

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 Thursday, July 21, 2016 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**

LOCATION
H. LEE DENNISON BLDG. - 4TH FLOOR
100 VETERANS MEMORIAL HIGHWAY

MAILING ADDRESS
P. O. BOX 6100
HAUPPAUGE, NY 11788-0099

PHONE (631) 853-5191
FAX (631) 853-4044

COUNTY OF SUFFOLK



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Theresa Ward
Acting Commissioner

Division of Planning and Environment

SUFFOLK COUNTY FARMLAND COMMITTEE

AGENDA

Regular Meeting

Thursday, July 21, 2016

7:00 PM

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

I. ORDER OF BUSINESS

- A. Call to Order by Chairwoman Lansdale
- B. Approval of May 19, 2016 meeting minutes
- C. Review of general correspondence

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. PECONIC LAND TRUST INC.

293 Town Lane, Amagansett, Town of East Hampton

Tax Map #: 0300-149.00-03.00-003.004 (92.0 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of a Morton building, parking and staging area, dry wells (leaching pools) for drainage, and an underground electric utility line, and a Special Use Permit to conduct a site disturbance associated with the installation of the drywells (leaching pools) and underground electric utility, in association with a commercial agricultural operation (Application No. 2016013)

B. DAMIECKI'S FARM FREE OR DIE, LLC (Alex Balsam)

176 Long Lane, East Hampton, Town of East Hampton

Tax Map #: 0300-157.00-03.00-001.003 (29.2 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of one agricultural storage barn containing two bathrooms/sanitary system and infrastructure; two greenhouses; two produce cooling units; driveway and parking areas; overhead electric utility line (or underground if required by the Town of East Hampton); underground water utility line; well; dry wells and catch basins. The applicant also seeks a Special Use Permit to conduct a site disturbance associated with the installation of the sanitary system and infrastructure and underground utilities, in association with a commercial agricultural operation. (Application No. 2016014)

V. REVIEW OF NEW PARCELS PROPOSED FOR PDR ACQUISITION OUTSIDE THE BI-ANNUAL REVIEW PERIOD

A. LITTLE BING LLC AND BIG BING LLC

6795 and 7755 Oregon Road, Mattituck, Town of Southold

Tax Map #: 1000-095.00-01.00-007.002 p/o and 1000-095.00-01.00-008.003 p/o
(63.5 ± of 84.7 ± acres)

The applicant requests that the above referenced parcels be considered for inclusion in Suffolk County's Purchase of Development Rights Program outside the designated bi-annual review period. (Application No. ARP-2016-08)

VI. ADJOURNMENT

NEXT SCHEDULED REGULAR MEETING:

September 15, 2016 @ 7:00 PM
Kermit W. Graf Cornell Cooperative Extension Building
1st Floor Conference Room
423 Griffing Avenue, Suite 100, Riverhead, NY 11901-3071

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
DIVISION OF PLANNING AND ENVIRONMENT

SUFFOLK COUNTY FARMLAND COMMITTEE

THERESA WARD
ACTING COMMISSIONER

SARAH LANSDALE
CHAIRPERSON, SCFC

MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE (Adopted by SCFC Res. No. FC-31-2016)

DATE: July 21, 2016

MEMBERS PRESENT:

Alexander Balsam (East Hampton)
Russell K. Barnett (Smithtown)
Vincent Biondo (Babylon)
Ronald Bush (At-Large)
Lauretta Fischer for Sarah Lansdale (SC Director of Planning/Chair)
Lee Foster (Southampton)
Dale D. Moyer (At-Large)
Stephen Mudd (Southold)
Bob Nolan (Brookhaven)
August Ruckdeschel (Ex-Officio, SC Dept. of EDP)
Charles F. Scheer, Jr. (At-Large)
Albert Schmitt (At-Large)
Herb Strobel (At-Large)
Mark Zaweski (At-Large)

MEMBERS ABSENT:

Nate Corwin (At-Large)
Howard Johnson (Huntington)
Alfred J. Kilb, Jr. (Shelter Island)
Sarah Lansdale (SC Director of Planning/Chair)
Eugene Murphy (Islip)
Jeffrey Rottkamp, Sr. (Riverhead)

ADVISORS PRESENT:

Rob Carpenter, Long Island Farm Bureau
Corey Humphrey, Suffolk County Soil and Water Conservation District
William Sanok, Cornell Cooperative Extension (Retired)

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) *(by phone)*
Lauretta R. Fischer, Chief Environmental Analyst, SC Division of Planning and
Environment (Committee Staff)
Melissa Kangas, Planning Aide, SC Division of Planning and Environment

GUESTS:

<u>NAME</u>	<u>ORGANIZATION</u>
Ian Calder-Piedmonte	Balsam Farms
Bridget Fleming	Suffolk County Legislator, 2 nd District
Dan Heston	Peconic Land Trust
Bill Kelly	Morton Buildings, Inc.
Brian Kelly	Visitor
Al Krupski	Suffolk County Legislator, 1 st District

I. ORDER OF BUSINESS

Call to Order

Lauretta Fischer, the designated Chairwoman on behalf of Sarah Lansdale who was absent, called the meeting of the Suffolk County Farmland Committee (“Committee”) to order at 7:11 pm at the Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, 423 Griffing Ave, Suite 100, Riverhead, NY 11901.

Approval of Minutes – May 19, 2016

A motion was put forth by Charlie Scheer, and seconded by Bob Nolan, to approve the minutes of the May 19, 2016 meeting of the Committee, as outlined in Committee Resolution FC-26-2016. Motion carried: 12-0-1 [See Exhibit “A” for Committee Resolution FC-26-2016]

Committee Member Alex Balsam arrived after the approval of the minutes.

Correspondence –

Lauretta Fischer discussed a letter from the Suffolk County Water and Soil Conservation District appointing Corey Humphrey as the replacement for advisor Paul TeNyenhuis.

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 has been removed from the premises prior to submission of this application. (Application No. 2012025)

Bob Braun provided a status update on the Brandywine application stating that the discovery process is complete and documents are being reviewed by the County Attorney. He also stated depositions should be scheduled in about a month.

IV. PERMIT APPLICATIONS

A. PECONIC LAND TRUST INC

239 Town Lane, Amagansett, Town of East Hampton

Tax Map #: 0300-149.00-03.00-003.004 (92.0 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of a Morton building, parking and staging area, dry wells (leaching pools) for drainage, and an underground electric utility line, and a Special Use Permit to conduct a site disturbance associated with the installation of the drywells (leaching pools), and underground electric utility, in association with a commercial agricultural operation (Application No. 2016013).

Ms. Fischer presented the Staff Report.

A motion was put forth by August Ruckdeschel, and seconded by Ronald Bush to adopt the Staff Report for Application No. 2016013, and to approve the Agricultural Development Permit and Special Use Permit, as outlined in Committee Resolution FC-27-2016. Alex Balsam and Herb Strobel recused themselves from the vote. Motion Carried: 12-0-0 [See Exhibit “B” for Committee Resolution FC-27-2016].

B. DAMIECKI’S FARM FREE OR DIE, LLC (Alex Balsam)

176 Long Lane, East Hampton, Town of East Hampton

Tax Map #: 0300-157.00-03.00-001.003 (29.2 ± acres)

The applicant seeks an Agricultural Development Permit for the installation and maintenance of one agricultural storage barn containing two bathrooms/sanitary system

and infrastructure; two greenhouses; two produce cooling units; driveway and parking areas; overhead electric utility line (or underground if required by the Town of East Hampton); underground water utility line; well; dry wells and catch basins. The applicant also seeks a Special Use Permit to conduct a site disturbance associated with the installation of the sanitary system and infrastructure, underground utilities, drywells and catch basins in association with a commercial agricultural operation (Application No. 2016014).

Ms. Fischer presented the Staff Report.

A motion was put forth by Mark Zaweski, and seconded by Dale Moyer, to adopt the Staff Report for Application No. 2016014, and to approve the Agricultural Development Permit and Special Use Permit, as outlined in Committee Resolution FC-28-2016. Alex Balsam recused himself from the vote. Motion Carried: 13-0-0 [See Exhibit "C" for Committee Resolution FC-28-2016].

V. REVIEW OF NEW PARCELS PROPOSED FOR PDR ACQUISITION OUTSIDE THE BI-ANNUAL REVIEW PERIOD

A. LITTLE BING LLC AND BIG BING LLC

6795 and 7755 Oregon Road, Mattituck, Town of Southold

Tax Map #: 1000-095.00-01.00-007.002 p/o and 1000-095.00-01.00-008.003 p/o

(63.5 ± of 84.7 ± acres)

The applicant requests that the above referenced parcels be considered for inclusion in Suffolk County Farmland Purchase of Development Rights Program outside the designated bi-annual review period (Application No. ARP-2016-08).

The property received a rating score of 18.25 out of a possible 25 points.

Ms. Fischer presented the proposed acquisition.

A motion was put forth by Lee Foster, and seconded by Charlie Scheer, to recommend part of SCRPTM # 1000-095.00-01.00-007002 p/o and part of SCRPTM # 1000-095.00-01.00-008.003 p/o, consisting of 63.5 acres out of 84.7 acres in size, for consideration by the Suffolk County Legislature for inclusion in the Suffolk County Farmland Purchase of Development Rights Program as outlined in Committee Resolution FC-29-2016. Motion Carried: 14-0-0 [See Exhibit "D" for Committee Resolution FC-29-2016].

VI. OTHER BUSINESS

Lauretta Fischer discussed the amendments to Chapter 8 of the SC Code that were recently approved by the Suffolk County Legislature. The legislation will be filed with the NYS Department of State. The amendments to Chapter 8 address the bi-annual review period and will now allow for parcels proposed for Farmland PDR acquisition to be reviewed at Farmland Committee meetings throughout the year rather than twice a year.

Ms. Fischer also announced that County staff is working on an update to the Farmland PDR rating sheet. Once staff has completed a draft of the new Farmland PDR rating sheet it will be emailed to Committee members for feedback and discussion at the next meeting.

Mark Zaweski stated that there are several farms for sale and lease in the Jamesport and Baiting Hollow areas along Sound Avenue. He expressed concerns that many farmers are leaving the area and he expressed concerns about the future of farming on the North Fork.

VII. ADJOURNMENT

A motion was put forth by August RuckdeschelAlex Balsam, and seconded by Vincent Biondo to adjourn the meeting at 7:52 PM. Motion carried: 14-0-0. [See Exhibit "E" for Committee Resolution FC-30-2016]

NEXT SCHEDULED REGULAR MEETING

The next meeting of the Committee is scheduled for 7:00 p.m., Thursday, September 15, 2016, at the Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York.

RESOLUTION NO. FC-26-2016 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADOPTING THE MINUTES OF THE MAY 19, 2016 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 May 19, 2016; and

WHEREAS, the minutes of said meeting were considered by the Committee at its meeting on July 21, 2016; now, therefore, be it

1st RESOLVED, that the Committee hereby adopts the May 19, 2016 meeting minutes.

Motion by: Charlie Scheer Seconded by: Bob Nolan
 Committee Vote: Ayes 12
 Nays 0
 Abstentions 1

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown			✓	
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large				✓
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington				✓
KILB, Alfred J., Jr.	Town of Shelter Island				✓
FISCHER, Loretta for LANSDALE, Sarah	S.C. Chief Env. Analyst S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
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	✓			
STROBEL, Herb	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
Totals		12	0	1	6

Date: July 21, 2016

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

RESOLUTION NO. FC-27-2016 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING MODIFICATION TO THE PECONIC LAND TRUST INC. PROPERTY (0300-149.00-03.00-003.004), 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 Peconic Land Trust Inc. has been received by the Suffolk County Farmland Committee (“Committee”), where such proposal is known by application number 2016013; and

WHEREAS, the property owned by Peconic Land Trust Inc. is located on land situated north of Town Lane and east of Abrahams Path, in the hamlet of Amagansett, Town of East Hampton, identified by Suffolk County Real Property Tax Map (“SCRPTM”) numbers 0300-149.00-03.00-003.004 (“premises”); and

WHEREAS, the applicant seeks an Agricultural Development Permit for the installation and maintenance of an agricultural Morton building, gravel parking and staging areas, dry wells (leaching pools) for drainage, and one underground electric utility line, and a Special Use Permit to conduct a site disturbance associated with the installation of the dry wells (leaching pools) and underground electric utility line on the subject property, in association with a row crops operation; and

WHEREAS, said application was considered by the Committee at its meeting on July 21, 2016; 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. The agricultural Morton building shall measure 60 feet in width, 98 feet in length, and 14 feet in height and shall be sited as depicted on the survey-site plan received by the County on July 6, 2016 entitled “Map prepared for Peconic Land Trust situate Amagansett” revised on June 30, 2016 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2016013; and
2. The Morton building shall consist of a wood frame and painted steel siding and shall be constructed according to the building specifications received by the County on May 9, 2016; and
3. The Morton building shall consist of concrete columns and a floating 6-inch concrete slab floor; and
4. The Morton building shall be serviced by an underground electric utility line measuring approximately 300 linear feet from a utility pole on Abrahams Path as depicted on the survey-site plan received by the County on July 6, 2016 entitled “Map prepared for Peconic Land Trust situate Amagansett” revised on June 30, 2016 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2016013; and
5. The gravel parking and staging areas on the north, south and west sides of the Morton building shall be sited as depicted on the survey-site plan received by the County on July 6, 2016 entitled “Map prepared for Peconic Land Trust situate Amagansett” revised on June 30, 2016 and attached as Exhibit A to the Department of Economic Development and Planning, Division of

Planning and Environment Staff Report Application No. 2016013; and

6. The gravel parking and staging areas shall not exceed at total foot print of approximately 11,500 square feet; and
7. Two (2) dry wells (leaching pools) to address drainage and roof run-off from the Morton building shall be sited as depicted on the survey-site plan received by the County on July 6, 2016 entitled "Map prepared for Peconic Land Trust situate Amagansett" revised on June 30, 2016 and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2016013; and
8. Each dry well (leaching pool) for drainage shall be 8 feet in diameter and 12 feet in height; and
9. Each dry well (leaching pool) shall be connected to the Morton building's downspouts with drain pipes measuring approximately 50 feet in length and 6-inches in width; and
10. 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
11. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution # FC-27-2016, the deed of development rights, the contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

Motion by: Augie Ruckdeschel Seconded by: Ron Bush

Committee Vote:	Ayes	12
	Nays	0
	Recusals	2
	Abstentions	0

Committee Member	Appointment	Yes	No	Recused	Not Present
BALSAM, Alex	Town of East Hampton			✓	
BARNETT, Russell K.	Town of Smithtown	✓			
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large				✓
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington				✓
KILB, Alfred J., Jr.	Town of Shelter Island				✓
FISCHER, Laretta for LANSDALE, Sarah	S.C. Chief Env. Analyst S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
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	✓			
STROBEL, Herb	At-Large			✓	
ZAWESKI, Mark	At-Large	✓			
Totals		12	0	2	5

Date: July 21, 2016

Location: Kermit W. Graf Cornell Cooperative Extension Building, 423 Griffing Avenue, Suite 100,
Riverhead, NY 11901

RESOLUTION NO. FC-28-2016 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, APPROVING MODIFICATION TO THE DAMIECKI'S FARM FREE OR DIE, LLC (ALEX BALSAM) PROPERTY (0300-157.00-03.00-001.003), 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 Damiecki's Farm Free or Die, LLC (Alex Balsam) has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2016014; and

WHEREAS, the property owned by Damiecki's Farm Free or Die, LLC (Alex Balsam) is located on land situated east of Stephen Hands Path and north of Long Lane, in the hamlet of East Hampton North, Town of East Hampton, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 0300-157.00-03.00-001.003 ("premises"); and

WHEREAS, the applicants seeks an Agricultural Development Permit for the installation and maintenance of one (1) agricultural storage barn containing two bathrooms/sanitary system and infrastructure; two (2) greenhouses; two (2) produce cooling units; driveway and parking areas; overhead electric utility line (or underground if required by the Town of East Hampton); underground water utility line; well; ten (10) dry wells and four (4) catch basins on the subject property. The applicant also seeks a Special Use Permit to conduct a site disturbance associated with the installation of the sanitary system and infrastructure, underground utilities, dry wells and catch basins in association with a vegetable operation; and

WHEREAS, said application was considered by the Committee at its meeting on July 21, 2016; 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. Prior to permit issuance, the landowner shall submit to the SC Division of Planning and Environment a copy of the Suffolk County Department of Health Services permit approval and confirmation that all applicable requirements and conditions have been satisfied;

Note: pursuant to the County's request, the landowner provided a copy of the SCDHS' July 22, 2016 preliminary approval, which included a "Permit Conditions" document and a survey-site plan revised on June 10, 2016. A SC Farmland Committee Permit was issued on August 25, 2016, however, the landowner is still required to submit to the SC Division of Planning and Environment a copy of the SCDHS' final approval and confirmation that all applicable requirements and conditions have been satisfied once such final approval has been obtained;

2. One (1) agricultural storage barn shall be sited on the southeastern portion of the property as is shown on the on the survey-site plan received by the County on July 12, 2016 and entitled "Damiecki Barn: 176 Long Lane, East Hampton, New York, 11937 (SCTM # 300-157-3-1.3) with a revision date of June 10, 2016" and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2016014;
3. The barn shall not exceed a footprint of 72 feet by 160 feet;

4. The barn shall not exceed a height of 29 feet;
5. The barn shall consist of steel siding and roofing and shall be constructed according to building specifications received by the County on May 6, 2016;
6. The barn shall have a concrete floor with no basement;
7. The barn shall be serviced by an overhead electric utility line measuring approximately 250 linear feet from Long Lane. However, the applicant has indicated that the Town of East Hampton may require the line to be buried, in which case, an underground electric utility line shall run approximately 255 feet along the proposed driveway;
8. The barn shall be serviced by an underground water utility line measuring approximately 230 linear feet from an onsite well to be located approximately 550 feet from Long Lane;
9. The barn shall contain two employee restrooms and connect to an onsite sanitary system and infrastructure to be sited on the east side of the barn as is shown on the on the survey-site plan received by the County on July 12, 2016 and entitled "Damiecki Barn: 176 Long Lane, East Hampton, New York, 11937 (SCTM # 300-157-3-1.3) with a revision date of June 10, 2016" and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2016014;
10. The landowner shall comply with Suffolk County Department of Health Services (SCDHS) regulations for the proposed sanitary system and infrastructure. The square footage to be used for the septic system's allowable sanitary flow calculation shall be in accordance with the SCDHS Guidance Memorandum # 17 for Agricultural Density, as well as, be in accordance and stay within Chapter 8-10 of the Suffolk County Code's maximum lot coverage allowance of 15% for the subject property. The applicant's design flow calculation included square footage of the barn (11,520 SF) and the accessory hoop houses and storage structures (6,800 SF) for a total of 18,320 SF or .42 acres as shown on the survey-site plan (Exhibit A). Their use estimate has been calculated to be 732.8 gallons per day (gpd) which equals .42 acres. The maximum allowed area of 3.64 acres equals 1,092 gpd. In conclusion, their use estimate of .42 acres is within the maximum allowed area of 3.64 acres;
11. The landowner shall submit to the SC Division of Planning and Environment any survey plan modifications for the property that may be required by the SCDHS for the proposed sanitary system and infrastructure and/or other proposed improvements. Upon review of any submitted survey plan modifications, the SC Division of Planning and Environment shall determine if additional review by the SC Farmland Committee would be necessary;
12. According to the landowner's current proposal, the sanitary system and infrastructure shall include one (1) 1,500 gallon septic tank, two (2) underground leaching pools (each measuring 8 feet in diameter and 12 feet in height), and one (1) expansion pool (measuring eight feet in diameter and 12 feet in height), and a house trap/cleanout;
13. Stormwater runoff shall be handled by a total of ten (10) dry wells and four (4) catch basins. Five of the dry wells shall measure 10 feet in diameter and 10 feet in height. The remaining five dry wells shall measure 10 feet in diameter and 12 feet in height. The four catch basins shall each measure 2 feet in length and 2 feet in width;
14. Two (2) propane tanks (each measuring 4 feet in diameter) shall be located along the eastern side of the barn;
15. Two (2) accessory storage structures (i.e., produce cooling units) for harvested produce shall be sited 12 feet to the north of the barn as is shown on the survey-site plan received by the County on July 12, 2016 and entitled "Damiecki Barn: 176 Long Lane, East Hampton, New York, 11937 (SCTM # 300-157-3-1.3) with a revision date of June 10, 2016" and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2016014;

16. Each accessory storage structure shall not exceed a footprint of 10 feet by 40 feet;
17. Each accessory storage structure shall not exceed a height of 8 feet;
18. Two (2) greenhouses for early season production and growing of starter transplants shall be sited approximately 20 feet to the north of the accessory storage structures as shown on the survey-site plan received by the County on July 12, 2016 and entitled "Damiecki Barn: 176 Long Lane, East Hampton, New York, 11937 (SCTM # 300-157-3-1.3) with a revision date of June 10, 2016" and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2016014;
19. Each greenhouse shall not exceed a footprint of 30 feet by 100 feet;
20. Each greenhouse shall not exceed a height of 14 feet;
21. Each greenhouse shall consist of traditional clear/white plastic covering and shall not have foundations or footings. The floors shall be either bare ground or fabric;
22. One (1) driveway from Long Lane shall connect to proposed parking areas surrounding the barn and shall be sited as shown on the survey-site plan received by the County on July 12, 2016 and entitled "Damiecki Barn: 176 Long Lane, East Hampton, New York, 11937 (SCTM # 300-157-3-1.3) with a revision date of June 10, 2016" and attached as Exhibit A to the Department of Economic Development and Planning, Division of Planning and Environment Staff Report Application No. 2016014;
23. The driveway shall measure approximately 210 feet in length and 25 feet in width;
24. The driveway and parking areas shall not exceed 22,423 total square feet;
25. The driveway and parking areas shall consist of 2-inch thick recycled asphalt material laid on top of a stabilized soil base;
26. The landowner shall submit to the Suffolk County Department of Economic Development and Planning, Division of Planning and Environment within one (1) year of permit issuance the as-built survey depicting the aforementioned improvements;
27. The landowner shall obtain required approvals from the Suffolk County Department of Health; and
28. The landowner shall be responsible for compliance with all conditions of Farmland Committee Resolution # FC-28-2016, the deed of development rights, the contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

Motion by: Mark Zaweski

Seconded by: Dale Moyer

Committee Vote:	Ayes	13
	Nays	0
	Abstentions	0
	Recusals	1

Committee Member	Appointment	Yes	No	Recused	Not Present
BARNETT, Russell K.	Town of Smithtown	✓			
BALSAM, Alex	Town of East Hampton			✓	
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large				✓
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington				✓
KILB, Alfred J., Jr.	Town of Shelter Island				✓
FISCHER, Laurretta for LANSDALE, Sarah	S.C. Chief Env. Analyst S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
MURPHY, Eugene	Town of Islip				✓
NOLAN, ROBERT	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
RUCKDESCHEL, August	Ex-officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
STROBEL, Herb	At Large	✓			
ZAWESKI, Mark	At-Large	✓			
Totals		13	0	1	5

Date: July 21, 2016

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

RESOLUTION NO. FC-29-2016 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, RECOMMENDING THE LANDS FROM WHICH FARMLAND DEVELOPMENT RIGHTS MAY BE ACQUIRED – LITTLE BING LLC AND BIG BING LLC (1000-095.00-01.00-007.002 p/o and 1000-095.00-01.00-008.003 p/o) – TOWN OF SOUTHOLD

WHEREAS, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), an application for inclusion in the Suffolk County Farmland Purchase of Development Rights Program was received by the Suffolk County Farmland Committee (“Committee”) outside the designated bi-annual review period; and

WHEREAS, the application includes property owned by Little Bing LLC and Big Bing LLC; and

WHEREAS, the Little Bing LLC and Big Bing LLC property is located on land situated north of Oregon Road and west of Duck Pond Road, in the hamlet of Mattituck, Town of Southold, identified by Suffolk County Real Property Tax Map (“SCRPTM”) numbers 1000-095.00-01.00-007.002 p/o and 1000-095.00-01.00-008.003 p/o; and

WHEREAS, Approximately 63.5 acres out of 84.7 acres are being considered for inclusion in the Suffolk County Farmland PDR Program; and

WHEREAS, pursuant to the Suffolk County Farmland Rating System, said property received a score of 18.25 points out of 25 possible points; and

WHEREAS, the Committee reviewed and determined, at its July 21, 2016 meeting, that said application meets Chapter 8 requirements for Program consideration; now, therefore, be it

1st RESOLVED, that the Committee hereby recommends SCRPTM numbers 1000-095.00-01.00-007.002 p/o and 1000-095.00-01.00-008.003 p/o consisting of approximately 63.5 acres out of 84.7 acres, as indicated on the attached map, to the Suffolk County Legislature for inclusion in the Suffolk County Farmland Purchase of Development Rights Program, subject to the following conditions:

1. Permanent and direct legal access in the form of a 20-foot flag lot access strip shall be provided from Oregon Road to the proposed eastern lot (SCTM # 1000-095.00-01.00-008.003 p/o) for current and successive landowners to farm the property and for the County to conduct site inspections.

Motion by: Lee Foster

Seconded by: Charlie Scheer

Committee Vote:	Ayes	14
	Nays	0
	Abstentions	0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BARNETT, Russell K.	Town of Smithtown	✓			
BALSAM, Alex	Town of East Hampton	✓			
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large				✓
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington				✓
KILB, Alfred J., Jr.	Town of Shelter Island				✓
FISCHER, Laurretta for LANSDALE, Sarah	S.C. Chief Env. Analyst S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
MURPHY, Eugene	Town of Islip				✓
NOLAN, ROBERT	Town of Brookhaven	✓			
ROTTKAMP, Jeffrey	Town of Riverhead				✓
RUCKDESCHEL, August	Ex-officio, SCEDP	✓			
SCHEER, Charles F., Jr.	At-Large	✓			
SCHMITT, Albert	At-Large	✓			
STROBEL, Herb	At Large	✓			
ZAWESKI, Mark	At-Large	✓			
Totals		14	0	0	5

Dated: July 21, 2016

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

RESOLUTION NO. FC-30-2016 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADJOURNING THE JULY 21, 2016 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 July 21, 2016; and

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

1st RESOLVED, that the Committee hereby adjourns the July 21, 2016 meeting.

Motion by: August Ruckdeschel

Seconded by: Vincent Biondo

Committee Vote: Ayes 14
 Nays 0
 Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton	✓			
BARNETT, Russell K.	Town of Smithtown	✓			
BIONDO, Vincent	Town of Babylon	✓			
BUSH, Ronald	At-Large	✓			
CORWIN, Nate	At-Large				✓
FOSTER, Lee	Town of Southampton	✓			
JOHNSON, Howard	Town of Huntington				✓
KILB, Alfred J., Jr.	Town of Shelter Island				✓
FISCHER, Loretta for LANSDALE, Sarah	S.C. Chief Env. Analyst S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
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	✓			
STROBEL, Herb	At-Large	✓			
ZAWESKI, Mark	At-Large	✓			
Totals		14	0	0	5

Date: July 21, 2016

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