

Envy Award Criteria

New York State Association of Realtors

Preservation of Natural Fauna and Flora

- Eastern Red Cedar *Juniperus virginiana* – This aromatic evergreen, indigenous to Long Island, was spared during land development. All of the cedars were transplanted in locations that limit visibility from the road and ensure preservation of the natural landscape.
- Asters, bayberry and common juniper are all native to Long Island. Many people consider them to be weeds. However, they are a wonderful ground cover that supports native wildlife.
 - New York Asters – late blooming, providing bees, butterflies and other insects with nectar and pollen as they prepare for winter
 - Bayberry - summer blooming, known as a Monarch Butterfly magnet
 - Common Juniper – produces berries for wildlife

Asters, Bayberry and Juniper will all be able to grow wild on the borders of the property as well as in the out of play areas on the golf course.

- Big bluestem, little bluestem and fescue are all designees to Long Island and will be incorporated into the Olde Vine environment, as well. These grasses will provide an excellent winter and nesting cover for grassland birds such as the grasshopper sparrow. Additionally, these areas will not be fertilized or cultivated to ensure a natural environment for the wildlife.
- The wetland plantings are a combination of sedges, rushes and grass like wetland plants including yellow flag iris, blue flag iris, hibiscus swamp rose mallow, and pickerelweed. These plants will filter nitrogen out of the water, producing a healthy environment.

Blending of Surrounding Environment

- To the naked eye, the land in Riverhead looks relatively flat. However, it is not. Riverhead's landscape consists of gentle rolling hills.
- During the excavation of the land, burms were created to blend the new structures and landscapes into the existing landscape.
 - This resulted in the golf course appearing to blend right into the adjacent farm and the housing development is barely visible from the road.
- Olde Vine allowed the land that borders the property to be left fallow, producing a seamless border of native plants and wildflowers.

Family Safety

Olde Vine is not a gated community. It has been built on public roads. However, safety is not at all an issue. Riverhead is a wonderful town with extremely low crime rates. The agricultural setting that Olde Vine is surrounded by allows families to live in a safe rural environment without leaving behind the comforts of suburbia.

Family Recreation

- Swimming Pool
- Tennis Courts
- Golf Course
- Club House

Each of the above features will allow families the opportunity to enjoy their living space and outdoor environment to its fullest potential.

Common Areas

The Olde Vine Golf Course has been designed for walking and cart driving. The walking will allow residents of Olde Vine an opportunity to enjoy the natural beauty of Long Island while socializing with neighbors.

Streets

The town of Riverhead requires paved roads. Olde Vine complied with this request and added natural stone curbs that blend into the landscape and add to the beauty of the development.

Drainage

Storm water is collected through a traditional drainage system with untraditional disposal. The storm water that collected from the roads is then channeled through underground pipes and deposited into the fresh wetland marsh and clay lined pond along with runoff from the golf course.

Sanitation

Each home features private cesspools. The density of the cesspools is much lower than what is standard for Suffolk county codes. This ensures balance with the surrounding environment.

Utility design

Gas by Keyspan, electric by LIPA and cable by Cablevision are brought to the Olde Vine homes underground. Not only is this cosmetically pleasing, it also ensures safety during storms. Well water is pumped in through the original well of the sod farm that was rebuilt to meet the needs of the Olde Vine Community.

Preservation of Agricultural Soils

Olde Vine did not bring in or take out any soil from the development site. Sand for the golf course was excavated and relocated. The rolling hills were carefully planed to ensure that only soil from the site was used.

Marketability

Olde Vine boasts a unique combination with a vineyard, golf course, and housing all in one. This provides optimum living conditions. Please refer to the brochures and advertisement included.

In 1999, Bruce Barnet began to move forward with his dream of buying the 125-acre Koreleski farm and building a moderately priced residential subdivision in the Town of Riverhead. One of Long Island's five "east end" towns, Riverhead has rarely enjoyed the flamboyant real estate attractions found in Southampton and East Hampton or the understated elegance of Southold and Shelter Island, Riverhead's North Fork companions. It is an unusual town for developers to select.

The Koreleski piece was used for crop production before it was leased to a local sod farmer. The parcel is bordered by farmland and a golf course, with senior citizen housing to its south. The land fronts along Reeves Avenue, a road primarily used by tractors, flat bed trucks and occasionally a passenger car filled with tourists.

Barnet's development team moved forward creating a golf course (recreational open space), residential housing with a voluntary reduction in density and a design character that blended the Hampton look with relaxed rural estate living.

Barnet presented a project to Town planners that offered 75 units with a cluster of lot areas ranging from 7,400 square feet to 12,000 square feet. The small lot sizes are attractive to vacation and seasonal homebuyers as well as older homeowners. The smaller lots also increased the open space golf course area to 83 percent of the site, 12 percent greater than the 70 percent the Town of Riverhead was requesting.

But Barnet was unsatisfied with the proposed plans. The golf course and home sites had to blend with the surrounding rural farm

belt character. So, he directed his architects to design the home exteriors with natural materials of rock and wood, and he volunteered a contract that prevented replacement with vinyl and aluminum sidings.

The golf course was designed in the classical Long Island links style, more like the style of A.W. Tillinghast in the mid-1920s. The course follows the land's gentle slopes, including out of play areas of native grasses and wildflowers. Additionally, the course has been designed with walking and driving options. The Town's concerns about potential environmental impacts generated by the golf course operations were quelled when Barnet agreed to obtain Audubon International Golf Course certification as part of the approval process. The certification program requires the course meet specific objective and implementation strategies in six areas; environmental planning; water quality; water conservation; wildlife and habitats; chemical reduction; and public outreach and education.

The course has been designed to meet the Audubon International Golf Course requirements and is under environmental supervision to ensure these conditions will be met. To preserve the site's agricultural soils, the topsoil was used in the course construction and would allow future use of the land for agriculture, if desired.

The centerpiece of the Olde Vine Golf Course is a manmade one and one half pond and freshwater wetland. The water provides a living habitat where only fallow land existed, and the wetland plants help to reduce nitrogen loads in surface runoff. The Suffolk County

Department of Health Services, the United States Environmental Protection Agency and the United States Golf Association formed a Working Group in 2003 in order to reduce nitrogen loading from 35 golf courses located within the Peconic Estuary watershed area. The Group asked each course to participate by signing an agreement to enter the program. Olde Vine will join these efforts and has actively participated in drafting the guideline and monitoring programs. This will be the most aggressive golf course nitrogen reduction program in the country and will likely have national impact. Olde Vine has taken pride in preserving and complementing Long Island's East End Heritage.

While walking the site for the first time with his partner, John Blaney, Bruce stumbled across an old vine, which inspired him to develop the site as a tribute to the Long Island wine region. With this, Barnet established a small vineyard on the property to honor Riverhead's rich agricultural heritage.

Olde Vine Golf Club and Estates has become much more than another residential subdivision. It has become a cornerstone to the preservation and honor of lands rich in agriculture, enjoyed by those who see it and those who work it. Olde Vine changed the attitudes that so often divide developers, municipal officials and environmental preservationists into resentful opponents, destined to build a misfit development. Olde Vine did not wait for revised master plans, or massive re-writes to land use codes. It was born from the ability to listen and hear, it viewed rejection as a challenge not defeat and

brought together the ideas and visions of a community fighting to identify its roots preserve them and advance.

Olde Vine demonstrates the direction that local planning must take if rural, residential, recreational, economic and environmental needs are all real priorities. Olde Vine Golf Club and Estates transformed a small piece of land in Riverhead but will have an everlasting impact on everyone who worked on the project. Through the efforts of Bruce Barnet, Olde Vine Golf Club and Estates proves that it is possible to celebrate Long Island's beauty through residential developments.