TOWN OF SHELTER ISLAND

38 NORTH FERRY ROAD - P.O. BOX 1549
SHELTER ISLAND, NEW YORK 11964-1549

DOROTHY S. OGAR
TOWN CLERK
REGISTRAR OF VITAL STATISTICS
FREEDOM OF INFORMATION OFFICER
RECORDS ACCESS OFFICER

ADMINISTRATIVE (631)-749-1166
FAX NUMBER (631)-749-3436

December 30, 2013

Mr. Peter Vielbig, Chairman
Community Preservation Fund Advisory Board
Town of Shelter Island
Shelter Island, NY 11964

Dear Mr. Vielbig:

The following resolution was duly adopted by the Town Board of the Town of Shelter Island on the 30th day of December, 2013, to wit:

BE IT RESOLVED, That the Town Board hereby calls for a public hearing to be held at 4:55 p. m., prevailing time, on the 17th day of January, 2014, in the Shelter Island Town Hall, Shelter Island, New York, for all interested persons to be heard in favor of or in opposition to a proposed Ryan Horse Farm Stewardship Plan, as follows:

TOWN of SHELTER ISLAND, NEW YORK
Ryan Horse Farm Property
STEWARDSHIP PLAN

Introduction

In September 2002, the Town of Shelter Island (30%) and Suffolk County (70%) purchased the development rights for 63.66+/- acres of open space from Ryan Horse Farm/Open Space LLC. The Town purchased its share of these rights using Community Preservation Funds. (In addition, the Peconic Land Trust purchased a conservation easement for approximately 20 acres along the south west corner of this property). The property is shown on SCTM 0700-14.00-0300-72.001. The property has a 1500' border to Smith Street on the south, and then sandwiched among properties on Midway, Bowditch and Menantic Roads.

Intentions

The property is currently a working horse farm with pasture lands, barns and sheds associated with the horse farm. The primary purpose for making this purchase was for aquifer protection and for the preservation of the beautiful open space integral to this property.

Ownership

This property belongs to the owners Ryan Horse Farm/Open Space LLC and there are no public access rights. As this is private property, the Town has no management authority or responsibilities other than to periodically inspect the property to insure that the purpose and provisions of the Deed of Development Rights are being upheld. Any activity noticed on the southerly border should be reported to Peconic Land Trust.

Allowable Uses

The above properties can be used exclusively for agricultural production as that term is defined in Local Law 16-1981 of the County of Suffolk and the open space as that term is defined in §247 of the New York State General Municipal Law.

Public Access and Signage

This is not public property. The private landowner determines public access. There will be no Town signs posted.

Entry and Inspection by the Town

In addition to The Peconic Land Trust and Suffolk County Inspections, the CPFAB recommends that the property be inspected by the Town, biennially. The biennial inspection could be limited to a determination that there was no change in the use of the property since the last inspection. If there is a change, it should be noted and documented, with photos included. For the initial inspection, some detail as to the observed current state of the property should be noted to establish a baseline for future inspections.

It should be noted that the County, in a letter to the Town Building Inspector, dated 11/20/2002, states: "We strongly request that no permits be issued for any development whatsoever on the subject property, except and only after the Suffolk County Farmland Committee has consented to the application in advance."

The inspection should be made by a member of the CPFAB, the Town Building Inspector or his designee and a representative of the owner. It would be prudent and productive for an initial meeting by a CPFAB representative with the property owner to discuss this management plan and its inspection component. The following photo points are established, and stewardship inspections should endeavor to include photos from these photo points during every inspection:

Lat:	N41.06369	Long:	W072.34421	North from Smith Street
Lat:	N41.06369	Long:	W072.34421	East from Smith Street
Lat:	N41.06369	Long:	W072.34421	WNW from Smith Street
Lat:	N41.06900	Long:	W072.34421	South from paddock

This biennial inspection should be scheduled for the month of November. Our request for copies of the County's inspection reports should be added to the CPFAB annual calendar/agenda by the Chair and/or the Secretary to the Committee.

A copy of the Town's inspection report should be filed with the Town Board and a copy sent to Suffolk County, Division of Real Estate, H. Lee Dennison Building, P. O. Box 6100, Hauppauge, NY, 11788. This inspection and filing does not, in any way, supersede the NRCS or the County's right or need to inspect.

A schedule of the CPFAB biennial inspection and our request for copies of the other parties' inspection reports should be added to the CPFAB annual calendar/agenda by the Chair and/or the Secretary to the Committee.

Sincerely,

Dorothy S. Ogar
Town Clerk

DSO/soj
cc: William W. Banks, Building Inspector

CPFAB Biennial Inspection Report for Ryan Horse Farm

Inspection Date: _____

Inspection Team:

Name: _____ Position: _____

Name: _____ Position: _____

Name: _____ Position: _____

☐ We have inspected this property and have determined that there have been no changes to the property as an agricultural use property, that no buildings permits have been issued without prior consent of the County Farmland Committee.

Inspection Notes:

OR

☐ We have inspected this property and have determined that we observed the following changes to the property:

Changes Observed (Attach Photo Documentation):

Signed by: _____

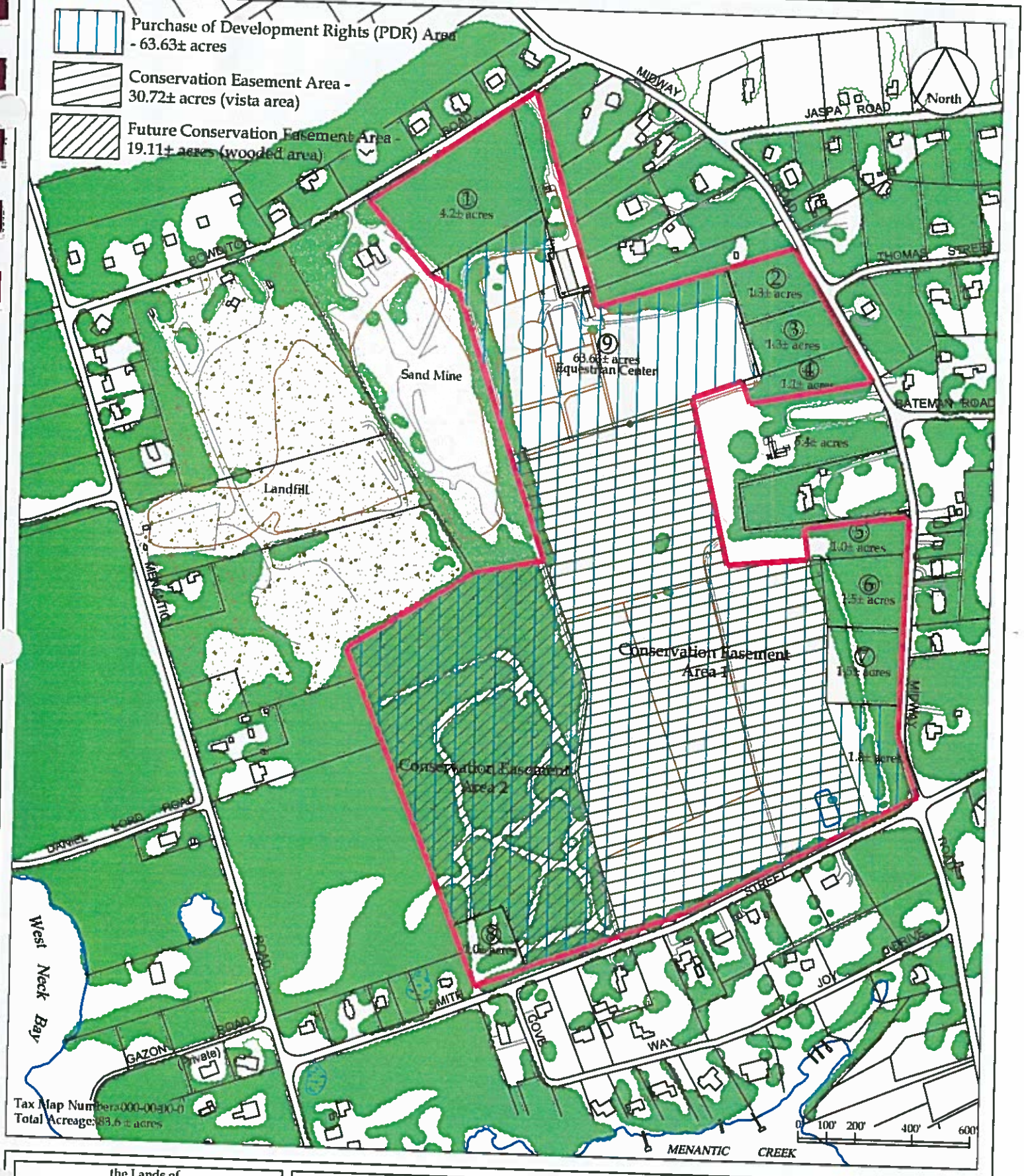
_____

_____

Date: _____

☐ Filed with the Town Board: _____

☐ Copy Sent to: *Suffolk County, Division of Real Estate, H. Lee Dennison Building, P.O. Box 6100, Happaugue, NY, 11788*



the Lands of
Ryan

Town of Shelter Island
Suffolk County, New York

Final Concept Plan

Peconic Land Trust
P.O. Box 1776
Southampton, New York 11969
(631) 283 - 3195