

REQUEST FOR PROPOSALS



January 28, 2025

3005 Youngs Avenue, Southold

Peconic Land Trust (“The Trust”) is offering for lease an affordable 3-bedroom house located at the Agricultural Center at Charnews Farm. This is part of the Trust’s effort to make housing more affordable and accessible for farmers.

Request for Proposals (RFP)
to Lease the Charnews Farm House
3005 Youngs Ave, Southold, NY

Background & Information

The Charnews family of Southold was determined to see the fertile soils of their family farm conserved for future generations. Owned by the Grattan family until the 1940's, the farm was purchased and cultivated by the Charnews family for the next 40 years, until it went fallow in the 1980's. In early April 2008, this 23.3 acre farm was sold to the Trust at a bargain sale. The Trust simultaneously sold the development rights on 21 acres to Town of Southold and returned the land back into agricultural production through the Farms for the Future Initiative, which seeks to provide access to affordable farmland for farmers, in response to the increasing cost of arable land. The property includes a homestead, barn, and outbuildings.

Property Description

The Agricultural Center at Charnews Farm is comprised of 21 acres of protected farmland with a barn and a 2.3 acre development area that includes a 3 bedroom house. The property is the hub of the Trust's Farms for the Future Incubator Program. The Peconic Land Trust is currently requesting proposals to rent the 3-bedroom house. This is part of the Trust's effort to make housing more affordable and accessible to farmers and encouraging sustainable agriculture on Long Island.

Price/Term of the Lease

The lease term will be one year, and the lease rates will be as follows:

- House: \$3,048/month as per the Town of Southold HUD guidelines to be paid on the 1st of the month. A one-time security deposit of \$3,048 and the first month's rent to be paid at the signing of the lease.
- All other utilities are the responsibility of the Lessee. They include:
 - Oil (500 gallon tank)
 - Electric: Lessee must transfer the PSEG electric account into their own name.
 - Natural Gas: Lessee must transfer the National Grid gas account into their own name. The natural gas will cover the hot water and oven.
 - Cable and Internet: Lessee must transfer the Optimum account into their own name.

Proposal Requirements

Parties interested in leasing this house must submit a Proposal, including the information described below, by 5:00 pm on February 18, 2025.

All of the information submitted will remain strictly confidential.

1. Cover letter that includes:
 - A brief description of your farm business.
 - Any other relevant information that would support your proposal including demonstration that the selection criteria listed below are met; and
2. Completed attached Application.
 - a. Please address each item listed to assist us in fully understanding your qualifications.
3. Two (2) Letters of Recommendation from previous landlords

Send Proposal & related materials to:

Peconic Land Trust
Attn: Dan Heston
PO Box 1776
Southampton, NY 11969
Or email DHeston@PeconicLandTrust.org

The Peconic Land Trust will acknowledge receipt of all proposals and will indicate those selected for review by its Farms for the Future Selection Team who will make a decision and announce it the week of March 3, 2025.

Lessee Selection

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

Selection Criteria

All applicants will be considered and will be graded according to the following criteria:

- Qualified farmer¹ in Suffolk County
- Demonstrates the ability to work well with the Peconic Land Trust and others in the farming community
- Demonstrates need for housing for farm operation.
- Demonstrates ability to take care of and maintain a house

If you have any further questions about the property or process, please contact Dan Heston, Director of Agricultural Programs by phone at 631-734-5630 or email at DHeston@PeconicLandTrust.org or Jackie Wilson, Stewardship Manager, available at 631-283- 3195, ext. 143 or email at JWilson@PeconicLandTrust.org.

Attachments

Application

Location Map

Application

FOR 3 BEDROOM HOUSE AT THE AGRICULTURAL CENTER AT CHARNEWS FARM

1. **Are you a qualified farmer¹ that lives in Suffolk County**

Yes/No

If yes, farm name? _____

Describe the farm operation:

2. **Do you work well with the Peconic Land Trust and other members of the farming community**

Yes/No

Please Explain:

3. **Do you need a house in order to support your farm operation?**

Yes/No

Please Explain:

4. **Do you have the ability to take care of and maintain a house?**

Yes/No

Please give us examples:

¹ **Qualified Farmer:** A person or legal entity that meets all of the following criteria: (i) whose aggregate agricultural operations meet the qualifications necessary to keep the Property enrolled in the NYS Agricultural District and the NYS Agricultural Assessment Program based on those qualification criteria existing at the time that eligibility as a Qualified Farmer is determined; (ii) may reasonably be expected to earn two-thirds of his, her, or its annual adjusted gross income from the "business of farming," as farming is defined in Treasury Regulation Section 1.175-3 (or any successor regulation); and (iii) expects to devote substantially full-time to farming operations including the Property (in the case of an entity operator, substantially full-time for each of its principal employees).

Location Map

Agricultural Center at Charnews Farm
3005 Youngs Avenue, Southold, NY 11971

