 007011	12.0	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – STILL WAITING FOR ED’S WATCHES LLC (SCTM NO. 0900-038.00-01.00-007.011)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Still Waiting for Ed’s Watches LLC, the applicant, submitted one (1) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit “A”; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit “A” consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 5; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit “A” into the existing certified Agricultural District No. 5, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit “A” in existing certified Agricultural District No. 5 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0900-038.00-01.00-007.011	Still Waiting for Ed's Watches	12.0	5
	TOTAL ACRES	12.0	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Whitecap Farm LLC and Cohree LLC into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Southampton

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Whitecap Farm LLC and Cohree LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Southampton (SCTM No. 0900-116.00-01.00-17.002 and 0900-116.00-01.00-017.005)		
Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Whitecap Farm LLC and Cohree LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b. The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Whitecap Farm LLC and Cohree LLC totaling two (2) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 57.0 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district. Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov	
	Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788

<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency? If Yes, list agency(s) name and permit or approval: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> New York State Department of Agriculture and Markets </div> (Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)? If Yes, identify CEA: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>16. Is the project site located in the 100 year flood plain?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/Sponsor Name: August Ruckdeschel</p> <p>Signature: </p>	<p>Date: 5/8/2020</p>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Whitecap Farm LLC and Cohree LLC totaling 2 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (57 acres) of land to be included within a certified Agricultural District. The parcel is located within the Town of Southampton. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo, metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						No	19%								
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						N/A	80%	Conserv. Easement	Between \$10,000 and \$50,000				
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes	> \$50,000 (both loc.)	Yes	100%				
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes	> \$50,000						
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyrodt, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes	> \$50,000													
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes	> \$50,000													

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOEP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001					4170 Indian Neck Lane															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review))	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

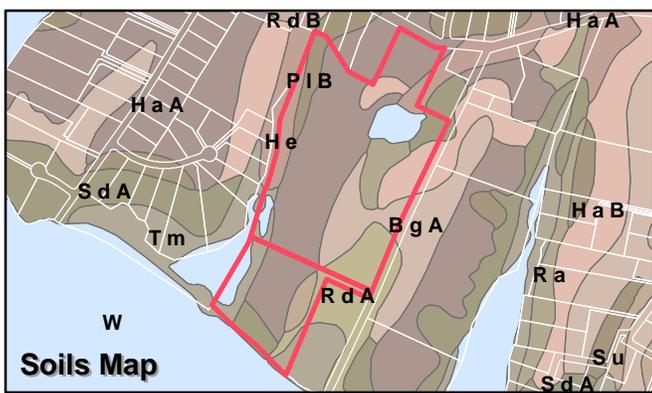
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

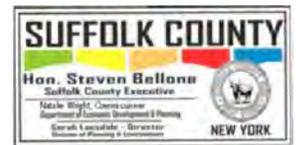
OEP-2020-09



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
2	5	0900 11600 0100 017002	12.8	
2	5	0900 11600 0100 017005	44.2	Conserv. Easement



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – WHITECAP FARM LLC AND COHREE LLC (SCTM NO. 0900-116.00-01.00-017.002, 0900-116.00-01.00-017.005)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Whitecap Farm LLC and Cohree LLC, the applicant, submitted two (2) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 5; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 5, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 5 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0900-116.00-01.00-017.002	Whitecap Farm LLC	12.8	5
0900-116.00-01.00-017.005	Cohree LLC	44.2	5
	TOTAL ACRES	57.0	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the 61600 Main Road LLC into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Southold

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

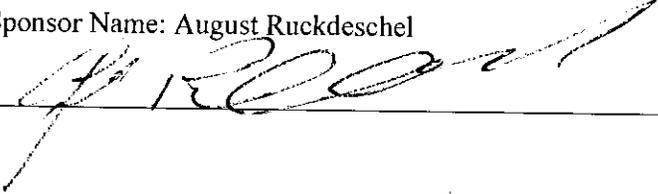
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the 61600 Main Road LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Southold (SCTM No. 1000-056.00-06.00-003.004)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the 61600 Main Road LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from 61600 Main Road LLC totaling one (1) parcel of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that this parcel of land be included within a certified Agricultural District. The parcel, totaling 1.9 acres, was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes , attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No , continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval:</p> <div style="border: 1px solid black; padding: 5px;"> <p>New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p> </div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p> <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other: </p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>16. Is the project site located in the 100 year flood plain?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/Sponsor Name: August Ruckdeschel</p> <p>Signature: </p>	<p>Date: 5/8/2020</p>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from 61600 Main Road LLC totaling 1 parcel of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended this parcel (1.9 acres) of land to be included within a certified Agricultural District. The parcel is located within the Town of Southold. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo, metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						Yes	> \$50,000	Yes	19%						
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.95 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses. Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

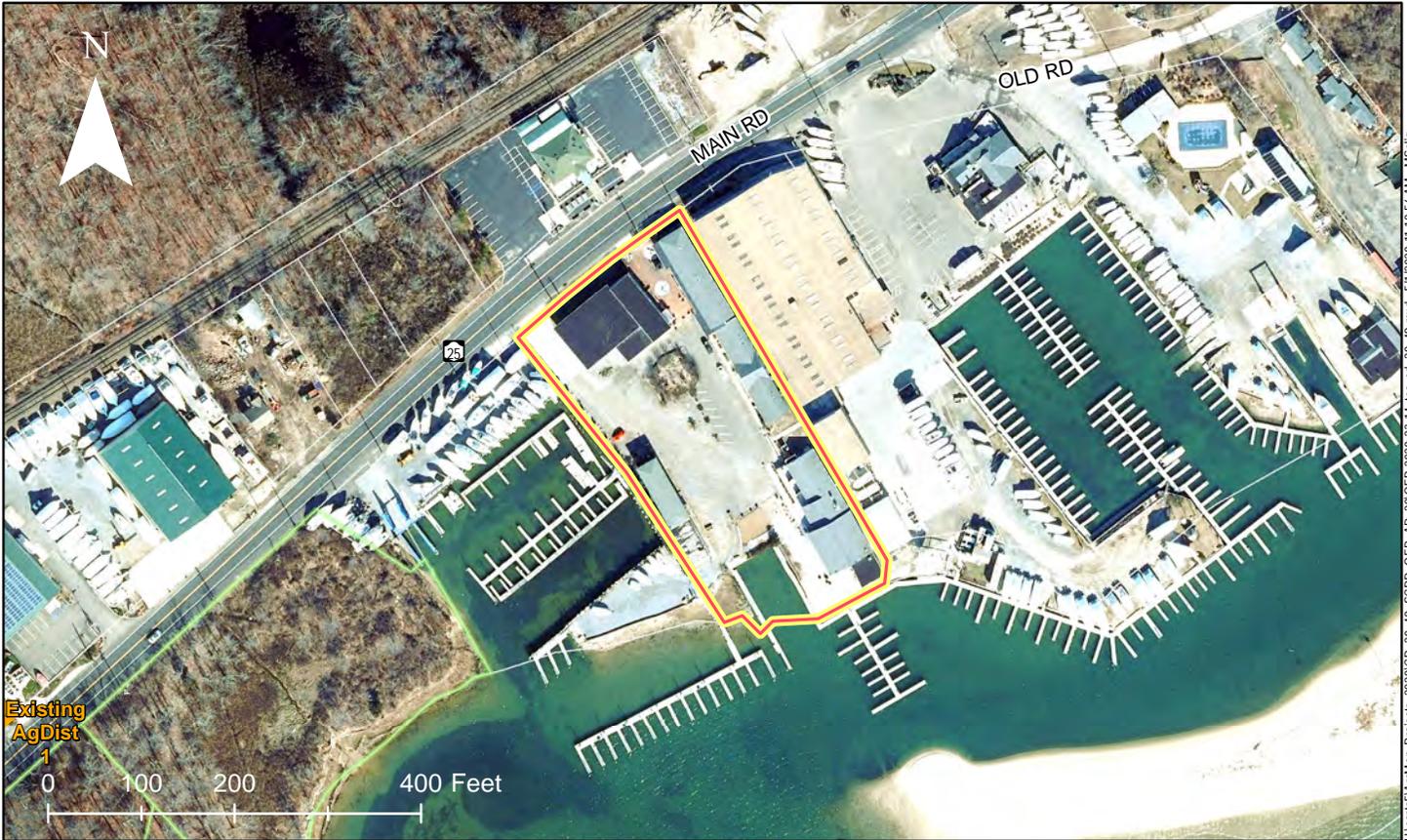
DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	-Commercial equine operation. -In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows: For Lot 7 (on ~2.3 acres): Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stalls with attached corrals as well as (3) structures for food, equipment and riding equipment. There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training. The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop. For Lot 8.1 (on ~0.6 acres): Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	N/A	No	The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation -Horse stables, paddocks, and other ag buildings. -Residential improvements incl a house, tennis court, and pool.
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001			4170 Indian Neck Lane	77.1																
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review))	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.		
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	N/A	Yes	N/A	No	The processing building is near completion with a cost of over \$70,000 to date to outfit H/O's interior processing space. The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H/O is one of the first SCALP aquaculture lease holders - Site 544 10 acres			

§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

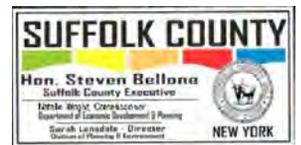
OEP-2020-23



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
1	1	1000 05600 0600 003004	1.9	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – 61600 MAIN ROAD LLC (SCTM NO. 1000-056.00-06.00-003.004

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, 61600 Main Road LLC, the applicant, submitted one (1) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 1; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 1, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 1 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
1000-056.00-06.00-003.004	61600 Main Road LLC	1.9	1
	TOTAL ACRES	1.9	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Indian Neck Holdings, LLC into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Town of Southold

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

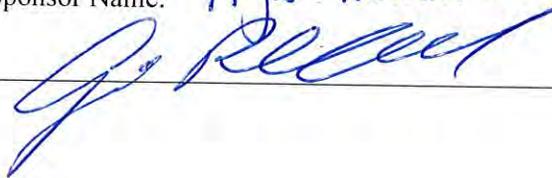
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Indian Neck Holdings LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Town of Southold (SCTM No. 1000-097.00-09.00-010.004, 1000-097.00-09.00-12.000, 1000-098.00-01.00-002.001, and 1000-098.00-01.00-027.001)		
Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Indian Neck Holdings LLC property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b. The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Indian Neck Holdings LLC totaling four (4) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 132.3 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district. Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov	
	Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788

<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval:</p> <div style="border: 1px solid black; padding: 5px;"> <p>New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p> </div>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>	
<p>Applicant/Sponsor Name: <i>August Rockledge, I</i></p> <p>Signature: </p>	<p>Date: <i>5/8/20</i></p>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Indian Neck Holdings LLC totaling 4 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (132.3 acres) of land to be included within a certified Agricultural District. The parcels are located within the Town of Southold. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation	
	0600 04600 0300 005002			23.3		Yes						> \$50,000	Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo, metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2															
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5															
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6															
	0900 08000 0200 004011	This Little Farm LLC				13.2															
	0900 10100 0100 011000	This Little Farm LLC				7.1															
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3															
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0															
	0900 10100 0200 009000	This Little Farm LLC				3.3															
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3															
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1															
	0900 10100 0200 013006	This Little Farm LLC				1.9															
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																			
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation	
	0908 00600 0300 032000	BSS Real Estate LP				1.2															
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2															
	0908 00600 0300 034000	BSS Real Estate LP				1.4															
	0908 00600 0300 035000	Lee G. Schulman				1.2															
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2															
	0908 00600 0300 039000	BSS Real Estate LP				1.1															
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2															
	0908 01000 0100 004000	Schulman Family Enterprises				23.3															
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						No	19%								
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage bldg, and residence on Lot 1.2	
	0900 24900 0100 014001			43.0																	
	0900 28800 0100 001001			37.9																	
	0900 28800 0100 001002			3.0																	

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501(c)3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes							
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes							
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyrodt, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes														
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes														

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 06500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

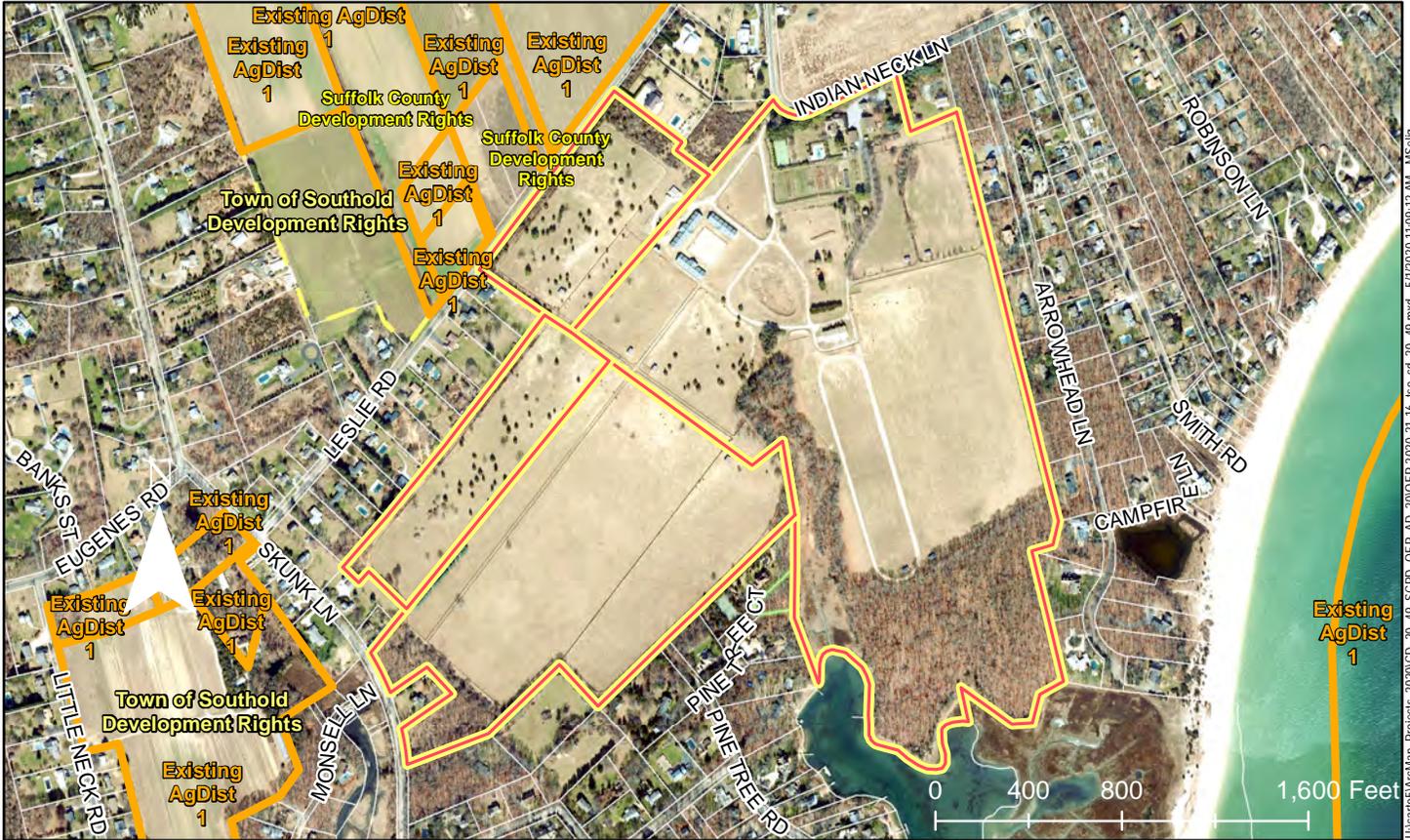
DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments	
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	-Commercial equine operation. -In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows: For Lot 7 (on ~2.3 acres): Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment. There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training. The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop. For Lot 8.1 (on ~0.6 acres): Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.
	0200 43400 0100 008001					0.6														
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded. This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation -Horse stables, paddocks, and other ag buildings. -Residential improvements incl a house, tennis court, and pool.
	1000 09700 0900 012000					34.3														
	1000 09800 0100 002001					10.8														
	1000 09800 0100 027001					4170 Indian Neck Lane														
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	N/A	No	The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space. The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres		

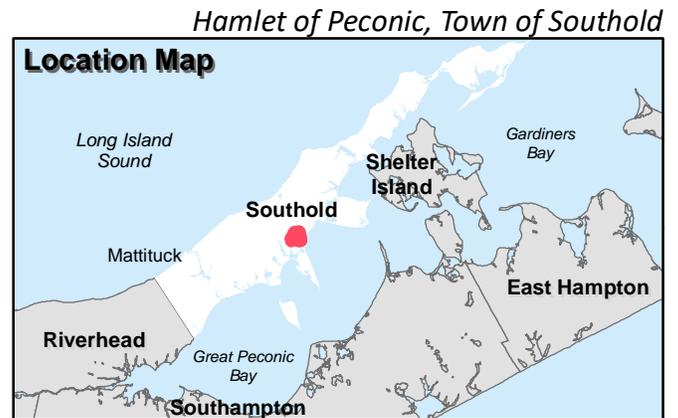
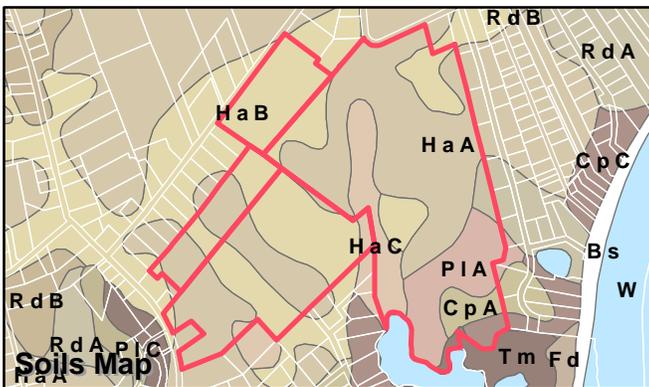
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

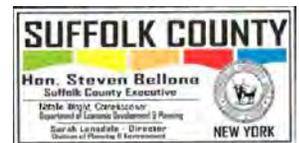
OEP-2020-21



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
1	1	1000 09700 0900 010004	10.1	
1	1	1000 09700 0900 012000	34.3	
1	1	1000 09800 0100 002001	10.8	
1	1	1000 09800 0100 027001	77.1	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – INDIAN NECK HOLDINGS LLC (SCTM NO. 1000-097.00-09.00-010.004, 1000-097.00-09.00-012.000, 1000-098.00-01.00-002.001, 1000-098.00-01.00-027.001)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Indian Neck Holdings LLC, the applicant, submitted four (4) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 1; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 1, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 1 is hereby approved, adopted, and referred to the

Commissioner of the New York State Department of Agriculture and Markets for review and certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
1000-097.00-09.00-010.004	Indian Neck Holdings LLC	10.1	1
1000-097.00-09.00-012.000	Indian Neck Holdings LLC	34.3	1
1000-098.00-01.00-002.001	Indian Neck Holdings LLC	10.8	1
1000-098.00-01.00-027.001	Indian Neck Holdings LLC	77.1	1
	TOTAL ACRES	132.3	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Balsam Farms LLC into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Village of Sagaponack

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

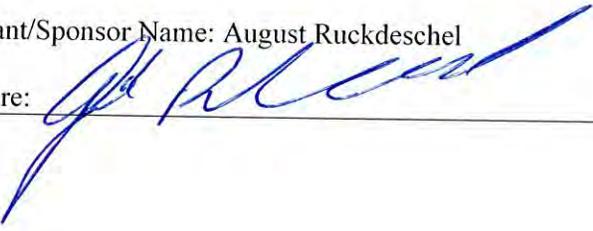
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Balsam Farms Inc. property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Village of Sagaponack, Town of Southampton (SCTM No. 0908-006.00-03.00-031.000, 0908-006.00-03.00-032.000, 0908-006.00-03.00-033.000, 0908-006.00-03.00-034.000, 0908-006.00-03.00-035.000, 0908-006.00-03.00-038.000, 0908-006.00-03.00-039.000, 0908-010.00-01.00-003.000, 0908-010.00-01.00-004.000)		
Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Balsam Farms Inc. property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b. The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Balsam Farms Inc. totaling nine (9) parcels of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that these parcels of land be included within a certified Agricultural District. The parcels, totaling 33.0 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district. Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov	
	Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788

<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency? If Yes, list agency(s) name and permit or approval: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> New York State Department of Agriculture and Markets </div> (Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)? If Yes, identify CEA: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Balsam Farms LLC totaling 9 parcels of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (33 acres) of land to be included within a certified Agricultural District. These parcels are located within the Village of Sagaponack, Town of Southampton. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines						Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/s/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes 78%	No	> \$50,000	*Food crops operation
	0600 04600 0300 005002			e/s/o Turbills Lane, s/o Sound Avenue		23.3						Yes	> \$50,000						
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes 50%	No	< \$10,000	*Food crops operation *Farmstand, storage shed	
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes 98%	No	< \$10,000	*Grain silo, metal barn	
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes 98%	No	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2													
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5													
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6													
	0900 08000 0200 004011	This Little Farm LLC				13.2													
	0900 10100 0100 011000	This Little Farm LLC				7.1													
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3													
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0													
	0900 10100 0200 009000	This Little Farm LLC				3.3													
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3													
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1													
	0900 10100 0200 013006	This Little Farm LLC				1.9													
0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey	1.0																	
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes 100%	No	< \$10,000	*Food crops operation
	0908 00600 0300 032000	BSS Real Estate LP				1.2													
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2													
	0908 00600 0300 034000	BSS Real Estate LP				1.4													
	0908 00600 0300 035000	Lee G. Schulman				1.2													
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2													
	0908 00600 0300 039000	BSS Real Estate LP				1.1													
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2													
0908 01000 0100 004000	Schulman Family Enterprises	23.3																	
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No 19%	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse
	0200 50800 0100 012002					5						Yes	> \$50,000						
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes 76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2
	0900 24900 0100 014001			43.0															
	0900 28800 0100 001001			37.9															
	0900 28800 0100 001002			3.0															

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes	> \$50,000 (both loc.)						
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes	> \$50,000						
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes	> \$50,000													
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes	> \$50,000													

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments	
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	-Commercial equine operation. -In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows: For Lot 7 (on ~2.3 acres): Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment. There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training. The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop. For Lot 8.1 (on ~0.6 acres): Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.
	0200 43400 0100 008001					0.6														
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded. This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation -Horse stables, paddocks, and other ag buildings. -Residential improvements incl a house, tennis court, and pool.
	1000 09700 0900 012000					34.3														
	1000 09800 0100 002001					10.8														
	1000 09800 0100 027001					4170 Indian Neck Lane														
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review))	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	N/A	No	The processing building is not complete with a cost of over \$70,000 to date to outfit H.O.'s interior processing space. The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.		

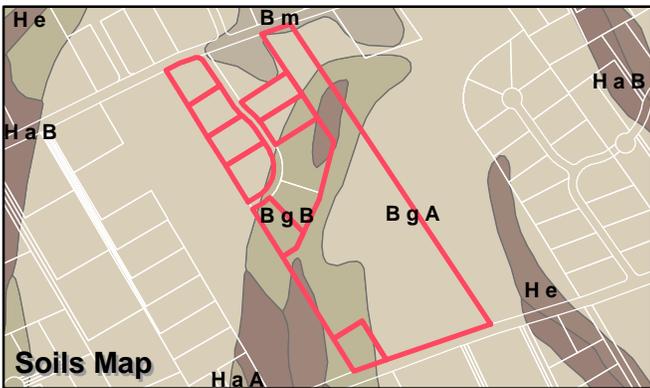
§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

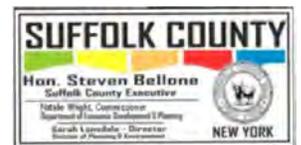
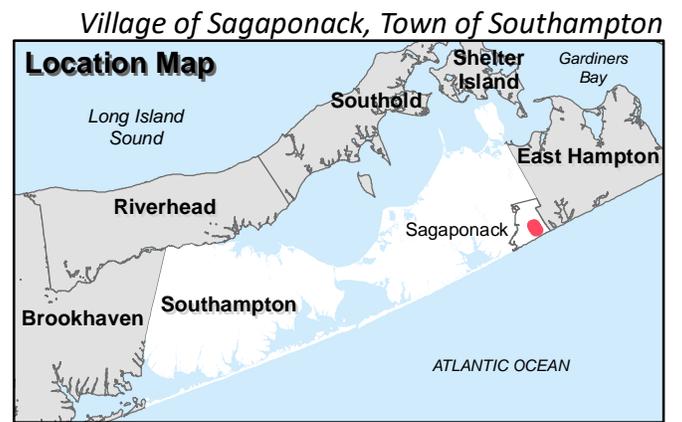
OEP-2020-06



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
2	5	0908 00600 0300 031000	1.2	
2	5	0908 00600 0300 032000	1.2	
2	5	0908 00600 0300 033000	1.2	
2	5	0908 00600 0300 034000	1.4	
2	5	0908 00600 0300 035000	1.2	
2	5	0908 00600 0300 038000	1.2	
2	5	0908 00600 0300 039000	1.1	
2	5	0908 01000 0100 003000	1.2	
2	5	0908 01000 0100 004000	23.3	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – Balsam Farms LLC (SCTM NO. SEE EXHIBIT A)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Balsam Farms LLC, the applicant, submitted nine (9) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 5; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 5, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd RESOLVED, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 5 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture

and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit “A”, the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0908-006.00-03.00-031.000	Lee G. Schulman	1.2	5
0908-006.00-03.00-032.000	BSS Real Estate LP	1.2	5
0908-006.00-03.00-033.000	Lee G. Schulman and Julie Schulman	1.2	5
0908-006.00-03.00-034.000	BSS Real Estate LP	1.4	5
0908-006.00-03.00-035.000	Lee G. Schulman	1.2	5
0908-006.00-03.00-038.000	Lee G. Schulman and Julie S. Schulman	1.2	5
0908-006.00-03.00-039.000	BSS Real Estate LP	1.1	5
0908-010.00-01.00-003.000	Lee G. Schulman and David Schulman	1.2	5
0908-010.00-01.00-004.000	Schulman Family Enterprises	23.3	5
	TOTAL ACRES	33.0	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Proposed Inclusion of the Sutton Hoo, Inc. into an Existing Certified Agricultural District Pursuant to New York State Agriculture and Markets Law Section 303-b, Village of Sagaponack

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

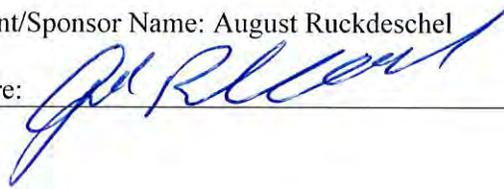
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Inclusion of the Sutton Hoo Inc. property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b		
Project Location (include map): Village of Sagaponack, Town of Southampton (SCTM No. 0908-010.00-01.00-005.000)		
<p>Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves the inclusion of the Sutton Hoo Inc. property into a certified Agricultural District pursuant to New York State Agriculture and Markets Law Section 303-b.</p> <p>The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Sutton Hoo Inc. totaling one (1) parcel of land for possible inclusion into certified Agricultural Districts pursuant to NYS Agriculture and Markets Law Section 303-b. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended to the Suffolk County Legislature that this parcel of land be included within a certified Agricultural District. The parcel, totaling 33.4 acres, was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district.</p> <p>Additional information regarding the Agricultural District Program is included in the attached Narrative. Information about the subject property proposed for inclusion is provided in the attached project location map and table.</p> <p>Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District.</p>		
Name of Applicant/Project Sponsor: August Ruckdeschel	Email: August.Ruckdeschel@suffolkcountyny.gov Telephone #: 631-853-4714	
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2 nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>2. Does the proposed action require a permit, approval or funding from any other governmental agency?</p> <p>If Yes, list agency(s) name and permit or approval: New York State Department of Agriculture and Markets</p> <p>(Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel for inclusion into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>3a. Total acreage of the site of the proposed action:</p>	
<p>3b. Total acreage to be physically disturbed:</p>	
<p>3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor:</p>	
<p>4. Check all land uses that occur on, adjoining and near the proposed action:</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Forest <input type="checkbox"/> Parkland <input type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture)</p> <p><input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:</p>	
<p>5a. Is the proposed action a permitted use under the zoning regulations?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>5b. Is the proposed action consistent with an adopted comprehensive plan?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)?</p> <p>If Yes, identify CEA: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8a. Will the proposed action result in a substantial increase in traffic above present levels?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8b. Are public transportation services available at or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>

<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Sutton Hoo, Inc. totaling 1 parcel of land for possible inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended this parcel (33.4 acres) of land to be included within a certified Agricultural District. The parcel is located within the Village of Sagaponack, Town of Southampton. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments	
OEP-2020-02	0600 00900 0300 003000	Northeast Farm LLC	Northeast Farm LLC	n/s/o Sound Avenue, s/o Dune Drive	Northville	28.9	Food Crops	Existing	3 to 4 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	78%	SC PDR	> \$50,000	*Food crops operation
	0600 04600 0300 005002			23.3		> \$50,000						Yes	78%							
OEP-2020-03	0600 06600 0400 001041	Le Clos Therese LP	Le Clos Therese Vineyard	e/o Cross River Road, s/o Northville Turnpike	Northville	15.1	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	50%	SC PDR	< \$10,000	*Food crops operation *Farmstand, storage shed
OEP-2020-04	0908 01000 0100 005000	Sutton Hoo, Inc	Mecox Bay Dairy	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	33.4	Fodder Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	No	< \$10,000	*Grain silo, metal barn
OEP-2020-05	0900 08000 0200 004007	Adam T. Halsey and Beth Halsey	Halsey Farm & Nursery Inc.	351 Deerfield Road	Water Mill	2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	98%	Lot 4.9 = SH PDR Lot 11 = SC & SH PDR Lot 13.4 = SH PDR	> \$50,000	*Agricultural building structures; greenhouses *There are several homes on the property that either belong to the landowners, family members of the landowners, and one home for farm labor.
	0900 08000 0200 004008	This Little Farm LLC				2.2														
	0900 08000 0200 004009	Adam T. Halsey and Town of Southampton				4.5														
	0900 08000 0200 004010	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.6														
	0900 08000 0200 004011	This Little Farm LLC				13.2														
	0900 10100 0100 011000	This Little Farm LLC				7.1														
	0900 10100 0200 007001	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				19.3														
	0900 10100 0200 008000	Adam T. Halsey and Beth Halsey				6.0														
	0900 10100 0200 009000	This Little Farm LLC				3.3														
	0900 10100 0200 013004	Adam T. Halsey and Town of Southampton				20.3														
	0900 10100 0200 013005	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				2.1														
	0900 10100 0200 013006	This Little Farm LLC				1.9														
	0900 10100 0200 013007	This Little Farm LLC, Adam T. Halsey, and Beth Halsey				1.0														
OEP-2020-06	0908 00600 0300 031000	Lee G. Schulman	Balsam Farms LLC	s/o Hedges Lane, n/s/o Daniels Lane	Village of Sagaponack	1.2	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	100%	No	< \$10,000	*Food crops operation
	0908 00600 0300 032000	BSS Real Estate LP				1.2														
	0908 00600 0300 033000	Lee G. Schulman and Julie Schulman				1.2														
	0908 00600 0300 034000	BSS Real Estate LP				1.4														
	0908 00600 0300 035000	Lee G. Schulman				1.2														
	0908 00600 0300 036000	Lee G. Schulman and Julie S. Schulman				1.2														
	0908 00600 0300 039000	BSS Real Estate LP				1.1														
	0908 01000 0100 003000	Lee G. Schulman and David Schulman				1.2														
	0908 01000 0100 004000	Schulman Family Enterprises				23.3														
OEP-2020-07	0200 50800 0100 012001	Sally E. Kennedy and John W. Kennedy	Waterdrinker Family Farm and Garden	663 Wading River Road	Manorville	29.8	Horticulture Crops; Livestock (Husbandry)	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	No	BR PDR	> \$50,000	*Horticulture crops operation; Livestock (husbandry) *Agricultural buildings incl. retail and greenhouse	
	0200 50800 0100 012002					5						> \$50,000	19%							
OEP-2020-08	0900 24900 0100 010003	Densieski Holding Corp	Densieski Farms	n/o Lewis Road	East Quogue	3.0	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	76%	No (Acreis)	> \$50,000	*Food crops operation *Packaging shed; cooler and potatoe shed on Lot 3 *Farmstand, agricultural storage shed, and residence on Lot 1.2
	0900 24900 0100 014001			43.0																
	0900 28800 0100 001001			37.9																
	0900 28800 0100 001002			3.0																

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Farm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-09	0900 11600 0100 017002	Whitecap Farm LLC	Milk Pail Fresh Market	723 Mecox Road	Water Mill	12.8	Food Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	Yes	No	< \$10,000	-Food crops -Wetlands, headland -Agricultural buildings
	0900 11600 0100 017005	Cohree LLC				44.2						Conserv. Easement	Between \$10,000 and \$50,000						
OEP-2020-10	0400 09000 0600 018001	Nivo Management Group Inc. (Nick Voulgaris III)	Kerber's Farm	309 W. Pulaski Road	Cold Spring Harbor	1.9	Food Crops Livestock Products Farm stand	Existing	> 5 years	Yes	N/A	N/A	Yes	N/A	Yes	100%	No	> \$50,000	-Food Crops, Livestock products, and farm stand operation -In regard to staff follow-up questions, the applicant clarified via email the following uses of the property: The farm grows and sells vegetables, maintains several hundred chickens and ducks for eggs, and has 12 bee hives on the property for honey. Buildings include a store and farmstand, bee house, farming barns, chicken coops, and two cottages. The applicant states they are also treating a farming education school in one of the barns to teach kids the importance of farming and sustainability. They just formed the 501c-3 for this. They will be able to use their farmland, chickens, and beehives for "hands-on" experience for the school.
OEP-2020-11	0200 84900 0300 010004	Nancy A. Bush Living Trust	Bush Farms	2958 Montauk Highway	Brookhaven	1.2	Food Crops and Flowers	Existing	> 5 years Since 1989	Yes	N/A	Yes The applicant states between \$10,000 and \$50,000 (for the single farm operation consisting of multiple parcels)	N/A	N/A	No	0%	No	< \$10,000	Food crops and flowers Buildings include a tractor barn and a residence. According to the application, the existing farm operation also includes two adjacent parcels (already in AD #3) to the east and west (2.98 acres) which include a farmstand, farm museum, and greenhouse, and part of a rented farm parcel (2 acres), also in AD #3, where additional crops are grown in Yaphank.
OEP-2020-12	0600 04800 0200 001007	Carl Gabrielsen	Gabrielsen Farms LLC	e/s/o Herricks Lane, n/o Main Road	Jamesport	4.3	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	64%	No	> \$50,000 (both loc.)	-Horticulture crops operation -Greenhouse buildings
	0600 06600 0300 004008			West Lane, Riverhead (north of Hilton Court)	Aquebogue	5.5						Yes	> \$50,000 (both loc.)						
OEP-2020-13	0900 03800 0100 007011	Still Waiting for Ed's Watches LLC	Renner Nursery	northwest side of Scuttle Hole Road and e/o Milestone Road	Noyack	12.0	Nursery Stock	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	100%	No	NA	-Nursery stock operation
OEP-2020-14	0500 33400 0200 001000	Gisbert and Auwaerter LLC	Bayport Flower Houses, Inc.	940 Montauk Highway	Bayport	3.1	Horticulture Crops	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	54%	No	> \$50,000	-Horticulture crops operation -Buildings include retail, greenhouses and other structures
	0500 33400 0200 002000					4.0						Yes	> \$50,000						
OEP-2020-15	0200 09900 0700 001002	Allison Porretto and Marie Delea	Delea Sod Farm, Inc. (Frank Beyroth, Jr.)	s/o Route 25A, w/o Oakland Avenue	Miller Place	39.4	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	98%	No	> \$50,000	-Sod operation -Buildings
	0600 09800 0100 003002			103.2	Yes	> \$50,000													
OEP-2020-16	0600 09800 0100 003002	Richard Delea and Vincent Sasso	Delea Sod Farms	n/o Middle Country Road, e/o Fresh Pond Avenue	Calverton	3.2	Sod	Existing	> 5 years	Yes	N/A	Yes	N/A	N/A	Yes	56%	RH PDR	< \$10,000	-Buildings include a residence and barn for equipment
	0600 09800 0100 003003			32	Yes	> \$50,000													

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments
OEP-2020-17	0200 69800 0100 001007 0200 69800 0100 002000	Susan Marchese	Little Bks Farm, Inc.	34 Middle Island Avenue	Medford	3.5 2.5	Commercial Horse Boarding Operation / Commercial Equine Operation	New Addition to an Existing Operation	> 5 years (for the existing operation)	NA	Yes	Yes The applicant states >\$50,000 (for the existing operation)	NA	The application states 28 horses boarded/stabled on the subject property. On 4/29/20, the operator, William Fucillo of Little Bks Farm, clarified that there are 28 horse stalls, and that he will begin filling at least 10 stalls once his lease agreement begins on May 1st, and he plans to fill the remaining stalls.	Yes	86%	No	> \$50,000 (under previous tenant)	-Commercial horse boarding/Commercial equine operation. -The operator, Bill Fucillo of Little Bks Farm has signed a lease and intent to purchase agreement with the owner effective on May 1, 2020 to utilize the subject property for his existing horse farm operation. Little Bks Farm consists of two additional parcels in Medford and Bohemia (3.4 acres) certified into AD # 3 during the 2019 ADOOP, that are part of an existing Livestock (horse sales) operation and commercial horse boarding and operation. -The buildings on Lot 2 include an indoor riding arena and attached 21 stall barn, a house and garage. -Lot 1.7 contains a riding arena, paddocks, a 3 stall barn, and 4 stall barn.
OEP-2020-18	0900 10400 0100 002005	Arthur R. Ludlow	Mecox Bay Farm	231 Pauls Lane	Watermill	11.7	Commercial Equine Operation	Existing	> 5 years	Yes	Yes	Yes Between \$10,000 to \$50,000	NA	Application states: 6-12 horses Applicant clarified: There are currently 6-8 horses, 4 more next month. Anticipating 12 this year.	Yes	100%	No	< \$50,000	-Commercial Equine Operation -Paddocks and stable -Currently 6-8 horses -4 more next month -Anticipating 12 this year -Barn holds 14 horses
OEP-2020-19	0900 04500 0200 002002	David Birdsall	Birdsall Family Farm	1143 Deerfield Road	Water Mill	8.2	Commercial Equine Operation	Existing	> 5 years	NA	Yes	Yes Between \$10,000 and \$50,000	NA	No (8 horses) This does not meet the SC APPB guideline of at least 10 horses stabled for a commercial equine operation.	Yes	100%	SH PDR	Between \$10,000 and \$50,000	-Commercial Equine Operation -Paddocks and stable

DRAFT - Master Staff Report Chart for 22 applications received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 303b Requests for inclusion of parcels into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines							Farm PDR Info	Additional Application Info	Staff Comments		
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are there at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils and/or Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or not-for-profit on part or all of the farmland?	Capital Improvement \$ in Last 5 Years	Staff Comments		
OEP-2020-20	0200 43400 0100 007000	Robert A. West Jr. and Lori M. Conroy	Wild West Farms, Inc.	54 Yaphank Middle Island Road	Middle Island	2.3	Commercial Equine Operation	Existing	3 to 4 years	N/A	The application states yes.	The property is a total of ~2.9 acres in size, and generates \$47,175 for the commercial equine operation as clarified by the landowner via email on 4/29/20. While the property does not meet the 7 acres minimum for a commercial equine operation per the SC APPB guideline, it does meet the \$10,000 minimum annual gross sales for a commercial equine operation.	N/A	The applicant states 13 equine animals are stabled on the subject property.	According to the application, more than 50% of the property is used in support of a commercial equine operation.	Yes	73%	No	< \$10,000	<p>-Commercial equine operation.</p> <p>-In regard to staff follow-up questions, the applicant further clarified uses of the property via email as follows:</p> <p><u>For Lot 7 (on ~2.3 acres):</u></p> <p>Commercial equine uses include riding lessons, equestrian training, housing of horses, as well as resale and transients. Behind the stables is a large wooded area with riding trails and different obstacles for the horses along the way. The structures on this lot are (7) 12x12 stables with attached corrals as well as (3) structures for food, equipment and riding equipment.</p> <p>There is an 85x150 fenced riding arena with lighting. There is also a separate round pen for equine training.</p> <p>The other structures on this lot, relating to a pony party/riding zoo business and an animal refuge are a 28x25 corral for sheep, goats and pigs. There is also a small rabbit hutch and a 14x14 chicken coop.</p> <p><u>For Lot 8.1 (on ~0.6 acres):</u></p> <p>Animals have access for the purpose of grazing on this lot. The applicant further states that commercial equine operation uses are conducted on this subject lot.</p>	
	0200 43400 0100 008001					0.6															
OEP-2020-21	1000 09700 0900 010004	Indian Neck Holdings LLC	Indian Neck Farm	3123 Skunk Lane	Peconic	10.1	Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation	Newly Established	1 to 2 years	Yes	The application states yes.	Yes	> \$50,000	N/A	No The applicant states 5 horses are boarded.	This does not meet the SC APPB guideline of at least 10 horses boarded for a commercial horse boarding operation.	Yes	79%	No	> \$50,000	<p>-Food Crops, Livestock (Husbandry), Livestock (Food), Commercial Horse Boarding Operation</p> <p>-Horse stables, paddocks, and other ag buildings.</p> <p>-Residential improvements incl a house, tennis court, and pool.</p>
	1000 09700 0900 012000					34.3															
	1000 09800 0100 002001					10.8															
	1000 09800 0100 027001					4170 Indian Neck Lane															
OEP-2020-22	0500 48500 0100 001000	Town of Islip	Town of Islip Bay Bottom Aquaculture License Program	Town of Islip Bay Bottom within the Great South Bay	Underwater Land Town of Islip	16279.9 (125 licensed, 1,569 acres proposed to be licensed (DEC review)	Food Crops (i.e. oyster and other shellfish, seaweed species) = 1,694 acres	Existing	> 5 years	Yes	N/A	Yes	> \$50,000	N/A	N/A	N/A	N/A	N/A	> \$50,000	Capital Improvements involve Town investment AND license equipment. Phase I = 95 acres, Phase II = 30 acres (all licensed). Phase III to add 1,569 acres pending DEC approval.	
OEP-2020-23	1000 05600 0600 003004	61600 Main Road LLC	Harbor Lights Oyster Co., LLC	61600 Main Road	Southold	1.9	Food Crops (i.e., oysters) = 1 acre Marina, hotel = .87 acres - aquaculture tourism	Existing	< 1 year	Yes	N/A	N/A	Yes	> \$50,000	N/A	Yes	N/A	No	<p>The processing building is near completion with a cost of over \$70,000 to date to outfit H.O.'s interior processing space.</p> <p>The waterfront dock area will contain several Floating Upwelling Systems (FLUPS) for raising juvenile shellfish prior to being moved to the final grow out site. Additionally, aquaculture boats will be kept along a 150' dock. H.O. is one of the first SCALP aquaculture lease holders - Site 544 10 acres processing space.</p>		

§303-B ENROLLMENT CANDIDATE

New York State Agricultural Districts Program in Suffolk County

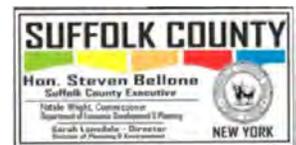
OEP-2020-04



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
2	5	0908 01000 0100 005000	33.4	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE INCLUSION OF NEW PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – SUTTON HOO, INC. (SCTM NO. 0908-010.00-01.00-005.000)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, twenty two (22) applications totaling 57 parcels of land were received from land owners during the 2020 annual enrollment period; and

WHEREAS, Sutton Hoo, Inc., the applicant, submitted one (1) parcel(s) for inclusion into an existing certified Agricultural District, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 5; and

1st **RESOLVED**, that this Legislature hereby finds that it is in the best interest of the people of the County of Suffolk to include the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 5, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 5 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and

certification as required by Section 303(B)(4) of Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0908-010.00-01.00-005.000	Sutton Hoo, Inc.	33.4	5
	TOTAL ACRES	33.4	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

Tom Gulbransen
Chairperson
CEQ

MEMORANDUM

TO: Interested/Involved Parties

FROM: John Corral, Environmental Projects Coordinator *JC*

DATE: May 13, 2020

RE: Reaffirm status of inclusion of Suffolk County Tax Map Numbers: 0504-004.00-01.00-019.000 and 0504-009.00-01.00-035.000, which are owned by Pal-O-Mine Equestrian Inc, into a certified Agricultural District

Enclosed is an Environmental Assessment Form for the above referenced County project which has been submitted to the Council on Environmental Quality (CEQ) for review. Pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, the CEQ must recommend a SEQRA classification for the action and determine whether it may have a significant adverse impact on the environment which would require the preparation of a Draft Environmental Impact Statement (DEIS).

The Council would like to know your environmental concerns regarding this proposal and whether you think a DEIS or a determination of non-significance is warranted. This project will be discussed at the **May 20, 2020** CEQ meeting. If you are unable to attend the meeting to present your views, please forward any recommendations or criticisms to this office prior the date of the meeting. **If the Council has not heard from you by the meeting date, they will assume that you feel that the action will not have significant adverse environmental impacts and should proceed accordingly.**

JC/cd
Enc.

cc: John Sohngen, Principal Public Health Engineer
Suffolk County Department of Health Services
Andrew P. Freleng, Chief Planner
Department of Economic Development and Planning

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Instructions: The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current available information.

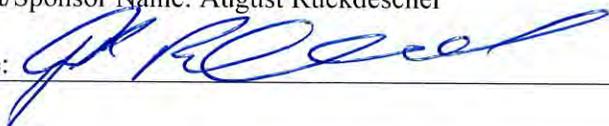
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action/Project: Reaffirm status of inclusion of Suffolk County Tax Map Numbers: 0504-004.00-01.00-019.000 and 0504-009.00- 01.00-035.000, which are owned by Pal-O-Mine Equestrian Inc, into a certified Agricultural District
Project Location (include map): The Subject Property as defined by Suffolk County Tax Map Numbers: 0504-004.00-01.00-019.000 and 0504-009.00- 01.00-035.000 are located at 891 and 899 Old Nichols Road respectively in the Village of Islandia
Brief Description of Proposed Action (include purpose, intent and the environmental resources that may be affected): The Proposed Action involves reaffirming the of status of inclusion of Suffolk County Tax Map Numbers: 0504-004.00-01.00-019.000 and 0504-009.00- 01.00-035.000, which are owned by Pal-O-Mine Equestrian Inc, into a certified Agricultural District. The inclusion of parcels in a certified Agricultural District is subject to New York State Agriculture and Markets Law Section 303-b. The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Pal-O-Mine Equestiran Inc to reaffirm the status of inclusion of Suffolk County Tax Map Numbers: 0504-004.00-01.00-019.000 and 0504-009.00- 01.00-035.000 into a certified Agricultural District. At their April 29, 2020 meeting, the Suffolk County Agricultural and Farmland Protection Board recommended that the Suffolk County Legislature reaffirm the inclusion status of these parcels within a certified Agricultural District. The parcels, totaling aproximately 1.80 acres, were determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the district. Additional information regarding the Agricultural District Program is included in the attached Narrative. In addition, information about the subject property is provided in the attached project location map and table. Also attached to Part I of this EAF is information provided by the Pal-O-Mine Equestrian applicant that was part of their 2020 Agricultural Application to the Suffolk County Agricultural and Farmland Protection Board. This attachment, entitled "Narrative Addendum to the 2020 Application of Pal-O-Mine Equestrian Inc...", provides supplemental information to some of the Part I EAF questions. Also in Pal-O- Mine Equestrian Inc.'s 2020 Agricultural District application it notes the following "Initial inclusion of these properties into Agricultural District No. 3 occurred in 2017 by approval of the County Legislature, with Certification by the N.Y. Commissioner of Agriculture and Markets. Properties are part of and adjunct to an ongoing Commercial Equine/Horse Boarding and certified "farm operation" existing at the following properties in Islandia: 829 Old Nichols Road, 867 Old Nichols Road, 891 Old Nichols Road, 899 Old Nichols Road. No change to present uses or the intensity of present uses is proposed or anticipated. No construction is proposed or anticipated. Renewal application is made to confirm status of the properties in Agricultural District No. 3 due to pending litigation in regard to the County's SEQRA compliance with regard to the previous adoption." Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend that a parcel be included into a certified Agricultural District and then New York State Department of Agriculture and Markets must certify the inclusion of said parcel into a certified Agricultural District

Name of Applicant/Project Sponsor: Suffolk County Division of Planning and Environment on behalf of Suffolk County Agriculture and Farmland Protection Board/August Ruckdeschel, Farmland and Open Space Administrator		Email: august.ruckdeschel@suffolkcountyny.gov
		Telephone #: 631-853-4717
Address: 100 Veterans Memorial Highway, H. Lee Dennison Bldg. - 2nd Floor		
City/P.O.: Hauppauge	State: NY	Zip Code: 11788
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental agency? If Yes, list agency(s) name and permit or approval: New York State Department of Agriculture and Markets (Please note that this proposed action only involves the inclusion of the subject property into a certified Agricultural District. Pursuant to the New York State Agriculture and Markets Program, Suffolk County must recommend a parcel(s) to be included into a certified Agricultural District and New York State Department of Agriculture and Markets must certify the inclusion of the parcel(s) into a certified Agricultural District)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3a. Total acreage of the site of the proposed action: 1.80		
3b. Total acreage to be physically disturbed: 0		
3c. Total acreage (project site and contiguous properties) owned or controlled by the applicant or project sponsor: 1.80		
4. Check all land uses that occur on, adjoining and near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Parkland <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Aquatic <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Other:		
5a. Is the proposed action a permitted use under the zoning regulations?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
5b. Is the proposed action consistent with an adopted comprehensive plan?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
7. Is the site of the proposed action located in, or adjoining a state listed Critical Environmental Area (CEA)? If Yes, identify CEA: <input type="text"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8a. Will the proposed action result in a substantial increase in traffic above present levels?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8b. Are public transportation services available at or near the site of the proposed action?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing potable water:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If Yes, does the existing system have capacity to provide service? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If No, describe method for providing wastewater treatment:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>
<p>12a. Does the site contain a structure that is listed on either the State or National Register of Historic Places or dedicated to the Suffolk County Historic Trust?</p> <p>12b. Is the proposed action located in an archeological sensitive area?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>13a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>13b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:</p> <input type="text"/>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site (check all that apply):</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early/mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>	
<p>15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain size and purpose: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: <input type="text"/></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/Sponsor Name: August Ruckdeschel Date: 5/8/2020</p> <p>Signature: </p>	

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

NARRATIVE

New York State Agriculture and Markets Law (NYS AML) Article 25-AA provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of its local and state economies and as an economic and environmental resource of major importance. The Agricultural Districts Program is articulated by this law wherein viable agricultural land may be included within a certified Agricultural District affording certain benefits and protections in order to perpetuate farming.

NYS AML Section 303-b allows County legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may request the inclusion of land, which is predominantly viable agricultural land, within an existing certified Agricultural District. The County designated the month of March as the annual thirty-day period for 2020, as per Resolution No. 688-2013.

The Suffolk County Agricultural and Farmland Protection Board reviewed an application from Pal-O-Mine Equestrian Inc. totaling 2 parcels of land for reaffirmed inclusion within a certified Agricultural District at their April 29, 2020 meeting. The Board recommended these parcels (1.80 acres) of land to be reaffirmed into certified Agricultural District 3. The parcels are located within the Village of Islandia, Town of Islip. For additional information about the subject property please see the attached map and table. It was determined by the Board to be viable agricultural land that would serve the public interest by assisting in maintaining a viable agricultural industry within the districts. Please note that all actions on properties included in an Agricultural District continue to be subject to local zoning and subdivision regulations and that this designation does not preclude adherence to such local regulations.

Please note that while not required by the Part I of the EAF for the action of including the subject property into an existing Agricultural District, all of the questions were answered to provide additional site-specific information. As indicated in Part I of the EAF, the subject property is not located in or adjacent to: a Critical Environmental Area (CEA), mapped freshwater or tidal wetlands, a flood plain or an historic district. In addition, the proposed action will not result in additional water use, wastewater generation or substantial increases in traffic. The Part I EAF does note that the project is in an archaeological sensitive area. This is based on the New York State Parks Recreation and Historic Preservation Office's (SHPO) Cultural Resource Information System (CRIS). As noted in CRIS, Archaeological Sensitive Areas are based on a "layer to view buffer areas around archaeological sites that are recorded by SHPO. Because these areas are only based on proximity, locations within these areas may not be archaeologically sensitive, and locations outside these areas may be archaeologically

sensitive.” In addition, it should be noted that the subject property is a previously disturbed site and that the proposed action will not result in construction or changes in site use. The proposed action will also not affect any applicable requirements relating to consulting with SHPO prior to any possible future construction activities.

The Suffolk County Agricultural and Farmland Protection Board is in the process of presenting its recommendations by Introductory Resolution to the Suffolk County Legislature for possible inclusion into existing certified Agricultural Districts. Once the recommendations are approved by the Suffolk County Legislature, they are sent to the Commissioner of NYS Department of Agriculture & Markets, who has 30 days after receipt of the County resolution, to certify those parcels of land recommended by the County for inclusion into a certified Agricultural District. The Commissioner certifies whether the inclusion of predominately viable agricultural land, as proposed, is feasible and shall serve the public interest in assisting in maintaining a viable agricultural industry within these district(s).

DRAFT - Master Staff Report Chart for 1 application received for 2020 Agricultural Districts Open Enrollment Period - NYS AML 25AA Request for reaffirmation of parcels included into an Agricultural District

Application General Information				Property Description			Commercial Agricultural Operation Details			SC Agricultural & Farmland Protection Board Evaluation Guidelines						Farm PDR Info	Additional Application Info	Staff Comments	
Application No.	DSBL	Landowner Name	Firm Name	Property Location	Hamlet	Subject Parcel Acreage	Enterprise Type	Operation Status	Duration of Subject Operation	Does the proposal involve an active commercial agricultural production operation?	Does the proposal involve an active commercial horse boarding operation and/or a commercial equine operation?	Are there at least 7 acres and at least \$10,000 in annual gross sales?	Are there less than 7 acres and greater than \$50,000 in annual gross sales?	Are at least 10 horses boarded/stabled?	Is at least 50% of the farmland in agricultural production and/or used in support of a commercial horse boarding and/or commercial equine operation?	Does 50% of the included land include Prime Soils of Statewide Significance?	Have the farmland development rights been purchased by a municipality or non-profit on part or all of the farmland?	Capital Improvements in Last 5 Years	Staff Comments
RRS-2020-01	0504 00400 0100 019000	Pal-O-Mine Equestrian, Inc	Pal-O-Mine Equestrian, Inc	891 Old Nichols Road	Village of Islandia	1.82	Food crops = -0.3 acres Horticulture crops = -0.3 acres Non-Profit Equine = -1.3 acres	Existing	2-3 years	Yes. It is used in conjunction with Pal-O-Mine's non-contiguous 7.4 acre farm at 829 Old Nichols Road.	Yes. It is used in conjunction with Pal-O-Mine's non-contiguous 7.4 acre farm at 829 Old Nichols Road.	Yes	NA	Yes (25)	Yes	Yes	No	Yes (see itemized if needed)	
	899 Old Nichols Road			0.78															

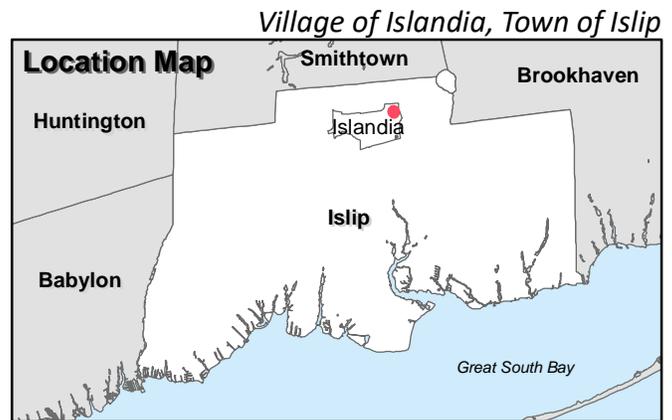
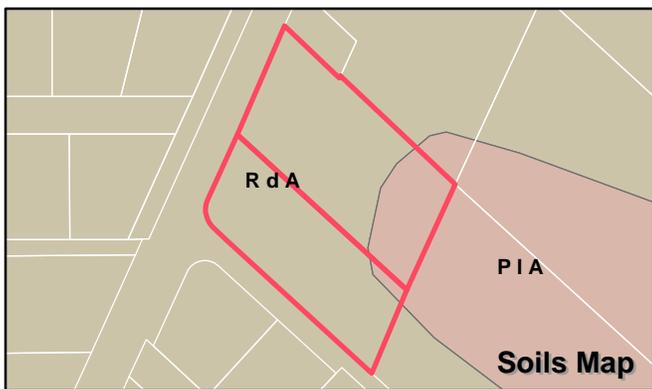
§ARTICLE 25-AA REQUEST TO REAFFIRM AGRICULTURAL DISTRICT STATUS

New York State Agricultural Districts Program in Suffolk County

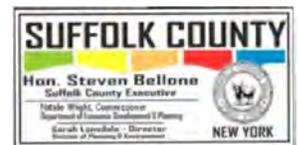
RRS-2020-01



© 2016 Aerial Photography New York State Office of Information Technology Services.



Legislative District No.	Agricultural District No.	Tax Map No.	Acres	Notes
10	3	0504 00400 0100 019000	1.0	
10	3	0504 00900 0100 035000	0.78	



Prepared April 2020
CD-20-49

COPYRIGHT 2020, COUNTY OF SUFFOLK, N.Y.

Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short, this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Introduced by Presiding Officer, on request of the County Executive

RESOLUTION NO. -2020, AUTHORIZING THE REAFFIRMED INCLUSION OF PARCEL(S) INTO AN EXISTING CERTIFIED AGRICULTURAL DISTRICT(S) IN THE COUNTY OF SUFFOLK – 2020 – PAL-O-MINE EQUESTRIAN, INC. (SCTM NO. 0504-004.00-01.00-019.000, 0504-009.00-01.00-035.000)

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law provides for a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law established and articulates the Agricultural Districts Program, wherein viable agricultural land included within a certified Agricultural District receives certain benefits and protections in order to perpetuate farming; and

WHEREAS, Article 25-AA of the New York State Agriculture and Markets Law was amended in 2003 to include Section 303-B which allows county legislative bodies the opportunity to designate an annual thirty-day period within which a land owner may submit a request for inclusion of land which is predominantly viable agricultural land within an existing certified Agricultural District; and

WHEREAS, Suffolk County does contain Agricultural Districts; and

WHEREAS, Resolution 688-2013 designated March as the thirty-day period starting in 2014 within which a land owner may submit a request for inclusion of land that is predominantly viable agricultural land within a certified Agricultural District; and

WHEREAS, Resolution 633-2017 authorized the inclusion of the parcels (SCTM NOS. 0504- 004.00-01.00-019.000, 0504-009.00-01.00-035.000) owned by Pal-O-Mine Equestrian, Inc. into Agricultural District No. 3 in the Village of Islandia; and

WHEREAS, in accordance with Section 303-b under Article 25-AA of the New York State Agriculture and Markets Law, New York State Agriculture and Markets certified the inclusion of these parcels in Agricultural District No. 3 on August 8, 2017; and

WHEREAS, under Article 25-AA of the New York State Agriculture and Markets Law, the County received a request to reaffirm the status of inclusion in Agricultural District number 3 in the Village of Islandia. Said request pertains to the following two parcels currently in Agricultural District No. 3, as listed in Exhibit "A"; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board, at its meeting held on April 29, 2020, found that the parcel(s) identified in Exhibit "A" consist of predominately viable agricultural land and that inclusion of such land would serve the public interest by assisting in maintaining a viable agricultural industry within the existing certified Agricultural District No. 3; and

1st RESOLVED, that this Legislature hereby finds that it is in the best interest of the

people of the County of Suffolk to reaffirm the inclusion of the parcel(s) identified by Exhibit "A" into the existing certified Agricultural District No. 3, as recommended by the Suffolk County Agricultural and Farmland Protection Board; and be it further

2nd **RESOLVED**, that the reaffirmed and recommended inclusion of the parcel(s) identified in Exhibit "A" in existing certified Agricultural District No. 3 is hereby approved, adopted, and referred to the Commissioner of the New York State Department of Agriculture and Markets for review and certification under Article 25-AA of the New York State Agriculture and Markets Law; and be it further

3rd **RESOLVED**, that the Clerk of the Suffolk County Legislature is hereby directed to submit this resolution including the list of parcel(s) in Exhibit "A", the report of the Suffolk County Agricultural and Farmland Protection Board, the tax map identification numbers, and tax maps for each parcel of land to be reaffirmed and included in an Agricultural District to the Commissioner of the New York State Department of Agriculture and Markets; and be it further

4th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby classifies the proposal as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

5th **RESOLVED**, that Suffolk County, as SEQRA Lead Agency, hereby finds and determines that the proposal, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, will not have significant adverse impacts on the environment for the following reasons:

1. the proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. the proposal does not appear to significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;
3. the subject property does not appear to suffer from any severe Environmental development constraints (limiting soil properties, a high groundwater table, and/or unmanageable slopes); and, be it further

6th **RESOLVED**, that Suffolk County hereby adopts a determination of non-significance (negative declaration) and the Council of Environmental Quality is hereby directed to circulate and file all necessary notices in accordance with this resolution

DATED:

APPROVED BY:

County Executive of Suffolk County

DATE:

Exhibit A

Parcel(s) Approved for Inclusion in Existing Certified Agricultural District(s)

Tax Map Number	Name	Acres	Agricultural District Number
0504-004.00-01.00-019.000	Pal O Mine Equestrian, Inc.	1.02	3
0504-009.00-01.00-035.000	Pal O Mine Equestrian, Inc.	0.78	3
	TOTAL ACRES	1.80	

**Narrative Addendum to the
2020 Application of Pal-O-Mine Equestrian, Inc.
for the Renewal and Re-Adoption of 891 and 899 Old Nichols Road, Islandia,
into Suffolk County Agricultural District No. 3.**

This addendum to the 2020 Renewal Application ¹ is submitted in order to provide more complete information for the Agricultural and Farmland Protection Board's consideration of Pal-O-Mine Equestrian, Inc.'s ("Pal-O-Mine's") 2017 application for the County's affirmance of its prior inclusion of two parcels into the Suffolk County Agricultural District No. 3 ("District No. 3). This narrative is also provided to be used in support of the Short Environmental Assessment Form ("Short EAF") for this application.

Background:

The two subject parcels 899 Old Nichols Road (SCTM: 0504-004.00-01.00-035.00 and 891 Old Nichols Road (SCTM: 0504-009.00-01.00-019.000 (the "Properties") are, respectively, 1.05 and 0.84 acres in size and located in the Village of Islandia, Town of Islip. 899 Old Nichols Road is a corner lot developed with a residential structure, small greenhouse, and tilled crop area with outbuildings including a former farm stand. It is bounded on its west by Old Nichols Road; on its south by Dewey Street; on its east by a wooded and County-owned right of way and parkland; and on its north by 891 Old Nichols Road. The area of Dewey Street to the south is developed residential property. 891 Old Nichols Road is an interior lot developed with a residential structure a garage/storage building, a second out-building that is used as a meeting space, and a small paddock for use in equine education. 891 Old Nichols Road is bounded on the west by Old Nichols Road; on its south by 899 Old Nichols Road; on its east by the County-owned right of way and parkland, and on its north by another residential property. The area to the west of Old Nichols Road is developed as residential.

The Properties were purchased by Pal-O-Mine in December 2015 in their existing state although minor improvements have been made to the properties in regard to ADA compliance, and to provide educational space in support of farm operations. Prior to their purchase 899 Old Nichols Road was used as a residence and for the growing of vegetables which were sold from the property

1. This "renewal" application is submitted in response to litigation brought by Islandia Village to overturn the County Legislature's 2017 adoption of these properties into District No. 3. The litigation continues, and the Village argues that the County's compliance with SEQRA was improper because its SEQRA review looked at all applications together as opposed to individually. The Village seeks to de-certify the County's and the State's inclusion of the Properties into District 3. Should the Court side with the Village, the 2017 certification would be void, placing Pal-O-Mine's farm operation in jeopardy. Accordingly, Pal-O-Mine presents this application in order to provide a separate SEQRA review for its Properties so that in the unlikely event that the Court invalidate their prior certification, that their certification will be reaffirmed under this application.

at the farm stand. The property at 891 Old Nichols Road was used as a residence with the two out-buildings being used to store vehicles, equipment, or other items.

The Proposed Additions have been used since 2016 in conjunction with Pal-O-Mine's non-contiguous 7.4 acre farm operation at 829 Old Nichols Road as an adjunct to its therapeutic/educational/equestrian programs. The farm operation at 829 Old Nichols Road was accepted into District No. 3 in 2015. The Properties at issue were accepted into District No. 3 in 2017. A description of the programs used by Pal-O-Mine is provided herewith ("Job Security Through Equine Partnership (J-STEP) Business Plan") as well as Profit & Loss Statement for 2019. **See, Exhibit "A", hereto**

Both Properties are "residential" zoned (891 Old Nichols – "Residence 1"/899 Old Nichols – "MF Residential") and "agriculture" is consistent with these "use" categories under the Village's zoning code. This is more fully explored herein. Surveys showing the existing structures for the Properties are provided herewith. **See, Exhibit "B", hereto.** An aerial map identifying the Properties and the existing Farm Operation at 829 Old Nichols Road, and showing the surrounding properties are provided herewith. **See, Exhibit "C", hereto.**

Soils on the Property:

The predominant soils on the parcel are:

Riverhead Loamy Sand, 0 to 3% slope (RdA)
Plymouth Sandy Loam, 0 to 3% slope (PIA)

Provided herewith is a Soil Survey Overlay Map from the Suffolk County Soil & Water Conservation District identifying these soil complexes. **See, Exhibit "D", hereto.** The soil complexes on this property are considered by the USDA to be prime farmland and, accordingly, 100% of the parcel qualifies as "viable agricultural land" (A.M.L. § 303-b).

The Existing Farm Uses:

Subsequent to the Properties being purchased by Pal-O-Mine in 2015 they were incorporated into the equestrian/educational/therapeutic programs ongoing at the farm. Active farming of vegetables on 899 Old Nichols Road by Pal-O-Mine was renewed in 2016 with sales being made to participants in the educational programs to support the non-profit activities of the farm. In addition, the residence on 899 Old Nichols Road has been used as educational space (first floor) and the second floor is inhabited by a farm employee. 891 Old Nichols Road is used as a residence for another farm employee along with additional space for the J-STEP program and equine education. The Properties' uses have been and will continue to be the subject of education programs into the future in furtherance of the Pal-O-Mine farm operations and mission. It is anticipated that the farm stand on the 899 Old Nichols Road property will be reactivated this year.

The Uses Being Made of the Properties are Consistent with Zoning:

The uses being made of the Properties are authorized under the Village Code. The 899 Old Nichols Road property is located in the “MF Residence” district, and holds a Certificate of Occupancy as a dwelling originally granted in 1958 and updated in January, 2014. The 891 Old Nichols Road property is located in the Village’s “Residence 1” District and holds a “Letter in Lieu of Certificate of Occupancy” granted in 1995 noting that it, too, is a dwelling. Both the 891 and 899 Old Nichols Road properties are being used as residences for *one* staff/intern who work on the farm. Under the Islandia Code, both Multifamily residential and Residence I classifications are considered “residential” districts. *See*, Islandia Code, §§ 177-11(C); 177-51.

Significantly, the zoning code’s “Table of Use Regulations” (§ 177-52)² provides that, in addition to “residential” principal uses, “Accessory” uses are authorized in residence districts. Islandia Code, § 177-57. The Village’s “Accessory Use” regulations include “agriculture” as an authorized accessory use. *See*, Islandia Code, § 177-57(B).

Significantly, the Village also has an “Agricultural District” in which Pal-O-Mine’s main facility is located and the operations on the Properties are consistent with agriculture as defined therein. The operations Pal-O-Mine undertakes at its 829 Old Nichols Road property constitutes “agricultural” operations under the Village’s “Agricultural District” law. Islandia Code, § §177-46 through 177-50. Under these regulations the following are permitted uses fully consistent with “agricultural” uses related to “commercial equine operations”:

- (1) Agricultural uses and necessary buildings, including farm houses, related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle and other livestock, . . . and the sale of farm and/or garden products.
- (4) Horticultural uses, including greenhouses . . . , related to the raising, propagating and selling of trees, shrubs, flowers and other vegetative material.
- (5) Farmstands for the sale of farm and/or garden products on a retail basis limited to produce grown on the subject parcel.
- (10) Equine-assisted therapy as an accessory use to a commercial horse boarding/equine operation.³

2. Islandia Code, “Residential Districts: Table of Use Regulations”. *See*, **Exhibit “E” hereto.**

3. Islandia Code, § 177-47. *See*, **Exhibit “F” hereto.**

Notably, the Department of Agriculture has confirmed that the uses presently being made of 829, 891 and 899 Old Nichols Road constitute “agriculture” under the A.M.L.,⁴ and each of these properties are within District No. 3.

Thus, it is clear that the properties in question are in “residence” districts of the village, using the dwellings there as a principal use, and that “agricultural” uses are permitted in the district by the zoning code as “accessory” uses. *See*, Islandia Code, § 177-52 & Residence Districts: Table of Use Regulations. Moreover, each of the uses being made of 891 and 899 Old Nichols Road are “agricultural” and are consistent with and related to “commercial horse boarding/equine operations” under the code’s “Agricultural District” regulations. *See*, Islandia Code, § 177-47. Echoing the opinion of the Department of Agriculture, the uses being made of 891 and 899 Old Nichols Road constitute part of a “farm operation” which, as “agriculture” are authorized uses under the Village’s zoning code.

Thus, the “dwelling” and “accessory” uses being made of the Properties constitute “agriculture” whether measured by the Village Code or under State law, and are clearly authorized in these districts under the Village Code.

Environmental Quality Review:

Provided herewith is a draft Short EAF for the County’s use. Part 1 has been completed and the County is required to complete Parts 2 & 3, and to execute the determination of significance. This narrative is provided as an adjunct to the Short EAF.

I. Inclusion of the Properties is an “Unlisted” Action:

In the 2017 application for these Properties, the A.F.P.B. and the County’s C.E.Q. reviewed Pal-O-Mine’s submissions and accepted and reviewed the positions of the Village and Pal-O-Mine at the hearings held before them. The A.F.P.B. recommended adoption of the Properties into Agricultural District No. 3, and the C.E.Q. recommended that the action be treated as an “Unlisted” action in part on guidance from the State Department of Agriculture and Markets in regard to A.M.L. § 303-b applications.⁵ For “Unlisted” actions, the appropriate review path is to use a Short EAF to assess whether further SEQRA review is warranted. *Id.*, § 617.6(3). It is submitted that based on the present and intended uses of the Properties, and because these uses are consistent with the Village Code, no adverse impacts to the environment will occur by renewing and re-adopting the Properties to the County’s Agricultural Districts Program.

4. *See*, Communication from Robert Somers, Ph.D., Department of Agriculture, dated 4/19/17. **See, Exhibit “G” hereto.**

5. *See*, Memorandum to the Hon. Steven Bellone, Suffolk Co. Executive, from Lawrence Swanson, Chair, Suffolk County Council on Environmental Quality, dated May 24, 2017. **See, Exhibit “H” hereto.**

2. Inclusion of the Properties does not Affect a Critical Environmental Area:

During the 2017 application the Village suggested that a “Critical Environmental Area” (“CEA”) — specifically the Connetquot River headwaters — were near the Village and, therefore, that the County should view this application as a “Type I” action under SEQRA. To be a Critical Environmental Area, however, the area must be identified as such by the D.E.C. or a municipality; must be noticed for public hearing; and its adoption must be filed with the D.E.C. and publicly noticed by the D.E.C. in the Environmental Notice Bulletin. 6 N.Y.C.R.R., § 617.14(g). Indeed, the Connetquot River has not been identified as a CEA by either the New York State D.E.C. or by the Village of Islandia. As is provided herewith, the present list of all C.E.A.’s in Suffolk County, maintained by the D.E.C., does not include the Connetquot River. *See, Exhibit “I” annexed hereto.* Accordingly, it is not a Critical Environmental Area. Accordingly, the Short EAF notes that the Properties will not “have an impact on the environmental characteristics that caused the establishment of a CEA” (*see*, Short EAF, Part 2, page 1, Question # 4) because the Properties are not within or substantially contiguous to a CEA.

3. There are No Anticipated Material Changes in Traffic:

One of the concerns previously noted by the Village concerns its concern over the increase in traffic that will occur at the Properties. Although the Village seems only concerned by the potential increase in road expenditures it postulates in maintaining a public roadway, these are not concerns properly addressed under SEQRA. Nor are they supported. That said, there is no real potential for an increase in traffic. Indeed, the Properties themselves do not propose to increase any parking — therefore not inviting additional traffic — and the uses being made by the students are contrary to doing so. The approval sought is also for an existing farm operation and no increased operations are proposed. Finally, Old Nichols Road is one of the most heavily travelled roadways in the County and any traffic brought by the farm’s operations are negligible, at best.

4. No Material Change to Operations or Construction is Proposed:

Most important, the renewed and re-adopted inclusion of the Properties into District No. 3 changes no existing operations on the Properties, does not authorize a change in lawful use of the Properties, or authorize any action that would “impair” the environment or the community. Thus, no factual basis exists to assume an adverse environmental impact, or to warrant further SEQRA review other than the completion of Parts 2 and 3 of the Short EAF.

Conclusion:

For the foregoing reasons, it is submitted that the Properties qualify as “land under agricultural production” (A.M.L., § 301(4)(j)) used in conjunction with “commercial horse boarding” and/or “commercial equine” operations (§ 301(13) & (18)), and therefore are part of a “farm operation” (A.M.L., § 301(11)). As well, because of the “prime farmland” soil designations the

Properties hold they meet the definition of predominantly “viable agricultural land” provided for in sections 301(1) and 303-b(2)(a) of the Agriculture and Markets Law.

It is submitted that the Properties continue to assist and enhance the Pal-O-Mine Equestrian, Inc. “farm operation” and are, therefore, worthy candidates for renewed and continued inclusion in the County’s Agricultural Districts program. This is demonstrated not only by the use of the 899 and 891 Old Nichols Road properties in support of Pal-O-Mine’s overall farm operation, but because of the substantial investment made by Pal-O-Mine in obtaining and improving its properties and in developing a truly community-oriented farm operation in Islandia. Accordingly, Pal-O-Mine Equestrian, Inc. asks that the Agriculture and Farmland Protection Board recommend these parcels of land for renewed and re-confirmed inclusion into Suffolk County Agricultural District No. 3 as doing so will serve the public interest by assisting in maintaining a viable agricultural industry within the district. A.M.L. § 303-b(1).

JOB SECURITY THROUGH EQUINE PARTNERSHIP
(J-STEP)

BUSINESS PLAN

COMPANY DESCRIPTION:

Pal-O-Mine Equestrian, Inc. is an Internal Revenue Code section 501(c)(3) non-profit organization dedicated to improving the lives of children and adults with special needs. Pal-O-Mine's mission is to provide a comprehensive therapeutic equine program using horses to facilitate growth, learning and healing. Our population includes children and adults with disabilities, those who have been abused or neglected, former members of the military and persons who are economically disadvantaged.

PRODUCT OR SERVICE

The J-STEP Program is an internship program that provides job skills training for young adults with disabilities and focuses on waste-reduction, "green" living, farming, and energy conservation in the setting of a working horse farm. The J-STEP Program provides supportive job coaching, financial literacy training and other employment related training to young adults with disabilities. As part of the vocational development program, the interns have established a "green" initiative at Pal-O-Mine's 13-acre equine facility in Islandia.

The Program includes a recycling program, a "free" fertilizer program for the community, an active waste-alternative compost program, an organic garden, a sensory garden to assist in the treatment of people with sensory processing disorder, an energy conservation campaign focused on reducing energy and waste and a "freecycle" center where members of the Pal-O-Mine community can recycle their unwanted items and equipment. In 2015, Pal-O-Mine acquired 2 additional pieces of property at 891 and 899 Old Nichols Road, and in 2018 acquired an additional property at 867 Old Nichols Road, contiguous to the 829 Old Nichols Road farm, to be able to further expand the J-STEP program as well as to provide housing for farm staff.

Over each of the last seven years, Pal-O-Mine Equestrian has provided an average of 40 young adults with disabilities, ages 16-46, the opportunity to be involved with this internship program. Some of the specific disabilities addressed by the Program include: autism, traumatic brain injury, fetal alcohol syndrome, dyslexia, apraxia, processing deficits, developmental delays, hearing and visual impairments and cerebral palsy. One-third of the participants are on the autism spectrum. Each intern participates between 8-20 hours weekly depending upon the season. On each given workday, there are 3 job coaches who have extensive experience in horticulture, farming, business management, special education and horses.

HOW WE HAVE WORKED TO SOLVE THESE ISSUES-SPECIFIC STRATEGY

The goal of the J-STEP Program is to provide meaningful vocational opportunities to adults with disabilities to establish a full time agriculture program including a working farm-stand, greenhouse, organic garden, green living program and energy conservation at all of the Pal-O-Mine owned properties. A future goal is to involve our veteran populations to work alongside our young adults with disabilities.

Specific measurable objectives of the Program are as follows:

1. 40-50 young adults with disabilities will be interns for 20-25 hours per week.
2. Participants will continue the operation of the overall recycling program with a continuing goal of reduce waste in each year by 25% as measured by weekly dumpster removals.
3. Additional property was acquired in 2018 to increase the area available for the planting, cultivation, and harvesting of crops and horticulturals.
4. Organic fruits, vegetables and herbs are sold to the existing Pal-O-Mine Equestrian community, and a long-term goal will be to partner with an existing farm stand in the area. Success of the program will be measured by profits and the outside retention rate for our interns.
5. Horse manure is used as fertilizer in the garden and is offered free to the community. This has reduced animal waste by 5% as measured by the amount of manure leaving the property.
6. Other waste has been reduced by 5% by creating a waste-alternative compost program. The success of the Program in this area is measured by weekly dumpster removals; the amount of compost generated weekly that is used for the garden, and by establishing a "freecycle" program where farm equipment is being repurposed and reused.
7. A sensory garden has been cultivated, tilled, and farmed with a variety of sensory related plants and herbs in order to assist with the sensory integration treatment of individuals from the community who have been diagnosed with a sensory processing disorder.
8. Under the Program, adults with disabilities learn and master at least 3 of the following skills: financial management, garden management, harvesting crops, social and personal relationships and daily living skills.
9. In 2016, Pal-O-Mine implemented an Alternative to Incarceration Program partnering with the Suffolk County Court System, Probation and Eastern Suffolk BOCES. Youths who are 16-21 years old who are identified as high risk and have failed out of the traditional educational system are mandated to attend the Program by judges of the District Court. Strong emphasis is placed on vocational soft skills at the farm with a work-based learning component. Students learn work habits and safety protocols as well as viable job skills in equine husbandry, horticulture, farming, carpentry and education.

COMMUNICATIONS

Pal-O-Mine Equestrian, Inc. has an excellent relationship with local press and currently works with Autuori Communications, NY to ensure that any support that Pal-O-Mine Equestrian receives is acknowledged and publicized in local press such as in the Long Island Business News, Newsday, local Pennysavers and Town Criers and many online publications. Acknowledgements will also be on our website, at our events and in our newsletters.

GRANTS AND PROGRAMS SINCE 2017 FOR THE J-STEP PROGRAM

Walmart
Nature's Bounty
Bethpage Federal Credit Union
Frederic R. Coudert Foundation
NY Community Bank Foundation
H. W. Wilson Foundation
Knapp-Swezey Foundation
Frank J. Antun Foundation
Slomo and Cindy Silvian Foundation

COLLABORATIVE PROGRAMS FOR SUSTAINABILITY

Vanderbilt Planetarium, Centerport, NY
Firefly Artists, Northport, NY
North Fork Gallery, Riverhead, NY

Additionally, the progress and results of the program will be presented to many professionals in the area at various conferences, seminars and workshops focusing on vocational training and development for individuals with disabilities and agricultural sustainability for not-for-profits.

FINANCIAL PROJECTIONS – The J-STEP Program opened its own bank account in July 2013 and, at the present time, has a balance of \$2,278.00. Over the past four years the J-STEP Program has shown a **100% increase** in revenues over expenditures.

OVERALL SUMMARY

Pal-O-Mine Equestrian is the only equine organization of its kind in the New York metropolitan area that owns and operates an equine facility solely dedicated to providing a myriad of services to children, youths, and adults with a variety of challenges and needs. Pal-O-Mine Equestrian offers year-round adaptive riding lessons, occupational and speech therapy, equine assisted learning and psychotherapy, vocational skills training and specialized support groups. Pal-O-Mine now owns and operates four

parcels of land each housing farm staff and supporting Pal-O-Mine's mission; and all properties have equine and agricultural operations in place.

The continuation of the J-STEP Program at both 899 Old Nichols Road and 891 Old Nichols Road will continue to offer a year-round, consistent, weekly vocational programs to young adults with disabilities and to veterans, which includes stipends and on-the-job training.

Exhibit "A"

PAL-O-MINE EQUESTRIAN INC

Profit & Loss

January through December 2019

Jan - Dec 19

Ordinary Income/Expense

Income

4100 · Lessons/Contracts	
4105 · Lessons	346,708.49
4110 · Contracts	103,140.00
4115 · EAP	12,825.00
Total 4100 · Lessons/Contracts	<u>462,673.49</u>
4200 · Fund Raising Events	
4220 · Belmont	78,075.00
4230 · Golf Outing	97,093.88
4245 · Raffles	16,886.95
4250 · Horse Shows	894.00
4255 · Horse Wish List	4,823.81
4260 · Pave It Forward	1,800.00
4267 · Open House/Concert	19,176.22
4290 · Other	8,766.88
4200 · Fund Raising Events - Other	-351.00
Total 4200 · Fund Raising Events	<u>227,165.74</u>
4300 · Grants/Matching Funds	562,460.50
4350 · Facility Fee	
4353 · Facility Fee	13,314.00
4355 · Half Lease	50.00
4357 · Clinics	555.00
4350 · Facility Fee - Other	31,927.00
Total 4350 · Facility Fee	<u>45,846.00</u>
4400 · Contributions/Donations	464,290.28
4700 · Other Income	
4710 · Continuing Ed Income	
4712 · EAGALA Workshop	2,975.00
4714 · Corporate Training	9,500.00
4716 · Continuing Reimbursement	9,152.65
4710 · Continuing Ed Income - Other	8,574.80
Total 4710 · Continuing Ed Income	<u>31,202.45</u>
4720 · Clothing/Helmets	8,012.14
4750 · Miscellaneous Income	
4755 · Health Insurance	140.55
4765 · Bank Interest	133.52
4750 · Miscellaneous Income - Other	122.71
Total 4750 · Miscellaneous Income	<u>396.78</u>
Total 4700 · Other Income	<u>39,611.37</u>

Total Income

1,802,047.38

Gross Profit

1,802,047.38

Expense

5000 · Cost of Events

 5010 · BELMONT

40,945.42

PAL-O-MINE EQUESTRIAN INC.

Profit & Loss

January through December 2019

	<u>Jan - Dec 19</u>
5015 · Golf Outing	50,752.71
5022 · Open House/Concert	7,435.71
5023 · - Cost of event reimbursement	-1,240.00
5000 · Cost. of Events - Other	<u>12,108.18</u>
Total 5000 · Cost of Events	110,002.02
5100 · Horse Maintenance	
5105 · Bran	1,325.83
5110 · Equipment	2,906.64
5115 · Farrier	
5116 · Farrier Reimbursement	-2,173.50
5115 · Farrier - Other	<u>19,250.00</u>
Total 5115 · Farrier	17,076.50
5120 · Feed	
5121 · Feed Reimbursement	-380.40
5120 · Feed - Other	<u>7,637.01</u>
Total 5120 · Feed	7,256.61
5125 · Hay	
5126 · Hay Reimbursement	-1,140.93
5125 · Hay - Other	<u>48,068.50</u>
Total 5125 · Hay	46,925.57
5130 · Medication	
5131 · Medication Reimbursement	-346.39
5130 · Medication - Other	<u>8,497.52</u>
Total 5130 · Medication	8,151.13
5135 · Salt Licks	301.72
5145 · Straw/Pellets/Bedding/Shavings	7,200.05
5150 · Veterinarian	
5152 · Veterinarian Reimbursement	-1,849.00
5150 · Veterinarian - Other	<u>12,190.00</u>
Total 5150 · Veterinarian	10,341.00
5155 · Shows	1,977.85
5160 · Trailering	600.00
5165 · Training	7,220.00
5100 · Horse Maintenance - Other	<u>-3,749.92</u>
Total 5100 · Horse Maintenance	107,532.88
5300 · Compensation - other	
5301 · P/T Teachers & Therapists	102,163.69
5302 · Program Facilitators	160,508.93
5303 · Instructor Fees	94,547.50
5304 · Group Liasion	67,112.40
5300 · Compensation - other - Other	<u>0.00</u>
Total 5300 · Compensation - other	424,332.52
5400 · Insurance	
5416 · Special Farm/Liability	250.00
5412 · 3152E2582 - Comm'l Umbrella	2,741.80

PAL-O-MINE EQUESTRIAN INC

Profit & Loss

January through December 2019

	<u>Jan - Dec 19</u>
5416 · 3101G4653 Special Farm Package	25,322.92
5420 · Directors & Officers Liability	619.60
5435 · Workers Compensation	20,818.79
5450 · Disability Insurance	1,020.27
5455 · Professional Liability	5,438.50
5461 · Health/Dental	27,161.73
5462 · 3152C6040 - Business Auto	4,196.02
5400 · Insurance - Other	<u>2,818.00</u>
Total 5400 · Insurance	90,387.63
5500 · Program Expense	
5510 · JSTEP Reimbursement	-30,450.49
5522 · Day Experience Expenses	
5524 · -Day Experience Reimbursement	-5,075.00
5522 · Day Experience Expenses - Other	<u>15,080.27</u>
Total 5522 · Day Experience Expenses	10,005.27
5500 · Program Expense - Other	<u>109,956.29</u>
Total 5500 · Program Expense	89,511.07
6000 · Payroll	
6011 · Director's Salary	41,980.94
6012 · Admin. Salaries	105,800.27
6016 · Misc. Payroll Taxes	-353.70
6017 · Employee Taxes-NY State	0.00
6020 · Payroll tax-NYSUI	2,079.95
6025 · Payroll Employer Taxes	15,658.76
6026 · Payroll Expenses	60,099.03
6030 · Payroll Benefits	
6032 · Retirement	9,987.60
6034 · Life Insurance	<u>6,156.12</u>
Total 6030 · Payroll Benefits	16,143.72
6000 · Payroll - Other	<u>966.16</u>
Total 6000 · Payroll	242,375.13
6200 · Interest Expense	
6220 · Loan Interest	62,807.57
6225 · Mortgage	4,416.93
6200 · Interest Expense - Other	<u>-305.64</u>
Total 6200 · Interest Expense	66,918.86
6270 · Professional Fees	
6271 · Legal	
6272 · Reimbursement - Legal Fees	-1,500.00
6271 · Legal - Other	<u>24,254.90</u>
Total 6271 · Legal	22,754.90
6275 · Accounting	31,220.00
6280 · Consulting	<u>22,235.00</u>
Total 6270 · Professional Fees	76,209.90
6300 · Repairs and Maintenance	

PAL-O-MINE EQUESTRIAN INC

Profit & Loss

January through December 2019

	<u>Jan - Dec 19</u>
6302 · Grounds	13,745.78
6310 · Buildings	8,045.00
6315 · Indoor Arena	0.36
6320 · House	0.06
6330 · Equipment	16,488.11
6335 · Reimbursement - Repairs & Maint	-220.00
6300 · Repairs and Maintenance - Other	<u>10,851.46</u>
Total 6300 · Repairs and Maintenance	48,910.77
6400 · Utilities	
6405 · Gas and Electric	32,997.95
6410 · Oil	6,482.16
6415 · Water	2,882.41
6420 · Reimbursement - Utilities	-1,758.43
6400 · Utilities - Other	<u>892.64</u>
Total 6400 · Utilities	41,406.73
6450 · Business Expense	
6451 · Travel & Ent	
6453 · Reimbursement - Travel & Ent	-2,560.99
6451 · Travel & Ent - Other	<u>3,476.33</u>
Total 6451 · Travel & Ent	915.34
6452 · Business Expense reimbursed	-333.00
6455 · Contract Labor	1,150.00
6460 · Bank Service Charges	425.45
6465 · Credit Card Fee	-4,539.31
6470 · Donations	2,409.32
6450 · Business Expense - Other	<u>25,941.45</u>
Total 6450 · Business Expense	35,047.87
8000 · Other Expenses	
8010 · Continuing Education	
8011 · Program Expense	627.88
8012 · -Continuing Ed. Reimbursement	1,059.30
8013 · Eagala Clinic	4,120.22
8015 · Richie Fisher Clinic	1,425.00
8010 · Continuing Education - Other	<u>4,161.81</u>
Total 8010 · Continuing Education	11,394.21
8030 · Barn Supplies	
8035 · -Barn Supplies Reimbursement	-561.61
8030 · Barn Supplies - Other	<u>2,115.01</u>
Total 8030 · Barn Supplies	1,553.40
8060 · Clothing	7,996.06
8070 · Clinics and Training	
8072 · Clinic Reimbursement	-3,340.53
8070 · Clinics and Training - Other	<u>550.00</u>
Total 8070 · Clinics and Training	-2,790.53
8080 · Automobile Expense	

PAL-O-MINE EQUESTRIAN INC

Profit & Loss

January through December 2019

	<u>Jan - Dec 19</u>
8081 - Fuel	6,587.97
8082 - Repairs	9.00
8083 - Fees & Licenses	846.75
8080 - Automobile Expense - Other	<u>57.80</u>
Total 8080 - Automobile Expense	7,501.52
8110 - Bad Check	
8111 - Reimbursement for bad ck & fees	-270.00
8110 - Bad Check - Other	<u>520.00</u>
Total 8110 - Bad Check	250.00
8130 - Gifts Given	
8131 - Gifts - reimbursement	-25.00
8130 - Gifts Given - Other	<u>3,651.85</u>
Total 8130 - Gifts Given	3,626.85
8135 - Dues and Subscriptions	6,154.61
8140 - Finance/Late Fees	89.08
8145 - Advertising	21,057.08
8160 - Fund Raising	213.98
8170 - Telephone	
8172 - Cell	2,321.41
8170 - Telephone - Other	<u>4,048.57</u>
Total 8170 - Telephone	6,369.98
8190 - Computer	14,657.13
8210 - Office Supplies	
8211 - Reimbursement - Office Supplies	-146.00
8212 - Permits	700.00
8214 - Postage and Delivery	2,767.51
8210 - Office Supplies - Other	<u>5,193.84</u>
Total 8210 - Office Supplies	8,515.35
8500 - Miscellaneous	-1,263.44
8510 - Real Estate Taxes	16,601.37
8700 - Other Expenses-Misc	53.94
8000 - Other Expenses - Other	<u>5,457.94</u>
Total 8000 - Other Expenses	107,438.53
Total Expense	<u>1,440,163.91</u>
Net Ordinary Income	361,883.47
Other Income/Expense	
Other Income	
7010 - Interest Income	<u>16.97</u>
Total Other Income	16.97
Other Expense	
8800 - Depreciation	61,600.00
8810 - Amortization Expense	<u>5,295.00</u>
Total Other Expense	66,895.00
Net Other Income	<u>-66,878.03</u>
Net Income	<u><u>295,005.44</u></u>

Exhibit "B"

Area =
 34,835 sq.ft.
 0.80 acres

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY WAS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE

Note: ALL SUBSURFACE STRUCTURES, WATER SUPPLY, SANITARY SYSTEMS, DRAINAGE, DRYWELLS AND UTILITIES SHOWN ARE FROM FIELD OBSERVATION AND OR DATA OBTAINED FROM OTHER

THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY NOT SHOWN ARE NOT GUARANTEED

DATE: 11/08/13	SCALE: 1"=40'
BY: [Signature]	REV: 01
PROJECT NO: 13-0000-0001	

Premises known as:

504-09-01-35 (Lot 22)

Survey of Part of Lot 22

"11th Map of House and Home Company"
 Filed February 19, 1900 as Map No. 559

situate in the

Village of Islandia

Town of Islip

Suffolk County, New York

Tax Map # 504-09-01-35

Scale 1" = 40' November 8, 2013

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft





Nichols Road

N25°01'00"E

R=27.80'
L=34.67'

deed 287.55'
actual 282.38'

101.77'

S46°26'20"E

Part of Lot 24

Dewey Street

Part of

N46°26'20"W

Certified to:

Abstracts Inc.
SAMD, L.P.
Fidelity National Title Insurance Company



LAND SURVEYING

SUBDIVISIONS
TITLE & MORTGAGE SURVEYS
TOPOGRAPHIC SURVEYS
LAND PLANNERS
SITE PLANS

JOHN MINTO, L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LIC. NO. 49866

PHONE (631) 724-4900
FAX (631) 724-5156

83 SMITHTOWN BOULEVARD SMITHTOWN, N.Y. 11787



Exhibit "C"



Google Earth

feet
meters

200

Exhibit "D"

Web Soil Survey



Contact Us | [Subscribe](#) | [Archived Soil Surveys](#)

[Soil Survey Status](#) | [Glossary](#) | [Preferences](#) | [Link](#) | [Logout](#) | [Help](#)

Area of Interest (AOI) | [Soil Map](#) | [Soil Data Explorer](#) | [Download Soils Data](#) | [Shopping Cart \(Free\)](#)

Search

Map Unit Legend

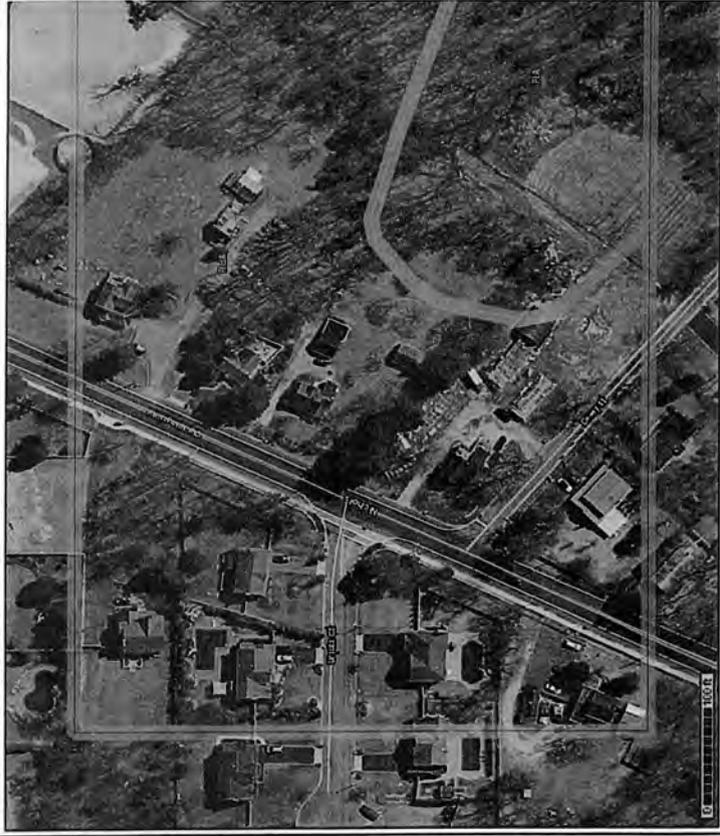
Suffolk County, New York (NY103)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PIA	Plymouth loamy sand, 0 to 3 percent slopes	2.6	19.5%
RdA	Riverhead sandy loam, 0 to 3 percent slopes	10.5	80.5%
Totals for Area of Interest		13.1	100.0%

Soil Map

Scale

[not to scale] ▾





» A A



Contact Us | [Subscribe](#) | [Archived Soil Surveys](#)

[Soil Survey Status](#) | [Glossary](#) | [Preferences](#) | [Link](#) | [Logout](#) | [Help](#)

[Area of Interest \(AOI\)](#) | [Soil Map](#) | [Soil Data Explorer](#) | [Download Soltic Data](#) | [Shopping Cart \(Free\)](#) | [Printable Version](#) | [Add to Shipping Cart](#)

Search

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PIA	Plymouth loamy sand, 0 to 3 percent slopes	9.3	19.4%
RSA	Riverhead sandy loam, 0 to 3 percent slopes	38.8	80.6%
Totals for Area of Interest			48.1 100.0%



Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:20,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale. Enhancement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Exhibit “E”

Chapter 177. Zoning

Article II. Use Districts

§ 177-11. Designation of districts.

For purpose of this chapter, the Village is hereby divided into 12 use districts, as follows:

- A. Greenbelt (G).
- B. Agricultural (AG).
- C. Residence districts:
 - (1) Low Density Residential (L).
 - (2) Medium Density Residential (M).
 - (3) Multifamily Residential (MF).
- D. Retail districts:
 - (1) Neighborhood Retail (R).
 - (2) Highway Commercial (HC).
 - (3) Community Retail (CR).
- E. Professional Office (P).
- F. Office and industrial districts:
 - (1) Office (O).
 - (2) Office/Industry (OI).
 - (3) Industry (I).

- (2) One single-family lot shall be permitted for each three acres of land.
 - (3) The minimum size for such single-family lots shall be 20,000 square feet and the maximum size lot shall be 30,000 square feet.
 - (4) Such single-family lots shall be clustered and contiguous in a manner whereby they can be served by a single access road and shall be located as close as possible to any existing public road upon which the property fronts.
 - (5) All land which is not part of the single-family cluster subdivision shall be located in a single contiguous area and shall be deed restricted for agricultural uses as permitted in this district in perpetuity.
- B. Erosion-control filter strips. All areas subject to the cultivation of farm crops or the pasturing of farm animals shall contain erosion-control filter strips. Such strips shall be a minimum of six feet wide as measured from the bank of any drainageway (during nonflooding) and/or any street right-of-way line. Erosion-control filter strips shall be maintained with an all-season ground cover approved by the Building Inspector (e.g., grass, ivy, vetch, pachysandra, etc.) All agricultural activities that could threaten such ground cover shall be prohibited from such areas to prevent erosion.

Article VII. Use District Regulations: Residence Districts

§ 177-51. Intent.

The intent of the residence districts is to provide a balanced housing stock by providing for the continuation of a range of residential development which includes single-family detached dwellings at low and medium densities and limited areas to accommodate two-family detached dwellings and higher density multifamily developments.

§ 177-52. Residence districts: Table of Use Regulations.

This table is provided at the end of this chapter.

§ 177-53. Expressly prohibited uses.

The following are prohibited uses:

- A. Except as permitted in § 177-57A(1)(e), parking of any vehicle registered as a bus, minibus or commercial vehicle, including a tractor-trailer combination (or either component thereof), and any vehicle bearing commercial advertising or identification is prohibited.
- B. Boarding house or rooming house.
- C. Mobile homes.
- D.

The parking of any vehicle in a front or side yard is prohibited except in a driveway which is paved with asphalt, concrete, pavers or compacted crushed stone.
[Added 4-6-1998 by L.L. No. 4-1998]

- E. Multifamily housing that is not otherwise in accordance with the zoning provisions of the Village of Islandia and which is not located in a structure that has specifically been approved as a multifamily structure by the Village of Islandia is prohibited.
[Added 7-2-2013 by L.L. No. 7-2013]

§ 177-54. Residence Districts: Table of Dimensional Regulations.

This table is provided at the end of this chapter.

§ 177-55. Dwelling, senior-citizen-shared.

Senior-citizen-shared dwellings are subject to the following additional conditions:

- A. A rental permit shall be obtained from the Building Department.
- B. At least three off-street parking spaces shall be provided.
- C. All cooking facilities shall be located in one room.
- D. The dwelling shall be the principal residence of the owner.

§ 177-56. Model house.

Model houses are subject to the following additional conditions:

- A. Model houses shall be part of an existing subdivision within the Village of Islandia.
[Amended 2-1-1996 by L.L. No. 2-1996]
- B. Model house for a period of six months, renewable for additional six-month periods, but in no event longer than a total of two years; provided, however, that before a permit shall be issued, a plot plan shall be filed with the Village Board showing the following, and the same shall be installed and maintained:
 - (1) Parking to be provided for at least six cars for each model (minimum of 10 feet by 20 feet for each parking space) plus sufficient maneuvering area.
 - (2) Area to be graded so as to prevent water from draining onto adjacent street or streets.
 - (3) Area to be surfaced with a minimum of two inches of compacted limestone screening or an approved equal.
 - (4) Ingress and egress shall be controlled by a restrictive-type fence or concrete curb, such openings not to exceed 20 feet in width and to be a minimum of 20 feet distance from any corner and also a minimum distance of 10 feet from an inside property line.

- (5) In the event that hard-surfaced parking is utilized, such parking area shall be equipped with self-contained drainage.
- (6) Any parking area that is located on a corner plot shall be designed so as not to obstruct the view and cause danger to traffic.

§ 177-57. Accessory uses.

A. Permitted accessory uses.

- (1) The following accessory uses shall be permitted when located on the same lot with the authorized use and after first securing a valid building permit:
[Amended 12-3-1998 by L.L. No. 14-1998]
 - (a) Private garages.
 - (b) Professional home occupations. The office of a physician, lawyer, architect, engineer, dentist, chiropractor or accountant offering skilled services to clients and not professionally engaged in the purchase or sale of economic goods; provided, however, that such use shall be within the principal building and occupy not more than 1/3 of the first-floor area. The storage of radioactive materials for therapeutic usage with human beings shall be permitted by hospitals and duly licensed physicians when approved by the New York State Department of Health. Off-street parking shall be provided in accordance with Article XV.
 - (c) Customary home occupations, including dressmaking, millinery, laundry, seamstress and tutoring, limited to a single pupil at a time, including instruction in violin, piano or other individual musical instrument, and babysitting, limited to care for up to two children per day for a maximum of 12 hours per day for a maximum of five days per week; provided, however, that such use shall be permitted only where conducted by the person residing on the premises.
 - (d) Signs, as permitted and regulated in Article XIII.
 - (e) Parking of one commercially registered pickup truck or van having a gross vehicle weight of less than 10,000 pounds on driveway, whether or not either type of vehicle bears any commercial advertising or identification, or parking of a maximum of one vehicle registered as a mini school bus which does not exceed a gross vehicle weight of 9,000 pounds.
 - (f) Family day-care home.
 - (g) Other customary accessory uses, structures and buildings, provided that such uses are clearly incidental to the principal use and do not include any activity commonly conducted as a business.
 - (h) Decks/patios.
 - [1] A deck/patio located on the same plot as a one- or two-family dwelling shall not violate the front, side or rear yard requirements of the principal structure and shall comply with all other Village laws, rules and

regulations. A building permit shall not be required for a deck less than 18 inches above the adjacent grade level.

- [2] Decks/patios shall not be used in determining the FAR, but decks greater than 18 inches in height shall not exceed the actual principal building coverage (footprint).
- [3] Subfloor railing posts, railings and/or walls shall not exceed four feet in height above any deck.
- [4] A storage shed located on the same plot as a one- or two-family dwelling, provided that only one storage shed shall be located on such plot and that such storage shed shall be securely anchored to the ground, shall comply with the structural provisions of the New York State Building Code and shall comply with all other Village laws, rules and regulations. If such shed is less than 120 square feet in area, no building permit is required.

(2) The Planning Board is hereby authorized to establish reasonable rules and regulations to administer and enforce the provisions of § 177-57A.

- B. Except with regard to construction on property principally used for agriculture, any accessory building shall be located on the same lot with the principal building, and no accessory building shall be constructed on a lot until the construction of the principal building has actually been commenced, and no accessory building shall be used unless the principal building on the lot is completed and used.
- C. Whenever a use has been authorized by special permit, no accessory use shall be permitted unless the same shall have been specifically authorized by that Board which authorized the use.
[Amended 2-1-1996 by L.L. No. 2-1996]

§ 177-58. Living area.

- A. For a single-family dwelling hereafter erected, the minimum required ground floor area, exclusive of attached garages, carports, open porches and breezeways, shall be:
 - (1) For a one-story dwelling, 900 square feet.
 - (2) For a two-story dwelling where the second story contains the same living area as the first story, the minimum ground floor area shall be 650 square feet, and both stories shall be finished in accordance with the provisions of the New York State Building Code.
[Amended 2-1-1996 by L.L. No. 2-1996]
 - (3) For all other types of dwellings, the minimum living area of the ground floor shall be 750 square feet; provided, however, that at least 150 square feet of living area above the ground floor shall be finished in accordance with the provisions of the New York State Building Code.
[Amended 2-1-1996 by L.L. No. 2-1996]
- B. For the purpose of this chapter, "ground floor area" shall mean the area within the exterior walls of the dwelling at grade level, and further provided that the distance from floor to ceiling shall not be more than 50% below grade.

ZONING

177 Attachment 1

Village of Islandia

RESIDENCE DISTRICTS: TABLE OF USE REGULATIONS

[Amended 12-4-1997 by L.L. No. 6-1997; 3-7-2005 by L.L. No. 1-2005; 8-26-2014 by L.L. No. 5-2014; 3-31-2015 by L.L. No. 2-2015; 10-6-2015 by L.L. No. 4-2015; 10-27-2015 by L.L. No. 6-2015; 5-30-2017 by L.L. No. 2-2017]

In a residence district, no building, structure or premises shall be used or occupied, and no building or part thereof or other structure shall be so erected or altered, except for one of the following purposes:

Use Classification	District			
	L	M	MF	MF-18
Single-family detached dwelling	P	P	P	--
Residential owner-occupied condominiums	--	--	P	SP
Agriculture or nursery, including farmstands for the retail sale of products raised on the premises	--	--	--	--
Dwelling, senior-citizen-shared (see § 177-55)	P	P	P	--
Public library or municipal building	P	P	P	SP
Municipal park, playground or municipal recreation building or use	P	P	P	--
Public utility where no commercial office, repair or storage facilities are maintained	P	P	P	--
Private or parochial school	SP	SP	SP	--
Historical or memorial monument	SP	SP	SP	--
Model house as part of an existing subdivision within the Village of Islandia (see § 177-56)	P	P	P	--
Two-family dwelling	--	--	SP	--
Adult home	--	--	SP	--
Apartment house, garden apartment, townhouse	--	--	P	--
Accessory structures and accessory buildings on the same lot, provided that all requirements of this chapter are met	P	P	P	SP
Accessory uses (see § 177-57)	P	P	P	--
Assisted living residence/special needs assisted living residence	--	--	SP	--
Hookah and vapor bar or establishment or sale of hookah or vapor equipment or materials	--	--	--	--
Outside storage	--	--	--	--
Sale of marijuana for medical or recreational uses or sale of equipment or materials for the use of marijuana	--	--	--	--

KEY:
P Permitted
SP Special permit from Village Board after public hearing
-- Not permitted

BUILDING DIVISION CERTIFICATE
VILLAGE OF ISLANDIA, SUFFOLK COUNTY, NY
1100 Old Nichols Road, Islandia, NY 11749 • Tel: 631-348-1133



Address of property to which this Certificate applies:

891 Old Nichols Road, Islandia (Hauppauge) New York

This certifies that the above property contains the following Improvements which conform substantially with the terms and requirements of the New York State Building Code and the Village of Islandia Zoning Local Law at the time of construction and that the premises may be occupied for the purpose as stated:

"Letter in Lieu of Certificate of Occupancy" Issued 16 August 1995 for a Single Family Dwelling
Wood Frame House Built Approximately 1942 CP:ae

One Wood Framed Single Story Two Car Garage 19.8 x 20.3 = 401.94 Sq. Ft. and a Wood Shed
Single Story Wood Framed Structure Attached to Existing Garage 15.7 x 22.8 = 357.96 Sq. Ft.
Built Approximately 1943

Second Garage Wood Framed Single Story Two Car Garage 24.2 x 20.2 = 488.84 Sq. Ft. Built
Approximately 1948

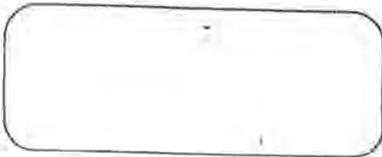
Addition to the Family Dwelling 10 x 12 Ft. Wood Frame Structure F.U. #N-605355
C/Occupancy 17 Aug 1967 :ae

RENTAL PERMIT One Family Use Issued 27 Feb 95 Expires 27 Feb 97 RC:ae

RENTAL PERMIT One Family Use Issued 27 Apr 97 Expires 27 Apr 99 RC:ae

RENTAL PERMIT #09-0004 One Family Use Issued 7 May 2009 Expires 7 May 2011 MZ:tf

The above improvements or any part thereof shall not be used for any purpose other than for which they are certified. This certificate will be null and void if the improvements are altered in any manner or additions are made thereto without authorization from the Village of Islandia.



Date: 1-7-14

Signature:

Official copy must have original signature

050-004.00-01.00-019.000 (Formerly Residential AA District) Residential I District
0500-029.00-02.00-019.000
135 x Var Map of 11th House & Home p/o Lot #22

Exhibit "F"

Chapter 177. Zoning

Article V. Use District Regulations: Agricultural District

§ 177-46. Intent.

The purpose of this district is to allow for the preservation of existing agricultural and agriculturally related uses in those areas most suitable for such uses. The ordinance recognizes agricultural uses within the Village are valuable as both open space and in promoting a rural atmosphere within the Village and once developed with buildings or other nonagricultural uses may be unreclaimable. The intent in establishing this district is to protect agricultural uses by prohibiting uses which are incompatible with agricultural activities and to prevent the encroachment of residential or other nonagricultural uses into the district. Further, the subdivision of land for single-family dwellings should be limited in a way that retains tracts which are sufficiently large to be viable for agricultural uses.

§ 177-47. Permitted uses and dimensional regulations.

[Amended 2-1-1996 by L.L. No. 2-1996]

The Planning Board is authorized to require compliance with the New York State Department of Environmental Conservation Rules and Regulations regarding the use of pesticides and chemicals in agricultural uses and to require permits for such uses. The Planning Board may also require the applicant to prove that such agricultural uses comply with all applicable governmental regulations.

- A. Permitted uses. The following uses shall be permitted:
- (1) Agricultural uses and necessary buildings, including farm houses, related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle and other livestock, the raising of poultry and poultry products and the sale of farm and/or garden products.
 - (2) Single-family detached dwellings that serve as the principal residence for the farmer or proprietor of the agricultural use on the lot.
 - (3) Single-family cluster subdivisions.
 - (4) Horticultural uses, including greenhouses and landscape services, related to the raising, propagating and selling of trees, shrubs, flowers and other vegetative material.
 - (5) Farmstands for the sale of farm and/or garden products on a retail basis limited to produce grown on the subject parcel.

- (6) Commercial stable.
- (7) Riding academy.
- (8) Animal exhibit, petting zoo or farm when conducted as a commercial attraction.
- (9) Accessory buildings and uses customarily incidental to the above permitted uses.
- (10) Equine-assisted therapy as an accessory use to a commercial horse boarding/equine operation.
[Added 3-31-2015 by L.L. No. 1-2015]

B. Dimensional regulations. Dimensional regulations for the Low-Density Residential District shall apply to the Agricultural District. The Residence District Table of Dimensional Regulations is provided in Article VII.^[1]

[1] *Editor's Note: The Residence District Table of Dimensional Regulations is located at the end of this chapter.*

C. Regulation of commercial horse boarding/equine operations. For every horse farm, the Village Board shall determine that the following site plan standards are met:
[Added 3-31-2015 by L.L. No. 1-2015]

- (1) Such use will be in harmony with and promote the general purposes and intent of Article V (§ 177-46).
- (2) The plot area is sufficient, appropriate and adequate for the horse farm and the reasonably anticipated operation and expansion thereof.
- (3) The horse farm is in compliance with the requirements of Article III of Chapter 67 of the Village Code.
- (4) Access facilities are adequate for the estimated traffic from public streets and sidewalks, so as to assure the public safety and to avoid traffic congestion; and, further, that vehicular entrances and exits shall be clearly visible from the street.
- (5) All proposed curb cuts have been approved by the agency which has jurisdiction.
- (6) There are off-street parking and truck loading spaces available for the maximum anticipated number of persons parking on site; and, further, that the layout of the spaces and driveways is convenient and conducive to safe operation.
- (7) Adequate provisions will be made for the collection and disposal of stormwater runoff from the site and of sanitary sewage, refuse or other waste, whether liquid, solid, gaseous or of other character.
- (8) All signage shall comply with Article XIII (Signs) of this chapter.
- (9) Any on-site lighting shall be consistent with § 108-10 (Lighting) of the Village Code.
- (10) For horse farms that include "equine-assisted therapy," as defined in the Village Code, to ensure that the services provided are consistent with a commercial equine operation as defined in Article 25AA of the New York State Agriculture and Markets Law, the applicant shall be certified by the Equine Assisted Growth and

Learning Association (EAGLA) or accredited by a similar professional association devoted to this purpose.

- (a) No mental health or other medical arts services shall be provided except those directly specifically associated with an equine assisted therapy use.
- (11) The Village Board shall be notified of any special events on the farm involving the general public so as to ensure coordination of Village resources (traffic, police, etc.)
- (12) In order to determine if said standards are met, an applicant shall submit the following:
- (a) Sketch of the parcel, to scale, based on a tax map or similar, but not required to be prepared by a licensed professional, showing boundaries and dimensions of the parcel of land involved and identifying contiguous properties and any known easements or rights-of-way and roadways. The sketch shall include existing features of the site including land and water areas, water or sewer systems and the approximate location of all existing structures on or immediately adjacent to the site. A survey depicting the information is also acceptable if available.
 - (b) Indicate the proposed location and arrangement of buildings and uses on the site, including means of ingress and egress, parking and circulation of traffic, and lighting.
 - (c) Indicate the proposed location and arrangement of specific land uses, such as pasture, paddocks, and manure storage/manure composting sites.
 - (d) Sketch of any proposed building, structure or sign, including exterior dimensions and elevations of front, side and rear views. Include copies of any available plans or drawings.
 - (e) Provide a description of the farm operation (existing and/or proposed) and a narrative of the intended use and/or location of proposed buildings, interior spaces, paddocks, structures or signs, including any anticipated changes in the existing topography and natural features of the parcel to accommodate the changes.
 - (f) Application form and fee. If the applicant is not the owner of the property, owner authorization must be provided.

§ 177-48. Requirements for a single-family cluster subdivision.

- A. No farm or agricultural tract may have more than one detached single-family residence located on it, such residence to serve as the principal residence of the farmer or proprietor of the agricultural use permitted on the lot. However, a single-family cluster subdivision shall be permitted in the Agricultural District subject to the following conditions.
- (1) The minimum tract shall be seven acres in size.

- (2) One single-family lot shall be permitted for each three acres of land.
 - (3) The minimum size for such single-family lots shall be 20,000 square feet and the maximum size lot shall be 30,000 square feet.
 - (4) Such single-family lots shall be clustered and contiguous in a manner whereby they can be served by a single access road and shall be located as close as possible to any existing public road upon which the property fronts.
 - (5) All land which is not part of the single-family cluster subdivision shall be located in a single contiguous area and shall be deed restricted for agricultural uses as permitted in this district in perpetuity.
- B. Erosion-control filter strips. All areas subject to the cultivation of farm crops or the pasturing of farm animals shall contain erosion-control filter strips. Such strips shall be a minimum of six feet wide as measured from the bank of any drainageway (during nonflooding) and/or any street right-of-way line. Erosion-control filter strips shall be maintained with an all-season ground cover approved by the Building Inspector (e.g., grass, ivy, vetch, pachysandra, etc.) All agricultural activities that could threaten such ground cover shall be prohibited from such areas to prevent erosion.

Article VII. Use District Regulations: Residence Districts

§ 177-51. Intent.

The intent of the residence districts is to provide a balanced housing stock by providing for the continuation of a range of residential development which includes single-family detached dwellings at low and medium densities and limited areas to accommodate two-family detached dwellings and higher density multifamily developments.

§ 177-52. Residence districts: Table of Use Regulations.

This table is provided at the end of this chapter.

§ 177-53. Expressly prohibited uses.

The following are prohibited uses:

- A. Except as permitted in § 177-57A(1)(e), parking of any vehicle registered as a bus, minibus or commercial vehicle, including a tractor-trailer combination (or either component thereof), and any vehicle bearing commercial advertising or identification is prohibited.
- B. Boarding house or rooming house.
- C. Mobile homes.
- D.

Exhibit "G"

Lee Snead

From: Somers, Bob (AGRICULTURE) <Bob.Somers@agriculture.ny.gov>
Sent: Wednesday, April 19, 2017 12:07 PM
To: leesnead@optonline.net
Subject: POM Equestrian

Mr. Snead - On February 16, 2016 I visited POM Equestrian as part of an AML §305-a review concerning the Village of Islandia's local law and its application to POM Equestrian, Inc., a commercial horse boarding/equestrian operation. During my visit to the farm, Ms. Gatti showed me two additional parcels of land that were recently purchased for use by POM. The parcels are separated from the equestrian parcel by a parcel of land that is used as a day care. You have indicated that POM intends to request the inclusion of these two parcels of land into Suffolk County Agricultural District No. 3.

In speaking with Ms. Gatti during my field visit, I encouraged her to request the inclusion of these two parcels of land (SBL# 0504-004.00-01.00-019.000 and 0504-009.00-01.00-035.000) into the agricultural district during the county's annual AML §303-b process. It is my understanding that the residences on both properties are currently being used to house farm workers on the farm as well as an educational center (first floor of one of the residences) where employees are being taught to raise crops in raised beds and in a greenhouse. The employees prepare the crops for market and sell the same to POM customers and to the public. During my visit to the property in 2016, the employees were cleaning the site and preparing planting beds for their first year of production. I was also informed that the person who owned the site prior to POM's acquisition used the parcel to raise and sell vegetables to the public. During my visit, I observed the farm stand and greenhouse that was used by the prior owner of the land.

The addition of these two properties to the agricultural district is consistent with the intent of the AML to provide protections to all parcels that are part of a farm operation. The production of vegetables and their sale to the public as well as the use of the residences on the property to provide housing for farm employees are consistent with the definition of "farm operation" as defined in AML §301(11).

Thank You,

Robert Somers

Robert Somers, Ph.D.
Manager, Farmland Protection Unit

Department of Agriculture and Markets
10B Airline Drive, Albany, NY 12235
(518) 457-8887 | bob.somers@agriculture.ny.gov
<http://www.agriculture.ny.gov>

Exhibit "H"

COUNTY OF SUFFOLK



STEVEN BELLONE
COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT
COUNCIL ON ENVIRONMENTAL QUALITY

LAWRENCE SWANSON
CHAIRPERSON
CEQ

MEMORANDUM

TO: Honorable Steven Bellone, Suffolk County Executive
Honorable DuWayne Gregory, Presiding Officer

FROM: Lawrence Swanson, Chairperson *LS*

DATE: May 24, 2017

RE: Proposed 2017 Suffolk County Annual Agricultural District Modifications

At its May 17, 2017 meeting, the CEQ reviewed the above referenced matter. Pursuant to Chapter 450 of the Suffolk County Code, and based on the information received, as well as that given in a presentation by Laretta Fischer, Chief Environmental Analyst with the Suffolk County Department of Economic Development and Planning, the Council advises the Suffolk County Legislature and County Executive, in CEQ Resolution No. 26-2017, a copy of which is attached, that the proposed project be considered an Unlisted Action under SEQRA that will not have significant adverse impacts on the environment.

If the Legislature concurs with the Council on Environmental Quality's recommendation that the project will not have a significant adverse impact on the environment, the Presiding Officer should cause to be brought before the Legislature for a vote, a resolution determining that the proposed action is an Unlisted Action pursuant to SEQRA that will not have significant adverse impacts on the environment (negative declaration). However, if the Legislature has further environmental concerns regarding this project and needs additional information, the Presiding Officer should remand the case back to the initiating unit for the necessary changes to the project and EAF or submit a resolution authorizing the initiating unit to prepare a draft environmental impact statement (positive declaration).

Enclosed for your information is a copy of CEQ Resolution No. 26-2017 which sets forth the Council's recommendations. The project EAF and supporting documentation can be viewed online at <http://www.suffolkcountyny.gov/Departments/Planning/Boards/CouncilonEnvironmentalQuality>.

cc: All Suffolk County Legislators
Jason A. Richberg, Clerk of Legislature
George Nolan, Attorney for the Legislature
Sarah Lansdale, Director of Planning, Department of Economic Development and Planning
Andrew Freleg, Chief Planner, Department of Economic Development and Planning
Dennis Brown, Suffolk County Attorney

CEQ RESOLUTION NO. 26-2017, RECOMMENDATION CONCERNING A SEQRA CLASSIFICATION AND DETERMINATION FOR THE PURPOSES OF CHAPTER 450 OF THE SUFFOLK COUNTY CODE FOR THE PROPOSED 2017 SUFFOLK COUNTY ANNUAL AGRICULTURAL DISTRICT MODIFICATIONS

WHEREAS, at its May 17, 2017 meeting, the Suffolk County Council on Environmental Quality (CEQ) reviewed the EAF and associated information submitted by the Suffolk County Department of Economic Development and Planning; and

WHEREAS, a presentation regarding the project was given at the meeting by Laurretta Fischer, Chief Environmental Analyst, with the Suffolk County Department of Economic Development and Planning; and

WHEREAS, the project involves the proposed 2017 Suffolk County Agricultural District Modifications; and

WHEREAS, pursuant to NYS Agricultural Markets Law Section 303-b, the Suffolk County Agricultural and Farmland Protection Board reviewed 10 applications totaling 13 parcels of land for possible inclusion within certified Agricultural Districts; and

WHEREAS, the Suffolk County Agricultural and Farmland Protection Board recommended that 13 parcels be included within certified Agricultural Districts; and

WHEREAS, this project SEQRA review is for all of the above referenced proposed 2017 Suffolk County Agricultural District Modifications applications with the exception of the Bridge A, LLC application consisting of two parcels SCTM # 0900-084.00-01.00-032.020 and 0900-084.00-01.00-032.021; now, therefore, be it

1st RESOLVED, that based on the information received and presented, a quorum of the CEQ hereby recommends to the Suffolk County Legislature and County Executive that the proposed activity be classified as an Unlisted Action under the provisions of Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code; and, be it further

2nd RESOLVED, that based on the information received, a quorum of the CEQ recommends to the Suffolk County Legislature and County Executive, pursuant to Title 6 NYCRR Part 617 and Chapter 450 of the Suffolk County Code, that the proposed project will not have significant adverse impacts on the environment for the following reasons:

1. The proposed action will not exceed any of the criteria in Section 617.7 of Title 6 NYCRR which sets forth thresholds for determining significant effect on the environment, as demonstrated in the Environmental Assessment Form;
2. The proposal does not significantly threaten any unique or highly valuable environmental or cultural resources as identified in or regulated by the Environmental Conservation Law of the State of New York or the Suffolk County Charter and Code;

3. The parcels do not appear to suffer from any severe environmental development constraints (limiting soil properties, a high groundwater table and/or unmanageable slopes);

and, be it further

3rd RESOLVED, that it is the recommendation of the Council that the Legislature and County Executive adopt a SEQRA determination of non-significance (negative declaration).

DATED: 5/17/2017

Exhibit "I"



Critical Environmental Areas in Suffolk County

Designating Agency:	CEA	Recorded Date	Effective Date	Reason for Designation
Suffolk, County of	<p>Lands contemplated for acquisition by the county, known as:</p> <ul style="list-style-type: none"> • Crab Meadow addition - Huntington (PDF) (213 KB) • Little Plains - Huntington (PDF) (272 KB) • Carlls River, Babylon (PDF) (271 KB) • Nissequogue River addition, Smithtown (PDF) (219 KB) • Fresh Pond Greenbelt - Huntington and Smithtown (PDF) (159 KB) • Bergen Point addition (Bulks Nursery) - Babylon (PDF) (274 KB) • San Sousi Lakes addition - Islip (PDF) (267 KB) • Mill Pond (San Sousi) - Islip (PDF) (228 KB) • Port Jefferson Headlands addition - Brookhaven (PDF) (92 KB) • South Seataukei Woods - Brookhaven (PDF) (417 KB) • Camp Barstow - Brookhaven (PDF) (162 KB) • Carman's River addition - Brookhaven (PDF) (181 KB) • Southaven Park addition - Brookhaven (PDF) (142 KB) • Harborview (PDF) (137 KB) • Terrels River, Brookhaven (PDF) (243 KB) • Peconic River addition, Brookhaven (PDF) (252 KB) • Robins Island - Southold (PDF) (83 KB) • Inlet Pond addition - Southold (PDF) (154 KB) • Orient Point - Southold (PDF) (120 KB) 	1-11-88	2-10-88	benefit to human health & protect drinking water

<ul style="list-style-type: none"> • Pine Barrens adjacent to County Center - Southampton (PDF) (190 KB) • Maple Swamp - Southampton (PDF) (190 KB) • Sears Bellow Red Creek addition - Southampton (PDF) (207 KB) • Dwarf Pine Forest - Southampton (PDF) (224 KB) • Long Pond, Southampton (PDF) (268 KB) • Montauk addition, East Hampton (PDF) (124 KB) • Hither Woods, East Hampton (PDF) (149 KB) 			
Central Suffolk Pine Barrens (PDF) (682 KB)	1-11-88	2-10-88	benefit to human health & protect drinking water
South Setauket Woods (PDF) (1.82 MB)	1-11-88	2-10-88	benefit to human health & protect drinking water
Oak Brush Plains (PDF) (2.36 MB)	1-11-88	2-10-88	benefit to human health & protect drinking water
Scallop Pond in Southampton (PDF) (305 KB)	1-11-88	2-10-88	benefit to human health & protect drinking water
Accabonac Harbor in East Hampton (PDF) (286 KB)	1-11-88	2-10-88	benefit to human health & protect drinking water
Peconic Bay and Environs (PDF) (1,07 MB)	10-14-88	11-13-88	benefit to human health & protect drinking water
Fishers Island (PDF) (153 KB)	2-13-90	3-16-90	benefit to human health & protect drinking water
<p>Special Groundwater Protection Areas [as required by Article 55 of ECL filed by Long Island Regional Planning Board]</p> <ul style="list-style-type: none"> • North Hills Map #1 (PDF) (511 KB) • Central Suffolk Map #2 (PDF) (163 KB) • Southold Map #3 (PDF) (271 KB) • Oak Brush Plains Map #4 (PDF) (380 KB) • Hither Hills Map #5 (PDF) (36 KB) • South Fork Map #6 (PDF) (132 KB) • South Setauket Woods Map #7 (PDF) (543 KB) • Oyster Bay Map #8 (PDF) (101 KB) • West Hills - Melville Map #9 (PDF) (50 KB) 	3-19-93	4-18-93	protect groundwater

Towns of Babylon and Brookhaven

Designating Agency:	CEA	Recorded Date	Effective Date	Reason for Designation
Babylon, Town of	Katcham's Creek Freshwater Wetlands (PDF) (265 KB) (3 parcels)	9-30-88	10-30-88	protect creek bed & wildlife habitat
	Santraपोque Creek Freshwater Wetlands (PDF) (284 KB) (3 parcels)	9-30-88	10-30-88	protect freshwater wetland floodplain
	Santraपोque Creek Tidal Wetlands (PDF) (277 KB) (7 parcels)	9-30-88	10-30-88	protect tidal wetland
	Whealy Heights Freshwater Wetlands (PDF) (186 KB) (4 parcels)	9-30-88	10-30-88	protect a red maple swamp
	Carlis River Freshwater Wetlands (PDF) (161 KB) (1 parcel)	9-30-88	10-30-88	protect freshwater wetland
	Mud Creek Tributary Freshwater Wetlands (PDF) (279 KB) (1 parcel)	9-30-88	10-30-88	protect freshwater wetland
	Supwams Creek (PDF) (198 KB) (2 parcels)	9-30-88	10-30-88	protect former & remaining wetland
Brookhaven, Town of	Route 25A Corridor (PDF) (551 KB)	2-11-86	3-13-86	protect public health, open space, wetlands
	Middle Island - Yaphank (PDF) (2.2 MB)	2-11-86	3-13-86	protect public health, open space, wetlands
	Coastal Zone Area South (PDF) (615 KB)	5-18-87	6-17-87	protect public health, open space, wetlands

Easthampton - Southold including Towns of Huntington, and Southampton and the Villages of Lloyd Harbor and Quoque

Designating Agency:	CEA	Recorded Date	Effective Date	Reason for Designation
Easthampton, Town of	Water Recharge Overlay District (PDF) (90 KB)	1-13-88	2-12-88	protect groundwater & drinking water
Huntington, Town of	Great Edgewood Tract (PDF) (197 KB) (Oak Brush Plains within town)	2-11-86	3-13-86	significant & sensitive water recharge area
Lloyd Harbor, Village of	Tidal Wetlands (PDF) (608 KB)	3-28-86	4-27-86	protection of tidal wetlands
Quoque, Village of	Tidal Wetlands (PDF) (1.23 MB)	1-17-85	2-16-85	natural scenic beauty
Southampton, Town of	Aquifer Protection Overlay District (PDF) (1.59 MB)	4-23-84	6-20-84	preserve pure water quality
	Shinnecock Indian Contact Period Village Fort (PDF) (200 KB)	10-17-90	11-15-90	protect cultural, historic, archaeological
	Sugar Loaf Hill Shinnecock Indian Burial Ground (PDF) (121 KB)	10-17-90	11-15-90	protect cultural, historic, archaeological
Southold, Town of	Cutochoque Harbor Wetlands (PDF) (282 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat
	Hallock's Bay (PDF) (229 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat

Dam Pond (PDF) (142 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat
Downs Creek (PDF) (188 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat
Orient Creek (PDF) (147 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat
West Creek (PDF) (216 KB)	2-22-88	3-24-88	significant coastal fish & wildlife habitat
Richmond Creek and Beach (PDF) (189 KB)	9-20-88	10-20-88	significant coastal fish & wildlife habitat
Brush's Creek (PDF) (135 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Cedar Beach Creek (PDF) (124 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Corey Creek (PDF) (189 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Deep Hole Creek (PDF) (154 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Goldsmith Inlet (PDF) (135 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Halls Creek (PDF) (233 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Goose Creek (PDF) (233 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Little Creek (PDF) (179 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Mill Creek (PDF) (199 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat
Pipes Cove Creek (PDF) (176 KB)	2-6-90	3-9-90	significant coastal fish & wildlife habitat

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
6 NYCRR Part 617
State Environmental Quality Review

Part 2 – Impact Assessment (To be completed by Lead Agency)

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and fail to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing public/private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impact existing public/private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUFFOLK COUNTY
SHORT ENVIRONMENTAL ASSESSMENT FORM
 6 NYCRR Part 617
 State Environmental Quality Review

Part 3 – Determination of Significance

The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts. Attach additional pages as necessary.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. (Positive Declaration)
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. (Negative Declaration)

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)