COUNTY OF SUFFOLK



SUFFOLK COUNTY EXECUTIVE

FARMLAND COMMITTEE

Bennett S. Orlowski, Jr. CHAIRMAN

Thomas A. Isles, A.I.C.P. DIRECTOR OF PLANNING

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Suffolk County Farmland Committee will convene a regular public meeting at 12:00 noon on Tuesday, January 27th, 2009 in the Planning Conference Room at the H. Lee Dennison Building, 4th Floor, 100 Veterans Memorial Highway, Hauppauge, N.Y. Pursuant to the Citizens Public Participation Act, all citizens are invited to submit testimony, either orally or in writing at the meeting. Written comments can also be submitted prior to the meeting to the attention of:

Thomas A. Isles, Director Suffolk County Planning Department P.O. Box 6100 Hauppauge, N.Y. 11788

> Suffolk County Farmland Committee Bennett S. Orlowski, Jr.

Suffolk County Farmland Committee

c/o Suffolk County Planning Department

100 Veterans Memorial Highway, PO Box 6100, Hauppauge, NY 11788-0099 T: (631) 853-5191 F: (631) 853-4044

Chairman

Bennett S. Orlowski, Jr.

Members

Bennett S. Orlowski, Jr. Russell K. Barnett Ronald Bush Nate Corwin Lee Foster Daniel Fricke Olney M. Gardiner Thomas A. Isles Howard Johnson Ann Marie Jones Alfred Kilb, Jr. Joseph Krukowski Dale D. Moyer Eugene Murphy Jeffrey Rottkamp Charles Scheer Albert Schmitt John Turner Mark Zaweski

Counsel

Linda Spahr

Advisors

Allan S. Connell Joseph M. Gergela, III William Sanok

Staff

Jessica L. Kalmbacher

AGENDA

H. Lee Dennison Building – 4th Floor Conference Room 100 Veterans Memorial Highway, Hauppauge, NY 11788 Tuesday, January 27, 2009 12:00 noon

ORDER OF BUSINESS:

- A. Chairman Orlowski calls the Suffolk County Farmland Committee meeting to order
- B. Review of general correspondences received since the November 25, 2008 meeting
- 2. MEETING OPEN FOR PUBLIC COMMENTS
- 3. POLICY MATTERS:
 - A. Distribution of approved SC Farmland Committee Guidelines for Greenhouse Structures
 - B. Discussion of proposed amendments to Chapter 8
 - C. Suffolk County Agricultural Districts (status of 2009 Open Enrollment Period)
- 4. STATUS UPDATE:
 - A. Quintal, Brightwaters Farms & Nursery (0500 22300 0100 021001)
 - B. YMCA facility proposed within a Suffolk County Agricultural District
 - C. K & E Land Corp., East Coast Nurseries (0600 06300 0300 005004)
 - D. WM Investments, LLC; former Heilbut property (0900 06700 0100 006003)
 - E. Corwith (0900 11500 0200 022015)
- 5. COMPLAINTS/POTENTIAL VIOLATIONS:
 - A. Irene J. Detmer Revocable Trust, Detmer Farm (0200 13200 0200 001001, 001002)
- 6. PERMITS:
 - A. Block, Block's Nursery, Inc. (0200 50700 0400 012000)
 - B. Blangiardo, fka 353 Manor Lane, LLC (0600 04700 0100 003007): Tabled (11/25/2008)
 - C. Shoreline Development Corp. (0600 05800 0200 013001, 014002): Tabled (11/25/2008)
- 7. NEW PARCELS:
 - A. fka 0600 08500 0300 072004 Harriman Estates at Aquebogue LLC
- 8. OTHER BUSINESS
- 9. ADJOURNMENT

<u>NEXT MEETING</u>: Tuesday, March 24, 2009, at 6:00 P.M., at the Long Island Horticultural Research & Extension Center, 3059 Sound Avenue, Riverhead, N.Y. 11901

MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE Suffolk County Planning Department

Date: January 26, 2010

Members Present:

Nate Corwin (At-Large)
Lee Foster (Southampton)
Olney M. Gardiner (East Hampton)
Thomas A. Isles (At-Large)
Howard Johnson (Huntington)
Ann Marie Jones (Babylon)
Alfred J. Kilb, Jr. (Shelter Island)
Joseph Krukowski (Southold)
Eugene Murphy (Islip)
Jeffrey Rottkamp (Riverhead)
John Turner (Brookhaven)

Members Absent:

Bennett S. Orlowski, Jr., Chairman (At-Large)

Russell K. Barnett (Smithtown)

Ronald Bush (At-Large)

Daniel Fricke (At-Large)

Dale D. Moyer (At-Large)

Charles Scheer (At-Large)

Albert Schmitt (At-Large)

Mark Zaweski (At-Large)

Advisors Present:

Allan S. Connell, Natural Resources Conservation Service William Sanok, Cornell Cooperative Ext. (Retired)

Advisors Absent:

Joseph M. Gergela, III, Long Island Farm Bureau

County Staff Present:

Andrew Amakawa, Research Technician, SC Planning Department (Committee Staff)
Jessica L. Kalmbacher, Planner, SC Planning Department (Committee Staff)
Janet M. Longo, Acquisition Supervisor, SC Real Property Acquisition & Mgmt. Div.
Linda A. Spahr, Deputy Bureau Chief, SC Law Department (Committee Counsel)
Karen Timlin, Clerk Typist, SC Planning Department (Committee Staff)
Thomas Young, Assistant County Attorney, SC Law Department (Committee Counsel)
Robert J. Zaher, Land Management Specialist, SC Real Property Acquisition & Mgmt. Div.

Guests:

Glenn Borella, BB GG Farms Jennifer Murray, Huntington Herb Strobel, Brookhaven

ORDER OF BUSINESS

Call to Order

Member Isles called the meeting of the Suffolk County Farmland Committee (Committee) to order at 12:01 pm in the Arthur Kunz Memorial Library on the fourth floor of the H. Lee Dennison Building in Hauppauge, New York.

Proposed Designation of a Committee Vice Chairperson

Member Isles proposed to the Committee the idea of designating a Vice Chairperson to run the meeting in the Chairman's absence. Although Chairman Orlowski asked Member Isles to fill in for this meeting, it may be something to consider for the future.

Approval of Minutes – September 22, 2009

A motion was put forth by Howard Johnson and seconded by Nate Corwin to approve the minutes of the September 22, 2009 meeting of the Suffolk County Farmland Committee. Motion carried: 11-0-0.

New Counsel to the Suffolk County Farmland Committee

Member Isles introduced Thomas Young, Assistant County Attorney of the Suffolk County Department of Law, who will serve as the new Counsel to the Suffolk County Farmland Committee.

Correspondences

Letter from Marie Andrews

Shoreline Development Corp. (0600 05800 0200 013001 and 0600 05800 0200 014002)

Planning Department staff received a letter from Marie Andrews commenting on structures and alleged activities conducted on the property of Shoreline Development Corp. Staff responded to Ms. Andrews in a memo that was shared with the Committee.

PUBLIC COMMENTS

Member Isles opened the meeting for public comments. None were made; therefore, Member Isles closed the public comment portion of the meeting.

POLICY MATTERS

Suffolk County Agricultural Districts (Status of 2010 Open Enrollment Period)

As previously mentioned, January is the Open Enrollment Period (OEP) for the Agricultural District Program, a time during which landowners of viable farmland used in active commercial production may petition to have their lands considered for inclusion in an existing certified agricultural district. Planning Staff has received approximately ten applications, thus far, and will continue to accept applications until the January 31, 2010 deadline. After the close of the OEP, the Suffolk County Agricultural and Farmland Protection Board (Board) will review all submitted applications and recommend parcels to the Suffolk County Legislature (Legislature). Upon review by the Legislature, parcels will be submitted to the Commissioner of New York State Department of Agriculture and Markets for final consideration and inclusion in existing certified agricultural districts. Planning Staff will advise the Committee once the

Board's upcoming meeting date has been confirmed.

Proposed Amendments to Chapter 8, "Development Rights to Agricultural Lands"

Proposed Amendments to Chapter 8 of the Suffolk County Administrative Local Laws, "Development Rights to Agricultural Lands" were resubmitted to the County Executive and are pending filing with the Suffolk County Legislature. Planning Staff anticipates that the proposed amendments will be filed by the County Executive on January 27, 2010 and laid on the table at the Legislature on February 2, 2010. Once filed by the Clerk to the Legislature, they will be made available for the Committee and other interested parties.

Suffolk County Aquaculture Lease Program

In August, Local Law No. 25-2009 establishing the Suffolk County Aquaculture Lease (SCAL) Program was adopted by the Suffolk County Legislature. The SCAL Program is now in the implementation stage. Program Staff received 25 applications and completed the first of three phases of applicant interviews, which will be followed by a two week comment period. All phases are expected to be completed by the end of the summer. Member Isles reiterated the crucial importance of establishing leases prior to the end of this year; otherwise, the land will be ceded back to the State.

STATUS UPDATE

Edwin Fishel-Tuccio/North Quarter Farm (0600 08200 0100 011003 p/o)

The subject property was considered by the Farmland Committee at the November 24, 2009 meeting. The property is located in the hamlet of Riverhead, Town of Riverhead. Approximately 41 acres (out of total 107) were considered by the Committee and recommended to the Legislature for inclusion in the Purchase of Development Rights (PDR) Program. Committee Members had inquired whether the development rights to the 41 acres being considered were intact. Department Staff subsequently contacted the Town of Riverhead. Although a Transfer of Development Rights transaction including the same acreage is pending, the development rights are intact. Therefore, the PDR transaction can continue to move forward.

Jeanne F. and Timothy T. Steele/Tandy Farm (1000 08300 0200 010018)

The subject property is located in the hamlet of Cutchogue, Town of Southold. As previously mentioned to the Committee, there were complaints about all-terrain vehicle usage on the premises. Staff and Committee members conducted a site inspection and found evidence of such usage. The County Attorney has advised that an Order to Show Cause (OTSC) was signed by the Court on December 18, 2009. The order contains a Temporary Restraining Order restraining non-agricultural activity pending further Order of the Court. The OTSC will be heard on January 26, 2010. Department Staff will update the Committee on new information as it becomes available.

Abbess Farm, Ltd. (Tooker)/Abbess Farm (0600 11700 0200 012008)

The subject property is approximately 85.7 acres and is located in the hamlet of Calverton, Town of Riverhead. On December 2, 2009, the County was notified by the Town of Riverhead regarding a special event featuring a holiday lights display being held on the premises. In response, Department Staff and Committee Members scheduled a site inspection for December 3, 2009. A white tent and light display structures were observed on the premises. The site inspection was not completed due to the landowner's refusal to provide access to the property. Instead, the site inspection was completed the next day, on December 4, 2009, with a Town of Riverhead police escort. The white tent previously observed had been removed. Although light display structures were still on the premises, none were installed. Since the event was cancelled, no further action will be taken at this time.

PERMITS

Susan Rozenbaum/Lavender by the Bay (1000 03100 0600 028006)

Greenhouse Structure

The subject parcel is approximately 8.6 acres and is located in the hamlet of East Marion, Town of Southold. The applicant seeks a permit to install one temporary 1,728 square foot accessory greenhouse structure, with a polyethylene plastic covering to be removed during the months of September through March. The proposed modification is intended for the purpose of starting lavender plants early in the spring and drying lavender in the summer.

A motion was put forth by Howard Johnson and seconded by Jeffrey Rottkamp. Motion carried: 11-0-0. [See Exhibit "A" for Committee resolution FC-1-2010]

Peconic Land Trust/Balsam Farms, LLC (0300 14900 0300 003004) Deer Fencing Structures

The subject parcel is approximately 92 acres and is located in the hamlet of Amagansett, Town of East Hampton. The tenant, Alexander Balsam, seeks a permit to install deer fence structures to enclose a portion of the property that will not exceed a total area of 15 acres. The proposed modification is intended to combat the potential negative impacts caused by a growing deer population while at the same time minimizing negative impacts to the open field vista.

A motion was put forth by Olney Gardiner and seconded by Howard Johnson. Motion carried: 11-0-0. [See Exhibit "B" for Committee resolution FC-2-2010]

NEW PARCELS [Exhibit "C"]

Glenn C. Borella, Et al./BB&GG Farm (0801 00500 0100 023006 and 0801 00500 0100 023007)

The property consists of $40 \pm acres$ in the Village of Head of the Harbor, Town of Smithtown and received a score of 10 out of 25 by the Committee. The landowner, Glenn Borella, was in attendance to represent the application. Mr. Borella provided the Committee with additional information not included in his original application, specifically regarding his intent to exclude a portion of the property. Member Isles informed Mr. Borella of the crucial importance to include such information in the initial application and advised him to work with the Planning Department to determine the exact location and acreage of the excluded area.

A motion was put forth by Nate Corwin and seconded by John Turner. Motion carried: 11-0-0. [See Exhibit "D" for Committee resolution DR-1-2010]

ADJOURNMENT

A motion to adjourn was put forth by Thomas A. Isles and seconded by John Turner. Motion carried: 11-0-0.

NEXT MEETING

Tuesday, March 23, 2010, at 6:00 P.M. at the Long Island Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, NY 11901.

EXHIBIT A

SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. FC-1-2010, AUTHORIZING MODIFICATION TO THE PROPERTY OF WHICH SUFFOLK COUNTY OWNS THE DEVELOPMENT RIGHTS – "LAVENDER BY THE BAY" – (SCRPTM NO. 1000-031.00-06.00-028.006) – TOWN OF SOUTHOLD – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, a proposal to modify the property known as "Lavender by the Bay" has been received by the Suffolk County Farmland Committee; and

WHEREAS, the property known as "Lavender by the Bay" is located on land situated southeast of Main Road (SR 25), east of Cedars Lane, and southwest of Old Orchard Lane in the hamlet of East Marion, identified by Suffolk County Real Property Tax Map (SCRPTM) numbers 1000-031.00-06.00-028.003, 1000-031.00-06.00-028.005, 1000-031.00-06.00-028.006 and 1000 03800 0500 007000; and

WHEREAS, the applicant is seeking a permit authorizing the installation and maintenance of one accessory greenhouse structure on the $8.5 \pm acre$ parcel identified by SCRPTM number 1000-031.00-06.00-028.006; and

WHEREAS, the proposed accessory greenhouse structure shall not exceed a footprint of 18' by 96', shall not exceed a height of ten feet above the existing grade, shall include a polyethylene plastic covering to be removed during the months of September through March, and shall include pipes fastened at a depth not to exceed three feet below the existing grade; and

WHEREAS, the proposed accessory greenhouse structure shall not be placed on concrete and shall not have a heating system; and

WHEREAS, the proposed accessory greenhouse structure shall be situated on SCRPTM lot 1000-031.00-06.00-028.006 125' south of the northern property line and 25' west of the eastern property line, as delineated on the submitted survey titled "Survey of Property Situated at East Marion, Town of Southold, Suffolk County, N.Y." and dated December 7, 2007 (hereinafter referred to as the "SURVEY"), and which shall be built according to the specifications submitted with the "SURVEY" by the applicant, copies of which are held on record in the Office of the Planning Department of Suffolk County, and subject to the conditions herein; and

WHEREAS, this proposed accessory greenhouse structure is intended to be used for starting lavender plants early in the spring and drying lavender in the summer; and

WHEREAS, this proposed modification to the subject property is in compliance with *Greenhouse Structures: Guidelines for Parcels with County Purchased Development Rights*, which was adopted by the Suffolk County Farmland Committee on January 22, 2008; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on January 26, 2010; now, therefore, be it

1st RESOLVED, that the Suffolk County Farmland Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3)(1995), which completes the SEQRA review; and be it further

2nd RESOLVED, that the Suffolk County Farmland Committee hereby approves said application subject to the following condition:

1. that the landowner shall take any and all appropriate measures to address erosion problems and contain on site all runoff related to said proposed modification.

Motion by: Howard Johnson Seconded by: Jeffrey Rottkamp

Committee Vote: Ayes 11

Nays 0 Abstentions 0

Members Present: 11 (Nate Corwin, Lee Foster, Olney M. Gardiner, Thomas A. Isles, Howard

Johnson, Ann Marie Jones, Alfred J. Kilb, Jr., Joseph Krukowski, Eugene

Murphy, Jeffrey Rottkamp, John Turner)

Members Absent: 8 (Russell K. Barnett, Ronald Bush, Daniel Fricke, Dale D. Moyer, Bennett

S. Orlowski, Jr., Charles F. Scheer, Jr., Albert Schmitt, Mark Zaweski)

Dated: January 26, 2010

H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, N.Y. 11788

Suffolk County Farmland Committee

EXHIBIT B

SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. FC-2-2010, AUTHORIZING MODIFICATION TO THE PROPERTY OF WHICH SUFFOLK COUNTY OWNS THE DEVELOPMENT RIGHTS – "BALSAM FARMS, LLC" (SCRPTM NO. 0300-149.00-03.00-003.004) – TOWN OF EAST HAMPTON – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, a proposal to modify the property known as "Balsam Farms, LLC," owned by the Peconic Land Trust, has been received by the Suffolk County Farmland Committee; and

WHEREAS, "Balsam Farms, LLC" is located on land situated north of Town Lane and east of Abrahams Path in the hamlet of Amagansett, identified by Suffolk County Real Property Tax Map (SCRPTM) number 0300-149.00-03.00-003.004; and

WHEREAS, the applicant is seeking a permit authorizing the installation and maintenance of deer fence structures on a portion of the 92 \pm acre parcel identified by SCRPTM number 0300-149.00-03.00-003.004; and

WHEREAS, the proposed deer fence structures shall not exceed a height of eight feet and shall consist of powder-coated metal woven wire and vineyard posts; and

WHEREAS, the proposed deer fencing shall encompass an area that shall not exceed 15 acres of the southern portion of SCRPTM lot 0300-149.00-03.00-003.004, beginning approximately 30 feet north of the southern boundary line and ending not more than 800 feet north of said boundary line, as delineated by a site plan submitted by the applicant to the Suffolk County Planning Department, copies of which are held on record in the Office of the Planning Department of Suffolk County, and subject to the conditions herein; and

WHEREAS, this proposed modification to the property is intended to curb potential crop damage caused by a growing deer population in recent years while at the same time minimizing negative impacts to the open field vista; and

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on January 26, 2010; now, therefore, be it

1st RESOLVED, that the Suffolk County Farmland Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3)(1995), which completes the SEQRA review; and be it further

 $\mathbf{2}^{\text{nd}}$ RESOLVED, that the Suffolk County Farmland Committee hereby approves said application.

Motion by: Olney M. Gardiner Seconded by: Howard Johnson

Committee Vote: Ayes 11

Nays 0 Abstentions 0

Members Present: 11 (Nate Corwin, Lee Foster, Olney M. Gardiner, Thomas A. Isles, Howard

Johnson, Ann Marie Jones, Alfred J. Kilb, Jr., Joseph Krukowski, Eugene

Murphy, Jeffrey Rottkamp, John Turner)

(Russell K. Barnett, Ronald Bush, Daniel Fricke, Dale D. Moyer, Bennett S. Orlowski, Jr., Charles F. Scheer, Jr., Albert Schmitt, Mark Zaweski) Members Absent: 8

Dated: January 26, 2010 H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, N.Y. 11788 Suffolk County Farmland Committee

EXHIBIT C

PARCELS OFFERED FOR THE SUFFOLK COUNTY PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

Ag. Use			Corn, squash, pumpkins
Acres Considered			40
Soil Class	RdB, PmB3,	PIB, RdA, Ra,	Μd
In Ag. Dist.			No Wd
DSBL		Head of the 0801 00500 0100 023006	0801 00500 0100 023007
Place	Village of	Head of the	Harbor
Town			Smithtown Harbor
Name		Borella, Glenn C., Et al. / "BB &	2010-01 10 (40%) GG Farms"
Score			10 (40%)
Farm No.			2010-01

Approved at the 1/26/10 Farmland Committee Meeting

EXHIBIT D

SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. DR-1-2010 RECOMMENDING TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE ACQUIRED – "BB & GG FARMS" (SCRPTM NO. 0801-005.00-01.00-023.006 AND 0801-005.00-01.00-023.007 P/O) – VILLAGE OF HEAD-OF-THE-HARBOR – PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the farm of "BB & GG Farms" on 40.0 ± acres of land north of North Country Rd. (SR 25A) and east of Hitherbrook Rd. in the Village of Head-of-the-Harbor and identified by Suffolk County Real Property Tax Map (SCRPTM) numbers 0801-005.00-01.00-023.006 and 0801-005.00-01.00-023.007; and

WHEREAS, the landowner's original application included the development rights to all $40.0 \pm acres$ of land identified by SCRPTM lots 0801-005.00-01.00-023.006 and 0801-005.00-01.00-023.007; and

WHEREAS, the landowner now offers the development rights to less than 40 acres of active agricultural land, identified by SCRPTM lots 0801-005.00-01.00-023.006 and 0801-005.00-01.00-023.007 p/o, to the County of Suffolk, while proposing to retain the development rights to a portion of SCRPTM lot 0801-005.00-01.00-023.007 in the form of one exclusion in an area yet to be determined; and

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

WHEREAS, said application was considered by the Suffolk County Farmland Committee at its meeting on January 26, 2010; now, therefore, be it

- 1st RESOLVED, that the Suffolk County Farmland Committee hereby recommends SCRPTM lots 0801-005.00-01.00-023.006 and 0801-005.00-01.00-023.007 for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program subject to the following conditions:
 - that the landowner shall submit a final site plan to the Suffolk County Planning Department, indicating the exact location and acreage of a proposed excluded area; and
 - 2. that prior to closing, the landowner shall consult with the Natural Resources Conservation Service and/or the Soil And Water Conservation District to prepare a drainage/stormwater mitigation plan; and
 - 3. that upon closing on the development rights, the landowner shall merge the lands from where the development rights are acquired into a single SCRPTM lot.

Motion by: Nate Corwin Seconded by: John Turner

Committee Vote: Ayes 11

Nays 0 Abstentions 0 Members Present: 11 (Nate Corwin, Lee Foster, Olney M. Gardiner, Thomas A. Isles, Howard

Johnson, Ann Marie Jones, Alfred J. Kilb, Jr., Joseph Krukowski, Eugene

Murphy, Jeffrey Rottkamp, John Turner)

Members Absent: 8 (Russell K. Barnett, Ronald Bush, Daniel Fricke, Dale D. Moyer, Bennett

S. Orlowski, Jr., Charles F. Scheer, Jr., Albert Schmitt, Mark Zaweski)

Dated: January 26, 2010

H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, N.Y. 11788

Suffolk County Farmland Committee