

MINUTES OF FARMLAND COMMITTEE

Suffolk County Planning Department

- Date: July 31, 2001
- Present: Bennett Orłowski, Jr. (At-Large), Acting Chairman
Thomas Isles, Suffolk County Director of Planning
Elmer Zeh (Brookhaven)
Lee Foster (Southampton)
Nate Corwin (At-Large)
Charlie Scheer (At-Large)
Olney M. Gardiner (East Hampton)
Jacob Rottkamp (Riverhead)
Roy Fedelem, S.C. Dept. of Planning
Gene Murphy (Islip)
Albert Kilb, Jr. (Shelter Island)
Joseph Krukowski (Southold)
Jenny Kohn, Esq., Counsel
- Guests: Scott Sipala
Hoot Sherman, Peconic Land Trust
Richard M. O'Dea, Town of Riverhead
Ray Blum, Southold Land Preservation
Jim Burke, Suffolk County Real Estate
Maryann Wowak, Leg. Caracciolo's office
R. Michael Cappellozzo
Larry Halsey
Joe Annunziata
Clare Santangelo
Lyle Wells
Ray Blum, Southold Town Preservation Committee
Milessa Spiro, Southold Land Preservation Committee
Allan Connell, Riverhead Cty. Center
George Proios, Suffolk County Executive Office
- Absent: Mark Zaweski (At-Large)
Albert Schmitt (At-Large)
Brian Zitani (Babylon)
Dan Fricke (Riverhead)
Anthony Brand, Jr., (Huntington)
Russell Barnett (Smithtown)

The meeting of the Farmland Committee was called to order by the Acting Chairman, Bennett Orłowski, at 6:37 p.m. at Riverhead Town Hall, Riverhead, NY.

Approval of Minutes

Allan Connell suggested a correction to the minutes involving drainage around the Satur greenhouses. **A motion was put forth by Charles Scheer and seconded Elmer Zeh by to approve the minutes, as amended, of the May 22, 2001 meeting of the Farmland Committee. Motion carried.**

Paulette Satur

Ms. Satur's attorney requested that discussion be postponed. A motion was made by Elmer Zeh to postpone discussion and seconded by Jacob Rottkamp. Motion carried.

Scott Sipala - Permission to build a Morten Building on former Lustgarten property on Longwood Road

Scott Sipala spoke requesting permission to put up a pole barn for storage of equipment and nursery stock on the former Lustgarten property. The building would be 85' x 120' on Longwood Road with a gravel driveway with a possible retail area. **Charles Scheer made a motion to approve the barn and farm stand provided it meets the requirements of the Farmland Committee. It was seconded by Jacob Rottkamp. Motion carried.**

Larry Halsey barn on Scuttle Hole Rd.

Mr. Halsey requested permission to build a barn on Scuttle Hole Rd. **A motion was made by Lee Foster for approval. It was seconded by Jacob Rottkamp. Motion carried.**

New Parcels to be considered for PDR

North Fork Preserve-Sound Avenue, Riverhead Town

A motion not to buy was made by Nate Corwin and seconded by Charles Scheer. Motion carried.

Alan Zilnicki-Sound Avenue, Riverhead Town

A 17.1 acre parcel with access only by a 50 ft. right-of-way. The soil type is mostly "GP" gravel pit with some moderately sloping Riverhead soil. There is a sand pit on more than one-third of the property. It was recommended for denial. **A motion to reject this parcel was made by Nate Corwin and seconded by Jacob Rotkamp. Motion carried.**

Phillip Wells-Sound Avenue, Riverhead Town

Two parcels in Northville consisting of 20 and 25 acres in the ag district, scoring 21 points. Original owner of property died and the five (5) members of the family who inherited the estate are looking for an appraisal, but probably will not sell. Lyle Wells told the Committee that east of Roanoke Avenue you cannot transfer development rights. Mr. Wells informed the Committee that the Town Farmland Committee is not interested in preserving farmland in this area and north of Sound Avenue. **A motion was made by Elmer Zed to reject the Wells parcels. It was seconded**

by Jacob Rottkamp. Motion carried.

Ngen Lee-Route 25, Riverhead Town

This is a 37 acre vegetable farm in Calverton north of Middle Country Road and East of Fresh Pond Rd. **A motion for approval was made by Elmer Zeh and seconded by Joe Krukowski. Motion carried.**

Henry Silverman-Sound Avenue, Riverhead Town

A 8.3 acre parcel on Kanes Lane with 935 ft. on Kanes Lane and 385 ft. on Sound Avenue. Lyle Wells told the Committee that it is a sump area that collects water. **Charles Scheer made a motion not to accept the parcel. It was seconded by Jacob Rottkamp. Motion carried.**

Hartmann-Sound Avenue, Riverhead Town

Five (5) parcel whereby the owner would like to do a cluster subdivision as well as sell development rights on half the acreage. **A motion was made to accept four (4) of the five (5) parcels for PDR by Nate Corwin and seconded by Gene Murphy. Motion carried.**

North Fork Golf Resorts-Doctors Path, Riverhead Town

These are 8 parcels owned by Hartmann. They want to sell the development rights on several parcels thus reducing the density on the parcels to be developed. The Committee approved purchasing all or half of the farmland. **Nate Corwin made a motion to buy the whole thing. It was seconded by Charles Scheer.**

Wagner

A 14.9 farm on River Road in Calverton. The Committee approved the adjacent parcel but expressed interest in surrounding parcels as well. **A motion for approval was made by Albert Kilb and seconded by Lee Foster. Motion carried.**

Brenner-

These consist of 6 separate parcels on a total of 3.0 acres. Two parcels totaling 9.5 acres were approved at the January 2001 Farmland Committee meeting, while these 6 parcels were rejected because of their high costs and a question of whether or not they were farmed. The owner stated that he would only sell the development rights on all the parcels. Upon site inspection it was determined that these parcels were part of the farm operation. **Motion to Approve was made by Charles Scheer and seconded by Elmer Zeh. Motion carried.**

SPLIA

This is an old historic farm on which most of the property is being preserved. The Farmland Committee is being asked to use PDR funds to preserve a 10 acre farm on the 49 acre parcel. **A motion was made by Elmer Zeh to approve the purchase of development rights on 10 acres. It was seconded by Jacob Rottkamp. Motion carried.**

Wojowocki

Located between the two Wells pieces, north of Sound Avenue. **A motion was made by Lee Foster for approval and seconded by Nate Corwin. Motion carried.**

Other Business

Lee Foster questioned Jim Burke as to the amount of money still available for land purchases. Jim Burke related the status of funds.

Charlie Scheer made a motion to adjourn at 8:40 P.M. It was seconded by Jacob Rottkamp. Motion carried.

The next meeting will be on **October 23, 2001 at 6:30 p.m. at Riverhead Town Hall in Riverhead, N.Y.**