

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

**Date:** July 25, 2006

**Members Present:** Bennett Orłowski, Jr. (At-Large), Chairman  
Thomas A. Isles, Suffolk County Dept. of Planning Director (At-Large)  
Nate Corwin (At-Large)  
Dan Fricke (At-Large)  
Lee Foster (Southampton)  
Olney M. Gardiner (East Hampton)  
Alfred J. Kilb, Jr. (Shelter Island)  
Albert Schmitt (At-Large)  
Joseph Krukowski (Southold)  
Ronald Bush (At-Large)  
Charlie Scheer (At-Large)  
Mark Zaweski (At-Large)  
Eugene Murphy (Islip)

**County Staff Present:** Janet Longo, Suffolk County Div. of Real Estate  
Robert Zaher, Suffolk County Div. of Real Estate  
Fedelem, Suffolk County Dept. of Planning  
Jenny Kohn, Suffolk County Department of Law

**Guests:** Joe Gergela, L.I. Farm Bureau  
William Sanok  
George Bartunek  
Don Garber  
Herb Mones  
Robert deZafra  
Jeffrey Owen  
David Klenawicus  
Clare Santangelo  
Joe Annunziata

**Members Absent:** Russell Barnett (Smithtown)

Chairman Orłowski, called the meeting of the Suffolk County Farmland Committee to order at 6:00 p.m. at the L.I. Horticulture Research & Extension Center, Riverhead, NY.

**PUBLIC COMMENTS**

Chairman Orłowski opened the meeting for public comments. There being none, the Chairman moved to the next item on the agenda.

**APPROVAL OF MINUTES**

**A motion was put forth by Charles Scheer and seconded by Al Kilb to approve the minutes of the April 25, 2006 & Special Meeting May 30, 2006 meetings of the Farmland Committee. Motion carried. 13-0-0.**

Joe Gergela informed the Farmland Committee that Bill McGee, Chairman of the Assembly Agriculture Committee, will have a roundtable discussion about farm issues at a public on Monday, August 14th at 7:30 P.M. at Cornell Cooperative Extension in Riverhead.

#### **HEILBUT FARM - DRIVEWAY TO RESIDENTIAL LOT ON PDR LAND**

The homeowner asked for permission to access his property through PDR property. **A motion for denial was made by Lee Foster and seconded by Charles Scheer. Motion carried. 13-0-0.**

#### **OWEN BROTHERS-STORAGE BUILDING**

Owen Brothers requested approval for a storage building with bathroom facilities. The Committee questioned how the runoff from the roof would be handled and they felt that one (1) bathroom was sufficient rather than two (2). There would also be a need for electric, water, septic system, etc. They also questioned what part of the storage building would be heated. The Committee requested a much more extensive site plan to be discussed at the next meeting in October. Tom Isles, Roy Fedelem and Jenny Kohn will draw a resolution for the next meeting.

Chairman Orlowski introduced Dale Moyer who is a prospective new Farmland Committee member.

#### **BRIGHTWATERS FARM (QUINTAL)**

Mr. Quintal, after receiving citations from the Town of Islip, has applied to the Zoning Board of Appeals for permission to establish nonconforming use, partially on PDR land. He also has a composting operation (landscaping business) on County owned property, using the compost off site. The ZBA has contacted the Farmland Committee asking what our restrictions are on the PDR portion of the property. Roy Fedelem suggested the Committee send a letter to Richard Scheyer, Chairman of the Zoning Board of Appeals in the Town of Islip, confirming County PDR ownership (deed and covenants) and the County code informing them of the County's restrictions. A copy of this letter should be sent to the property owner, his attorney, and Eugene Murphy, Commissioner of Planning. A second letter should be sent to the Zoning Board of Appeals requesting a timely remedy to the above problems. **A motion for approval was made by Charles Scheer and seconded by Nate Corwin. Motion carried. 13-0-0.**

#### **DETMER FARM**

Roy Fedelem gave a follow-up and update on Detmer Farm as to any improvements he has made and his continued non-compliance. Mr. O'Neil had requested approval for the playground which was held in abeyance at the last meeting. Eugene Murphy stated that it is a problem when accessory use becomes a dominant use. Joe Gergela met with Craig Lucas, code enforcement inspector, who had previously issued Mr. O'Neil violations. Mr. Gergela felt that policy guidelines are necessary, there is a need for consistency. Jenny Kohn felt that the Committee should enforce what is not allowed. **A motion for a SEQRA determination Type II Action was made by Bennett Orlowski and seconded by Al Kilb. Motion carried. 13-0-0. A motion to deny the application and direct Mr. O'Neil to remove the playground (proportion of agriculture use versus non-agriculture use) was made by Al Kilb and seconded by Lee Foster. A motion was made by Lee Foster to enforce the actions determined to be in non-compliance with Chapter 8 (operation of the snack bar). The motion was seconded by Charles Scheer. Motion carried. 13-0-0.**

## **PUBLIC COMMENTS**

Herb Mones, President of the Setauket Civic Association, thanked the Farmland Committee for the attention they paid to the enforcement of County Law.

Another member of the Civic Association, Mr. deZafra, complained that there are two (2) operations being run on the Detmer Farm. Mr. Keil is running a farm operation, Mr. O'Neil is not; he's running a commercial operation.

John Garber, also from the Setauket Civic Association, thanked the Committee for its attention to the Detmer problems.

Chairman Orlowski feels maps should be sent to the towns showing the PDR property when a person applies to the Planning or Zoning Boards for permits.

## **NEW PARCELS**

The Riverhead Select Farm Committee is out of money and is now referring these properties to the County. **All parcels presented to the Committee were approved. 13-0-0. (See attached)**

## **OTHER BUSINESS**

Joe Annunziata (North Shore Horse Finders) is planning to sell his PDR land and wants assurance from the Committee that the future owners will be allowed to have 15 horse shows per year between April and October on this land. There are between 150 to 300 people attending these shows consisting of participants, trainers and family. There will be no bleachers, no admission charge and a coffee truck will be available. Any lessons given will be in the new building (not on PDR land). Olney Gardiner reminded the members that it has been the Farmland Committee's policy in the past to review each event on an individual basis. Janet Longo, Suffolk County Div. of Real Estate, suggested that an annual permit for the fifteen (15) shows be issued but Mr. Annunziata did not like the idea of having to ask the Farmland Committee annually. The Committee felt this request required further consideration. **A motion to table was made by Lee Foster and seconded by Al Kilb. Motion carried. 13-0-0.**

**A motion to adjourn was made.**

**Next Meeting: October 24, 2006 at 6:00 P.M. at the L.I. Horticulture Research & Extension Center, Riverhead, NY**