

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

Department of Economic Development and Planning
Theresa Ward – Acting 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 7:00 PM on Thursday, September 15, 2016 at the Kermit W. Graf Cornell Cooperative Extension Building, 1st 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. – 2ND FLOOR
100 VETERANS MEMORIAL HIGHWAY

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

PHONE (631) 853-5191
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COUNTY OF SUFFOLK



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Theresa Ward
Acting Commissioner

Division of Planning and Environment

SUFFOLK COUNTY FARMLAND COMMITTEE

AGENDA

Regular Meeting

Thursday, September 15, 2016

7:00 PM

Kermit W. Graf Cornell Cooperative Extension Building
1st 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 July 21, 2016 meeting minutes
- C. Review of general correspondence

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. 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 an Agricultural Development Permit for the installation and maintenance of a fence to enclose a riding horse area, in association with a proposed commercial horse boarding operation. (Application No. 2016015)

B. 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 new driveway, in association with a commercial agricultural operation. (Application No. 2016016)

V. REVIEW OF NEW PARCELS PROPOSED FOR FARMLAND PDR ACQUISITION

A. SISTERS OF ST JOSEPH

1725 Brentwood Road, Brentwood, Town of Islip

Tax Map #: 0500-160.00-02.00-072.002 p/o

(26.5 ± of 209.6 ± acres)

The applicant requests that the above referenced parcel be considered for inclusion in Suffolk County's Farmland Purchase of Development Rights Program. (Application No. ARP-2016-09)

B. GUSTAVE AND CAROL WADE / "COLONIAL SPRINGS FARM"

Conklins Avenue and Lee Avenue, Wheatley Heights, Town of Babylon

Tax Map #: 0100-011.00-01.00-006.001 et al.

(15.21 ± of 15.87 ± acres)

The applicant requests that the above referenced parcels be considered for inclusion in Suffolk County's Farmland Purchase of Development Rights Program. (Application No. ARP-2016-10)

VI. OTHER BUSINESS

A. DRAFT UPDATE OF THE SC FARMLAND RATING SYSTEM FORM
FOR THE FARMLAND PURCHASE OF DEVELOPMENT RIGHTS (PDR)

VII. ADJOURNMENT

NEXT SCHEDULED REGULAR MEETING:

November 17, 2016 @ 6:00 PM
Kermit W. Graf Cornell Cooperative Extension Building
1st 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

THERESA WARD
ACTING COMMISSIONER

SARAH LANSDALE
CHAIRPERSON, SCFC

MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE (Adopted by SCFC Res. No. FC-36-2016)

DATE: September 15, 2016

MEMBERS PRESENT:

Alexander Balsam (East Hampton)
Russell K. Barnett (Smithtown)
Ronald Bush (At-Large)
Lee Foster (Southampton)
Howard Johnson (Huntington)
Alfred J. Kilb, Jr. (Shelter Island)
Sarah Lansdale (SC Director of Planning/Chair)
Dale D. Moyer (At-Large)
Stephen Mudd (Southold)
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)
Herb Strobel (At-Large)

MEMBERS ABSENT:

Vincent Biondo (Babylon)
Nate Corwin (At-Large)
Mark Zaweski (At-Large)

ADVISORS PRESENT:

Rob Carpenter, Long Island Farm Bureau
Corey Humphrey, Suffolk County Soil and Water Conservation District

ADVISORS ABSENT:

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)
Melissa Kangas, Planning Aide, SC Division of Planning and Environment

GUESTS:

<u>NAME</u>	<u>ORGANIZATION</u>
Christopher Black	Concerned Taxpayers of Wheatley Heights/Dix Hills Civic Association
Tonja Black	Concerned Taxpayers of Wheatley Heights/Dix Hills Civic Association
Gloria Cannon	Concerned Taxpayers of Wheatley Heights/Dix Hills Civic Association
Dan Dubois	Aide to Legislator Bridget Fleming
Lilia Factor	Attorney representing Concerned Taxpayers of Wheatley Heights/Dix Hills Civic Association
Larry Foglia	Fox Hollow Farm
Heather Forest	Fox Hollow Farm
Richard Groh	Town of Babylon
Dan Heston	Peconic Land Trust
Ken Kaufold	Redwood Farm & Stable, LLC (Applicant)
Sister Eileen Kelly	Sisters of St. Joseph
Al Krupski	Suffolk County Legislator, 1 st District
Kim Quarty	Peconic Land Trust
Stephen Searl	North Shore Land Alliance
Catherine Stark	Aide to Legislator Al Krupski
Clifford Stubbs	Concerned Taxpayers of Wheatley Heights/Dix Hills Civic Association
Sandra Thomas	Concerned Taxpayers of Wheatley Heights/Dix Hills Civic Association

Carol Wade
Gus Wade
Cheryl Williams

Colonial Spring Farm (Applicant)
Colonial Spring Farm (Applicant)
Concerned Taxpayers of Wheatley Heights/Dix Hills
Civic Association

I. ORDER OF BUSINESS

Call to Order

Sarah Lansdale called the meeting of the Suffolk County Farmland Committee (“Committee”) to order at 7:05 pm at the Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, 423 Griffing Ave, Suite 100, Riverhead, NY 11901.

Approval of Minutes – July 21, 2016

A motion was put forth by Charlie Scheer, and seconded by Al Schmitt, to approve the minutes of the July 21, 2016 meeting of the Committee, as outlined in Committee Resolution FC-31-2016. Motion carried: 13-0-0 [See Exhibit “A” for Committee Resolution FC-31-2016]

Committee Members Jeff Rottkamp and August Ruckdeschel arrived after the approval of the minutes.

Correspondence –
None.

II. PUBLIC COMMENTS

Larry Foglia, of Fox Hollow Farm, presented an overview of the application he intends to file prior to the next meeting for the consideration of his property for inclusion into the Suffolk County Farmland Purchase of Development Rights Program.

Stephen Searl, of North Shore Land Alliance, made comments in support of preserving Fox Hollow Farm.

Lilia Factor, an attorney representing Concerned Taxpayers of Wheatley Heights/Dix Hills Civic Association, made comments in opposition of Application No. ARP-2016-10 (Gustave and Carol Wade / “Colonial Spring Farm”).

Kim Quarty, of Peconic Land Trust, made comments in support of Application No. ARP-2016-09 (Sisters of St. Joseph).

Ms. Lansdale asked if there was anyone else who would like to speak. There was not, so Ms. Lansdale closed the public portion.

Committee Member Robert Nolan arrived during the Public Comments.

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)

Bob Braun provided a status update on the Brandywine application stating that the discovery material is currently being reviewed.

IV. PERMIT APPLICATIONS

A. 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 an Agricultural Development Permit for the installation and maintenance of a fence to enclose a riding horse area, in association with a proposed commercial horse boarding operation (Application No. 2016015).

Ms. Fischer presented the Staff Report.

A motion was put forth by Howard Johnson, and seconded by Stephen Mudd to adopt the Staff Report for Application No. 2016015, and to approve the Agricultural Development Permit, as outlined in Committee Resolution FC-32-2016. Motion Carried: 16-0-0 [See Exhibit "B" for Committee Resolution FC-32-2016].

B. C&V REAL ESTATE HOLDING LTD

Eastport Manor Road, Manorville, Town of Brookhaven

Tax Map #: 0200-593.00-01.00-004.003 (29.2 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of a new driveway, in association with a commercial agricultural operation (Application No. 2016016).

Ms. Fischer presented the Staff Report.

A motion was put forth by Dale Moyer, and seconded by Charlie Scheer, to adopt the Staff Report for Application No. 2016016, and to approve the Agricultural Development Permit, as outlined in Committee Resolution FC-33-2016. Motion Carried: 16-0-0 [See Exhibit "C" for Committee Resolution FC-33-2016].

V. REVIEW OF NEW PARCELS PROPOSED FOR FARMLAND PDR ACQUISITION

A. SISTERS OF ST JOSEPH

1725 Brentwood Road, Brentwood, Town of Islip

Tax Map #: 0500-160.00-02.00-072.002 p/o

(26.5 ± of 208 ± acres)

The applicant requests that the above referenced parcels be considered for inclusion in Suffolk County Farmland Purchase of Development Rights Program (Application No. ARP-2016-09).

The property received a rating score of 10.25 out of a possible 25 points.

Ms. Fischer presented the proposed acquisition.

Committee Member Gene Murphy made comments in support of the application.

A motion was put forth by Russell Barnett, and seconded by Al Schmitt, to recommend part of SCRPTM # 0500-160.00-02.00-072.002 p/o, consisting of 26.5 acres out of 208 acres in size, for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Farmland Purchase of Development Rights Program as outlined in Committee Resolution FC-34-2016. Motion Carried: 16-0-0 [See Exhibit "D" for Committee Resolution FC-34-2016].

B. GUSTAVE AND CAROL WADE / "COLONIAL SPRINGS FARM"

Conklin Avenue and Lee Avenue, Wheatley Heights, Town of Babylon

Tax Map #: 0100-110.00-01.00-006.001 et al.

(15.21 ± of 15.87 ± acres)

The applicant requests that the above referenced parcels be considered for inclusion in Suffolk County Farmland Purchase of Development Rights Program (Application No. ARP-2016-10).

Ms. Fischer presented the proposed acquisition.

Rich Groh, of the Town of Babylon, gave an update on the status of the existing subdivision plan that is currently before the Town. In 2015 the Town received an application to develop the southern portion of the land, approximately 15 acres, with 265 units on the site and preserve the approximately 15 acres of the northern portion of the land. The proposal includes a connection to the newly constructed Wyandanch Sewer District. The Town is currently in the SEQRA Environmental Impact State (EIS) process. A positive declaration was adopted by the Babylon Town Board, who is the lead agency on the project. The Town is currently waiting for a revised EIS with traffic analysis.

The applicant Gus Wade made comments in support of his application.

Committee members discussed the proposed subdivision and density and zoning of the property.

A motion was put forth by Stephen Mudd, and seconded by Russell Barnett, to table the application with the condition that the EIS be completed prior to the Committee considering the parcels for inclusion in the Suffolk County Farmland Purchase of Development Rights Program. Motion Carried: 16-0-0

VI. OTHER BUSINESS

A. DRAFT UPDATE OF THE SC FARMLAND RATING SYSTEM FORM FOR THE FARMLAND PURCHASE OF DEVELOPMENT RIGHTS (PDR)

Ms. Fischer presented the draft rating sheet with a maximum total score of 100 points, with 25 points being the minimum rating for recommendation.

Farmland Preservation Factors

- A. Prime Agricultural Soils: Class I Soils (BgA, HaA, MkA) and Class II Soils (BgB, BhB, HaB, He, Mfa, MfB, MkB, RdA, RdB, ScB, SdA, SdB, Su)
- B. Contiguity: Proximity to Preserved Parcels
- C. Farm Property Size
- D. Vistas
- E. Other Considerations: the applicant has completed a SC Soil and Water Conservation District Agricultural Environmental Management (AEM) Plan; farm is ≥ 95 to 100% in active commercial agricultural production; located in an existing certified Agricultural District; and confirmed partnership with a municipality and/or not-for profit conservation organization for PDR farmland acquisition.

Committee Member Dale Moyer suggested that the points given to soils should be adjusted, such that a farm should have much greater than 1% of prime soils in order to receive 11 points. He said he would review the soils section further and provide more feedback to the Division of Planning and Environment staff.

Other comments were raised by the Committee and noted.

Committee Member Stephen Mudd left at 8:10 pm during the rating sheet discussion.

Committee Member Jeff Rottkamp left at 8:40 during the rating sheet discussion.

A motion was put forth by Al Kilb, and seconded by Russell Barnett, to table adopting an update of the SC Farmland Rating System for for the Farmland Purchase of Development Rights (PDR). Motion Carried: 14-0-0

B. DISCUSSION OF NORTH FORK PRESERVE PDR PROPERTY (SCTM # 0600-021.00-01.00-004.004)

Legislator Al Krupski discussed the North Fork Preserve PDR property. The residual fee title was acquired by Suffolk County and transferred to the Department of Parks, Recreation, and Conservation for active recreation, specifically an equestrian center. The farmland development rights were acquired by the County and is managed under the

County's Farmland PDR Program. He asked if there was any update on how the Department of Parks plans to comply with Chapter 8. Committee Chair Sarah Lansdale suggested reaching out to the new Commissioner of Parks to see if someone from the Parks Department could provide an update at the next SC Farmland Committee meeting.

Committee Chair Sarah Lansdale inquired if there was any availability or interest in changing the time of the meetings to 2 p.m. moving forward. Discussion ensued. The meeting times will remain the same. Possible consideration will be addressed for next year.

Due to recent paper shortages, Laretta Fischer requested that moving forward the Committee members bring their own copies of meeting materials.

VII. ADJOURNMENT

A motion was put forth by Charlie Scheer, and seconded by Howard Johnson to adjourn the meeting at 8:45 PM. Motion carried: 14-0-0. [See Exhibit "E" for Committee Resolution FC-37-2016]

NEXT SCHEDULED REGULAR MEETING

The next meeting of the Committee is scheduled for 6:00 p.m., Thursday, November 17, 2016, at the Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York.

"Exhibit A"

RESOLUTION NO. FC-31-2016 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADOPTING THE MINUTES OF THE JULY 21, 2016 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 July 21, 2016; and

WHEREAS, the minutes of said meeting were considered by the Committee at its meeting on September 15, 2016; now, therefore, be it

1st RESOLVED, that the Committee hereby adopts the July 21, 2016 meeting minutes.

Motion by: Charlie Scheer

Seconded by: Al Schmitt

Committee Vote: Ayes 13
 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	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
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	✓			
STROBEL, Herb	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
Totals		13	0	0	5

Date: September 15, 2016

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

"Exhibit B"

RESOLUTION NO. FC-32-2016 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING 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 & Stable LLC has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2016015; and

WHEREAS, the property owned by Redwood Farm & 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") numbers 0600-058.00-02.00-014.003 ("premises"); and

WHEREAS, the applicant seeks an Agricultural Development Permit for the installation and maintenance of fencing for a horse riding area, in association with a proposed commercial horse boarding operation; and

WHEREAS, said application was considered by the Committee at its meeting on September 15, 2016; now, therefore, be it

1st 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

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

3rd RESOLVED, that the Committee hereby approves said application, subject to the following conditions:

1. The fencing to enclose a horse riding area shall be sited as is shown on the site plan received by the County on August 31, 2016 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2016015; and
2. The horse riding fence shall not exceed a total length of 580 linear feet; and
3. The horse riding fence shall be 5 feet in height and constructed with wooden materials; and
4. The horse riding fence shall consist of 8-foot long wooden posts inserted 3 feet into the ground and spaced 8 feet apart, as well as, two wooden rails installed at 3 feet and 5 feet in height; and
5. The horse riding fence will be constructed in accordance with the specifications provided on the permit application form received by the County on August 31, 2016; and
6. 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
7. 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; and
8. 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; and
9. The landowner shall be responsible for compliance with all conditions of Farmland Committee

"Exhibit B," Cont'd.

Resolution # FC-32-2016, 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: Stephen Mudd

Committee Vote: Ayes 16
 Nays 0
 Abstentions 0

Committee Member	Appointment	Yes	No	Recused	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	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
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	✓			
STROBEL, Herb	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
Totals		16	0	0	3

Date: September 15, 2016

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

"Exhibit C"

RESOLUTION NO. FC-33-2016 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING MODIFICATION TO 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 by C&V Real Estate Holding, Ltd. has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2016016; 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 Manor Road in the hamlet of Manorville, Town of Brookhaven, identified by Suffolk County Real Property Tax Map ("SCRPTM") numbers 0200-593.00-01.00-004.003 ("premises"); and

WHEREAS, the applicant seeks an Agricultural Development Permit for the installation and maintenance of a new access driveway that was installed on the subject property, in association with a nursery operation; and

WHEREAS, said application was considered by the Committee at its meeting on September 15, 2016; now, therefore, be it

1st 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

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

3rd RESOLVED, that the Committee hereby approves said application, subject to the following conditions:

1. The new access driveway shall be sited as is shown on the survey-site plan received by the County on August 31, 2016 and entitled "Surveyed for: Vito Strippoli - C&V Real Estate Holding Ltd. located at Manorville, Town of Brookhaven (S.C.T.M. # 0200-593-1-4.3) and dated 7/8/2016" and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2016016; and
2. The new access driveway shall be approximately 1,200 feet in length and 16 feet in width; and
3. The new access driveway shall consist of sand, clay, and crushed concrete materials which shall be approximately 8 inches thick; and
4. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution # FC-33-2016, the deed of development rights, the contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

Motion by: Dale Moyer

Seconded by: Charlie Scheer

Committee Vote: Ayes 16
 Nays 0
 Abstentions 0

"Exhibit C," Cont'd.

Committee Member	Appointment	Yes	No	Recused	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	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
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	✓			
STROBEL, Herb	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
Totals		16	0	0	3

Date: September 15, 2016

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

"Exhibit D"

RESOLUTION NO. FC-34-2016 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, RECOMMENDING THE LANDS FROM WHICH FARMLAND DEVELOPMENT RIGHTS MAY BE ACQUIRED – SISTERS OF ST. JOSEPH (0500-160.00-02.00-072.002 p/o) – TOWN OF ISLIP

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), an application for inclusion in the Suffolk County Farmland Purchase of Development Rights Program (“Program”) was received by the Suffolk County Farmland Committee (“Committee”); and

WHEREAS, the application includes property owned by Sisters of St. Joseph; and

WHEREAS, the Sisters of St. Joseph property is located on land situated west of Brentwood Road and north Commack Road in the hamlet of Brentwood, Town of Islip, identified by Suffolk County Real Property Tax Map (“SCRPTM”) number 0500-160.00-02.00-072.002 p/o; and

WHEREAS, Approximately 26.5 acres out of 208.9 acres are being considered for inclusion in the Suffolk County Farmland PDR Program; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System, said property received a score of 10.25 points out of 25 possible points; and

WHEREAS, the Committee reviewed and determined, at its September 15, 2016 meeting, that said application meets Chapter 8 requirements for Program consideration; now, therefore, be it

1st RESOLVED, that the Committee hereby recommends SCRPTM number 0500-160.00-02.00-072.002 p/o consisting of two parcels (one parcel of ~18 acres located in the northeast area of the property and another parcel of ~8.5 acres located in the southwest area of the property), totaling approximately 26.5 acres out of 208 acres, as indicated on the attached map, to the Suffolk County Legislature for inclusion in the Suffolk County Farmland Purchase of Development Rights Program.

Motion by: Russell Barnett

Seconded by: Al Schmitt

Committee Vote:	Ayes	16
	Nays	0
	Abstentions	0

"Exhibit D," 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	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
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	✓			
STROBEL, Herb	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
Totals		16	0	0	3

Dated: September 15, 2016

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

"Exhibit E"

RESOLUTION NO. FC-35-2016 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADJOURNING THE SEPTEMBER 15, 2016 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 September 15, 2016; and

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

1st RESOLVED, that the Committee hereby adjourns the September 15, 2016 meeting.

Motion by: Charlie Scheer

Seconded by: Howard Johnson

Committee Vote: Ayes 14
 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	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold				✓
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	✓			
STROBEL, Herb	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
Totals		14	0	0	5

Date: September 15, 2016

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