

MINUTES OF FARMLAND COMMITTEE

Suffolk County Planning Department

Date: January 23, 2001

Present: Bennett Orłowski, Jr. (At-Large), Acting Chairman
Charlie Scheer (At-Large)
Elmer Zeh (Brookhaven)
Albert Schmitt (At-Large)
Joseph Krukowski (Southold)
Nate Corwin (At-Large)
Jacob Rottkamp (Riverhead)
Roy Fedelem, S.C. Dept. of Planning
Albert Kilb, Jr. (Shelter Island)
Mark Zaweski (At-Large)
Anthony Brand, Jr., (Huntington)
Jenny Kohn, Esq., Counsel
Lee Foster (Southampton)

Guests:

Hoot Sherman
William Sanok
John Sipala - Whitman Nurseries
Robert Fisher - Lustgarten
Melissa Spiro (Southold Town Land Preservation Coordinator)
Ray Blum (Southold Town Land Preservation Coordinator)
Jim Burke, S.C. Div. of Real Estate
Harold J. Withers, Deputy Director, S.C. Planning

Absent: Brian Zitani (Babylon)
Dan Fricke (Riverhead)
Olney M. Gardiner (East Hampton)

The meeting of the Farmland Committee was called to order by the Acting Chairman, Bennett Orłowski, at 3:04 p.m. at the Arthur Kunz Memorial Library, H. Lee Dennison Bldg, Hauppauge, NY.

Approval of Minutes

A motion was put forth by Charles Scheer and seconded by Elmer Zeh to approve the minutes, as amended, of the October 24, 2000 meeting of the Farmland Committee. Motion carried.

Lustgarten Property

Robert Fisher spoke regarding distributed information regarding his application for a subdivision of his property. If the subdivision is approved, he is also requesting approval for a horse training barn on 62 acres, 16 hoop houses and a farmstand. **A motion to subdivide the property was made by Elmer Zeh and seconded by Nate Corwin. Motion carried.**

Mr. Fisher requested approval to erect sixteen (16) hoop houses (30' X 90'). **A motion to allow the hoop houses, with no topsoil removal, was made by Nate Corwin and seconded by Elmer Zeh. Motion carried.**

Note: So far the location has not been approved and is still subject to NRCS recommendations.

Mr. Fisher is also requesting permission to build a 20' x 25' farmstand stating that 80% of production sold will be grown on the premises. He will submit a site plan showing parking and display and will re-submit his request at the next meeting.

He will also submit a site plan for the horse barn and paddocks at the next meeting. Tony Brand stated that the land should be used for production purposes and that the piece of land with development rights intact should be used for retail operations.

Paulette Satur - Greenhouses

Paulette Satur is requesting permission to relocate greenhouses to the northeast area rather than the approved (approved on April 28, 1998 Farmland Committee meeting) location at the northwest corner, because of a drainage problem. Bennett Orlowski informed the Committee that he believed the greenhouses have already been built. A suggestion was made that the Farmland Committee send a letter to the attorneys, Wickham & Wickham requesting that they hold up building the greenhouses until we get some comment from the NRCS. **Elmer Zeh made a motion to put this on hold until we get more information. It was seconded by Lee Foster. Motion carried.**

New Parcels to be Considered for PDR

The first parcel is the Wells properties (6 parcels) in Northville on the north side of Sound Avenue. All the parcels are in the Ag district with good road frontage. Roy Fedelem recommends all of the Wells pieces be approved. **A motion for approval was made by Charles Scheer and seconded by Tony Brand. Motion carried.**

The Demchuk property is next. A recommendation for purchase of this property is made by Roy Fedelem. **A motion for approval is made by Elmer Zeh and seconded by Nate Corwin. Motion carried.**

The third is Jagger is the Village of Southampton consisting of 10.6 acres. It is rated an eleven (11) by the Farmland Committee mostly because of price. **A motion for approval was made by Lee Foster and seconded by Charles Scheer. Motion carried.**

The fourth piece was the Benner Farm in East Setauket. There is a lot of community interest

in this farm. It is located in the East Setauket Historic District. Some of the parcels to the west and south are wooded individual lots. Roy Fedelem recommends only the 9 acre piece , the larger of the pieces. The six (6) half-acre pieces are not recommended because of the woodlands. **Elmer Zeh made a motion for approval of the larger piece and it was seconded by Albert Kilb. Motion carried.**

The last piece was the Schaffner Farm which scored only five (5) points. It is a three (3) lot subdivision, one of which includes a cemetery. The Committee passed on this farm.

Real Estate Transaction Update

Jim Burke from the Department of Real Estate gave an update. He informed the Committee that the Real Estate Department is concentrating on Riverhead and Southold. This year they closed on the Lohman and Brewster Farms and some farms were in contract. There are also a number of accepted offers on the north and south shore. They have \$50 million to work with. In Riverhead they are up to \$12,000 to \$12,500 per acre, much lower than the South Fork. The Committee decided that, if necessary, a special meeting could be called to speed up the process. Elmer Zeh feels that the Jombeck piece should be solicited. A suggestion of Sub-committees relating to the 70-30 Greenways Fund was discussed.

A motion was made by Elmer Zeh to meet every other month on the fourth Tuesday of the month. It was seconded by Albert Kilb. The next meeting will be March 27th at 6:00 p.m. in the Arthur Kunz Memorial Library, H. Lee Dennison Bldg., Hauppauge, NY. The meeting after that will be on May 22nd at 6:30 p.m. at the L.I. Horticulture Research and Extension Center in Riverhead.

Charles Scheer made a motion to adjourn at 4:46 P.M. It was seconded by Jacob Rottkamp. Motion carried.