

This is a proposed sale between the County and Peconic Land Trust, Inc. (“PLT”). The property is located at 3136 Sound Avenue, Riverhead, NY and has been operated as a 4-H Camp by Cornell Cooperative (“Cornell”) for decades. The property is approximately 138 acres (6,006,924 square feet) in size and is located along the northerly side of Sound Avenue slightly east of Horton Avenue in Riverhead, NY. Much of the surrounding properties have been preserved. The property is adjacent to the Peconic Land Trust’s 64.4-acre McQuade Preserve, as well as the 15.2-acre Town of Riverhead Sound Avenue Nature Preserve and an additional parcel of protected farmland.

In addition to the 4-H camp, the property consists of farmland, woodland, bluffs, and contains frontage on the Long Island Sound. As stated above, the property has been used for several decades by Cornell as the Dorothy P. Flint Nassau County 4-H Camp, including but not limited to being used year-round as an outdoor living/learning laboratory supporting the mission and programming of Cornell. The 4-H Camp contains a building inventory of approximately 101 structures comprised of a mix of camp cabins, washrooms, meeting centers, dining halls, staff housing, barns, and craft barns all of which need significant improvements due to age and limited availability of maintenance funding.

Approximately 36-acres of the property is being used as a working farm that produces vegetables, flowers, garlic, herbs, apples, honey, and chicken eggs as well as a horse barn, horse shelter, sheds, coops including poultry, sheep, goats and horses. PLT is working with Suffolk County to create a conservation easement to be held by Suffolk on the farmland which will extinguish residential development rights, keep the scenic viewshed intact, and ensure that the farmland is in active production.

The contract requires the continuing operation of the camp and farm. Pursuant to the contract of sale, PLT is obligated to enter into a lease with Cornell upon closing to continue to operate the camp on the property which will permit the Camp to obtain needed financing to repair and upgrade the camp facilities.

PLT is a 501(c)(3) nonprofit organization with extensive experience in managing similar properties in Suffolk County. Since its establishment in 1983, PLT has worked with landowners and communities to preserve nearly 14,000 acres of land including 6,000 acres of farmland, 3,300 acres of woodland 2,000 acres of wetlands and upland meadows and 1,700 acres of reduced density conservation.