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 26, 2009 at the Long Island Horticultural Research and Extension Center, 3059 Sound 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:

Thomas A. Isles, Director
Suffolk County Planning Department
P.O. Box 6100
Hauppauge, N.Y. 11788

Bennett S. Orlowski, Jr., Chairman
Suffolk County Farmland Committee
AGENDA

Long Island Horticultural Research & Extension Center
3059 Sound Avenue, Riverhead, N.Y. 11901
Tuesday, May 26, 2009
6:00 P.M.

1. ORDER OF BUSINESS:
   A. Chairman Orlowski calls the Suffolk County Farmland Committee meeting to order
   B. Approval of November 25, 2008 Suffolk County Farmland Committee Meeting Minutes
   C. Review of general correspondences received since the March 24, 2009 meeting

2. MEETING OPEN FOR PUBLIC COMMENTS

3. POLICY MATTERS:
   A. Discussion of proposed amendments to Chapter 8
   B. Suffolk County Agricultural Districts (status of 2009 Open Enrollment Period)
   C. NYS Department of Agriculture and Markets Farmland Protection Implementation Grant

4. STATUS UPDATE:
   A. Irene J. Detmer Revocable Trust, Detmer Farm (0200 13200 0200 001001, 001002)
   B. Shoreline Development Corp. (0600 05800 0200 013001, 014002)

5. PERMITS:
   A. Keil, Detmer Farm (0200 13200 0200 001001, 001002)

6. NEW PARCELS:
   A. 0200 53400 0500 027000 p/o, 036001, 036003, 037000 p/o, 038000 - Frampton
   B. 0200 92600 0100 007000, 009003 – Willow Springs Farms (Bleakney) – Tabled 03/24/2009
   C. 0400 10700 0300 006001, 008000, 006010, and 0400 10700 0400 002000 – Tilden Realty LLC
   D. 0600 06100 0200 008001 – Rottkamp
   E. 0700 00800 0100 005002 p/o – Shelter Island Farm (aka Sylvester Manor) (Fiske)
   F. 0900 03800 0100 007012 to 007017 – ZIP Millstone One, LLC/ZIP Millstone Two, LLC – Tabled 03/24/2009
   G. 0908 00100 0100 017000, 018000 – Dogwood Associates/Held, Linda – Tabled

7. PRESENTATION
   A. McCall (1000 11600 0100 002002)

8. OTHER BUSINESS

9. ADJOURNMENT

NEXT MEETING: Tuesday, July 28, 2009, at 6:00 P.M., at the Long Island Horticultural Research & Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE
Suffolk County Planning Department

Date: May 26, 2009

Members Present:

Bennett S. Orlowski, Jr., Chairman (At-Large)
Russell K. Barnett (Smithtown)
Ronald Bush (At-Large)
Nate Corwin (At-Large)
Lee Foster (Southampton)
Daniel Fricke (At-Large)
Thomas A. Isles (At-Large)
Howard Johnson (Huntington)
Alfred J. Kilb, Jr. (Shelter Island)
Dale D. Moyer (At-Large)
Charles Scheer (At-Large)
Albert Schmitt (At-Large)
John Turner (At-Large)
Mark Zaweski (At-Large)

Members Absent:

Olney M. Gardiner (East Hampton)
Ann Marie Jones (Babylon)
Joseph Krukowski (Southold)
Eugene Murphy (Islip)
Jeffrey Rottkamp (Riverhead)

Advisors Present:

Allan S. Connell, Natural Resources Conservation Service
Joseph M. Gergela, III, Long Island Farm Bureau
William Sanok, Cornell Cooperative Extension (Retired)

County Staff Present:

Andrew Amakawa, Research Technician, SC Planning Department (Committee Staff)
Jessica L. Kalmbacher, Planner, SC Planning Department (Committee Staff)
Janet M. Longo, Acquisition Supervisor, SC Real Property Acquisition & Mgmt. Div.
Linda A. Spahr, Assistant County Attorney, SC Law Department (Committee Counsel)
Robert J. Zaher, Land Management Specialist, SC Real Property Acquisition & Mgmt. Div.
Guests:

Lillian Ball, Southold Land Preservation
Paul Brennan, ZIP Millstone I/ZIP Millstone II/Dogwood Associates/Held Representative
Lawrence Foglia, Peconic Land Trust/Tilden Lane Farm Representative
Ray Huntington, Southold Town Land Preservation Committee
Norman Keil, Detmer Farm
Dave Klenawicus
Bennett Konesni, Shelter Island Farm (fka Sylvester Manor)
Russell McCall, Walker/McCall, LLC
Margo Myles, Town of Huntington
Carol Saporito, Long Island Nursery and Landscape Association/Bissett Nursery
Stephen Searl, Peconic Land Trust
Hoot Sherman, Peconic Land Trust/Shelter Island Farm (fka Sylvester Manor) Representative
Melissa Spiro, Town of Southold
Herb Strobel, Hallockville Museum Farm
Joy Squires, Town of Huntington EOSPA Committee
Lee R. Tilden, Tilden Lane Farm
Diane Wemyss, Tilden Lane Farm
Gail Wickham, Walker/McCall Vineyard Representative

ORDER OF BUSINESS

Call to Order
Chairman Orlowski called the meeting of the Suffolk County Farmland Committee (Committee) to order at 6:03 P.M. at the Long Island Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, NY.

Approval of Minutes
A motion was put forth by Mark Zaweski and seconded by Albert Schmitt to approve the minutes of the November 25, 2008 meeting of the Suffolk County Farmland Committee. Motion carried: 14-0-0.

Correspondences
The Committee was not in receipt of any correspondences unrelated to items on the agenda.

PUBLIC COMMENTS
Chairman Orlowski opened the meeting for public comments. There being none, Chairman Orlowski closed the public comments portion of the meeting.
POLICY MATTERS
Draft Proposed Amendments to Chapter 8, “Development Rights to Agricultural Lands”
The interdepartmental farmland working group continues to work on proposed amendments to
Chapter 8 of the Suffolk County Administrative Local Laws, “Development Rights to Agricultural
Lands” (Chapter 8). Member Isles articulated the hard work put forth over the past year by the
interdepartmental farmland working group, including the review of critical farmland policy issues
and of extensive public comments. Two handouts were distributed: “Summary of Proposed
Changes,” which summarized the changes proposed to Chapter 8, and “Summary of Changes
Pursuant to Comments Received,” which identified the 38 changes made to the draft proposed
amendments based on comments submitted by the Committee, municipal boards, special interest
groups, and members of the general public. Suffolk County Planning Department (Department) staff
anticipates that the draft will be completed in June and ready for distribution to the Committee at the
July meeting.

Agricultural Districts - 2009 Open Enrollment Period (pursuant to NYS AML §303-b)
The Agricultural Districts Program Open Enrollment Period (OEP) is the time during which
landowners of viable agricultural lands may petition to have their commercial agricultural operations
included in existing, certified agricultural districts. Committee staff member Jessica Kalmbacher
provided a summary of the 2009 OEP. Additional information, including the “Report of the Suffolk
County Agricultural and Farmland Protection Board,” was included in the handout packet.
Applications for ten farms consisting of 34 parcels were received. The Suffolk County Agricultural
and Farmland Protection Board (Protection Board) reviewed the applications and recommended to
the Suffolk County Legislature a total of 13 parcels, encompassing of 140.6 acres, located within the
Towns of Brookhaven, Riverhead, Southampton, and Southold. The principal farm enterprises
consisted of cash crops, horticulture specialties, horse farms, and a vineyard. Next, the Suffolk
County Legislature will review those parcels recommended by the Protection Board and determine
whether or not they should be recommended to the Commissioner of the New York State
Department of Agriculture and Markets for inclusion in existing, certified agricultural districts.

NYS Department of Agriculture and Markets Farmland Protection Implementation Grant Award
On May 13, 2009, the County of Suffolk (County) was awarded a grant in the amount of
$1,703,820.00 by the State of New York for the preservation of the DeLalio Sod Farm in
Manorville. Purchasing the development rights will ensure that the property remains in agricultural
production in perpetuity. Member Isles informed the Committee that the County was awarded
$3,953,349.00 last year to preserve three other farms and recognized Ms. Kalmbacher’s effort in
putting together both applications. Department staff intends to continue to apply for farmland
protection implementation grants as they are announced.

STATUS UPDATE
Irene J. Detmer Revocable Trust, Detmer Farm (0200 13200 0200 001001, 001002)
The subject property is approximately 30.2 acres and is in the hamlet of East Setauket, Town of
Brookhaven. In accordance with the request made by the Committee during the March 24, 2009
meeting, Department staff contacted Dan O’Neil, the tenant, to get clarification as to the
composition, origin, and intended use of the material piled on the subject property. During a
conversation on May 26, 2009, Mr. O’Neil informed Department staff that the piled material was compost which consisted primarily of leaves from both onsite and offsite sources and that the compost pile was intended to be used onsite to prepare the field for conversion to an organic commercial agricultural operation. Mr. O’Neil further indicated that the compost would neither be sold nor used offsite. Member Isles said that composting solely for onsite use is permitted provided that it complies with all Federal, State, and Town of Brookhaven ordinances and guidelines. The Committee directed Department staff to prepare and send a letter to Mr. O’Neil reiterating these points.

Shoreline Development Corp. (0600 05800 0200 013001, 014002)
The subject property consists of approximately 33 acres in the hamlet of Calverton, Town of Riverhead. In March, the County had received complaints regarding the alleged removal of topsoil along the northwestern portion of the property and the alleged dumping of debris on the southwestern portion of the property. Subsequent site inspections conducted by Planning staff and Riverhead Town staff determined that the claims were unfounded.

PERMITS
Keil, Detmer Farm (0200 13200 0200 001001, 001002)
French Drain Structure; Site Grading
The subject property is approximately 30.2 acres and is in the hamlet of East Setauket, Town of Brookhaven. The applicant seeks a permit to install one French drain and to grade a section of the property, which shall not exceed one half acre. The proposed improvements are intended to address both onsite and offsite flooding and erosion problems associated with precipitation events. Norman Keil, the tenant, was in attendance to represent the application. A dialogue about the property’s existing conditions and the proposed improvements ensued. The applicant was directed to submit a topographic survey of the site’s existing conditions and a Natural Resources Conservation Service approved site plan of the proposed improvements prior to any site disturbance. The applicant was directed further to submit to the Committee a topographic survey depicting the site’s final grade upon completion of the authorized improvements.

A motion was made by Nate Corwin and seconded by Charles Scheer to classify the proposal as a SEQRA Type II action, pursuant to 6 NYCRR §617.5(c)(3) and to issue a permit for 1) the installation of one (1) French drain and 2) for the re-grading of a portion of the premises, which shall not exceed one half acre (0.5 acres) subject to the conditions that the applicant submit to the Suffolk County Farmland Committee a topographic survey of the existing grade of the site and a Natural Resources Conservation Service approved site plan prior to any site disturbances associated with the proposed improvements, that all improvements shall be designed to the satisfaction of and maintained in accordance with Suffolk County Farmland Committee and Natural Resources Conservation Service recommendations, and that the applicant shall submit to the Suffolk County Farmland Committee a topographic survey of the final grade of the site. Motion carried: 14-0-0. [“Exhibit A”]
NEW PARCELS [“Exhibit B”]

Frampton, Robert et al.
(p/o 0200 53400 0500 027000, 0200 53400 0500 036001, 0200 53400 0500 036003, p/o 0200 53400 0500 037000, and 0200 53400 0500 038000)
The subject property consists of 4.4 acres in the hamlet of Centereach, Town of Brookhaven, and received a score of 6.0 out of 25 by the Committee.
A motion was made by Mark Zaweski and seconded by Lee Foster to disapprove all five (5) parcels for recommendation to the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program. Motion carried: 14-0-0. [“Exhibit C”]

Robert J. Bleakney Living Trust/Kathleen F. Bleakney Living Trust ("Willow Springs Farms")
(0200 92600 0100 007000 and p/o 0200 92600 0100 009003)
The subject property consists of 7.1 acres in the hamlet of East Patchogue, Town of Brookhaven, and received a score of 8.5 out of 25 by the Farmland Committee.
A motion was made by Albert Schmitt and seconded by John Turner to disapprove two (2) parcels for recommendation to the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program. Motion carried: 14-0-0. [“Exhibit D”]

Tilden Realty, LLC ("Tilden Lane Farm")
(0400 10700 0300 006001, 0400 10700 0300 006010, 0400 10700 0300 008000, and 0400 10700 0400 002000)
The subject property consists of 14.1 acres in the hamlet of Greenlawn, Town of Huntington, and received a score of 8.75 out of 25 by the Committee. The landowner demonstrated the subject farm’s community, cultural, and historical significance, and the Town of Huntington demonstrated an interest in partnering with the County of Suffolk in the preservation of said farm.
A motion was made by Russell K. Barnett and seconded by Howard Johnson to recommend four (4) parcels consisting of approximately 14.1 acres, having no identified exclusions, to the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program. Motion carried: 14-0-0. [“Exhibit E”]

Rottkamp, Jeffrey
(0600 06100 0200 008001)
The subject property consists of 11.3 acres in the hamlet of Calverton, Town of Riverhead, and received a score of 14.25 out of 25 by the Committee. Chairman Orlowski disclosed that the subject property is owned by Member Rottkamp, who was not in attendance.
A motion was made by Mark Zaweski and seconded by Nate Corwin to recommend one (1) parcel consisting of approximately 11.3 acres, having no identified exclusions, to the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program. Motion carried: 14-0-0. [“Exhibit F”]
Fiske, Andrew ("Shelter Island Farm" aka "Sylvester Manor")
(p/o 0700 00800 0100 005002)
The subject parcel is 241.7 acres in the hamlet of Shelter Island Heights, Town of Shelter Island. The portion of the subject property being considered totals 85.3 acres, and received a score of 11.5 out of 25 by the Committee. Member Isles inquired as to whether or not any of the subject parcel has been brought back into active commercial agricultural production. Bennett Konesni, the farm manager, indicated that the southern field is currently in active commercial agricultural production. Subsequently, Mr. Konesni outlined the production plan for the three fields—consisting of 29 acres, 44 acres, and 11 acres—being considered for the development rights transaction. Additional details about the subject farm’s community, cultural, and historical signification and the Town of Shelter Island’s interest in preserving this farm were presented during the March 24, 2009 meeting (See applicable Suffolk County Farmland Committee meeting minutes).

A motion was made by Ronald Bush and seconded by Alfred J. Kilb, Jr. to recommend three (3) parts, totaling approximately 83.5 acres, of one (1) parcel in the form of one 28.6-acre area at the northeastern corner of the subject parcel, one 43.7-acre area at the eastern boundary of the subject parcel, and one 11.2-acre area near the southeastern corner of the subject parcel to the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program. Motion carried: 14-0-0. [“Exhibit G”]

Zip Millstone One, LLC/ZIP Millstone Two, LLC
(0900 03800 0100 007012, 0900 03800 0100 007013, 0900 03800 0100 007014, 0900 03800 0100 007015, 0900 03800 0100 007016 and 0900 03800 0100 007017)
The subject property consists of 18.9 acres in the hamlet of Bridgehampton, Town of Southampton, and received a score of 11.25 out of 25 by the Committee. Member Foster inquired about bargain sales. Suffolk County Division of Real Property Acquisition and Management (RPAM) staff member Janet Longo indicated that when selling development rights to the County, every landowner has the option to participate in a bargain sale, whereby the landowner voluntarily agrees to a purchase price that is at least five percent less than the Suffolk County Environmental Trust Review Board approved value of the development rights.

A motion was made by Dale D. Moyer and seconded by Alfred J. Kilb, Jr. to recommend six (6) parcels consisting of 18.9 acres, having no identified exclusions, to the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program subject to the condition that the landowner abandon the existing subdivision upon closing. Motion carried: 14-0-0. [“Exhibit H”]

Dogwood Associates/Held, Linda
(0908 00100 0100 017000 and 0908 00100 0100 018000)
The subject property consists of 19.0 acres in the Village of Sagaponack, Town of Southampton, and received a score of 7.75 out of 25 by the Committee. The representative demonstrated the subject farm’s community significance. In addition, the Village of Sagaponack and the Town of Southampton expressed interest in the preservation of the subject farm.

A motion was made by Lee Foster and seconded by Alfred J. Kilb, Jr. to recommend 5.9 ± acres of Suffolk County Real Property Tax Map (SCRPTM) lot 0908-001.00-01.00-018.000 and 13.1 ± acres, excluding the woodlands, of SCRPTM lot 0908-001.00-01.00-017.000 for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase
of Development Rights Program subject to the condition that the landowner abandon the existing subdivision upon closing. Motion carried: 13-1-0. [“Exhibit I”]

PRESENTATION

*Walker/McCall, LLC (1000 11600 0100 002002)*

The subject property is approximately 47.5 acres and is in the hamlet of Cutchogue, Town of Southold. The landowner, Russell McCall, was in attendance to present to the Committee his proposal for the installation of a 120-foot wind turbine on farmland from which the development rights have been sold to the County. Mr. McCall said that he intends for the proposed wind turbine to reduce the carbon footprint of the agricultural operation by providing the energy needed to cool the proposed winery, operate drip irrigation, and charge the batteries of farm vehicles, among other agricultural uses. A discussion ensued over the proposed wind turbine’s location on preserved land and the proposed consumption by offsite agricultural uses of energy generated on preserved land. Advisor Gergela stressed that energy is not an agricultural commodity and that any energy generated on preserved land should be used onsite. The Committee requested that Planning staff review the information submitted. The matter will be addressed by the Committee at the next meeting.

OTHER BUSINESS

*Suffolk County Workforce Reduction pursuant to Introductory Resolution No. 1205-2009*

Pursuant to Suffolk County Farmland Committee Resolution FC-4-2009, a letter was sent to the Suffolk County Executive stating the Committee’s position against the proposed abolishment of the three positions held by Jessica L. Kalmbacher, Karen Timlin, and Robert J. Zaher, County employees instrumental in the execution of the Suffolk County Purchase of Development Rights Program. Member Isles informed the Committee that the proposed county-wide layoffs were averted through a lag payroll solution. Therefore, the aforementioned positions are no longer under threat of abolishment.

ADJOURNMENT

A motion to adjourn was made by John Turner and seconded by Russell K. Barnett. Motion carried: 14-0-0.

NEXT MEETING

Tuesday, July 28, 2009 at 6:00 p.m. at the Long Island Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, NY.
WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, a proposal to modify the property known as “Detmer Farm” has been received by the Suffolk County Farmland Committee; and

WHEREAS, “Detmer Farm” is located on land situated south of Ridgeway Avenue and northwest of New York State Route 25A (North Country Road) in the hamlet of Setauket-East Setauket, identified by Suffolk County Real Property Tax Map numbers 0200-132.00-02.00-001.001 and 0200-132.00-02.00-001.002; and

WHEREAS, the subject property experiences severe soil erosion subsequent to precipitation events; and

WHEREAS, the stormwater runoff from the subject property causes the soil erosion and flooding of adjacent properties and causes the flooding of adjacent Town of Brookhaven right-of-ways; and

WHEREAS, the existing onsite drainage improvements on the subject property do not adequately mitigate the stormwater runoff; and

WHEREAS, this proposed modification to the subject property is intended to prevent erosion and flooding of the subject property, erosion and flooding of adjacent properties, and flooding of adjacent Town of Brookhaven right-of-ways; and

WHEREAS, the applicant is seeking a permit authorizing the installation and maintenance of one French drain at the northeastern portion of the subject property and authorizing the re-grading of an area of the subject property which shall not exceed one half acre for the purpose of further addressing drainage issues; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on May 26, 2009; now, therefore, be it

1st RESOLVED, that the Suffolk County Farmland 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 be it further

2nd RESOLVED, that the Suffolk County Farmland Committee hereby approves said application install one French drain and to re-grade a portion of the site, which shall not exceed one half acre, for the purposes of mitigating stormwater runoff pursuant to the following conditions:

1. that the applicant shall submit to the Suffolk County Farmland Committee a topographic survey depicting the existing grade of the subject property prior to any site preparation and/or soil disturbances associated with the proposed improvements;

2. that the applicant shall submit to the Suffolk County Farmland Committee a Natural Resources Conservation Service approved site plan depicting the proposed French drain and proposed re-grading of the subject property prior to any site preparation and/or soil disturbances associated with said proposed improvements;

3. that the proposed improvements shall be installed/made and maintained in accordance with
Natural Resources Conservation Service and Suffolk County Farmland Committee recommendations;

4. that the soil disturbance shall not exceed one half acre of the subject property;

5. that no soil shall be removed from the subject property;

6. that the applicant shall submit to the Suffolk County Farmland Committee a topographic survey depicting the final grade of the subject property not more than one year subsequent to permit issuance; and

7. that the applicant comply with all town, county, state, and federal codes, rules, regulations, and guidelines.

Motion by: Nate Corwin     Seconded by: Charles Scheer

Committee Vote:  
Ayes  14  
Nays  0  
Abstentions  0


Members Absent:  5 (Olney M. Gardiner, Ann Marie Jones, Joseph Krukowski, Eugene Murphy, Jeffrey Rottkamp)

Dated: May 26, 2009
L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee
# Suffolk County Farmland Committee Minutes

## EXHIBIT B

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

**Approved at the 5/26/09 Farmland Committee Meeting**

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<th>Farm No.</th>
<th>Score</th>
<th>Name</th>
<th>Town</th>
<th>Place</th>
<th>DSBL</th>
<th>Additional Lots</th>
<th>In Ag Dist.</th>
<th>Soil Class</th>
<th>Total Acres</th>
<th>Ag. Use</th>
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<td>8.75</td>
<td>Tilden Realty, LLC</td>
<td>Huntington</td>
<td>Greenlawn</td>
<td>0400 10700 0300 006901</td>
<td>6.10, 8, 400-107-4-2</td>
<td>Yes, 3</td>
<td>RdB, PIC, MxB, HaR</td>
<td>14.1</td>
<td>Christmas Tree Farm</td>
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<td>14.25</td>
<td>Rottkamp, Jeffrey</td>
<td>Riverhead</td>
<td>Calverton</td>
<td>0600 06100 0200 008001</td>
<td>Yes, 7</td>
<td>HaB, PIC, RdB, HaA</td>
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<td>2009-11</td>
<td>11.5</td>
<td>Fiske</td>
<td>Shelter Island</td>
<td>Shelter Island Heights</td>
<td>0700 00800 0100 005002 p/o</td>
<td>No</td>
<td>BgB, MfB, MfA, BgA, MxB, He</td>
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<td>Vegetables</td>
<td></td>
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<td>11.25</td>
<td>ZIP Millstone One, LLC and ZIP Millstone Two, LLC (Farmer: Tom Falkowski)</td>
<td>Southampton</td>
<td>Bridgehampton</td>
<td>0900 03800 0100 007012</td>
<td>7.13, 7.14, 7.15, 7.16, 7.17</td>
<td>Yes, 4</td>
<td>BgA, HaB, PmcC, HaA, BgB</td>
<td>18.9</td>
<td>Field Crops</td>
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<td>Dogwood Associates and Held (Linda) (Farmer: Tom Falkowski)</td>
<td>Southampton</td>
<td>Sagaponack</td>
<td>0900 00100 0100 017009 p/o</td>
<td>18</td>
<td>No</td>
<td>BgB, He, RdA</td>
<td>19.0</td>
<td>Rye grain</td>
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**Disapproved at the 5/26/09 Farmland Committee Meeting**

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<th>Place</th>
<th>DSBL</th>
<th>Additional Lots</th>
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<th>Soil Class</th>
<th>Total Acres</th>
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<td>8.5</td>
<td>Frampton (Robert Eugene and Gary Robert)</td>
<td>Brookhaven</td>
<td>Centereach</td>
<td>0200 53400 0500 027000</td>
<td>36.1, 36.3, 37 p/o, 38</td>
<td>No</td>
<td>PIA, CuB</td>
<td>4.4</td>
<td>Fallow farmland</td>
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<td>2009-02</td>
<td>8.5</td>
<td>Robert J. Bleakney Living Trust and Kathleen F. Bleakney Living Trust</td>
<td>Brookhaven</td>
<td>East Patchogue</td>
<td>0200 92600 0100 007000</td>
<td>9.3 p/o</td>
<td>No</td>
<td>RdA, PIB</td>
<td>7.1</td>
<td>Horse Farm</td>
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WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the farm of Frampton, Robert et al on 5.0 ± acres of land west of Pleasant Avenue, east of Washington Avenue, south of Somerset Street, and north of Wolf Hollow Road in the hamlet of Centereach; and

WHEREAS, the landowner now offers the development rights to 4.4 ± acres of land to the County of Suffolk, while proposing to retain the development rights to 0.6 ± acres of the subject parcel in the form of one 0.4-acre exclusion encompassing the existing residential dwelling and one 0.2-acre exclusion encompassing the existing driveway to the residence; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 6 points out of 25 possible points; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on May 26, 2009; now, therefore, be it

1st RESOLVED, that the Suffolk County Farmland Committee hereby disapproves said application for recommendation to the Suffolk County Legislature for consideration as a development rights acquisition because the subject property is not in active agricultural production.

Motion by: Mark Zaweski  Seconded by: Lee Foster

Committee Vote:  
Ayes 14
Nays 0
Abstentions 0


Members Absent: 5  (Olney M. Gardiner, Ann Marie Jones, Joseph Krukowski, Eugene Murphy, Jeffrey Rottkamp)

Dated: May 26, 2009
L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee
EXHIBIT D

SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. DR-6-2009, DISAPPROVING RECOMMENDATION TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE ACQUIRED – “WILLOW SPRINGS FARM” (SCRPTM NO. 0200-926.00-01.00-007.000 AND 0200-926.00-01.00-009.003 p/o) – TOWN OF BROOKHAVEN – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the farm of “Willow Springs Farm” on 10.0 ± acres of land north of Barton Avenue, west of Robinson Avenue, and transected by Mogertown Road in the hamlet of East Patchogue; and

WHEREAS, the landowner now offers the development rights to 7.1 ± acres of active agricultural land to the County of Suffolk, while proposing to retain the development rights to 3.8 ± acres of the subject parcel in the form of one 3.8-acre exclusion along the southeastern segment of the subject property, encompassing an existing residential dwelling with associated structures and a riding arena with an associated parking area; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 8.5 points out of 25 possible points; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on May 26, 2009; now, therefore, be it

1st RESOLVED, that the Suffolk County Farmland Committee hereby disapproves said application for recommendation to the Suffolk County Legislature for consideration as a development rights acquisition because the application did not meet the standard threshold score and the area offered for acquisition has neither frontage on an improved right-of-way nor is clearly visible from any improved right-of-way.

Motion by: Albert Schmitt  Seconded by: John Turner

Committee Vote:  Ayes 14  
       Nays 0  
       Abstentions 0

Members Present:  14  

Members Absent:  5  
       (Olney M. Gardiner, Ann Marie Jones, Joseph Krukowski, Eugene Murphy, Jeffrey Rottkamp)

Dated: May 26, 2009
       L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
       Suffolk County Farmland Committee
SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. DR-7-2009, RECOMMENDING TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE ACQUIRED – “TILDEN LANE FARM” (SCTM NO. 0400-107.00-03.00-006.001, 0400-107.00-03.00-006.010, 0400-107.00-03.00-008.000, AND 0400-107.00-04.00-002.000) – TOWN OF HUNTINGTON – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the farm of “Tilden Lane Farm” on 14.1 ± acres of land east of Tilden Lane, west of Wyckoff Street and north of Smith Street in the hamlet of Greenlawn; and

WHEREAS, the landowner now offers the development rights to 14.1 ± acres of active agricultural land to the County of Suffolk; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 8.75 points out of 25 possible points; and

WHEREAS, the “Tilden Lane Farm” has significant community, cultural, and historical significance; and

WHEREAS, in Town Board Resolution Number 2009-213 the Town of Huntington recommended a partnership between the County of Suffolk and the Town of Huntington to preserve said farm; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on May 26, 2009; now, therefore, be it

1st RESOLVED, that the Suffolk County Farmland Committee hereby recommends the four (4) subject parcels, consisting of 14.1 ± acres and having no identified exclusions, for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program.

Motion by: Russell K. Barnett  Seconded by: Howard Johnson

Committee Vote:

Ayes 14
Nays 0
Abstentions 0


Members Absent: 5  (Olney M. Gardiner, Ann Marie Jones, Joseph Krukowski, Eugene Murphy, Jeffrey Rottkamp)

Dated: May 26, 2009
L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee
EXHIBIT F

SUFFOLK COUNTY FARM Lands COMMITTEE RESOLUTION NO. DR-8-2009, RECOMMENDING TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE ACQUIRED – JEFFREY ROTTKAMP PROPERTY (SCTM NO. 0600-061.00-02.00-008.001) – TOWN OF RIVERHEAD – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the farm owned by Jeffrey Rottkamp consisting of 11.3 ± acres of land south of Sound Avenue, east of Twomey Avenue, and west of Oakleigh Avenue in the hamlet of Calverton; and

WHEREAS, the landowner now offers the development rights to 11.3 ± acres of active agricultural land to the County of Suffolk; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received 14.25 points out of 25 possible points; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on May 26, 2009; now, therefore, be it

1st RESOLVED, that the Suffolk County Farmland Committee hereby recommends the subject parcel, consisting of 11.3 ± acres and having no identified exclusions, for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program.

Motion by: Mark Zaweski Seconded by: Nate Corwin

Committee Vote: Ayes 14 Nays 0 Abstentions 0


Members Absent: 5 (Olney M. Gardiner, Ann Marie Jones, Joseph Krukowski, Eugene Murphy, Jeffrey Rottkamp)

Dated: May 26, 2009
L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee
EXHIBIT G

SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. DR-9-2009, RECOMMENDING TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE ACQUIRED – “SHELTER ISLAND FARM” (SCTM NO. 0700-008.00-01.00-005.002 P/O) – TOWN OF SHELTER ISLAND – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the farm owned by Andrew Fiske consisting of 241.7 ± acres of land west of Manhasset Road, east of Gardiner Creek, south of Cobbetts Lane, and north of Manwaring Road (SR 114) in the hamlet of Shelter Island Heights; and

WHEREAS, the landowner now offers the development rights to 83.5 ± acres of agricultural land to the County of Suffolk, while proposing to retain the development rights to 158.2 ± acres; and

WHEREAS, the 83.5 ± acres of development rights offered for acquisition are comprised of one 28.6-acre area at the northeastern corner of the subject parcel, one 43.7-acre area at the eastern boundary of the subject parcel, and one 11.2-acre area near the southeastern corner of the subject parcel; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 11.5 points out of 25 possible points; and

WHEREAS, the “Shelter Island Farm” has significant community, cultural, and historical significance; and

WHEREAS, the County of Suffolk and the Town of Shelter Island intend to partner in the preservation of said farm; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on May 26, 2009; now, therefore, be it

1st RESOLVED, that the Suffolk County Farmland Committee hereby recommends the three aforementioned areas of the subject parcel, totaling 83.5 ± acres, for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program.

Motion by: Ronald Bush Seconded by: Alfred J. Kilb, Jr.

Committee Vote:

- Ayes 14
- Nays 0
- Abstentions 0

Members Present: 14


Members Absent: 5

- Olney M. Gardiner, Ann Marie Jones, Joseph Krukowski, Eugene Murphy, Jeffrey Rottkamp

Dated: May 26, 2009

L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee

EXHIBIT H
WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the farm owned by ZIP Millstone One, LLC and ZIP Millstone Two, LLC on 18.9 ± acres of land east of Millstone Road and southeast of Lopers Path in the hamlet of Bridgehampton; and

WHEREAS, the landowner now offers the development rights to 18.9 ± acres of active agricultural land to the County of Suffolk; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 11.25 points out of 25 possible points; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on May 26, 2009; now, therefore, be it

1st RESOLVED, that the Suffolk County Farmland Committee hereby recommends six parcels, totaling 18.9 ± acres and having no identified exclusions, for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program subject to the following condition:

1. that the landowner shall abandon the six-lot subdivision and create one lot, upon the sale of the development rights to the County of Suffolk.

Motion by: Dale D. Moyer  Seconded by: Alfred J. Kilb, Jr.

Committee Vote:

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Members Absent: 5  (Olney M. Gardiner, Ann Marie Jones, Joseph Krukowski, Eugene Murphy, Jeffrey Rottkamp)

Dated: May 26, 2009
L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee
WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the farm owned by Dogwood Associates and Linda Held on 29.0 ± acres of land north of Montauk Highway (SR 27), southwest of Poxabogue Pond Road, east of Poxabogue Lane in the Village of Sagaponack; and

WHEREAS, the landowner now offers the development rights to 19.0 ± acres of active agricultural land to the County of Suffolk, while proposing to retain the development rights to 10.0 ± acres of the subject parcel in the form one 10.0-acre exclusion along the northern segment of the subject property, encompassing the existing woodlands; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 7.75 points out of 25 possible points; and

WHEREAS, in a correspondence dated May 18, 2009, the Town of Southampton Department of Community Preservation identified the subject property as agricultural land, containing sensitive wetlands, that creates an open vista along Montauk Highway (SR 27); acknowledged the subject property’s importance to the Poxabogue Pond watershed and Long Pond Greenbelt; and encouraged the County of Suffolk to consider the subject property for preservation; and

WHEREAS, in a correspondence dated May 20, 2009, the Village of Sagaponack Village Trustees identified the subject property as a candidate for preservation through the Town of Southampton’s Community Preservation Fund and encouraged the County of Suffolk to consider the farmland for a development rights acquisition and to consider the woodland for a full-fee acquisition, given the subject property’s proximity to other farmland and parkland; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on May 26, 2009; now, therefore, be it

1st RESOLVED, that the Suffolk County Farmland Committee hereby recommends 5.9 ± acres of Suffolk County Real Property Tax Map (SCRPTM) lot 0908-001.00-01.00-017.000 and 13.1 ± acres, excluding the woodlands, of SCRPTM lot 0908-001.00-01.00-018.000 for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program subject to the condition:

1. that the landowner shall abandon the existing two-lot subdivision and create one lot, excluding the woodlands, upon the sale of the development rights to the County of Suffolk.

Motion by: Lee Foster   Seconded by: Alfred J. Kilb, Jr.

Committee Vote: Ayes 13  
Nays 1  (Thomas A. Isles)  
Abstentions 0

Members Absent: 5 (Olney M. Gardiner, Ann Marie Jones, Joseph Krukowski, Eugene Murphy, Jeffrey Rottkamp)

Dated: May 26, 2009
L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee