COUNTY OF SUFFOLK

STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT

SUFFOLK COUNTY FARMLAND COMMITTEE

JOANNE MINIERI
DEPUTY COUNTY EXECUTE AND COMMISSIONER

SARAH LANSDALE
CHAIRPERSON, SCFC

MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE
(*Adopted by Res. # FC-28-2013*)

DATE: July 23, 2013

MEMBERS PRESENT:

Alex Balsam (East Hampton)
Russell K. Barnett (Smithtown)
Ronald Bush (At-Large)
Nate Corwin (At-Large)
Howard Johnson (Huntington)
Ann Marie Jones (Babylon)
Alfred J. Kilb, Jr. (Shelter Island)
Joseph Krukowski (Southold)
Sarah Lansdale (Suffolk County Director of Planning/Chair)
Dale D. Moyer (At-Large)
Eugene Murphy (Islip)
Rob Nolan (Brookhaven)
Charles F. Scheer, Jr. (At-Large)
Albert Schmitt (At-Large)

MEMBERS ABSENT**:**

Lee Foster (Southampton)
Jeffrey Rottkamp, Sr. (Riverhead)
Mark Zaweski (At-Large)

ADVISORS PRESENT**:**

Paul TeNyenhuis, SC Soil & Water Conservation District Office
William Sanok, Cornell Cooperative Extension (Retired)

ADVISORS ABSENT:

Joseph M. Gergela, III, Long Island Farm Bureau

COUNTY STAFF PRESENT:

Gil Anderson, Commissioner, SC Department of Public Works
Colleen Bodalato, Secretarial Assistant, SC Division of Planning (Committee Staff)
Lauretta R. Fischer, Principal Environmental Analyst, SC Division of Planning and Environment (Committee Staff)
Janet Longo, Acquisition Supervisor, SC Division of Real Property Acquisition & Management
August Ruckdeschel, Farmlands Administrator, SC Dept. of Economic Development & Planning (Committee Staff)
Thomas Young, Assistant County Attorney, SC Dept. of Law (Committee Counsel)

GUESTS:

NAME	ORGANIZATION
Denise Andrews	Andrews Farm
Marie Andrews	Andrews Farm
Pat Moore	Attorney, Ap. 2013008
John Rocchetta	GreenLogic Energy, Ap. 2013013
Serge Rozenbaum	Lavender by the Bay, Ap. 2013008
Melissa Spiro	Southold Town
Catherine Stark	Legislator Krupski
Herb Strobel	Farmer/Brookhaven Town
Dorothy-Dean Thomas	The Lenz Winery, Ap. 2013014
Carol E. Wade	Colonial Springs Farm, Ap. 2013007
Gustave J. Wade	Colonial Springs Farm, Ap. 2013007

I. ORDER OF BUSINESS

Call to Order
Chairwoman Sarah Lansdale called the meeting of the Suffolk County Farmland Committee ("Committee") to order at 6:15 pm at the Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, 2nd Floor Conference Room, Riverhead, New York.

Chairwoman Lansdale requested that the Committee take Item II.B. out of order. Commissioner of the Department of Public Works, Gil Anderson, spoke about the County's discussions with the Town of East Hampton. He stated that the Town would present its proposal at the Committee's September 24th meeting.

Approval of Minutes – March 19, 2013
A motion was put forth by Howard Johnson, and seconded by Albert Schmitt, to approve the minutes of the March 19, 2013 meeting of the Committee, as outlined in Committee Resolution FC-18-2013. Motion carried: 14-0-0 [See Exhibit "A" for Committee Resolution FC-18-2013]

Approval of Minutes – May 21, 2013
A motion was put forth by Howard Johnson, and seconded by Albert Schmitt, to approve the minutes of the May 21, 2013 meeting of the Committee, as outlined in Committee Resolution FC-19-2013. Motion carried: 14-0-0 [See Exhibit "B" for Committee Resolution FC-19-2013]

Correspondences—
Chairwoman Lansdale asked Lauretta Fischer if there had been any correspondence since the last meeting. Lauretta Fischer reported that there had not been.

Status on Chapter 8 Update
Chairwoman Lansdale stated that the Chapter 8 Legislative meeting would be introduced at the July 30th meeting of the Suffolk County Legislature. August Ruckdeschel gave a presentation on the Chapter 8 update.The Committee members were given copies of the proposed legislation to review. Chairwoman Lansdale and Mr. Ruckdeschel explained that a public meeting was held on the proposed update, as well as meetings with the Towns. Chairwoman Lansdale stated that any revisions to the proposed Chapter 8 update made subsequent to the July 23rd Committee meeting would be distributed to Committee members for review.

Progress Report on Investigations into Potential Violations
Chairwoman Lansdale stated that Committee Staff had been investigating potential violations all over Suffolk County, and that a progress report would be presented in more detail at the next meeting.

I. PUBLIC COMMENTS:

Marie Andrews said that she had looked for the Agenda online, but could not find it prior to the meeting. Ms. Fischer stated that it was not finalized until just before the meeting.

II. TABLED PERMIT APPLICATIONS

A. NICHOLAS BUSTAMANTE LLC / "WARREN'S NURSERY"
100 Majors Path, North Sea, Town of Southampton
Tax Map #: 0900-132.00-01.00-025.033 (26.7 ± acres)
The applicant seeks an Agricultural Development Permit for the installation, maintenance, and operation of a wind turbine, with applicable underground utility infrastructure, in association with a commercial agricultural operation. The applicant also seeks a Special Use Permit for the installation and maintenance of the aforementioned underground utility infrastructure. (Application No. 2012012)

Ms. Fischer stated that the project manager at Warren's Nursery (the Applicant) said that she is still working on getting the required information to Committee Staff, and requested that a vote on the Application be tabled.

A motion was put forth by Howard Johnson, and seconded by Joseph Krukowski to table the application. Motion carried: 14-0-0.

B. BRANDYWINE TRUST COMPANY, TRUSTEE FOR THE RICHARD CORNUELLE 2010 MARITAL TRUST
149 Long Lane, East Hampton North, Town of East Hampton
Tax Map #: 0300-157.00-03.00-011.004 (28.7 ± acres)
The applicant seeks a Special Use Permit for the installation and maintenance of a drainage structure, in association with a commercial agricultural operation. The land has been excavated and soil has been removed from the premises prior to submission of this application. (Application No. 2012025)

Chairwoman Lansdale requested that this application be tabled to allow for the Town to present its revised plan at the September 24th meeting.

A motion was put forth by by Howard Johnson, and seconded by Joseph Krukowski, to table the application. Motion carried: 14-0-0.

C. SUSAN ROZENBAUM/ "LAVENDER BY THE BAY"
South of Main Road (NYS Route 25), East Marion, Town of Southold
Tax Map #s: 1000-031.00-06.00-028.006 (8.6 ± acres)
The applicant seeks an Agricultural Development Permit for the installation and maintenance of a

farm stand/pavilion, in association with an existing commercial agricultural operation. (Application No. 2013008)

Ms. Fischer presented the Staff Report on the permit application.

A motion was put forth by Ann Marie Jones, and seconded by Ronald Bush, to adopt the Staff Report for Application No. 2013008 and to approve the Agricultural Development Permit request, as outlined in Committee Resolution FC-23-2013. Motion Carried: 12-0-2 [See Exhibit "C" for Committee Resolution FC-23-2013].

V. PERMIT APPLICATIONS

A. CROSSROADS ATLANTIC LLC/ "TRUXEL FARM"
124-130 Sag Harbor Turnpike, East Hampton North, Town of East Hampton
Tax Map #: 0300-185.00-01.00-020.005 (21.2 ± acres)
The applicant seeks an Agricultural Development Permit for the installation and maintenance of a wind turbine, with applicable underground utility infrastructure, and a Special Use Permit for site disturbance due to the aforementioned underground utility infrastructure. The applicant also seeks Agricultural Development and Special Use Permit Modifications pertaining to the installation and maintenance of a septic system, in association with an existing commercial agricultural operation. (Application No. 2013013)

Ms. Fischer presented the Staff Report on the permit application. The applicant stated that while the turbine height would be 120 feet, as stated in the Staff Report, the height of the entire installation would be 132 feet. Ms. Fischer said Staff would make that correction.

A motion was put forth by Charles Scheer, and seconded by Nate Corwin, to adopt the Staff Report for Application No. 2013013, as amended, and to approve the Agricultural Development and Special Use Permit requests, as outlined in Committee Resolution FC-21-2013. Motion Carried: 14-0-0 [See Exhibit "D" for Committee Resolution FC-21-2013].

B. DORSET FARMS INC / "THE LENZ WINERY"
No # Main Road (SR 25), Peconic, Town of Southold
Tax Map #: 1000-085.00-02.00-017.002 (25.1 ± acres)
The applicant seeks a Special Use Permit to conduct a special event designed to promote and educate the public on local agricultural products and Lenz wine. (Application No. 2013014)

Lauretta Fischer presented the Staff Report on the permit application.

A motion was put forth by Alfred Kilb, and seconded by Eugene Murphy, to adopt the Staff Report for Application No. 2013014 and to approve the Special Use Permit request, as outlined in Committee Resolution FC-22-2013. Motion Carried: 14-0-0 [See Exhibit "E" for Committee Resolution FC-12-2013].

VI. NEW PARCELS PROPOSED FOR PDR ACQUISITION OUTSIDE OF THE ANNUAL REVIEW PERIOD

B. BOOM DEVELOPMENT CORP.
Sound Avenue, Riverhead, Town of Riverhead
Tax Map #: 0600-017.00-01.00-01.001 (13.7 out of 14.6 ± acres offered)

The applicant requests that part of the above referenced parcel be considered for inclusion in Suffolk County's Purchase of Development Rights Program outside the designated annual review period. (Application No. 2013015)

Lauretta Fischer presented the proposed farm PDR acquisition.

A motion was put forth by Howard Johnson and seconded by Joseph Krukowski, to adopt the Staff Report for Application No. 2013015, and to recommend SCRPTM number 0600-017.00-01.00-01.001 p/o consisting of 13.7 ± acres out of 14.6 ± acres for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program as outlined in Committee Resolution FC-24-2013. Motion carried: 14-0-0. [See Exhibit "F" for Committee Resolution FC-24-2013]

C. SEPENOSKI FARM
33385 County Road 48, Peconic, Town of Southold
Tax Map #: 1000-068.00-04.00-018.000 (34.9 out of 39.9 ± acres offered)
The applicant requests that part of the above referenced parcel be considered for inclusion in Suffolk County's Purchase of Development Rights Program outside the designated annual review period. (Application No. 2013016)

Lauretta Fischer presented the proposed farm PDR acquisition.

A motion was put forth by Alfred Kilb, and seconded by Albert Schmitt, to adopt the Staff Report for Application No. 2013016, and to recommend SCRPTM number 1000-068.00-04.00-018.000 p/o consisting of 34.9 ± acres out of 39.9 ± acres for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program as outlined in Committee Resolution FC-25-2013. Motion carried: 13-0-0. [See Exhibit "G" for Committee Resolution FC-25-2013]

C. GUS WADE / "COLONIAL SPRINGS FARM"
Conklin Avenue, Wheatley Heights, Town of Babylon
Tax Map #: 0100-011.00-01.00-006.001 et al. (14.84 out of 15.87 ± acres offered)
The applicant requests that part of the above referenced parcels be considered for inclusion in Suffolk County's Purchase of Development Rights Program outside the designated annual review period. (Application No. 2013007)

Lauretta Fischer presented the proposed farm PDR acquisition.

A motion was put forth by Charles F. Scheer, Jr., and seconded by Rob Nolan, to amend the Staff Report recommendation by removing the condition that "the landowner shall modify agricultural activities to be located outside of the 100 foot NYS DEC wetlands buffer area."
Motion carried: 13-0-0.

A motion was put forth by Albert Schmitt, and seconded by Howard Johnson to approve without conditions SCRPTM number 0100-011.00-01.00-006.001 et al p/o consisting of 14.84 ± acres out of 15.87 ± acres for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program as outlined in Committee Resolution FC-26-2013. Motion carried: 13-0-0. [See Exhibit "H" for Committee Resolution FC-26-2013]

VI. OTHER BUSINESS
None.

VII. DISCUSSIONS
None.

VIII. ADJOURNMENT

A motion was put forth by Albert Schmitt, and seconded by Howard Johnson, to adjourn the meeting at 7:45PM. Motion carried: 13-0-0. [See Exhibit "I" for Committee Resolution FC-27-2013]

NEXT SCHEDULED REGULAR MEETING

The next meeting of the Committee is scheduled for 6:00 p.m., Tuesday, September 24, 2013, at the Kermit W. Graf Cornell Cooperative Extension Building – 1st Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York.

Exhibit A

RESOLUTION NO. FC-18-2013 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADOPTING THE MARCH 19, 2013 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 19, 2013; and

WHEREAS, the minutes of said meeting were considered by the Board at its meeting on July 23, 2013; now, therefore, be it

1st RESOLVED, that the Committee hereby adopts the March 19, 2013 meeting minutes.

Motion by: Howard Johnson Seconded by: Albert Schmitt

Committee Vote: Ayes 14
Nays 0
Abstentions 0

Committee Member	*Appointment*	*Yes*	*No*	*Abstained*	*Not Present*
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton				✓
BALSAM, Alex	Town of East Hampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
VACANT					
VACANT					
	Totals	*14*			*3*

Date: July 23, 2013

Location: Kermit W. Graf Cornell Cooperative Extension Building
423 Griffing Avenue, Riverhead, New York 11901

Exhibit B

RESOLUTION NO. FC-19-2013 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADOPTING THE MAY 21, 2013 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 21, 2013; and

WHEREAS, the minutes of said meeting were considered by the Board at its meeting on July 23, 2013; now, therefore, be it

1st RESOLVED, that the Committee hereby adopts the May 21, 2013 meeting minutes.

Motion by: Howard Johnson Seconded by: Albert Schmitt

Committee Vote: Ayes 14
Nays 0
Abstentions 0

Committee Member	*Appointment*	*Yes*	*No*	*Abstained*	*Not Present*
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton				✓
BALSAM, Alex	Town of East Hampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
VACANT					
VACANT					
	Totals	*14*			*3*

Date: July 23, 2013

Location: Kermit W. Graf Cornell Cooperative Extension Building
423 Griffing Avenue, Riverhead, New York 11901

Exhibit C

RESOLUTION NO. FC-23-2013 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING AND AUTHORIZING MODIFICATION TO THE SUSAN ROZENBAUM PROPERTY (1000-031.00-06.00-028.006), TO 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 SUSAN ROZENBAUM has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2013008; and

WHEREAS, the property owned by SUSAN ROZENBAUM, is known as "LAVENDER BY THE BAY" and is located on land situated south of MAIN ROAD (NYS ROUTE 25), east of OLD ORCHARD LANE and west of CEDAR LAND in the hamlet of EAST MARION, TOWN OF SOUTHOLD, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 1000-031.00-06.00-028.006 ("premises"); and

WHEREAS, the applicant seeks an Agricultural Development Permit pertaining to the installation and maintenance of one farm stand structure in association with a commercial agricultural operation; and

WHEREAS, said application was considered by the Committee at its meeting on July 23, 2013; now, therefore, be it

1st 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

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

3rd RESOLVED, that the Committee hereby approves said application, subject to the following conditions:

1. The farm stand shall be located as is depicted in the Applicants "Survey of Property Situated at East Marion", received by Suffolk County on May 3, 2013, and attached as Exhibit B to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2013008; and
2. The farm stand shall not exceed a size of 18 feet by 18 feet; and
3. The farm stand shall not exceed a height of 17 feet 3 inches; and
4. The farm stand structure shall be constructed of natural wood posts and beams, as is depicted Applicant's elevation plans, titled "Proposed Timber Framed Gazebo for Lavender by the Bay", received by Suffolk County on May 3, 2013 and attached as Exhibit A Department of Economic Development and Planning Staff, Division of Planning and Environment Report Application No. 2013008;
5. The farm stand may be constructed with either a raised floor of flagstone or a floor constructed at grade; and
6. The farm stand shall be constructed with CMU or cast-in-place concrete piers installed directly into the ground with no continuous concrete foundation, as is depicted Applicant's elevation plans, titled "Proposed Timber Framed Gazebo for Lavender by the Bay", received by Suffolk County on May 3, 2013 and attached as Exhibit A Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2013008;
7. The farm stand shall not exceed 500 square feet in size, and shall not have a display area outside of the structure of more than 1000 square feet; and
8. The farm stand shall not have associated utility infrastructure; and
9. The landowner shall submit the "as-built" plans depicting the aforementioned improvements to the Suffolk County Department of Economic Development and Planning, Division of Planning and Environment within one (1) year of permit issuance; and

10. The use of the farm stand shall be limited to use for the sale of agricultural products grown on the premises or processed agricultural products that are derived from agricultural products grown on the premises, as defined by Chapter 8 of the Suffolk County Administrative Code, and use by patrons of the farm's U-Pick lavender operation as a place of shade/rest; and

11. 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; and

12. The landowner shall submit to the Suffolk County Department of Economic Development and Planning, Division of Planning and Environment, prior to the commencement of construction the Suffolk County Soil and Water Conservation District- and/or Natural Resources Conservation Service-approved stormwater mitigation plan; and

13. The landowner shall be responsible for compliance with all conditions of Resolution # FC-23-2013, the deed of development rights, the contract of sale, and all applicable federal, state, county, and town regulations, rules and guidelines.

Motion by: Anne Marie Jones Seconded by: Ronald Bush

Committee Vote: Ayes 12
Nays 0
Abstentions 2

Committee Member	Appointment	Yes	No	Abstained	Not Present
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large			✓	
FOSTER, Lee	Town of Southampton				✓
BALSAM, Alex	Town of East Hampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Ron	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
SCHEER, Charles F., Jr.	At-Large			✓	
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
VACANT					
VACANT					
	Totals	12	0	2	3

Date: July 23, 2013

Location: Kermit W. Graf Cornell Cooperative Extension Building
423 Griffing Avenue, Riverhead, New York 11901

Exhibit D

RESOLUTION NO. FC-21-2013 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING MODIFICATION TO THE CROSSROADS ATLANTIC, LLC. PROPERTY (TAX MAP NUMBER 0300-185.00-01.00-020.005), TO 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 CROSSROADS ATLANTIC, LLC. has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2013013; and

WHEREAS, the property owned by CROSSROADS ATLANTIC, LLC., is known as "TRUXEL FARM" and is located on land situated on north side of the SAG HARBOR TURNPIKE (S.R. 114), south of LONG LANE, east of STEPHEN HANDS PATH, and west of TOILSOME LANE in the hamlet of EAST HAMPTON NORTH, TOWN OF EAST HAMPTON, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 0300-185.00-01.00-020.005 ("premises"); and

WHEREAS, the applicant seeks Agricultural Development and Special Use Permits for the installation, maintenance, and operation of a wind turbine and associated underground utility infrastructure and to conduct a site disturbance for the installation of the aforementioned underground utility infrastructure, and Agricultural Development and Special Use Permit modifications pertaining to the installation of a sanitary system; and

WHEREAS, said application was considered by the Committee at its meeting on July 23, 2013; now, therefore, be it

1st 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

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

3rd RESOLVED, that the Committee hereby approves said application, subject to the following conditions:

1. The wind turbine with its concrete base and the underground utility infrastructure shall be located as depicted in the Applicant's Google Earth and "Proposed Agricultural Buildings for Crossroads Atlantic LLC" site plans received by Suffolk County on July 8, 2013, and attached as Exhibits A and B, to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report for Application No. 2013013; and
2. The wind turbine tower shall not exceed a height of 120 feet, and the total installation not exceed a total height of 132 feet, and the rated capacity of the wind turbine shall not exceed 10 kilowatts, and shall be constructed as depicted in the Applicant's wind turbine design profile and foundation plans, received by Suffolk County on July 8, 2013, and attached as Exhibits C and D, to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report for Application No. 2013013; and
3. The concrete base for the wind turbine shall not exceed a footprint of 19 feet by 19 feet; and
4. Any soil disturbance associated with the installation of the wind turbine, the concrete base, and/or underground utility infrastructure shall be minimized to the greatest extent possible; and
5. Any and all material excavated for the purpose of installing the wind turbine, the concrete base, and/or the underground utility infrastructure shall remain on the subject tax map lot; and
6. The soil disturbed in conjunction with the installation of the wind turbine, the concrete base, and/or the underground utility infrastructure shall be restored and revegetated to the greatest extent possible upon completion of the aforementioned improvements; and

7. The purpose of the above-reference improvements shall be for electrical generation to supply electricity to the nursery operation; and

8. The applicant shall comply with all conditions listed in the above referenced November 30, 2011 issued Permits (Permit #s PFC2011036 and PFC2011037) unless otherwise amended by the Suffolk County Farmland Committee's Agricultural Development and Special Use Permit Modifications Resolution FC-21-2013; and

9. Condition Number 9 in the above referenced November 30, 2011 issued Permit (Permit # PFC2011036) shall be updated and replaced with the condition that reads: "The location of the Underground Utility Infrastructure shall be located as indicated on the Applicant's "Proposed Agricultural Buildings for Crossroads Atlantic LLC" site plan, received by Suffolk County on July 8, 2013, and attached as Exhibit B, to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report for Application No. 2013013"; and

10. Condition Number 11 in the above referenced November 30, 2011 issued Permit (Permit # PFC2011036) shall be updated and replaced with the condition that reads: "The landowner shall be responsible for compliance with all conditions Farmland Committee Resolutions #FC-45-2011 and #FC-21-2013, the deed of development rights, the contract of sale, and all applicable federal, state, county and town statutes, rules, regulations, and guidelines;" and

11. Condition Number 1 in the above referenced November 30, 2011 issued Permit (Permit # PFC2011037) shall be updated and replaced with the condition that reads: "The landowner shall be responsible for compliance with all conditions Farmland Committee Resolutions #FC-45-2011 and #FC-21-2013, the deed of development rights, the contract of sale, and all applicable federal, state, county and town statutes, rules, regulations, and guidelines;" and

12. The landowner shall be responsible for compliance with all conditions Farmland Committee Resolution #FC-21-2013, the deed of development rights, the contract of sale, and all applicable federal, state, county and town statutes, rules, regulations, and guidelines.

Motion by: Charles Scheer Seconded by: Nate Corwin

Committee Vote: Ayes 14
Nays 0
Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton				✓
BALSAM, Alex	Town of East Hampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Ron	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
VACANT					
VACANT					
	Totals	14	0	0	3

Date: July 23, 2013

Location: Kermit W. Graf Cornell Cooperative Extension Building
423 Griffing Avenue, Riverhead, New York 11901

RESOLUTION NO. FC-22-2013 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING A SPECIAL USE PERMIT TO CONDUCT A SPECIAL EVENT ON THE DORSET FARMS, INC. PROPERTY (TAX MAP NUMBER 1000-085.00-02.00-017.002), TO 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 conduct a special event on the property currently owned by DORSET FARMS, INC. has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2013014; and

WHEREAS, the property owned by DORSET FARMS, INC., is known as "THE LENZ WINERY" and is located on land situated on north side of MAIN ROAD (S.R. 25), south of MIDDLE ROAD, east of BRIDGE LANE, and west of MILL ROAD in the hamlet of PECONIC, TOWN OF SOUTHOLD, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 1000-085.00-02.00-017.002 ("premises"); and

WHEREAS, the applicant seeks a Special Use Permit to conduct a special event, known as Dinner in the Vines, designed to promote and educate the public on the abundance of local agricultural products available on the East End of Long Island; and

WHEREAS, said application was considered by the Committee at its meeting on July 23, 2013; now, therefore, be it

1st 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

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

3rd RESOLVED, that the Committee hereby approves said application, subject to the following conditions:

1. The special use permit shall be valid on either August 24, 2013 or October 5, 2013, only; and
2. The Dinner in the Vines special event shall be conducted in accordance with the proposal received by the Suffolk County Department of Economic Development and Planning, Division of Planning and Environment, on July 17, 2013; and
3. No parking in association with the special event shall be permitted on the premises; and
4. The Dinner in the Vines special event shall not adversely impact the viability of the agricultural operation and/or the associated natural resources; and
5. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution No. FC-22-2013, the deed of development rights, the contract of sale, and all applicable federal, state, county, and town regulations, rules and statutes.

Motion by: Alfred Kilb Seconded by: Eugene Murphy

Committee Vote: Ayes 14
Nays 0
Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton				✓
BALSAM, Alex	Town of East Hampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Ron	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
VACANT					
VACANT					
	Totals	14	0	0	3

Date: July 23, 2013

Location: Kermit W. Graf Cornell Cooperative Extension Building
423 Griffing Avenue, Riverhead, New York 11901

Exhibit F

RESOLUTION NO. FC-24-2013 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, RECOMMENDING TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE AQUIRED – BOOM DEVELOPMENT CORP (0600-017.00-01.00-001.001 p/o) – TOWN OF RIVERHEAD

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), an application for inclusion in the Suffolk County Purchase of Development Rights Program ("Program") has been received by the Suffolk County Farmland Committee ("Committee") outside the designated annual review period; and

WHEREAS, the application concerns the property owned by Boom Development Corp; and

WHEREAS, Boom Development Corp property is located on land situated north of Sound Avenue in the hamlet of Riverhead, Town of Riverhead, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 0600-017.00-01.00-001.001 ("premises"); and

WHEREAS, a referral was made by a Suffolk County Legislator for the above referenced property to be considered outside the designated annual review period for inclusion in the Program; and

WHEREAS, the Committee determined at its meeting on July 23, 2013 that Chapter 8 criteria had been met to consider the application outside the outside annual period, which included 1) a referral by a Suffolk County Legislator and 2) demonstration that the preservation proposal is consistent with a town comprehensive plan; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 13 points out of 25 possible points; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on July 23, 2013; now, therefore, be it

1st RESOLVED, that the Committee hereby approves and adopts the report of its staff; and be it further

2nd RESOLVED, that the Committee hereby recommends part of SCRPTM lot number 0600-017.00-01.00-001.001 p/o consisting of approximately 13.7 acres out of 14.6 +/- acres for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program.

Motion by:	Howard Johnson	Seconded by:	Joseph Krukowski

Committee Vote:	Ayes	14
	Nays	0
	Abstentions	0

Exhibit F, cont'd.

Committee Member	*Appointment*	*Yes*	*No*	*Abstained*	*Not Present*
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton				✓
BALSAM, Alexander	Town of East Hampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Robert	Town of :Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
VACANT	At-Large				
	Totals	*14*	*0*	*0*	*3*

Dated: July 23, 2013

Location: Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, Riverhead, NY

Exhibit G

RESOLUTION NO. FC-25-2013 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, RECOMMENDING TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE AQUIRED – SEPENOSKI FARM (1000-068.00-04.00-018.000 p/o) – TOWN OF SOUTHOLD

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), an application for inclusion in the Suffolk County Purchase of Development Rights Program ("Program") has been received by the Suffolk County Farmland Committee ("Committee") outside the designated annual review period; and

WHEREAS, the application concerns the property owned by Szcepankowski LLC; and

WHEREAS, Szcepankowski LLC property is located on land situated north of County Road 48 (C.R. 48) in the hamlet of Peconic, Town of Southold, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 1000-068.00-04.00-018.000 ("premises"); and

WHEREAS, a referral was made by a Suffolk County Legislator for the above referenced property to be considered outside the designated annual review period for inclusion in the Program; and

WHEREAS, the Committee determined at its meeting on July 23, 2013 that Chapter 8 criteria had been met to consider the application outside the outside annual period, which included 1) a referral by a Suffolk County Legislator and 2) demonstration that the preservation proposal is consistent with a town comprehensive plan; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 11.25 points out of 25 possible points; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on July 23, 2013; now, therefore, be it

1st RESOLVED, that the Committee hereby approves and adopts the report of its staff; and be it further

2nd RESOLVED, that the Committee hereby recommends part of SCRPTM lot number 1000-068.00-04.00-018.000 p/o consisting of approximately 34.9 out of 39.9 +/- acres for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program.

Motion by:	Alfred Kilb	Seconded by:	Albert Schmitt

Committee Vote:	Ayes	13
	Nays	0
	Abstentions	0

Committee Member	*Appointment*	*Yes*	*No*	*Abstained*	*Not Present*
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton				✓
BALSAM, Alexander	Town of East Hampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large				
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Robert	Town of :Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
VACANT	At-Large				
	Totals	*14*	*0*	*0*	*3*

Dated: July 23, 2013

Location: Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, Riverhead, NY

Exhibit H

RESOLUTION NO. FC-26-2013 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, RECOMMENDING TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE AQUIRED – GUSTAVE & CAROL WADE / "COLONIAL SPRINGS FARM" (0100-011.00-01.00-006.001 et al.) – TOWN OF BABYLON

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), an application for inclusion in the Suffolk County Purchase of Development Rights Program ("Program") has been received by the Suffolk County Farmland Committee ("Committee") outside the designated annual review period; and

WHEREAS, the application concerns the property owned by Gustave & Carol Wade; and

WHEREAS, Gustave & Carol Wade property is located on land situated west of Conklin Avenue in the hamlet of Wheatley Heights, Town of Babylon, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 0100-011.00-01.00-006.001 et al. ("premises"); and

WHEREAS, a referral was made by a Suffolk County Legislator for the above referenced property to be considered outside the designated annual review period for inclusion in the Program; and

WHEREAS, the Committee determined at its meeting on July 23, 2013 that Chapter 8 criteria had been met to consider the application outside the outside annual period, which included 1) a referral by a Suffolk County Legislator and 2) demonstration that the preservation proposal is consistent with a town comprehensive plan; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 10 points out of 25 possible points; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on July 23, 2013; now, therefore, be it

1st RESOLVED, that the Committee hereby recommends SCRPTM lot numbers 0100-011.00-01.00-006.001 et al. consisting of approximately 14.84 out of 15.87 +/- acres (27 parcels) for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program.

Motion by:	Albert Schmitt	Seconded by:	Rob Nolan

Committee Vote:	Aye	13
	Nays	0
	Abstentions	0

Committee Member	*Appointment*	*Yes*	*No*	*Abstained*	*Not Present*
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton				✓
BALSAM, Alexander	Town of East Hampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large				✓
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Robert	Town of :Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
VACANT	At-Large				
	Totals	*13*	*0*	*0*	*4*

Dated: July 23, 2013

Location: Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, Riverhead, NY

Exhibit I

RESOLUTION NO. FC-27-2013 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADJOURNING THE JULY 23, 2013 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 July 23, 2013; and

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

1st RESOLVED, that the Committee hereby adjourns the July 23, 2013 meeting.

Motion by: Howard Johnson Seconded by: Albert Schmitt

Committee Vote: Ayes 13
Nays 0
Abstentions 0

Committee Member	*Appointment*	*Yes*	*No*	*Abstained*	*Not Present*
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton				✓
BALSAM, Alex	Town of East Hampton	✓			
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon	✓			
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large				✓
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large				✓
VACANT					
VACANT					
	Totals	*13*			*4*

Date: July 23, 2013

Location: Kermit W. Graf Cornell Cooperative Extension Building
423 Griffing Avenue, Riverhead, New York 11901