



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

January 21, 2014

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

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 17th day of January, 2014, to wit:

"Whereas", a public hearing was duly held on the 17th day of January, 2014, on a proposed Sylvester Manor Educational Farm Stewardship Plan, and

"Whereas", all interested persons were heard in favor of or in opposition, now, Therefore
BE IT RESOLVED, That the proposed Sylvester Manor Educational Farm Stewardship Plan is hereby adopted, as follows:

TOWN of SHELTER ISLAND, NEW YORK
Sylvester Manor Educational Farm
STEWARDSHIP PLAN

Introduction

In August 2012, the Town of Shelter Island (30%), Suffolk County (70%) and the U. S. Dept. of Agriculture, Natural Resources Conservation Service (NRCS as 3rd party beneficiary), purchased the development rights for 26.255 acres of open space from Sylvester Manor Educational Farm, Inc. In November 2012, the Town purchased an additional 57.1 acres (same 30-70 split but no NRCS involvement). The Town purchases used Community Preservation Funds. Sylvester Manor Educational Farm retains the underlying fee ownership and use of this property for agricultural purposes with limitations on any further development.

Intentions

The property is part of the original English settlement on Shelter Island, a historic farm and diverse open space. The 83.3 acres preserved in this easement are part of a larger parcel owned by the Sylvester Manor Educational Farm which is bordered by Gardiner's Creek, Route 114, Manwaring Road and Manhanset Road. The primary purpose for making this purchase of development rights was for aquifer protection and for the preservation of the beautiful open space integral to this property.

Ownership

This property belongs to the Sylvester Manor Educational Farm, Inc. 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.

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

There are three agencies responsible for inspecting this property: Suffolk County Division of Real Estate/Suffolk County Farmland Committee, NRCS and Shelter Island Town. The Town requests that the other agencies forward a copy of their inspection Reports to the Town Supervisor and then be copied to the CPFAB. Although other agencies may inspect this property, it is prudent for the CPFAB or another Town designated group to conduct biennial inspections. The biennial inspection would be limited to a determination whether there was a change in the use of the property since the last inspection. Additionally, all Town Code provisions remain applicable to this property.

The CPFAB asks that if and when inspections are made by NRCS and/or Suffolk County, that a copy of these reports is forwarded to the Town for review by the Town and the CPFAB to determine if a Town inspection is needed or desired.

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. The following photo points are established, and stewardship inspections should endeavor to include photos from these photo points during every inspection:

Lat: N41.08356	Long: W072.33576	West view
Lat: N41.08356	Long: W072.33576	North view
Lat: N41.08356	Long: W072.33576	View of NE corner
Lat: N41.08316	Long: W072.33585	South from North Field
Lat: N41.08316	Long: W072.33585	West from North Field
Lat: N41.08316	Long: W072.33535	East from South Field
Lat: N41.08356	Long: W072.33585	West from South Field

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 inspection should be scheduled biennially, in November.

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.

Mr. Peter Vielbig
January 21, 2014
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This biennial inspection should be scheduled for the month of November. Our request for copies of the NRCS and the County's 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 & Zoning Inspector

CPFAB Biennial Inspection Report for Sylvester Manor Educational Farm

Review Date: _____

A copy of the NRCS and /or the Suffolk County Inspection report for Sylvester Manor has been filed with and reviewed by the CPFAB and Town and it has been determined that no inspection by the Town is necessary at this time. Please refer to attached reports.

If the town needs to inspect, then the following should be completed:

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: (Attach Photo Documentation):

OR

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

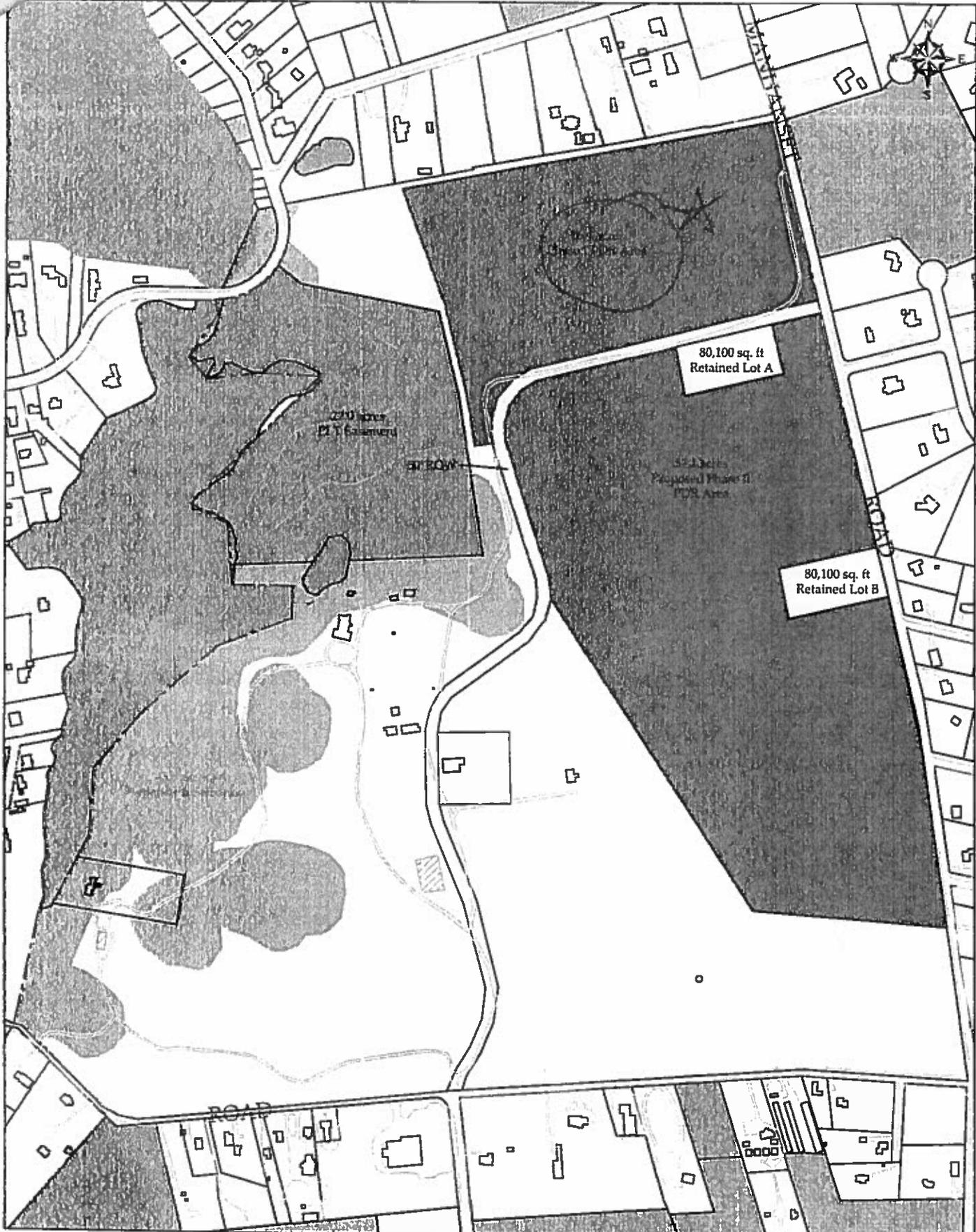
Changes Observed (Attach Photo Documentation):

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*



PECONIC LAND TRUST
 296 Hampton Road | P.O. Box 1776
 Southampton, New York 11969
 (631) 283-3195
 Prepared by: Dawn Lubenov; 11 May 2010
www.PeconicLandTrust.org

the Lands of
Sylvester Manor
 Town of Shelter Island
 Suffolk County, New York

**Proposed
 PDR Map**