



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 Westmoreland Farms Property Stewardship Plan, and

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

TOWN of SHELTER ISLAND, NEW YORK
Westmoreland Farms Property
STEWARDSHIP PLAN

Introduction

In June of 2007, the Town of Shelter Island and Suffolk County purchased from Westmoreland Farms, Inc., equal shares in the development rights for 13.7 acres (nursery section) and a conservation easement on 24.87 acres, for a total 37.17+/- acres of protected open space. (In addition, 11.3 acres of wetlands in the wooded area were donated to Peconic Land Trust). The Town purchased its share of these rights using Community Preservation Funds. The property is shown on SCTM 0700-22-1.6 P/O. While not contiguous with these roads, it lies within the following boundaries: south of Ole Buck Run Road, east of Brander Parkway, north of Petticoat Lane and west of Westmoreland Drive.

Intentions

The property was originally part of a nursery and farm, which has since grown a new generation of vegetation. It is mostly wooded, has wetlands, ponds a few farm roads and paths. There are no buildings or structures. This property lies over the very sensitive West Neck/Silver Beach aquifer. The primary reason for this purchase was to add protection to this aquifer and to provide open space vistas from the adjacent roads and along West Neck Creek.

Ownership

This property belongs to the owners, Westmoreland Farms, 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 and Conservation Easement are being upheld.

Allowable Uses

The agricultural development rights 13.7 acres 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. The 24.7 acres under Conservation Easement should be left in its current state. Any activity noticed on the woodland wetland areas should be reported to Peconic Land Trust.

Public Access and Signage

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

Entry and Inspection by the Town

The CPFAB recommends that the property be inspected annually, as per the terms of the Development Rights Purchase Agreement. The annual 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. The following photo points are established, and stewardship inspections should endeavor to include photos from these photo points during every inspection:

Lat: N41.05614	Long: W072.36395	From Penny's Path
Lat: N41.05882	Long: W072.36263	North from Westmoreland Drive S of runway
Lat: N41.05216	Long: W072.36351	East from Brander and Crab Creek Road
Lat: N41.06069	Long: W072.35979	North from Petticoat east of Blueberry
Lat: N41.05320	Long: W072.35839	North from runway by SB Assoc. property

The inspection shall be made by a member of the CPFAB, the Town Building Inspector or his designee and a representative of the owner. Permission of the owners must be sought and granted before any inspection can be made. It would be prudent and productive for initial meeting by a CPFAB representative with the property owner to discuss this management plan and its inspection component.

A copy of the inspection report should be filed annually 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 County's right or need to inspect.

The CPFAB asks that when inspections are made by the Peconic Land Trust and/or Suffolk County, that a copy of this report be forwarded to the Town for review by the Town and the CPFAB.

Mr. Peter Vielbig, Chairman
January 21, 2014
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This annual 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.

Sincerely,



Dorothy S. Ogar
Town Clerk

DSO/soj

cc: William W. Banks, Building & Zoning Inspector

CPFAB Annual Inspection Report for Westmoreland Farms

Inspection Date: _____

Inspection Team:

Name: _____

Position: _____

Name: _____

Position: _____

Name: _____

Position: _____

Permission to Inspect Granted by _____ Date _____

We have inspected this property and have determined that there have been no changes to the property as enumerated in Article *Three of the Deed of Conservation Easement* Conservations - Prohibitions of use.

Inspection Notes:
(Attach Photo Documentation):

OR

We have inspected this property and have determined that we observed the following changes to the property as enumerated in Article *Three of the Deed of Conservation Easement* Conservations - Prohibitions of use.

Changes Observed (Attach Photo Documentation):

Signed by: _____

Date: _____

Filed with the Town Board: _____

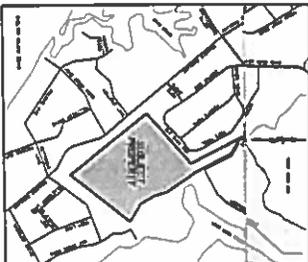
MAP OF PROPERTY

OF
WESTMORELAND FARM, INC.
TO BE ACQUIRED UNDER THE
SUFFOLK COUNTY SAVE OPEN SPACE
FARMLAND PRESERVATION AND HAYLET PARKS
FUND - FARMLAND PROGRAM
(CONTRACT No. 1) - PARCEL 1
AND THE
SUFFOLK COUNTY MULTITACETED LAND
PRESERVATION PROGRAM
(CONTRACT No. 2) - PARCEL 2

LOCATED AT
SHELTER ISLAND
TOWN OF SHELTER ISLAND
SUFFOLK COUNTY, NEW YORK
MAY 1, 2007



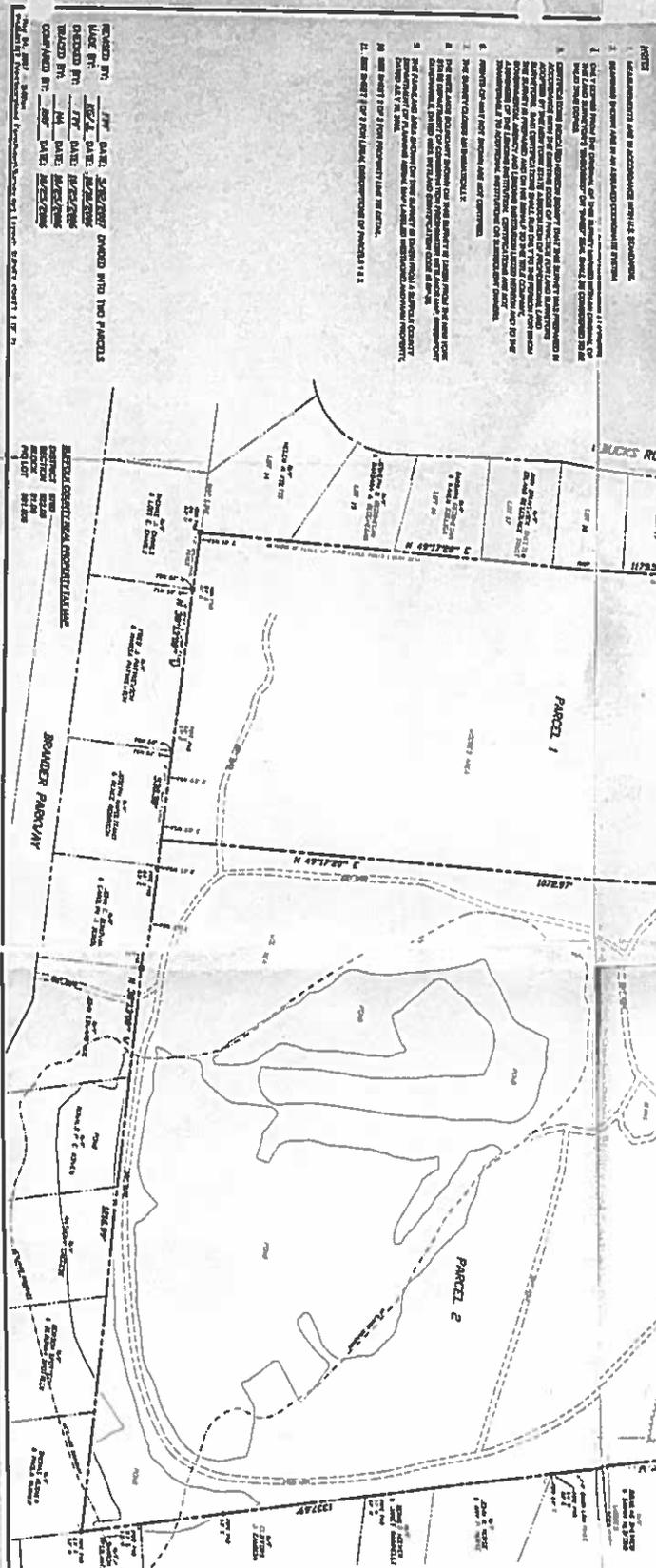
TOTAL AREA OF PARCELS 1 & 2 = 2,172,473 SQ.FT. OR 49.874 ACRES
AREA OF PARCEL 1 = 204,272 SQ.FT. OR 4.676 ACRES
AREA OF PARCEL 2 = 1,968,201 SQ.FT. OR 45.198 ACRES



CERTIFIED TO:
1. COUNTY OF SUFFOLK
2. TOWN OF SHELTER ISLAND
3. COMMERCIAL INLAND TITLE INSURANCE COMPANY



L. K. McLEAN ASSOCIATES, P.C.
CONSULTING ENGINEERS
100 WEST 110TH STREET
ROSELAND, N.Y. 11423



NOTED BY: J.P. DAN, SUFFOLK DIVISION INTO TWO PARCELS
DATE BY: 05/11/07
CHECKED BY: J.P. DAN, SUFFOLK DIVISION
DRAWN BY: J.P. DAN, SUFFOLK DIVISION
DATE: 05/11/07