

Request for Proposals to Lease Farmland Adjacent to Amagansett Farmers Market Amagansett, NY

Background and Information

Thank you for your interest in leasing the farmland located on Montauk Highway, Amagansett, in the Town of East Hampton. The opportunity to lease this 5.7 +/- acres of conserved farmland represents an effort by the Peconic Land Trust to make farmland available to farmers and agriculture sustainable on Long Island for the future.

The Peconic Land Trust is managing this property for a local landowner who, in partnership with the Town of East Hampton, has preserved this property so that it can be returned to active agriculture. The goals of this project include:

- Returning the agricultural land to active farming with an emphasis on food production for human consumption
- Supporting a sustainable and viable farm operation by
 - a) providing a ready market for the produce (the Amagansett Farmers Market currently leased to Eli Zabar)
 - b) reducing the transportation cost and carbon footprint by providing access to local markets
- Ensuring that the property stays available for farmers
- Protecting the expansive scenic view for the public benefit

The Peconic Land Trust plans to execute a lease for the property with a farmer in early 2009.

Property Description:

The property consists of an Agricultural Area totaling 5.7 +/- acres of tillable farmland and 1 +/- acre of support land containing a barn and two greenhouse structures restricted by a Town of East Hampton Grant of Development Rights Easement. The land to be leased is adjacent to a 27,445 square foot development area that includes a retail farmers market currently leased to Eli Zabar. The farmland has been in production over the years, most recently in 2007. The majority of the property consists of prime agricultural soils [BgA] that are in healthy condition. The field is currently covered with mixed field grass and was mowed in October, 2008.

See attached location map, aerial photograph, and soils map.

Conservation Restrictions:

The Agricultural Area of the property is perpetually encumbered by the Town of East Hampton's Development Rights Easement. The enclosed publication "*Operating Farm Easement: Guide to the Legal Document*" gives a detailed summary of these restrictions.

Price/Term of the Lease:

The farmland will be leased at \$150 per acre annually for a period of up to three years.

Lessee Selection:

The Peconic Land Trust will select the proposal that is the best fit based on the following criteria:

- Only proposals for food or fiber for production for human use will be considered.
- Farm Enterprise: The farming enterprise described in the Lessee's proposal: (a) is well suited to the size, soils and configuration of the farmland; (b) is adapted to the needs of the Amagansett Farmers Market local market; and (c) is economically feasible.
- Farming Experience: Demonstrated farming experience and training that relates to the proposed farm operation.
- A Farming Plan based on the United States Department of Agriculture's Natural Resource Conservation Services (USDA-NRCS) guidelines.

If you are interested in leasing this property, please provide us with a **letter of interest** by **February 1, 2009**. We will be sharing the letters of interest with Mr. Eli Zabar, who operates the Amagansett Farmers Market, and will schedule meetings with him for all applicants to discuss possible crops, etc.

After your meeting with Mr. Zabar, please follow up with a Proposal consisting of the following criteria by **February 25, 2009**.

1. Your business and land use plan for the farm. Please give a detailed three-year plan and a broader picture of the ongoing direction of your farming operation. Please indicate any changes and improvements that you envision. We realize that this is a short time frame to

come up with this kind of information, but the more information you can provide the better.

2. Your qualifications that indicate your ability to successfully execute your business plan. Strong agricultural references would be very helpful.
3. Any other information that you think is important for us to consider.

The Peconic Land Trust will acknowledge receipt of all proposals, to be reviewed by an Advisory Committee made up of individuals that represent the Trust and the Amagansett Farmers Market. The Trust's Board of Directors will approve a farmer no later than March 15, 2009.

If you have any further questions about the property or process, I am available at 283-3195, ext. 31 or by e-mail at pgreene@peconiclandtrust.org. If you cannot make this deadline, but are interested in leasing farmland, please let us know of your interest. If you so request, we will be happy to keep you informed concerning the status of this project.

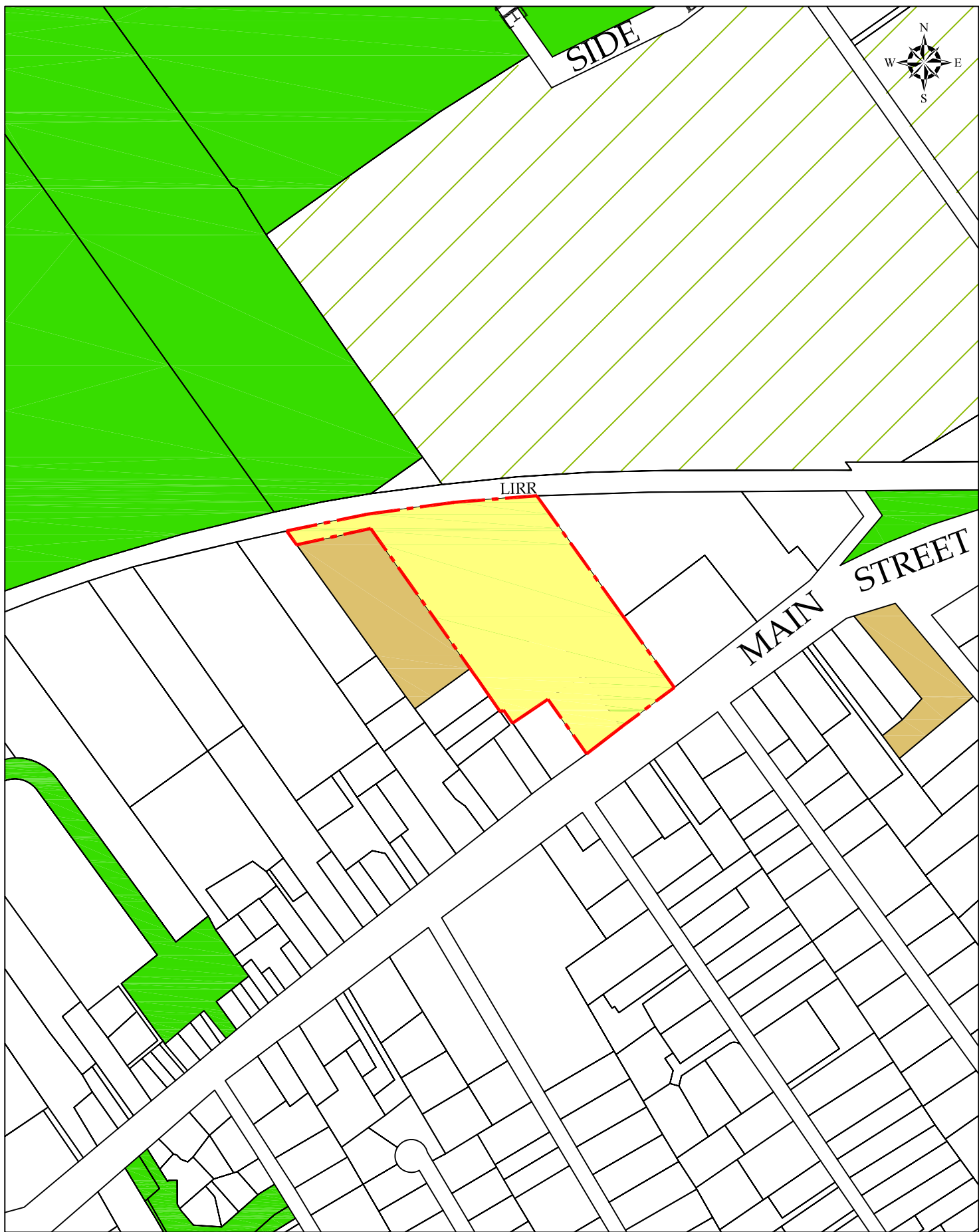
We look forward to hearing from you.

Sincerely,

Pamela Greene
Director of Stewardship

Enclosures:

- Location map
- Aerial Photographs
- Soils Map
- Operating Farm Easement: Guide to the Legal Document



PECONIC LAND TRUST
 296 Hampton Road | P.O. Box 1776
 Southampton, New York 11969
 (631) 283-3195

Prepared by Dawn Liubenov; 29 October 08
www.PeconicLandTrust.org

the Lands of
 Amagansett Farmer's Market
 Town of East Hampton
 Suffolk County, New York

Location Map



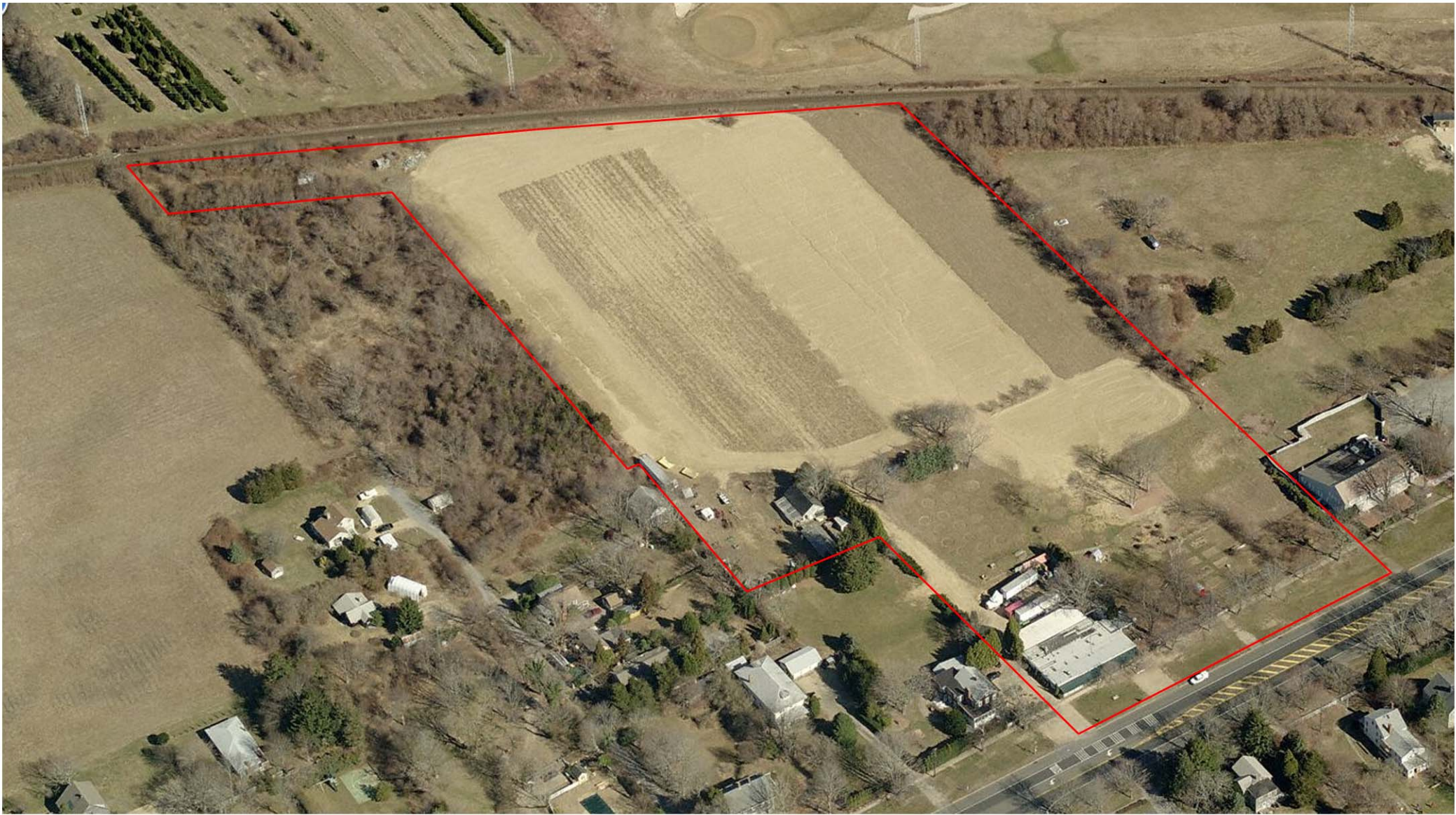
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Aerial Photo



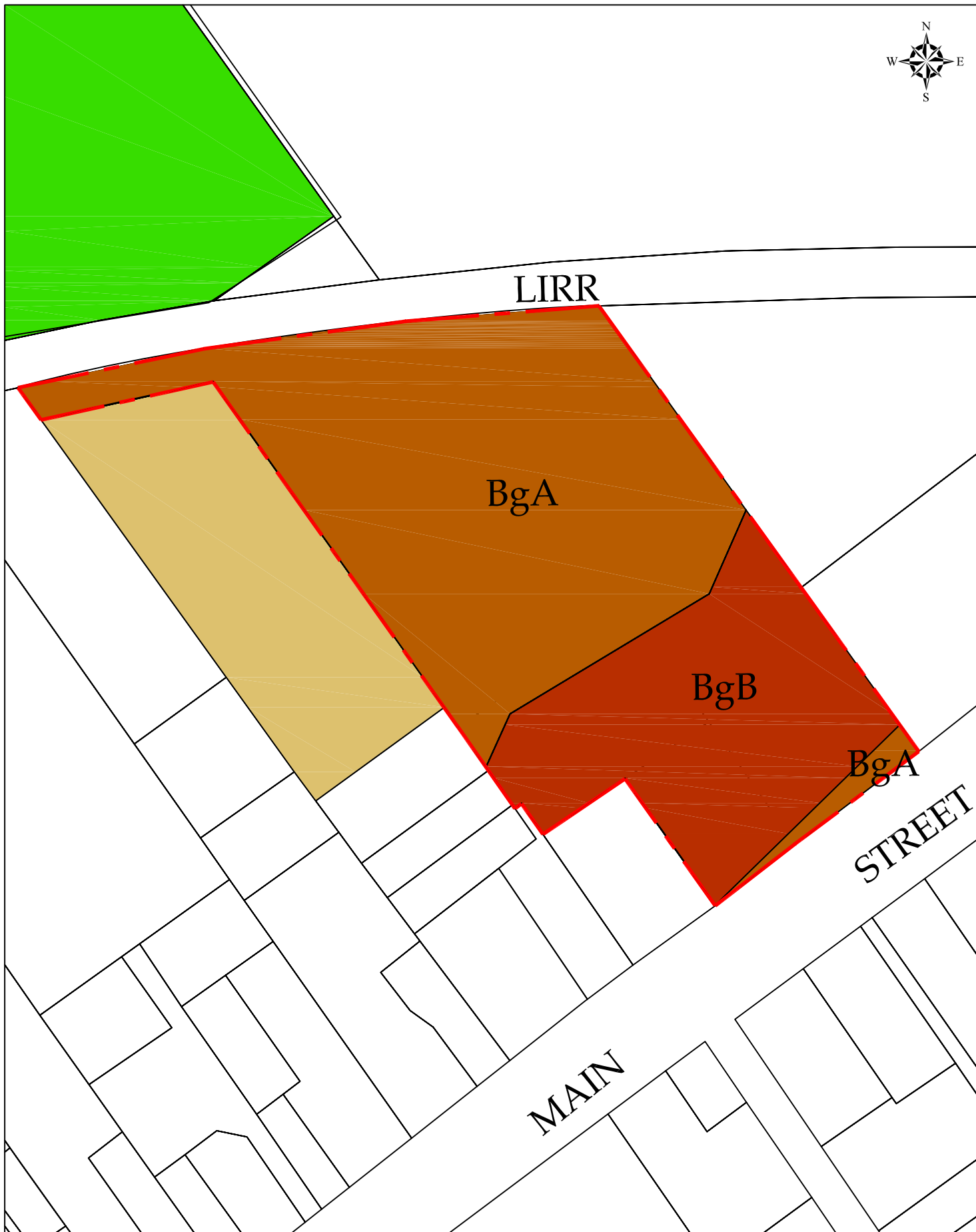
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Bird's Eye Aerial

Note: Property Boundary is Approximate.



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Soils Map

PECONIC LAND TRUST



Operating Farm Easement: Guide to the Legal Document Farmland Adjacent to the Amagansett Farmer's Market, Amagansett, NY

The summary below describes the primary perpetual restrictions and reserved rights that exist on the above referenced property which is subject to a Town of East Hampton Grant of Development Rights Easement. This summary outline is in no way meant to replace the complete development rights easement document which consists of more comprehensive covenants, restrictions, rights, terms and conditions.

On July 14, 2008, the Town of East Hampton purchased a Development Rights Easement on property identified as SCTM #0300-172-1-5.2 and part of SCTM 300-172-1-8. Some of the restrictions or prohibitions include, but are not limited to:

- Agricultural structures will be limited to the 27,445 square foot area designated as the "Agricultural Structure Area"
- Limited improvements shall be allowed on the agricultural land outside of the "Agricultural Structure Area"
- The property cannot be used for "any permanent or temporary residential, commercial or industrial uses"
- The property can be used for agriculture, agricultural operations, and uses related to agricultural operations...or any agricultural, horticultural or agribusiness operation as defined in Section 3.01 of the New York Agriculture and Markets Law, now or as it may be amended

The entire Grant of Development Rights Easement will be made available upon receipt of a letter of interest.