

MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE

Suffolk County Planning Department

Date: April 26, 2005

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

County Staff Janet Longo, Suffolk County Div. of Real Estate
Present: Robert Zaher, Suffolk County Div. of Real Estate
Jim Burke, Suffolk County Div. of Real Estate
Roy Fedelem, Suffolk County Dept. of Planning
Christopher Wrede, Suffolk County Dept. of Planning
Jenny Kohn, Suffolk County Department of Law

Guests: Joe Gergela, L.I. Farm Bureau
Dave Klenawicus, Shelter Island
Jeffrey Owen, Owen Brothers Nursery
Melissa Spiro, Southold Town
John Malafronte, EECO Farm
Lauren Jarrett, EECO Farm
Vincent Gilmartin, Long Island House Properties-Smithtown

Members Reed W. Jarvis, Jr. (At-Large)
Absent: Jacob Rottkamp (Riverhead)
Lee Foster (Southampton)

Chairman Orlowski, called the meeting of the Suffolk County Farmland Committee to order at 6:05 p.m. at the L.I. Horticulture Research & Extension Center, Riverhead, NY.

Approval of Minutes

A motion was put forth by Charles Scheer and seconded by Mark Zaweski to approve the minutes of the January 25, 2005 meeting of the Farmland Committee. Motion carried. 14-0-0.

Public Portion

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

ECCO Farm-Long Lane, Marion Schneck parcel, East Hampton

Lauren Jarrett, Director of ECCO Farms, made a presentation. ECCO Farm requested approval to move walk-in cooler 50 feet off the property line (previously built in the 50 ft. setback) in lieu of a future site plan approval for a barn, to enlarge farmstand structure to 300 sq. ft. semi-permanent seasonal structure, build a chicken coop and to change the location of several high tunnels. **A motion for a SEQRA determination Type II Action was made by Albert Kilb and seconded by Russell Barnett. Motion carried. 14-0-0.**

The Farmland Committee determined that high tunnels are considered farm equipment and did not come under the review of the Committee. Charles Scheer made a motion for approval of the walk-in cooler, chicken coop and future barn provided they submit a site plan for a precise location and meets town setback requirements. The motion was seconded by Elmer Zeh. Motion carried 14-0-0.

Ms. Jarrett also discussed arsenic testing and evaluation on ECCO Farm. Russell Barnett followed with a discussion on Smithtown's experience with arsenic standards.

Jeff Owen

Jeff Owen, the owner of Owen Brothers Nursery, asked the Farmland Committee's opinion on the construction and use of a Butler Building (60' x 100') for storage. He is selling his development rights to Suffolk County. Committee members felt that the Butler Building would be permitted as long as it was used as an agricultural structure and did not include any retailing activity. A suggestion was made that Mr. Owen return with a site plan for the July meeting.

New Parcels

The following parcels offered for the Suffolk County Purchase of Development Rights Program were *approved* at the April 26, 2005 meeting:

Kennedy - 30 acres in the Town of Brookhaven scored 17 by the Farmland Committee

Borella Farm - 50.4 acres in the Town of Smithtown scored 9 by the Committee

Schmitt - 21.4 acres in the Town of Huntington scored 7 by the Committee

Schlecht Nursery - 8.4 acres in the Town of Brookhaven scored 9 by the Committee

Lundstrom, Eric - Two (2) parcels consisting of 92.9 and 12 acres in the Town of Brookhaven scored 13 by the Committee

Stevenson - 12 acres in the Town of Southold scored 17 by the Committee

Tuthill - 10.3 acres in the Town of Southold scored 18 by the Committee

Terry - 35.3 acres in the Town of Southold scored 20 by the Committee

Edwards, Marion - 20.6 acres in the Town of Southold scored 17 by the Committee

Antoni Grigionis - Two (2) parcels consisting of 10.1 and 11.2 acres in the Town of Southold scored 17 by the Committee

Mathew Campbell - 16.7 acres in the Town of Southold scored 19 by the Committee

M. Moffet-Wolfe - 16.7 acres in the Town of Southold scored 16 by the Committee

Threshold Blue LLC - 12 acres in the Town of Southold scored 17 by the Committee

D. Dzungas-Smith – 28.3 acres in the Town of Southold scored 17 by the Committee
John Conway – 10.1 acres in the Town of Southold scored 16 by the Committee
Frank Loccisano – 10.8 acres in the Town of Southold scored 13 by the Committee
William Zebroski – 22.3 acres in the Town of Southold scored 15 by the Committee
William Smith – 12.2 acres in the Town of Southold scored 14 by the Committee
Herodotus Damianos – 45.7 acres in the Town of Southold scored 16 and a second parcel
consisting of 21.7 acres scored 17 by the Committee
Florence Wicks – 68.4 acres in the Town of Southold scored 15 by the Committee
Wm. Buckingham Est. – 10.4 Acres in the Town of Southold scored 19 by the Committee
Bradley Anderson – Two (2) parcels consisting 27.3 and 20.6 acres in the Town of Southold
scored 19 by the Committee
William Smith – 19.7 acres in the Town of Southold scored 16 by the Committee
Jerome Thomas – 18.7 acres in the Town of Southold scored 14 by the Committee
Samolewski/Matthews – 69.6 acres in the Town of Southold scored 13 acres by the Committee

The Committee *rejected* the following parcels:

Amsler – 18 acres in the Town of Huntington scored 2 by the Committee
Muller – 6.4 acres in the Town of Brookhaven scored 3 by the Committee
Beagle – 150 acres in the Town of Riverhead scored 15 by the Committee
Raleigh Farm – 13.9 acres in the Town of Smithtown scored 0 by the Committee

Joe Gergela told the Committee that putting farms on lists without their permissions would be detrimental to the farmer. Chairman Orłowski stated that parcels would not be added to the list unless it that farmer submitted it himself. Janet Longo explained that after the approval a letter is sent out asking if the owner is interested. Tom Isles suggested that the Committee not adopt a firm stand at this time and that he would talk to his contacts in County Government. William Gardiner felt that the Committee should not approve any parcels that were not submitted by farmers.

Other Business

Janet Longo, Division of Real Estate, gave an update to the Committee. There are 285 acres in contract in 2005, 325 acres are accepted offers and 40 acres have already been closed on. She explained that the Appraisal Review Dept. and the Environmental Trust Review Bd. approved what amount can be offered. Licensed appraisers can review and now be competitive.

Joe Gergela stated that landowners can see the appraisals and has the right to get his own appraisal. Ms. Longo said Suffolk County would consider any legitimate comps.

The County is doing a seminar (May 5, 2005) for appraisers explaining the County's requirements for the appraisal process.

Mr. Gergela also informed the Committee that the "Quarter Percent Funding" might be switched from sewers to open space.

Next Meeting: July 19, 2005 at 6:00 P.M. at the L.I. Horticulture Research & Extension Center, Riverhead, New York.

A motion to adjourn was made at 8:00 P.M. by Charles Scheer and seconded by Elmer Zeh. Motion carried. 14-0-0.