

# COUNTY OF SUFFOLK



**STEVEN BELLONE**  
SUFFOLK COUNTY EXECUTIVE

Department of Economic Development and Planning  
Joanne Minieri – Deputy County Executive and Commissioner

## **SUFFOLK COUNTY FARMLAND COMMITTEE**

SARAH LANSDALE, AICP  
CHAIRPERSON

SARAH LANSDALE, AICP  
DIRECTOR-PLANNING AND  
ENVIRONMENT

### **NOTICE OF PUBLIC MEETING**

Notice is hereby given that the Suffolk County Farmland Committee will convene a regular public meeting at 6:00 PM on Tuesday, May 19, 2015 at the Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, Suite 100, 423 Griffing Avenue, Riverhead, N.Y. Pursuant to the Citizens Public Participation Act, all citizens are invited to submit testimony, either orally or in writing at the meeting. Written comments can also be submitted prior to the meeting to the attention of:

**Sarah Lansdale, Director  
Division of Planning and Environment  
P.O. Box 6100  
Hauppauge, N.Y. 11788**

**Suffolk County Farmland Committee-Chair  
Sarah Lansdale**

LOCATION  
H. LEE DENNISON BLDG. - 4TH FLOOR  
100 VETERANS MEMORIAL HIGHWAY

MAILING ADDRESS  
P. O. BOX 6100  
HAUPPAUGE, NY 11788-0099

PHONE (631) 853-5191  
FAX (631) 853-4044

# COUNTY OF SUFFOLK



**Steven Bellone**  
SUFFOLK COUNTY EXECUTIVE  
Department of  
Economic Development and Planning

**Joanne Minieri**  
Deputy County Executive and Commissioner

Division of Planning and Environment

## SUFFOLK COUNTY FARMLAND COMMITTEE

### AGENDA

Regular Meeting

Tuesday, May 19, 2015

6:00 PM

Kermit W. Graf Cornell Cooperative Extension Building  
1<sup>st</sup> Floor Conference Room  
423 Griffing Avenue, Suite 100, Riverhead, NY 11901-3071

#### I. ORDER OF BUSINESS

- A. Call to Order by Chairwoman Lansdale
- B. Approval of March 17, 2015 meeting minutes
- C. Review of general correspondence sent/received since last meeting

#### II. PUBLIC COMMENTS: Each speaker shall be limited to three minutes

#### III. TABLED PERMIT APPLICATIONS

- A. BRANDYWINE TRUST COMPANY, TRUSTEE FOR THE FONSECA 2010 FAMILY TRUST AND THE FONSECA QTIP TRUST  
(f/k/a TRUSTEE FOR THE RICHARD CORNUELLE 2010 MARITAL TRUST)  
149 Long Lane, East Hampton North, Town of East Hampton  
Tax Map #: 0300-157.00-03.00-011.004 (28.7 ± acres)  
The applicant seeks a Special Use Permit for the installation and maintenance of a drainage structure, in association with a commercial agricultural operation. The land has been excavated and soil has been removed from the premises prior to submission of this application. (Application No. 2012025)

#### IV. PERMIT APPLICATIONS

- A. EDMUND HODUN, JR. / “HODUN FARMS INC.”  
Middle County Road (S.R. 25), Calverton, Town of Riverhead  
Tax Map # 0600-099.00-02.00-013.008 (31.8 + acres)  
The applicant seeks an Agricultural Development Permit for the installation and maintenance of a farmstand and overhang, parking areas, porta-potty, sign, and a Special Use Permit for the installation and maintenance of underground electric utility infrastructure, in association with a commercial agricultural operation. (Application No. 2015005)
- B. ANRI DEVELOPMENT GROUP, LLC (f/k/a “JURGIELEWICZ DUCK FARM”)  
Barnes Road, Moriches, Town of Brookhaven  
Tax Map #: 0200-751.00-02.00-005.000, 0200-788.00-01.00-001.006 (36.5 ± acres)  
The applicant seeks an Agricultural Development Permit for the installation and maintenance of greenhouse infrastructure, in association with a proposed change of use to a commercial mushroom farm. (Application No. 2015006)
- C. ANRI DEVELOPMENT GROUP, LLC (f/k/a “JURGIELEWICZ DUCK FARM”)  
Barnes Road, Moriches, Town of Brookhaven  
Tax Map #: 0200-751.00-02.00-005.000, 0200-781.00-01.00-001.006 (36.5 ± acres)  
The applicant seeks an Agricultural Development Permit for the installation and maintenance of fencing, irrigation, and electric utility infrastructure. The applicant also seeks a Special Use Permit to conduct site disturbances for the installation of the aforementioned irrigation infrastructure, in association with a proposed change of use to a commercial mushroom farm. (Application No. 2015007)
- D. WALKER MCCALL / “MCCALL RANCH”  
2260 Main Road, Cutchogue, Town of Southold  
Tax Map #: 1000-116.00-01.00-003.005 (83.3 ± acres)  
The applicant seeks a Special Use Permit to host a Special Event, known as HARVEST EAST END, on the premises on August 22, 2015. (Application No. 2015008)
- E. C&V REAL ESTATE HOLDING LTD  
Eastport Manor Road, Manorville, Town of Brookhaven  
Tax Map #: 0200-593.00-01.00-004.003 (46.8 ± acres)  
The applicant seeks an Agricultural Development Permit for the installation and maintenance of a barn, in association with a commercial agricultural operation. (Application No. 2015009)
- F. REDWOOD FARM & STABLE, LLC  
1039 Sound Avenue, Calverton, Town of Riverhead  
Tax Map #: 0600-058.00-02.00-014.003 (36.9 ± acres)  
The applicant seeks a renewal of all Agricultural Development Permits and Special Use Permits approved by the Farmland Committee on May 20, 2014, in association with a proposed commercial horse boarding operation. The applicant also seeks an additional

Agricultural Development Permit for the installation and maintenance of fencing for a horse training track. (Application No. 2015010)

G. SUSAN ROZENBAUM/ “LAVENDER BY THE BAY”

South of Main Road (NYS Route 25), East Marion, Town of Southold

Tax Map #s: 1000-031.00-06.00-028.006 (8.6 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of a parking area and relocation of fencing, in association with a commercial agricultural operation. (Application No. 2015011)

V. OTHER BUSINESS

VI. ADJOURNMENT

**NEXT SCHEDULED REGULAR MEETING:**

July 21, 2015 @ 6:00 PM  
Kermit W. Graf Cornell Cooperative Extension Building  
1<sup>st</sup> Floor Conference Room  
423 Griffing Avenue, Suite 100, Riverhead, NY 11901-3071

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING  
DIVISION OF PLANNING AND ENVIRONMENT

## SUFFOLK COUNTY FARMLAND COMMITTEE

JOANNE MINIERI  
DEPUTY COUNTY EXECUTIVE AND COMMISSIONER

SARAH LANSDALE  
CHAIRPERSON, SCFC

### MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE *(Adopted by SCFC Res. No. FC-26-2015)*

DATE: May 19, 2015

#### MEMBERS PRESENT:

Russell K. Barnett (Smithtown)  
Vincent Biondo (Babylon)  
Ronald Bush (At-Large)  
Nate Corwin (At-Large)  
Lee Foster (Southampton)  
Howard Johnson (Huntington)  
Sarah Lansdale (SC Director of Planning/Chair)  
Dale D. Moyer (At-Large)  
Eugene Murphy (Islip)  
Bob Nolan (Brookhaven)  
Jeffrey Rottkamp, Sr. (Riverhead)  
August Ruckdeschel (Ex-Officio, SC Dept. of EDP)  
Charles F. Scheer, Jr. (At-Large)  
Albert Schmitt (At-Large)  
Mark Zaweski (At-Large)

#### MEMBERS ABSENT:

Alexander Balsam (East Hampton)  
Alfred J. Kilb, Jr. (Shelter Island)  
Joseph Krukowski (Southold)

#### ADVISORS PRESENT:

Robert Carpenter, Long Island Farm Bureau  
William Sanok, Cornell Cooperative Extension (Retired)

#### COUNTY STAFF PRESENT:

Andrew Amakawa, Research Technician, SC Division of Planning and Environment  
(Committee Staff)  
Colleen Badolato, Secretarial Assistant, SC Division of Planning and Environment

(Committee Staff)  
Robert Braun, Deputy Bureau Chief, SC Dept. of Law (Committee Counsel)  
Lauretta R. Fischer, Chief Environmental Analyst, SC Division of Planning and Environment (Committee Staff)  
Janet Longo, Supervisor, Acquisition Unit, SC Division of Real Property Acquisition and Management

GUESTS:

<u>NAME</u>	<u>ORGANIZATION</u>
Haijin Cho-Brellis	C & V Real Estate Holding Ltd. (Ap. #2015009)
Xiaoyu Chen	Anri Development Group, LLC (Ap.#'s 2015006 and 20150007)
Kenneth Kaufold	Redwood Farm & Stable LLC (Ap. #2015010)
John Kennedy	W & K Farms
Richard Lin	Anri Development Group, LLC (Ap. #'s 2015006 and 2015007)
Patricia Moore	Attorney, Lavender by the Bay (Ap. #2015011)
Anne Murray	East Marion Resident
Chanan Rozenbaum	Lavender by the Bay (Ap. #2015011)
Vito Strippoli	C & V Real Estate Holding Ltd. (Ap. #2015009)
Herb Strobel	Farmer

I. ORDER OF BUSINESS

*Call to Order*

Sarah Lansdale called the meeting of the Suffolk County Farmland Committee ("Committee") to order at 6:15 pm at the Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York 11901.

*Approval of Minutes – March 17, 2015*

A motion was put forth by Charlie Scheer, and seconded by Howard Johnson, to approve the minutes of the March 17, 2015 meeting of the Committee, as outlined in Committee Resolution FC-17-2015. Motion carried: 12-0-0 [See Exhibit "A" for Committee Resolution FC-17-2015]

*Correspondence –*

There were none.

II. PUBLIC COMMENTS

Anne Murray, member of the public, made comments about Lavender by the Bay (Ap. # 2015011).

Patricia Moore, attorney for Lavender by the Bay, made comments about Lavender by the Bay (Ap. # 2015011).

III. TABLED PERMIT APPLICATIONS

A. BRANDYWINE TRUST COMPANY, TRUSTEE FOR THE FONSECA 2010 FAMILY TRUST AND THE FONSECA QTIP TRUST, (f/k/a TRUSTEE FOR THE RICHARD CORNUELLE 2010 MARITAL TRUST)

149 Long Lane, East Hampton North, Town of East Hampton

Tax Map #: 0300-157.00-03.00-011.004 (28.7 ± acres)

The applicant seeks a Special Use Permit for the installation and maintenance of a drainage structure, in association with a commercial agricultural operation. The land has been

excavated and soil was removed from the premises prior to submission of this application. (Application No. 2012025)

A motion was put forth by Howard Johnson, and seconded by Charlie Scheer, to move Application No. 2012025 to the end of the meeting. Motion Carried: 15-0-0.

#### IV. PERMIT APPLICATIONS

A. EDMUND HODUN, JR. / “HODUN FARMS INC.”

Middle County Road (S.R. 25), Calverton, Town of Riverhead

Tax Map # 0600-099.00-02.00-013.008 (31.8 + acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of a farmstand and overhang, parking areas, porta-potty, sign, and a Special Use Permit for the installation and maintenance of underground electric utility infrastructure, in association with a commercial agricultural operation. (Application No. 2015005)

Ms. Fischer presented the Staff Report.

A motion was put forth by Howard Johnson, and seconded by Nate Corwin, to adopt the Staff Report for Application No. 2015005, and to approve the Agricultural Development Permit and Special Use Permit, as outlined in Committee Resolution FC-18-2015. Motion Carried: 15-0-0 [See Exhibit “B” for Committee Resolution FC-18-2015].

B. ANRI DEVELOPMENT GROUP, LLC (f/k/a “JURGIELEWICZ DUCK FARM”)

Barnes Road, Moriches, Town of Brookhaven

Tax Map #: 0200-751.00-02.00-005.000, 0200-788.00-01.00-001.006 (36.5 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of greenhouse infrastructure, in association with a proposed change of use to a commercial mushroom farm. (Application No. 2015006)

Ms. Fischer presented the Staff Report.

A motion was put forth by Howard Johnson, and seconded by Lee Foster, to adopt the Staff Report for Application No. 2015006, and to approve the Agricultural Development Permit, as outlined in Committee Resolution FC-19-2015. Motion Carried: 15-0-0 [See Exhibit “C” for Committee Resolution FC-19-2015].

C. ANRI DEVELOPMENT GROUP, LLC (f/k/a “JURGIELEWICZ DUCK FARM”)

Barnes Road, Moriches, Town of Brookhaven

Tax Map #: 0200-751.00-02.00-005.000, 0200-788.00-01.00-001.006 (36.5 ± acres)

The applicant seeks an Agricultural Development Permit and Special Use Permit for the installation and maintenance of fencing, and irrigation and electric utility infrastructure, in association with a proposed change of use to a commercial mushroom farm. (Application No. 2015007)

Ms. Fischer presented the Staff Report.

A motion was put forth by Howard Johnson, and seconded by Jeff Rottkamp, to adopt the Staff Report for Application No. 2015007, and to approve the Agricultural Development Permit and Special Use Permit, as outlined in Committee Resolution FC-20-2015. Motion Carried: 15-0-0 [See Exhibit “D” for Committee Resolution FC-20-2015].

D. WALKER MCCALL LLC / “MCCALL RANCH”

2260 Main Road, Cutchogue, Town of Southold

Tax Map #: 1000-116.00-01.00-003.005 (83.3 ± acres)

The applicant seeks a Special Use Permit to host a Special Event, known as HARVEST EAST END, on the premises on August 22, 2015. (Application No. 2015008)

Ms. Fischer presented the Staff Report.

A motion was put forth by Charlie Scheer, and seconded by Dale Moyer, to adopt the Staff Report for Application No. 2015008, and to approve the Special Use Permit, as outlined in Committee Resolution FC-21-2015. Motion Carried: 15-0-0 [See Exhibit “E” for Committee Resolution FC-21-2015].

E. C&V REAL ESTATE HOLDING LTD

Eastport Manor Road, Manorville, Town of Brookhaven

Tax Map #: 0200-593.00-01.00-004.003 (46.8 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of an agricultural barn, in association with a commercial agricultural operation. (Application No. 2015009)

Ms. Fischer presented the Staff Report.

A motion was put forth by Howard Johnson, and seconded by Jeff Rottkamp, to adopt the Staff Report for Application No. 2015009, and to approve the Agricultural Development Permit, as outlined in Committee Resolution FC-22-2015. Motion Carried: 15-0-0 [See Exhibit “F” for Committee Resolution FC-22-2015].

F. REDWOOD FARM & STABLE, LLC

1039 Sound Avenue, Calverton, Town of Riverhead

Tax Map #: 0600-058.00-02.00-014.003 (36.9 ± acres)

The applicant seeks a renewal of all Agricultural Development Permits and Special Use Permits approved by the Farmland Committee on May 20, 2014, in association with a proposed commercial horse boarding operation. The applicant also seeks an additional Agricultural Development Permit for the installation and maintenance of fencing for a horse training track. (Application No. 2015010)

Ms. Fischer presented the Staff Report.

A motion was put forth by, Nate Corwin and seconded by Howard Johnson, to adopt the Staff Report for Application No. 2015010, and to approve the Agricultural Development Permit and Special Use Permit, as outlined in Committee Resolution FC-23-2015. Motion Carried: 15-0-0 [See Exhibit “G” for Committee Resolution FC-23-2015].

G. SUSAN ROZENBAUM/ “LAVENDER BY THE BAY”

South of Main Road (NYS Route 25), East Marion, Town of Southold

Tax Map #s: 1000-031.00-06.00-028.006 (8.6 ± acres)



The applicant seeks an Agricultural Development Permit for the installation and maintenance of a parking area and relocation of fencing, in association with a commercial agricultural operation. (Application No. 2015011)

Ms. Fischer presented the Staff Report.

A motion was put forth by Jeff Rottkamp, and seconded by Howard Johnson, to adopt the Staff Report for Application No. 2015011, and to approve the Agricultural Development Permit, as outlined in Committee Resolution FC-24-2015. Motion Carried: 15-0-0 [See Exhibit "H" for Committee Resolution FC-24-2015].

V. OTHER BUSINESS

None.

VI. EXECUTIVE SESSION

A motion was put forth by Howard Johnson and seconded by Dale Moyer to move into Executive Session to discuss the Brandywine Trust Company (Trustee for the Fonseca 2010 Family Trust and the Fonseca QTIP Trust) property, identified by Tax Map No. 0300-157.00-03.00-011.004.

-The Brandywine Trust Company property was discussed in Executive Session-

VII. ADJOURNMENT

A motion was put forth by Howard Johnson, and seconded by Mark Zaweski to adjourn the meeting at 6:55 PM. Motion carried: 15-0-0. [See Exhibit "I" for Committee Resolution FC-25-2015]

**NEXT SCHEDULED REGULAR MEETING**

The next meeting of the Committee is scheduled for 6:00 p.m., Tuesday, July 21, 2015, at the Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York.

# "Exhibit A"

**RESOLUTION NO. FC-17-2015 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADOPTING THE MINUTES OF THE MARCH 17, 2015 SUFFOLK COUNTY FARMLAND COMMITTEE MEETING**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, the Suffolk County Farmland Committee (“Committee”) convened a regular meeting on March 17, 2015; and

**WHEREAS**, the minutes of said meeting were considered by the Committee at its meeting on May 19, 2015; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby adopts the March 17, 2015 meeting minutes.

Motion by: Charlie Scheer

Seconded by: Howard Johnson

Committee Vote:      Ayes            12  
                              Nays             0  
                              Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown	✓			
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large				✓
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold				✓
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip				✓
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP				✓
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		12	0	0	6

Date:            May 19, 2015

Location:      Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY

## **"Exhibit B"**

### **RESOLUTION NO. FC-18-2015 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING MODIFICATION TO THE EDMUND HODUN, JR. PROPERTY (0600-099.00-02.00-013.008), TO WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), a proposal to modify the property currently owned by Edmund Hodun, Jr. has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2015005; and

**WHEREAS**, the property owned by Edmund Hodun, Jr. is located on land situated north of Middle Country Road (S.R. 25) and east of Edwards Avenue, in the hamlet of Calverton, Town of Riverhead, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 0600-099.00-02.00-013.008 ("premises"); and

**WHEREAS**, the applicants seeks an Agricultural Development Permit for the installation and maintenance of a farm stand with an overhang, parking areas, porta-potty, sign, and underground electric utility infrastructure, and a Special Use Permit for the installation and maintenance of the aforementioned underground electric utility infrastructure, in association with a vegetable operation; and

**WHEREAS**, said application was considered by the Committee at its meeting on May 19, 2015; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves said application, subject to the following conditions:

1. The farm stand shall be sited as shown on the survey plan received by the County entitled "Map Prepared for Edmund Hodun at Calverton, Town of Riverhead, Suffolk County, New York" as revised on April 6, 2015 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015005; and
2. The farm stand shall not exceed a footprint of 10 feet by 14 feet; and
3. The farm stand shall not exceed a height of 8 feet; and
4. The farm stand tin roof overhang shall not exceed a footprint of 22 feet by 38 feet; and
5. The farm stand tin roof overhang shall not exceed a height of 8 feet; and
6. The farm stand shall be wooden-framed and shall not have footings; and
7. The construction and operation of the farm stand shall comply with all conditions for Farm Stands listed in Chapter 8 of the Suffolk County Administrative Code; and
8. The farm stand shall be served by underground electric utility infrastructure as shown on the survey plan received by the County entitled "Map Prepared for Edmund Hodun at Calverton, Town of Riverhead, Suffolk County, New York" as revised on April 6, 2015 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015005; and
9. The farm stand shall not have other utility infrastructure; and

**"Exhibit B," Cont'd.**

10. The main parking and driveway area shall consist of crushed stone or gravel materials only and not recycled concrete, and shall be sited as shown on the survey plan received by the County entitled "Map Prepared for Edmund Hodun at Calverton, Town of Riverhead, Suffolk County, New York" as revised on April 6, 2015 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015005. The survey plan shall be corrected to indicate a "crushed stone or gravel" parking and driveway area instead of recycled concrete, and shall be submitted to the Division of Planning and Environment pursuant to below condition number 21; and
11. The crushed stone or gravel main parking and driveway area shall not exceed 8,100 square feet; and
12. The two (2) grass overflow parking areas shall be sited as shown on the survey plan received by the County entitled "Map Prepared for Edmund Hodun at Calverton, Town of Riverhead, Suffolk County, New York" as revised on April 6, 2015 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015005; and
13. The eastern overflow grass parking area shall not exceed 12,000 square feet; and
14. The western overflow grass parking area shall not exceed 5,800 square feet; and
15. The porta-potty shall be sited as shown on the survey plan received by the County entitled "Map Prepared for Edmund Hodun at Calverton, Town of Riverhead, Suffolk County, New York" as revised on April 6, 2015 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015005; and
16. The porta-potty shall not exceed a footprint of 3.67 feet by 3.67 feet; and
17. The porta-potty shall not exceed a height of 7.58 feet; and
18. The sign shall be sited as shown on the survey plan received by the County entitled "Map Prepared for Edmund Hodun at Calverton, Town of Riverhead, Suffolk County, New York" as revised on April 6, 2015 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015005; and
19. The sign shall not exceed 4 feet in width and 8 feet in length; and
20. The sign shall be attached to 6 foot posts; and
21. The landowner shall submit to the Suffolk County Division of Planning and Environment within one (1) year of permit issuance the as-built survey depicting the aforementioned improvements; and
22. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution # FC-18-2015, the deed of development rights, the contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

Motion by: Howard Johnson

Seconded by: Nate Corwin

Committee Vote:	Ayes	15
	Nays	0
	Abstentions	0

**"Exhibit B," Cont'd.**

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
BIONDO, Vincent	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold				✓
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		15	0	0	3

Date: May 19, 2015

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY

## "Exhibit C"

### **RESOLUTION NO. FC-19-2015 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING MODIFICATION TO THE ANRI DEVELOPMENT GROUP, LLC PROPERTY (0200-751.00-02.00-005.000 AND 0200-788.00-01.00-001.006), TO WHICH THE COUNTY AND TOWN OF BROOKHAVEN OWN THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), a proposal to modify the property currently owned by Anri Development Group, LLC has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2015006; and

**WHEREAS**, the property owned by Anri Development Group, LLC is located on land situated west of Barnes Road and south of Sunrise Highway, in the hamlet of Moriches, Town of Brookhaven, identified by Suffolk County Real Property Tax Map ("SCRPTM") numbers 0200-751.00-02.00-005.000 and 0200-788.00-01.00-001.006 ("premises"); and

**WHEREAS**, on February 10, 2015, The Suffolk County Farmland Committee ("Committee") conditionally approved the applicant's request for twenty (20) greenhouses, subject to meeting certain conditions and to following requirements of Chapter 8 of the Suffolk County Code. In response, the Town of Brookhaven Attorney, Annette Eaderesto, issued a letter dated March 18, 2015, stating that "The Town of Brookhaven cannot approve the proposal (following requirements of Chapter 8 of the Suffolk County Code)." The applicant thus has failed to meet the conditions of the previous approval, and has submitted the current new proposal from twenty (20) to sixteen (16) greenhouses in order to satisfy the Deed of Development Rights and Contract of Sale requirements; and

**WHEREAS**, the applicant now seeks an Agricultural Development Permit for the installation and maintenance of sixteen (16) greenhouses totaling approximately 58,752 square feet (1.349 acres), in association with a proposed commercial mushroom farm operation; and

**WHEREAS**, said application was considered by the Committee at its meeting on May 19, 2015; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves said application, subject to the following conditions:

- 1) The Committee's previous February 10, 2015 conditional approval for twenty (20) proposed greenhouse structures, as contained in Resolution #FC-09-2015 and Agricultural Development Permit #PFC-2015004 is repealed, deemed null and void, and replaced by this May 19, 2015 conditional approval for sixteen (16) proposed greenhouse structures, as contained in Resolution # FC-19-2015 and Agricultural Development Permit #PFC-2015007; and
- 2) The proposed sixteen (16) greenhouses totaling approximately 58,752 square feet (1.349 acres) shall be sited as is shown on the site plan survey received by the County entitled "Survey of Property Situated at Moriches, Town of Brookhaven, Suffolk County, New York (S.C. Tax No. 0200-751-02-05, 0200-788-1-1.5, and 0200-788-1-1.6); as revised on April 15, 2015" and attached as Exhibit A to the Suffolk County Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015006; and
- 3) Each greenhouse shall measure approximately 136 feet in length, 27 feet in width, and 10 feet in height; and

**"Exhibit C," Cont'd.**

- 4) The greenhouses shall consist of steel racks and plastic film; and
- 5) The greenhouses shall not have footings or foundations and shall be served by aboveground existing electric poles; and
- 6) The landowner shall prepare and implement a stormwater mitigation plan in consultation with Suffolk County Soil and Water Conservation District and/or Natural Resources Conservation Service to address any and all stormwater runoff issues associated with the aforementioned improvements; and
- 7) The landowner shall submit to the Suffolk County Economic Development and Planning Department, Division of Planning and Environment within one (1) year of permit issuance the Suffolk County Soil and Water Conservation District- and/or Natural Resources Conservation Service- approved stormwater mitigation plan; and
- 8) The landowner shall be responsible for compliance with all conditions of Resolution #FC-19-2015, the deed of development rights, the contract of sale, and all applicable federal, state, county, and town regulations, rules and guidelines.

Motion by: Howard Johnson

Seconded by: Lee Foster

Committee Vote:      Ayes          15  
                              Nays            0  
                              Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
BIONDO, Vincent	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold				✓
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		15	0	0	3

Date: May 19, 2015

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY

## **"Exhibit D"**

### **RESOLUTION NO. FC-20-2015 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING MODIFICATION TO THE ANRI DEVELOPMENT GROUP, LLC PROPERTY (0200-751.00-02.00-005.000 AND 0200-788.00-01.00-001.006), TO WHICH THE COUNTY AND TOWN OF BROOKHAVEN OWN THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), a proposal to modify the property currently owned by Anri Development Group, LLC has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2015007; and

**WHEREAS**, the property owned by Anri Development Group, LLC is located on land situated west of Barnes Road and south of Sunrise Highway, in the hamlet of Moriches, Town of Brookhaven, identified by Suffolk County Real Property Tax Map ("SCRPTM") numbers 0200-751.00-02.00-005.000 and 0200-788.00-01.00-001.006 ("premises"); and

**WHEREAS**, the applicant seeks Agricultural Development Permits for the installation and maintenance of fencing, underground and aboveground irrigation infrastructure, and aboveground electric utility infrastructure, and a Special Use Permit to a conduct site disturbance associated with the installation of the aforementioned underground and aboveground irrigation infrastructure, in association with a proposed change of use to a commercial mushroom farm; and

**WHEREAS**, said application was considered by the Committee at its meeting on May 19, 2015; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves said application, subject to the following conditions:

1. The fencing shall be sited as shown on the site plan received by the County on May 18, 2015 entitled "Anri Development Group, LLC: 172 Barnes Road, Moriches, NY 11955" and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015007; and
2. The fencing shall not exceed a linear length of 4,169 feet; and
3. The fencing shall not exceed a height of 8 feet; and
4. The fencing shall be galvanized steel chain-link; and
5. The irrigation infrastructure shall be sited as shown on the site plan received by the County on May 18, 2015 entitled "Anri Development Group, LLC: 172 Barnes Road, Moriches, NY 11955" and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015007; and
6. The aboveground electric utility infrastructure shall be sited as shown on the site plan received by the County on May 18, 2015 entitled "Anri Development Group, LLC: 172 Barnes Road, Moriches, NY 11955" and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015007; and
7. The landowner shall submit to the Suffolk County Division of Planning and Environment within one (1) year of permit issuance the as-built survey depicting the aforementioned improvements; and



## "Exhibit D," Cont'd.

8. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution # FC-20-2015, the deed of development rights, the contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

Motion by: Howard Johnson

Seconded by: Jeff Rottkamp

Committee Vote:      Ayes            15  
                              Nays             0  
                              Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
BIONDO, Vincent	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold				✓
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		15	0	0	3

Date:            May 19, 2015

Location:      Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY

## "Exhibit E"

### **RESOLUTION NO. FC-21-2015 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING MODIFICATION TO THE WALKER MCCALL, LLC PROPERTY (1000-116.00-01.00-003.005), TO WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), a proposal to conduct a special event on the property currently owned by Walker McCall, LLC has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2015008; and

**WHEREAS**, the property owned by Walker McCall, LLC is known as "McCall Ranch" and is located on land situated on north side of New Suffolk Avenue, on the south side of Main Road, east side of Locust Avenue, and west of Moores Lane in the hamlet of Cutchogue, Town of Southold, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 1000-116.00-01.00-003.005 ("premises"); and

**WHEREAS**, the applicant seeks a Special Use Permit to conduct a special event designed to promote Long Island wines and raise funds for the Peconic Land Trust and the Long Island Farm Bureau Promotion & Education Foundation; and

**WHEREAS**, said application was considered by the Committee at its meeting on May 19, 2015; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves said application, subject to the following conditions:

1. The special use permit shall be valid on August 22, 2015 only;
2. The DAN'S HARVEST EAST END special event shall be conducted in accordance with the proposal and site plans received by Suffolk County on March 23, 2015, and attached to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015008 as Exhibits A and B; and
3. The DAN'S HARVEST EAST END special event shall not adversely impact the viability of the agricultural operation and/or the associated natural resources; and
4. Any disturbance to the site due to the DAN'S HARVEST EAST END special event shall be minimized and/or mitigated; and
5. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution # FC-21-2015, the deed of development rights, the contract of sale, and all applicable federal, state, county, and town regulations, rules and statutes.

# "Exhibit E," Cont'd.

Motion by: Charlie Scheer

Seconded by: Dale Moyer

Committee Vote:      Ayes        15  
                              Nays         0  
                              Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BARNETT, Russell K.	Town of Smithtown				✓
BALSAM, Alex	Town of East Hampton	✓			
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold				✓
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, ROBERT	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		15	0	0	3

Date:        May 19, 2015

Location:   Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, Suite 100,  
 Riverhead, NY 11901

## "Exhibit F"

### **RESOLUTION NO. FC-22-2015 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING MODIFICATION TO THE C&V REAL ESTATE HOLDING LTD. PROPERTY (0200-593.00-01.00-004.003), TO WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), a proposal to modify the property currently owned C&V Real Estate Holding Ltd. has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2015009; and

**WHEREAS**, the property owned by C&V Real Estate Holding Ltd. is located on land situated north of Head of the Neck Road and west of Eastport Road, in the hamlet of Manorville, Town of Brookhaven, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 0200-593.00-01.00-004.003 ("premises"); and

**WHEREAS**, the applicants seeks an Agricultural Development Permit for the installation and maintenance of an agricultural barn on the subject property, in association with a nursery operation; and

**WHEREAS**, said application was considered by the Committee at its meeting on May 19, 2015; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves said application, subject to the following conditions:

1. The agricultural barn shall measure approximately 32 feet in width, 41 feet and 6 inches in length, and 10 feet and 4 inches in height, and shall be sited as shown on the site plan received by the County on April 23, 2015 entitled "Map of Property At East Moriches: Town of Brookhaven, Suffolk County, NY" and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015009; and
2. The barn shall consist of steel siding and roofing and shall be constructed according to the building specifications provided by Armada Buildings to Vito Strippoli on January 21, 2015 and received by the County on April 23, 2015; and
3. The barn shall have concrete footings underneath the posts; and
4. The barn shall not have utility infrastructure; and
5. The landowner shall submit to the Suffolk County Division of Planning and Environment within one (1) year of permit issuance the as-built survey depicting the aforementioned improvements; and
6. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution # FC-22-2015, the deed of development rights, the contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

# "Exhibit F," Cont'd.

Motion by: Howard Johnson

Seconded by: Jeff Rottkamp

Committee Vote:     Ayes        15  
                           Nays         0  
                           Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
BIONDO, Vincent	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold				✓
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		15	0	0	3

Date:        May 19, 2015

Location:   Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY

## "Exhibit G"

**RESOLUTION NO. FC-23-2015 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING AND AUTHORIZING MODIFICATION TO THE REDWOOD FARM & STABLE LLC PROPERTY (0600-058.00-02.00-014.003), TO WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), a proposal to modify the property currently owned by Redwood Farm and Stable LLC has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2015010; and

**WHEREAS**, the property owned by Redwood Farm and Stable LLC is located on land situated south of Sound Avenue and east of Hulse Landing Road in the hamlet of Calverton, Town of Riverhead, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 0600-058.00-02.00-014.003 ("premises"); and

**WHEREAS**, the applicant seeks Agricultural Development Permits and Special Use Permits pertaining to the installation and maintenance of two barns, one equiciser, one horse training track, one arena, one parking area, one business sign, round pen fencing, paddock fencing, perimeter fencing, temporary fencing, horse training track fencing, a compost area, landscape screening, walkways, underground stormwater utility infrastructure, underground electric utility infrastructure, underground water utility infrastructure, and to conduct site disturbance associated with the installation of the aforementioned underground utility infrastructure and the excavation of the aforementioned training track, in association with a proposed commercial horse boarding operation; and

**WHEREAS**, said application was considered by the Committee at its meeting on May 19, 2015; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves said application, subject to the following conditions:

1. One (1) Barn shall be sited with its northwestern corner located approximately 40 feet from the western property boundary and approximately 1,010 feet from the northern property boundary as is shown on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
2. One (1) Barn shall be sited with its northwestern corner located approximately 310 feet from the western property boundary and approximately 850 feet from the northern property boundary as is shown on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
3. Both Barns shall not exceed a footprint of 70 feet by 170 feet;
4. Both Barns shall not exceed a height of 22 feet;

## **"Exhibit G," Cont'd.**

5. Both Barns shall be made constructed with wood and batten sidings and with the barn walls constructed on concrete piers;
6. Both Barn floors shall be dirt;
7. Both Barns shall contain 62 horse stalls, two horse bath stalls, a bathroom, and a coffee room;
8. Both Barns shall have cold and hot water and electricity, and be connected to Underground Utility Infrastructure;
9. Both Barns shall have roof down spouts connected to Underground Drywell Infrastructure;
10. One (1) Arena shall be sited as is shown on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
11. The Arena shall not exceed a footprint of 100 feet by 200 feet;
12. The Arena walls constructed on concrete piers and the Arena floor shall be dirt;
13. The Arena shall have water and electricity, and be connected to Underground Utility Infrastructure;
14. The Arena shall have roof down spouts connected to Underground Drywell Infrastructure;
15. No horse shows or events shall take place inside the Arena;
16. One (1) Equiciser shall be sited as is shown on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
17. The diameter of the Equiciser shall not exceed approximately 60 feet;
18. The Equiciser shall not exceed a height of approximately 12 feet;
19. The Equiciser base shall be constructed of concrete and shall be approximately 5 feet long by 5 feet wide by 2 feet thick;
20. The Equiciser shall have electricity and be connected to Underground Electric Utility Infrastructure;
21. Round Pen Fencing shall be sited as is shown as "60' DIA. PEN" on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
22. The diameter of the Round Pen Fencing shall not exceed approximately 60 feet;
23. The Round Pen Fencing shall be composed of 6 feet tall steel tubing sections with a 8 feet 8 inch tall steel tubing gate;
24. The Round Pen Fencing base shall not require subsurface installation;
25. Paddock Fencing to enclose 16 Paddocks, labeled as "PADDOCKS", shall be sited as is shown on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
26. The Paddock Fencing shall not exceed a total length of 6,350 feet;

## **"Exhibit G," Cont'd.**

27. The Paddock Fencing shall be constructed with 8 feet pressure treated wood posts, a top board and horseman's mesh;
28. The wood posts for the Paddock Fencing shall be spaced 8 feet apart and inserted 3 feet into the ground with a post hole digger;
29. The Paddocks shall have water and be connected to Underground Water Utility Infrastructure;
30. The Perimeter Fencing to enclose the proposed commercial horse boarding operations shall be sited as is shown on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
31. The Perimeter Fencing shall not exceed a total length of 4,725 feet;
32. The Perimeter Fencing shall be constructed with 8 feet pressure treated wood posts, a top board and horseman's mesh;
33. The wood posts for the Perimeter Fencing shall be spaced 8 feet apart and inserted 3 feet into the ground with a post hole digger;
34. The Temporary Fencing to enclose the temporary horse housing structure, labeled as "Office", shall be sited as indicated on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
35. The Temporary Fencing shall not exceed a total length of 300 feet;
36. The Temporary Fencing shall be constructed with 8 feet pressure treated wood posts, a top board and horseman's mesh;
37. The wood posts for the Temporary Fencing shall be spaced 8 feet apart and inserted 3 feet into the ground with a post hole digger;
38. The Horse Training Track Fencing shall be sited as indicated on the application site plan received by the Department of Planning on May 4, 2015, entitled "Proposed Equine Training Center & Boarding Facility" and attached as Exhibit B to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No, 2015010;
39. The Horse Training Track Fencing shall not exceed a length of 500 feet on each side of the horse training track;
40. The Horse Training Track Fencing shall be constructed with 4 inch by 4 inch by 8 feet posts;
41. The posts for the Horse Training Track Fencing shall be spaced 8 feet apart and inserted 3 feet into the ground;
42. The Horse Training Track Fencing shall have 2 inch by 4 inch rails;
43. The Compost Area shall be 50 feet by 125 feet in size;
44. The Compost Area shall be enclosed on three sides by Stockade Fencing and on one side by Perimeter Fencing;
45. The Compost Area, shall be sited as indicated on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
46. The Stockade Fencing enclosing the Compost Area shall not exceed a total length of 250 feet;



## **"Exhibit G," Cont'd.**

47. The Stockade Fencing enclosing the Compost Area shall be constructed with 8 feet wood posts, and six feet high wood stockade fencing;
48. The wood posts for the Stockade Fencing enclosing the Compost Area shall be inserted 2 feet into the ground;
49. The Perimeter Fencing enclosing the Compost Area shall not exceed a total length of 100 feet;
50. The Perimeter Fencing enclosing the Compost Area shall be constructed with 8 feet pressure treated wood posts, a top board and horseman's mesh;
51. The wood posts for the Perimeter Fencing enclosing the Compost Area shall be spaced 8 feet apart and inserted 3 feet into the ground with a post hole digger;
52. One (1) Parking Area, labeled as "PARKING", shall be sited as indicated on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
53. The Parking Area shall not exceed a footprint of 75 feet by 100 feet;
54. The Parking Area shall be constructed with gravel or bluestone;
55. Walkways linking barns, arena, paddocks, and parking area as indicated on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
56. Walkways shall be constructed with gravel or bluestone;
57. A Landscape Screen composed of Privet Hedge shall be located between 350 feet north of the properties southeast corner and 1225 feet north of the properties southeast corner and shall not extend north of the most southerly point of the Proposed Arena as shown on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
58. The Landscape Screen shall be properly maintained;
59. The Horse Training Track shall be located as indicated on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
60. The excavation and grading for the Horse Training Track shall be conducted as indicated on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
61. No excavation material shall be removed from the premises;
62. A Business Sign entitled "Kaufold Farm and Stable" shall be located on the premises adjacent to Sound Avenue;
63. The Business Sign's size shall comply with the Town of Riverhead's ordinances;
64. No concrete or cement shall be used when installing the wood posts for any of the Fencing;

## "Exhibit G," Cont'd.

65. The location of the Underground Water Utility Infrastructure shall be located as is shown on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
66. The location of the Underground Electric Utility Infrastructure shall be located as is shown on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
67. The location of the Underground Drywell Infrastructure shall be located as shown on the application site plan received by the Department of Planning on July 7, 2011 entitled "Proposed Equine Training & Boarding Facility" as revised on July 5, 2011 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015010;
68. The landowner shall prepare and implement a stormwater mitigation plan for all improvements in consultation with Suffolk County Soil and Water Conservation District and/or Natural Resources Conservation Service to address any and all stormwater runoff issues associated with the aforementioned improvements;
69. The landowner shall submit to the Suffolk County Department of Economic Development and Planning, Division of Planning and Environment within one (1) year of permit issuance the Suffolk County Soil and Water Conservation District- and/or Natural Resources Conservation Service-approved stormwater mitigation plan;
70. The use of the improvements shall be limited to the needs of the commercial horse boarding operation as defined by Chapter 8 of the Suffolk County Code;
71. The landowner shall demonstrate proof to the satisfaction of the Suffolk County Farmland Committee within one (1) of permit issuance, that a bona fide commercial horse boarding as defined by Chapter 8 of the Suffolk County Code has been established on the premises;
72. That failure to establish a commercial horse boarding operation, on the premises, as determined by the Suffolk County Farmland Committee may result in the revocation of all applicable approvals and permits for the above-referenced improvements. The landowner agrees to remove all of the aforementioned improvements as requested by the Suffolk County Farmland Committee within ninety days of notification of permit revocation;
73. The landowner shall submit to the Suffolk County Department of Economic Development and Planning, Division of Planning and Environment within one (1) year of permit issuance the as-built survey depicting the aforementioned improvements; and
74. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution # FC-23-2015, the deed of development rights, the contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

Motion by: Nate Corwin

Seconded by: Howard Johnson

Committee Vote:	Ayes	15
	Nays	0
	Abstentions	0

## "Exhibit G," Cont'd.

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown	✓			
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold				✓
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		15	0	0	3

Date: May 19, 2015

Location: Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, Suite 100, Riverhead, NY 11901

## "Exhibit H"

### RESOLUTION NO. FC-24-2015 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING MODIFICATION TO THE SUSAN ROZENBAUM PROPERTY (1000-031.00-06.00-028.006), TO WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), a proposal to modify the property currently owned Susan Rozenbaum has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2015011; and

**WHEREAS**, the property owned by Susan Rozenbaum. is located on land situated south of Main Road (S.R. 25) and east of Cedar Lane, in the Hamlet of East Marion, Town of Southold, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 1000-031.00-06.00-028.006 ("premises"); and

**WHEREAS**, the applicants seeks Agricultural Development Permits for the relocation and maintenance of a picket fence and the installation and maintenance of a parking area, in association with a lavender operation; and

**WHEREAS**, said application was considered by the Committee at its meeting on May 19, 2015; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves said application, subject to the following conditions:

1. Prior to permit issuance, the landowner shall submit to the Suffolk County Department of Economic Development and Planning, Division of Planning and Environment a "final survey plan" depicting the aforementioned improvements including the location of the parking area in feet from designated boundary lines, the linear dimensions and square footage of the parking area, the location of the relocated fence in feet from designated boundary lines, the length of the relocated fence, and all existing structures and improvements (e.g., pavilion, and parking areas) and their corresponding dimensions and square footages on the subject property. *Note: a survey plan revised on September 4, 2015, was provided and amended as requested by the County. As a further note, a letter dated July 12, 2016 was submitted to the County to satisfy a condition of a previously issued permit for a farm stand/gazebo structure. The letter stated that the farm stand/gazebo does not result in any storm-water discharge issues; and*
1. The parking area shall be sited as shown on the preliminary survey plan received by the County and entitled "Lavender by the Bay: Proposed New Parking # 1000-31-06-28.5 et al." dated May 15, 2015 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2015011. *Note: A survey plan revised on September 4, 2015, was provided and amended as requested by the County; and*
2. The crushed stone parking area shall not exceed 47 feet in width and 271.72 feet in length (12,771 square feet);
3. The fencing shall be relocated and sited as shown on the preliminary survey plan received by the County and entitled "Survey of Property Situated at East Marion: Town of Southold, Suffolk County, New York – S.C. Tax No. 1000-31-06-28.5 et al." with the latest revision date of May 8, 2015 and attached as Exhibit B to the Department of Economic Development and Planning,

## "Exhibit H," Cont'd.

Division of Planning and Environment Staff Report Application No. 2015011. *Note: A survey plan revised on September 4, 2015, was provided and amended as requested by the County; and*

4. The fencing shall not exceed 300 linear feet; and
5. The fencing shall not exceed a height of 4 feet in height; and
6. The fence shall be a wooden picket fence with posts; and
7. The landowner shall submit to the Suffolk County Division of Planning and Environment within one (1) year of permit issuance the as-built survey depicting the aforementioned improvements; and
8. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution # FC-24-2015, the deed of development rights, the contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

Motion by: Jeff Rottkamp

Seconded by: Howard Johnson

Committee Vote:      Ayes          15  
                              Nays            0  
                              Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
BIONDO, Vincent	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold				✓
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		15	0	0	3

Date: May 19, 2015 (Updated: July 12, 2016)

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY

# "Exhibit I"

**RESOLUTION NO. FC-25-2015 OF THE SUFFOLK COUNTY  
FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF  
THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS,  
ADJOURNING THE MAY 19, 2015 SUFFOLK COUNTY  
FARMLAND COMMITTEE MEETING**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, the Suffolk County Farmland Committee (“Committee”) convened a regular meeting on May 19, 2015; and

**WHEREAS**, the Committee heard all items on the meeting agenda; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby adjourns the May 19, 2015 meeting.

Motion by: Howard Johnson

Seconded by: Mark Zaweski

Committee Vote:     Ayes         15  
                          Nays          0  
                          Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown	✓			
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold				✓
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		15	0	0	3

Date:            May 19, 2015

Location:    Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY