

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

Department of Economic Development and Planning
Joanne Minieri – Deputy County Executive and Commissioner

SUFFOLK COUNTY FARMLAND COMMITTEE

SARAH LANSDALE, AICP
CHAIRPERSON

SARAH LANSDALE, AICP
DIRECTOR-PLANNING AND ENVIRONMENT

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Suffolk County Farmland Committee will convene a regular public meeting at 7:00 PM on Tuesday, November 25, 2014 at the Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, Suite 100, 423 Griffing 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:

Sarah Lansdale, Director
Division of Planning and Environment
P.O. Box 6100
Hauppauge, N.Y. 11788

Suffolk County Farmland Committee-Chair
Sarah Lansdale

COUNTY OF SUFFOLK



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning and Environment

SUFFOLK COUNTY FARMLAND COMMITTEE

MEETING NOTIFICATION

Regular Meeting

Tuesday, November 25, 2014

6:00 PM

Kermit W. Graf Cornell Cooperative Extension Building
1st Floor Conference Room
423 Griffing Avenue, Suite 100, Riverhead, NY 11901-3071

AGENDA

I. ORDER OF BUSINESS

- A. Call to Order by Chairwoman Lansdale
- B. Approval of September 16, 2014 meeting minutes
- C. Review of general correspondence sent/received since last meeting

II. PUBLIC COMMENTS: Each speaker shall be limited to three minutes

III. TABLED PERMIT APPLICATIONS

A. BRANDYWINE TRUST COMPANY, TRUSTEE FOR THE FONSECA 2010 FAMILY TRUST AND THE FONSECA QTIP TRUST

(f/k/a TRUSTEE FOR THE RICHARD CORNUELLE 2010 MARITAL TRUST)

149 Long Lane, East Hampton North, Town of East Hampton

Tax Map #: 0300-157.00-03.00-011.004 (28.7 ± acres)

The applicant seeks a Special Use Permit for the installation and maintenance of a drainage structure, in association with a commercial agricultural operation. The land has been excavated and soil has been removed from the premises prior to submission of this application. (Application No. 2012025)

IV. PERMIT APPLICATIONS

A. WILD HORSES FARMS, LLC

10 Mitchells Lane, Bridgehampton, Town of Southampton

Tax Map #. 0900-050.00-01.00-005.000 (23.8 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of stormwater management infrastructure, irrigation infrastructure, electric utility infrastructure, fencing, and storage sheds, and Special Use Permits to conduct site disturbances for the installation of the aforementioned stormwater management infrastructure, irrigation infrastructure, and electric utility infrastructure, in association with a proposed change of use to a horticultural operation. (Application No. 2014009)

V. OTHER BUSINESS

VI. ADJOURNMENT

NEXT SCHEDULED REGULAR MEETING:

January 20, 2015 (*tentative*) @ 12:00 PM
H. Lee Dennison Building, 4th Floor Conference Room
100 Veterans Memorial Highway, Hauppauge, NY 11788

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT

SUFFOLK COUNTY FARMLAND COMMITTEE

JOANNE MINIERI
DEPUTY COUNTY EXECUTIVE AND COMMISSIONER

SARAH LANSDALE
CHAIRPERSON, SCFC

MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE (Adopted by SCFC Res. No. FC-3-2015)

DATE: November 25, 2014

MEMBERS PRESENT:

Ronald Bush (At-Large)
Howard Johnson (Huntington)
Joseph Krukowski (Southold)
Sarah Lansdale (SC Director of Planning/Chair)
Dale D. Moyer (At-Large)
Eugene Murphy (Islip)
Jeffrey Rottkamp, Sr. (Riverhead)
August Ruckdeschel (Ex-Officio, SC Dept. of EDP)
Charles F. Scheer, Jr. (At-Large)
Albert Schmitt (At-Large)
Mark Zaweski (At-Large)

MEMBERS ABSENT:

Alexander Balsam (East Hampton)
Russell K. Barnett (Smithtown)
Nate Corwin (At-Large)
Lee Foster (Southampton)
Ann Marie Jones (Babylon)
Alfred J. Kilb, Jr. (Shelter Island)
Bob Nolan (Brookhaven)

ADVISORS ABSENT:

Joseph M. Gergela, III, Long Island Farm Bureau
William Sanok, Cornell Cooperative Extension (Retired)
Paul TeNyenhuis, SC Soil & Water Conservation District Office

COUNTY STAFF PRESENT:

Andrew Amakawa, Research Technician, SC Division of Planning and Environment
(Committee Staff)

Colleen Badolato, Secretarial Assistant, SC Division of Planning and Environment (Committee Staff)
Robert Braun, Deputy Bureau Chief, SC Dept. of Law (Committee Counsel)
Lauretta R. Fischer, Chief Environmental Analyst, SC Division of Planning and Environment (Committee Staff)
Janet Longo, Supervisor, Acquisition Unit, SC Division of Real Property Acquisition and Management

GUESTS:

<u>NAME</u>	<u>ORGANIZATION</u>
Drew Bennett	Engineer, D.B. Bennett Consulting Engineer (Ap.#2014009)
Joseph Burke	Attorney, Wild Horses Farms, LLC (Ap.#2014009)
Kieran Pape Murphree	Attorney, Wild Horses Farms, LLC (Ap.#2014009)
Herb Strobel	Farmer, Center Moriches
Al Krupski	Suffolk County Legislator, 1 st District
Catherine Stark	Suffolk County Legislative Aide to Al Krupski

I. ORDER OF BUSINESS

Call to Order

Sarah Lansdale called the meeting of the Suffolk County Farmland Committee (“Committee”) to order at 6:08 pm at the Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York 11901.

Approval of Minutes – September 16, 2014

A motion was put forth by Howard Johnson, and seconded by Albert Schmitt, to approve the minutes of the September 16, 2014 meeting of the Committee, as outlined in Committee Resolution FC-26-2014. Motion carried: 11-0-0 [See Exhibit “A” for Committee Resolution FC-26-2014]

Correspondence –

There were none.

Tentative 2015 Committee Meeting Schedule

Sarah Lansdale advised members of the tentative 2015 Committee Meeting Schedule and requested that members provide comments by January 1, 2015.

II. PUBLIC COMMENTS

There were none.

III. TABLED PERMIT APPLICATIONS

A. BRANDYWINE TRUST COMPANY, TRUSTEE FOR THE FONSECA 2010 FAMILY TRUST AND THE FONSECA QTIP TRUST, (f/k/a TRUSTEE FOR THE RICHARD CORNUELLE 2010 MARITAL TRUST)

149 Long Lane, East Hampton North, Town of East Hampton

Tax Map #: 0300-157.00-03.00-011.004 (28.7 ± acres)

The applicant seeks a Special Use Permit for the installation and maintenance of a drainage structure, in association with a commercial agricultural operation. The land has been excavated and soil was removed from the premises prior to submission of this application. (Application No. 2012025)

Lauretta Fischer advised the Committee that she had met with representatives of the Town of East Hampton and the Fonseca Family since the last meeting. Both parties resolved certain issues with regard to the work that the Fonseca Family requested of the Town of East Hampton. A permit application is anticipated for the January meeting of the Committee.

Ms. Fischer requested that the application be tabled.

A motion was put forth to table the application by Howard Johnson, and seconded by August Ruckdeschel. Motion carried: 11-0-0.

IV. PERMIT APPLICATIONS

A. WILD HORSES FARMS, LLC

10 Mitchells Lane, Bridgehampton, Town of Southampton

Tax Map #. 0900-050.00-01.00-005.000 (23.8 ± acres)

The applicant seeks an Agricultural Development Permit and Special Use Permit for stormwater management infrastructure, irrigation and electric utility infrastructure, deer fencing, and storage sheds, in association with a change of agricultural use to a nursery operation. (Application No. 2014009)

Ms. Fischer presented the Staff Report.

A motion was put forth by Eugene Murphy, and seconded by Howard Johnson, to adopt the Staff Report for Application No. 2014009, as amended, and to approve the Agricultural Development and Special Use Permit requests, as outlined in Committee Resolution FC-27-2014. Motion Carried: 11-0-0 [See Exhibit “B” for Committee Resolution FC-27-2014].

V. OTHER BUSINESS

*Redwood Farm and Stable LLC/“Kenneth Kaufold” property
(Tax Map # 0600-058.00-02.00-014.003)*

Mark Zaweski spoke about property owner Kenneth Kaufold’s difficulty in obtaining Town of Riverhead approval for a horse riding arena associated with a proposed commercial horse boarding operation on property (Tax Map # 0600-058.00-02.00-014.003) of which the County and Town have purchased development rights. Mr. Zaweski stated that the Town considers the horse riding arena to be a commercial building that would be subject to certain fire safety standards. A Committee discussion ensued. Robert Braun indicated that he would look into the matter on behalf of the Committee.

VI. ADJOURNMENT

A motion was put forth by Howard Johnson, and seconded by August Ruckdeschel to adjourn the meeting at 6:39 PM. Motion carried: 11-0-0. [See Exhibit “C” for Committee Resolution FC-28-2014]

NEXT SCHEDULED REGULAR MEETING

The next meeting of the Committee is scheduled for 12:00 p.m., Tuesday, January 20, 2015, at the H. Lee Dennison Building – 4th Floor Conference Room, 100 Veterans Memorial Highway, Hauppauge, New York.

"Exhibit A"

RESOLUTION NO. FC-26-2014 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADOPTING THE SEPTEMBER 16, 2014 SUFFOLK COUNTY FARMLAND COMMITTEE MEETING

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, the Suffolk County Farmland Committee ("Committee") convened a regular meeting on September 16, 2014; and

WHEREAS, the minutes of said meeting were considered by the Board at its meeting on November 25, 2014; now, therefore, be it

1st RESOLVED, that the Committee hereby adopts the September 16, 2014 meeting minutes.

Motion by: Howard Johnson Seconded by: Albert Schmitt
Committee Vote: Ayes 11
 Nays 0
 Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown				✓
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large				✓
FOSTER, Lee	Town of Southampton				✓
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon				✓
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven				✓
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		11			7

Date: November 25, 2014

Location: Kermit W. Graf Cornell Cooperative Extension Building 423 Griffing Avenue, Riverhead, NY

"Exhibit B"

RESOLUTION NO. FC-27-2014 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING AND AUTHORIZING MODIFICATION TO THE WILD HORSES FARMS, LLC PROPERTY (0900-050.00-01.00-005.000), TO WHICH THE COUNTY OF SUFFOLK OWNS THE DEVELOPMENT RIGHTS

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), a proposal to modify the property currently owned by Wild Horses Farms LLC has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2014009; and

WHEREAS, the property owned by Wild Horses Farms LLC is located on land situated south of Scuttle Hole Road and west of Mitchells Lane in the hamlet of Bridgehampton, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 0900-050.00-01.00-005.000 ("premises"); and

WHEREAS, the applicant seeks Agricultural Development Permits pertaining to the installation and maintenance of stormwater management infrastructure; underground and aboveground irrigation infrastructure; irrigation well and pressured tank; underground electric utility infrastructure and aboveground electric meter; fencing; and two storage sheds. The applicant also seeks Special Use Permits to conduct site disturbances associated with the installation of the aforementioned stormwater management infrastructure, underground and aboveground irrigation infrastructure, and underground electric utility infrastructure, in association with a proposed horticultural operation; and

WHEREAS, said application was considered by the Committee at its meeting on November 25, 2014; now, therefore, be it

1st RESOLVED, that the Committee hereby finds and determines that this proposal constitutes a Type II action pursuant to 6 NYCRR §617.5(c)(3), which completes the SEQRA review; and

2nd RESOLVED, that the Committee hereby approves and adopts the report of its staff, as may be amended; and be it further

3rd RESOLVED, that the Committee hereby approves said application, subject to the following conditions:

1. Three (3) grass swales shall be sited approximately 15 feet from Scuttle Hole Road as is shown on the application stormwater management plan received by the County and entitled "Tree Farm At Wild Horses Farm" with the latest Revision Date of 11-20-14 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014009;
2. One (1) rip rap swale shall be sited at the western corner of the property connecting to One (1) grass swale sited along the western boundary line as is shown on the application stormwater management plan received by the County and entitled "Tree Farm At Wild Horses Farm" with the latest Revision Date of 11-20-14 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014009;
3. The rip rap swale shall be 3 feet deep, with the size and configuration as depicted in the stormwater management details plan received by the County and entitled "Tree Farm At Wild Horses Farm" with the latest Revision Date of 11-11-14 and attached as Exhibit B to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014009;
4. Each of the four (4) grass swales shall be 100 feet long by 25 feet long by 3 feet deep as depicted in the stormwater management details plan received by the County and entitled "Tree Farm At

"Exhibit B," Cont'd.

Wild Horses Farm” with the latest Revision Date of 11-11-14 and attached as Exhibit B to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014009;

5. The underground and aboveground irrigation infrastructure shall be sited as is shown on the application stormwater management plan received by the County and entitled “Tree Farm At Wild Horses Farms” with the latest Revision Date of 11-20-14 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014009;
6. The location underground electric utility infrastructure and aboveground electric meter shall be sited as is shown on the application stormwater management plan received by the County and entitled “Tree Farm At Wild Horses Farms” with the latest Revision Date of 11-20-14 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014009;
7. The irrigation well and pressured tank shall be sited as is shown on the application stormwater management plan received by the County and entitled “Tree Farm At Wild Horses Farms” with the latest Revision Date of 11-20-14 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014009;
8. The deer fence to enclose the nursery operation area shall be sited as is shown on the stormwater management plan received by the County and entitled “Tree Farm At Wild Horses Farms” with the latest Revision Date of 11-20-14 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014009;
9. The deer fence shall not exceed a total length of 3,823 feet;
10. The deer fence shall be constructed with 8 foot wooden posts and metal wire mesh;
11. The deer fence wooden posts shall be installed at a depth of 3 feet below ground;
12. The existing white fence shall be retained along the perimeter of the property as is shown on the stormwater management plan received by the County and entitled “Tree Farm At Wild Horses Farms” with the latest Revision Date of 11-20-14 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014009. This fencing is intended to protect the proposed drainage improvements along Scuttle Hole Road and the western boundary line by assuring that they are not damaged by cars or people who could accidentally wander on to the property;
13. Two (2) agricultural storage sheds shall be sited as is shown on the stormwater management plan received by the County and entitled “Tree Farm At Wild Horses Farms” with the latest Revision Date of 11-20-14 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2014009;
14. Both agricultural storage sheds shall be placed on concrete slab;
15. Both agricultural storage sheds shall be constructed with wood and metal;
16. Both agricultural storage sheds shall not exceed a height of one-story in height;
17. The landowner shall be required to address any current and future stormwater and erosion issues on the subject property;
18. No excavation material shall be removed from the premises;
19. The landowner shall submit to the Suffolk County Division of Planning and Environment within one (1) year of permit issuance the as-built survey depicting the aforementioned improvements; and

"Exhibit B," Cont'd.

20. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution # FC-27-2014, the deed of development rights, the contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

Motion by: Eugene Murphy Seconded by: Howard Johnson

Committee Vote: Ayes 11
 Nays 0
 Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown				✓
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large				✓
FOSTER, Lee	Town of Southampton				✓
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon				✓
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven				✓
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		11			7

Date: November 25, 2014

Location: Kermit W. Graf Cornell Cooperative Extension Building 423 Griffing Avenue, Riverhead, NY

"Exhibit C"

**RESOLUTION NO. FC-28-2014 OF THE SUFFOLK COUNTY
FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF
THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS,
ADJOURNING THE NOVEMBER 25, 2014 SUFFOLK COUNTY
FARMLAND COMMITTEE MEETING**

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws, the Suffolk County Farmland Committee (“Committee”) convened a regular meeting on November 25, 2014; and

WHEREAS, the Committee heard all items on the meeting agenda; now, therefore, be it

1st RESOLVED, that the Committee hereby adjourns the November 25, 2014 meeting.

Motion by: Howard Johnson Seconded by: August Ruckdeschel

Committee Vote: Ayes 11
 Nays 0
 Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown				✓
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large				✓
FOSTER, Lee	Town of Southampton				✓
JOHNSON, Howard	Town of Huntington	✓			
JONES, Ann Marie	Town of Babylon				✓
KILB, Alfred J., Jr.	Town of Shelter Island				✓
KRUKOWSKI, Joseph	Town of Southold	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Rob	Town of Brookhaven				✓
ROTTKAMP, Jeffrey	Town of Riverhead	✓			
RUCKDESCHEL, August	Ex-Officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
VACANT					
Totals		11			7

Date: November 25, 2014

Location: Kermit W. Graf Cornell Cooperative Extension Building 423 Griffing Avenue, Riverhead, NY