

MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE
Suffolk County Planning Department

Date: April 24, 2007

Members Present: Bennett Orłowski, Jr. (At-Large), Chairman
Thomas A. Isles, Suffolk County Dept. of Planning Director (At-Large)
Nate Corwin (At-Large)
Jeffrey Rottkamp (Riverhead)
Lee Foster (Southampton)
Alfred J. Kilb, Jr. (Shelter Island)
Heather Lanza (Brookhaven)
Joseph Krukowski (Southold)
Charlie Scheer (At-Large)
Mark Zaweski (At-Large)
Dale Moyer (At-Large)
Ronald Bush (At-Large)
Albert Schmitt (At-Large)
Russell Barnett (Smithtown)

County Staff Present: Janet Longo, Suffolk County Div. of Real Estate
Chris Kent, Suffolk County Div. of Real Estate
Roy Fedelem, Suffolk County Dept. of Planning
Ted Klein, Suffolk County Dept. of Planning
Jennifer Kalmbacher, Suffolk County Dept. of Planning
Jenny Kohn, Suffolk County Department of Law

Guests: William Sanok
Allan Connell, USDA NRCS
Eric Keil, Southold Town Land Preservation Committee
Barbara Blass, Riverhead Town Board
Annemarie Prudenti, Deputy Town Attorney, Riverhead
Fred Hammerle
Grania Brolin
Edson C. Brolin
M.J. Asato
Joseph Gergela
Barry Block
Erica Steindl, Hampshire Farms
Laura Tuthill, Hampshire Farms
Dave Klenawilus
Robert Nolan, President, Long Island Farm Bureau
John Kennedy, Chairman, Town of Brookhaven Ag. Committee
Guy W. Germano, Counsel to Fred Hammerle
Monica Harbes
BethAnn Block
Ray Huntington, Southold Land Preservation Committee
George Bartunek, Riverhead Town Bd.

Members Dan Fricke (At-Large)
Absent: Olney M. Gardiner (East Hampton)
Eugene Murphy (Islip)

Chairman Orlowski, called the meeting of the Suffolk County Farmland Committee to order at 6:04 p.m. at the Cornell Cooperative Extension, 423 Griffing Avenue, Riverhead, NY.

APPROVAL OF MINUTES

A motion was put forth by Mark Zaweski and seconded by Nate Corwin to approve the minutes of the January 23, 2007 meeting of the Farmland Committee. Motion carried. 14-0-0.

PUBLIC COMMENTS

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

ROSENBAUM LAVENDER FARM - PARKING SPACES (Previously tabled)

They are requesting to use PDR land for additional parking spaces (required by the Town) for a non-conforming farm stand. Applicants were not present at meeting. Remained tabled.

HAMPSHIRE FARMS (LAURA TUTHILL) “RUN IN SHED” ON SHELTER ISLAND

Laura Tuthill a “run in” shed to protect horses from bad weather. **A motion for a SEQRA determination Type II Action was made by Lee Foster and seconded by Al Kilb. Motion carried. 14-0-0. A motion for approval was made by Lee Foster and seconded by Albert Kilb. Motion carried. 14-0-0.**

FRED HAMMERLE - GREENHOUSES ON FORMER ZEH FARM IN MANORVILLE

Guy Germano, attorney for Fred Hammerle, withdrew Mr. Hammerle’s application and wants to transfer the property subject to Mr. Block receiving approval of his proposal.

Barry Block spoke to the Farmland Committee. He is requesting approval for 30 temporary poly cover Winter greenhouses (18’ X 240’) to be covered from late November to March 1, a well house, material storage area and a barn (130’ x 100’) with a lunch room, bathroom and office. They will have only dirt roads and will rent the front of the property to a farmer for ag production. They are also asking for a deer fence.

A motion for a SEQRA determination Type II Action was made by Chairman Orlowski and seconded by Thomas Isles. Motion carried. 14-0-0. A motion for approval, subject to the Town of Brookhaven, was made by Charles Scheer and seconded by Heather Lanza. Motion carried. 14-0-0.

FORMER HEILBUT FORMER - COOKS LANE, SOUTHAMPTON

Mary Jane Asato, attorney for the owner, spoke to the Committee regarding the merger of the two parcels and the relocation of the barn 100 ft. from the property line and 140 ft. from the adjoining property to the west. She did not have a site plan to show the Committee.

Edson Brolin, a neighbor who has owned the adjacent house and barn for 30 years (living in the house 10 years) informed the Committee that the road has been used for construction access. Grania

Brolin, also a neighbor, voiced her concern that she feared that in the future the barn could be used for valet parking. They both would like the road to stop at the barn.

Ms. Asato assured the Committee that the road would remain the same - not paved or asphalt and the cul-de-sac would be removed.

A driveway to the house is being cut off of Scuttle Hole Road.

The decision to relocate the barn was tabled until next meeting until a site plan could be examined.

FRED & LOIS REEVE - DEER FENCE

The Reeve's requested a 8 ft. deer fence. **A motion for a SEQRA determination Type II Action was made by Chairman Orlowski and seconded by Albert Kilb. Motion carried. 14-0-0. A motion for approval was made by Nate Corwin and seconded by Jeff Rottkamp. Motion carried with one abstention 13-0-1 (Mark Zaweski).**

NEW PARCELS

Agnes Graboski- 23.8 acres located in Mattituck in the Town of Southold scored 12 by the Farmland Committee. **A motion for approval was made by Lee Foster and seconded by Joe Krukowski. Motion carried. 14-0-0.**

John Michael Leuthardt- 5.6 acres located in East Moriches in the Town of Brookhaven scored 12 by the Committee. **A motion for approval was made by Ron Bush and seconded by Joe Krukowski. Motion carried. 14-0-0.**

Woodlea Nursery (Eric Lundstrum) - 40.5 acres located in Manorville in the Town of Brookhaven scored 13 by the Committee. **A motion for approval was made by Al Kilb and seconded by Ron Bush. Motion carried. 14-0-0.**

Manorville Corporate Center- 16.3 acres in Kings Park in the Town of Smithtown scored 3 by the Committee. **A motion for approval was made by Lee Foster and seconded by Mark Zaweski. Motion carried. 14-0-0.**

Marco Properties- Five (5) parcels located in Peconic in the Town of Southold all scored 11 by the Committee. **A motion for approval was made by Al Kilb and seconded by Tom Isles. Motion carried. 14-0-0.**

Van DeWetering- 13.1 acres located in Baiting Hollow in the Town of Riverhead scored 4 by the Committee. **A motion for disapproval was made by Nate Corwin and seconded by Albert Schmitt. Motion carried 14-0-0.**

Meyer & Termini- Two (2) parcels located in Medford in the Town of Brookhaven scored 6 by the Committee. **A motion for disapproval was made by Charles Scheer and seconded by Lee Foster. Motion carried. 14-0-0.**

Dream Come True - Previously approved by the Farmland Committee but not allowing any subdivision.

DISCUSSION ON GREENHOUSES

Chairman Orłowski felt that “you cannot change rules in the middle of the game”. He also felt a sub-committee should be formed to work out some of the problems.

Tom Isles told the Farmland Committee that the County Executive and a number of legislators have indicated interest in this topic. The County Executive feels that this topic needs to be carefully considered and would like to hear from the Suffolk County Farmland Committee. There are currently no guidelines on greenhouses.

Roy Fedelem said that Allan Connell, NRCS, has been working with the Committee in terms of greenhouses and they will continue to do so.

Joe Gergela told the Committee that vistas are important but preservation of farmland and the farming business is more important and he thinks that forming a sub-committee is appropriate. New York State has \$28 million put into the program from EPF in June. There is a need to develop reasonable guidelines.

Ann Marie Perdenti said that people support the farmland program for land preservation, but they are not expecting to see greenhouses.

Eric Keil, Southold Town Land Preservation Committee, said that the Town has greenhouses and agricultural structures as a permitted use. He feels that the public’s real concern about greenhouses is the intensity of use. Greenhouses are of a temporary nature and no soil is removed.

Al Kilb wants a list of criteria for greenhouses for review.

Janet Longo, Suffolk County Div. of Real Estate, told the Committee that it is very important to have a policy in order to negotiate the sale of property.

OTHER BUSINESS

There was no other business

A motion to adjourn was made by Ron Bush and seconded by Tom Isles at 8.25 P.M.