

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING  
DIVISION OF PLANNING AND ENVIRONMENT

## SUFFOLK COUNTY FARMLAND COMMITTEE

THERESA WARD  
DEPUTY COUNTY EXECUTIVE AND COMMISSIONER

SARAH LANSDALE  
CHAIRPERSON, SCFC

### MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE

*(Adopted by SCFC Res. No. FC-18-2017)*

DATE: April 26, 2017

#### MEMBERS PRESENT:

Vincent Biondo (Babylon)  
Ronald Bush (At-Large)  
Nate Corwin (At-Large)  
Lee Foster (Southampton)  
Alfred J. Kilb, Jr. (Shelter Island)  
Sarah Lansdale (SC Director of Planning/Chair)  
Dale D. Moyer (At-Large)  
Bob Nolan (Brookhaven)  
Jeffrey Rottkamp, Sr. (Riverhead)  
August Ruckdeschel (Ex-Officio, SC Dept. of EDP)  
Charles F. Scheer, Jr. (At-Large)  
Albert Schmitt (At-Large)  
Herb Strobel (At-Large)  
Mark Zaweski (At-Large)

#### MEMBERS ABSENT:

Alexander Balsam (East Hampton)  
Russell K. Barnett (Smithtown)  
Howard Johnson (Huntington)  
Stephen Mudd (Southold)  
Eugene Murphy (Islip)

#### ADVISORS PRESENT:

Rob Carpenter, Long Island Farm Bureau  
Corey Humphrey, SC Soil and Water Conservation District

William Sanok, Cornell Cooperative Extension (Retired)

COUNTY STAFF PRESENT:

Robert Braun, Deputy Bureau Chief, SC Dept. of Law (Committee Counsel)  
Dennis Brown, County Attorney, SC Dept. of Law  
Lauretta R. Fischer, Chief Environmental Analyst, SC Division of Planning and Environment (Committee Staff)  
Theresa Ward, Deputy County Executive and Commissioner, SC Dept. of Economic Development and Planning

GUESTS:

<u>NAME</u>	<u>ORGANIZATION</u>
Jessica Anson	Long Island Farm Bureau
Lisa Kombrink	Special Counsel for Litigation
Al Krupski	Suffolk County Legislator, 1 <sup>st</sup> District
Catherine Stark	Aide to Legislator Al Krupski

I. ORDER OF BUSINESS

*Call to Order*

Sarah Lansdale called the meeting of the Suffolk County Farmland Committee (“Committee”) to order at 7:03 p.m. at the Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room 423 Griffing Ave., Riverhead, NY.

*Correspondence –*

There were none.

II. PUBLIC COMMENTS

There were none.

III. OTHER BUSINESS

A motion was put forth by Sarah Lansdale Alex Balsam, and seconded by Lee Foster to take out of order Other Business. Motion carried: 14-0-0.

A motion was put forth by Mark Zaweski, and seconded by Nate Corwin to go into executive

session. Motion carried: 14-0-0.

A motion was put forth by August Ruckdeschel, and seconded by Mark Zaweski to come out of executive session. Motion carried 14-0-0.

#### IV. DISCUSSION OF DRAFT GUIDANCE DOCUMENT FOR IMPROVEMENT APPLICATIONS

A motion was put forth by August Ruckdeschel, and seconded by Lee Foster to table the draft Guidance Document for Improvement Applications. Motion carried 14-0-0. [See Exhibit "A" for Committee Resolution FC-14-2017]

#### V. DISCUSSION OF DRAFT GUIDANCE DOCUMENT FOR PURCHASE OF DEVELOPMENT RIGHTS

Sarah Lansdale stated that the Committee was provided with a draft Guidance Document for the Purchase of Development Rights to provide guidance and clarity to everyone involved in the transaction as to how the County evaluates potential acquisitions. Ms. Lansdale stated that the Division of Planning and Environment would use the 2015 Suffolk County Agriculture and Farmland Protection Plan to look at parcels labeled active farmland, not protected, for including parcels into the Farmland PDR program. NYS Agriculture and Markets Law 301 definitions would also be used in the Guidance Document for the Purchase of Development Rights.

Al Krupski asked how properties not in the 2015 Suffolk County Agriculture and Farmland Protection Plan would be looked at.

Bob Braun suggested adding language saying that the Committee reserves the right to consider any application whether or not it is included in the 2015 Suffolk County Agriculture and Farmland Protection Plan.

Rob Carpenter suggested adding to the document that the Farmland PDR program is a voluntary program and a farmer can request that they be removed from the master list.

Sarah Lansdale suggested adding language saying this is a voluntary program that is driven by an application from a landowner. Ms. Lansdale also suggested removing the wording "Master List for Farmland Preservation" from the draft Guidance Document for the Purchase of Development Rights.

Al Kilb asked about how the uncertainty of the program may affect new farmers entering the PDR program.

Bob Braun stated that the uncertainty of what is going on is well known and it's a risk the seller will have to take while the appeal is going on.

A Committee member asked what the County's response has been to application requests during the past 6 months.

Bob Braun responded that no applications have been approved.

Lauretta Fischer stated that applications have been on hold and the Division has explained to applicants what is going on.

Herb Strobel asked if there are acquisitions waiting to be reviewed by the Committee.

Lauretta Fischer stated there are two pending acquisitions.

The Committee discussed the rating system for Farmland PDR acquisitions.

A motion was put forth by Mark Zaweski, and seconded by Nate Corwin to table the draft Guidance Document for the Purchase of Development Rights. Motion carried 14-0-0. [See Exhibit "B" for Committee Resolution FC-15-2017]

#### VI. OTHER BUSINESS

Bob Braun read an email from the Executive Director of the Ethics Board regarding the question of whether Committee members need to submit a financial disclosure form since the 2010 and 2013 Chapter 8 amendments that required it were thrown out. Bob Braun stated that until the case is reversed or some new law is adopted, Committee members do not need to file financial disclosure forms.

#### VII. ADJOURNMENT

A motion was put forth by August Ruckdeschel, and seconded by Sarah Lansdale to adjourn the meeting at 8:15 p.m.. Motion Carried: 14-0-0. [See Exhibit "C" for Committee Resolution FC-16-2017]

#### **NEXT SCHEDULED REGULAR MEETING**

The next meeting of the Committee is scheduled for 7:00 p.m., Thursday, May 18, 2017, at the Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York.

# "Exhibit A"

**RESOLUTION NO. FC-14-2017 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, TABLING A "DRAFT GUIDANCE DOCUMENT FOR IMPROVEMENT APPLICATIONS"**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), the Suffolk County Farmland Committee ("Committee") convened a meeting on April 26, 2017; and

**WHEREAS**, the Committee reviewed and considered a "Draft Guidance Document for Improvement Applications"; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby tables a "Draft Guidance Document for Improvement Applications."

Motion by: August Ruckdeschel

Seconded by: Lee Foster

Committee Vote:       Ayes        14  
                               Nays         0  
                               Abstentions  0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BARNETT, Russell K.	Town of Smithtown				✓
BALSAM, Alex	Town of East Hampton				✓
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington				✓
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold				✓
MURPHY, Eugene	Town of Islip				✓
NOLAN, ROBERT	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
STROBEL, Herb	At Large	✓			
ZAWESKI, Mark	At-Large	✓			
Totals		14			

Date: April 26, 2017

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY

# "Exhibit B"

**RESOLUTION NO. FC-15-2017 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, TABLING A "DRAFT GUIDANCE DOCUMENT FOR THE PURCHASE OF DEVELOPMENT RIGHTS"**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), the Suffolk County Farmland Committee ("Committee") convened a meeting on April 26, 2017; and

**WHEREAS**, the Committee reviewed and considered a "Draft Guidance Document for the Purchase of Development Rights"; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

**2<sup>nd</sup> RESOLVED**, that the Committee hereby tables a "Draft Guidance Document for the Purchase of Development Rights."

Motion by: Mark Zaweski

Seconded by: Nate Corwin

Committee Vote:       Ayes           14  
                               Nays            0  
                               Abstentions   0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BARNETT, Russell K.	Town of Smithtown				✓
BALSAM, Alex	Town of East Hampton				✓
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington				✓
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold				✓
MURPHY, Eugene	Town of Islip				✓
NOLAN, ROBERT	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
STROBEL, Herb	At Large	✓			
ZAWESKI, Mark	At-Large	✓			
Totals		14			

Date: April 26, 2017

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1<sup>st</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY

# "Exhibit C"

## RESOLUTION NO. FC-16-2017 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADJOURNING THE APRIL 26, 2017 SUFFOLK COUNTY FARMLAND COMMITTEE MEETING

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, the Suffolk County Farmland Committee ("Committee") convened a regular meeting on April 26, 2017; and

**WHEREAS**, the Committee heard all items on the meeting agenda; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby adjourns the April 26, 2017 meeting.

Motion by: August Ruckdeschel

Seconded by: Sarah Lansdale

Committee Vote:       Ayes        14  
                               Nays         0  
                               Abstentions  0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown				✓
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large	✓			
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington				✓
KILB, Alfred J., Jr.	Town of Shelter Island	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold				✓
MURPHY, Eugene	Town of Islip				✓
NOLAN, Rob	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
STROBEL, Herb	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
Totals		14	0	0	4

Date: April 26, 2017

Location: Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY