

Introduced by Presiding Officer, on request of the County Executive and Legislator Spencer

RESOLUTION NO. 827 -2019, AUTHORIZING THE ACQUISITION OF FARMLAND DEVELOPMENT RIGHTS UNDER THE NEW SUFFOLK COUNTY ¼% DRINKING WATER PROTECTION PROGRAM (EFFECTIVE DECEMBER 1, 2007) - FOR THE TILDEN REALTY, LLC PROPERTY – TILDEN LANE FARM - TOWN OF HUNTINGTON – (SCTM NOS. 0400-107.00-03.00-006.001 p/o, 0400-107.00-03.00-006.010,0400-107.00-03.00-008.000, 0400-107.00-04.00-002.000)

WHEREAS, Local Law No. 24-2007, “A Charter Law Extending and Accelerating the Suffolk County ¼% Drinking Water Protection Program for Environmental Protection,” Section C12-2(A)(1) authorized the use of 31.10 percent of sales and compensating tax proceeds generated each year for environmental protection, as determined by duly enacted Resolutions of the County of Suffolk; and

WHEREAS, adequate funding is provided for, pursuant to Section C12-2(A)(1) of the SUFFOLK COUNTY CHARTER, from 31.10 percent of the sales and compensating tax proceeds, for the acquisition of such land; and

WHEREAS, Resolution No. 917-2015, authorized planning steps for the acquisition of farmland development rights of the subject property; and

WHEREAS, the Town of Huntington (“Town”) has approved Resolution No. 2015-578 on authorizing the acquisition of Farmland Development Rights of the subject property in partnership with the County of Suffolk; and

WHEREAS, pursuant thereto, said acquisition is to be made in accordance with the procedures set forth in Chapter 8 of the Suffolk County Code which provides that the same shall be consummated in accordance with provisions of General Municipal Law Section 247 and the recommendation of the Suffolk County Farmland Committee; and

WHEREAS, the Environmental Trust Review Board has reviewed the appraisals and the report of the Internal Appraisal Review Board and has approved the purchase price and authorized the Director of Real Estate and/or her designee to negotiate the acquisition of farmland development rights; and

WHEREAS, based upon the Environmental Trust Review Board approved value, an offer to acquire the rights to subject property was made to and accepted by the owner of said property; and

WHEREAS, contracts to acquire said rights were prepared by the office of the County Attorney, executed by the owner of the subject property and the Director of Real Estate and approved as to legality by the Office of the County Attorney; now, therefore be it

1st RESOLVED, that the County of Suffolk hereby approves the acquisition of the farmland development rights of the subject property set forth below under the New Suffolk County Drinking Water Protection Program, effective as of December 1, 2007, Farmland component, for a total purchase price of Three Million Ninety-Three Thousand Nine Hundred

Forty Dollars (\$3,093,940.00±), at Two Hundred Twenty-Six Thousand Dollars (\$226,000) per acre for 13.69± acres, which cost is to be shared by the County of Suffolk and the Town, with the County of Suffolk's share, totaling One Million Five Hundred Forty-Six Thousand Nine Hundred Seventy Dollars (\$1,546,970.00±), for a fifty percent (50%) undivided interest; and the Town's share, totaling One Million Five Hundred Forty Six Thousand Nine Hundred Seventy Dollars (\$1,546,970.00±) for a fifty percent (50%) undivided interest, as tenants-in-common, subject to a final survey; and hereby authorizes additional expenses, which shall include, but not be limited to, the cost of surveys, appraisals, environmental audits, title reports and insurance, and tax adjustments, for inclusion in the Suffolk County Purchase of Development Rights Program:

<u>PARCEL:</u>	<u>SUFFOLK COUNTY TAX MAP NUMBER:</u>	<u>ACRES:</u>	<u>REPUTED OWNER AND ADDRESS:</u>
No. 1	District 0400 Section 107.00 Block 03.00 Lot 006.001 p/o	13.69±	Tilden Realty, LLC 43 Wyckoff Street Greenlawn, NY 11740 By: Donald Tilden, Managing Member
No. 2	District 0400 Section 107.00 Block 03.00 Lot 006.010		
No. 3	District 0400 Section 107.00 Block 03.00 Lot 008.000		
No. 4	District 0400 Section 107.00 Block 04.00 Lot 002.000		

and be it further

2nd **RESOLVED**, that the Director of Real Estate and/or his designee, is hereby authorized, empowered, and directed, pursuant to Section C42-2(C)(3) of the SUFFOLK COUNTY CHARTER, to acquire the parcel(s) listed herein above from the reputed owner, the funding for which shall be provided under the New Suffolk County Drinking Water Protection Program, effective December 1, 2007, Farmland component, Section C12-2(A)(1)(f) of the SUFFOLK COUNTY CHARTER, for a total purchase price of Three Million Ninety Three Thousand Nine Hundred Forty Dollars (\$3,093,940.00±), at Two Hundred Twenty-Six Thousand Dollars (\$226,000) per acre for 13.69± acres, of which the County contribution will be One Million Five Hundred Forty-Six Thousand Nine Hundred Seventy Dollars (\$1,546,970.00±), subject to a final survey; and be it further

3rd **RESOLVED**, that the County Comptroller is hereby authorized to reserve and to pay \$1,546,970.00±, subject to a final survey, from previously appropriated funds in capital project 525-CAP-8714.211 for the New Suffolk County Drinking Water Protection Program, effective December 1, 2007, Farmland component, Section C12-2 (A)(1)(f) of the SUFFOLK COUNTY CHARTER, for this acquisition; and be it further

4th **RESOLVED**, that title to this acquisition shall be held by the County and the Town, as tenants-in-common, with the County owning a fifty percent (50%) undivided interest and the Town owning a fifty percent (50%) undivided interest; and be it further

5th **RESOLVED**, that the Director of Real Estate and/or his designee; the County Planning Department; and the County Department of Public Works are hereby authorized, empowered, and directed to take such actions and to pay such additional expenses as may be necessary and appropriate to consummate such acquisition, including, but not limited to, securing appraisals, title insurance and title reports, obtaining surveys, engineering reports and environmental audits, making tax adjustments and executing such other documents as are required to acquire such County interest in said lands; and be it further

6th **RESOLVED**, that this Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this resolution constitutes a Type II Action pursuant to 6 NYCRR Sections 617.5 c (20) and (27) of the New York Code of Rules and Regulations since such actions are simply legislative decisions administering and implementing the acquisition of Farmland Development Rights as part of the Suffolk County Purchase of Development Rights Program which will mainly result in a beneficial impact and for which SEQRA Determination of Non-Significance has already been issued.

DATED: September 4, 2019

APPROVED BY:

/s/ Steven Bellone
County Executive of Suffolk County

Date: September 17, 2019