

MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE
Suffolk County Planning Department

Date: July 22, 2008

Members Bennett Orłowski, Jr., Chairman (At-Large)

Present: Ronald Bush (At-Large)
Nate Corwin (At-Large)
Lee Foster (Southampton)
Howard Johnson (Huntington)
Ann Marie Jones (Babylon)
Alfred J. Kilb, Jr. (Shelter Island)
Eugene Murphy (Islip)
Jeffrey Rottkamp (Riverhead)
Charlie Scheer (At-Large)
Albert Schmitt (At-Large)
John Turner (Brookhaven)
Mark Zaweski (At-Large)

Advisors Allan S. Connell, USDA Natural Resources Conservation Service

Present: Joseph M. Gergela, III, LI Farm Bureau
William Sanok, Cornell Cooperative Ext. (retired)

County Staff Daniel J. Gulizio, Deputy Director, Suffolk County Planning Department

Present: Janet Longo, Acquisition Supervisor, SC Real Property Acquisition & Mgmt. Div.

Linda Spahr, SCFC Counsel, SC Law Department
Robert J. Zaher, Land Management Specialist, SC Real Property Acquisition & Mgmt. Div.

Guests Charles McKenna, Abbess Farm

Present: Marie Tooker, Abbess Farm

Members Russell Barnett (Smithtown)

Absent: Olney M. Gardiner (East Hampton)
Thomas A. Isles, (At-Large)
Joseph Krukowski (Southold)
Dale D. Moyer (At-Large)

ORDER OF BUSINESS

CALL TO ORDER

Chairman Orłowski called the meeting of the SC Farmland Committee to order at 6:00 p.m. at the Long Island Horticultural Research & Extension Center.

APPROVAL OF MINUTES

A motion was put forth by Charles Scheer and seconded by Albert Schmitt to approve the minutes of the April 22, 2008 meeting. Motion carried. 11-0-0.

CORRESPONDENCES

Review of general correspondences received since the April 22, 2008 meeting (no tape available)

POLICY MATTERS

Member Appointment

- Howard Johnson was appointed to the committee as a representative from Huntington Town.
- Ann Marie Jones was appointed to the committee as a representative from Babylon Town.

Suffolk County Purchase of Development Rights Program – acquisition summary

Janet Longo gave a summary on Suffolk County Purchase of Development Rights Program acquisitions.

Suffolk County Farmland Committee Greenhouse Guidelines

Daniel J. Gulizio gave a review and update on the SC Farmland Committee Guidelines for Greenhouse Structures. No changes were made to the guidelines.

Suffolk County Farmland Committee Greenhouse Guidelines

Mr. Gulizio provided the SC Farmland Committee with an update on the Farmland Working Group's progress with the proposed amendments to Chapter 8 of the SC Administrative Local Laws. A draft form will be mailed out to all stakeholders in the fall.

STATUS UPDATE

Dankowski (0300 19700 0400 012000, 0300 20000 0100 009004)

A request for a lot line modification was reviewed by the SC Attorney's staff. The resulting determination found that the lot line modification could not be done without alienating the development rights. A referendum and the approval of the SC Farmland Committee would be needed to accomplish this.

Quintal, Brightwaters Farms & Nursery (0500 22300 0100 021001)

The potential violations are being reviewed by the Suffolk County Attorney's staff. No new information is available at this time.

Tooker, Abbess Farm, Ltd. (0600 11700 0200 012008) – Horse Training Track

No determination has been reached regarding permission for the proposed grading plan discussed at the April 22, 2008 meeting. SC Planning Department staff will follow-up on this matter.

Tooker, Abbess Farm, Ltd. (0600 11700 0200 012008) – Special Event: USA Music Festival

The proposed USA Music Festival was canceled, and thus, did not encroach on preserved agricultural land.

WM Investments, LLC; former Heilbut property (0900 06700 0100 006003)

Southampton Town was notified about the SC Farmland Committee's determination that the farm road shall only be used for activities necessary for agricultural production.

COMPLAINTS/POTENTIAL VIOLATIONS

Shoreline Development Corp., Finn Farm (0600 05800 0200 013001, 01400)

A potential violation, possible unauthorized parking lot, is still under investigation.

Schlecht (0600 07900 0200 007006)

The potential violation of illegal dumping continues to be under investigation. Allan Connell visited the site recently regarding another matter and did not see any miscellaneous material piled on the property or any disturbance that could be misconstrued as dumping.

Estate of Charles Vanderveer Jr. (0900 03800 0100 004002)

The possible violation of an unauthorized barn structure continues to be investigated.

Steele (1000 08300 0200 010018)

A possible violation consisting of extensive composting is still under investigation.

PERMITS

Massoud, Paumanok Vineyards (0600 06700 0300 029009) – Development Permit: structure

A structure permit for a Morton Building was submitted and reviewed. The proposed location of the structure is not suitable for agricultural production now or in the future given the slope of the land and the presence of invasive species.

A motion for a SEQRA determination Type II Action was made by Charles Scheer and seconded by Nate Corwin. Motion carried. 13-0-0. A motion for approval of a building structure not to exceed 30' x 60' at the western boundary of the property, as delineated on the plan submitted, to be used to fill and wash down agricultural spraying equipment was made by Charles Scheer and seconded by Nate Corwin. Motion carried. 12-0-1 (Lee Foster abstained) [“Exhibit A”].

Schlecht (0600 07900 0200 007006) – Development Permit: underground water main

Mr. Connell has been working with the landowner regarding the placement of an underground water main necessary for agricultural production. The matter will be discussed further at the next meeting of the SC Farmland Committee.

NEW PARCELS [“Exhibit B”]

Haarmann (0600 04500 0100 013003)

5.5 acres in the hamlet of Northville in the Town of Riverhead scored 11.5 by the Farmland Committee.

A motion to recommend the parcel to the Suffolk County Legislature for the acquisition of development rights was made by Charles Scheer and seconded by Alfred Kilb. Motion carried 13-0-0. [“Exhibit C”]

Calverton Properties, Inc. (0600 13600 0100 002000 p/o)

85.0 acres located in the hamlet of Calverton in the Town of Riverhead scored 15 by the Committee.

A motion to recommend the eastern portion of the parcel to the Suffolk County Legislature for the acquisition of development rights was made by Nate Corwin and seconded by Charles Scheer. Motion carried 13-0-0. [“Exhibit D”]

PUBLIC COMMENTS

Chairman Orlowski opened the meeting for public comments. There being none, the Chairman moved to the next item on the agenda.

OTHER BUSINESS

SC Farmland Committee meeting frequency will be increased from quarterly regular meetings to bi-monthly regular meetings. Therefore, two additional meetings September 23 and November 25 will be added to the year 2008. The regular meeting scheduled for October 28, 2008 will not be held.

A motion for approval to change the meeting frequency to six (6) times per year was made by Nate Corwin and seconded by Charles Scheer. Motion carried 13-0-0. [“Exhibit E”]

ADJOURNMENT

A motion to adjourn was made by Howard Johnson and seconded by Jeffrey Rottkamp. Motion carried. 13-0-0.

NEXT MEETING

September 23, 2008 at 6:00 P.M. at the Long Island Horticultural Research & Extension Center, 3059 Sound Avenue, Riverhead, NY.

EXHIBIT B

PARCELS OFFERED FOR THE SUFFOLK COUNTY PURCHASE OF DEVELOPMENT RIGHTS PROGRAM										
Farm No.	Score	Name	Town	Place	DSBL	Additional Lots	In Ag. Dist.	Soil 3Class	Total Acres	Ag. Use
Approved 7/22/08 Farmland Committee Meeting										
2008-13	11.5	Haarmann, Peter and Doreen	Riverhead	Northville	0600 04500 0100 013003		Yes	HaB, RdC	5.5	Unknown
2008-17	15	Calverton Properties, Inc.	Riverhead	Calverton	0600 13600 0100 002000		No	RdB, RdA, We, PIB, CpE, HaC, HaB	85.0	Corn

