

# 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  
DEPUTY COUNTY EXECUTIVE AND COMMISSIONER

SARAH LANSDALE  
CHAIRPERSON, SCFC

### MINUTES OF THE SUFFOLK COUNTY FARMLAND COMMITTEE (Adopted by SCFC Res. No. FC-37-2017)

DATE: September 28, 2017

#### MEMBERS PRESENT:

Alexander Balsam (East Hampton)  
Vincent Biondo (Babylon)  
Ronald Bush (At-Large)  
Nate Corwin (At-Large)  
Lee Foster (Southampton)  
Howard Johnson (Huntington)  
Alfred J. Kilb, Jr. (Shelter Island)  
Dale D. Moyer (At-Large)  
Eugene Murphy (Islip)  
Bob Nolan (Brookhaven)  
August Ruckdeschel (Ex-Officio, SC Dept. of EDP)  
Charles F. Scheer, Jr. (At-Large)  
Albert Schmitt (At-Large)  
Theresa Ward (Commissioner, SC Dept. of EDP) for Sarah Lansdale (SC Director of Planning/Chair)  
Mark Zaweski (At-Large)

#### MEMBERS ABSENT:

Russell K. Barnett (Smithtown)  
Stephen Mudd (Southold)  
Jeffrey Rottkamp, Sr. (Riverhead)  
Herb Strobel (At-Large)

#### ADVISORS PRESENT:

Rob Carpenter, Long Island Farm Bureau

ADVISORS ABSENT:

Corey Humphrey, SC 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)  
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)  
Michael Petre, Assistant County Attorney, SC Dept. of Law

GUESTS:

<u>NAME</u>	<u>ORGANIZATION</u>
Jessica Anson	LI Farm Bureau
Scott Augustine	Attorney rep. Green Point International, Inc.
Bill Kelly	Murtha Application
Al Krupski	Suffolk County Legislator, 1 <sup>st</sup> District
Gerard Murtha	Applicant
Melissa Spiro	Town of Southold
Catherine Stark	Aide to Legislator Al Krupski
John Stype	Aide to Legislator Al Krupski
Lujen Zhou	Green Point International, Inc.

I. ORDER OF BUSINESS

*Call to Order*

Theresa Ward called the meeting of the Suffolk County Farmland Committee (“Committee”) to order at 6:36 pm at the Kermit W. Graf Cornell Cooperative Extension Building 2<sup>nd</sup> Floor Conference Room 423 Griffing Ave., Riverhead, NY 11901.

*Approval of Minutes – July 20, 2017*

A motion was put forth by Augie Ruckdeschel, and seconded by Al Schmitt, to approve the minutes of the July 20, 2017 meeting of the Committee, as outlined in Committee Resolution FC-29-2017. Motion carried: 14-0-0 [See Exhibit “A” for Committee Resolution FC-29-2017]

*Committee Member Bob Nolan arrived after the approval of minutes.*

*Correspondence –*

There were none.

## 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

SC 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 stated that, at the request of the County, there was a conference with the court last week. He said that the parties are talking to each other but haven't resolved anything as of yet. Bob stated that when discovery is concluded, the case has to be calendared for trial, unless it is settled.

## IV. AGRICULTURAL IMPROVEMENT APPLICATIONS

### A. NORTHEAST FARM, LLC / "PAUMANOK VINEYARDS"

434 Tuthills Lane, Aquebogue, Town of Riverhead

Tax Map #: 0600-046.00-03.00-005.002 (23.3 ± acres)

The applicant requests to install and maintain deer fence and irrigation main infrastructure, in association with a commercial agricultural operation. (Application No. 2017003)

Lauretta Fischer presented the application.

A motion was put forth by Mark Zaweski, and seconded by Howard Johnson, to adopt the Staff Report for the agricultural improvement application (Application No. 2017003) and to determine that the proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands, as outlined in Committee Resolution FC-30-2017. Motion Carried: 15-0-0 [See Exhibit "B" for Committee Resolution FC-30-2017]

### B. PATRICIA H. WELLS, ET AL. / "WELLS FARM"

Sound Avenue, Northville, Town of Riverhead

Tax Map #: 0600-020.00-03.00-008.002 (36.0 ± acres)

The applicant requests to install and maintain deer fence infrastructure, in association

with a commercial agricultural operation. (Application No. 2017004)

Lauretta Fischer presented the application and also provided an update on the status of New York State Department of Environmental Conservation (NYS DEC) violations previously cited against this property.

At the January 26, 2017 Suffolk County Farmland Committee meeting, the Committee was made aware that the County received a copy of a NYS DEC Notice of Violation letter dated November 21, 2016 that was issued to the landowner regarding this parcel and others that they own.

The County was specifically concerned with four County PDR parcels which are owned by Patricia H. Wells and other co-owners. NYS DEC documented violations of receiving and stockpiling solid waste materials consisting of construction and demolition debris that had been received for onsite road grading and had already been spread in some areas.

On January 24, 2017, the County conducted a site inspection of the four County PDR parcels and observed materials on the parcels that were consistent with the NYS DEC's observations. On January 25, 2017, NYS DEC indicated that a case referral had been prepared for their legal office to review and possibly prepare a Consent Order.

On September 14, 2017, the County received a letter stating a site inspection conducted by NYS DEC staff on September 13, 2017 had confirmed that all required remedial work had been completed on all the Wells Farm parcels in accordance with NYS DEC's Order on Consent No. R1-20170320-80.

A motion was put forth by Nate Corwin and seconded by Ron Bush to adopt the Staff Report for the agricultural improvement application (Application No. 2017004) and to determine that the proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands, as outlined in Committee Resolution FC-31-2017. Motion Carried: 15-0-0 [See Exhibit "C" for Committee Resolution FC-31-2017]

C. MARVIN WARNER

Cross River Drive, Northville, Town of Riverhead

Tax Map #: 0600-065.00-06.00-003.001 (18.7 ± acres)

The applicant requests to install temporary greenhouses, underground water utilities and well, underground electric utilities, and post and wire fencing, in association with a proposed mushroom and vegetable operation.

Lauretta Fischer presented the application.

A motion was put forth by Charlie Scheer and seconded by Howard Johnson to adopt the Staff Report for the agricultural improvement application (Application No. 2017005) and to determine that the proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands, as outlined in Committee Resolution FC-32-2017. Motion Carried: 15-0-0 [See Exhibit "D" for Committee Resolution FC-32-2017]

D. GERARD AND ROBIN MURTHA

26662 Long Creek Drive, Southold, Town of Southold

Tax Map #: 1000-056.00-01.00-011.015 (44.3 ± acres)

The applicant requests to install and maintain a Morton barn, drainage infrastructure, water hydrant and water trough, underground water utility line, livestock fencing, gravel driveway and gravel area, in association with a proposed cattle operation (Application No. 2017006)

Lauretta Fischer presented the application.

A motion was put forth by Mark Zaweski and seconded by Al Kilb to adopt the Staff Report for the agricultural improvement application (Application No. 2017006) and to determine that the proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands, as outlined in Committee Resolution FC-33-2017. Motion Carried: 15-0-0 [See Exhibit “E” for Committee Resolution FC-33-2017]

V. PROPOSED FARMLAND PDR ACQUISITION PARCELS

A. WILLIAM BUCKINGHAM ESTATE

1080 Carroll Avenue, Peconic, Town of Southold

Tax Map #: 1000-075.00-01.00-006.000 (10.4 ± acres)

The applicant requests that the above referenced parcel be considered for inclusion in the Suffolk County Farmland Purchase of Development Rights Program. (Application No. FPDRP-2017-06)

Lauretta Fischer presented the application.

A motion was put forth by Howard Johnson, and seconded by Al Kilb, to recommend SCTM No. 1000-075.00-01.00-006.000, consisting of 10.4 acres in size, for consideration by the Suffolk County Legislature for the Purchase of Development Rights as outlined in Committee Resolution FC-34-2017. Motion Carried: 15-0-0 [See Exhibit “F” for Committee Resolution FC-34-2017]

VI. OTHER BUSINESS

A. CHAPTER 8 APPEAL UPDATE

Bob Braun stated the County was granted preference which would allow the case to be heard sooner. He stated he expects it to be heard no later than the spring. He said there has been a lot of public interest in the case and stakeholders in the agricultural community in Suffolk County have petitioned to the court to allow the filing of an amicus brief (friend of the court brief). He stated that in essence they want to support the County’s position with respect to the appeal. The motion to file the amicus brief has been made on behalf of Long Island Farm Bureau, Peconic Land Trust, Cornell Cooperative Extension of Suffolk County, Farm Credit East, New York League of Conservation Voters, Long Island Wine Council, and American Farmland Trust. Bob Braun stated that the respondent, The Long Island Pine Barren Society, opposed the

request to file an amicus brief and the proposed friends of the court responded to that. He stated the court should make a decision regarding the amicus brief in a short enough time so that the brief becomes part of the record before the appeal itself is heard.

B. DRAFT UPDATE TO NEW SC FARMLAND RATING FORM FOR THE FARMLAND PURCHASE OF DEVELOPMENT RIGHTS (PDR)

Lauretta Fischer stated the Draft Update to New SC Farmland Rating Form for the Farmland Purchase of Development Rights (PDR) that was previously approved by the Committee in May, was laid on table at the Suffolk County Legislature in June and subsequently tabled by the Environment, Planning and Agriculture Committee of the Suffolk County Legislature. She stated the Suffolk County Planning and Environment Staff had several meetings with legislators who had questions and comments on the draft updated rating form. Rob Carpenter and Herb Strobel also attended one meeting. Lauretta stated that the legislators' main concern was that the west end towns were not given as much weight in the draft updated rating form.

Lauretta discussed the changes made to the draft updated rating form. Under "Section E – Other Considerations," points were reduced on the items listed and a new item was created for "The farm is located within the Town of Babylon, Huntington, Islip or Smithtown" for a value of 10 points. Under "Section D – Vistas," the item for "Located along a designated scenic/historic corridor and/or major roadway (e.g., Sound Ave, Main Rd, Montauk Hwy," was edited to include Middle Country Road and Route 25A.

Rob Carpenter discussed meeting with the legislators regarding the draft updated rating form and their concern about west end farms being at a disadvantage. He feels the draft updated rating form allays their concerns.

Al Krupski suggested comparing ratings for farms using both the current rating form and the draft updated rating farm. Lauretta Fischer said they would be prepared for the next Committee meeting.

A motion was put forth by Augie Ruckdeschel, and seconded by Howard Johnson, to table the "Draft Update to New SC Farmland Rating Form for the Farmland Purchase of Development Rights (PDR)," as outlined in Committee Resolution FC-35-2017. Motion Carried: 15-0-0 [See Exhibit "G" for Committee Resolution FC-35-2017]

C. STATUS OF PENDING APPLICATIONS

Lauretta Fischer discussed the four pending applications for proposed agricultural improvements. In regard to three of the pending applications, the Division of Planning and Environment Staff has been in touch with the applicants who are working on providing information to complete the new application and survey-site plan. In regard to a fourth pending application, Staff requested a New Agricultural Improvement Application from the applicant under the new review process, which has not been received to date.

Bob Braun discussed the letter from Great Peconic LLC's attorney and the process to

alienate development rights on the farm. He stated that the process would involve a series of steps that would ultimately require a public referendum.

Mark Zaweski asked for an update regarding the Purchase of Development Rights for the Kujawski property. Laretta Fischer stated that it's moving forward and that it was approved by the Legislature about a month ago. Bob Braun added that the contracts were prepared and forwarded out to the seller.

Howard Johnson asked for an update regarding the unapproved retaining wall on the OPL Nursery, LLC property in Riverhead. Laretta Fischer stated that the owner was contacted and she asked them to put in an agricultural improvement application. She stated that the landowner said the retaining wall was constructed to stop runoff going onto the flat area where he is growing agricultural products in containers.

Charlie Scheer brought up concerns regarding County PDR properties in Riverhead, the Warren property and the Gergela property. He stated that the Gergela property has a farm stand on it that was never approved by the Town of Riverhead. He said the Warren property has taken down trees, redone a labor camp, put an office in it, with possible toilets and put up deer fencing all around the property.

Laretta Fischer stated she would look into the matters brought up. Laretta said she spoke with Anne Marie Prudenti, Town of Riverhead Attorney, regarding a few issues and the County is going to coordinate with the Town to resolve the issues on the County PDR farms.

- D. Augie Ruckdeschel announced that he is looking for a farmer vendor to participate in the Taste of Long Island event that follows the Suffolk County Marathon on October 29, 2017.

## VII. ADJOURNMENT

A motion was put forth by Augie Ruckdeschel, and seconded by Howard Johnson to adjourn the meeting at 7:27 PM. Motion carried: 15-0-0. [See Exhibit "H" for Committee Resolution FC-36-2017]

### **NEXT SCHEDULED REGULAR MEETING**

The next meeting of the Committee is scheduled for 5:30 p.m., Thursday, November 16, 2017, at the Kermit W. Graf Cornell Cooperative Extension Building, 2<sup>nd</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York.

"Exhibit A"

**RESOLUTION NO. FC-29-2017 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADOPTING THE JULY 20, 2017 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 20, 2017; and

**WHEREAS**, the minutes of said meeting were considered by the Board at its meeting on September 28, 2017; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby adopts the July 20, 2017 meeting minutes.

Motion by: Augie Ruckdeschel                      Seconded by: Al Schmitt

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	✓			
WARD, Theresa for	S.C. Deputy County Exec. and Commissioner	✓			
LANSDALE, Sarah	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:            September 28, 2017

Location:      Kermit W. Graf Cornell Cooperative Extension Building, 2<sup>nd</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY



**RESOLUTION NO. FC-30-2017 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, DETERMINING A STANDARD AGRICULTURAL PRACTICE ON THE NORTHEAST FARM, LLC PROPERTY (SCTM# 0600-046.00-03.00-005.002), TO WHICH THE COUNTY OF SUFFOLK OWNS THE FARMLAND DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), a “Request for Review of Proposed Agricultural Improvement(s)” on property owned by Northeast Farm LLC and known as “Paumanok Vineyards,” has been received by the Suffolk County Farmland Committee (“Committee”), where such proposal is known by application number 2017003; and

**WHEREAS**, the property is located on land situated east of Tuthills Lane and south of Sound Avenue in the hamlet of Aquebogue, Town of Riverhead, identified by Suffolk County Real Property Tax Map (“SCRPTM”) No. 0600-046.00-03.00-005.002; and

**WHEREAS**, the applicant has proposed to install and maintain deer fence and irrigation main infrastructure, in association with a vineyard operation; and

**WHEREAS**, the proposed deer fence will measure 8 feet in height and approximately 3,745 linear feet (according to the survey-site plan) along the northern, southern, eastern, and western boundaries of the County PDR property. The deer fence will consist of wooden posts and metal wire and will be used to keep deer off the property; and

**WHEREAS**, the proposed irrigation main will measure approximately 1,386 linear feet (according to the survey-site plan) along and 3 feet from the southern boundary line of the County PDR property and will connect to a well on the adjoining non-PDR parcel (SCTM# 0600-046.00-03.00-005.001). The irrigation main will consist of 6 inch PVC pipe and 4 inch PVC pipe to be installed 36 inches below surface grade; and

**WHEREAS**, the aforementioned proposed improvements will be located on the property, as depicted in the survey-site plan received by the County on March 22, 2017 and entitled “Site Plan Northeast Farms, LLC (SCTM# 600-46-03-5 p/o) with a revision date of September 16, 2015” and attached as Attachment 1; and

**WHEREAS**, the Committee, at its September 28, 2017 meeting, reviewed and considered whether the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands; now, therefore, be it

**1<sup>st</sup> 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

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

**3<sup>rd</sup> RESOLVED**, that the Committee hereby determines that the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands.

Motion by: Mark Zaweski

Seconded by: Howard Johnson

Committee Vote:     Ayes         14  
                          Nays          0  
                          Abstentions 0

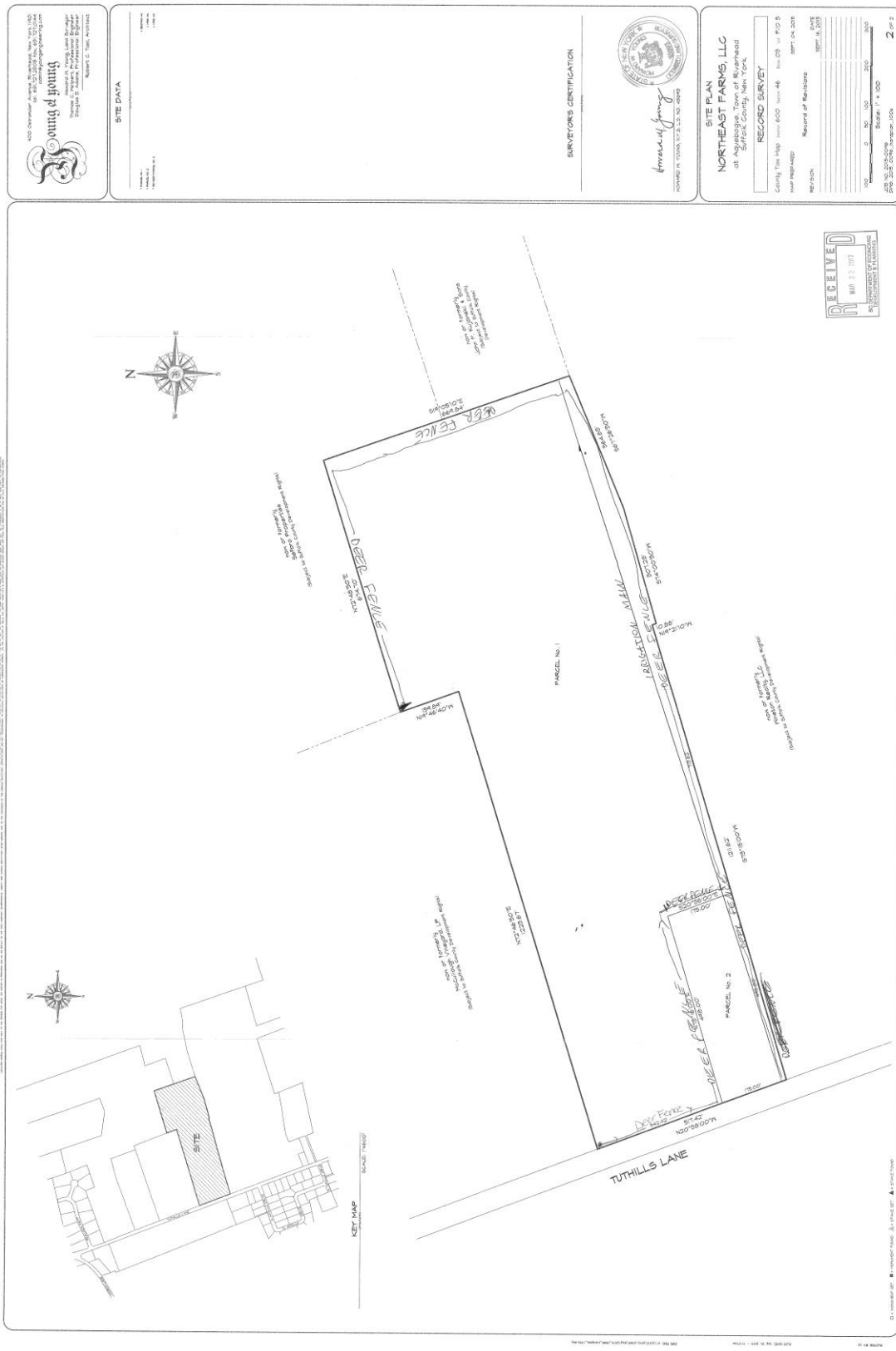
"Exhibit B," Cont'd.

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	✓			
WARD, Theresa for	S.C. Deputy County Exec. and Commissioner	✓			
LANSDALE, Sarah	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		15	0	0	4

Date: September 28, 2017

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

ATTACHMENT 1



**RESOLUTION NO. FC-31-2017 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, DETERMINING A STANDARD AGRICULTURAL PRACTICE ON THE PATRICIA H. WELLS ET AL. PROPERTY (SCTM# 0600-020.00-03.00-008.002), TO WHICH THE COUNTY OF SUFFOLK OWNS THE FARMLAND DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), a “Request for Review of Proposed Agricultural Improvement(s)” on property owned by Patricia H. Wells et al. has been received by the Suffolk County Farmland Committee (“Committee”), where such proposal is known by application number 2017004; and

**WHEREAS**, the property is located on land situated north of Sound Avenue and east of Pennys Road in the hamlet of Northville, Town of Riverhead, identified by Suffolk County Real Property Tax Map (“SCRPTM”) No. 0600-020.00-03.00-008.002; and

**WHEREAS**, the applicant has proposed to install and maintain deer fencing, in association with a vegetable operation; and

**WHEREAS**, the proposed deer fencing will measure 6 feet in height and approximately 350 linear feet in length along the northern boundary of the County PDR property. It will consist of wooden poles and galvanized wire fence with two gates and will be used to keep deer off the property to prevent damage to vegetables and corn. The deer fencing will be installed one foot from the property’s northern boundary as depicted in the map received by the County on April 28, 2017 and attached as Attachment 1; and

**WHEREAS**, the Committee, at its September 28, 2017 meeting, reviewed and considered whether the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands; now, therefore, be it

**1<sup>st</sup> 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

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

**3<sup>rd</sup> RESOLVED**, that the Committee hereby determines that the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands.

Motion by: Nate Corwin

Seconded by: Ron Bush

Committee Vote:	Ayes	15
	Nays	0
	Abstentions	0

"Exhibit C," Cont'd.

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	✓			
WARD, Theresa for LANSDALE, Sarah	S.C. Deputy County Exec. and Commissioner 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		15	0	0	4

Date: September 28, 2017

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

ATTACHMENT 1



**RESOLUTION NO. FC-32-2017 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, DETERMINING A STANDARD AGRICULTURAL PRACTICE ON THE MARVIN WARNER PROPERTY (SCTM# 0600-065.00-06.00-003.001), TO WHICH THE COUNTY OF SUFFOLK OWNS THE FARMLAND DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws ("Chapter 8"), a "Request for Review of Proposed Agricultural Improvement(s)" on property owned by Marvin Warner has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2017005; and

**WHEREAS**, the property is located on land situated west of Cross River Drive and east of Northville Turnpike (C.R. 43) in the hamlet of Northville, Town of Riverhead, identified by Suffolk County Real Property Tax Map ("SCRPTM") No. 0600-065.00-06.00-003.001; and

**WHEREAS**, the applicant has proposed to install and maintain twenty-seven (27) temporary greenhouses, underground water utilities and well, underground electric utilities, and post and wire fencing on the subject property, in association with a proposed mushroom and vegetable operation; and

**WHEREAS**, the proposed 27 temporary greenhouses will each measure approximately 147.60 feet in length, 23.62 feet in width, 6.9 feet in height (to the eave), 11.8 feet in height (to the peak of the roof), and will consist of metal poles and plastic covering. They will be anchored to the dirt by metal poles/posts and the floors will remain dirt. The applicant states that the temporary greenhouses will be used for growing mushrooms on the front eastern portion of the property. The rear western portion of the property will be used for growing assorted vegetables; and

**WHEREAS**, the proposed temporary greenhouses will be served by a proposed main underground water utility line measuring 6 inches in width and approximately 900 linear feet in length that will run from a proposed 6-inch diameter well to the greenhouses. Each greenhouse will be connected to the main underground water utility line via separate individual underground water utility connections, each measuring 1 inch in width and not more than 50 linear feet in length. All of the underground water utility lines will be installed at a depth of 4.5 feet below surface grade; and

**WHEREAS**, the temporary greenhouses will be served by a proposed main underground electric utility line measuring approximately 1,030 linear feet in length that will run from Cross River Drive to the greenhouses. Each greenhouse will be connected to the main underground electric utility line via separate underground electric utility connections each measuring no more than 35 linear feet in length. All of the underground electric utility lines will be installed at a depth of 2 feet below surface grade; and

**WHEREAS**, the proposed post and wire fencing will measure 6 feet in height and approximately 5,204 linear feet in length and will be located along the northern, western, and southern boundaries of the property; and

**WHEREAS**, all of the aforementioned proposed improvements will be located on the property, as depicted in the site plan-survey, sheet 1 received by the County on September 25, 2017 and sheet 2 received on September 14, 2017 and entitled "Site Plan for Cross River Farms situated at Town of Riverhead, Suffolk County, New York (SCTM # 0600-065-06-3.1)" and attached as Attachment 1; and

**WHEREAS**, the Committee, at its September 28, 2017 meeting, reviewed and considered whether the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands; now, therefore, be it

**1<sup>st</sup> 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

"Exhibit D," Cont'd.

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

**3<sup>rd</sup> RESOLVED**, that the Committee hereby determines that the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands.

Motion by: Charlie Scheer

Seconded by: Howard Johnson

Committee Vote:      Ayes            15  
                              Nays             0  
                              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	✓			
WARD, Theresa for	S.C. Deputy County Exec. and Commissioner	✓			
LANSDALE, Sarah	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		15	0	0	4

Date: September 28, 2017

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







**RESOLUTION NO. FC-33-2017 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, DETERMINING A STANDARD AGRICULTURAL PRACTICE ON THE GERARD AND ROBIN MURTHA PROPERTY (SCTM# 1000-056.00-01.00-011.015), TO WHICH THE COUNTY OF SUFFOLK OWNS THE FARMLAND DEVELOPMENT RIGHTS**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), a “Request for Review of Proposed Agricultural Improvement(s)” on property owned by Gerard and Robin Murtha has been received by the Suffolk County Farmland Committee (“Committee”), where such proposal is known by application number 2017006; and

**WHEREAS**, the property is located on land situated south of Long Creek Drive and east of Park Avenue in the hamlet of Southold, Town of Southold, identified by Suffolk County Real Property Tax Map (“SCRPTM”) No. 1000-056.00-01.00-011.015; and

**WHEREAS**, the applicant has proposed to install and maintain a Morton barn, drainage infrastructure, water hydrant and water trough, underground water utility line, livestock fencing, and gravel driveway and gravel area, in association with a proposed cattle operation; and

**WHEREAS**, the proposed agricultural Morton barn will measure approximately 60 feet in length, 42 feet in width, 14 feet and 9 inches in height (to the eave), and 22 feet and 6 inches in height (to the peak of the roof). It will consist of a wood frame with painted steel siding and will have pier footings and a concrete slab floor. The Morton barn will be constructed according to the building specifications received by the County on August 28, 2017. The applicant states that the barn will be used for agricultural equipment (such as a tractor and mower) and for feed and hay storage. There will be no electric service to the barn at this time; and

**WHEREAS**, the proposed drainage infrastructure will consist of one dry well to be installed on the west side of the Morton barn to address roof runoff. The dry well will be 10 feet in diameter and 10 feet in height and will receive runoff via 6-inch drain piping from the barn’s downspouts; and

**WHEREAS**, the proposed water hydrant will measure approximately 87 inches in height, 9 inches in width, and 2.25 inches in depth. The proposed water trough will measure approximately 5 feet in length, 2.5 feet in width, and 2.5 feet in height. Both improvements will be located on the eastern side of the property and will be serviced by a proposed underground water utility line measuring approximately 160 linear feet through County PDR land. The underground water utility line will be installed at a depth of 4 feet and 6 inches below surface grade; and

**WHEREAS**, the proposed livestock fencing will measure approximately 4 to 6 feet in height, 4,660 feet in length, and will allow the wetland areas to be fenced off from livestock. It will consist of metal woven wire and wooden posts and top rails. Gates will be installed between pasture areas to allow for pasture rotation; and

**WHEREAS**, the proposed gravel driveway will measure approximately 35 feet in length and 24 feet in width (840 square feet). It will connect to a proposed gravel area consisting of 16,000 square feet that will surround the barn. The gravel driveway and gravel area will total approximately 16,840 square feet; and

**WHEREAS**, all of the aforementioned proposed improvements will be located on the property, as depicted in the site plan-survey received by the County on September 22, 2017 and entitled “Survey of Lot 5: Map of Mill Creek Preserve dated June 22, 2016” and attached as Attachment 1; and

**WHEREAS**, the Committee, at its September 28, 2017 meeting, reviewed and considered whether the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands; now, therefore, be it

"Exhibit E," Cont'd.

**1<sup>st</sup> 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

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

**3<sup>rd</sup> RESOLVED**, that the Committee hereby determines that the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands.

Motion by: Mark Zaweski

Seconded by: Al Kilb

Committee Vote:      Ayes            15  
                              Nays             0  
                              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	✓			
WARD, Theresa for	S.C. Deputy County Exec. and Commissioner	✓			
LANSDALE, Sarah	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		15	0	0	4

Date:            September 28, 2017

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

ATTACHMENT 1



**RESOLUTION NO. FC-34-2017 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 – WILLIAM BUCKINGHAM ESTATE / “BUCKINGHAM FARM” (1000-075.00-01.00-006.000) – 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 (“Program”) was received by the Suffolk County Farmland Committee (“Committee”); and

**WHEREAS**, the application includes property owned by William Buckingham Estate and known as “Buckingham Farm”; and

**WHEREAS**, the William Buckingham Estate / “Buckingham Farm” property is located on land situated south of County Road 48 and east of Carroll Avenue in the hamlet of Peconic, Town of Southold, identified by Suffolk County Tax Map (“SCTM”) No. 1000-075.00-01.00-006.000; and

**WHEREAS**, Approximately 10.4 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 points out of 25 possible points; and

**WHEREAS**, the Committee reviewed and determined, at its September 28, 2017 meeting, that said application meets Chapter 8 requirements for Program consideration; now, therefore, be it

**1<sup>st</sup> RESOLVED**, that the Committee hereby recommends SCRPTM number 1000-075.00-01.00-006.000 consisting of approximately 10.4 acres, as indicated on the attached map, to the Suffolk County Legislature for inclusion in the Suffolk County Farmland Purchase of Development Rights Program.

Motion by: Howard Johnson

Seconded by: Al Kilb

Committee Vote:	Ayes	15
	Nays	0
	Abstentions	0

"Exhibit F," Cont'd.

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	✓			
WARD, Theresa for	S.C. Deputy County Exec. and Commissioner	✓			
LANSDALE, Sarah	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		15	0	0	4

Date: September 28, 2017

Location: Kermit W. Graf Cornell Cooperative Extension Building, 2<sup>nd</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY

**RESOLUTION NO. FC-35-2017 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, TABLING A “DRAFT UPDATE TO NEW SC FARMLAND RATING FORM FOR THE FARMLAND PURCHASE OF DEVELOPMENT RIGHTS (PDR)”**

**WHEREAS**, pursuant to Chapter 8 of the Suffolk County Administrative Local Laws (“Chapter 8”), the Suffolk County Farmland Committee (“Committee”) convened a meeting on September 28, 2017; and

**WHEREAS**, the Committee reviewed and considered a “Draft Update to New SC Farmland Rating Form for the Farmland Purchase of Development Rights (PDR)””; now, therefore, be it

**1<sup>st</sup> 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

**2<sup>nd</sup> RESOLVED**, that the Committee hereby tables a “Draft Update to New SC Farmland Rating Form for the Farmland Purchase of Development Rights (PDR),” as amended.

Motion by: Augie Ruckdeschel                      Seconded by: Howard Johnson  
 Committee Vote:        Ayes            15  
                                      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	✓			
WARD, Theresa for	S.C. Deputy County Exec. and Commissioner	✓			
LANSDALE, Sarah	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		15	0	0	4

Date:            September 28, 2017

Location:    Kermit W. Graf Cornell Cooperative Extension Building, 2<sup>nd</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY



**RESOLUTION NO. FC-36-2017 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADJOURNING THE SEPTEMBER 28, 2017 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 28, 2017; and

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

**1<sup>st</sup> RESOLVED**, that the Committee hereby adjourns the September 28, 2017 meeting.

Motion by: Augie Ruckdeschel

Seconded by: Howard Johnson

Committee Vote:      Ayes            15  
                              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	✓			
WARD, Theresa for LANSDALE, Sarah	S.C. Deputy County Exec. and Commissioner 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		15	0	0	4

Date:            September 28, 2017

Location:      Kermit W. Graf Cornell Cooperative Extension Building, 2<sup>nd</sup> Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, NY