MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE
Suffolk County Planning Department

Date: July 22, 2008

Members Present: Bennett Orlowski, Jr., Chairman (At-Large)
Ronald Bush (At-Large)
Nate Corwin (At-Large)
Lee Foster (Southampton)
Howard Johnson (Huntington)
Ann Marie Jones (Babylon)
Alfred J. Kilb, Jr. (Shelter Island)
Eugene Murphy (Islip)
Jeffrey Rottkamp (Riverhead)
Charlie Scheer (At-Large)
Albert Schmitt (At-Large)
John Turner (Brookhaven)
Mark Zaweski (At-Large)

Advisors Present: Allan S. Connell, USDA Natural Resources Conservation Service
Joseph M. Gergela, III, LI Farm Bureau
William Sanok, Cornell Cooperative Ext. (retired)

County Staff Present: Daniel J. Gulizio, Deputy Director, Suffolk County Planning Department
Janet Longo, Acquisition Supervisor, SC Real Property Acquisition & Mgmt. Div.
Linda Spahr, SCFC Counsel, SC Law Department
Robert J. Zaher, Land Management Specialist, SC Real Property Acquisition & Mgmt. Div.

Guests Present: Charles McKenna, Abbess Farm
Marie Tooker, Abbess Farm

Members Absent: Russell Barnett (Smithtown)
Olney M. Gardiner (East Hampton)
Thomas A. Isles, (At-Large)
Joseph Krukowski (Southold)
Dale D. Moyer (At-Large)

ORDER OF BUSINESS

CALL TO ORDER
Chairman Orlowski called the meeting of the SC Farmland Committee to order at 6:00 p.m. at the Long Island Horticultural Research & Extension Center.

APPROVAL OF MINUTES
A motion was put forth by Charles Scheer and seconded by Albert Schmitt to approve the minutes of the April 22, 2008 meeting. Motion carried. 11-0-0.

CORRESPONDENCES
Review of general correspondences received since the April 22, 2008 meeting (no tape available)
POLICY MATTERS
Member Appointment
- Howard Johnson was appointed to the committee as a representative from Huntington Town.
- Ann Marie Jones was appointed to the committee as a representative from Babylon Town.

Suffolk County Purchase of Development Rights Program – acquisition summary
Janet Longo gave a summary on Suffolk County Purchase of Development Rights Program acquisitions.

Suffolk County Farmland Committee Greenhouse Guidelines
Daniel J. Gulizio gave a review and update on the SC Farmland Committee Guidelines for Greenhouse Structures. No changes were made to the guidelines.

Suffolk County Farmland Committee Greenhouse Guidelines
Mr. Gulizio provided the SC Farmland Committee with an update on the Farmland Working Group’s progress with the proposed amendments to Chapter 8 of the SC Administrative Local Laws. A draft form will be mailed out to all stakeholders in the fall.

STATUS UPDATE
Dankowski (0300 19700 0400 012000, 0300 20000 0100 009004)
A request for a lot line modification was reviewed by the SC Attorney’s staff. The resulting determination found that the lot line modification could not be done without alienating the development rights. A referendum and the approval of the SC Farmland Committee would be needed to accomplish this.

Quintal, Brightwaters Farms & Nursery (0500 22300 0100 021001)
The potential violations are being reviewed by the Suffolk County Attorney’s staff. No new information is available at this time.

Tooker, Abbess Farm, Ltd. (0600 11700 0200 012008) – Horse Training Track
No determination has been reached regarding permission for the proposed grading plan discussed at the April 22, 2008 meeting. SC Planning Department staff will follow-up on this matter.

Tooker, Abbess Farm, Ltd. (0600 11700 0200 012008) – Special Event: USA Music Festival
The proposed USA Music Festival was canceled, and thus, did not encroach on preserved agricultural land.

WM Investments, LLC; former Heilbut property (0900 06700 0100 006003)
Southampton Town was notified about the SC Farmland Committee’s determination that the farm road shall only be used for activities necessary for agricultural production.

COMPLAINTS/POTENTIAL VIOLATIONS
Shoreline Development Corp., Finn Farm (0600 05800 0200 013001, 01400)
A potential violation, possible unauthorized parking lot, is still under investigation.
**Schlecht (0600 07900 0200 007006)**
The potential violation of illegal dumping continues to be under investigation. Allan Connell visited the site recently regarding another matter and did not see any miscellaneous material piled on the property or any disturbance that could be misconstrued as dumping.

**Estate of Charles Vanderveer Jr. (0900 03800 0100 004002)**
The possible violation of an unauthorized barn structure continues to be investigated.

**Steele (1000 08300 0200 010018)**
A possible violation consisting of extensive composting is still under investigation.

**PERMITS**

**Massoud, Paumanok Vineyards (0600 06700 0300 029009) – Development Permit: structure**
A structure permit for a Morton Building was submitted and reviewed. The proposed location of the structure is not suitable for agricultural production now or in the future given the slope of the land and the presence of invasive species.

A motion for a SEQRA determination Type II Action was made by Charles Scheer and seconded by Nate Corwin. Motion carried. 13-0-0. A motion for approval of a building structure not to exceed 30’ x 60’ at the western boundary of the property, as delineated on the plan submitted, to be used to fill and wash down agricultural spraying equipment was made by Charles Scheer and seconded by Nate Corwin. Motion carried. 12-0-1 (Lee Foster abstained) [“Exhibit A”].

**Schlecht (0600 07900 0200 007006) – Development Permit: underground water main**
Mr. Connell has been working with the landowner regarding the placement of an underground water main necessary for agricultural production. The matter will be discussed further at the next meeting of the SC Farmland Committee.

**NEW PARCELS [“Exhibit B”]**

**Haarmann (0600 04500 0100 013003)**
5.5 acres in the hamlet of Northville in the Town of Riverhead scored 11.5 by the Farmland Committee. A motion to recommend the parcel to the Suffolk County Legislature for the acquisition of development rights was made by Charles Scheer and seconded by Alfred Kilb. Motion carried 13-0-0. [“Exhibit C”]

**Calverton Properties, Inc. (0600 13600 0100 002000 p/o)**
85.0 acres located in the hamlet of Calverton in the Town of Riverhead scored 15 by the Committee. A motion to recommend the eastern portion of the parcel to the Suffolk County Legislature for the acquisition of development rights was made by Nate Corwin and seconded by Charles Scheer. Motion carried 13-0-0. [“Exhibit D”]

**PUBLIC COMMENTS**
Chairman Orlowski opened the meeting for public comments. There being none, the Chairman moved to the next item on the agenda.
OTHER BUSINESS
SC Farmland Committee meeting frequency will be increased from quarterly regular meetings to bi-monthly regular meetings. Therefore, two additional meetings September 23 and November 25 will be added to the year 2008. The regular meeting scheduled for October 28, 2008 will not be held.

A motion for approval to change the meeting frequency to six (6) times per year was made by Nate Corwin and seconded by Charles Scheer. Motion carried 13-0-0. [“Exhibit E”]

ADJOURNMENT
A motion to adjourn was made by Howard Johnson and seconded by Jeffrey Rottkamp. Motion carried. 13-0-0.

NEXT MEETING
September 23, 2008 at 6:00 P.M. at the Long Island Horticultural Research & Extension Center, 3059 Sound Avenue, Riverhead, NY.
RESOLUTION NO. FC-09-2008, AUTHORIZING MODIFICATION TO THE PROPERTY OF WHICH SUFFOLK COUNTY OWNS THE DEVELOPMENT RIGHTS – “PAUMANOK VINEYARDS” – (SCTM NO. 0600 06700 0300 029009) – TOWN OF RIVERHEAD – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, a proposed modification was received by the Suffolk County Farmland Committee with respect to the farm of “Paumanok Vineyards” for the issuance of a permit for a building structure not to exceed 30’ x 60’ at the western boundary of the property, as delineated on the survey titled “Paumanok Vineyards at Aquebogue, Town of Riverhead, Suffolk County, New York” and dated June 10, 2008, to be used to fill and wash down agricultural spraying equipment; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on July 22, 2008; and

WHEREAS, the Suffolk County Farmland Committee notes that the proposed location for the structure is not suitable for agricultural production now or in the future given the slope of the land and the presence of invasive species; now, therefore, be it

RESOLVED, that the Suffolk County Farmland Committee hereby approves said application.

Motion by: Charles Scheer Seconded by: Nate Corwin

Committee Vote: Present – 13
Ayes 12
Nays 0
Abstentions 1 (Foster)

Absent: Russell Barnett
Daniel Fricke
Olney M. Gardiner
Thomas A. Isles
Joseph Krukowski
Mark Zaweski

Dated: July 22, 2008
L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee
### PARCELS OFFERED FOR THE SUFFOLK COUNTY PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

**Approved 7/22/08 Farmland Committee Meeting**

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<tr>
<th>Farm No.</th>
<th>Score</th>
<th>Name</th>
<th>Town</th>
<th>Place</th>
<th>DSBL</th>
<th>Additional Lots</th>
<th>In Ag. Dist.</th>
<th>Soil 3Class</th>
<th>Total Acres</th>
<th>Ag. Use</th>
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<td>2008-13</td>
<td>11.5</td>
<td>Haarmann, Peter and Doreen</td>
<td>Riverhead</td>
<td>Northville</td>
<td>0600 04500 0100 013003</td>
<td>Yes</td>
<td>HaB, RdC</td>
<td>5.5</td>
<td>Unknown</td>
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<td>2008-17</td>
<td>15</td>
<td>Calverton Properties, Inc.</td>
<td>Riverhead</td>
<td>Calverton</td>
<td>0600 13600 0100 002000</td>
<td>No</td>
<td>RdB, RdA, We, PIB, CpE, HaC, HaB</td>
<td>85.0</td>
<td>Corn</td>
<td></td>
</tr>
</tbody>
</table>
EXHIBIT C

RESOLUTION NO. DR-16-2008, RECOMMENDING TO THE COUNTY LEGISLATURE THE LANDS WHICH MAY BE ACQUIRED FOR FARMLAND DEVELOPMENT RIGHTS – PETER AND DOREEN HAARMANN (SCTM NO. 0600 04500 0100 013003) – TOWN OF RIVERHEAD – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, pursuant to Sections 8-5 to 7 of the Suffolk County Administrative Local Laws, a request to purchase farmland development rights was received by the Suffolk County Farmland Committee, with respect to the farm of Peter and Doreen Harrmann on 5.5 acres of land east of West Lane in the hamlet of Northville; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 11.5; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on July 22, 2008; now, therefore, be it

RESOLVED, that the Suffolk County Farmland Committee hereby approves said application for recommendation.

Motion by: Charles Scheer Seconded by: Alfred Kilb

Committee Vote: Present – 13

Ayes 13

Nays 0

Abstentions 0

Absent: Russell Barnett
Daniel Fricke
Olney M. Gardiner
Thomas A. Isles
Joseph Krukowski
Mark Zaweski

Dated: July 22, 2008
L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee
EXHIBIT D

RESOLUTION NO. DR-17-2008, RECOMMENDING TO THE COUNTY LEGISLATURE THE LANDS WHICH MAY BE ACQUIRED FOR FARMLAND DEVELOPMENT RIGHTS – CALVERTON PROPERTIES, INC. (SCTM NO. 0600 13600 0100 002000) – TOWN OF RIVERHEAD – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, pursuant to Sections 8-5 to 7 of the Suffolk County Administrative Local Laws, a request to purchase farmland development rights was received by the Suffolk County Farmland Committee, with respect to the farm of Calverton Properties, Inc. on 85.0 acres of land north of River Road and east of Peconic Avenue in the hamlet of Northville; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received a score of 15; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on July 22, 2008; now, therefore, be it

RESOLVED, that the Suffolk County Farmland Committee hereby approves said application for recommendation.

Motion by: Nate Corwin
Seconded by: Alfred J. Kilb, Jr.

Committee Vote: Present – 13
Ayes 13
Nays 0
Abstentions 0

Absent: Russell Barnett
Daniel Fricke
Olney M. Gardiner
Thomas A. Isles
Joseph Krukowski
Mark Zaweski

Dated: July 22, 2008
L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee
RESOLUTION NO. FC-10-2008, AUTHORIZING AN AMENDMENT TO THE ANNUAL MEETING SCHEDULE RESULTING IN BI-MONTHLY MEETINGS INSTEAD OF QUARTERLY MEETINGS – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, the Suffolk County Farmland Committee entertained a motion to increase the regular meeting frequency from four times annually to six times annually; and

WHEREAS, said motion was considered by the Suffolk County Farmland Committee at its meeting on July 22, 2008; now, therefore, be it

RESOLVED, that the Suffolk County Farmland Committee shall convene on September 23, 2008; and,

be it further

RESOLVED, that the Suffolk County Farmland Committee shall meet bi-monthly thereafter.

Motion by: Nate Corwin Seconded by: Charles Scheer

Committee Vote: Present – 13

Ayes 13
Nays 0
Abstentions 0

Absent: Russell Barnett
Daniel Fricke
Olney M. Gardiner
Thomas A. Isles
Joseph Krukowski
Mark Zaweski

Dated: July 22, 2008
L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901
Suffolk County Farmland Committee