

# MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE

Suffolk County Planning Department

**Date:** July 29, 2003

**Members Present:** Bennett Orłowski, Jr. (At-Large), Chairman  
Thomas A. Isles, Suffolk County Dept. of Planning Director (At-Large)  
Anthony Brand, Jr., (Huntington)  
Albert Schmitt (At-Large)  
Ronald Bush (At-Large)  
Lee Foster (Southampton)  
Reed W. Jarvis, Jr. (At-Large)  
Alfred J. Kilb, Jr. (Shelter Island)  
Eugene Murphy (Islip)  
Charlie Scheer (At-Large)  
Elmer Zeh (Brookhaven)  
Olney M. Gardiner (East Hampton)  
Joseph Krukowski (Southold)  
Jacob Rottkamp (Riverhead)  
Nate Corwin (At-Large)  
Mark Zaweski (At-Large)

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

**Guests:** Joseph Gergela, L.I. Farm Bureau  
William Kelly  
Anthony Quintal, Jr.  
Frank Purita  
Patricia C. Moore  
Michelle R. Muschenide  
Sharyn Guzzi

**Members Absent:** Brian Zitani (Babylon)  
Russell Barnett (Smithtown)  
Dan Fricke (Riverhead)

The meeting of the Suffolk County Farmland Committee was called to order by the Chairman, Bennett Orłowski, at 6:05 p.m. at the Long Island Horticulture Research & Extension Center, Riverhead, NY

## Approval of Minutes

**A motion was put forth by Charles Scheer and seconded by Albert Schmitt to approve the minutes of the April 29, 2003 meeting of the Farmland Committee. Motion carried. 16-0-0.**

## Anthony Quintal-Permission for a Butler Building on PDR land in Islip

Mr. Quintal requested permission to maintain an existing Butler building, built in 1998, on PDR land. He was unaware that he needed approval to build. Gene Murphy informed the Committee that the Town has

no objection with the request. **A motion for approval was made by Jacob Rottkamp and seconded by Nate Corwin. Motion carried. 16-0-0.**

### **Vernon Wells-Permission to Construct an Agricultural Storage Building**

Bill Kelly from Morton Building represented Vernon Wells in his request to construct an agricultural storage building primarily to be used for potato storage. **A motion was made by Mark Zaweski to do a SEQR determination on this application making it a Type II Action stating that the Committee has no further responsibility under SEQR. Motion seconded by Elmer Zeh. Motion carried. 16-0-0.**

**A motion for approval for the construction of the storage building, subject of local regulations, was made by Mark Zaweski and seconded by Elmer Zeh. Motion carried 16-0-0.** Roy Fedelem will send a letter to the Building Department indicating the approval.

### **Purita-Permission for a future barn on PDR property.**

Patricia Moore, attorney for Mr. Purita, spoke. Mr. Purita is requesting permission to build a storage barn on PDR property some time in the future and he would like to get the sense of the Committee to see if they are receptive to this request. The Committee suggested that the greenhouse be placed north/south, inside the barn view lines and allotting five (5) to eight (8) acres for general produce and vineyard. The Committee is comfortable with building a barn in the general vicinity but is requesting a site plan subject to their review. The request was not acted upon at this meeting.

### **Federal Farmland Preservation Program**

Jenny Kohn went through the contract. There were a number of concerns about the language of the contract. She noted that there was a change in the indemnification provision. The Federal Government does not want to be held liable for anything done as a result of the agreement. One clause the Committee objected to was a proposed 2% cap on coverage by impermeable surfaces. It may lead to the Committee not being able to apply for money. Federal funds may not be used to purchase development rights from anyone on County Boards or Committees. Joe Gergela stated that significant Federal money may be available to help purchase development rights in the future.

### **New Parcels to be considered for PDR - Buy PDR in Manorville as Mr. Quintel buys ag rights**

Mr. Quintel told the Committee that the purchase in Manorville probably fell through.

Benjamin McBernie Parcel - 9.7 acres in Riverhead rated 8 by the Committee. **A motion was made by Lee Foster not to buy the land and seconded by Gene Murphy. Motion carried. 16-0-0.**

Bernard Loughlin Parcel - 6 acres located in the Town of Islip scored 14 by the Committee. Gene Murphy supported the purchase of this parcel. **Motion for approval was made by Gene Murphy and seconded by Elmer Zeh. Motion carried. 16-0-0.**

Nassau County Cooperative Extension 4-H Property - Part of 137 acres in Riverhead scored 15 by the Committee. **A motion for approval was made by Lee Foster and seconded by Albert Kilb. Motion carried.**

William Pollack Parcel - 13 acres located in Northville scored 13 by the Committee. **A motion for approval was made by Albert Kilb and seconded by Mark Zaweski. Motion carried. 16-0-0.**

Westmoreland Farm - 27 acres located on Shelter Island in West Neck. This parcel scored 18 by the Committee. **A motion for approval was made by Albert Kilb and seconded by Nate Corwin. Motion**

**carried. 16-0-0.**

Schneider Parcel - 21 acres located in Huntington which scored 16 by the Committee. **A motion for approval was made by Albert Schmitt and seconded by Jacob Rottkamp. Motion carried. 16-0-0.**

Rex Farr Parcel - 1205 feet on Depot Rd. which scored 20 by the Committee. **Motion for approval was made by Reed Jarvis and seconded by Elmer Zeh. 16-0-0.**

Donahue Parcel - 13.7 acres located on Riley and Edwards Avenues. **A motion for approval was made by Nate Corwin and seconded by Jacob Rottkamp. Motion carried. 16-0-0.**

### **Other Business**

Jenny Kahn discussed correspondence from the attorney representing Lustgarten in which the town approved the subdivision but included a covenant stating that any future structures would have to be approved by the Farmland Committee.

Jenny supplied information on Parimutuel Regulations.

Tom Isles introduced Robert Zaher a land management specialist from the Suffolk County Division of Real Estate.

A question was raised from a guest who was a realtor as to whether or not someone can fix or replace barns.

Tom Isles talked to the Committee regarding the status of purchases.

Joe Gergela told the Committee that the State Legislature passed the 2% bill for Brookhaven but the Governor has not signed the bill.

Tom Isles said final approval was received to borrow \$21 million for farmland acquisition against our quarter percent money. A total of forty-one million dollars was approved for open space borrowing and twenty-one million dollars for farmland. The quarter percent program continues until the year 2013.

**Next Meeting: October 28, 2003 at 6:00 P.M. at the L.I. Horticulture Research & Extension Center, 3059 Sound Avenue, Riverhead, NY.**

**A motion to adjourn was made at 7:35 P.M. by Lee Foster and seconded by Anthony Brand. Motion carried. 16-0-0.**