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 SCFC Res. No. FC-26-2014*)

DATE: September 16, 2014

MEMBERS PRESENT:

Alexander Balsam (East Hampton)
Russell K. Barnett (Smithtown)
Ronald Bush (At-Large)
Nate Corwin (At-Large)
Lee Foster (Southampton)
Howard Johnson (Huntington)
Alfred J. Kilb, Jr. (Shelter Island)
Sarah Lansdale (SC Director of Planning/Chair)
Dale D. Moyer (At-Large)
Eugene Murphy (Islip)
Bob Nolan (Brookhaven)
August Ruckdeschel (Ex-Offico, SC Dept. of EDP)
Charles F. Scheer, Jr. (At-Large)
Albert Schmitt (At-Large)
Mark Zaweski (At-Large)

MEMBERS ABSENT**:**

Ann Marie Jones (Babylon)
Joseph Krukowski (Southold)
Jeffrey Rottkamp, Sr. (Riverhead)

ADVISORS PRESENT**:**

Joseph M. Gergela, III, Long Island Farm Bureau
William Sanok, Cornell Cooperative Extension (Retired)
Paul TeNyenhuis, SC Soil & Water Conservation District Office

COUNTY STAFF PRESENT**:**

Andrew Amakawa, Research Technician, SC Division of Planning and Environment (Committee Staff)

Colleen Badolato, Secretarial Assistant, SC Division of Planning and Environment (Committee Staff)
Robert Braun, Deputy Bureau Chief, SC Dept. of Law (Committee Counsel)
Janet Longo, Supervisor, Acquisition Unit, SC Division of Real Property Acquisition and Management

GUESTS:

NAME	ORGANIZATION
Alan W. June	Sylvester Manor Educational Farm, Inc. (Ap.#2014007)
Herb Strobel	Farmer, Center Moriches
Dorothy-Dean Thomas	Lenz Winery (Ap.#2014006)
Lisa Azzato	Guest Attorney
Jeff Bragman	Attorney, Fonseca Trusts (Ap.# 2012025)
John Courtney	
Charles Cuddy	Attorney, Villas at Roanoke, LLC (ARP-2014-06)
Syma Gerard	Guest Realtor
Sarah Gordon	Sylvester Manor Educational Farm, Inc. (Ap.#2014008)
Adam B. Grossman	Guest Attorney
Susan Rogers Grun	
Sandra Hathaway	
Maryann Johnston	Affiliated Brookhaven Civics
Kenneth Kaufold	Redwood Farm & Stable, LLC (Ap.# 2014004)
Lisa Keys	Deputy Chief of Staff, Town of Brookhaven
Al Krupski	Suffolk County Legislator, 1st District
Otto Lohwasser	Farmer, Otto Lohwasser Greenhouses (ARP-2014-01)
Josephine Lohwasser	Otto Lohwasser Greenhouses (ARP-2014-01)
Kimberlea Rea	Guest Attorney
Christina Rosas	Guest Attorney
Peter Schemri	Property Owner, Villas at Roanoke, LLC (ARP-2014-06)
Peter Van Scoyoc	Deputy Supervisor, Town of East Hampton
Gerald Simone	Property Owner, Villas at Roanoke, LLC (ARP-2014-06)
Marguerite A. Smith	
Catherine Stark	Suffolk County Legislative Aide to Al Krupski

I. ORDER OF BUSINESS

Call to Order
Sarah Lansdale called the meeting of the Suffolk County Farmland Committee ("Committee") to order at 7:20 pm at the Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York 11901.

Approval of Minutes – July 22, 2014
A motion was put forth by Charles Scheer, and seconded by Nate Corwin, to approve the minutes of the July 22, 2014 meeting of the Committee, as outlined in Committee Resolution FC-20-2014. Motion carried: 14-0-0 [See Exhibit "A" for Committee Resolution FC-20-2014]

Correspondence—
There were none.

II. PUBLIC COMMENTS

There were none.

III. TABLED PERMIT APPLICATIONS

A. BRANDYWINE TRUST COMPANY, TRUSTEE FOR THE FONSECA 2010 FAMILY TRUST AND THE FONSECA QTIP TRUST, (f/k/a 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 was removed from the premises prior to submission of this application. (Application No. 2012025)

Sarah requested that the representatives of the Town of East Hampton and the Fonseca Family provide an update to the Committee regarding their efforts to address the above-referenced matter.

Jeff Bragman, Attorney for the Fonseca Family, provided an update on the progress made. Mr. Bragman stated that they hired an engineer to calculate approximately how much soil was excavated and removed from the subject property. Mr. Bragman stated that according to their engineer's estimates, the amount of soil removed was much higher than what the County and Town resolved to settle their differences over. Mr. Bragman stated that their engineer estimates that approximately 7,000 cubic yards were removed, whereas the Town's previous estimate was approximately 4,500 cubic yards. In addition, their engineer estimates that the depth of top soil removed ranged from 4 to 8 feet. Mr. Bragman stated that in light of this new information, the resolution that they planned on getting 2 feet more top soil back was inadequate. Mr. Bragman stated that he met with Peter Von Scoyac and suggested to him that they could go along with the Town replacing 4 feet of top soil which is considerably less than what was removed but considerably more than what the plan called for. Mr. Bragman said that he had requested two things from the Town for the purpose of assessing the plan and addressing any safety concerns: 1) cross sections of the drainage plan and 2) front elevation of the sump plan. Mr. Bragman stated for the record that he will be filing on behalf of the Fonseca Family a motion to late file a notice of claim which would be a preliminary step to suing the Town. Mr. Bragman stated that they do not intend to sue the Town since they're relying on the negotiations they're engaged in, rather they are making the Town and County aware of that fact that they have the right to move to file a notice of claim.

Peter Van Scoyac, Deputy Supervisor for the Town of East Hampton, stated that it's not an unwillingness to provide the information requested by Mr. Bragman, but that the information doesn't exist currently and they're trying to see if they can manufacture it. Mr. Van Scoyac stated that it is the intention to accommodate the Fonseca Family and try to resolve this to everyone's satisfaction.

Chairman Sarah Lansdale stated on behalf of the Committee that having heard discussions for several sessions now, it would be the Committee's strong desire to have an application if the Fonseca Family and the Town agree to have something before the Committee for the upcoming November meeting. Further, Ms. Lansdale requested as documentation that Jeff Bragman email her his current request for information from the Town with a copy to the Town.

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

I. PERMIT APPLICATIONS

A. SYLVESTER MANOR EDUCATIONAL FARM, INC.

Manhanset Road, Shelter Island Heights, Town of Shelter Island
Tax Map #: 0700-008.00-01.00-005.005 and 0700-008.00-01.00-005.008 (83.5 ± acres)
The applicant seeks a Special Use Permit to allow a temporary driveway and parking on PDR land for cars to access a one-day harvest festival occurring off-site, in association with a commercial agricultural operation. (Application No. 2014008)

Mr. Amakawa presented the Staff Report.

A motion was put forth by August Ruckdeschel, and seconded by Eugene Murphy, to adopt the Staff Report for Application No. 2014008, as amended, and to approve the Special Use Permit request, as outlined in Committee Resolution FC-21-2014. Motion Carried: 15-0-0 [See Exhibit "B" for Committee Resolution FC-21-2014].

II. NEW PARCELS PROPOSED FOR PDR ACQUISITION INSIDE THE BI-ANNUAL REVIEW PERIOD

A. OTTO LOHWASSER GREENHOUSES

477 Moriches Middle Island Road, Manorville, Town of Brookhaven
Tax Map #: 0200-675.00-02.00-021.001 (3.7 ± acres)
The applicant requests that the above referenced parcel be considered for inclusion in Suffolk County's Purchase of Development Rights Program inside the designated bi-annual review period. (Application No. ARP-2014-01)

The property received a rating score of 10 points out of a possible 25 points.

Mr. Amakawa presented the proposed acquisition.

Josephine and Otto Lohwasser submitted a final plan to the County that was dated and signed on August 7, 2014 indicating that they would remove the existing greenhouse structures and parking areas in excess of the 15% maximum lot coverage allowed. Staff recommended approval of the subject property consisting of 3.7 acres subject to the following two conditions: 1) Prior to closing, the landowner remove all excess structures and parking areas and submit a survey to the Suffolk County Division of Planning & Environment confirming that the 15% maximum lot coverage requirement has been met; and 2) Prior to closing, the landowner remove materials which are not directly related to the Commercial Agricultural Operation.

Some questions and concerns were raised by Committee Members and the landowners were present to answer their questions. Dale Moyer asked whether soils on the eastern side of the property had been removed. Otto Lohwasser advised that while some soil was relocated onsite for drainage purposes, none had been removed from the subject property. Lee Foster asked what the landowner planned to grow on the portion of the property where greenhouses would be removed since the removal of greenhouses would appear to eliminate his ability for a value added crop. Mr. Lohwasser stated his intent to grow mums, cabbage, kale and other plants on the remaining portion of the property not covered by greenhouses.

A motion was put forth by Al Kilb, and seconded by Nate Corwin, to recommend SCRPTM# 0200-675.00-02.00-021.001, consisting of 3.7 acres in size, for consideration by the Suffolk County Legislature (Legislature) for inclusion in the Suffolk County Purchase of Development Rights Program as outlined in Committee Resolution FC-22-2014. Motion

Failed: 7-8-0 [See Exhibit "C" for Committee Resolution FC-22-2014].

B. PETER & SANDRA MEYER / "MEYER'S PLANT & PRODUCE"
4184 Middle Country Road (S.R. 25), Calverton, Town of Riverhead
Tax Map # 0600-098.00-01.00-005.000 p/o (45.8 ± of 49.8 ± acres)
The applicant requests that the above referenced parcel be considered for inclusion in Suffolk County's Purchase of Development Rights Program inside the designated bi-annual review period. (Application No. ARP-2014-05)

The property received a rating score of 15.5 points out of a possible 25 points.

Mr. Amakawa presented the proposed acquisition.

A motion was put forth by Mark Zaweski, and seconded by Bob Nolan, to recommend part of SCRPTM # 0600-098.00-01.00-005.000 p/o, consisting of 45.8 acres out of 49.8 acres in size, for consideration by the Suffolk County Legislature (Legislature) for inclusion in the Suffolk County Purchase of Development Rights Program as outlined in Committee Resolution FC-23-2014. Motion Carried: 15-0-0 [See Exhibit "D" for Committee Resolution FC-23-2014].

C. GERALD SIMONE & PETER SCHEMBRI / VILLAS AT ROANOKE, LLC
Sound and Roanoke Avenues, Baiting Hollow, Town of Riverhead
Tax Map #: 0600-017.00-01.00-006.000 (16.1 ± of 27.1 ± acres)
The applicant requests that the above referenced parcel be considered for inclusion in Suffolk County's Purchase of Development Rights Program inside the designated bi-annual review period. (Application No. ARP-2014-06)

The property received a rating score of 13 points out of a possible 25 points.

Mr. Amakawa presented the proposed acquisition.

County staff reviewed said application and recommended to the Committee approximately 11.0 acres of woodland be excluded in the form of a cut out since it currently encompasses a significant portion of the property not in agricultural production. County staff recommended to the Committee approximately 16.1 acres out of the 27.1 acres for inclusion in the Program.

The applicant's attorney, Charles Cuddy, verbally presented a modified proposal to the Committee requesting that approximately 22.1 acres out of 27.1 acres be considered for inclusion in the Program including approximately 6.0 acres in the wooded northwest corner of the property, which is now proposed for future agricultural support structures.

A discussion ensued among Committee Members and the applicant.

The applicant's attorney, Charles Cuddy, stated that the landowner would agree to file a covenant agreement that any agricultural support structure(s) (e.g., barn) for the farm would be placed within the approximate 6.0 acres northwestern portion of the currently wooded area to be included in the Program and nowhere else on the property.

The applicant's attorney, Charles Cuddy, stated that the landowner would also agree to file a covenant agreement to build no more than one residence on approximately 5.0 acres in the northeastern portion of the currently wooded northern area that is to be cut out with development rights intact.

A motion was put forth by Howard Johnson, and seconded by Alex Balsam, to recommend part of SCRPTM# 0600-017.00-01.00-006.000 with the two above-stated covenant

agreements, consisting of 22.1 acres out of 27.1 acres in size, for consideration by the Suffolk County Legislature (Legislature) for inclusion in the Suffolk County Purchase of Development Rights Program as outlined in Committee Resolution FC-24-2014. Motion Carried: 15-0-0 [See Exhibit "E" for Committee Resolution FC-24-2014].

III. OTHER BUSINESS

None.

IV. ADJOURNMENT

A motion was put forth by Alex Balsam, and seconded by August Ruckdeschel to adjourn the meeting at 8:30 PM. Motion carried: 15-0-0. [See Exhibit "F" for Committee Resolution FC-25-2014]

NEXT SCHEDULED REGULAR MEETING

The next meeting of the Committee is scheduled for 6:00 p.m., Tuesday, November 25, 2014, at the Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, 1st Floor Conference Room, Riverhead, New York.

"Exhibit A"

RESOLUTION NO. FC-20-2014 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADOPTING THE JULY 22, 2014 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 22, 2014; and

WHEREAS, the minutes of said meeting were considered by the Board at its meeting on September 16, 2014; now, therefore, be it

1st RESOLVED, that the Committee hereby adopts the July 22, 2014 meeting minutes.

Motion by: Charles Scheer Seconded by: Nate Corwin

Committee Vote: Ayes 14
Nays 0
Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton	✓			
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
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				✓
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		14			4

Date: September 16, 2014

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

"Exhibit B"

RESOLUTION NO. FC-21-2014 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING AND AUTHORIZING MODIFICATION TO THE SYLVESTER MANOR EDUCATIONAL FARM, INC. PROPERTY (0700-008.00-01.00-005.005 AND 0700-008.00-01.00-005.008), 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 Sylvester Manor Educational Farm, Inc. has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2014008; and

WHEREAS, the property owned by Sylvester Manor Educational Farm, Inc. is located on land situated west of Manhanset Road and north of North Ferry Road (S.R. 114), in the hamlet Shelter Island Heights, Town of Shelter Island, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 0700-008.00-01.00-005.005 and 0700-008.00-01.00-005.008 ("premises"); and

WHEREAS, the Applicant seeks permission from the Suffolk County Farmland Committee ("Committee") to utilize a portion of the PDR premises for designated temporary vehicle parking and a temporary driveway for a one-day Special Event on October 11, 2014, known as the "Plant and Sing 2014 Annual Harvest Festival" to be held off the premises on adjacent tax map lot # 0700-008.00-01.00-005.006, which has intact development rights; and

WHEREAS, the applicant proposes to designate three temporary vehicle parking areas totaling 97,500 square feet on PDR land as depicted on the Applicant's plan received by Suffolk County on September 2, 2014, and is attached as Exhibit A to this Staff Report; and

WHEREAS, Parking Area 1 consisting of 17,500 square feet would be located at the southwestern corner of tax map lot # 0700-008.00-01.00-005.005 as depicted in the Applicant's plan; and

WHEREAS, Parking Area 2 consisting of 20,000 square feet would be located along the western edge of tax map lot # 0700-008.00-01.00-005.008 and Parking Area 3 designated for overflow parking and consisting of 60,000 square feet would be located approximately 400 feet southeast of Parking Area 2 as depicted in the Applicant's plan; and

WHEREAS, a temporary driveway on PDR land is proposed to provide ingress and egress from Manhanset Road along approximately 1,520 feet of existing farm roads on the premises that would connect to the designated three temporary parking areas as depicted in the Applicant's plan; and

WHEREAS, the Applicant states that no newly seeded land will be used for the parking areas; that only old field established pasture and border areas will be used for parking; and that no disturbance will occur to these stable mown areas; and

WHEREAS, said application was considered by the Committee at its meeting on September 16, 2014; 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 October 11, 2014, only; and

2. The proposed three temporary parking areas and temporary driveway associated with the "Plant and Sing 2014 Annual Harvest Festival" shall be located as is depicted in the Applicant's site plan, which was received by Suffolk County on September 2, 2014, and attached as Exhibit A to the Suffolk County Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014008; and
3. The proposed Parking Area 1 shall not exceed 17,500 square feet; and
4. The proposed Parking Area 2 shall not exceed 20,000 square feet; and
5. The proposed Overflow Parking Area 3 shall not exceed 60,000 square feet; and
6. The proposed driveway shall use existing farm roads only; and
7. The proposed temporary parking areas and driveway shall not adversely impact the viability of the agricultural operation and/or the associated natural resources; and
8. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution No. FC-21-2014, the deed of development rights, the contract of sale, and all applicable federal, state, county, and town regulations, rules and statutes.

Motion by: August Ruckdeschel Seconded by: Eugene Murphy

Committee Vote: Ayes 15
Nays 0
Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton	✓			
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
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				✓
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		15			3

Date: September 16, 2014
Location: Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, Riverhead, NY

"Exhibit C"

RESOLUTION NO. FC-22-2014 OF THE
SUFFOLK COUNTY FARMLAND COMMITTEE

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") in the designated Bi-Annual Review Period; and

WHEREAS, the application concerns property owned by Josephine and Otto Lohwasser and known as "Otto Lohwasser Greenhouses"; and

WHEREAS, the applicant requests that land identified by Suffolk County Real Property Tax Map "(SCRPTM") number 0200-675.00-02.00-021.001 consisting of approximately 3.7 acres, as indicated on the attached map, be considered for inclusion in the Program; and

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

WHEREAS, said application was considered by the Committee at its meeting on September 16, 2014; and

WHEREAS, the Committee determined that said application meets Chapter 8 requirements for Program consideration; now, therefore, be it

WHEREAS, that the Committee hereby recommends SCRPTM number 0200-675.00-02.00-021.001 consisting of approximately 3.7 acres, as indicated on the attached map, to the Suffolk County Legislature for inclusion in the Program subject to the Committee's Specified Conditions; and

WHEREAS, that the Committee's Specified Condition number one is that the landowner shall comply with Chapter 8 of the SC Suffolk County Code's lot coverage requirements. The maximum allowable lot coverage for this property is 15% or .555 acres (24,175.8 square feet). At the present time, the lot coverage of existing greenhouses and gravel/paved areas on the proposed purchase of development rights land is approximately 38%. The landowner has submitted a plan that was signed and dated on August 7, 2014 indicating that they will remove the existing structures and parking areas in excess of the 15% maximum lot coverage allowed. Prior to closing, the landowner shall remove all excess structures and parking areas and submit a survey to the Suffolk County Division of Planning & Environment confirming that the 15% maximum lot coverage requirement has been met; and be it further

WHEREAS, that the Committee's Specified Condition number two is that prior to closing, the landowner shall remove any materials which are not directly related to the Commercial Agricultural Operation.

1st RESOLVED, that the Committee hereby failed to approve the application.

Motion by:	Al Kilb	Seconded by:	Nate Corwin

Committee Vote:	Ayes	7
	Nays	8
	Abstentions	0

Committee Member	*Appointment*	*Yes*	*No*	*Abstained*	*Not Present*
BALSAM, Alexander	Town of East Hampton	✓			
BARNETT, Russell K.	Town of Smithtown		✓		
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
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	✓			
RUCKDESCHEL, AUGUST	At-Large		✓		
	Totals	*7*	*8*		*3*

Dated: September 16, 2014
Location: Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, Riverhead, NY

"Exhibit D"

RESOLUTION NO. FC-23-2014 OF THE
SUFFOLK COUNTY FARMLAND COMMITTEE

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") in the designated Bi-Annual Review Period; and

WHEREAS, the application concerns property owned by Peter & Sandra Meyer and known as "Meyer's Plant & Produce"; and

WHEREAS, the applicant requests that land identified by Suffolk County Real Property Tax Map "(SCRPTM") number 0600-098.00-01.00-005.000 p/o consisting of approximately 45.8 acres out of 49.8 acres, as indicated on the attached map, be considered for inclusion in the Program; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said property received a score of 15.5 points out of 25 possible points; and

WHEREAS, said application was considered by the Committee at its meeting on September 16, 2014; and

WHEREAS, the Committee determined that said application meets Chapter 8 requirements for Program consideration; now, therefore, be it

1st RESOLVED, that the Committee hereby recommends SCRPTM number 0600-098.00-01.00-005.000 p/o consisting of 45.8 acres out of 49.8 acres, as indicated on the attached map, to the Suffolk County Legislature for inclusion in the Program.

Motion by:	Mark Zaweksi	Seconded by:	Bob Nolan

Committee Vote:	Ayes	15
	Nays	0
	Abstentions	0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton	✓			
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
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				✓
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		15			3

Dated: September 16, 2014
Location: Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, Riverhead, NY

"Exhibit E"

RESOLUTION NO. FC-24-2014 OF THE
SUFFOLK COUNTY FARMLAND COMMITTEE

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") was received by the Suffolk County Farmland Committee ("Committee") in the designated Bi-Annual Review Period; and

WHEREAS, the application includes property owned by Gerald Simone and Peter Schembri ("Applicant"), known as Villas at Roanoke, LLC; and

WHEREAS, said application was considered by the Committee at its meeting on September 16, 2014; and

WHEREAS, the applicant requested that land identified by Suffolk County Real Property Tax Map "(SCRPTM") number 0600-017.00-01.00-006.000, consisting of approximately 27.1 acres, be considered for inclusion in the Program; and

WHEREAS, County staff reviewed said application and recommended to the Committee at its September 16, 2014 meeting that approximately 11.0 acres of woodland in the northern portion of the property be excluded in the form of a cut out since it currently encompasses a significant portion of the property not in agricultural production. County staff recommended to the Committee approximately 16.1 acres out of the 27.1 acres for inclusion in the Program; and

WHEREAS, the applicant verbally presented a modified proposal to the Committee at its September 16, 2014 meeting requesting that approximately 22.1 acres out of 27.1 acres be considered for inclusion in the Program including approximately 6.0 acres in the wooded northwest corner of the property, which is now proposed for future agricultural support structures, as depicted in the attached map; and

WHEREAS, the applicant agrees to file a covenant agreement that any agricultural support structure(s) (e.g., barn) for the farm would be placed within the approximate 6.0 acre northwestern portion of the currently wooded area to be included in the Program and nowhere else on the property; and

WHEREAS, the applicant agrees to file a covenant agreement to build no more than one residence on approximately 5.0 acres in the northeastern portion of the currently wooded area that is to be cut out with development rights intact; and

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

WHEREAS, the Committee determined that said application meets Chapter 8 requirements for Program consideration; now, therefore, be it

1st RESOLVED, that the Committee hereby recommends part of SCRPTM number 0600-017.00-01.00-006.000 p/o consisting of approximately 22.1 acres out of 27.1 acres, as indicated on the attached map, to the Suffolk County Legislature for inclusion in the Program, subject to the following conditions; and

1) Prior to closing, the applicant shall file a covenant agreement that any agricultural support structure(s) (e.g., barn) for the farm would be placed within the approximate 6.0 acre northwestern portion of the currently wooded area to be included in the Program and nowhere else on the property; and be it further

2) Prior to closing, the applicant shall file a covenant agreement to build no more than one residence on approximately 5.0 acres in the northeastern portion of the currently wooded area that is to be cut out with development rights intact.

Motion by: Howard Johnson Seconded by: Alex Balsam

Committee Vote: Ayes 15
Nays 0
Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton	✓			
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
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				✓
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
	Totals	15			3

Dated: September 16, 2014
Location: Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, Riverhead, NY

"Exhibit F"

RESOLUTION NO. FC-25-2014 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADJOURNING THE SEPTEMBER 16, 2014 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 September 16, 2014; and

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

1st RESOLVED, that the Committee hereby adjourns the September 16, 2014 meeting.

Motion by: August Ruckdeschel Seconded by: Alex Balsam

Committee Vote: Ayes 15
Nays 0
Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton	✓			
BARNETT, Russell K.	Town of Smithtown	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
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				✓
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
	Totals	15			3

Date: September 16, 2014
Location: Kermit W. Graf Cornell Cooperative Extension Building 423 Griffing Avenue, Riverhead, NY