

# COUNTY OF SUFFOLK



STEVE LEVY  
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 6:00 PM on Tuesday, March 24<sup>th</sup>, 2009 at the L.I. Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, 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

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## **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  
Karen Timlin

## **AGENDA**

Long Island Horticultural Research & Extension Center

3059 Sound Avenue, Riverhead, N.Y. 11901

Tuesday, March 24, 2009

6:00 P.M.

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### 1. ORDER OF BUSINESS:

- A. Chairman Orlowski calls the Suffolk County Farmland Committee meeting to order
- B. Approval of September 23, 2008 Suffolk County Farmland Committee Meeting Minutes
- C. Review of general correspondences received since the January 27, 2009 meeting

### 2. MEETING OPEN FOR PUBLIC COMMENTS

### 3. POLICY MATTERS:

- A. Discussion of proposed amendments to Chapter 8

### 4. STATUS UPDATE:

- A. Irene J. Detmer Revocable Trust, Detmer Farm (0200 13200 0200 001001, 001002)
- B. Quintal, Brightwaters Farms & Nursery (0500 22300 0100 021001)

### 5. COMPLAINTS/POTENTIAL VIOLATIONS:

- A. Shoreline Development Corp. (0600 05800 0200 013001, 014002)

### 6. PERMITS:

- A. John P. Kujawski and Sons, Inc. (0600 02200 0200 011005)
- B. K & E Land Corp., East Coast Nurseries (0600 06300 0300 005004)
- C. Ernst/Norton, Mill Creek Farms (1000 05600 0100 011010)

### 7. NEW PARCELS:

- A. 0200 92600 0100 007000, 009003 – Willow Springs Farms (Bleakney)
- B. 0600 00800 0300 004000 – Harbes Farm (Harbes Farm Riverhead West, LLC)
- C. 0600 04600 0300 005000 – Riverhead School District Property
- D. 0600 10000 0100 015001 – Roy Don Farms (Pappalardo)
- E. 0900 03800 0100 007012 to 007017 – ZIP Millstone One, LLC/ZIP Millstone Two, LLC
- F. 0908 00100 0100 017000, 018000 – Dogwood Associates/Held, Linda

### 8. PRESENTATION:

- A. Fiske, Sylvester Manor (0700 00800 0100 005002 p/o)

### 9. OTHER BUSINESS

### 10. ADJOURNMENT

NEXT MEETING: Tuesday, May 26, 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:** March 24, 2009

**Members Present:**

Bennett S. Orlowski, Jr., Chairman (At-Large)  
Russell K. Barnett (Smithtown)  
Ronald Bush (At-Large)  
Nate Corwin (At-Large)  
Lee Foster (Southampton)  
Thomas A. Isles (At-Large)  
Alfred J. Kilb, Jr. (Shelter Island)  
Joseph Krukowski (Southold)  
Dale D. Moyer (At-Large)  
Eugene Murphy (Islip)  
Jeffrey Rottkamp (Riverhead)  
Albert Schmitt (At-Large)  
Mark Zaweski (At-Large)

**Members Absent:**

Daniel Fricke (At-Large)  
Olney M. Gardiner (East Hampton)  
Howard Johnson (Huntington)  
Ann Marie Jones (Babylon)  
Charles Scheer (At-Large)  
John Turner (Brookhaven)

**Advisors Present:**

Joseph M. Gergela, III, Long Island Farm Bureau

**Advisors Absent:**

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

**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, Assistant County Attorney, SC Law Department (Committee Counsel)  
Karen Timlin, Clerk Typist, SC Planning Department (Committee Staff)

Robert J. Zaher, Land Management Specialist, SC Real Property Acquisition & Mgmt. Div.

**Guests:**

Joe Annunziata, Diamond 'A' Ranch  
Christian Baiz, Southold Town Agricultural Advisory Committee Chairman  
Frank J. Blangiardo, Blangiardo Farm  
Paul Brennan, ZIP Millstone I/ZIP Millstone II/Dogwood Associates/Held  
Representative  
Edward T. Ernst, Mill Creek Farms, Inc.  
Sara Gordon, Peconic Land Trust/Shelter Island Farm (fka Sylvester Manor) Representative  
Kathryn Jacobs, Blangiardo Farm  
Dave Klenawicus  
Bennett Konesni, Shelter Island Farm (fka Sylvester Manor)  
Richard M. O'Dea, Town of Riverhead Planning Board  
Anne Marie Prudenti, Town of Riverhead  
Matt Rowehl, East Coast Nurseries  
Stephen Searl, Peconic Land Trust  
Melissa Spiro, Town of Southold  
Herb Strobel, Hallockville Museum Farm  
Robert Van Bourgondien, Southold Town Land Preservation Committee  
Gary Vogel, East Coast Nurseries

**ORDER OF BUSINESS**

***Call to Order***

Chairman Orłowski called the meeting of the Suffolk County Farmland Committee (Committee) to order at 6:05 P.M. at the Long Island Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, NY.

***Approval of Minutes***

**A motion was put forth by Mark Zaweski and seconded by Jeffrey Rottkamp to approve the minutes of the September 23, 2008 meeting of the Suffolk County Farmland Committee. Motion carried: 13-0-0.**

***Correspondences***

The Committee was not in receipt of any correspondences unrelated to items on the agenda.

***Suffolk County Workforce Reduction pursuant to Introductory Resolution No. 1205-2009***

Due to the difficult economic times, Suffolk County Executive Levy submitted a bill that would authorize a reduction in the Suffolk County workforce, thereby eliminating budgetary shortfalls. Member Isles discussed the impending layoffs and their effects on the Committee staff. The Committee agreed that a staff cut would gravely impact its ability to function. The Committee offered to show its support by writing a letter to the Suffolk County Executive expressing concern

over the abolition of three key positions.

**A motion was put forth by Alfred J. Kilb and seconded by Albert Schmitt to send a letter to the Suffolk County Executive, Steve Levy, expressing the Suffolk County Farmland Committee's position against the abolition of three staff positions currently held by Jessica L. Kalmbacher, Karen Timlin, and Robert J. Zaher, as proposed by Introductory Resolution No. 1205-2009, because said staff positions are essential to discharging the Suffolk County Farmland Committee's functions and to the county's farmland preservation program. Motion carried: 12-0-0. ["Exhibit A"]**

#### PUBLIC COMMENTS

Chairman Orlowski opened the meeting for public comments.

#### ***Pending Workforce Reduction***

Suffolk County resident Joe Annunziata commended Committee staff member Jessica Kalmbacher and offered to write a letter of support on her behalf.

#### ***Permit Process***

Guest Frank Blangiardo commented on the permit process and requested information about his pending permit. Chairman Orlowski informed Mr. Blangiardo that the permit would be issued by the end of the week.

#### POLICY MATTERS

##### ***Draft Proposed Amendments to Chapter 8, "Development Rights to Agricultural Lands"***

The interdepartmental farmland working group continues to work on proposed amendments to Chapter 8 of the Suffolk County Administrative Local Laws, "Development Rights to Agricultural Lands." Suffolk County Planning Department (Department) staff has received many comments thus far and continues to review and amend the draft. Department staff has met with several different boards, including the Town of Riverhead Farmland Preservation Committee and the Southold Town Land Preservation Committee, among others. Department staff intends to complete revisions to the draft and provide the Committee with a copy of the draft proposed amendments by the next meeting.

#### STATUS UPDATE

##### ***Irene J. Detmer Revocable Trust, Detmer Farm (0200 13200 0200 001001, 001002)***

The subject property is approximately 30.2 acres and is in the hamlet of East Setauket, Town of Brookhaven. On March 24, 2009, Department staff conducted a follow-up site inspection regarding the possible unauthorized yard waste collection and storage. Department staff was unable to determine the exact composition of the pile. Member Moyer informed the Committee that New York State Department of Environmental Conservation regulations limit composting piles to 3,000 cubic yards without a permit and 10,000 cubic yards with a permit. The Committee directed Department staff to contact the tenant to determine the composition and intended use of the compost pile. Department staff will report findings at the next meeting.

\* Member E. Murphy arrived.

***Quintal, Brightwaters Farms & Nursery (0500 22300 0100 021001)***

The subject parcel is approximately 11 acres and is located in the hamlet of North Bay Shore, Town of Islip. On March 24, 2009, Department staff conducted a follow-up site inspection to investigate potential violations. The site conditions were consistent with those witnessed during the previous site inspection conducted on January 22, 2009. Member Murphy informed the Committee that the Town of Islip has a pending lawsuit against Mr. Quintal, specifically regarding potential code violations. All information was forwarded to the Suffolk County Law Department.

COMPLAINTS/POTENTIAL VIOLATIONS

***Shoreline Development Corp. (0600 05800 0200 013001, 014002)***

The subject property consists of approximately 33 acres in the hamlet of Calverton, in the Town of Riverhead. During the January 27, 2009 meeting, the Committee passed a motion for the issuance of a permit that granted the landowner permission to build several farm structures (See applicable Suffolk County Farmland Committee meeting minutes). On March 20, 2009, Department staff conducted a site visit to investigate complaints received regarding the alleged removal of topsoil along the northwestern portion of the property and the alleged dumping of debris on the southwestern portion of the property. During the site visit, Department staff noticed that soil had been disturbed since the last site visit; however, Department staff was unable to confirm whether or not said disturbed soil had been removed off-site. Department staff spoke with Emily Stevens, the tenant, who informed Department staff that the soil had been disturbed to improve draining and that said disturbance was associated with the installation of the Committee-approved structures. According to Ms. Stevens, no soil had been removed off-site. Member Isles highlighted the need to address whether the activity is allowed under farmland guidelines. A discussion ensued. Staff will continue to monitor activities on the subject property and will report back any new findings to the Committee.

PERMITS

***John P. Kujawski and Sons, Inc. (0600 02200 0200 011005)***

***Storage Building Structure***

The subject parcel is approximately 120.1 acres and is located in the hamlet of Northville, Town of Riverhead. The applicant seeks a permit to construct a 7,200 square-foot agricultural machine and straw storage building on the northwestern portion of the property.

**A motion was put forth by Albert Schmitt and seconded by Lee Foster to classify the proposal as a SEQRA Type II action, pursuant to 6 NYCRR §617.5(c)(3)(1995) and to issue a permit for one (1) machine and straw storage building structure with no connections to any utilities, which shall not exceed a footprint of 60' by 120', on Suffolk County Real Property Tax Map lot 0600-022.00-02.00-011.005, as delineated on the submitted site plan. Motion carried: 13-0-0. ["Exhibit B"]**

***K & E Land Corp., East Coast Nurseries (0600 06300 0300 005004)***

***Drainage Basin Structures***

The subject parcel is approximately 165 acres and is located in the hamlet of Riverhead, Town of Riverhead. The applicants seek a permit to build five vertical drainage basins throughout the property. This matter had been tabled at both the September 23, 2008 and November 25, 2008 meetings because the applicants were not present. The applicants requested to postpone the matter until this meeting of the Committee. Both Gary Vogel and Matt Rowehl were in attendance to represent the application. The applicants indicated that the proposed structures were necessary to mitigate stormwater runoff and to prevent erosion. The Committee advised the applicants that such improvements would need to comply with Natural Resources Conservation Service guidelines.

**A motion was put forth by Lee Foster and seconded by Nate Corwin to classify the proposal as a SEQRA Type II action, pursuant to 6 NYCRR §617.5(c)(3)(1995) and to issue a permit for five (5) vertical drainage basins, which may range in size from 1,888 square feet by two feet deep to 30,000 square feet by three feet deep, as delineated on the site plans titled “Southeast Property Plan View, East Coast Nursery, Suffolk County, New York” and dated December, 2007 and “Northwest Property Plan View, East Coast Nurseries, Suffolk County, New York” and dated December, 2007, for the purpose of preventing future erosion to the subject property and adjacent properties, subject to the condition that said structures shall be installed and maintained in accordance with Natural Resources Conservation Service recommendations. Motion carried: 13-0-0. [“Exhibit C”]**

***Ernst Mill Creek Farms (1000 05600 0100 011010)***

***Run-in Shed Structure***

The subject parcel is approximately 10.9 acres and is located in the hamlet of Southold, Town of Southold. The applicant, Ed Ernst, was in attendance and seeks a permit to build one 972 square-foot run-in shed to be sited in the footprint of the previously approved stable. The Committee advised the applicant that the permit would be issued upon submission of an updated survey.

**A motion was put forth by Alfred J. Kilb, Jr. and seconded by Eugene Murphy to classify the proposal as a SEQRA Type II action, pursuant to 6 NYCRR §617.5(c)(3)(1995), and to issue a permit for one (1) run-in shed structure, which shall not exceed 27’ by 36’, on SCRPTM lot 1000-056.00-01.00-011.10, within the footprint of the “Proposed Stable” structure delineated on the site plan titled “Map of Property, Map of Mill Creek Preserve, Situate: Arshamomoque, Town: Southold, Suffolk County, NY” and dated February 17, 2009, subject to the condition that the landowner shall submit a revised site plan indicating the exact size and location of the proposed run-in shed structure to the Suffolk County Farmland Committee. Motion carried: 13-0-0. [“Exhibit D”]**

NEW PARCELS [“Exhibit E ”]

***Robert J. Bleakney Living Trust/Kathleen F. Bleakney Living Trust (“Willow Springs Farms”)  
(0200 92600 0100 007000 and p/o 0200 92600 0100 009003)***

The subject property consists of 7.1 acres in the hamlet of East Patchogue, Town of Brookhaven, and received a score of 8.5 out of 25 by the Committee. The item was tabled pending further investigation.

***Harbes Farm Riverhead West, LLC  
(p/o 0600 00800 0300 004000)***

The subject property consists of 20 acres in the hamlet of Northville, Town of Riverhead, and received a score of 17.5 out of 25 by the Committee.

**A motion was put forth by Nate Corwin and seconded by Russell K. Barnett to recommend part of one (1) parcel consisting of approximately twenty (20) acres, having two (2) identified exclusions, to the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program. Motion carried: 13-0-0. [“Exhibit F”]**

***Central School District Number 2  
(0600 04600 0300 005000)***

The subject property consists of 27 acres in the hamlet of Northville, Town of Riverhead, and received a score of 17.25 out of 25 by the Committee.

**A motion was put forth by Mark Zaweski and seconded by Joseph Krukowski to recommend one (1) parcel consisting of approximately twenty-seven (27) acres, having no identified exclusions, to the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program. Motion carried: 13-0-0. [“Exhibit G”]**

***Pappalardo, Angela, Christina, and Joseph (“Roy Don Farms”)  
(p/o 0600 10000 0100 015001)***

The subject property consists of 9.5 acres in the hamlet of Calverton, Town of Riverhead, and received a score of 11.75 out of 25 by the Committee.

**A motion was put forth by Nate Corwin and seconded by Albert J. Kilb, Jr. to recommend part of one (1) parcel consisting of approximately nine and one half (9.5) acres, having one (1) identified exclusion, to the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program. Motion carried: 13-0-0. [“Exhibit H”]**

***ZIP Millstone, One, LLC/ZIP Millstone Two, LLC  
(0900 03800 0100 007012 thru 0900 03800 0100 007017)***

The subject property consists of 18.5 acres in the hamlet of Bridgehampton, Town of Southampton, and received a score of 11.25 out of 25 by the Committee. The item was tabled pending further investigation. The Committee requested that the representative contact the landowner to determine if the landowner would be willing to abandon the subdivision, creating one (1) large lot, upon sale of the development rights to the County of Suffolk.

***Dogwood Associates/Held, Linda***

***(p/o 0908 00100 0100 017000 and 0908 00100 0100 01800)***

The subject property consists of 17.4 acres in the Village of Sagaponack, Town of Southampton, and received a score of 4.75 out of 25 by the Committee. The item was tabled pending further investigation. The Committee requested that the representative contact the landowner to determine if the landowner would be willing to abandon the subdivision, creating one (1) large lot, upon sale of the development rights to the County of Suffolk.

**PRESENTATION**

***Fiske Sylvester Manor (p/o 0700 00800 0100 005002)***

***Farm Operation Concept Plan***

The subject parcel is approximately 241.7 acres and is located in the hamlet of Shelter Island Heights, Town of Shelter Island. The property has a rich agricultural history and has been owned by the same family for sixteen generations, tracing back to 1652. Although the land had been fallow for quite some time, recently the property has been brought back into active agricultural production. Farm manager, Bennett Konesni, was in attendance to present the new farm operation concept plan along with Sara Gordon from Peconic Land Trust. Mr. Konesni provided the Committee with background information about the property and then presented the plan. The agricultural operation will likely include the cultivation of vegetables, lettuce, and potatoes; the raising of livestock (e.g., goats and pigs); the restoration of the historic windmill located in the southern field; the processing of dairy products; and the direct marketing of agricultural products from a farm stand to be built on the premises. In addition, Mr. Konesni intends to establish a Community Supported Agriculture operation and to create a partnership with local businesses and the school district whereby he would provide them with fresh, local produce and educational opportunities. Mr. Konesni intends to offer the development rights to parts of the parcel in staged phases. Ms. Gordon indicated that the Shelter Island Town Supervisor, Jim Dougherty, has expressed enthusiasm for preserving this land. The final plan will be presented to the Committee at its subsequent meeting.

**OTHER BUSINESS**

***Announcement of Upcoming Agricultural Industry Meetings***

Advisor Gergela informed those in attendance that a meeting with Congressman Bishop is scheduled for March 28, 2009 at 9:00 AM to be held at the Long Island Farm Bureau office on Edwards Avenue and is open to all interested parties. In addition, Advisor Gergela announced a meeting of the Garden Center Industry scheduled for March 25, 2009 at Martha Clara.

***New Marketing Campaign***

Advisor Gergela announced a new marketing campaign scheduled to begin at the end of April. Under the marketing campaign, a new Pride of New York slogan will be introduced: "Buy Local. Buy Pride of New York."

***New Suffolk County Planning Department Staff Member***

Member Isles introduced Andrew Amakawa to the Committee. Mr. Amakawa has worked on the 2009 Agricultural District Open Enrollment Period process as well as various tasks associated with

the Suffolk County Purchase of Development Rights Program.

ADJOURNMENT

**A motion to adjourn was made by Lee Foster and seconded by Alfred J. Kilb, Jr. Motion carried: 13-0-0.**

NEXT MEETING

**Tuesday, May 26, 2009 at 6:00 p.m. at the Long Island Horticultural Research and Extension Center, 3059 Sound Avenue, Riverhead, NY.**

## EXHIBIT A

**SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. FC-4-2009,  
ADOPTING A POSITION AGAINST THE ABOLISHMENT OF THREE FILLED  
SUFFOLK COUNTY POSITIONS CRUCIAL TO SUFFOLK COUNTY'S  
FARMLAND PRESERVATION PROGRAM AS PROPOSED BY SUFFOLK  
COUNTY INTRODUCTORY RESOLUTION NO. 1205-2009**

**WHEREAS**, Suffolk County Legislative Introductory Resolution No. 1205-2009 authorizes the implementation of a number of budgetary measures to maintain County fiscal stability in light of a deteriorating national economy; and

**WHEREAS**, said budgetary measures included the abolishment of three currently filled positions: Land Management Specialist IV, filled by Robert J. Zaher; Planner, filled by Jessica L. Kalmbacher; and Clerk Typist, filled by Karen Timlin; and

**WHEREAS**, the three aforementioned employees provide staff support to the Suffolk County Farmland Committee and the Suffolk County Agricultural and Farmland Protection Board, execute the Suffolk County Purchase of Development Rights Program, and administer the New York State Agricultural Districts Program in the County of Suffolk, among other responsibilities; and

**WHEREAS**, the Suffolk County Farmland Committee discussed at its March 24, 2009 meeting the impact such workforce reduction would have on the Suffolk County Farmland Preservation Program; and

**WHEREAS**, members of the general public commented on said employees' service and commended the County on its farmland preservation efforts; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Suffolk County Farmland Committee finds that the proposal will undermine the Suffolk County Farmland Preservation Program, thereby threatening the County's agricultural industry; and be it further

**2<sup>nd</sup> RESOLVED**, that Suffolk County Farmland Committee adopts a position against the abolition of three positions currently held by Jessica L. Kalmbacher, Karen Timlin, and Robert J. Zaher, as proposed by Suffolk County Legislative Introductory Resolution No. 1205-2009, because said employees are essential to discharging the Suffolk County Farmland Committee's functions and to the Suffolk County Farmland Preservation Program; and be it further

**3<sup>rd</sup> RESOLVED**, that the Suffolk County Farmland Committee hereby directs the Chairman of the Suffolk County Farmland Committee to prepare a letter stating the Suffolk County Farmland Committee's position against the proposal and forward such letter to Suffolk County Executive, Steve Levy; and be it further

**4<sup>th</sup> RESOLVED**, that each Suffolk County Farmland Committee member is encouraged to prepare a letter stating his/her position regarding the proposal and/or commenting on the service provided by the impacted employees and forward said letter to Suffolk County Executive, Steve Levy; and be it further

**5<sup>th</sup> RESOLVED**, that members of the general public are encouraged to prepare letters stating their positions regarding the proposal and/or commenting on the services provided by the impacted employees and forward said letters to Suffolk County Executive, Steve Levy.

**Motion by:** Alfred J. Kilb, Jr.      **Seconded by:** Albert Schmitt

Committee Vote:      **Ayes**      **12**  
                                 **Nays**      **0**  
                                 **Abstentions**      **0**

Members Present: 12 (Russell K. Barnett, Ronald Bush, Nate Corwin, Lee Foster, Thomas A. Isles, Alfred J. Kilb, Jr., Joseph Krukowski, Dale D. Moyer, Bennett S. Orlowski, Jr., Jeffrey Rottkamp, Albert Schmitt, Mark Zaweski)

Members Absent: 7 (Daniel Fricke, Olney M. Gardiner, Howard Johnson, Ann Marie Jones, Eugene Murphy, Charles Scheer, John Turner,)

**Dated: March 24, 2009**

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

## EXHIBIT B

**SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. FC-5-2009,  
AUTHORIZING MODIFICATION TO THE PROPERTY OF WHICH SUFFOLK  
COUNTY OWNS THE DEVELOPMENT RIGHTS – JOHN P. KUJAWSKI AND  
SONS, INC. (SCRPTM NO. 0600-022.00-02.00-011.005) – 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 proposal to modify the property owned by John P. Kujawski and Sons, Inc. has been received by the Suffolk County Farmland Committee; and

**WHEREAS**, said property is located on land situated on the east side of Suffolk County Route 22 (Manor Lane) in the hamlets of Northville and Jamesport, identified by Suffolk County Real Property Tax Map number 0600-022.00-02.00-011.005; and

**WHEREAS**, the applicant is seeking a permit authorizing the installation and maintenance of one machine and/or straw storage building structure, which shall not exceed a footprint of 60' by 120' as delineated on the submitted site plan; and

**WHEREAS**, said application was considered by the Suffolk County Farmland Committee at its meeting on March 24, 2009; now, therefore, be it

**1<sup>st</sup> 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

**2<sup>nd</sup> RESOLVED**, that the Suffolk County Farmland Committee hereby approves said application subject to the following condition:

1. that no electric, water, or other utilities infrastructure shall be installed in, on, or under the structure.

**Motion by:** Albert Schmitt      **Seconded by:** Lee Foster

**Committee Vote:**      **Ayes**      **13**  
                                 **Nays**      **0**  
                                 **Abstentions**      **0**

**Members Present:**      13      (Russell K. Barnett, Ronald Bush, Nate Corwin, Lee Foster, Thomas A. Isles, Alfred J. Kilb, Jr., Joseph Krukowski, Dale D. Moyer, Eugene Murphy, Bennett S. Orlowski, Jr., Jeffrey Rottkamp, Albert Schmitt, Mark Zaweski)

**Members Absent:**      6      (Daniel Fricke, Olney M. Gardiner, Howard Johnson, Ann Marie Jones, Charles Scheer, John Turner)

**Dated: March 24, 2009**

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

## EXHIBIT C

**SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. FC-6-2009,  
AUTHORIZING MODIFICATION TO THE PROPERTY OF WHICH SUFFOLK  
COUNTY OWNS THE DEVELOPMENT RIGHTS – “EAST COAST  
NURSERIES” (SCTM NO. 0600-063.00-03.00-005.004) – 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 proposal to modify the property known as “East Coast Nurseries” has been received by the Suffolk County Farmland Committee; and

**WHEREAS**, “East Coast Nurseries” is located on land situated south of Reeves Avenue, east of Horton Avenue, and west of Roanoke Avenue in the hamlet of Riverhead, identified by Suffolk County Real Property Tax Map number 0600-063.00-03.00-005.004; and

**WHEREAS**, the subject property experiences severe soil erosion subsequent to precipitation events; and

**WHEREAS**, this proposed modification to the property is intended to prevent future erosion of the subject property and adjacent properties; and

**WHEREAS**, the applicant is seeking a permit authorizing the installation and maintenance of five vertical drainage basins, ranging in size from 1,888 square feet by two feet deep to 30,000 square feet by three feet deep, as delineated on the plans titled “Southeast Property Plan View, East Coast Nursery, Suffolk County, New York” and dated December 2007 and “Northwest Property Plan View, East Coast Nurseries, Suffolk County, New York” and dated December 2007; and

**WHEREAS**, this permit application was considered by the Suffolk County Farmland Committee at its March 24, 2009 meeting; now, therefore be it

**1<sup>st</sup> 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

**2<sup>nd</sup> RESOLVED**, that the Suffolk County Farmland Committee hereby approves said application subject to the following conditions:

2. that the approved structures shall be installed and maintained in accordance with Natural Resources Conservation Service recommendations; and
3. that no soil disturbed in association with the installation of the approved structures shall be removed from the subject property.

**Motion by:** Lee Foster                      **Seconded by:** Nate Corwin

Committee Vote:      **Ayes**      **13**  
                                 **Nays**      **0**  
                                 **Abstentions**      **0**

Members Present:      13      (Russell K. Barnett, Ronald Bush, Nate Corwin, Lee Foster, Thomas A. Isles, Alfred J. Kilb, Jr., Joseph Krukowski, Dale D. Moyer, Eugene Murphy,

Bennett S. Orlowski, Jr., Jeffrey Rottkamp, Albert Schmitt, Mark Zaweski)

Members Absent:           6       (Daniel Fricke, Olney M. Gardiner, Howard Johnson, Ann Marie Jones,  
Charles Scheer, John Turner)

**Dated: March 24, 2009**

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

## EXHIBIT D

**SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. FC-7-2009,  
AUTHORIZING MODIFICATION TO THE PROPERTY OF WHICH SUFFOLK  
COUNTY OWNS THE DEVELOPMENT RIGHTS – “MILL CREEK FARMS,  
INC.” (SCTM NO. 1000-056.00-01.00-011.010) – TOWN OF SOUTHDOLD –  
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 “Mill Creek Farms, Inc.” has been received by the Suffolk County Farmland Committee; and

**WHEREAS**, “Mill Creek Farms, Inc.” is located on land situated north of New York State Route 25 (Main Road), south of Pond Avenue, and east of Laurel Avenue in the hamlet of Southold, identified by Suffolk County Real Property Tax Map number 1000-056.00-01.00-011.010; and

**WHEREAS**, the applicant is seeking a permit authorizing the construction and maintenance of one run-in shed structure, which shall not exceed 27’ by 36’ and which shall be wholly within the footprint of the “Proposed Stable” structure delineated on the site plan titled “Map of Property, Map of Mill Creek Preserve, Situate: Arshamomoque, Town: Southold, Suffolk County, NY” and dated February 17, 2009; and

**WHEREAS**, said application was considered by the Suffolk County Farmland Committee at its meeting on March 24, 2009; now, therefore, be it

**1<sup>st</sup> 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

**2<sup>nd</sup> RESOLVED**, that the Suffolk County Farmland Committee hereby approves said application subject to the follow condition:

1. the landowner shall submit a revised site plan indicating the exact size and location of the proposed run-in shed structure to the Suffolk County Farmland Committee.

**Motion by:** Alfred J. Kilb, Jr.      **Seconded by:** Eugene Murphy

Committee Vote:      **Ayes      13**  
                                 **Nays      0**  
                                 **Abstentions 0**

Members Present:      13      (Russell K. Barnett, Ronald Bush, Nate Corwin, Lee Foster, Thomas A. Isles, Alfred J. Kilb, Jr., Joseph Krukowski, Dale D. Moyer, Eugene Murphy, Bennett S. Orłowski, Jr., Jeffrey Rottkamp, Albert Schmitt, Mark Zaweski)

Members Absent:      6      (Daniel Fricke, Olney M. Gardiner, Howard Johnson, Ann Marie Jones, Charles Scheer, John Turner)

**Dated: March 24, 2009**

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

# EXHIBIT E

| PARCELS OFFERED FOR THE SUFFOLK COUNTY PURCHASE OF DEVELOPMENT RIGHTS PROGRAM |       |                                                                     |             |                |                            |                              |              |                          |             |                                                             |  |
|-------------------------------------------------------------------------------|-------|---------------------------------------------------------------------|-------------|----------------|----------------------------|------------------------------|--------------|--------------------------|-------------|-------------------------------------------------------------|--|
|                                                                               |       |                                                                     |             |                |                            |                              |              |                          |             |                                                             |  |
| Approved at the 3/24/09 Farmland Committee Meeting                            |       |                                                                     |             |                |                            |                              |              |                          |             |                                                             |  |
| Farm No.                                                                      | Score | Name                                                                | Town        | Place          | DSBL                       | Additional Lots              | In Ag. Dist. | Soil Class               | Total Acres | Ag. Use                                                     |  |
| 2009-03                                                                       | 17.50 | Harbes Farm Riverhead West, LLC                                     | Riverhead   | Northville     | 0600 00800 0300 004000 p/o | N/A                          | Yes, 7       | HaA, RdB, RdA            | 20.0        | Sweet corn, pumpkins, grapes, tomatoes, vegetables, flowers |  |
| 2009-04                                                                       | 17.25 | Central School District Number 2 (Farmer: DeLea Sod Farms)          | Riverhead   | Northville     | 0600 04600 0300 005000     | N/A                          | No           | PIA, HaA, RdA            | 27.0        | Sod                                                         |  |
| 2009-05                                                                       | 11.25 | Pappalardo, Angela, Christina, and Joseph (Roy Don Farms)           | Riverhead   | Calverton      | 0600 10000 0100 015001 p/o | N/A                          | No           | RdA, PmC3, PIB, He, PIA  | 9.5         | Horse farm; potatoes                                        |  |
| Tabled at the 3/24/09 Farmland Committee Meeting                              |       |                                                                     |             |                |                            |                              |              |                          |             |                                                             |  |
| Farm No.                                                                      | Score | Name                                                                | Town        | Place          | DSBL                       | Additional Lots              | In Ag. Dist. | Soil Class               | Total Acres | Ag. Use                                                     |  |
| 2009-02                                                                       | 8.50  | Robert J./Kathleen F. Bleakney Living Trusts (Willow Springs Farms) | Brookhaven  | East Patchogue | 0200 92600 0100 007000     | p/o 9.3                      | No           | RdA, PIB                 | 7.1         | Horse farm                                                  |  |
| 2009-06                                                                       | 11.25 | ZIP Millstone One, LLC/ZIP Millstone Two, LLC                       | Southampton | Bridgehampton  | 0900 03800 0100 007012     | 7.13, 7.14, 7.15, 7.16, 7.17 | 4            | BgA, HaB, PmC3, HaA, BgB | 18.9        | Field crops                                                 |  |
| 2009-07                                                                       | 4.75  | Dogwood Associates/Held, Linda                                      | Southampton | Sagaponack     | 0908 00100 0100 017000 p/o | 18                           | No           | BgB, RdA, He             | 17.4        | Field crops                                                 |  |

## EXHIBIT F

**SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. DR-2-2009, RECOMMENDING TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE ACQUIRED – “HARBES FARM” (SCRPTM NO. 0600-008.00-03.00-004.000 p/o) – 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, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the property “Harbes Farm” on 34.9 ± acres of land north of Sound Avenue, east of County Route 22 (Manor Lane), and west of B Road in the hamlet of Northville; and

**WHEREAS**, the landowner now offers the development rights to 20.0 ± acres of active agricultural land to the County of Suffolk, while proposing to retain the development rights to 12.4 ± acres of the subject parcel in the form of one 10.4-acre exclusion along the northern segment of the subject property, encompassing the woodlands, and one 2.0-acre exclusion along the southeastern segment of the subject property, encompassing the existing buildings situated along Sound Avenue; and

**WHEREAS**, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received 17.5 points out of 25 possible points; and

**WHEREAS**, said application was considered by the Suffolk County Farmland Committee at its meeting on March 24, 2009; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Suffolk County Farmland Committee hereby recommends part of the subject parcel for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program.

**Motion by:** Nate Corwin      **Seconded by:** Russell Barnett

**Committee Vote:**

|                    |           |
|--------------------|-----------|
| <b>Ayes</b>        | <b>13</b> |
| <b>Nays</b>        | <b>0</b>  |
| <b>Abstentions</b> | <b>0</b>  |

**Members Present:** 13 (Russell K. Barnett, Ronald Bush, Nate Corwin, Lee Foster, Thomas A. Isles, Alfred J. Kilb, Jr., Joseph Krukowski, Dale D. Moyer, Eugene Murphy, Bennett S. Orlowski, Jr., Jeffrey Rottkamp, Albert Schmitt, Mark Zaweski)

**Members Absent:** 6 (Daniel Fricke, Olney M. Gardiner, Howard Johnson, Ann Marie Jones, Charles Scheer, John Turner)

**Dated: March 24, 2009**

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

## EXHIBIT G

**SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. DR-3-2009, RECOMMENDING TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE ACQUIRED – CENTRAL SCHOOL DISTRICT NUMBER 2 (SCRPTM NO. 0600-046.00-03.00-005.000) – 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, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the farm owned by Central School District Number 2 consisting of 27.0 ± acres of land northeast of Tuthills Lane, southeast of Peacock Path, and north of North Apollo Drive in the hamlet of Northville; and

**WHEREAS**, the landowner now offers the development rights to 27.0 ± acres of active agricultural land, currently leased to DeLea Sod Farms, Inc., to the County of Suffolk; and

**WHEREAS**, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received 17.25 points out of 25 possible points; and

**WHEREAS**, in Resolution No. FC-15-2008 the Suffolk County Farmland Committee recognized that nonagricultural development on the subject property would threaten the viability of the surrounding preserved agricultural properties and adopted a position against the siting of nonagricultural land use on the subject property; and

**WHEREAS**, said application was considered by the Suffolk County Farmland Committee at its meeting on March 24, 2009; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Suffolk County Farmland Committee hereby recommends the subject parcel for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program.

**Motion by:** Mark Zaweski      **Seconded by:** Joseph Krukowski

**Committee Vote:**

|                    |           |
|--------------------|-----------|
| <b>Ayes</b>        | <b>13</b> |
| <b>Nays</b>        | <b>0</b>  |
| <b>Abstentions</b> | <b>0</b>  |

**Members Present:** 13 (Russell K. Barnett, Ronald Bush, Nate Corwin, Lee Foster, Thomas A. Isles, Alfred J. Kilb, Jr., Joseph Krukowski, Dale D. Moyer, Eugene Murphy, Bennett S. Orłowski, Jr., Jeffrey Rottkamp, Albert Schmitt, Mark Zaweski)

**Members Absent:** 6 (Daniel Fricke, Olney M. Gardiner, Howard Johnson, Ann Marie Jones, Charles Scheer, John Turner)

**Dated: March 24, 2009**

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

## EXHIBIT H

**SUFFOLK COUNTY FARMLAND COMMITTEE RESOLUTION NO. DR-4-2009, RECOMMENDING TO THE SUFFOLK COUNTY LEGISLATURE THE LANDS FROM WHICH DEVELOPMENT RIGHTS MAY BE ACQUIRED – “ROY DON FARMS” (SCRPTM NO. 0600-100.00-01.00-015.001 p/o) – 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, an application to sell development rights was received by the Suffolk County Farmland Committee with respect to the property “Roy Don Farms” on 37.8 ± acres of land southwest of Twomey Avenue, northwest of Nicholas Way, and north of Manor Road in the hamlet of Calverton; and

**WHEREAS**, the landowner now offers to the County of Suffolk the development rights to 9.5 ± acres of active agricultural land situated along the northern segment of the subject parcel, while proposing to retain the development rights to 28.3 ± acres, encompassing the existing paddocks, buildings, and woodlands along Twomey Avenue; and

**WHEREAS**, pursuant to the Suffolk County Farmland Rating System for the Purchase of Development Rights, said farm received 11.25 points out of 25 possible points; and

**WHEREAS**, said application was considered by the Suffolk County Farmland Committee at its meeting on March 24, 2009; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Suffolk County Farmland Committee hereby recommends part of the subject parcel for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Purchase of Development Rights Program.

**Motion by:** Nate Corwin                      **Seconded by:** Albert J. Kilb, Jr.

**Committee Vote:**              **Ayes              13**  
                                         **Nays                0**  
                                         **Abstentions    0**

**Members Present:**        13        (Russell K. Barnett, Ronald Bush, Nate Corwin, Lee Foster, Thomas A. Isles, Alfred J. Kilb, Jr., Joseph Krukowski, Dale D. Moyer, Eugene Murphy, Bennett S. Orlowski, Jr., Jeffrey Rottkamp, Albert Schmitt, Mark Zaweski)

**Members Absent:**        6        (Daniel Fricke, Olney M. Gardiner, Howard Johnson, Ann Marie Jones, Charles Scheer, John Turner)

**Dated: March 24, 2009**

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