

**SECTION X**

**AGRICULTURE POLICY #26**

**A. INTRODUCTION**

This section provides the Inventory and Analysis for the Agricultural Land Policy. In discussing the Town's agricultural lands, it describes the location and classification of existing farmland, lists preserved agricultural lands in the Town, and gives brief descriptions of farmland preservation techniques and problems associated with agricultural preservation. The Agricultural Land Policy outlines development review criteria to minimize future loss of important farmland.

**B. AGRICULTURAL LAND INVENTORY AND ANALYSIS**

**1. Location and Description**

East Hampton's abundant prime agricultural soils are largely a result of the glaciation occurring approximately 10,000 years ago. During the Wisconsin stage, the last part of the Pleistocene epoch, a continental ice sheet twice advanced to Long Island. As these glaciers retreated, melt water streams flowed southward carrying large volumes of well sorted till, which was redeposited to form the outwash plain. This plain is relatively flat and corresponds to the prime agricultural soils in East Hampton.

Native American agriculture predated the earliest European settlements in East Hampton, and colonial settlers absorbed a number of agricultural techniques from the natives, such as cultivation of maize, squash and beans, before largely extirpating their benefactors. The colonial settlements, based on restrictive private land ownership and intensified crop harvest, centered around the fertile farmland. Although agriculture is no longer as extensive as it was in colonial and pre-colonial days, it is still an essential component of the year-round community. Not only does agriculture contribute directly to the economy of the town, it also contributes indirectly to economic well-being by maintaining an attractive rural atmosphere which brings artists, tourists and second homeowners to the area.

The prime agricultural soils in East Hampton, according to the Soil Conservation Service are listed as capability Class I and Class II Soils and are listed below:

- Bridgehampton silt loam, 0% to 2% slopes
- Bridgehampton silt loam, 2% to 6% slopes
- Bridgehampton silt loam, till substratum, 2% to 6% slopes
- Haven loam, 0% to 2% slopes
- Haven loam, 2% to 6% slopes
- Haven loam, thick surface layer
- Montauk fine sandy loam, 0% to 3% slopes
- Montauk fine sandy loam 3% to 8% slopes
- Montauk silt loam, 0% to 3% slopes
- Montauk silt loam, 3% to 8% slopes
- Plymouth loamy sand, silty substratum, 0% to 3% slopes
- Riverhead sandy loam, 0% to 3% slopes
- Riverhead sand loam 3% to 8% slopes
- Scio silt loam, till substratum, 2% to 6% slopes
- Scio silt loam, sandy substratum, 0% to 2% slopes

- Scio silt loam, sandy substratum, 2% to 6% slopes
- Sudbury sandy loam

There are approximately 6000 acres of prime soils or 16.1% of the total land area of East Hampton. Most of the prime soil has already been committed to various forms of development, predominantly residences. While the Soil Conservation service Soil Capability System has been found to be a helpful indicator of soil productivity, the Agricultural Land Classification System for New York State was subsequently developed in 1981 to determine the agricultural value per acre of land for assessment purposes. In East Hampton, the Soil Capability System Class I and II soils corresponds to the best farmland classifications of the Agricultural Land classification system.

The 1984 land use inventory conducted by the Planning Department identified 1,565 acres of agricultural land use in the entire Town, of which 174.5 acres are within the coastal zone. This agricultural land includes orchards, pastures, nursery land and crop land. The 1995 Open Space Plan identified 733.24 acres of permanently preserved farmland, of which 53.6 acres are within the coastal zone (see Table X-1, beginning page X-9). Most of the Town's existing and protected agricultural land is not within the coastal zone. Reaches 10 and 11 contain most of the agricultural land within the coastal zone, with additional farmland on Gardiner's Island, and a scattering within Reaches 5 through 9.

## **2. Agricultural Land Preservation**

Agricultural land preservation depends on a healthy agricultural industry with support services. The 1982 Agricultural Land Study portion of the Town's Comprehensive Plan established the goal of preserving 1,200 acres townwide in order to maintain a critical mass needed for agricultural industry survival as well as to preserve the agricultural land setting. As agricultural issues are not limited to the coastal zone, the remaining sections of this Inventory and Analysis will approach farmland issues on a townwide basis.

A five-pronged approach is used to preserve farmland in East Hampton, including:

- Mandatory clustering
- Purchase of development rights
- Right-to-farm legislation
- Agricultural value assessment through State Agricultural Districts
- Private conservation

As recommended in the Agricultural Land Study, zoning provisions were adopted in 1982 to help promote agriculture and stem the loss of farmland to development. These provisions require cluster development to preserve 70% of the prime agricultural soils on a parcel or tract whenever land is subdivided. A minimum of 40% of soils must be preserved on individual, non-contiguous farmland parcels. Since 1982 all subdivision on prime soils and farmland has followed these restrictions. The preserved agricultural lands are set aside as permanent reserved areas. Additional lands have been preserved as agricultural easements. A total of 155.2 acres of farmland have been preserved as

reserved areas through cluster subdivisions and an additional 120.54 acres of agricultural easements have been preserved through the subdivision process.

However, these cluster requirements are not adequate to protect all the remaining farmland in East Hampton. Even though cluster development protects as much as 70% of the prime soils, land remains difficult to preserve and expensive to farm due to the influences of nearby suburbanization and a general decline in the agricultural industry. In response to this problem and to complement the Town's cluster law, both Suffolk County and East Hampton Town have instituted purchase of development rights (PDR) programs to help stimulate reinvestment in agriculture and production. In both PDR programs the land owner retains the ownership and the right to farm the land, and is compensated for the difference in land value between farming and development. A total of 265 acres of farmland in the Town have been preserved through town and county PDR programs.

A complementary program to help preserve the farm industry in East Hampton is "right-to-farm" legislation. Residents who live near farms may complain about smells, noise, dust, sprays and other by-products generated by everyday farming operations. To protect against nuisance claims and potential lawsuits curtailing farmers' activities, local right-to-farm legislation has been adopted in East Hampton to protect the normal activities conducted on working farms.

At the State level an Agricultural Districts Law adopted in 1971 provides preferential property tax assessment treatment for agricultural land for farmers who enroll in an agricultural district. Assessments are based on the agricultural value of the land rather than the full market (development) value. Furthermore, farmers are not assessed for sewer, lighting, water or non-farm drainage districts, except for non-farm structures. In return for these benefits, farmers enrolled in Agricultural Districts sign a legally binding agreement to continue farming the property for a minimum eight year period.

Similar benefits are afforded farmers owning ten acres or more who are not enrolled in a State Agricultural District, provided they make an Individual Commitment to continue farming. However, under the Individual Commitment only a one year tax reduction is provided for every eight years the farmland remains undeveloped. There are 35 separate parcels in East Hampton enrolled in State Agricultural Districts, 6 of which are located within the Local Waterfront Area. For the most part, the land enrolled in Agricultural Districts in East Hampton has already been preserved through Town or County Purchase of Development Rights programs, or through other techniques.

As public dollars for land acquisitions dwindle, local land trusts are playing an increasingly essential role in the protection of significant farmland in East Hampton. In 1983 the Peconic Land Trust (PLT) was formed as a non-profit, tax exempt conservation organization dedicated to the preservation of farmland and open space on Long Island. PLT acquires land as well as easements for conservation purposes and provides advice on estate planning and land development alternatives. The trust has already protected and is managing approximately 192.5 acres of farmland East Hampton.

Despite these efforts, both preserved and unprotected farmland are subject to private and public actions which can threaten the continued viability of agriculture on the East End. Although "preserved" farmland is prohibited from further subdivision, public condemnation of these properties for road widening, new highways, pipelines or other utilities is not explicitly prohibited. Whereas residential subdivisions on unprotected farmland must follow Chapter 110 of the East Hampton Town code requiring mandatory clustering, other developments requiring site plan review on prime agricultural lands have no such requirements. For example, semi-public facilities, country and golf clubs, public utilities, taxi companies and riding academies could be established on prime agricultural lands in East Hampton.

### **3. Groundwater Contamination From Agricultural Practices**

Some agricultural activities have resulted in groundwater and drinking water contamination. For instance, in 1979 the pesticide aldicarb (Temik) was found in several private wells in the South Fork including in East Hampton. The groundwater conditions on the South Fork enhance mobility of carbamate, the active ingredient in Temik, while it retards carbamate degradation. This discovery resulted in a pesticide monitoring program by the Suffolk County Health Department and an agreement by Union Carbide (producer of Temik) to supply private homes with granular activated carbon filters for households or individual faucets.

Impacts from fertilizer as well as pesticide use have been detected in groundwater supplies. In wells down gradient of potato fields nitrate concentrations approaching or equaling the drinking water standard of 10 ppm were reported in the 1987 Suffolk County Comprehensive Water Resources Management Plan.

Some contemporary farming trends may help to alleviate future groundwater contamination. According to the Suffolk County Cooperative Extension office, local agriculture has been evolving from reliance on potato crops to a more diverse industry based on perennial fruit (wine grapes, apples, etc.) and nursery stock. Nominal amounts of nitrogen are used for these crops which reduces potential groundwater contamination problems (however, these activities may require significant amounts of pesticide). For example, the typical annual application of nitrogen to grapes and fruit trees is approximately 20 lbs. per acre compared to approximately 150-180 lbs. per acre for potatoes.

The development of integrated pest management (IPM) systems has the potential to significantly lower volumes of pesticide, as do introduction of better targeted chemicals and the development of efficient biological pest controls. Establishment of a proposed NYS pesticide registry system for farmers would also help to monitor and reduce dispersion of farm pesticides and herbicides into the environment.

Interest in organic produce and alternative methods of agriculture such as bio-dynamic farming has fostered the emergence of community cooperative farms such as the Quail Hill farm run by Peconic Land Trust in Amagansett where no pesticides and herbicides are used. Local farm stands are also responding to popular demand and premium prices for organic fruit and vegetables.

#### **4. Inheritance Taxes**

As noted above the State Agricultural District Law helps to reduce property taxes for agricultural land by assessing these lands at their agricultural value rather than full market [development] value. Farmland preserved through purchase of development rights programs and cluster development regulations is assessed at farm value for property and estate tax purposes. However, land enrolled in State Agricultural Districts, while assessed at agricultural value for property taxes, is valued at full market value for estate tax purposes. This "highest and best use" valuation of farmland can result in combined federal and state death taxes of up to 70% of the development value of the land, an insuperable burden for most farm families that almost compels conversion to residential or commercial development.

The Federal Tax Code provision pertaining to farmland valuation of farmland or ranch land for estates taxes (Section 2032A of the Tax Code) offers only limited assistance to family farms in East Hampton. First, the formal requirements for qualifying for 2032A relief are exacting and complex. Forms improperly filled out or not filed on time have eliminated farm families from the potential benefits. Second, the limit on the total reduction in the fair market value that is offered through Section 2032 A is \$750,000. Given the value of land in East Hampton, a \$750,000 exemption may still leave a large estate tax liability. Other limitations on this federal estate tax exemption include burdensome requirements for proof of the family's prior farming practices and commitment to continue farming in the future. To realize the "current use" or farm valuation the land must be inherited by a "qualified heir" such as a family member, ancestor, lineal descendent, spouse, etc. A Sale or conveyance of the land to someone other than a "qualified heir" within ten years of the decedent's death will result in the recapture of the tax based on "highest and best use."

In its present form the limited benefits and cumbersome requirements of this tax code provision actually encourage the development of farmland. If there is societal value in productive farmland, scenic vistas, historically significant landscapes and recreational open space, the tax code should provide incentives rather than penalties to landowners who retain their land in agricultural or other open space. The Peconic Land Trust, a local non-profit land trust specializing in farmland preservation, has proposed the following revisions to Section 2032A:

- A. Expand the definition of the type of land eligible for "current use" valuation to include nonfarm properties that qualify for protection by conservation easements under Section 170(h) of the Internal Revenue Code.
- B. Eliminate the \$750,000 limitation on the reduction of value of adjusted gross estates. This will enable Section 2032A to be a useful tool where real estate is highly appreciated (i.e. Long Island and elsewhere).
- C. Exempt land restricted to its "current use" through perpetual conservation easements or the sale of development rights from the recapture of tax based on "highest and best use" if the ownership or use of the property changes within ten years.

- D. Simplify the process through which landowners can elect the "current use" valuation for estate tax purposes.

The Town endorses these proposed tax code reforms to encourage farmland and open space preservation.

**5. Summary of Preserved Land**

A combination of various preservation techniques has saved 902.51 acres of active agricultural land in East Hampton (see Table X-1, beginning page X-9). See also [Map II-1A/-1B](#), Existing Land Use, and [Map II-3](#), Proposed Land Use, for locations of farmland, both preserved and in need of preservation. Although the Agricultural District technique is not a permanent preservation method, 162 acres of farmland enrolled in these districts has already been protected by one or another permanent method or is under discussion for preservation. Since all remaining farmland development rights cannot be purchased, a continuing combination of programs is essential to save more farmland. Federal estate tax reforms similar to those outlined by the Peconic Land Trust would help prevent the premature conversion of farmland to development. Although only 11% of the Town's total farmland is located within the waterfront and the agricultural industry could not be sustained by preserving only this land, every effort must be made to protect coastal farmland. These lands have unparalleled scenic qualities which contribute greatly to our resort economy. Preserving working landscapes, including farmland, helps to preserve East Hampton's historic and cultural values, visual attraction and sense of place.

**C. AGRICULTURAL LANDS POLICY**

**POLICY 26 (IMPORTANT AGRICULTURAL LANDS)**  
**TO CONSERVE AND PROTECT AGRICULTURAL LANDS IN THE STATE'S COASTAL AREA, AN ACTION SHALL NOT RESULT IN A LOSS, NOR IMPAIR THE PRODUCTIVITY, OF IMPORTANT AGRICULTURAL LANDS IF THAT LOSS OR IMPAIRMENT WOULD ADVERSELY AFFECT THE VIABILITY OF AGRICULTURE IN AN AGRICULTURAL DISTRICT OR, IF THERE IS NO AGRICULTURAL DISTRICT, IN THE AREA SURROUNDING SUCH LANDS.**

**Explanation of Policy:**

This policy cannot be applied to East Hampton, as New York State has not identified any important agricultural lands within the Town. Although many of the town's agricultural lands might qualify, the designation process has not been undertaken either by the State or Town.

**POLICY 26A (LOCALLY IMPORTANT AGRICULTURAL LANDS)  
TO CONSERVE AND PROTECT AGRICULTURAL LANDS IN EAST  
HAMPTON'S COASTAL AREA, AN ACTION SHALL NOT RESULT  
IN A LOSS, NOR IMPAIR THE PRODUCTIVITY, OF LOCALLY  
IMPORTANT AGRICULTURAL LANDS IF THAT LOSS OR  
IMPAIRMENT WOULD ADVERSELY AFFECT THE VIABILITY OF  
AGRICULTURE IN AN AGRICULTURAL DISTRICT OR IF THERE  
IS NO AGRICULTURAL DISTRICT, IN THE AREA SURROUNDING  
SUCH LANDS.**

**Explanation of Policy:**

The objective of this policy is to minimize the loss of important farmland. Such loss is of particular concern where it would affect an agricultural area's ability to continue to exist, prosper or expand. In East Hampton farmland is important not only for its direct contribution to the economy but also for its esthetic and social benefits. Agricultural land contributes to the rural and visually appealing nature of the Town and attracts artists, tourists and second homeowners to the area. The Town has expended large amounts of money to protect existing farm acreage and has instituted a number of complementary programs including mandatory clustering, architectural review, right to farm legislation and soil conservation.

For purposes of this policy important agricultural lands include:

- land within a State Agricultural District or subject to an individual eight-year commitment to farming
- all land farmed within the last 2 of 5 years containing soils in groups 1-4 as classified by the New York State Land Classification System, or
- any land farmed within at least two of the last five years which supports high value crops.
- land identified as agricultural on [Existing Land Use Map II-1A/-1B](#).

Any agricultural lands not meeting this criteria but located adjacent to any such land and forming part of an ongoing agricultural enterprise shall also be considered important agricultural land. Additionally, such lands in proximity to the coast may have high scenic values and represent cultural ties to the Town's historic roots (see **Policies #23-25**). Agricultural lands are also an integral component of the Town's overall policies regarding open space, as exemplified in the Town's ordinances requiring cluster development on prime soils, and in the Town Open Space Plan of September, 1995.

The Inventory and Analysis for Agricultural Lands describes the location of prime farmland, preserved farmland, and important farm soils. Important agricultural lands are found in Reaches 3, 6, 8, 10 and 11; prime agriculture soils are found in Reaches 5, 6, 7, 8, 9, 10 and 11.

As indicated in Preserved Agricultural Land and Method of Preservation (Table X-1) 169.27 acres townwide are enrolled in a State Agricultural District or Individual Eight Year Commitment. An



additional 162.47 acres are enrolled in State Agricultural Districts but have already been preserved through another permanent preservation technique. Of the 1,565 acres of farmland remaining in 1984, 57% had been preserved by the year 1995. Although farm-related buildings and structures are allowed on these protected parcels, no residences, including farm dwellings are permitted to be constructed on preserved farmland.

A series of determinations are necessary to establish whether an action is consistent with the conservation and protection of East Hampton's agricultural lands or whether it is likely to be harmful to the health of an agricultural area. First, all actions must be reviewed to determine whether the proposed action would result in the loss of important agricultural land. A proposed action will be deemed consistent with this policy if it will not result in either direct or indirect loss of important agricultural land. A proposal which would result in some loss of agricultural lands also may be consistent with this agriculture policy if it would not adversely affect the viability of agriculture or otherwise fulfills objectives for preservation of open space. If some agriculture land will be lost as a result of the proposal, steps to minimize the loss must be followed. If an action is determined to result in a significant loss of important agricultural land then the action is not consistent with this policy.

The following guidelines help define actions inconsistent with this policy:

1. The action would divide an active farm with identified important agricultural land into two or more parts thus impeding efficient farm operations.
2. The action would result in environmental changes which may reduce productivity or adversely affect the quality of the product of any identified important agricultural lands.
3. The action would create real estate market conditions favorable to conversion of large areas of identified important agricultural land to non-agricultural uses. Such conditions may be created by:
  - a. public water extensions to serve non-farm structures
  - b. transportation improvements, except for maintenance of any safety improvements to existing facilities that serve non-farm and non-farm related development
  - c. non-agricultural commercial development adjacent to identified agricultural lands
  - d. establishment of public institutions or semi-public facilities such as golf or country clubs, utilities, taxi companies, or riding academies
  - e. residential uses other than farm dwellings
  - f. any change in land use regulations applying to agricultural land which would encourage or allow uses incompatible with the agricultural use of the land.

The following guidelines help define actions consistent with this policy:

1. Whenever land containing prime agricultural soils is subdivided these soils should be preserved. Agricultural soils should not be contained within individual building lots but maintained in large, undivided parcels. Ownership of these preserve areas may be by a bona fide non-profit organization, the Town, a farmer or individual but should not be divided among a homeowners association. Careful consideration should be given to the size, shape and location of the preserved farmland so as to minimize conflicts between non-agricultural land and agricultural land uses.
  - a. At least seventy percent (70%) of the prime agricultural soils on a parcel or tract shall be preserved where the parcel or tract:
    1. Is being used for agriculture or has the potential for such use; and
    2. Is large enough for an open space subdivision which does not significantly disturb the prime soils; and either
    3. Is contiguous with other parcels of land having prime soils so as to permit unification into a large agricultural area; or
    4. Is not contiguous with other parcels of land having prime soils so as to permit unification into a large agricultural area, but is large enough to allow preservation of a significant parcel of agricultural open space; or
    5. Has had some development, but is capable of unification with other agricultural parcels or tracts, and the existing development will not impede conservation of remaining prime agricultural soils.
  - b. At least forty percent (40%) of prime agricultural soils on a parcel shall be preserved where the parcel:
    1. Is being used for agriculture or has the potential for such use; and
    2. Is large enough for an open space subdivision which does not significantly disturb the prime soils; but
    3. Is not contiguous with other parcels of land having prime soils so as to permit unification into a large agricultural area.
2. Proposed commercial developments are subject to the same standards as subdivision which are described in item #1 above.

3. No prime agricultural top soils, Class I and II, may be removed from Agricultural lands.
4. An agricultural easement may be required to ensure the preservation of prime agricultural soils.
5. Architectural Review Board approval is required for all structures greater than 200 sq. ft., that are proposed in or adjacent to the Local Agricultural Overlay Districts of Wainscott, South Amagansett, North Amagansett and East Hampton.

Actions determined to have an insignificant effect on important farmland i.e. not exceeding the thresholds listed in 1.a. & 1.b. above shall still meet certain requirements to minimize the farmland impacts. Furthermore, land not directly necessary for the operation of the non-agricultural use but at one time part of the land area devoted to agriculture should be sold, leased or otherwise made available to farmers. The following requirements shall be met to minimize the impacts of actions determined to have an insignificant effect on agricultural land.

- a. The proposed action shall, to the extent practicable, be sited on land not identified as important agricultural land. If it is determined that no alternatives exist to siting the proposal on important agricultural land, the project should be sited to avoid classes of agricultural land according to the following priority:
  1. prime or unique farmland in crop, orchard or vineyard use or farmland having statewide importance
  2. active farmland other than listed in 1
  3. prime I farmland or farmland of State importance not being farmed or farmland.

TABLE 1.

PRESERVED AGRICULTURAL LAND AND METHOD OF PRESERVATION  
TOWN OF EAST HAMPTON OPEN SPACE PLAN, SEPTEMBER 1995

SCTM # 300-	Location	Develop. Rights	Agricult. Resrv Area	Agricult. Easements	Private Conservation	Total Permanently Committed	State Agricult. District Indiv. Commitment	TOTAL All Techniques
	<b>Amagansett</b>							
149-03-03.2	Peconic Land Trust				95.6			
149-03-12	Peconic Land Trust				13.8			
149-04-01	Peconic Land Trust				40.4			
149-04-04.5	Peconic Land Trust	11.9					*	
149-04-04.6	Town Lane Estates SD		8.7					
150-01-1.14p/o	Stony Hill Farm		5.776					
150-01-1.14p/o	Stony Hill Farm		8.293					
150-01-1.14p/0	Stony Hill Farm		3.218					
150-01-1.14p/o	Stony Hill Farm		5.873					
150-01-1.14p/o	Stony Hill Farm		7.077					
150-01-1.14p/o	Stony Hill Farm			10.108				
150-03-01.2	Peconic Land Trust/Quail Hill Farm			11.19			*	
150-03-02.1	Edwards Estate			1.3				
150-03-02.2	Edwards Estate			1.27				
150-03-02.3	Edwards Estate			1.25				
50-03-02.4	Edwards Estate			1.23				

\* Indicates parcel is enrolled in a State Agricultural District or Individual Commitment, but acreage was included in another preservation technique.

⦿ Indicates parcel is within the Coastal Zone.

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SCTM # 300-	Location	Develop. Rights	Agricult. Resrv Area	Agricult. Easements	Private Conservation	Total Permanently Committed	State Agricult. District Indiv. Commitment	TOTAL All Techniques
150-03-03	Peconic Land Trust				22.6			
150-03-06	Peconic Land Trust				20.1			
150-03-07.1	Gordon SW			1.12				
150-03-07.2	Gordon SW			1.71				
150-03-07.3	Gordon SW			2.25				
150-03-07.4	Gordon SW			.98				
150-04-01.11	Brightwell			2.38				
166-02-01.1	Cameron			2.65				
166-02-01.2	Cameron			1.43				
166-02-01.3	Cameron			2.38				
166-02-01.4	Cameron			6.12				
166-04-01.3	Pheasant Run Estates		6.6					
166-04-01.4	Pheasant Run Estates		1.4					
189-05-07.3	Little			1.42			*	
189-05-07.4	Little			3.06			*	
<b>TOTAL AMAGANSETT</b>		<b>11.90</b>	<b>46.94</b>	<b>51.85</b>	<b>192.50</b>	<b>303.19</b>	<b>0.00</b>	<b>303.19</b>

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SCTM # 300-	Location	Develop. Rights	Agricult. Resrv Area	Agricult. Easements	Private Conservation	Total Permanently Committed	State Agricult. District Individ. Commitment	TOTAL All Techniques
	<b>Wainscott</b>							
185-02-44	Dayton						.43	
185-02-45	Dayton						.44	
196-01-08.8	Novak						1.3	
196-01-08.9	Kern						1.6	
196-01-08.10	Shanholt						1.6	
196-01-08.11	Jemkap		14.2				*	
196-01-08.9	Kern						1.6	
196-01-08.10	Shanholt						1.6	
196-01-11.5	Hedges & Pratt		6.2					
196-03-01	Strong/Orchard at Wainscott SD			.30				
196-03-02	Strong/Orchard at Wainscott SD			.45				
196-03-03	Strong/Orchard at Wainscott SD			.56				
196-03-04	Strong/Orchard at Wainscott SD			.67				
197-04-12	Dankowski	12.2						
199-01-01.1	Strong/Orchard at Wainscott SD			.79				

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199-01-01.2	Strong/Orchard at Wainscott SD			1.11				
199-01-01.5	Strong/Orchard at Wainscott SD			6.85				
200-1-2.1	Strong/Orchard at Wainscott SD			.366				
200-01-03.6	Monaco		3.8					
200-01-09.4	Dankowski	17.7					*	
200-1-15.2	Osborne Farm			.849				
200-1-15.3	Osborne Farm			.779				
200-1-15.4	Osborne Farm			.665				
200-1-15.5	Osborne Farm			.917				
200-1-15.6	Osborne Farm			1.01				
200-1-15.7	Osborne Farm			.665				
200-1-15.8	Osborne Farm			.769				
200-01-15.10	Osborne Farm			.803				
200-01-15.11	Osborne farm			.114				
200-01-15.6	Lauder						1.9	
200-01-15.8	Lauder						1.7	
200-01-15.9	Osborne Farm		24.1				*	

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200-01-21.4	Conklin Acres			0.86				
200-01-21.5	Conklin Acres			1.08				
200-01-21.6	Conklin Acres			0.21				
200-01-21.7	Conklin Acres			0.74				
200-02-24.1	Lauder						3.9	
200-02-24.2	Lauder						3.8	
200-02-28.11	Lauder		10.53				*(4.7)	
200-02-48.3	Lauder						20.1	
200-02-51.1	Lauder						38.0	
200-03-40.5	Meyer Beach La. SD		7.1					
200-03-46	Wilson						6.8	
<b>TOTAL WAINSCOTT</b>		<b>29.90</b>	<b>65.93</b>	<b>20.56</b>	<b>0.00</b>	<b>86.49</b>	<b>80.07</b>	<b>166.56</b>
	<b>East Hampton</b>							
73-03-06.4	Country Estates, Sec.II SD			2.28				
157-03-01	Damiecki						36.2	
157-03-02	Northwind Farms	8.7						

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PRESERVED AGRICULTURAL LAND AND METHOD OF PRESERVATION  
TOWN OF EAST HAMPTON OPEN SPACE PLAN, SEPTEMBER 1995

SCTM # 300-	Location	Develop. Rights	Agricult. Resrv Area	Agricult. Easements	Private Conservation	Total Permanently Committed	State Agricult. District Individ. Commitment	TOTAL All Techniques
157-03-07.3	Heritage Farms			0.08				
157-03-07.4	Heritage Farms			0.10				
157-03-07.5	Heritage Farms			0.98				
157-03-07.10	Heritage Farms		18.4					
157-03-08.2	Osborne Produce (Long Lane)	13.2		1.0				
157-03-10.1	Schwenk Farms	28.2					*	
157-03-10.2	Schwenk Farms	25.8					*	
157-03-10.3	Schwenk						2.1	
157-03-10.4	Schwenk						2.0	
157-03-10.5	Schwenk						2.1	
157-03-10.6	Schwenk						2.3	
157-03-10.7	Schwenk						2.3	
157-03-11.4	Jemkap	28.7						
157-03-12.2	Osborne	25.4						
159-01-03.14	Heritage Farms		11.6					
159-01-07	Aquila Properties	13.7						
159-01-12.3	Kalish	10.3						

\* Indicates parcel is enrolled in a State Agricultural District or Individual Commitment, but acreage was included in another preservation technique.

⦿ Indicates parcel is within the Coastal Zone.

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<b>SCTM # 300-</b>	<b>Location</b>	<b>Develop. Rights</b>	<b>Agricult. Resrv Area</b>	<b>Agricult. Easements</b>	<b>Private Conservation</b>	<b>Total Permanently Committed</b>	<b>State Agricult. District Individ. Commitment</b>	<b>TOTAL All Techniques</b>
159-01-12.4	Kalish	11.0						
159-04-16.1	Bennett			1.21				
159-04-45.1	Hedge Row Estates			2.82				
159-04-45.2	Hedge Row Estates			1.51				
184-06-07	Kaplan Homestead SD, Section I, Map #7710 -		5.3					
185-01-02.9	Talmage		3.4					
185-01-20.1	Schwenk						42.2	
185-01-20.4	Schwenk	20.2					*	
185-01-20.5	Schwenk	20.2						
189-06-11.3	Mann			3.79				
<b>TOTAL EAST HAMPTON</b>		<b>205.40</b>	<b>38.70</b>	<b>13.77</b>	<b>0.00</b>	<b>257.87</b>	<b>89.20</b>	<b>347.07</b>
	<b>Montauk</b>							
021-02-02.6	Deep Hollow Estates, Map #7078		2.8					
021-02-03.3	E.H. Livestock Corp.	17.8						
<b>TOTAL MONTAUK</b>		<b>17.80</b>	<b>2.80</b>	<b>0.00</b>	<b>0.00</b>	<b>20.60</b>	<b>0.00</b>	<b>20.60</b>

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SCTM # 300-	Location	Develop. Rights	Agricult. Resrv Area	Agricult. Easements	Private Conservation	Total Permanently Committed	State Agricult. District Individ. Commitment	TOTAL All Techniques
	<b>Springs</b>							
063-02-01	Miller Farm			2.66				
063-02-02	Miller Farm			4.41				
063-02-03	Miller Farm			3.69				
063-02-04	Miller Farm			3.59				
063-02-05	Miller Farm			1.60				
063-02-14.45	Talmage Farms Lane, Sec II		0.83	2.09				
063-03-16	Miller			1.70				
063-03-17	Miller			1.58				
063-03-21.1	Miller			1.50				
063-03-22.2	Miller			2.30				
063-04-p/o 7.1,8.1	Briarcroft, Sec II			5.07				
063-04-p/o 7.1,8.1	Briarcroft, Sec II			4.17				
<b>TOTAL SPRINGS</b>		<b>0.00</b>	<b>0.83</b>	<b>34.36</b>	<b>0.00</b>	<b>35.19</b>	<b>0.00</b>	<b>35.19</b>
<b>TOTAL TOWN</b>		<b>265.00</b>	<b>155.20</b>	<b>120.54</b>	<b>192.50</b>	<b>733.24</b>	<b>169.27</b>	<b>902.51</b>

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