

April 28, 2022

The Town Board of the Town of Warwick held a Public Hearing for the possible acquisition of development rights of a certain real property in the Town of Warwick, known as the Jessup Farms LLC/Sobiech located at 150 Jessup Road, SBL # 17-1-69. Said public hearing was held on Thursday, April 28, 2022 at the Town Hall, 132 Kings Highway, Town of Warwick. Supervisor Sweeton opened the public hearing at 7:30 p.m.

ATTENDANCE: Supervisor Michael Sweeton
Councilman Floyd DeAngelo
Councilman Russell Kowal
Councilman James Gerstner
Councilman Mickey Shuback

Attorney for the Town, Jay Myrow – Absent

LEGAL NOTICE: The Clerk read the legal notice, which was duly published in the Warwick Valley Dispatch on April 20, 2022. (Copy of this legal notice is printed at the end of these minutes.)

Supervisor Sweeton - Before I open it up to public comment, this parcel, this farm is on Jessup Road as mentioned. If you are familiar with Jessup Road coming off County Rt. 1, you will pass as you get to Sergeant Rd. It was Tom Miller farm which is in our preservation program. Further a little down is Apple Ridge Orchard which is also in our preservation program. The Sobiech piece would be across the road and almost contiguous to it except for the road. It stretched all the way down to the Myruski Farm which is another preserved farm in our program which is adjacent to a parcel that was purchased. It was a part of that whole subdivision

There are two other parcels both in the preservation program. So, it is a swath of probably several miles at least of preserved working farms and open space. We have applied to the NCRS a land preservation program and we did get a reward of 50% of the acquisition cost for development rights on the Sobiech farm and we think it makes sense for us to be a part of our program as well. A successful program. So, now I will open it up for anyone that has a public comment on this farm.

Steve Gross - I really don't have a comment. I support any land preservation. I think you know that. My only question is just curiosity. I'm just wondering what is the criteria for how you choose which properties can participate.

Supervisor Sweeton - Sure, So, it is preserved under the Community Preservation Program, the successor program to PDR. We are obligated to have a panel of residents, non-elected officials that evaluate and rank any candidate. So, in the recent round there were about eight candidates and they are ranked on a series of factors because the Conservation Preservation Act is broader than what PDR was which was focused primarily on farm land. There are

several other criteria that gain you points. There is a ranking system and they rank the farms. The primary one is soils. It has to have a minimum of 50% soils of either state wide significance of prime soils that make it good agricultural land, to be competitive in the Federal program or states preservation plan that is a minimum. Since our program is so successful, we haven't other than the recreational pieces like the beach and park in Greenwood Lake, we haven't offered to acquire development rights on any parcel that isn't eligible for one or two of those programs because that allows us to stretch our money. This was one that was ranked third behind two other farms that we already had hearings on and pledged to. This is the third one and so besides soils it's things like open space, critical environmental areas. There are a couple of others, development pressure, those kinds of things. So, they get ranking and those are all listed so if you are interested you can come to me or I'll email them to you but we do have them.

Steve Gross - I am interested. Now you said you have the PDR Program that focuses primarily on farmland and agriculture, right?

Supervisor Sweeton - So, when PDR was passed if you recall, you were here. As a referendum it was focused almost entirely on farmland preservation and that is essentially what it was all spent on, the 9.5-million-dollar bond. The Community Preservation Fund because we patterned ours after the five towns on Long Island, it was much broader. It had character, it had things like farmland, biodiversity, critical environmental area, historic structures, recreation and open spaces. Much broader. Now, I would say that 80% of it has still been directed to farm land that's important to us. The exception currently would be Rosenberg which is adjacent to Glenmere Lake that we are partnering with the Village of Florida.

Steve Gross - What money was used for Kutz camp?

Supervisor Sweeton - That was the Community Preservation Fund

Steve Gross - Okay

Supervisor Sweeton - So, recreation allowed it to be used

Steve Gross - So, did that meet the 50% criteria for prime agricultural soils?

Supervisor Sweeton - No because we weren't applying to New York State or NRCS. So Winstanley Park and the Town Beach we didn't apply soils because it wasn't relevant but it did go to the committee for ranking.

Steve Gross - So, you're using the 50% prime soils in order to get additional funding?

Supervisor Sweeton - Correct, because the federal program is a 50% match and the state program are a 75% match and we've been successful in every application we made to either one of these programs. So, we spent 18 million, 7 million of the Community Preservation Fund, the 9.5 million from PDR money and we have preserved land worth 30 million through these programs. I think for the tax payers and residents it's a homerun.

Steve Gross: Yup. Well like I said as you know, I support any kind of land preservation and if there is ever an opening on the group, I will offer my name up.

Supervisor Sweeton: That's great because sometimes people drop off. Yeah absolutely.

Steve Gross: So, if I want to drop something off, I will.

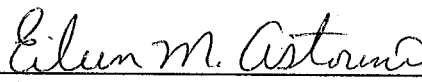
Supervisor Sweeton: Yes, just send me a note. You have my email. That's perfect. Thank you.

Steve Gross: Okay

Supervisor Sweeton: Anyone else on the Sobiech land acquisition? Any last questions or comments from the board?

Councilman Gerstner: Nope. All good.

CLOSE PUBLIC HEARING: Motion Councilman DeAngelo, seconded Councilman Gerstner that the public hearing be closed. Motion Carried (5 ayes, 0 nays) 7:53 p.m.
04-28-22 EA


Eileen M. Astorino
Eileen Astorino, Town Clerk

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that there has been introduced before the Town Board of the Town of Warwick, New York, on April 14, 2022, a resolution pertaining to the possible acquisition of development rights of certain real properties in the Town of Warwick, known as the:

Jessup Farms LLC / Sobiech	150 Jessup Road	SBL # 17-1-69
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under provisions of Town of Warwick Local Law No.6 of the year 2001, entitled "Agricultural and Open Space Preservations and Acquisitions." A complete copy of the appraisals is available in the Office of the Town Clerk.

Pursuant to the requirements of Local Law No.6 of 2001 and applicable state codes, The Town Board of the Town of Warwick will hold a public hearing on said proposed acquisition at the Town Hall, 132 Kings Highway, Warwick, New York 10990 on Thursday, April 28, 2022, at 7:30 p.m. at which time all persons interested therein shall be heard.

The Town of Warwick will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

DATED: May 4, 2022

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF WARWICK
EILEEN M. ASTORINO
TOWN CLERK**