

MINUTES OF FARMLAND COMMITTEE

Suffolk County Planning Department

Date: October 23, 2001

Present: Bennett Orłowski, Jr. (At-Large), Chairman
Thomas Isles, Suffolk County Director of Planning
Elmer Zeh (Brookhaven)
Nate Corwin (At-Large)
Charlie Scheer (At-Large)
Olney M. Gardiner (East Hampton)
Jacob Rottkamp (Riverhead)
Albert Schmitt (At-Large)
Gene Murphy (Islip)
Albert Kilb, Jr. (Shelter Island)
Joseph Krukowski (Southold)
Mark Zaweski (At-Large)
Roy Fedelem, S.C. Dept. of Planning
Jenny Kohn, Esq., Counsel

Guests: Hoot Sherman, Peconic Land Trust
Marian Sumner, Peconic Land Trust
Dick Ryan, Southold Land Preservation Committee
Melissa Spiro, Southold Town Land Preservation Department
Maryann Wowak, Leg. Caracciolo's office
Bob Zaher, Suffolk County Div. of Real Estate
John M. Lademann
Clare Santangelo
Maureen Griffin
Theodore Griffin
Pat McNamara
Joan Lademann
Joe Annunziata
Paulette Satur
Gail Wickham
Dan Ross

Absent: Brian Zitani (Babylon)
Dan Fricke (Riverhead)
Anthony Brand, Jr., (Huntington)
Russell Barnett (Smithtown)
Lee Foster (Southampton)

The meeting of the Farmland Committee was called to order by the Acting Chairman, Bennett Orłowski, at 6:35 p.m. at Riverhead Town Hall, Riverhead, NY.

Approval of Minutes

A motion to approve the minutes of the July 31, 2001 Farmland Committee was put forth by Nate Corwin and seconded Elmer Zeh. Motion carried.

Paulette Satur

At the request of Gail Wickham, lawyer for Paulette Satur, discussion was tabled until later in the meeting.

Farmstand Permit - Richard Sipala

Richard Sipala requested a permission to build a farmstand with a display area 25' x 20' on Longwood Road. There will be no paving. **A motion for approval was made by Elmer Zeh and seconded by Albert Schmitt. Motion carried.**

New Parcels to be Considered for PDR

Jeff Batch Parcel - This parcel is located in Riverhead. It is a 6.2 acre contiguous piece on Horton Avenue. **A motion for approval was made by Elmer Zeh and seconded by Gene Murphy. Motion carried.**

Russell Weiss Parcel (1) - Consists of 501' on Oregon Road in Southold and scored 20 points by the Farmland Committee. It is 15.3 acres covered with greenhouses. **A motion for approval was made by Elmer Zeh and seconded by Jacob Rottkamp. Motion carried.**

Russell Weiss Parcel (2)- Located on East Moriches Rd. and Manor Rd. in East Moriches. It is 71 acres with 2,279 ft. of road frontage and is covered in nursery stock. Located in the Ag district. **A motion for approval was made by Elmer Zeh and seconded by Nate Corwin. Motion carried.**

Joseph Pappalardo Parcel - A 45.7 acre parcel which scored 18 points by the Commission. It has 793 ft. of road frontage on Sound Avenue and 3,000 on Oakley Avenue in Riverhead. **A motion for approval was made by Jacob Rottkamp and seconded by Nate Corwin. Motion carried.**

John Gerbeth Parcel - A 7 acre corner piece in Southampton in Watermill. The town has requested the use of Greenway Funds and is asked for a 50/50 match with the County. Tom Isles discussed the availability of funds. The money will come from two (2) sources, the 1/4% sales tax money for \$4 million a year and the capital program approved by the Legislature for \$2-\$4 million. **A motion was made by Elmer Zeh to us the 50/50 match and seconded by Nate Corwin. Motion carried.**

James Stakey Parcel - A 40.4 acre piece located in Riverhead with 480 ft. of road frontage. It was scored 15 by the Committee. "It is a "pick-your-own" pumpkin operation. The owner wanted some

assurance from the Committee that a “pick-your-own” pumpkin operation would be permitted under the County PDR program. Committee members felt that this was an allowable use under the program. **A motion for approval was made by Jacob Rottkamp and seconded by Nate Corwin. Motion carried.**

Debra Meszaros Parcel- A 12.5 acre parcel with residential structures and a few greenhouses located in Riverhead. **A motion for approval was made by Jacob Rottkamp and seconded by Nate Corwin. Motion carried.**

Russell Weiss- It is 34.6 acres parcel located in Center Moriches and totally covered by greenhouses. Gene Murphy questioned the Commission’s policy on greenhouses. Charles Scheer stated that 60% is covered in greenhouses. Mark Zaweski suggested that the Committee look at the property to see how much concrete there is. **Issue has been tabled.**

East Coast Stables- Rated 13 by the Commission. A 13.2 acre parcel currently used a horse farm (boarding and training) in Middle Island on Rocky Point Rd. **A motion not to approve was made by Elmer Zeh and seconded by Gene Murphy. Motion carried.**

Blueberry Farm - A 27.3 acre parcel located in Setauket. It scored 12 by the Committee. Marian Sumner, Peconic Land Trust, discussed two (2) plans for developing a portion and preserving a portion. The Town is doing an appraisal and they will do 50% of acquisition. **A motion for approval with a 50/50 deal with Brookhaven as well as a three (3) building lot subdivision was made by Elmer Zeh and seconded by Alfred Kilb. Motion carried.**

Paulette Satur

Tabled from previous meeting. Paulette Satur told the Committee that she feels they have been drawn into a neighborly dispute. Ms. Satur stated that she is a farmer and she is asking for 2 temporary hoop houses to cover 0.8% of the property. She showed a picture of the northwest corner of the property which floods and explained that she need the houses where the top soil washed away. Albert Kilb felt that this is only a small percentage of coverage of the property.

Dan Ross stated that the original approval given by the Farmland Committee was for the northwest corner and that she has 18 additional acres, there was no reason to place the houses across from the neighbors. They feel that Ms. Satur will not consider an alternative location elsewhere.

Jacob Rottkamp does not feel that we should change the rules in the middle of the game.

Paulette Satur said that this is a new proposal.

Charles Scheer feels that Alan Connell from the NRCS needs to look at the new proposal and inform the Committee of water runoff. Mr. Scheer also questioned what percentage of the year there is a cover on the greenhouses.

Mark Zaweski felt that if she wanted to cover 60% of her property she could.

Chairman Orlwoski informed the Committee that they should go on site and decide where the greenhouses should be. There will be an inspection at Ms. Satur's farm on Sunday morning, November 4, 2001 at 11:00 a.m. Following that there will be a meeting at Half Hollow, 2120 Main Rd., Laurel.

The date for the next meeting will be decided later.