

MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE

Suffolk County Planning Department

Date: April 29, 2003

Members Present: Bennett Orłowski, Jr. (At-Large), Chairman
Thomas A. Isles, Suffolk County Dept. of Planning Director (At-Large)
Anthony Brand, Jr., (Huntington)
Albert Schmitt (At-Large)
Ronald Bush (At-Large)
Lee Foster (Southampton)
Reed W. Jarvis, Jr. (At-Large)
Alfred J. Kilb, Jr. (Shelter Island)
Eugene Murphy (Islip)
Charlie Scheer (At-Large)
Elmer Zeh (Brookhaven)

County Staff Present: James Burke, Suffolk County Div. of Real Estate, Acting Director
Robert Zaher, Suffolk County Div. of Real Estate
Jenny Kohn, Esq., Suffolk County Attorney's Office, Counsel
Chris Wrede, S. C. Dept. of Planning
Roy Fedelem, S.C. Dept. of Planning

Guests: Joseph Gergela, L.I. Farm Bureau
Tanya Koran
Sharyn Guzzi
Annie Bliss
Michelle Muschenick

Members Absent: Olney M. Gardiner (East Hampton)
Brian Zitani (Babylon)
Russell Barnett (Smithtown)
Dan Fricke (Riverhead)
Joseph Krukowski (Southold)
Mark Zaweski (At-Large)
Nate Corwin (At-Large)
Jacob Rottkamp (Riverhead)

The meeting of the Suffolk County Farmland Committee was called to order by the Chairman, Bennett Orłowski, at 6:08 p.m. at the Arthur Kunz Memorial Library, H. Lee Dennison Bldg., Hauppauge, N.Y.

Approval of Minutes

A motion was put forth by Charles Scheer and seconded by Reed Jarvis to approve the minutes of the January 28, 2003 meeting of the Farmland Committee. Motion carried. 11-0-0.

Paulette Satur - Status

A motion was made to go into Executive Session to discuss litigation by Albert Kilb and Seconded by Charles Scheer. 11-0-0. A motion was made to not perfect the appeal by Elmer Zeh and seconded by Albert Kilb. Motion carried. 11-0-0.

The decision to withdraw the appeal was put on hold until the next meeting. Jenny Kohn handed out guidelines (check list) for taking actions, including the basis for determinations.

EECO Farm-Long Lane, Marion Schenk parcel, East Hampton-Annie Bliss

Requested approval for improvements at EECO farms including a 4" well, 300 linear ft. of electric deer fence, 400 ft. of trellis, 12' x 16' walk-in mobil cooler for food distribution to food pantries, 12' x 16' mobil packing sheds, four 14' x 16' mobile hoop houses and solar panels.

A motion was made by Chairman Orlowski to do a SEQR determination on this application making it a Type II Action stating that the Committee has no further responsibility under SEQR. Motion seconded by Charles Scheer. Motion carried. 11-0-0.

A motion for approval, excluding permission for the solar panels, was made by Albert Kilb and seconded by Elmer Zeh. Also, any relocation should come back to the Committee for review. Document to be submitted showing location of power cable and everything will be subject to local codes and ordinances. Motion carried. 11-0-0.

Reverse Auction for Purchasing Development Rights

Tom Isles gave an explanation of how a reverse auction (Dutch auction) works. Farmers put in bids for what they feel their property is worth. The County then evaluates the bids and appraisals are done. A seller is locked in when they sign the contract after an appraisal. Any suggestions or comments should be sent in by the end of May. Dave Fishbein sent a memorandum recommending that the County deed be given to prospective bidders.

Elmer Zeh's Property

Parcel consists of 20 acres in Manorville, rating 15 on the Committee's scale. **A motion to purchase the property was made by Charles Scheer and seconded by Tony Brand. Motion carried 10-0-1 (Elmer Zeh).**

New Agricultural District Criteria (Changes in packet handed out)

There are major changes in Section 25AA. The previously required 10 acres of farmland and \$10,000 worth of products has been reduced to 7 acres. The second change involves the time when farms are allowed to join the Ag District. Farms will be allowed to join the Ag District prior to renewal date (currently you have to wait for the 8 year renewal anniversary).

Scott Sipala-Permission to Subdivide

Permission was not given for a subdivision of 80 acres previously owned by Lustgarten. It is the policy the Committee to stay away from subdivision of property. Suggestion was made that Mr. Sipala has the option to lease property.

Reed Jarvis questioned what happened with the Town's clearing violations.

New Parcels to be Considered for PDR

John Verderber - Two parcels consisting of 19.8 acres and 16.3 acres scoring 13 on Committee's list. Motion made for approval made and seconded. Motion carried

William Bailey - 7.1 acres scoring 13. Motion for approval made and seconded. Motion carried.

Bedell North Fork LLC - 4.4 acres scoring 13. Motion for approval made and seconded. Motion carried.

Edmund Densieski - Two parcels consisting of 38.7 acres and 48.2 acres each scoring 15. Motion for approval made and seconded. Motion carried.

Jul Bet Enterprises - 120 acres scored 17. Motion for approval made and seconded. Motion carried.

Alan Zilnicki - 24.8 acres scored 16. Motion for approval made and seconded. Motion carried.

John Falkowski - 44 acres scored 20. Motion for approval made and seconded. Motion carried.

Jason Butler - 52.2 acres scored 13. Motion for approval made and seconded. Motion carried.

Kathleen Raynor - 6 acres scored 8 and Joseph Dunne - 3.2 acres scored 9 were denied.

Other Business

Reed Jarvis suggested that we review the rating criteria for acquisitions.

Next Meeting: July 29, 2003 at 6:00 P.M. at the Long Island Horticulture Research & Extension Center, Riverhead, NY.

A motion to adjourn was made at 8:10 P.M. by Elmer Zeh and seconded by Albert Kilb. Motion carried. 11-0-0