

**MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE**  
**Suffolk County Planning Department**

**Date:** January 22, 2008

**Members** Bennett Orłowski, Jr. (At-Large), Chairman  
**Present:** Thomas A. Isles, Suffolk County Dept. of Planning Director (At-Large)  
Jeffrey Rottkamp (Riverhead)  
Lee Foster (Southampton)  
Olney M. Gardiner (East Hampton)  
Russell Barnett (Smithtown)  
Eugene Murphy (Islip)  
Nate Corwin (At-Large)  
Charlie Scheer (At-Large)  
Mark Zaweski (At-Large)  
Dale Moyer (At-Large)  
Albert Schmitt (At-Large)  
Donald Bush (At-Large)  
Joseph Krukowski (Southold)

**County Staff** Daniel Gulizio, Deputy Director, Suffolk County Dept. of Planning  
**Present:** Roy Fedelem, Suffolk County Dept. of Planning  
Jessica Kalmbacher, Suffolk County Dept. of Planning  
Claire Chorny, Suffolk County Dept. of Planning  
Chris Kent, Suffolk County Div. of Real Estate  
Janet Longo, Suffolk County Div. of Real Estate  
Christine Malafi, County Attorney  
Linda Spahr, Suffolk County Department of Law

**Guests:** Allan Connell, USDA NRCS  
William Sanok, Cornell Cooperative Ext. (retired)  
Richard Amper, LIPBS  
Joseph Gergela  
David Fink  
John Kramer  
Harve Nichols  
David McLarin  
F. William Manker  
Bill Manker, Jr.  
Gerald Simone  
William Garbarino  
Michael Barry

**Members** Alfred J. Kilb, Jr. (Shelter Island)  
**Absent:** Dan Fricke (At-Large)

Chairman Orłowski called the meeting of the Suffolk County Farmland Committee to order at 12:15 p.m. at the Arthur Kunz Memorial Library, H. Lee Dennison Bldg, 4<sup>th</sup> Fl., Hauppauge, NY.

**APPROVAL OF MINUTES**

**A motion was put forth by a Mark Zaweski and seconded by Nate Corwin to approve the minutes of the November 14, 2007 meeting of the Farmland Committee. Motion carried. 14-0-0.**

### **CHRISTINE MALAFI, COUNTY ATTORNEY**

Ms. Malafi introduced Linda Spahr, the new counsel to the Suffolk County Farmland Committee (Committee). In addition, she discussed procedures and the role of the County Attorney in relation to the Committee. Specifically, all legal inquiries from Committee members should be directed to either the Suffolk County Planning Department Director or the Committee Chairman.

### **DISCUSSION ON CHAPTER 8**

Tom Isles gave an update on Chapter 8 and the issues that have recently come up. There will be an interdepartmental review committee consisting of representatives from the departments of Law, Planning, and Environment and Energy formed to help update Chapter 8. Any document coming out of the Review Committee will be brought back to the Committee.

### **ABBESS FARM – HORSE TRAINING TRACK (TOM DE CHIARO, CONTRACTOR)**

No one was present.

### **LOUGHLIN VINEYARD – AGRICULTURAL BUILDING**

Loughlin Vineyards was represented by William Garbarino. Mr. Loughlin seeks permission to erect a 30' by 40' potato barn structure for the storage and processing of grapes (the structure will not be open to the public). Joseph Gergela told the Farmland Committee that the problems with the wine industry need to be examined from a legal viewpoint. **A motion for a SEQRA determination Type II Action was made by Bennett Orłowski and seconded by Olney Gardiner. Motion carried. 14-0-0. Charles Scheer made a motion for approval of the grape storage and mobile bottling line processing facility subject to conditions [as outlined in affixed "Exhibit A"]. It was seconded by Olney Gardiner. Motion carried. 14-0-0.**

### **DISCUSSION ON GREENHOUSE STRUCTURES**

Discussion on the adoption of the new guidelines:

- The greenhouse structure review subcommittee, of the Committee, prepared draft guidelines regulating greenhouse structures.
- For existing purchased development rights (PDR) parcels, the maximum lot coverage for principal greenhouse structures shall be forty percent (40%).
- For existing PDR parcels, the maximum lot coverage for accessory greenhouse structures shall be twenty five percent (25%).
- For existing PDR parcels, the maximum total lot coverage for all greenhouse structures shall be forty percent (40%).
- For existing PDR parcels, the lot cover percentage may exceed the stated maximums only after a proper public hearing and demonstration of hardship by the applicant.
- In no event shall coverage by greenhouse structures on existing PDR parcels exceed fifty percent (50%).
- Mark Zaweski feels that ten percent (10%) for new PDR is too low.
- Dale Moyer agrees that ten percent (10%) is too low.
- Olney Gardiner feels that cases should be handled on an *ad hoc* basis. (a motion was made and later withdrawn)
- Mark Zaweski suggested that everything should be on a twenty five percent (25%) coverage.
- Lee Foster has concerns about abuses of ag rules.
- The cutoff for new parcels will be July 1<sup>st</sup>, 2008.
- Bennett Orłowski suggested changing "Section F" total lot coverage (for new PDR) from

twenty percent (20%) to thirty percent (30%) with a public hearing and demonstration of hardship.

- In paragraph “D” fifteen percent (15%) will be changed to twenty percent (20%) after a public hearing and demonstration of hardship.
- For new PDR parcels, the maximum lot coverage for principal greenhouse structures shall be ten percent (10%).
- For new PDR parcels, the maximum lot coverage for accessory greenhouse structures shall be fifteen percent (15%).
- For new PDR parcels, the maximum total lot coverage for all greenhouse structures shall be fifteen percent (15%).
- For new PDR parcels, the lot cover percentage may exceed the stated maximums only after a proper public hearing and demonstration of hardship by the applicant.
- In no event shall coverage by greenhouse structures on new PDR parcels exceed thirty percent (30%).

**A motion for a SEQRA determination Type II Action was made by Bennett Orlowski and seconded by Olney Gardiner. Motion carried. 14-0-0. A motion for approval of the greenhouse guidelines, as amended [in the affixed “Exhibit B”], was made by Lee Foster and seconded by Charles Scheer. 14-0-0.**

#### **ROY FEDELEM – RETIREMENT**

Roy Fedelem, who is retiring, was awarded a Certificate of Appreciation from the Committee and a plaque from the L.I. Farm Bureau.

#### **FORMER HEILBUT FARM**

A letter from M.J. Asato was received completing the request for compliance from the Committee.

#### **RUSSELL WEISS – GREENHOUSES**

No one was present to speak. Allan Connell, who is overseeing the project, told the Committee that they are addressing runoff issues.

#### **NEW PARCELS TO BE ADDED TO THE WAITING LIST [“Exhibit D”]**

**The following parcels were approved:**

DeLalio Sod Farms, Inc. – 153.7 acres located in Town of Riverhead scored 15 by the Farmland Committee. **A motion for approval was made by Charles Scheer and seconded by Russell Barnett. Motion carried. 14-0-0.**

Stanley Cichanowicz – Two (2) parcels the first 24.7 and the second 21.6 acres, both in Northville in the Town of Riverhead scored 13 by the Committee. **A motion for approval was made by Nate Corwin and seconded by Mark Zaweski. Motion carried. 14-0-0.**

Eastport Properties – 57.9 acres located in Manorville in the Town of Brookhaven scored 11. **A motion for approval was made by Lee Foster and seconded by Olney Gardiner. Motion carried. 14-0-0.**

Gustave Wade – Two (2) parcels one 10.3 acres and the other 23.1 acres located in Wheatley Heights in the Town of Babylon scored 11 by the Committee. **A motion for approval was made by Al Schmitt and seconded by Olney Gardiner. Motion carried. 14-0-0.**

Thomas Hilty – 13 acres located in Northville in the Town of Riverhead scored 10. **A motion for approval was made by Charles Scheer and seconded by Mark Zaweski. Motion carried. 14-0-0.**

Castle Court, LLC. / Fink – 21.4 acres located in Wading River in the Town of Riverhead scored 9 by the Committee. Although the property has not been in agricultural production for five (5) years, David Fink demonstrated his interest in farming the land by submitting a farm lease agreement between himself and the property owner Gerald T. Simone. **A motion for approval, subject to the condition that the parcel is put back in active agricultural production during the spring of 2008, was made by Ron Bush and seconded by Lee Foster. Motion carried. 14-0-0.**

Central Islip Civic Council, Inc. – 4.5 acres located in Central Islip in the Town of Islip scored 6 by the Committee. **A motion for approval was made by Gene Murphy and seconded by Lee Foster. Motion carried. 14-0-0.**

Woodlea Nursery (Eric Lundstrom) – 5.4 acres located in Moriches in the Town of Brookhaven scored 4 by the Committee. **A motion for approval was made by Charles Scheer and seconded by Dale Moyer. Motion carried. 14-0-0.**

**The following parcels were rejected:**

150 Gibson Lane LLC – 17.1 acres in Sagaponack in the Town of Southampton scored 6 by the Committee. **A motion for disapproval was made by Russell Barnett and seconded by Tom Isles. Motion carried. 14-0-0.**

Stuart Frederick – 7.2 acres in Eastport in the Town of Southampton scored 2 by the Committee. **A motion for disapproval was made by Albert Schmitt and seconded by Russell Barnett. Motion carried. 14-0-0.**

**Lee Foster left at 2:55 p.m.**

**PUBLIC COMMENTS**

Chairman Orlowski opened the meeting for public comments.

- William Manker spoke to the Committee about selling his development rights.
- A question was asked regarding developments with Abbess Farm. County attorney, Linda Spahr, will check into this.

**OTHER BUSINESS**

A new scoring value sheet was discussed [“Exhibit E”].

**A motion to adjourn was made at 3:05 P.M. Motion carried.**

**Next Meeting: April 22, 2008 at 6:00 P.M. at the L.I. Horticulture Research & Extension Center, Riverhead, NY.**



**EXHIBIT B**

*Existing PDR*

**GREENHOUSE GUIDELINES FOR  
COUNTY-OWNED PURCHASED DEVELOPMENT RIGHTS (“PDR”)  
(For PDR acquisitions before January 1, 2008)**

*1. Policy*

- A. Policy Intent—It is the declared public policies of both New York State and Suffolk County to conserve, protect, and encourage the improvement of agricultural lands both for the production of food and the preservation of such lands for their soils, scenic value as open space, and natural and ecological resources. Pursuant to Suffolk County Charter § C1-9, the Farmland Committee is the steward of lands dedicated by the County to agricultural conservation. These guidelines are intended to properly balance the desire to preserve scenic vistas associated with open farmland, and to preserve soil, while promoting the economic viability of Suffolk County’s agricultural community.
- B. These Guidelines are in no way intended to change or alter the rights of Suffolk County in the enforcement of Suffolk County Code, Chapter 8 or in its enforcement of any contractual or deeded rights.

*2. Definitions*

- A. Accessory Greenhouse- Specialized agricultural equipment which is specifically designed, constructed, and used for the culture and propagation of horticultural commodities, and may include such structures as greenhouses, hoop houses, high tunnels, winter-over houses, and the like. An accessory greenhouse may include, but is not limited to, the use of heating devices, water and electric utilities and supporting poles embedded in a non-continuous concrete foundation. Accessory Greenhouses shall be operated in conjunction with an outdoor agricultural activity that shall constitute the principal use (at least 50%) of the property. Accessory greenhouses shall not be used more than a total of six months a year and the covering shall be removed or substantially opened for at least six months.
- B. Principal Greenhouse- Specialized agricultural equipment which is specifically designed, constructed, and used for the culture and propagation of horticultural commodities and may include such structures as greenhouses, hoop houses, high tunnels, winter-over houses, and the like. A principal greenhouse may include, but is not limited to, the use of heating devices, water and electric utilities and supporting poles embedded in non-continuous concrete foundation. Principal Greenhouses shall be operated in conjunction with an outdoor agricultural activity that shall constitute the principal use (at least 50%) of the property. A principal greenhouse use is intended to function more than six months a year.
- C. Lot Coverage- The percentage of the total lot area covered with a greenhouse(s). The total lot area shall only include the Purchase of Development Rights area.
- D. Exception- Temporary structures, such as hoop layers, that do not exceed a height of three feet and six inches (3’6”) and do not require or result in the alteration of the property grade shall not be regulated by these guidelines.

### 3. Guidelines

- A. Construction of a greenhouse shall not be commenced without prior approval of the Farmland Committee. Construction of a greenhouse includes the land clearing, grading, excavation, and other types of work necessary for the preparation of actual construction of a greenhouse.
- B. Prior to consideration of an application to the Farmland Committee for a greenhouse(s) or an addition to an existing greenhouse, the applicant shall submit plans for the proposal to the Natural Resources Conservation Service (NRCS) Suffolk County office in Riverhead and/ or the Suffolk County Soil and Water Conservation District office in Riverhead. The applicant shall provide adequate plans (drawn to scale and indicating setbacks, location, lot coverage, and topographic information with minimum two foot contours) for the facility as needed by NRCS to evaluate the proposal. The plans should follow the NRCS Standards and Specifications for Precision Land Forming. Any design changes and improvements recommended by NRCS shall be incorporated into the plan to be submitted to the Farmland Committee. Design of the components of the runoff management system should follow the Standards and Specifications for each individual component in Section IV of the NRCS Field Office Technical Guide. These standards can be accessed at the following web site: <http://www.nrcs.usda.gov/technical/efotg/>.
- C. The use of greenhouses for retail sales of any type is prohibited.
- D. For principal greenhouses, the permitted lot coverage shall not exceed 25% of the total lot area of the PDR parcel. The Farmland Committee may approve coverage greater than 25% only after a public hearing with a demonstration of hardship as defined by New York State Town Law, Article 16, § 267-b with notice provided to the local municipality and to all property owners within 500 feet of the subject parcel. The notice shall be conducted by the applicant in accordance with the requirements of the Suffolk County Department of Planning.
- E. For accessory greenhouses, the permitted lot coverage shall not exceed 40% of the total lot area of the PDR parcel. The Farmland Committee may approve coverage greater than 40% only after a public hearing with a demonstration of hardship as defined by New York State Town Law, Article 16, § 267-b with notice provided the local municipality and to all property owners within 500 feet of the subject parcel. The notice shall be conducted by the applicant in accordance with the requirements of the Suffolk County Department of Planning.
- F. The total lot coverage for all greenhouses, whether accessory or principal, shall not exceed 40%. The Farmland Committee may approve coverage greater than 40% only after a public hearing with a demonstration of hardship as defined by New York State Town Law, Article 16, § 267-b with notice provided to the local municipality and to all property owners within 500 feet of the subject parcel. The notice shall be conducted by the applicant in accordance with the requirements of the Suffolk County Department of Planning. In no event shall coverage exceed 50%.
- G. In considering applications for the placement of greenhouses, the Farmland Committee shall consider the agricultural production needs of the applicant, the impact to the soil, the impact to drainage and storm water management, and the overall impact to the farm. In addition, the Committee may consider the impact to adjacent properties and scenic vistas, and may require reasonable changes to the applicant's proposal.
- H. The minimum front yard setback from a primary public road (a road owned by a municipal, county, or state government) shall be 150 feet. The minimum setback along secondary public roads shall be 50 feet. The Committee shall determine primary and secondary road designations based on traffic volume estimates that are estimated by the Committee or by a municipal/ county/ state traffic source. Actual volume counts shall not be required. The minimum setback from side and rear property lines shall be 20 feet. The Farmland Committee may reduce the setbacks only after a public hearing with a demonstration of hardship as defined by New York State Town Law, Article 16, § 267-b with notice provided to the local municipality and to all property owners within 500 feet of the subject parcel. The notice shall be conducted by the applicant in accordance with the requirements of the Suffolk County Department of Planning.
- I. The use of paved or concrete surfaces, including floors, walkways, driveways, and similar hard surfaces shall be limited. Any such surfaces that are proposed shall only be constructed with the prior

approval of the Farmland Committee and only for the minimum area necessary for the agricultural production.

- J. *Nonconforming*- Greenhouses that exist at the time of adoption of these requirements shall be deemed to be nonconforming and may remain. Any expansion or replacement shall be in accordance with these requirements.

*New PDR*

**GREENHOUSE GUIDELINES FOR  
COUNTY-OWNED PURCHASED DEVELOPMENT RIGHTS (“PDR”)  
(For PDR acquisitions after July 1, 2008)**

*1. Policy*

- A. Policy Intent--It is the declared public policies of both New York State and Suffolk County to conserve, protect, and encourage the improvement of agricultural lands both for the production of food and the preservation of such lands for their soils, scenic value as open space, and natural and ecological resources. Pursuant to Suffolk County Charter § C1-9, the Farmland Committee is the steward of lands dedicated by the County to agricultural conservation. These guidelines are intended to properly balance the desire to preserve scenic vistas associated with open farmland, and to preserve soil, while promoting the economic viability of Suffolk County’s agricultural community.
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- B. Principal Greenhouse- Specialized agricultural equipment which is specifically designed, constructed, and used for the culture and propagation of horticultural commodities and may include such structures as greenhouses, hoop houses, high tunnels, winter-over houses, and the like. A principal greenhouse may include, but is not limited to, the use of heating devices, water and electric utilities and supporting poles embedded in non-continuous concrete foundation. Principal Greenhouses shall be operated in conjunction with an outdoor agricultural activity that shall constitute the principal use (at least 50%) of the property. A principal greenhouse use is intended to function more than six months a year.
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- D. Exception- Temporary structures, such as hoop layers, that do not exceed a height of three feet and six inches (3’6”) and do not require or result in the alteration of the property grade shall not be regulated by these guidelines.



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- B. Prior to consideration of an application to the Farmland Committee for a greenhouse(s) or an addition to an existing greenhouse, the applicant shall submit plans for the proposal to the Natural Resources Conservation Service (NRCS) Suffolk County office in Riverhead and/ or the Suffolk County Soil and Water Conservation District office in Riverhead. The applicant shall provide adequate plans (drawn to scale and indicating setbacks, location, lot coverage, and topographic information with minimum two foot contours) for the facility as needed by NRCS to evaluate the proposal. The plans should follow the NRCS Standards and Specifications for Precision Land Forming. Any design changes and improvements recommended by NRCS shall be incorporated into the plan to be submitted to the Farmland Committee. Design of the components of the runoff management system should follow the Standards and Specifications for each individual component in Section IV of the NRCS Field Office Technical Guide. These standards can be accessed at the following web site: <http://www.nrcs.usda.gov/technical/efotg/>.
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- D. For principal greenhouses, the permitted lot coverage shall not exceed 10% of the total lot area of the PDR parcel. The Farmland Committee may approve coverage greater than 10% but not more than 20% only after a public hearing with a demonstration of hardship as defined by New York State Town Law, Article 16, § 267-b with notice provided to the local municipality and to all property owners within 500 feet of the subject parcel. The notice shall be conducted by the applicant in accordance with the requirements of the Suffolk County Department of Planning.
- E. For accessory greenhouses, the permitted lot coverage shall not exceed 15% of the total lot area of the PDR parcel. The Farmland Committee may approve coverage greater than 15% but not more than 30% only after a public hearing with a demonstration of hardship as defined by New York State Town Law, Article 16, § 267-b with notice provided the local municipality and to all property owners within 500 feet of the subject parcel. The notice shall be conducted by the applicant in accordance with the requirements of the Suffolk County Department of Planning.
- F. The total lot coverage for all greenhouses, whether accessory or principal, shall not exceed 15%. The Farmland Committee may approve coverage greater than 15% but not more than 30% only after a public hearing with a demonstration of hardship as defined by New York State Town Law, Article 16, § 267-b with notice provided to the local municipality and to all property owners within 500 feet of the subject parcel. The notice shall be conducted by the applicant in accordance with the requirements of the Suffolk County Department of Planning.
- G. In considering applications for the placement of greenhouses, the Farmland Committee shall consider the agricultural production needs of the applicant, the impact to the soil, the impact to drainage and storm water management, and the overall impact to the farm. In addition, the Committee may consider the impact to adjacent properties and scenic vistas, and may require reasonable changes to the applicant's proposal.
- H. The minimum front yard setback from a primary public road (a road owned by a municipal, county, or state government) shall be 150 feet. The minimum setback along secondary public roads shall be 50 feet. The Committee shall determine primary and secondary road designations based on traffic volume estimates that are estimated by the Committee or by a municipal/ county/ state traffic source. Actual volume counts shall not be required. The minimum setback from side and rear property lines shall be 20 feet. The Farmland Committee may reduce the setbacks only after a public hearing with a demonstration of hardship as defined by New York State Town Law, Article 16, § 267-b with notice provided to the local municipality and to all property owners within 500 feet of the subject parcel. The notice shall be conducted by the applicant in accordance with the requirements of the Suffolk County Department of Planning.
- I. The use of paved or concrete surfaces, including floors, walkways, driveways, and similar hard surfaces shall be limited to the minimum amount required to accomplish the agricultural purpose. Any

such surfaces that are proposed shall only be constructed with the prior approval of the Farmland Committee and only for the minimum area necessary for the agricultural production.

- J. *Nonconforming*- Greenhouses that exist at the time of purchase of the development rights shall be deemed to be nonconforming and may remain. Any expansion or replacement shall be in accordance with these requirements.



**EXHIBIT D**

**PARCELS OFFERED FOR THE SUFFOLK COUNTY PURCHASE OF DEVELOPMENT RIGHTS PROGRAM**

Approved 1/22/08 Farmland Committee Meeting

Score	Name	Town	Place	DSBL	Additional Lots	In Ag. Dist.	Soil 3Class	Total Acres	Ag. Use
15	DeLallo Sod Farms, Inc.	Riverhead	Riverhead	0600 04400 0200 008003	10.5	yes/no	HaA, RdA	153.7	sod
13	Cichanowicz, Stanley	Riverhead	Northville	0600 00800 0300 007001		no	RdA, RdB	24.7	row crops
13	Cichanowicz, Stanley	Riverhead	Northville	0600 02200 0100 005001		no	RdA, RdB	21.6	row crops
11	Eastport Properties	Brookhaven	Manorville	0200 59300 0100 009000	10	no	HaA, RdA, RdB	57.9	sod
11	Wade, Gustave	Babylon	Wheatley Heights	0100 01100 0100 005000	6, 8.4	yes	RdA, He	10.3	vegetables
10	Wade, Gustave	Babylon	Wheatley Heights	0100 01300 0200 017011	17.12	yes	RdA, He	23.1	vegetables
9	Hilty, Timothy	Riverhead	Northville	0200 04500 0100 013002		no	HaB, PmC3	13.0	horse farm
9	Castle Court, Fink	Riverhead	Wading River	0600 13400 0100 008003		no	RdA, RdB	21.4	abandoned nursery
6	Central Islip Civic Council	Islip	Central Islip	0500 07800 0200 037000	38	no	RdA, RhB	4.5	community house, food pantry
4	Woodlea Nursery (Eric Lundstrom)	Brookhaven	Moriches	0200 75100 0100 003000		no	RdA	5.4	old nursery

Rejected 1/22/08 Farmland Committee Meeting

Score	Name	Town	Place	DSBL	Additional Lots	In Ag. Dist.	Soil 3Class	Total Acres	Ag. Use
6	150 Gibson Lane LLC	Southampton	Sagaponack	0908 00900 0100 022000		no	BgA	17.1	row crops
2	Frederick, Stuart	Southampton	Eastport	0900 35100 0200 033000		no	RdC, PmC3	7.2	horse farm



**SUFFOLK COUNTY FARMLAND RATING SYSTEM  
FOR THE PURCHASE OF DEVELOPMENT RIGHTS (PDR)**

This rating system was developed for the evaluation of farm properties for the potential purchase by the development rights (PDR) program. The system considers four major factors: contiguity, vistas, soils, and value. The first two factors seek to preserve large blocks of farmland thus protecting the land from non-agricultural intrusions and preserving the scenic vistas. Soils which are better for farming such as Bridgehampton and Haven associations are assigned higher point values. Slope also plays a part in the soil type and desirability of farmland. The estimated price of the farmland is also considered in the evaluation. Bonuses are given for land in Agricultural Districts, and negative points may be given for negative impacts such as excavations.

Score    Subtotal

<b>FARMLAND PRESERVATION FACTORS</b>				Score	Subtotal
<b>CONTIGUITY: PROXIMITY TO PRESERVED FARM PROPERTIES</b>					
1.	PDR properties on three sides. (5 pts)				
2.	PDR properties on two sides. (4 pts)				
3.	PDR properties on one side.(3 pts)				
4.	Large amount of protected farmland nearby.( 2 pts)				
5.	Some protected farmland nearby. (1 pt)				
6.	No protected farmland nearby. (0 pt)				0
<b>VISTAS</b>					
1.	Long road frontage and part of a large block of farmland (100+ acres). (5 pts)				
2.	Small road frontage and part of a large block of farmland. (4 pts)				
3.	Long road frontage and part of a small block of farmland. (3 pts)				
4.	Small road frontage and part of a small block of farmland. ( 2 pts)				
5.	Less than 100' of road frontage and part of a large block of farmland. (1 pt)				
6.	Less than 100' of road frontage and part of a small block of farmland. (0 pt)				0
<b>SOILS</b>		<b>Slope</b>	<b>Capability</b>		
1.	Capability Unit I-1: Bridgehampton, Haven, Montauk. (5 pts)	0-3%	BgA, HaA, MKA		
2.	Nearly flat Class II: Riverhead, Scio, Plymouth, Haven, Montauk. (4 pts)	0-3%	RdA,SdA,PsA,He,MfA		
3.	Best soils but with some slope: Bridgehampton, Haven, Montauk.(3 pts)	2-8%	BgB,BhB,HaB,MkB		
4.	Other Class II soils with some slope: Montauk, Riverhead, Scio, Sudbury. ( 2 pts)	2-8%	MB, RdB, ScB, Su		
5.	Non-prime soil that is farmed: Plymouth. (1 pt)		PmB3		
6.	Poor soil. (0 pt)		Gp		0
<b>APPROXIMATE DEVELOPMENT RIGHTS VALUE PER ACRE</b>					
1.	\$50,000 or less. (5 pts)				
2.	\$50,001-\$65,000. (4 pts)				
3.	\$65,001-\$80,000.(3 pts)				
4.	\$80,001-\$95,000. ( 2 pts)				
5.	\$95,001-\$105,000. (1 pt)				
6.	\$105,001-\$250,000. (0 pt)				
7.	\$250,001-\$500,000. (-1 pt)				
8.	\$500,001 or more. (-2 pts)				0
<b>ADJUSTMENTS</b>					
1.	Other positive factors (i.e., within an Agricultural District, historical significance, community benefit, etc.). (1 or 2 pts)				
2.	Other negative factors. (-1 or -2 pts)				0
<b>TOTAL SCORE (maximum = 22 points)</b>					<b>0</b>