

MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE

Suffolk County Planning Department

Date: February 11, 2004

Members Present: Bennett Orłowski, Jr. (At-Large), Chairman
Thomas A. Isles, Suffolk County Dept. of Planning Director (At-Large)
Russell Barnett (Smithtown)
Albert Schmitt (At-Large)
Ronald Bush (At-Large)
Lee Foster (Southampton)
Alfred J. Kilb, Jr. (Shelter Island)
Charlie Scheer (At-Large)
Elmer Zeh (Brookhaven)
Jacob Rottkamp (Riverhead)
Nate Corwin (At-Large)

County Staff Present: Robert Zaher, Suffolk County Div. of Real Estate
James Burke, Suffolk County Div. of Real Estate
Chris Wrede, S. C. Dept. of Planning
Roy Fedelem, S.C. Dept. of Planning

Guests: Allan Connell, N.R.C.S.
Tom Williams, Cornell Cooperative Extension
Joseph Gergela, L.I. Farm Bureau
William Sanok, Cornell Cooperative Extension
James Glover
Jim Gebbia
William Fedun
John Kennedy
Sally Kennedy
Allan Arrieta
Yesenia Umana
Timothy Caufield

Members Absent: Dan Fricke (Riverhead)
Eugene Murphy (Islip)
Olney M. Gardiner (East Hampton)
Reed W. Jarvis, Jr. (At-Large)
Mark Zaweski (At-Large)
Anthony Brand, Jr. (Huntington)
Joseph Krukowski (Southold)

The meeting of the Suffolk County Farmland Committee was called to order by Chairman Orłowski, at 6:17 p.m. at the Cornell Cooperative Extension , Griffing Avenue, Riverhead, NY.

Approval of Minutes

A motion was put forth by Charles Scheer and seconded by Albert Kilb to approve the minutes of the October 28, 2003 meeting of the Farmland Committee. Motion carried. 11-0-0.

Public Portion

Acknowledgment of public portion. No one requested time to speak at this time.

Richard Magg Property - Seeks permission for stables and horse corrals

Allan Arrieta spoke requesting permission to build horse corrals and stables with indoor arena approximately 32,000 sq. ft. (160 X 200) on property he is considering purchasing on Oregon Rd. in Cutchogue. The purchase would consist of 12 acres of which Mr. Arrieta wishes to set aside two (2) acres and put 10 acres into the Development Rights Program. The property would also be fenced. The Farmland Committee's informal opinion was that it was within the limits of what is allowed and they did not see a problem. If the property is purchased it would be subject to a formal approval of the Committee at that time.

Another person is seeking permission to purchase ten and one -half (10 ½) acres which are part of a 12 ½ acre parcel (excluding the house portion) for a nursery and greenhouses (4 semi-permanent) with a barn/office structure. The Committee feels that an office in a barn might be a problem. The Committee will seek legal advice to resolve some of the issues.

Revision to the Rating System

Discussion on the rating system of the Farmland Committee. **A motion to revise the Committee's rating system to eliminate development pressure and change the dollar value was made by Charles Scheer and seconded by Jacob Rottkamp. Motion carried. 11-0-0.**

Detmer Farm

Purchase of the Detmer Farm had been approved by the Farmland Committee in October 2001. It is now before the Legislature, but a final agreement has not been made. There was a concern by the some of the Committee members that the price might be too high. The Farmland Committee is not approving purchase at the asking price. Appraisals would be done and a negotiated price would be based on the appraisals.

Dutch Auction (Reverse Auction) Review

Eighteen (18) bids were received representing 500 acres with a total value of \$49,000,000. The old rating system was used by the Committee. The following parcels were previously reviewed by the Farmland Committee:

1. The Fedun parcel consists of 61 acres with an asking price of \$45,000 per acre. **A motion for approval was made by Nate Corwin and seconded by Charles Scheer. Motion carried. 11-**

0-0.

2. The Densieski parcel, located in East Quogue has an asking price of \$100,000 per acre. It was rated 15 by the Committee. **A motion for approval was made by Albert Schmitt and seconded by Albert Kilb. Motion carried. 11-0-0.**
3. The Kracke parcel, located in Quogue had an asking price of \$90,000 per acre. It was rated 10 by the Committee. **A motion was made not to approve and to recommend this parcel for open space was made by Charles Scheer. Motion seconded by Jacob Rottkamp. Motion carried. 11-0-0.**
4. The Andruszkiewicz parcel has an asking price of \$38,500 per acre. Rated 15 by the Committee. **A motion for approval was made by Charles Scheer and seconded by Nate Corwin. Motion carried. 11-0-0.** Although the price is high, Real Estate can try to negotiate a lower price based on the appraisal. The suggestion was made that the barn be cut out of the purchase.
5. Baiting Hollow Realty asking \$70,000 per acre, was rated 19 by the Committee. **A motion for approval was made by Nate Corwin and seconded by Elmer Zeh. Motion carried. 11-0-0.**
6. The Demchuk property was rated 19 by the Committee. **A motion for approval was made by Charles Scheer and seconded by Elmer Zeh. Motion carried. 11-0-0.** The Committee discussed some concern because of its location across from a school.
7. The Silverman parcel asking \$85,000 per acre scored 7 by the Committee. In 2001 this parcel had been rejected by the Committee. **A motion not to approve was made by Thomas Isles and seconded by Charles Scheer. 10-0-1 (Nate Corwin abstained).**

The following parcels were submitted with a bid in the Reverse Auction and have not been previously reviewed by the Committee:

1. The Amsler property, an active orchard located in East Northport, consisting of 22.7 acres with an asking price of \$650,000 per acre. This parcel was rated 6 by the Committee. **A motion not to approve was made by Elmer Zeh and seconded by Albert Kilb. Motion carried. 11-0-0.**
2. The Conklin parcel, located in Bridgehampton, had an asking price of \$205,000 per acre and scored 14 by the Committee. **A motion for approval, with joint purchase by Southampton, was made by Tom Isles and seconded by Albert Kilb. Motion carried. 11-0-0.**
3. The Goodale parcel located in Riverhead, with an asking price of \$30,000 per acre, scored 18 by the Committee. **A motion for approval was made by Charles Scheer and seconded by Elmer Zeh. Motion carried. 11-0-0.**
4. The Kozak parcel, located in Riverhead, scored 16 with an asking price of \$50,000 per acre. **A motion for approval was made by Jacob Rottkamp and seconded by Albert Kilb. Motion carried. 11-0-0.**
5. The Doziak parcel, rated 10 by the Committee, is located in Brookhaven and has an asking price of \$50,000 per acre. **A motion for approval was made by Albert Kilb and seconded by Elmer Zeh. Motion carried. 11-0-0.**
6. The Steele/Shultzs parcel, an abandoned duck farm in Moriches, is asking \$200,000 per acre and scored 2 by the Committee. **A motion not to approve was made by Charles Scheer and seconded by Russell Barnett. Motion carried. 11-0-0.**
7. The Ringoff property consisted of 140 acres in the Pine Barrens Core with an asking price of \$38,000 per acre. It scored 16. A suggestion was made by Joseph Gergela that Ringoff pursue

Pine Barren credits. **A motion for approval was made by Elmer Zeh and seconded by Nate Corwin. Motion carried. 11-0-0.**

8. The Melamed property in Manorville consisted of wetlands and woods and scored 4 by the Committee. A suggestion was made that it would be more appropriate for open space. **A motion not to approve was made by Charles Scheer and seconded by Ronald Bush. Motion carried. 11-0-0.**

New Parcels to be Considered for PDR

The following parcels were submitted through the suffolk County Division of Real Estate:

1. The Macari property scored 16 by the Committee. **A motion for approval was made by Charles Scheer and seconded by Elmer Zeh. Motion carried. 11-0-0.**
2. The Doziak parcel located in Manorville scored 12. **A motion for approval was made by Ronald Bush and seconded by Albert Kilb. Motion carried. 11-0-0.**
3. The Schoppman parcel located in Speonk scored 13. **A motion for approval was made by Albert Schmitt and seconded by Charles Scheer. Motion carried. 11-0-0.**

The following parcels were submitted through the Peconic Land Trust:

1. The Babinski parcel located in Wainscott scored 9 by the Committee. The Town of East Hampton is looking at this parcel as a County-Town partnership. **A motion for approval was made by Albert Kilb and seconded by Jacob Rottkamp.**
- 2.. The Harbes parcel, 39 acres in Laurel. Only 18 acres in the north section were authorized by the Committee. The parcel scored 14 by the Committee. **A motion for approval was made by Charles Scheer and seconded by Albert Schmitt. Motion carried. 11-0-0.**
3. Peconic Land Trust offered property they received from a donation. The property was offered to the County to extinguish the three (3) remaining development rights. Tim Caufield explained that the County would get 212 acres of development rights with this purchase. **A motion for approval was made by Nate Corwin and seconded by albert Kilb. Motion carried. 10-0-0.**

The following parcels were from a direct contact with the Planning Department with an interest to sell the development rights:

1. The Pearson parcel, located in Southold, scored 16 by the Committee. **A motion not to approve was made by Charles Scheer and seconded by Nate Corwin. Motion carried. 11-0-0.**
2. The Grippa parcel is located in Mattituck. **A motion not to approve was made by Charles Scheer and seconded by Jacob Rottkamp was made. Motion carried. 11-0-0.** A suggestion was made that this piece would best be used for open space.
3. The Simon parcel was located in Peconic and scored 23 by the Committee. **A motion for approval was made by Al Kilb and seconded by Russell Barnett. Motion carried. 11-0-0.**
4. The Vitti parcel located in Southold scored 17 by the Committee. **A motion for approval was made by Thomas Isles and seconded by Jacob Rottkamp. Motion carried. 11-0-0.**
5. The Henderson parcel located in Yaphank scored 4 by the Committee. **A motion not to approve was made by Charles Scheer and seconded by Nate Corwin. Motion Carried.**

11-0-0.

6. The North Fork Preserve was previously rejected by the Town of Riverhead. It is currently tied up in an estate. **A motion not to approve was made by Charles Scheer and seconded by Elmer Zeh. Motion carried. 11-0-0.**

Ag Districts - Public Hearing February 11, 2004

An announcement was made that the Agricultural District Public Hearing meeting would follow the Farmland meeting.

Other Business

No other business

Next Meeting: April 27, 2004 at 6:00 P.M. at the Long Island Horticulture Research & Extension Center, Riverhead, NY

A motion to adjourn was made at 7:45 P.M. by Elmer Zeh and seconded by Charles Scheer. Motion carried. 11-0-0.