

MINUTES OF FARMLAND COMMITTEE

Suffolk County Planning Department

Date: March 27, 2001

Present: Bennett Orłowski, Jr. (At-Large), Acting Chairman
Thomas Isles, Suffolk County Director of Planning
Elmer Zeh (Brookhaven)
Albert Schmitt (At-Large)
Joseph Krukowski (Southold)
Nate Corwin (At-Large)
Jacob Rottkamp (Riverhead)
Roy Fedelem, S.C. Dept. of Planning
Russell Barnett (Smithtown)
Anthony Brand, Jr., (Huntington)
Lee Foster (Southampton)
Gene Murphy (Islip)
Jenny Kohn, Esq., Counsel

Guests: Ray Huntington
Dick Ryan, Southold Town Land Pres. Committee
Pat McNamara
Jim McNamara
Joan Lademann
John Lademann
Ray Blum
Melissa Spiro, Southold Town Land Pres. Committee
Paulette Satur
Eberhard Muller
Gail Wickham
Marian Sumner, Peconic Land Trust
George Proios, Suffolk County Executive Office
William Sanok Suffolk County Cooperative Extension
Jim Burke, Deputy Director, Div. of Real Estate
Dan Ross

Absent: Albert Kilb, Jr. (Shelter Island)
Charlie Scheer (At-Large)
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 6:03 p.m. at the Arthur Kunz Memorial Library, H. Lee Dennison Bldg, Hauppauge, NY.

Introduction of New Members

The Chairman introduced Thomas Isles, Planning Director of Suffolk County and Gene Murphy from Islip.

Approval of Minutes

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

Fisher (Lustgarten Property) - Horse farm

Bob Fisher gave a description of what he was asking for and what his intentions were for the use of his property. He brought several maps showing what he was proposing.

He requested approval to erect a 500 sq. ft. farmstand on the land where development rights were sold. The Committee recommended putting the farmstand on a nine (9) acre out parcel, as they felt that 500 ft. was not big enough. **A motion to put the retail operation on the nine (9) acre parcel with development rights intact was made by Lee Foster. Motion was seconded by Anthony Brand. Motion carried.**

Mr. Fisher requested approval from the Committee to allow 16 greenhouses. The Committee recommended a 50 ft. setback from school property. No retailing can be done out of these greenhouses. **A motion to approve the 16 greenhouses with a 50' setback, subject to the Town's regulations, was made by Nate Corwin. It was seconded by Elmer Zeh. Motion carried.**

Mr. Fisher also requested permission to build an arena and facility for horses. **The Committee approved this request, emphasizing that it would only be used for raising, training and boarding of horses with no other public use, in order to keep in compliance with Section 301 of the Ag & Markets Law. Recreational use would not be acceptable. A motion was made by Elmer Zeh and seconded by Joseph Krukowski. Motion carried.**

In regard to his request for a location to store pesticides, Tony Brand recommended putting the facility on the 9 acre parcel with the development rights intact. George Proios suggested that he contact the Health Department as there are new regulations on pesticide storage and mixing. Mr. Fisher agreed with this, eliminating the need for an approval from the Committee.

Paulette Satur - Greenhouses

Paulette Satur spoke, giving an explanation of her choice of a location for the greenhouses. Bennett Orlowski inspected the property and he felt that the buildings could have been placed behind the houses in the southeast corner.

Dan Ross, representative for the McNamaras, as well as Pat McNamara, spoke stating that they do not like looking at the greenhouses and that the Committee had approved only one (1) greenhouse . Two (2) were erected. Gail Wickham spoke for Paulette Satur. A suggestion was made by George Proios that Allan Connell could review this again and Jake Rottkamp suggested the use of a privet hedge, which the neighbors felt would not be acceptable. Brian Zitani felt that it is not the Committee's job to manage farms.

Bennett Orlowski suggested that the issue be tabled and that Ms. Satur continue to use the greenhouses through the growing season. **A motion to table was made by Joe Krukowski and seconded by Lee Foster. Motion carried.**

Theresa Dilworth-Small Barn

Theresa Dilworth requested approval to build a small barn (14 ft. x 36 ft.) to house farm equipment. **A motion for approval was made by Elmer Zeh and seconded by Albert Schmitt. Motion carried.**

Reynold Blum-Revision to Original Parcel Boundaries

Mr. Blum spoke and requested that the original boundary lines on his parcels be reinstated. When he purchased his two (2) parcels and the County bought the other two (2) parcels, the boundary line between the two were extinguished. Jenny Kohn suggested she consult Real Property Dept. and do research on this issue. **Elmer Zeh made a motion to allow a subdivision returning property to its original boundary, subject to counsel's findings. Albert Schmitt seconded the motion. There was one abstention. Motion carried.**

Longwood Nurseries-(former Longwood Avenue Lustgarten Parcel)-Permission to build greenhouses, barn, office, mobile home for labor.

No information was available for presentation.

Talmage Property Subdivision

A Legislative sub-committee had not approved the subdivision because of the wording of the resolution. They thought it might have to come back to the Farmland Committee for rewording. They resolved the wording problem themselves. No further discussion by the Farmland Committee was necessary.

New Parcels to be Considered for PDR

The first new parcels were the Wickham Farm consisting of four (4) parcels and was rated 21 points by the Committee. **A motion to approve the four Wickham parcels was made by Lee Foster and seconded by Brian Zitani. Motion carried.**

The second piece was the Sawicki Farm in Southold, consisting of 27.6 acres. It was rated 17 by the Committee. **Motion for approval by Elmer Zeh and seconded by Jacob Rottkamp. Motion carried.**

The next piece was the Macari piece consisting of 23.7 acres . **A motion for approval was made by Elmer Zehn and seconded by Albert Schmitt. Motion carried.**

The two (2) Boyle pieces were next. These are 7.9 and 22.2 acres located in Orient. They were rated 16. **Elmer Zeh made a motion for approval and it was seconded by Joe Krukowski. Motion carried.**

The Foster piece in Sagaponack was next. It was rated 14 by the Committee. **A motion for approval was made by Elmer Zeh and seconded by Nate Corwin. Lee Foster abstained.**

Kijawski in East Quogue consisting of two (2) parcels followed, rating a 9 because it was not contiguous to other farmland with Development Rights owned by the County. **A Motion for approval was made by Joe Kruskowski and seconded by Elmer Zeh. Motion carried.**

The remaining piece was the Schellenger Pheasant Farm (hunting preserve) consisting of two (2) pieces one, 3.3 acres and the other 108 acres. This piece scored 7 points by the Committee. Only a minimal amount of the land is used as farmland. The Committee felt that it should be handled by the Land Preservation Partnership. **A motion to deny was made by Elmer Zeh and seconded by Nate Corwin. Lee Foster abstained. Motion carried.**

Old Business

Correspondence was received from Bedell Cellers informing the Committee that they are having problems with the Health Department because they are not allowing any calculations for waste water density for the PDR portion of land. They are basing their calculations only on the non-PDR piece.

New Business

Discussion about the Paulette Satur property. Ms. Satur requested growing nursery stock to act as a screen. She was told that this was an allowable use.

Real Estate asked the Committee if a subdivision of the Tyco property west of West Lane in Aquebogue was allowed before we purchase development rights property.

Discussion on subdivision. Bennett Orłowski suggested keeping it flexible. Smaller acreage makes more money. **Motion to support the subdivision was made by Elmer Zeh and seconded by Joe Krukowski. Motion carried.**

The Committee was informed that the money from the Bond Act was running out.

Tony Brand made a motion to adjourn at 8:46 P.M. It was seconded by Albert Schmitt. Motion carried.

The next meeting will be on **May 22nd at 6:00 p.m. at the L.I. Horticulture Research and Extension Center in Riverhead.**