

**MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE**  
**Suffolk County Planning Department**

DATE: May 22, 2012

MEMBERS PRESENT:

Russell K. Barnett (Smithtown)  
Ronald Bush (At-Large)  
Nate Corwin (At-Large)  
Howard Johnson (Huntington)  
Alfred J. Kilb, Jr. (Shelter Island)  
Sarah Lansdale (S.C. Plng. Dept. Dir./Chair)  
Dale D. Moyer (At-Large)  
Eugene Murphy (Islip)  
Jeffrey Rottkamp (Riverhead)  
Charles F. Scheer, Jr. (At-Large)  
Albert Schmitt (At-Large)  
Mark Zaweski (At-Large)

MEMBERS ABSENT:

Lee Foster (Southampton)  
Olney M. Gardiner (East Hampton)  
Ann Marie Jones (Babylon)  
Joseph Krukowski (Southold)  
Bennett S. Orłowski, Jr., (At-Large)  
John Turner (Brookhaven)

ADVISORS PRESENT:

Joseph M. Gergela, III, Long Island Farm Bureau  
William Sanok, Cornell Cooperative Extension (Retired)

ADVISOR ABSENT:

Paul TeNyenhuis, SC Soil & Water Conservation District Office

COUNTY STAFF PRESENT:

John H. Corral, Planner, SC Planning Department (Committee Staff)  
Lauretta R. Fischer, Chief Environmental Analyst, SC Planning Dept. (Committee Staff)  
Janet M. Longo, Acquisition Supervisor, SC Real Property Acquisition & Mgmt. Division  
August Ruckdeschel, S.C. Economic Development & Planning  
Karen Timlin, Clerk Typist, SC Planning Department (Committee Staff)  
Thomas Young, Assistant County Attorney, SC Law Department (Committee Counsel)

GUESTS:

Kenneth Kaufold	Prospective Buyer of Shoreline Development Corp.
Lisa Keys	Office of Leg. Romaine, 1 <sup>st</sup> L.D.
James Pike	Pike Farms

Joseph Reilly  
Charles Schembri  
Peter Schembri  
Herb Strobel

Reilly Vineyard  
Shoreline Development Corp.  
Shoreline Development Corp.  
Hallockville Museum Farm

## I. ORDER OF BUSINESS

### *Call to Order*

Chairwoman Lansdale called the meeting of the Suffolk County Farmland Committee (“Committee”) to order at 6:07 pm at the Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Riverhead, New York.

### *Approval of Minutes – March 13, 2012*

A motion was put forth by Howard Johnson and seconded by Charles F. Scheer, Jr. to approve the minutes of the March 13, 2012 meeting of the Committee, as outlined in Committee Resolution FC-28-2012. Motion carried: 10-0-0 [See Exhibit “A” for Committee Resolution FC-28-2012]

### *Correspondences—*

One general correspondence letter was received by the Planning Department on behalf of the Committee. This letter was sent to the Committee by Marie Andrews and was in regards to possible proposed changes to Chapter 8 and the Shoreline Development Corp. property. A copy of this letter was provided to the Committee. Staff also clarified that Suffolk County Planning had responded in writing to the November 10, 2011 letter that was referenced in said correspondence.

## PUBLIC COMMENTS

Chairwoman Lansdale discussed the status of the Annual Review Period applications that were reviewed by the Committee and are now being considered by the Suffolk County Legislature. Ms. Lansdale stated that Introductory Resolution 1403-2012, which would authorize planning steps for all of the Annual Review Period applications approved by the Committee, had been tabled at the last EPA Committee Meeting. It was also discussed that Suffolk County Planning had also prepared separate resolutions for each approved annual review period applications to be considered separately by the Suffolk County Legislature.

It was also discussed that the issue of “cut outs” have recently been raised at the Suffolk County Legislative meetings. It was discussed that concerns have been raised about the future land use of the “cut outs” and whether a type of easement or other type of restriction should be placed on the “cut out” to insure that it remains in an agricultural type use and linked to the adjacent development rights owned parcel. After a thorough discussion the Committee decided to adopt a resolution affirming the Programs long standing practice of “cut-outs” with no restrictions.

A motion was put forth by Howard Johnson and seconded by Charles F. Scheer, Jr. to reaffirm Suffolk County Farmland Committee’s long standing policy of no restrictions on “cut outs” of parcels being acquired into the Suffolk County Purchase of Development Rights Program. Motion carried 12-0-0 [See Exhibit “B” for Committee Resolution FC-34-2012].

Chairwoman Lansdale closed the public comment portion of the meeting.

## II. DISCUSSIONS

Chairwoman Lansdale provided an update on possible updates/amendments to Chapter 8 of the Suffolk County Code.

Chairwoman Lansdale opened a discussion regarding the review of draft Committee letter to the NYS Veterinarian regarding horse stocking rates for different types of commercial horse operations. The Committee reviewed said letter and decided to send said letter as written to the NYS Veterinarian.

A motion was put forth by Howard Johnson and seconded by Mark Zaweski to approve and send the letter as written to Dr. David Smith, New York State Veterinarian State Veterinarian as outlined in Committee Resolution FC-35-2012. Motion carried: 12-0-0 [See Exhibit "C" for Committee Resolution FC-35-2012].

The Committee also discussed that Suffolk County Planning would draft a second letter (not under Suffolk County Farmland Committee letterhead) related to horse stocking rates on lands not in the Suffolk County Purchase of Development Rights Program.

### III. PERMITS

#### A. PIKE FARMS

82 Sagg Main Street, Village of Sagaponack, Town of Southampton

Tax Map #: 0908-001.00-04.00-011.000 (7.4 ± acres)

The applicant seeks an Agricultural Development Permit Modification for the installation and maintenance of one storage building in association with a commercial agricultural operation. (Application No. 2012006)

A motion was put forth by Dale Moyer and seconded by Nate Corwin to approve the Agricultural Development Permit Modification for the installation and maintenance of one storage building in association with a commercial agricultural operation. Motion carried: 12-0-0

A motion was then put forth by Dale Moyer and seconded by Howard Johnson to reconsider the original Committee motion made regarding the the Agricultural Development Permit Modification for the installation and maintenance of one storage building in association with a commercial agricultural operation. Motion carried: 12-0-0

A motion was put forth by Dale Moyer and seconded by Howard Johnson to approve the amended the Agricultural Development Permit Modification for the installation and maintenance of one storage building in association with a commercial agricultural operation. Motion carried: 12-0-0 [See Exhibit "D" for Committee Resolution FC-29-2012]

#### B. SERGE ROZENBAUM

South of Main Road (NYS Route 25), East Marion, Town of Southold

Tax Map #: 1000-031.00-06.00-028.006, 1000-038.00-05.00-007.000 (12.9 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of a three foot high split rail fence in association with a commercial agricultural operation. (Application No. 2012007)

A motion was put forth by Howard Johnson and seconded by Ronald Bush to approve the Agricultural Development Permit as outlined in Committee Resolution FC-30-2012. Motion carried: 12-0-0 [See Exhibit "E" for Committee Resolution FC-30-2012]

#### C. SHORELINE DEVELOPMENT CORP.

1039 Sound Avenue, Calverton, Town of Riverhead

Tax Map #: 0600-058.00-02.00-013.001, 0600-058.00-02.00-014.002, 0600-076.00-02.00-009.002, 0600-076.00-02.00-009.003 (33.4 ± acres)

The applicant seeks an Agricultural Development Permit and Special Use Permit for the installation of public water to an existing farm stand structure and an existing office structure and an upgraded septic system in the existing office structure in connection with a commercial agricultural operation and proposed commercial horse boarding operation. (Application No. 2012008)

A motion was put forth by Albert Schmitt and seconded by Mark Zaweski to approve the Agricultural Development Permit and Special Use Permit as outlined in Committee Resolution FC-31-2012. Motion carried: 12-0-0 [See Exhibit "F" for Committee Resolution FC-31-2012]

**D. CASTLE COURT, LLC**

North of Middle Country Road (NYS Route 25), Wading River, Town of Riverhead  
Tax Map #: 0600-134.00-01.00-008.004 (21.4 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of four hoop house structures and underground utility infrastructure, and also seeks a Special Use Permit for the installation and maintenance of the aforementioned underground infrastructure in association with a commercial agricultural operation. (Application No. 2012009)

A motion was put forth by Charles F. Scheer, Jr. and seconded by Nate Corwin to approve the Agricultural Development Permit as outlined in Committee Resolution FC-32-2012. Motion carried: 12-0-0 [See Exhibit "G" for Committee Resolution FC-32-2012]

**E. JOSEPH REILLY VINEYARD INC.**

37025 Main Road (NYS Route 25), Peconic, Town of Southold  
Tax Map #: 1000-085.00-02.00-011.003 (36.9 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of a farm stand, two parking areas and underground utility infrastructure, and also seeks a Special Use Permit for the installation and maintenance of the aforementioned underground infrastructure in association with a commercial agricultural operation. (Application No. 2012010)

A motion was put forth by Eugene Murphy and seconded by Howard Johnson to approve the Agricultural Development Permit as outlined in Committee Resolution FC-33-2012. Motion carried: 12-0-0 [See Exhibit "H" for Committee Resolution FC-33-2012]

**VI. OTHER BUSINESS**

**F. ADJOURNMENT**

A motion to adjourn was made by Howard Johnson and seconded by Albert Schmitt. Motion carried: 12-0-0 [See Exhibit "I" for Committee Resolution FC-36-2012]

**NEXT SCHEDULED REGULAR MEETING**

The next meeting of the Committee is scheduled for 6:00 p.m., Tuesday, July 24, 2012, at the Kermit W. Graf Cornell Cooperative Extension Building – 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York.

**EXHIBIT A**

**RESOLUTION NO. FC-28-2012 OF THE SUFFOLK COUNTY FARMLAND  
COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY**

**ADMINISTRATIVE LOCAL LAWS, ADOPTING THE MINUTES OF THE  
MARCH 13, 2012 SUFFOLK COUNTY FARMLAND COMMITTEE MEETING**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, the Suffolk County Farmland Committee (“Committee”) convened a regular meeting on March 13, 2012; and

**WHEREAS**, the minutes of said meeting were considered by the Committee at its meeting on May 22, 2012; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby approves said minutes.

Motion by:           Howard Johnson           Seconded by:           Charles F. Scheer, Jr.  
Committee Vote:       Ayes           10  
                              Nays           0  
                              Abstentions   0

<i>Committee Member</i>	<i>Appointment</i>	<i>Yay</i>	<i>Nay</i>	<i>Abstention</i>	<i>Not Present</i>
BARNETT, Russell K.	Town of Smithtown	X			
BUSH, Ronald	At-Large	X			
CORWIN, Nate	At-Large	X			
FOSTER, Lee	Town of Southampton				X
GARDINER, Olney M.	Town of East Hampton				X
JOHNSON, Howard	Town of Huntington	X			
JONES, Ann Marie	Town of Babylon				X
KILB, Alfred J., Jr.	Town of Shelter Island				X
KRUKOWSKI, Joseph	Town of Southold				X
LANSDALE, Sarah	S.C. Dir. of Planning	X			
MOYER, Dale D.	At-Large	X			
MURPHY, Eugene	Town of Islip	X			
ORLOWSKI, Bennett S., Jr.	At-Large				X
ROTTKAMP, Jeffrey	Town of Riverhead				X
SCHEER, Charles F., Jr.	At-Large	X			
SCHMITT, Albert	At-Large	X			
TURNER, John	Town of Brookhaven				X
ZAWESKI, Mark	At-Large	X			
VACANT					
<i>Totals</i>		<i>10</i>	<i>0</i>	<i>0</i>	<i>8</i>

Dated:    May 22, 2012

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Fl. Conf. Room, 423 Griffing Avenue,  
Suite 100 – Riverhead, New York

**EXHIBIT B**

**RESOLUTION NO. FC-34-2012 OF THE SUFFOLK COUNTY FARMLAND  
COMMITTEE**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, the Suffolk County Farmland Committee (“Committee”) convened a regular meeting on May 22, 2012; and

**WHEREAS**, at said meeting the Committee discussed the Suffolk County farmland development rights acquisition practice of “cut outs” whereby a designated area of a parcel (referred to as a “cut out”) is excluded from the sale of development rights and not included in the Suffolk County Purchase of Development Program; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby reaffirms the Suffolk County Farmland Committee’s long standing policy of no restrictions on “cut outs” of parcels being acquired into the Suffolk County Purchase of Development Rights Program.

Motion by: Howard Johnson

Seconded by: Charles F. Scheer, Jr.

Committee Vote:       Ayes           12  
                               Nays            0  
                               Abstentions   0

<i>Committee Member</i>	<i>Appointment</i>	<i>Yay</i>	<i>Nay</i>	<i>Abstention</i>	<i>Not Present</i>
BARNETT, Russell K.	Town of Smithtown	X			
BUSH, Ronald	At-Large	X			
CORWIN, Nate	At-Large	X			
FOSTER, Lee	Town of Southampton				X
GARDINER, Olney M.	Town of East Hampton				X
JOHNSON, Howard	Town of Huntington	X			
JONES, Ann Marie	Town of Babylon				X
KILB, Alfred J., Jr.	Town of Shelter Island	X			
KRUKOWSKI, Joseph	Town of Southold				X
LANSDALE, Sarah	S.C. Dir. of Planning	X			
MOYER, Dale D.	At-Large	X			
MURPHY, Eugene	Town of Islip	X			
ORLOWSKI, Bennett S., Jr.	At-Large				X
ROTTKAMP, Jeffrey	Town of Riverhead	X			
SCHEER, Charles F., Jr.	At-Large	X			
SCHMITT, Albert	At-Large	X			
TURNER, John	Town of Brookhaven				X
ZAWESKI, Mark	At-Large	X			
VACANT					
<i>Totals</i>		<i>12</i>	<i>0</i>	<i>0</i>	<i>6</i>

Dated: May 22, 2012

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Fl. Conf. Room, 423 Griffing Avenue, Suite 100 – Riverhead, New York

**EXHIBIT C**

**RESOLUTION NO. FC-35-2012 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, the Suffolk County Farmland

Committee (“Committee”) convened a regular meeting on May 22, 2012; and

**WHEREAS**, at said meeting the Committee reviewed a draft Committee letter to the NYS Veterinarian regarding horse stocking rates for different types of commercial horse operations; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee approved said letter and directed that it be sent as written to Dr. David Smith, New York State Veterinarian.

Motion by: Howard Johnson

Seconded by: Mark Zaweski

Committee Vote:       Ayes           12  
                               Nays            0  
                               Abstentions   0

<i>Committee Member</i>	<i>Appointment</i>	<i>Yay</i>	<i>Nay</i>	<i>Abstention</i>	<i>Not Present</i>
BARNETT, Russell K.	Town of Smithtown	X			
BUSH, Ronald	At-Large	X			
CORWIN, Nate	At-Large	X			
FOSTER, Lee	Town of Southampton				X
GARDINER, Olney M.	Town of East Hampton				X
JOHNSON, Howard	Town of Huntington	X			
JONES, Ann Marie	Town of Babylon				X
KILB, Alfred J., Jr.	Town of Shelter Island	X			
KRUKOWSKI, Joseph	Town of Southold				X
LANSDALE, Sarah	S.C. Dir. of Planning	X			
MOYER, Dale D.	At-Large	X			
MURPHY, Eugene	Town of Islip	X			
ORLOWSKI, Bennett S., Jr.	At-Large				X
ROTTKAMP, Jeffrey	Town of Riverhead	X			
SCHEER, Charles F., Jr.	At-Large	X			
SCHMITT, Albert	At-Large	X			
TURNER, John	Town of Brookhaven				X
ZAWESKI, Mark	At-Large	X			
VACANT					
<i>Totals</i>		<i>12</i>	<i>0</i>	<i>0</i>	<i>6</i>

Dated: May 22, 2012

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Fl. Conf. Room, 423 Griffing Avenue, Suite 100 – Riverhead, New York

**EXHIBIT D**

**RESOLUTION NO. FC-29-2012 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING AND AUTHORIZING AN AGRICULTURAL DEVELOPMENT PERMIT MODIFICATION FOR THE PROPERTY CURRENTLY OWNED BY JAMES AND JENNIFER PIKE (0908-**

**001.00-04.00-011.000), OF WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), an Agricultural Development Permit Modification request for the property currently owned by James and Jennifer Pike has been received by the Suffolk County Farmland Committee (“Committee”); and

**WHEREAS**, the property owned by James and Jennifer Pike is located south of Montauk Highway (S.R. 27), west of Sagaponack Main St., and north of Sagaponack Road in the Village of Sagaponack, Town of Southampton, identified by Suffolk County Real Property Tax Map (“SCRPTM”) number 0908-001.00-04.00-011.000 (“premises”); and

**WHEREAS**, the applicant seeks an Agricultural Development Permit Modification to Permit # PFC2012004 to revise the maximum height of the storage building from 10 feet (as is indicated in condition 4 of Permit # PFC2012004) to 17 feet and to clarify the location of said storage structure (as is indicated in condition 2 of Permit # PFC2012004); and

**WHEREAS**, said application was considered by the Committee at its meeting on May 22, 2012 now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and be it further

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves the Agricultural Development Permit Modification request for Permit # PFC2012004 to revise the maximum height of the storage building from 10 feet (as is indicated in condition 4 of Permit # PFC2012004) to 17 feet and to clarify the location of said storage structure (as is indicated in condition 2 of Permit # PFC2012004), subject to the following conditions:

1. The applicant shall comply with all conditions listed in the above referenced March 22, 2012 issued Permit (Permit # PFC2012004) unless otherwise amended by the Suffolk County Farmland Committee’s Agricultural Development Permit Modification Resolution FC-29-2012;
2. Condition Number 2 in the above referenced March 22, 2012 issued Permit (Permit # PFC2012004) shall be updated and replaced with the condition that reads: “The storage building shall be located 88 feet south of the northern property boundary and 38 feet east of the western property boundary as per the Applicant’s Survey entitled Hopping Farm, Proposed Greenhouse and Shed”;
3. Condition Number 4 in the above referenced March 22, 2012 issued Permit (Permit # PFC2012004) shall be updated and replaced with the condition that reads: “The storage building shall not exceed a height of approximately 17 feet”;
4. Conditional Number 14 in the above referenced March 22, 2012 issued Permit (Permit # PFC2012004) shall be updated and replaced with the condition that reads: “The landowner shall be responsible for compliance with all conditions of this approval, the deed of development rights, the contract of sale, and all applicable federal, state, county, town and village regulations, rules and statutes”.

Motion by: Dale D. Moyer                      Seconded by: Howard Johnson

Committee Vote:            Ayes            12  
                                      Nays            0  
                                      Abstentions    0

<i>Committee Member</i>	<i>Appointment</i>	<i>Yay</i>	<i>Nay</i>	<i>Abstention</i>	<i>Not Present</i>
BARNETT, Russell K.	Town of Smithtown	X			
BUSH, Ronald	At-Large	X			
CORWIN, Nate	At-Large	X			
FOSTER, Lee	Town of Southampton				X
GARDINER, Olney M.	Town of East Hampton				X
JOHNSON, Howard	Town of Huntington	X			
JONES, Ann Marie	Town of Babylon				X

KILB, Alfred J., Jr.	Town of Shelter Island	X			
KRUKOWSKI, Joseph	Town of Southold				X
LANSDALE, Sarah	S.C. Dir. of Planning	X			
MOYER, Dale D.	At-Large	X			
MURPHY, Eugene	Town of Islip	X			
ORLOWSKI, Bennett S., Jr.	At-Large				X
ROTTKAMP, Jeffrey	Town of Riverhead	X			
SCHEER, Charles F., Jr.	At-Large	X			
SCHMITT, Albert	At-Large	X			
TURNER, John	Town of Brookhaven				X
ZAWESKI, Mark	At-Large	X			
VACANT					
<i>Totals</i>		<i>12</i>	<i>0</i>	<i>0</i>	<i>6</i>

Dated: May 22, 2012

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Fl. Conf. Room, 423 Griffing Avenue,  
Suite 100 – Riverhead, New York

### EXHIBIT E

**RESOLUTION NO. FC-30-2012 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING AND AUTHORIZING MODIFICATION TO THE PROPERTY CURRENTLY OWNED BY SERGE ROZENBAUM (1000-031.00-06.00-028.006, 1000-038.00-05.00-007.000), OF WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), a proposal to modify the property currently owned by Serge Rozenbaum has been received by the Suffolk County Farmland Committee (“Committee”); and

**WHEREAS**, the property owned by Serge Rozenbaum is located South of Main Road (NYS Route 25), East Marion, Town of Southold, identified by Suffolk County Real Property Tax Map (“SCRPTM”) number 1000-031.00-06.00-028.006, 1000-038.00-05.00-007.000 (“premises”); and

**WHEREAS**, the applicant seeks an Agricultural Development Permit for the installation and maintenance of an approximately 400 foot long and three feet high split rail fence; and

**WHEREAS**, said application was considered by the Committee at its meeting on May 22, 2012 now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves the Agricultural Development Permit request for the installation and maintenance of an approximately 400 foot long and three feet high split rail fence, subject to the following conditions:

1. The installation of approximately 400 feet of split rail fence, one approximate 10 foot gate, and one approximate six foot fence opening shall be located as depicted in the Applicant’s map which was received by Suffolk County on May 14, 2012 and attached as Exhibit A to the Department of Economic Development and Planning Staff Report Application No. 2012007;
2. The split rail fence shall be three feet in height;
3. Any soil disturbance associated with the installation of fencing shall be minimized to the greatest extent possible;
4. The soil disturbed in conjunction with the installation of fencing shall be upon completion restored and revegetated to the greatest extent possible;
5. The landowner shall be responsible for compliance with all conditions of this approval, the deed of development rights, the contract of sale, and all applicable federal, state, county, and town regulations, rules and statutes.

Motion by:           Howard Johnson                           Seconded by:           Ron Bush

Committee Vote:       Ayes           12  
                               Nays           0  
                               Abstentions   0

<i>Committee Member</i>	<i>Appointment</i>	<i>Yay</i>	<i>Nay</i>	<i>Abstention</i>	<i>Not Present</i>
BARNETT, Russell K.	Town of Smithtown	X			
BUSH, Ronald	At-Large	X			
CORWIN, Nate	At-Large	X			
FOSTER, Lee	Town of Southampton				X
GARDINER, Olney M.	Town of East Hampton				X
JOHNSON, Howard	Town of Huntington	X			
JONES, Ann Marie	Town of Babylon				X
KILB, Alfred J., Jr.	Town of Shelter Island	X			
KRUKOWSKI, Joseph	Town of Southold				X
LANSDALE, Sarah	S.C. Dir. of Planning	X			
MOYER, Dale D.	At-Large	X			
MURPHY, Eugene	Town of Islip	X			
ORLOWSKI, Bennett S., Jr.	At-Large				X
ROTTKAMP, Jeffrey	Town of Riverhead	X			

SCHEER, Charles F., Jr.	At-Large	X			
SCHMITT, Albert	At-Large	X			
TURNER, John	Town of Brookhaven				X
ZAWESKI, Mark	At-Large	X			
VACANT					
<i>Totals</i>		<i>12</i>	<i>0</i>	<i>0</i>	<i>6</i>

Dated: May 22, 2012

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Fl. Conf. Room, 423 Griffing Avenue,  
Suite 100 – Riverhead, New York

## EXHIBIT F

**RESOLUTION NO. FC-31-2012 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING AND AUTHORIZING MODIFICATION TO THE SHORELINE DEVELOPMENT CORP. PROPERTY (0600-05800-0200-013001, 0600-058.00-02.00-014.002, 0600-076.00-02.00-009.002, 0600-076.00-02.00-009.003), OF WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), a proposal to modify the



LANSDALE, Sarah	S.C. Dir. of Planning	X			
MOYER, Dale D.	At-Large	X			
MURPHY, Eugene	Town of Islip	X			
ORLOWSKI, Bennett S., Jr.	At-Large				X
ROTKAMP, Jeffrey	Town of Riverhead	X			
SCHEER, Charles F., Jr.	At-Large	X			
SCHMITT, Albert	At-Large	X			
TURNER, John	Town of Brookhaven				X
ZAWESKI, Mark	At-Large	X			
VACANT					
<i>Totals</i>		<i>12</i>	<i>0</i>	<i>0</i>	<i>6</i>

Dated: May 22, 2012

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Fl. Conf. Room, 423 Griffing Avenue,  
Suite 100 – Riverhead, New York

### EXHIBIT G

**RESOLUTION NO. FC-32-2012 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING AND AUTHORIZING MODIFICATION TO THE CASTLE COURT, LLC PROPERTY (0600-134.00-01.00-008.004), OF WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), a proposal to modify the property currently owned by the Castle Court, LLC has been received by the Suffolk County Farmland Committee (“Committee”); and

**WHEREAS**, the property owned by Castle Court, LLC is located on land situated north of Middle Country Road (NYS Route 25), in the hamlet of Wading River, Town of Riverhead, identified by Suffolk County Real Property Tax Map (“SCRPTM”) number: 0600-134.00-01.00-008.004 (“premises”); and

**WHEREAS**, the applicant seeks an Agricultural Development Permit and Special Use Permit for the installation and maintenance of four hoop house structures and underground utility infrastructure; and

**WHEREAS**, said application was considered by the Committee at its meeting on May 22, 2012 now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3) and (11), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves an Agricultural Development Permit and a Special Use Permit for the installation and maintenance of four hoop house structures and underground utility infrastructure, subject to the following conditions:

1. The use of the four hoop house structures shall be limited to that necessary for Agricultural Production as defined by Chapter 8 of the Suffolk County Administrative Code;
2. The hoop house structures shall not exceed a footprint of 33 feet by 96 feet;
3. The hoop house structures shall not exceed a height of 13 feet;
4. The hoop house structures shall be constructed with metal hoops installed directly into the ground with no permanent concrete foundation;
5. The hoop houses structures shall be covered with poly plastic;
6. The hoop house structures shall be connected to electricity by underground electric utility infrastructure;
7. The hoop houses structures and underground electric utility infrastructure shall be located as is depicted in the Applicant’s map which was received by Suffolk County on May 17, 2012 and attached as Exhibit A to the Department of Economic Development and Planning Staff Report Application No. 2012009;
8. The landowner shall prepare and implement a stormwater mitigation plan in consultation with Suffolk County Soil and Water Conservation District and/or Natural Resources Conservation Service to address any and all stormwater runoff issues associated with the aforementioned improvements;
9. The landowner shall submit to the Suffolk County Department of Economic Development and Planning prior to the commencement of construction the Suffolk County Soil and Water Conservation District- and/or Natural Resources Conservation Service-approved stormwater mitigation plan;
10. The landowner shall be responsible for compliance with all conditions of this approval, the deed of development rights, the contract of sale, and all applicable federal, state, county, and town regulations, rules and statutes.

Motion by: Charles F. Scheer, Jr.      Seconded by: Nate Corwin

Committee Vote:      Ayes            12  
                              Nays            0  
                              Abstentions    0

<i>Committee Member</i>	<i>Appointment</i>	<i>Yay</i>	<i>Nay</i>	<i>Abstention</i>	<i>Not Present</i>
BARNETT, Russell K.	Town of Smithtown	X			
BUSH, Ronald	At-Large	X			
CORWIN, Nate	At-Large	X			
FOSTER, Lee	Town of Southampton				X
GARDINER, Olney M.	Town of East Hampton				X
JOHNSON, Howard	Town of Huntington	X			
JONES, Ann Marie	Town of Babylon				X

KILB, Alfred J., Jr.	Town of Shelter Island	X			
KRUKOWSKI, Joseph	Town of Southold				X
LANSDALE, Sarah	S.C. Dir. of Planning	X			
MOYER, Dale D.	At-Large	X			
MURPHY, Eugene	Town of Islip	X			
ORLOWSKI, Bennett S., Jr.	At-Large				X
ROTTKAMP, Jeffrey	Town of Riverhead	X			
SCHEER, Charles F., Jr.	At-Large	X			
SCHMITT, Albert	At-Large	X			
TURNER, John	Town of Brookhaven				X
ZAWESKI, Mark	At-Large	X			
VACANT					
<i>Totals</i>		<i>12</i>	<i>0</i>	<i>0</i>	<i>6</i>

Dated: May 22, 2012

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Fl. Conf. Room, 423 Griffing Avenue, Suite 100 – Riverhead, New York

## EXHIBIT H

**RESOLUTION NO. FC-33-2012 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING AND AUTHORIZING MODIFICATION TO THE JOSEPH REILLY VINEYARD INC. PROPERTY (1000-085.00-02.00-011.003), OF WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), a proposal to modify the property currently owned by Joseph Reilly Vineyard Inc. has been received by the Suffolk County Farmland Committee (“Committee”); and

**WHEREAS**, the property owned by Joseph Reilly Vineyard Inc. is located on land situated north of Main Road, in the hamlet of Peconic, Town of Southold (i.e., 37025 Main Road, Peconic, NY), identified by Suffolk County Real Property Tax Map

("SCRPTM") number: 1000-085.00-02.00-011.003 ("premises"); and

**WHEREAS**, the applicant seeks an Agricultural Development Permit and Special Use Permit for the installation and maintenance of a farm stand, two parking areas and underground utility infrastructure; and

**WHEREAS**, said application was considered by the Committee at its meeting on May 22, 2012 now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3) and (11), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

**3<sup>rd</sup> RESOLVED**, that the Committee hereby approves an Agricultural Development Permit and a Special Use Permit for the installation and maintenance of a farm stand, two parking areas and underground utility infrastructure, subject to the following conditions:

1. The construction and operation of the Farm Stand shall comply with all conditions for Farm Stands listed in Chapter 8 of the Suffolk County Administrative Code;
2. Prior to the construction and operation of the Farm Stand the landowner shall obtain and submit to the Suffolk County Department of Economic Development and Planning all applicable required federal, state, county and town approvals/permits for the sale of wine at said Farm Stand;
3. Any approval(s) from the New York State Liquor Authority does not give the landowner any greater rights than the landowner can have under Chapter 8 of the Suffolk County Administrative Code;
4. The Farm Stand structure and two grass parking areas shall be located as is shown on the application Site Plan received by Suffolk County on May 7, 2012 and attached as Exhibit A to the Department of Economic Development and Planning Staff Report Application No. 2012010;
5. The Farm Stand shall not exceed a footprint of 12 feet by 20 feet;
6. The Farm Stand shall not exceed a height of 14.5 feet;
7. The Farm Stand shall be constructed on a concrete pylons and shall have wood siding;
8. The Farm Stand shall have electricity and be connected to underground utility infrastructure;
9. The location of the underground electric utility infrastructure shall be located as is shown on the application Site Plan received by Suffolk County on May 7, 2012 and attached as Exhibit B to the Department of Economic Development and Planning Staff Report Application No. 2012010;
10. The landowner shall prepare and implement a stormwater mitigation and erosion control plan in consultation with Suffolk County Soil and Water Conservation District and/or Natural Resources Conservation Service to address any and all stormwater runoff issues associated with the aforementioned improvements;
11. The landowner shall submit to the Suffolk County Department of Economic Development and Planning, prior to the commencement of construction, the Suffolk County Soil and Water Conservation District- and/or Natural Resources Conservation Service-approved stormwater mitigation and erosion control plan;
12. The landowner shall be responsible for compliance with all conditions of this approval, the deed of development rights, the contract of sale, and all applicable federal, state, county, and town regulations, rules and statutes.

Motion by:           Howard Johnson                            Seconded by:           Albert Schmitt

Committee Vote:       Ayes            12  
                               Nays            0  
                               Abstentions   0

<i>Committee Member</i>	<i>Appointment</i>	<i>Yay</i>	<i>Nay</i>	<i>Abstention</i>	<i>Not Present</i>
BARNETT, Russell K.	Town of Smithtown	X			
BUSH, Ronald	At-Large	X			
CORWIN, Nate	At-Large	X			
FOSTER, Lee	Town of Southampton				X

GARDINER, Olney M.	Town of East Hampton				X
JOHNSON, Howard	Town of Huntington	X			
JONES, Ann Marie	Town of Babylon				X
KILB, Alfred J., Jr.	Town of Shelter Island	X			
KRUKOWSKI, Joseph	Town of Southold				X
LANSDALE, Sarah	S.C. Dir. of Planning	X			
MOYER, Dale D.	At-Large	X			
MURPHY, Eugene	Town of Islip	X			
ORLOWSKI, Bennett S., Jr.	At-Large				X
ROTTKAMP, Jeffrey	Town of Riverhead	X			
SCHEER, Charles F., Jr.	At-Large	X			
SCHMITT, Albert	At-Large	X			
TURNER, John	Town of Brookhaven				X
ZAWESKI, Mark	At-Large	X			
VACANT					
<i>Totals</i>		<i>12</i>	<i>0</i>	<i>0</i>	<i>6</i>

Dated: May 22, 2012

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Fl. Conf. Room, 423 Griffing Avenue,  
Suite 100 – Riverhead, New York

## EXHIBIT I

### RESOLUTION NO. FC-36-2012 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADJOURNING THE MAY 22, 2012 SUFFOLK COUNTY FARMLAND COMMITTEE MEETING

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, the Suffolk County Farmland Committee (“Committee”) convened a regular meeting on May 22, 2012; and

**WHEREAS**, the Committee heard all items on the meeting agenda; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby adjourns the May 22, 2012 meeting.

Motion by:           Howard Johnson           Seconded by:           Albert Schmitt

Committee Vote:       Ayes           12  
                              Nays           0

Abstentions 0

<i>Committee Member</i>	<i>Appointment</i>	<i>Yay</i>	<i>Nay</i>	<i>Abstention</i>	<i>Not Present</i>
BARNETT, Russell K.	Town of Smithtown	X			
BUSH, Ronald	At-Large	X			
CORWIN, Nate	At-Large	X			
FOSTER, Lee	Town of Southampton				X
GARDINER, Olney M.	Town of East Hampton				X
JOHNSON, Howard	Town of Huntington	X			
JONES, Ann Marie	Town of Babylon				X
KILB, Alfred J., Jr.	Town of Shelter Island	X			
KRUKOWSKI, Joseph	Town of Southold				X
LANSDALE, Sarah	S.C. Dir. of Planning	X			
MOYER, Dale D.	At-Large	X			
MURPHY, Eugene	Town of Islip	X			
ORLOWSKI, Bennett S., Jr.	At-Large				X
ROTTKAMP, Jeffrey	Town of Riverhead	X			
SCHEER, Charles F., Jr.	At-Large	X			
SCHMITT, Albert	At-Large	X			
TURNER, John	Town of Brookhaven				X
ZAWESKI, Mark	At-Large	X			
VACANT					
<i>Totals</i>		<i>12</i>	<i>0</i>	<i>0</i>	<i>6</i>

Dated: May 22, 2012

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Fl. Conf. Room, 423 Griffing Avenue,  
Suite 100 – Riverhead, New York