

# PECONIC LAND TRUST



## Peconic Land Trust Vineyard (former Galluccio vineyard)

SCTM#: 1000-109-1-13.2

Physical Address: 24385 Main Road, Cutchogue

Total Acreage (Development Rights Sold): 42.1292 acres

Zoning: A-C

### Farmland Details:

- Subject to Town of Southold Development Rights Easement
- Planted in vinifera grapes
- Row crop production
- 5 acres of kettle hole
- Farm equipment storage barn 40' x 60'
- 2 inch general well (100 gmp) at barn
- 5 inch agricultural well in woodland
- Blocks 3 and 4 have drip irrigation system installed (not currently functional)
- New netting (2007)
- Prime agricultural soils: HaA (Haven loam), HaB (Haven loam), RdA (Riverhead loam), RdB (Riverhead loam), RdC (Riverhead loam)
- Electric is joined with neighboring property (Macari Vineyard) -- needs to have new service installed.

### 4 Blocks of Grapes:

Block 1 Chardonnay (23 rows or 4.8 ac) Planted 1984

Block 2 Chardonnay (30 rows or 3.9 ac) Planted 1984

Block 3 Merlot (1 ac), Cabernet Sauvignon (3 ac) and Cabernet Franc (2 ac) Planted in 1988

Block 4 Chardonnay (2.5 ac/12 rows) Cabernet Sauvignon (1.9 ac/9 rows) and Merlot (3.2 ac/17 rows) Planted in 1985

<u>Location:</u>	<u>Varietal</u>	<u>Acreage</u>	<u>Location</u>
Block 1	Chardonnay	4.80	1 <sup>st</sup> block by barn
Block 2	Chardonnay	3.90	Block north of equipment storage barn
Block 3a.	Cabernet Franc	2.0	
Block 3b.	Cabernet Sauvignon	3.0	North of Kettle hole
Block 3c.	Merlot	1.0	
Block 4a.	Merlot	3.20	
Block 4b.	Cabernet Sauvignon	1.0	South of RR tracks
Block 4c.	Chardonnay	2.5	
<b>Total:</b>		<b>21.4 acres</b>	

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## Farm Lease Status:

**2007 Vineyard management by Steven Mudd.** Harvested approximately 2.0 - 2.5 tons per acre. An outstanding growing year.

**2008 Vineyard management by Michael Bartolotta.** Harvested approximately 40 tons of fruit; difficult year for growing grapes.

**2009 Vineyard management by Michael Bartolotta:** Michael leased Blocks 1 and 2

**2010 Vineyard management** by Michael Bartolotta (blocks 1 & 2) and Russ McCall (blocks 3 & 4); an additional 5 acres of farmland is being leased by Roderick Brown for vegetable production

**2011 Vineyard management** by Michael Bartolotta (blocks 1 & 2) and Russ McCall (blocks 3 & 4); an additional 5 acres of farmland is being leased by Roderick Brown for vegetable production



**PECONIC LAND TRUST**  
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Prepared By: Dawn Liubenov; 08 January 2008

the Lands of  
**PLT Vineyard**  
Town of Southold  
Suffolk County, New York

**Bird's Eye Aerial**



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Aerial Photo