SUFFOLK COUNTY LEGISLATURE

COUNTY OF SUFFOLK

Jay H. Schneiderman, Legislator
Second Legislative District

CHAIRMAN:
Environment, Planning & Agriculture

COMMITTEES/COMMISSIONS:
Veterans & Seniors
Council on Environmental Quality
Environmental Trust Review Board
Aquaculture Lease Program Advisory Committee
Airport Conservation & Assessment Panel

MEETING NOTICE

TO: **Members of the Environment, Planning & Agriculture Committee**
The Hon. Lou D'Amaro (Vice Chairman)
The Hon. Brian Beedenbender
The Hon. Jon Cooper
The Hon. Dan Losquadro (Not Present)
All Interested Parties

FROM: **Legislator Jay Schneiderman, Chairman**

DATE: July 16, 2009

RE: Committee Meeting – Monday, July 27, 2009 at 1:00 pm

Please be advised that the Environment, Planning & Agriculture Committee will meet Monday, July 27, 2009 at 1:00 pm in the Rose Caracappa Auditorium of the William H. Rogers Legislative Building, Veterans Memorial Highway, Hauppauge, New York

PLEDGE OF ALLEGIANCE

PRESENTATIONS

Dave Calone, Chair of the Suffolk County Planning Commission -
Annual Report

Water & Land Invasive Advisory Board –
Charles Scheer, representative from Long Island Farm Bureau
Marilyn Jordan, Senior Conservation Scientist, Nature Conservancy on LI

PUBLIC PORTION

75 Washington Street, PO Box 1827, Sag Harbor, NY 11963
631-852-8400 fax 631-852-8404
Email: jay.schneiderman@suffolkcountyny.gov

SUFFOLK COUNTY LEGISLATURE

CEQ RESOLUTIONS:

A 4.0.0.1 DL
18-09 CEQ/Historic Trust Recommendation Concerning the County's Acquisition of Historic Structures and other buildings.

A 4.0.0.1 DL
19-09 Ratification of Recommendations for Legislative Resolutions Laid on the Table for April 28th, 2009, May 12th, 2009 and June 9th, 2009. (Type II Actions).

A 4.0.0.1 DL
20-09 Proposed Sludge Thickening Enhancement at Sewer District # 7- Medford, Wastewater Treatment Facility. (Type II Action).

A 4.0.0.1 DL
21-09 Proposed Improvements at Sewer District # 5 – Strathmore Huntington. (Type II Action.

A 4.0.0.1 DL
22-09 Proposed Acquisition for Open Space Preservation Purposes Known as the Overton Preserve – Belonzi Property. (Unlisted Action, Negative Declaration)

A 4.0.0.1 DL
23-09 Proposed Acquisition for Open Space Preservation Purposes Known as the Overton Preserve – Stanton Avenue LLC Property. (Unlisted Action, Negative Declaration)

A 4.0.0.1 DL
24-09 Proposed Restoration of the Elwood Schoolhouse/Little Red Schoolhouse. (Type II Action)

A 4.0.0.1 DL
25-09 Ratification of Recommendations for Legislative Resolutions Laid on the Table for June 23rd, 2009. (Type II Actions).

A 4.0.0.1 DL
26-09 Proposed Sewer District #1 – Port Jefferson, Interceptor Replacement CP 8122, Village of Port Jefferson. (Type II Actions).

A 4.0.0.1 DL
27-09 Proposed Introductory Resolution No. 1609-09 – Acquisition of partial interest in an existing facility, the John P. Cohalan Court Complex. (Unlisted Action, Negative Declaration).

TABLED RESOLUTIONS:

T 4.0.0.1 DL
IR 1138 Authorizing planning steps for the acquisition of land under the Suffolk County Drinking Water Protection Program, as amended by Local Law No. 24-2007 (Lang property – Town of Shelter Island) (SCTM NO. 0700-018.00-030.00-004.000). (Romaine)

T 4.0.0.1 DL
IR 1418 Adopting Local Law No. -2009, A Local Law to reduce the use of disposable bags by retail stores. (Viloria-Fisher)

A 4.0.0.1 DL
IR 1508 Adopting Local Law No. -2009, A Local Law Amending Chapter 278A of the Suffolk County Code addressing invasive non-native plant species. (Schneiderman)

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Email: jay.schneiderman@suffolkcountyny.gov

SUFFOLK COUNTY LEGISLATURE

JC
A DL
3.0.0.2

IR 1546 Adopting Local Law No. -2009, A Local Law establishing the Suffolk County Shellfish Aquaculture Lease Program in Peconic Bay and Gardiners Bay. (Co. Exec.)

INTRODUCTORY PRIME:

T **IR 1573** Authorizing the planning steps for the acquisition of land under the Suffolk county Drinking Water Protection Program, as amended by Local Law No. 24-2007 (Dreeben property – Town of Southampton). (Schneiderman)
3.0.0.2 JC DL

IR 1587 Approving planning steps for the acquisition of Farmland Development Rights – May 2009. (Co. Exec.)
A 4.0.0.1 DL

IR 1588 Authorizing, empowering and directing the Suffolk County Planning Department to file a grant application pursuant to the New York State County Agricultural and Farmland Protection Planning Grant Program for matching State funds to develop an update to the Suffolk County Agricultural and Farmland Protection Plan. (Co. Exec.)
A 4.0.0.1 DL

IR 1592 Authorizing the acquisition of Farmland Development Rights under the New Suffolk County Drinking Water Protection Program (effective December 1, 2007) for the VW Enterprises LLC property – Mitchells Lane Farm – Town of Southampton – (SCTM No. 0900-050.00-01.00-005.000). (Co. Exec.)
T 3.10.1 DL JS

IR 1593 Authorizing the acquisition of Farmland Development Rights under the New Suffolk County Drinking Water Protection Program (effective December 1, 2007) for the Andrews property Town of Riverhead – (SCTM No. 0600-058.00-02.00-012.002 p/o). (Co. Exec.)
A 4.0.0.1 DL

IR 1594 Authorizing the acquisition of Farmland Development Rights under the New Suffolk County Drinking Water Protection Program (effective December 1, 2007) for the H. Wojewocki, D. Wojewocki and P. Wojewocki property – Wojewocki Family Farm – Town of Riverhead – (SCTM No. 0600-020.00-03.00-008.000 p/o). (Co. Exec.)
A 3.0.0.2 DL JC

IR 1601 Authorizing the acquisition of land under the New Suffolk County Drinking Water Protection Program (effective December 1, 2007) – open space component – for the Stanton Avenue LLC property – Overton Preserve – Town of Brookhaven (SCTM Nos. 0200-477.00-02.00-014.001, 0200-477.00-02.00-015.000 thru 023.000, 0200-477.00-02.00-024.001, 0200-477.00-02.00-030.000 thru 037.000, 0200-477.00-02.00-044.000 thru 047.000, 0200-494.00-03.00-014.000 thru 026.000, 0200-495.00-01.00-001.000 thru 024.000, 0200-495.00-01.00-026.000 thru 027.000, 0200-495.00-01.00-029.000 thru 037.000, 0200-495.00-02.00-001.000 thru 026.000, 0200-495.00-03.00-001.000 thru 028.000, 0200-495.00-04.00-001.000 thru 038.000, 0200-495.00-05.00-003.000, 0200-524.00-01.00-001.000 thru 046.000, 0200-524.00-01.00-051.000 and 052.000).
A 4.0.0.1 A

IR 1602 Authorizing the acquisition of land under the New Suffolk County Drinking Water Protection Program (effective December 1, 2007) – open space component – for the Belonzi property – Overton Preserve – Town of Brookhaven (SCTM No. 0200-524.00-01.00-047.002). (Co. Exec.)
4.0.0.1 DL

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Email: jay.schneiderman@suffolkcountyny.gov

SUFFOLK COUNTY LEGISLATURE

T
4.D.01 DL

IR 1603 Authorizing the commencement of Eminent Domain Proceedings for the Bavarian Inn property, Town of Smithtown (SCTM No. 0800-171.00-05.00-015.000). (Kennedy)

TABLED SUBJECT TO CALL NONE

PROCEDURAL MOTIONS: None

CC: Honorable Steve Levy, County Executive
Honorable William J. Lindsay, Presiding Officer
Timothy Laube, Clerk of the Legislature
George M. Nolan, Counsel to the Legislature
Gail Vizzini, Director, Office of Budget Review

75 Washington Street, PO Box 1827, Sag Harbor, NY 11963
631-852-8400 fax 631-852-8404
Email: jay.schneiderman@suffolkcountyny.gov

DATE: 27 **, 2009** **TIME:** 1 pm

ENVIORNMENT, PLANNING & AGRICULTURE

LD	Legislator	Present	Absent	Time
2	**Jay SCHNEIDERMAN, Chair**	✓		
17	**Louis D'AMARO, Vice Chair**	✓		
4	**Brian BEEDENBENDER**	✓		
18	**Jon COOPER**	✓		
6	**Daniel P. LOSQUADRO**		✓	

L. O'Marullo

Chief Deputy / Deputy Clerk of the Legislature

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1138 DATE: 7/27, 2009

Motion Schneiderman Sponsors: Romaine

Second D'Amaro

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair 1	✓			
17	Louis D'AMARO, Vice Chair 2	✓			
4	Brian BEEDENBENDER	✓			
18	Jon COOPER	✓			
6	Daniel P. LOSQUADRO	~~✓~~			
	Totals	4			

MOTION
____Approve
X Table
____Table Subject To Call
____Withdraw
____Discharge Without Recommendation
APPROVED____ FAILED____
Roll Call____ Voice Vote____

B. LoMaulo

Chief Deputy / Deputy Clerk of the Legislature

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1418 DATE: 7/27, 2009

Motion D'Amaro Sponsors: Vidaia-Fisher

Second Beedenbender

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair	✓			
17	Louis D'AMARO, Vice Chair	✓			
4	Brian BEEDENBENDER	✓			
18	Jon COOPER	✓			
6	Daniel P. LOSQUADRO				
	Totals	4			

MOTION
____Approve
X Table
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____Withdraw
____Discharge Without Recommendation
APPROVED____ FAILED____
Roll Call____ Voice Vote____

L. DiMarco

Chief Deputy / Deputy Clerk of the Legislature

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1508

DATE: 7/27, 2009

Motion Schneiderman

Sponsors: Schneiderman

Second Cooper

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair 1	✓			
17	Louis D'AMARO, Vice Chair	✓			
4	Brian BEEDENBENDER	✓			
18	Jon COOPER 2	✓			
6	Daniel P. LOSQUADRO				
	Totals	4			

MOTION

X Approve

____ Table

____ Table Subject To Call

____ Withdraw

____ Discharge Without Recommendation

APPROVED____ FAILED____

Roll Call____ Voice Vote____

L. Maulio

Chief Deputy / Deputy Clerk of the Legislature

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1546 DATE: 7/23, 2009

Motion Schneiderman Sponsors: Co. Exec.

Second Beedenbender

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair 1	/			
17	Louis D'AMARO, Vice Chair	/			
4	Brian BEEDENBENDER 2	/			
18	Jon COOPER				
6	Daniel P. LOSQUADRO		-		
			-		
	Totals	3			

MOTION
X Approve
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____Discharge Without Recommendation
APPROVED____ FAILED____
Roll Call____ Voice Vote____

Chief Deputy / Deputy Clerk of the Legislature

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1573 DATE: 7/23, 2009

Motion Schneiderman Sponsors: Schneiderman

Second D'Amaro

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair	✓			
17	Louis D'AMARO, Vice Chair	✓			
4	Brian BEEDENBENDER	✓			
18	Jon COOPER				
6	Daniel P. LOSQUADRO				
	Totals	3			

MOTION
___ Approve
X Table
___ Table Subject To Call
___ Withdraw
___ Discharge Without Recommendation
APPROVED___ FAILED___
Roll Call___ Voice Vote___

L. Mallia

Chief Deputy / Deputy Clerk of the Legislature

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1588 DATE: 7/27, 2009

Motion D'Amaro Sponsors: Co-Exec.

Second Cooper

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair	✓			
17	Louis D'AMARO, Vice Chair	✓			
4	Brian BEEDENBENDER	✓			
18	Jon COOPER	✓			
6	Daniel P. LOSQUADRO				
	Totals	4			

MOTION	
X	Approve
____	Table
____	Table Subject To Call
____	Withdraw
____	Discharge Without Recommendation
APPROVED____	FAILED____
Roll Call____	Voice Vote____

Chief Deputy / Deputy Clerk of the Legislature

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1592

DATE: 7/27, 2009

Motion Beedenbender

Sponsors: Co. Exec.

Second Cooper

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair		✓		
17	Louis D'AMARO, Vice Chair	✓			
4	Brian BEEDENBENDER 1	✓			
18	Jon COOPER 2	✓			
6	Daniel P. LOSQUADRO				
	Totals	3	1		

MOTION
____Approve
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____Withdraw
____Discharge Without Recommendation
APPROVED____ FAILED____
Roll Call____ Voice Vote____

L. O'Mullan

Chief Deputy / Deputy Clerk of the Legislature

VW ENTERPRISES LLC / "MITCHELLS LANE FARM"
SCRPTM # 0900 05000 0100 005000
Suffolk County Purchase of Development Rights Program - Parcel Considered for Acquisition
23.8 +/- acres - Bridgehampton, Town of Southampton - Score: 11/22
Crop: Row Crops
IR # 1592-2009

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0 435 870 1,740 Feet

PLANNING

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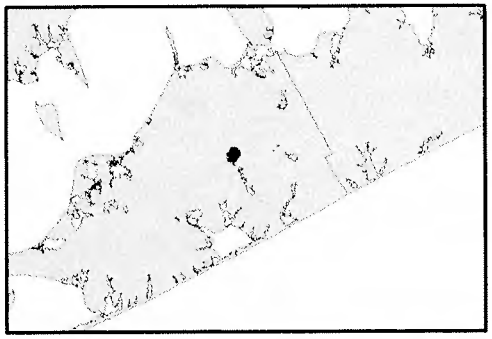

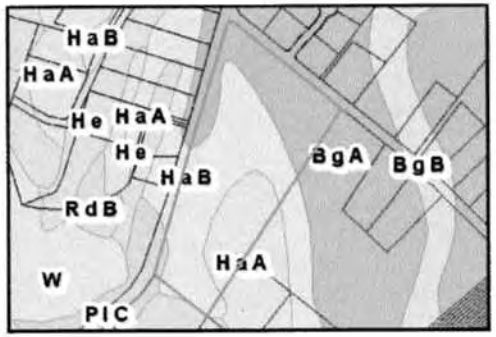

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*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Prepared July 2009
A. Amakawa

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

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

				Score	Subtotal
FARMLAND PRESERVATION FACTORS					
CONTIGUITY: PROXIMITY TO PRESERVED FARM PROPERTIES					
1. PDR properties on three sides. (5 pts)					
2. PDR properties on two sides. (4 pts)					
3. PDR properties on one side.(3 pts)				3	
4. Large amount of protected farmland nearby.(2 pts)					
5. Some protected farmland nearby. (1 pt)					
6. No protected farmland nearby. (0 pt)					3
VISTAS					
1. Long road frontage and part of a large block of farmland (100+ acres). (5 pts)				5	
2. Small road frontage and part of a large block of farmland. (4 pts)					
3. Long road frontage and part of a small block of farmland. (3 pts)					
4. Small road frontage and part of a small block of farmland. (2 pts)					
5. Less than 100' of road frontage and part of a large block of farmland. (1 pt)					
6. Less than 100' of road frontage and part of a small block of farmland. (0 pt)					5
SOILS	**Slope**	**Capability**			
1. Capability Unit I-1: Bridgehampton, Haven, Montauk. (5 pts)	0-3%	BgA, HaA, MkA		2.5	
2. Nearly flat Class II: Riverhead, Scio, Plymouth, Haven, Montauk. (4 pts)	0-3%	RdA,SdA,PsA,He,MfA			
3. Best soils but with some slope: Bridgehampton, Haven, Montauk.(3 pts)	2-8%	BgB,BhB,HaB,MkB		1.5	
4. Other Class II soils with some slope: Montauk, Riverhead, Scio, Sudbury. (2 pts)	2-8%	MB, RdB, ScB, Su			
5. Non-prime soil that is farmed: Plymouth. (1 pt)		PmB3			
6. Poor soil. (0 pt)		Gp			4
APPROXIMATE DEVELOPMENT RIGHTS VALUE PER ACRE					
1. $50,000 or less. (5 pts)					
2. $50,001-$65,000. (4 pts)					
3. $65,001-$80,000.(3 pts)					
4. $80,001-$95,000. (2 pts)					
5. $95,001-$105,000. (1 pt)					
6. $105,001-$250,000. (0 pt)					
7. $250,001-$500,000. (-1 pt)				-1	
8. $500,001 or more. (-2 pts)					-1
ADJUSTMENTS					
1. Other positive factors (i.e., within an Agricultural District, historical significance, community benefit, etc.). (1 or 2 pts)					
2. Other negative factors. (-1 or -2 pts)					0
TOTAL SCORE (maximum = 22 points)					11

2008-04-22
J. Kalmbacher

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1603

DATE: 7/27, 2009

Motion Cooper

Sponsors: Kennedy

Second Beedenbender

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair				
17	Louis D'AMARO, Vice Chair				
4	Brian BEEDENBENDER 2				
18	Jon COOPER 1				
6	Daniel P. LOSQUADRO				
	Totals				

MOTION
Approve
X Table
____ Table Subject To Call
____ Withdraw
____ Discharge Without Recommendation
APPROVED____ FAILED____
Roll Call____ Voice Vote____

L. Maulella

Chief Deputy / Deputy Clerk of the Legislature

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1587 DATE: 7/27, 2009

Motion Schneiderman Sponsors: Co-Chair

Second Cooper Co-Sponsor Schneiderman

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair	✓			
17	Louis D'AMARO, Vice Chair	✓			
4	Brian BEEDENBENDER	✓			
18	Jon COOPER	✓			
6	Daniel P. LOSQUADRO				
	Totals	4			

MOTION
X Approve
____Table
____Table Subject To Call
____Withdraw
____Discharge Without Recommendation
APPROVED____ FAILED____
Roll Call____ Voice Vote____

L. Maulella

Chief Deputy / Deputy Clerk of the Legislature

TILDEN REALTY LLC / "TILDEN LANE FARM"
SCRPTM # 0400 10700 0300 006001, 006010, 008000 and 0400 10700 0400 002000
Suffolk County Purchase of Development Rights Program - Parcels Considered for Acquisition
14.1 +/- acres - Greenlawn, Town of Huntington - Score: 8.75/25
Crop: Christmas Trees
IR # 1587-2009 (#1, 2, 3, 4)

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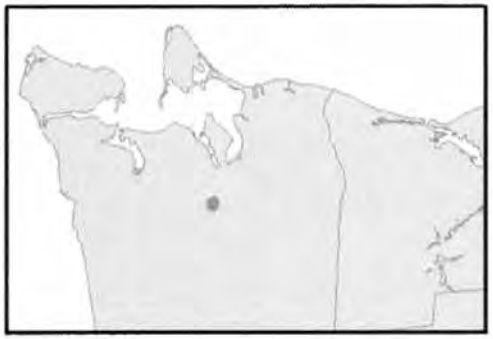

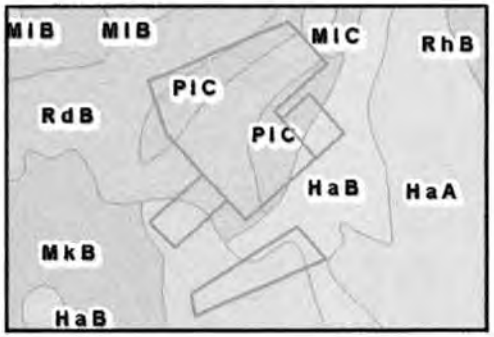

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Real Property Tax map parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work* produced for the purpose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

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

Prepared July 2009
A. Amakawa

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

This rating system was developed for the evaluation of farmland for the potential purchase of its development rights (PDR) and inclusion in the County's Purchase of Development Rights Program under Chapter 8 of the Suffolk County Code. The system considers four major factors: contiguity, vistas, soils, and value. The first two factors seek to preserve large blocks of farmland, thus protecting the land from nonagricultural intrusions and preserving the scenic vistas. Soils which are better for farming, such as Bridgehampton and Haven associations, are assigned higher point values. Slope also plays a part in the soil type and its desirability for use as farmland. The estimated price of the farmland is also considered in the evaluation. Bonuses are given for farms within Agricultural Districts or within high population density areas. Negative points may be given for negative impacts such as excavations.

FARMLAND PRESERVATION FACTORS

		Slope	Capability	Score	Subtotal
A. CONTIGUITY: PROXIMITY TO PRESERVED FARM PROPERTIES					
1.	PDR properties on three sides. (5 pts.)				
2.	PDR properties on two sides. (4 pts.)				
3.	PDR properties on one side. (3 pts.)				
4.	Large amount of protected farmland nearby. (2 pts.)				
5.	Some protected farmland nearby. (1 pt.)				
6.	No protected farmland nearby. (0 pt.)			0	0
B. VISTAS					
1.	Long road frontage and part of a large block of farmland (100+ acres). (5 pts.)				
2.	Small road frontage and part of a large block of farmland. (4 pts.)				
3.	Long road frontage and part of a small block of farmland. (3 pts.)			3	
4.	Small road frontage and part of a small block of farmland. (2 pts.)				
5.	Less than 100' of road frontage and part of a large block of farmland. (1 pt.)				
6.	Less than 100' of road frontage and part of a small block of farmland. (0 pt.)				3
C. SOILS		**Slope**	**Capability**		
1.	Capability Unit I-1: Bridgehampton, Haven, Montauk. (5 pts.)	0-3%	BgA, HaA, MkA		
2.	Nearly flat Class II: Riverhead, Scio, Plymouth, Haven, Montauk. (4 pts.)	0-3%	RdA,SdA,PsA,He,MfA		
3.	Best soils but with some slope: Bridgehampton, Haven, Montauk. (3 pts.)	2-8%	BgB,BhB,HaB,MkB	0.75	
4.	Other Class II soils with some slope: Montauk, Riverhead, Scio, Sudbury. (2 pts.)	2-8%	MB, RdB, ScB, Su	0.75	
5.	Non-prime soil that is farmed: Plymouth. (1 pt.)		PmB3	0.25	
6.	Poor soil. (0 pt)		Gp		1.75
D. APPROXIMATE DEVELOPMENT RIGHTS VALUE PER ACRE (Subject to appraisal and SC ETRB approval)					
1.	$50,000. or less. (5 pts.)				
2.	$50,001.-$65,000. (4 pts.)				
3.	$65,001.-$80,000.(3 pts.)				
4.	$80,001.-$95,000. (2 pts.)				
5.	$95,001.-$105,000. (1 pt.)				
6.	$105,001.-$250,000. (0 pt.)				
7.	$250,001.-$500,000. (-1 pt.)			-1	
8.	$500,001. or more. (-2 pts.)				-1
E. ADJUSTMENTS					
1.	Located within a Census Designated Place with a population density of ≥ 1,000 persons per square mile. (3 pts.)			3	
2.	Other positive factors. (Within Agricultural District #3; Partnership with the Town) (1 or 2 pts.)			2	
3.	Other negative factors. (-1 or -2 pts.)				5
TOTAL SCORE (maximum = 25 points)					8.75

2009-05-26
J. Kalmbacher
Version 09.05.2008

ROTTKAMP / "ROTTKAMP FARM"
SCRPTM # 0600 06100 0200 008001
Suffolk County Purchase of Development Rights Program - Parcel Considered for Acquisition
11.3 +/- acres - Calverton, Town of Riverhead - Score: 14.25/25
Crop: Corn
IR # 1587-2009 (#5)

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0 270 540 1,080 Feet

PLANNING

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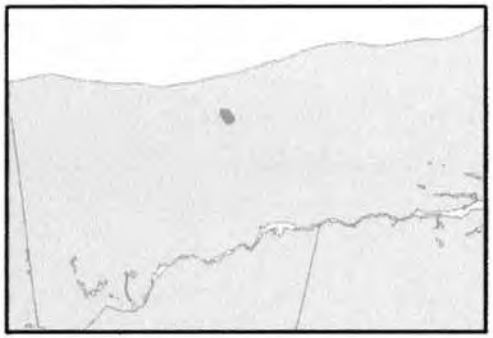

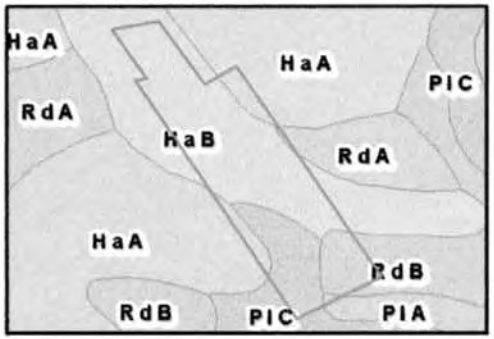

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*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Prepared July 2009
A. Arnakawa

Introductory Resolution No. 1587-2009 S.C.T.M. No. 0600-061.00-02.00-008.001

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

This rating system was developed for the evaluation of farmland for the potential purchase of its development rights (PDR) and inclusion in the County's Purchase of Development Rights Program under Chapter 8 of the Suffolk County Code. The system considers four major factors: contiguity, vistas, soils, and value. The first two factors seek to preserve large blocks of farmland, thus protecting the land from nonagricultural intrusions and preserving the scenic vistas. Soils which are better for farming, such as Bridgehampton and Haven associations, are assigned higher point values. Slope also plays a part in the soil type and its desirability for use as farmland. The estimated price of the farmland is also considered in the evaluation. Bonuses are given for farms within Agricultural Districts or within high population density areas. Negative points may be given for negative impacts such as excavations.

FARMLAND PRESERVATION FACTORS			Score	Subtotal
A. CONTIGUITY: PROXIMITY TO PRESERVED FARM PROPERTIES				
1. PDR properties on three sides. (5 pts.)				
2. PDR properties on two sides. (4 pts.)				
3. PDR properties on one side. (3 pts.)				
4. Large amount of protected farmland nearby. (2 pts.)				
5. Some protected farmland nearby. (1 pt.)			1	
6. No protected farmland nearby. (0 pt.)				1
B. VISTAS				
1. Long road frontage and part of a large block of farmland (100+ acres). (5 pts.)			5	
2. Small road frontage and part of a large block of farmland. (4 pts.)				
3. Long road frontage and part of a small block of farmland. (3 pts.)				
4. Small road frontage and part of a small block of farmland. (2 pts.)				
5. Less than 100' of road frontage and part of a large block of farmland. (1 pt.)				
6. Less than 100' of road frontage and part of a small block of farmland. (0 pt.)				5
C. SOILS	**Slope**	**Capability**		
1. Capability Unit I-1: Bridgehampton, Haven, Montauk. (5 pts.)	0-3%	BgA, HaA, MkA		
2. Nearly flat Class II: Riverhead, Scio, Plymouth, Haven, Montauk. (4 pts.)	0-3%	RdA,SdA,PsA,He,MfA		
3. Best soils but with some slope: Bridgehampton, Haven, Montauk. (3 pts.)	2-8%	BgB,BhB,HaB,MkB	1.5	
4. Other Class II soils with some slope: Montauk, Riverhead, Scio, Sudbury. (2 pts.)	2-8%	MB, RdB, ScB, Su	0.5	
5. Non-prime soil that is farmed: Plymouth. (1 pt.)		PmB3	0.25	
6. Poor soil. (0 pt)		Gp		2.25
D. APPROXIMATE DEVELOPMENT RIGHTS VALUE PER ACRE (Subject to appraisal and SC ETRB approval)				
1. $50,000. or less. (5 pts.)				
2. $50,001.-$65,000. (4 pts.)			4	
3. $65,001.-$80,000.(3 pts.)				
4. $80,001.-$95,000. (2 pts.)				
5. $95,001.-$105,000. (1 pt.)				
6. $105,001.-$250,000. (0 pt.)				
7. $250,001.-$500,000. (-1 pt.)				
8. $500,001. or more. (-2 pts.)				4
E. ADJUSTMENTS				
1. Located within a Census Designated Place with a population density of ≥ 1,000 persons per square mile. (3 pts.)				
2. Other positive factors (i.e., within an Agricultural District, historical significance, community benefit, etc.). (1 or 2 pts.)			2	
3. Other negative factors. (-1 or -2 pts.)				2
TOTAL SCORE (maximum = 25 points)				14.25

2009-05-26
J. Kalmbacher
Version 09.05.2008

FISKE / "SHELTER ISLAND FARM"
SCRPTM # 0700 00800 0100 005002 p/o
Suffolk County Purchase of Development Rights Program - Parcel Considered for Acquisition
83.5 +/- acres proposed (241.7 +/- acres total) - Shelter Island Heights, Town of Shelter Island - Score: 11.5/25
Crop: Vegetables
IR # 1587-2009 (#6)

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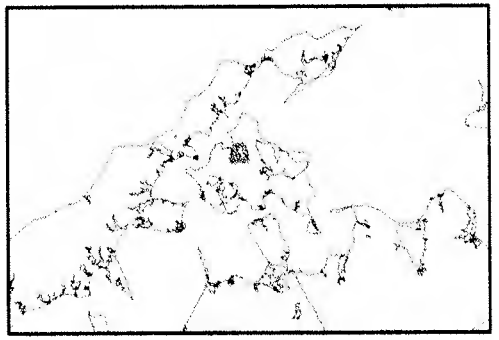
0 850 1,700 3,400 Feet



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

Prepared May 2009
A. Amekawa

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

This rating system was developed for the evaluation of farmland for the potential purchase of its development rights (PDR) and inclusion in the County's Purchase of Development Rights Program under Chapter 8 of the Suffolk County Code. The system considers four major factors: contiguity, vistas, soils, and value. The first two factors seek to preserve large blocks of farmland, thus protecting the land from nonagricultural intrusions and preserving the scenic vistas. Soils which are better for farming, such as Bridgehampton and Haven associations, are assigned higher point values. Slope also plays a part in the soil type and its desirability for use as farmland. The estimated price of the farmland is also considered in the evaluation. Bonuses are given for farms within Agricultural Districts or within high population density areas. Negative points may be given for negative impacts such as excavations.

				Score	Subtotal
FARMLAND PRESERVATION FACTORS					
A. CONTIGUITY: PROXIMITY TO PRESERVED FARM PROPERTIES					
1. PDR properties on three sides. (5 pts.)					
2. PDR properties on two sides. (4 pts.)					
3. PDR properties on one side. (3 pts.)					
4. Large amount of protected farmland nearby. (2 pts.)					
5. Some protected farmland nearby. (1 pt.)				1	
6. No protected farmland nearby. (0 pt.)					1
B. VISTAS					
1. Long road frontage and part of a large block of farmland (100+ acres). (5 pts.)				5	
2. Small road frontage and part of a large block of farmland. (4 pts.)					
3. Long road frontage and part of a small block of farmland. (3 pts.)					
4. Small road frontage and part of a small block of farmland. (2 pts.)					
5. Less than 100' of road frontage and part of a large block of farmland. (1 pt.)					
6. Less than 100' of road frontage and part of a small block of farmland. (0 pt.)					5
C. SOILS	**Slope**	**Capability**			
1. Capability Unit I-1: Bridgehampton, Haven, Montauk. (5 pts.)	0-3%	BgA, HaA, MkA		0.75	
2. Nearly flat Class II: Riverhead, Scio, Plymouth, Haven, Montauk. (4 pts.)	0-3%	RdA,SdA,PsA,He,MfA		1.25	
3. Best soils but with some slope: Bridgehampton, Haven, Montauk. (3 pts.)	2-8%	BgB,BhB,HaB,MkB		1.25	
4. Other Class II soils with some slope: Montauk, Riverhead, Scio, Sudbury. (2 pts.)	2-8%	MB, RdB, ScB, Su		0.25	
5. Non-prime soil that is farmed: Plymouth. (1 pt.)		PmB3			
6. Poor soil. (0 pt)		Gp			3.5
D. APPROXIMATE DEVELOPMENT RIGHTS VALUE PER ACRE (Subject to appraisal and SC ETRB approval)					
1. $50,000. or less. (5 pts.)					
2. $50,001.-$65,000. (4 pts.)					
3. $65,001.-$80,000.(3 pts.)					
4. $80,001.-$95,000. (2 pts.)					
5. $95,001.-$105,000. (1 pt.)				1	
6. $105,001.-$250,000. (0 pt.)					
7. $250,001.-$500,000. (-1 pt.)					
8. $500,001. or more. (-2 pts.)					1
E. ADJUSTMENTS					
1. Located within a Census Designated Place with a population density of ≥ 1,000 persons per square mile. (3 pts.)					
2. Other positive factors (i.e., within an Agricultural District, historical significance, community benefit, etc.). (1 or 2 pts.)				1	
3. Other negative factors. (-1 or -2 pts.)					1
TOTAL SCORE (maximum = 25 points)					11.5

2009-05-26
J. Kalmbacher
Version 09.05.2008

ZIP MILLSTONE ONE, LLC & ZIP MILLSTONE TWO, LLC
SCRPTM # 0900 03800 0100 007012 thru 007017
Suffolk County Purchase of Development Rights Program - Parcels Considered for Acquisition
18.9 +/- acres - Bridgehampton, Town of Southampton - Score: 11.25/25
Crops: Field Crops
IR # 1587-2009 (#7, 8, 9, 10, 11, 12)

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0 305 610 1,220 Feet

PLANNING

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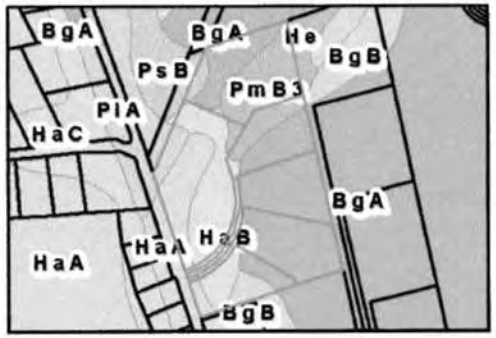

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*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

Prepared July 2009
A. Amakawa

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

This rating system was developed for the evaluation of farmland for the potential purchase of its development rights (PDR) and inclusion in the County's Purchase of Development Rights Program under Chapter 8 of the Suffolk County Code. The system considers four major factors: contiguity, vistas, soils, and value. The first two factors seek to preserve large blocks of farmland, thus protecting the land from nonagricultural intrusions and preserving the scenic vistas. Soils which are better for farming, such as Bridgehampton and Haven associations, are assigned higher point values. Slope also plays a part in the soil type and its desirability for use as farmland. The estimated price of the farmland is also considered in the evaluation. Bonuses are given for farms within Agricultural Districts or within high population density areas. Negative points may be given for negative impacts such as excavations.

FARMLAND PRESERVATION FACTORS

		Score	Subtotal
A. CONTIGUITY: PROXIMITY TO PRESERVED FARM PROPERTIES			
1.	PDR properties on three sides. (5 pts.)		
2.	PDR properties on two sides. (4 pts.)		
3.	PDR properties on one side. (3 pts.)		
4.	Large amount of protected farmland nearby. (2 pts.)	2	
5.	Some protected farmland nearby. (1 pt.)		
6.	No protected farmland nearby. (0 pt.)		2
B. VISTAS			
1.	Long road frontage and part of a large block of farmland (100+ acres). (5 pts.)	5	
2.	Small road frontage and part of a large block of farmland. (4 pts.)		
3.	Long road frontage and part of a small block of farmland. (3 pts.)		
4.	Small road frontage and part of a small block of farmland. (2 pts.)		
5.	Less than 100' of road frontage and part of a large block of farmland. (1 pt.)		
6.	Less than 100' of road frontage and part of a small block of farmland. (0 pt.)		5

C. SOILS		**Slope**	**Capability**		
1.	Capability Unit I-1: Bridgehampton, Haven, Montauk. (5 pts.)	0-3%	BgA, HaA, MkA	3.25	
2.	Nearly flat Class II: Riverhead, Scio, Plymouth, Haven, Montauk. (4 pts.)	0-3%	RdA,SdA,PsA,He,MfA		
3.	Best soils but with some slope: Bridgehampton, Haven, Montauk. (3 pts.)	2-8%	BgB,BhB,HaB,MkB	1	
4.	Other Class II soils with some slope: Montauk, Riverhead, Scio, Sudbury. (2 pts.)	2-8%	MB, RdB, ScB, Su		
5.	Non-prime soil that is farmed: Plymouth. (1 pt.)		PmB3		
6.	Poor soil. (0 pt)		Gp		4.25

D. APPROXIMATE DEVELOPMENT RIGHTS VALUE PER ACRE (Subject to appraisal and SC ETRB approval)			
1.	$50,000. or less. (5 pts.)		
2.	$50,001.-$65,000. (4 pts.)		
3.	$65,001.-$80,000.(3 pts.)		
4.	$80,001.-$95,000. (2 pts.)		
5.	$95,001.-$105,000. (1 pt.)		
6.	$105,001.-$250,000. (0 pt.)		
7.	$250,001.-$500,000. (-1 pt.)	-1	
8.	$500,001. or more. (-2 pts.)		-1

E. ADJUSTMENTS			
1.	Located within a Census Designated Place with a population density of ≥ 1,000 persons per square mile. (3 pts.)		
2.	Other positive factors (i.e., within an Agricultural District, historical significance, community benefit, etc.). (1 or 2 pts.)	1	
3.	Other negative factors. (-1 or -2 pts.)		1
TOTAL SCORE (maximum = 25 points)			11.25

2009-03-24
J. Kalmbacher
Version 09.05.2008

DOGWOOD ASSOCIATES & HELD
SCRPTM # 0908 00100 0100 017000 p/o, 018000
Suffolk County Purchase of Development Rights Program - Parcels Considered for Acquisition
19 +/- acres proposed (29 +/- acres total) - Village of Sagaponack, Town of Southampton - Score: 7.75/25
Crop: Rye Grain
IR # 1587-2009 (#13, 14)

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0 375 750 1,500 Feet

PLANNING

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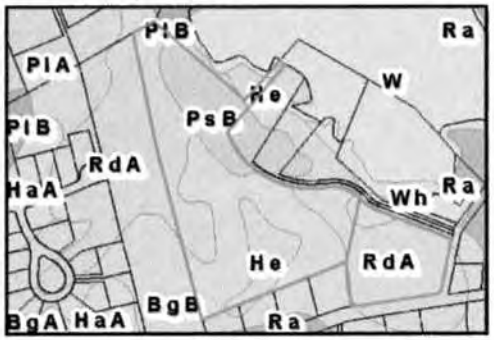

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Prepared July 2009
A. Amekawa

Introductory Resolution No. 1587-2009

S.C.T.M. No. 0908-001.00-01.00-017.000 p/o,
0908-001.00-01.00-018.000

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

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FARMLAND PRESERVATION FACTORS

A. CONTIGUITY: PROXIMITY TO PRESERVED FARM PROPERTIES

		Score	Subtotal
1.	PDR properties on three sides. (5 pts.)		
2.	PDR properties on two sides. (4 pts.)		
3.	PDR properties on one side. (3 pts.)		
4.	Large amount of protected farmland nearby. (2 pts.)		
5.	Some protected farmland nearby. (1 pt.)	1	
6.	No protected farmland nearby. (0 pt.)		1

B. VISTAS

		Score	Subtotal
1.	Long road frontage and part of a large block of farmland (100+ acres). (5 pts.)		
2.	Small road frontage and part of a large block of farmland. (4 pts.)		
3.	Long road frontage and part of a small block of farmland. (3 pts.)	3	
4.	Small road frontage and part of a small block of farmland. (2 pts.)		
5.	Less than 100' of road frontage and part of a large block of farmland. (1 pt.)		
6.	Less than 100' of road frontage and part of a small block of farmland. (0 pt.)		3

C. SOILS

		Slope	Capability	Score	Subtotal
1.	Capability Unit I-1: Bridgehampton, Haven, Montauk. (5 pts.)	0-3%	BgA, HaA, MkA		
2.	Nearly flat Class II: Riverhead, Scio, Plymouth, Haven, Montauk. (4 pts.)	0-3%	RdA,SdA,PsA,He,MfA	2.75	
3.	Best soils but with some slope: Bridgehampton, Haven, Montauk. (3 pts.)	2-8%	BgB,BhB,HaB,MkB	1	
4.	Other Class II soils with some slope: Montauk, Riverhead, Scio, Sudbury. (2 pts.)	2-8%	MB, RdB, ScB, Su		
5.	Non-prime soil that is farmed: Plymouth. (1 pt.)		PmB3		
6.	Poor soil. (0 pt)		Gp		3.75

D. APPROXIMATE DEVELOPMENT RIGHTS VALUE PER ACRE (Subject to appraisal and SC ETRB approval)

		Score	Subtotal
1.	$50,000. or less. (5 pts.)		
2.	$50,001.-$65,000. (4 pts.)		
3.	$65,001.-$80,000.(3 pts.)		
4.	$80,001.-$95,000. (2 pts.)		
5.	$95,001.-$105,000. (1 pt.)		
6.	$105,001.-$250,000. (0 pt.)		
7.	$250,001.-$500,000. (-1 pt.)		
8.	$500,001. or more. (-2 pts.)	-2	-2

E. ADJUSTMENTS

		Score	Subtotal
1.	Located within a Census Designated Place with a population density of ≥ 1,000 persons per square mile. (3 pts.)		
2.	Other positive factors (i.e., within an Agricultural District, historical significance, community benefit, etc.). (1 or 2 pts.)	2	
3.	Other negative factors. (-1 or -2 pts.)		2

TOTAL SCORE (maximum = 25 points) 7.75

2009-05-26
J. Kalmbacher
Version 09.05.2008

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1593

DATE: 7/27, 2009

Motion Schneiderman

Sponsors: Co-Exec.

Second Cooper

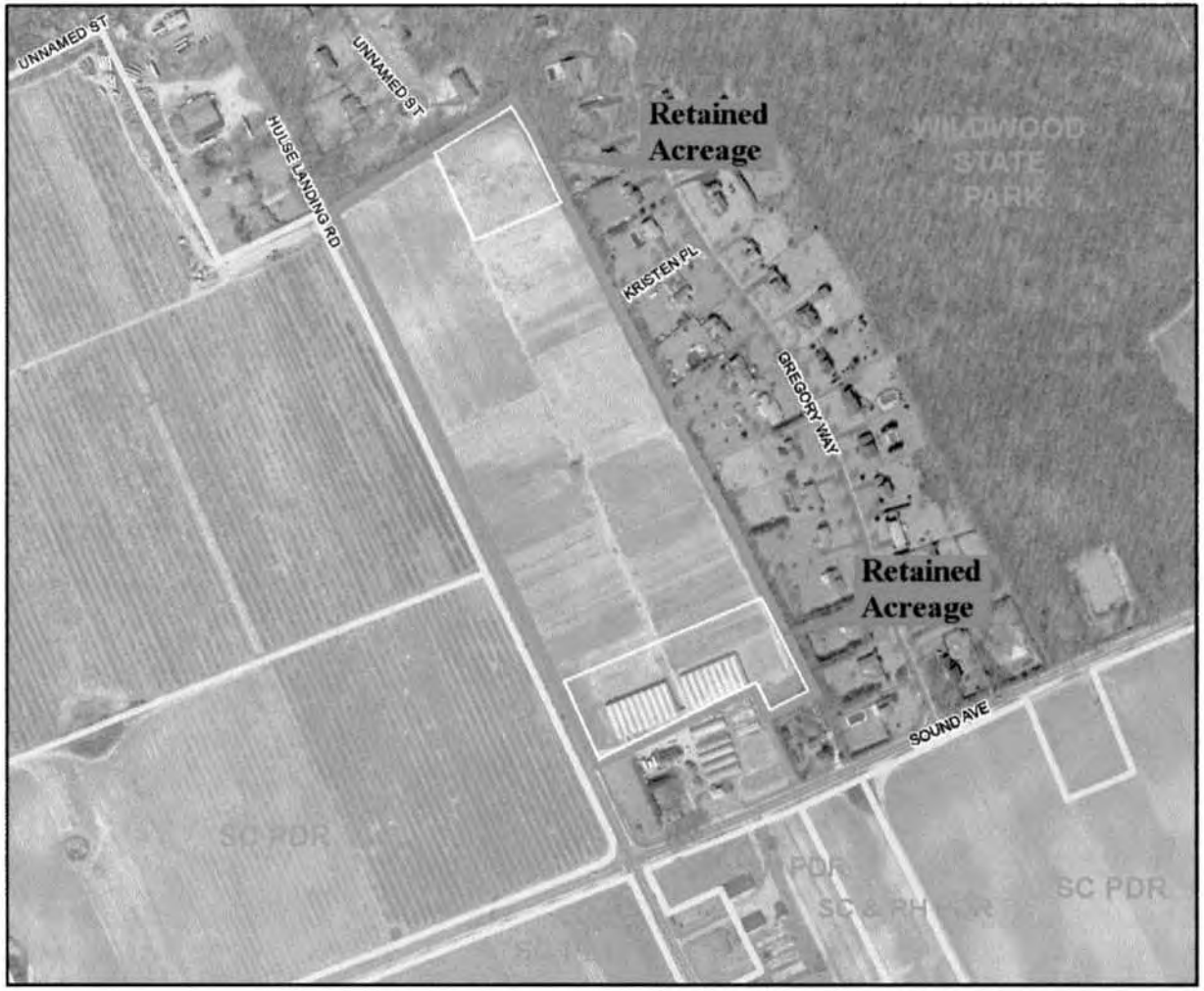
LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair	✓			
17	Louis D'AMARO, Vice Chair	✓			
4	Brian BEEDENBENDER	✓			
18	Jon COOPER	✓			
6	Daniel P. LOSQUADRO				
	Totals	4			

MOTION
X Approve
____Table
____Table Subject To Call
____Withdraw
____Discharge Without Recommendation
APPROVED____ FAILED____
Roll Call____ Voice Vote____

Chief Deputy / Deputy Clerk of the Legislature

No New Rating Sheet

"ANDREWS FAMILY FARM"
SCRPTM # 0600 05800 0200 012002 p/o
Suffolk County Purchase of Development Rights Program - Parcel Considered for Acquisition
18.8 +/- acres proposed (24.8 +/- acres total) - Wading River, Town of Riverhead - Score: 19/22
Crop: Nursery Stock
IR # 1593-2009



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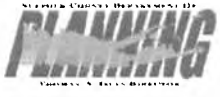

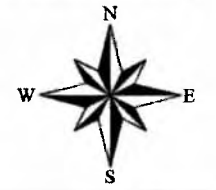

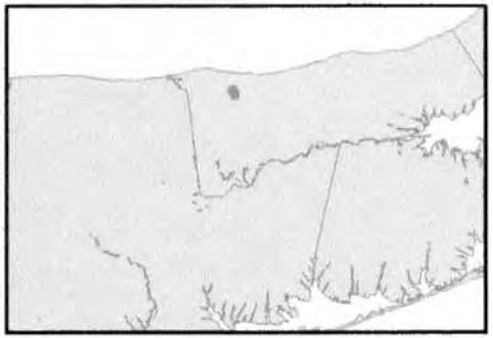

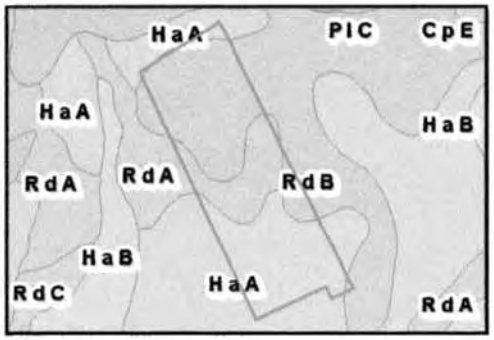

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Prepared July 2009
A. Amakawa

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1594 DATE: 7/27, 2009

Motion Schneiderman Sponsors: Co-Lyn

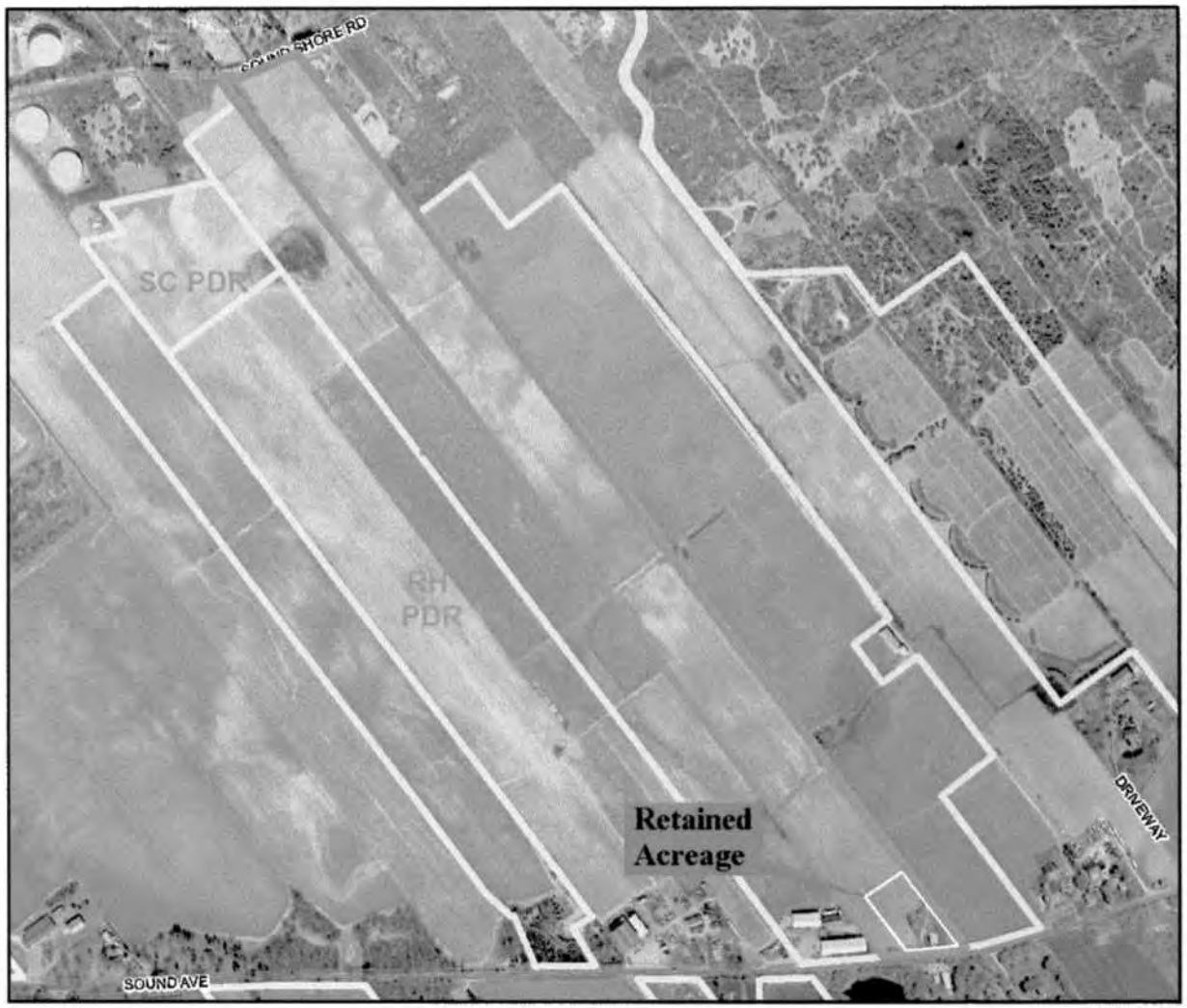
Second D'Amaro

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair 1	✓			
17	Louis D'AMARO, Vice Chair 2	✓			
4	Brian BEEDENBENDER	✓			
18	Jon COOPER				
6	Daniel P. LOSQUADRO				
	Totals	3			

MOTION
1 Approve
____ Table
____ Table Subject To Call
____ Withdraw
____ Discharge Without Recommendation
APPROVED____ FAILED____
Roll Call____ Voice Vote____

Chief Deputy / Deputy Clerk of the Legislature

WOJEWOCKI / "WOJEWOCKI FAMILY FARM"
SCRPTM # 0600 02000 0300 008000 p/o
Suffolk County Purchase of Development Rights Program - Parcel Considered for Acquisition
35.5 +/- acres proposed (37.5 +/- acres total) - Northville, Town of Riverhead - Score: 16/25
IR # 1594-2009



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PLANNING

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

Prepared July 2009
A. Amakawa

Introductory Resolution No. 1594-2009 S.C.T.M. No. 0600-020.00-03.00-008.000 p/o

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

This rating system was developed for the evaluation of farmland for the potential purchase of its development rights (PDR) and inclusion in the County's Development Rights Program under Chapter 8 of the Suffolk County Code. The system considers five major factors: contiguity, vistas, soils, development pressure, and value. The first two factors seek to preserve large blocks of farmland, thus protecting the land from non-agricultural intrusions and preserving the scenic vistas. Soils which are better for farming, such as Bridgehampton and Haven associations, are assigned higher point values. Slope also plays a part in the soil type and its desirability for use as farmland. The estimated price of the farmland is also considered in the evaluation. Bonuses are given for farms within Agricultural Districts, and negative points may be given for negative impacts such as excavations.

FARMLAND PRESERVATION FACTORS

CONTIGUITY: PROXIMITY TO PRESERVED FARM PROPERTIES

		Score	Subtotal
1.	PDR properties on three sides. (5 pts)		
2.	PDR properties on two sides. (4 pts)		
3.	PDR properties on one side.(3 pts)	3	
4.	Large amount of protected farmland nearby.(2 pts)		
5.	Some protected farmland nearby. (1 pt)		
6.	No protected farmland nearby. (0 pt)		3

VISTAS

1.	Long road frontage and part of a large block of farmland (100+ acres). (5 pts)				
2.	Small road frontage and part of a large block of farmland. (4 pts)			4	
3.	Long road frontage and part of a small block of farmland. (3 pts)				
4.	Small road frontage and part of a small block of farmland. (2 pts)				
5.	Less than 100' of road frontage and part of a large block of farmland. (1 pt)				
6.	Less than 100' of road frontage and part of a small block of farmland. (0 pt)				4

SOILS

		Slope	Capability		
1.	Capability Unit I-1: Bridgehampton, Haven, Montauk. (5 pts)	0-3%	BgA, HaA, MkA	.75	
2.	Nearly flat Class II: Riverhead, Scio, Plymouth, Haven, Montauk. (4 pts)	0-3%	RdA,SdA,PsA,He,MfA	1.5	
3.	Best soils but with some slope: Bridgehampton, Haven, Montauk.(3 pts)	2-8%	BgB,BhB,HaB,MkB		
4.	Other Class II soils with some slope: Montauk, Riverhead, Scio, Sudbury. (2 pts)	2-8%	MB, RdB, ScB, Su	.75	
5.	Non-prime soil that is farmed: Plymouth. (1 pt)		PmB3		
6.	Poor soil. (0 pt)		Gp		3

DEVELOPMENT PRESSURE

1.	Severe. (3 pts)		
2.	Moderate. (2 pts)	2	
3.	Minimal. (1 pt)		2

APPROXIMATE DEVELOPMENT RIGHTS VALUE PER ACRE

1.	$30,000 or less. (5 pts)		
2.	$30,001-$45,000. (4 pts)	4	
3.	$45,001-$60,000.(3 pts)		
4.	$60,001-$80,000. (2 pts)		
5.	$80,001-$100,000. (1 pt)		
6.	$100,001-$200,000. (0 pt)		
7.	$200,001-$500,000. (-1 pt)		
8.	$500,001 or more. (-2 pts)		4

ADJUSTMENTS

1.	Other positive factors (i.e., within an Agricultural District, historical significance, community benefit, etc.). (1 or 2 pts)		
2.	Other negative factors. (-1 or -2 pts)		0
TOTAL SCORE (maximum = 25 points)			16

7/31/01
R. Fedelem

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1601

DATE: 7/27, 2009

Motion Beedenbender

Sponsors: Co Eyn, Eddington

Second D'Amaro

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair	✓			
17	Louis D'AMARO, Vice Chair 2	✓			
4	Brian BEEDENBENDER 1	✓			
18	Jon COOPER	✓			
6	Daniel P. LOSQUADRO				
	Totals	4			

MOTION
X Approve
____Table
____Table Subject To Call
____Withdraw
____Discharge Without Recommendation
APPROVED____ FAILED____
Roll Call____ Voice Vote____

L. Martin

Chief Deputy / Deputy Clerk of the Legislature

ENVIRONMENT, PLANNING AND AGRICULTURE

Intro. Res. 1602 DATE: 7/27, 2009

Motion Beedenbender Sponsors: Co. Exec.

Second D'Amaro

LD	Legislator	Yes	No	Abs	NP
2	Jay SCHNEIDERMAN, Chair	✓			
17	Louis D'AMARO, Vice Chair	✓			
4	Brian BEEDENBENDER	✓			
18	Jon COOPER	✓			
6	Daniel P. LOSQUADRO				
	Totals	4			

MOTION
X Approve
___ Table
___ Table Subject To Call
___ Withdraw
___ Discharge Without Recommendation
APPROVED___ FAILED___
Roll Call___ Voice Vote___

LoMonaco

Chief Deputy / Deputy Clerk of the Legislature

IR 1602

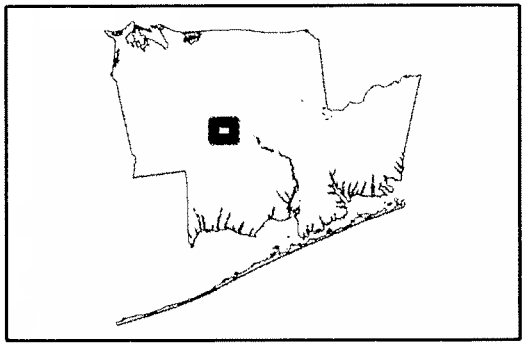
Overton Preserve - Stanton Avenue, LLC Property

SCRPTM # 0200 47700 0200 014001, 0200 47700 0200 015000 thru 023000, 0200 47700 0200 024001, 0200 47700 0200 030000 thru 037000, 0200 47700 0200 044000 thru 047000, 0200 49400 0300 014000 thru 026000, 0200 49500 0100 001000 thru 024000, 0200 49500 0100 026000 thru 027000, 0200 49500 0100 029000 thru 037000, 0200 49500 0200 001000 thru 026000,0200 49500 0300 001000 thru 028000, 0200 49500 0400 001000 thru 038000, 0200 49500 0500 003000, 0200 52400 0100 001000 thru 046000, 0200 52400 0100 051000 & 0200 52400 0100 052000

New Suffolk County Drinking Water Protection Program, (effective December 1, 2007) C12-2(A)(1)(c) - Any tract of land located fully or partially within the statutorily designated Special Groundwater Protection Area

162.08 +/- acres - Coram, Town of Brookhaven

- Proposed Acquisition
- Suffolk County
- SC Farmland Development Rights
- County Acquisition in Progress
- 152-2003
- 203-2004
- Town of Brookhaven
- NYS Freshwater Wetlands
- SCRP Tax Map Base



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PLANNING

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N W E S

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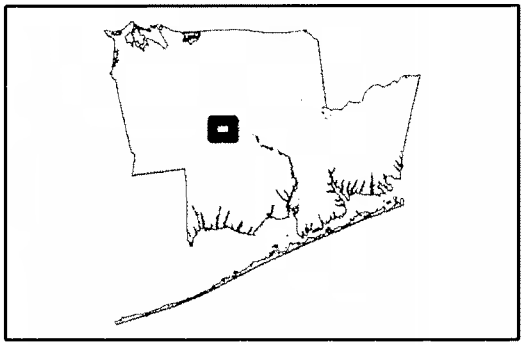
Overton Preserve - Belonzi Property
SCRPTM # 0200 52400 0100 047002
New Suffolk County Drinking Water Protection Program, (effective December 1, 2007) C12-2(A)(1)(c) - Any tract of land located fully or partially within the statutorily designated Special Groundwater Protection Area
3.76 +/- acres - Coram, Town of Brookhaven

IR1602

- Proposed Acquisition
- Suffolk County
- SC Farmland Development Rights
- County Acquisition in Progress
- 152-2003
- 203-2004
- Town of Brookhaven
- NYS Freshwater Wetlands
- SCRP Tax Map Base



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PLANNING

0 2,000 4,000 Feet

N W E S

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Name **Overton Preserve – Stanton Ave. LLC & Belonzi Property** Introductory Resolution No. _____

SUFFOLK COUNTY OPEN SPACE RATING SYSTEM FOR NATURAL ENVIRONMENTS

This rating system for natural environments is designed to clarify the recommendation and acquisition process for parcels of land that might be acquired with funds from the New Drinking Water Protection Program (effective December 1, 2007), the Multifaceted Land Preservation Program, the Environmental Legacy Fund, or any of the other County open space programs that are designed for the protection of natural environments.

NEW DRINKING WATER PROTECTION PROGRAM

If the property is being recommended for acquisition under the **New Drinking Water Protection Program (effective December 1, 2007)**, then it must meet at least one of the following criteria as per Section C12-2(A)(1):

a. Freshwater/tidal wetlands and buffer lands for same ☐
b. Lands within the watershed of a coastal stream as determined by a reasonable planning or hydrological study ☐
c. Any tract of land located fully or partially within a statutorily designated Special Groundwater Protection Area ☒
d. Lands determined by the County Department of Planning to be necessary for maintaining the quality of surface or groundwater in Suffolk County ☐
e. Lands identified by the South Shore Estuary Reserve (SSER), Peconic Estuary Program (PEP), and/or the Long Island Sound Comprehensive Conservation and Management Plan (LICMP) as needed to protect coastal water resources ☐
g. Open Space ☐
h. Wetlands, woodlands, pine barrens, and other lands which are suitable only for passive recreational use ☐

If YES, then go to the next page.

MULTIFACETED LAND PRESERVATION PROGRAM

Property is being recommended for acquisition under the following component of the **Multifaceted Land Preservation Program:**

- pursuant to the Land Preservation Partnership Program (Resolution No. 751-1997 passive recreation) ☐
- pursuant to the traditional (1986) Open Space Preservation Program ☐
- for environmentally sensitive land acquisition ☐
- for watershed/estuary protection ☐
- for drinking water protection purposes ☐

If YES, then go to the next page.

OTHER OPEN SPACE PROGRAMS:

1986 Open Space Preservation, 1987 (Old) Drinking Water Protection, South Setauket Woods Conservation Area, Environmental Legacy Fund (Open Space category), etc. ☐

If YES, then go to the next page.

Name: **Overton Preserve – Stanton Ave. LLC & Belonzi Property** Introductory Resolution No. _____

SUFFOLK COUNTY OPEN SPACE RATING SYSTEM FOR NATURAL ENVIRONMENTS

	Score	Subtotal
NATURAL RESOURCE CHARACTERISTICS		
A. WETLANDS AND BUFFER AREAS		
1. Site contains tidal or freshwater wetlands as identified by New York State Department of Environmental Conservation or local town/village approved maps. (> 50%=10pts.; between 50% and 25%=8pts.; less than 25%=5pts.)		
2. Site contains the buffer area of a tidal wetland (approx. 300 ft.) or freshwater wetland. (approx. 100 ft.) (5pts.)		
3. Site contains both tidal and freshwater wetlands as identified by New York State Department of Environmental Conservation or local town/village approved maps. (2pts.)		
4. Site is located within a drainageway with at least one of the following soil types: At, Bd, Ca, De, Mu, ScB, SdA, SdB, Su, Tm, Wa, Wd, We, Wh. (2pts.)		0
B. GROUNDWATER RESOURCES		
1. Site is located within the Pine Barrens Core Area. (10pts.)		
2. Site is located within a Special Groundwater Protection Area (SGPA), but not within the Pine Barrens Core Area. (8pts.)	8	
3. Site is located within Hydrogeologic Zone I or Zone III (deep aquifer recharge area), but not within the Pine Barrens Core Area or a SGPA. (3pts.)		8
C. NATURAL HABITAT		
1. Site contains endangered (10 pts.), threatened (10 pts.) and/or special concern (5 pts.) species pursuant to Federal/New York State listings as identified under ECL Section 11-0535; regulation 6NYCRR Part 182.5. (10pts.)	5	
2. Site contains a New York State Natural Heritage Program Element(s) with a Global rank of G1, G2 or G3 and/or a State rank of S1, S2 or S3. (5pts.)	5	
3. Site contains an endangered, threatened, exploitably vulnerable or rare New York State Protected Native Plant species as identified under ECL Section 9-1503; regulation 6 NYCRR Part 193.3. (4pts.)		
4. Habitat diversity – Site contains three or more habitat cover types (ie. pine barrens, mature oak forest, wetland, maritime shrubland, etc. (2pts.)		10
PHYSICAL CHARACTERISTICS		
A. GEOLOGICAL LANDFORMS AND BOUNDARIES		
1. Site includes or is adjacent (approx. 300 ft.) to a waterbody such as an ocean/ bay/ sound/ pond/ lake/ river/ stream/ creek. (5pts.)		
2. Site contains a unique geological landform (ie. **kettlehole**, dune, bluff, escarpment, other) or is located within a major swale area that contributes direct runoff to surface waters. (3pts.) **???**	3	
3. Site contains more than one waterbody, geologic landform as identified in No. 1 and 2 above. (2pts.)		
4. Site is located within the FIRMs 100-year floodplain (V Zone). (2pts.)		
5. Site is located within the FIRMs 100-year floodplain (A Zone). (1pt.)		3
B. SIZE		
1. Over 25 acres **OR** Over 10 acres within a Census Designated Place of ≥ 1,000 persons per square mile. (8pts.)	8	
2. Between 10 and 25 acres **OR** Between 5-10 acres within a Census Designated Place of ≥ 1,000 persons per square mile. (6pts.)		
3. Between 5 and 10 acres **OR** Between 1-5 acres within a Census Designated Place of ≥ 1,000 persons per square mile. (3pts.)		8
C. LOCATION		
1. Site is adjacent or near (approx 300 ft.) to other County Parkland. (7pts)	7	
2. Strategic parcel associated with an area earmarked by the Suffolk County Planning Department for future park acquisition or where significant County park/open space interests already exist. (4pts.)		
3. Site has been identified for environmental protection by an estuary program plan: Long Island Sound Study CCMP, Peconic Estuary Plan CCMP or the South Shore Estuary Reserve Plan CMP. (3pts.)		
4. Site is adjacent or near (approx. 300 ft.) to other protected parklands (ie. Federal, state, **town**, village or is located within a New York State designated Wild, Scenic and Recreational Rivers corridor). (2pts.)	2	
5. Site will provide public access to the shoreline (ie. ocean, bay, etc.). (2pts.)		
6. Site is located within or adjacent to a designated greenbelt or historic trail. (2pts)		
7. Site will provide special view from a high elevation, scenic roadway, major road corridor, waterfront, etc. (2pts.)		
8. Site is adjacent or near (approx. 300 ft.) to private open space. (1pt.)		9
STEWARDSHIP MANAGEMENT AGREEMENT		
1. Inter-municipal management agreement with Federal, state, town and/or village. (5 pts.)		
2. Management agreement with non-profit environmental organization. (1 pt.)		0
TOTAL SCORE (maximum = 100 points)		38

Revised by Suffolk County Planning Department – September 5, 2008