

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-11-2018)*

DATE: March 22, 2018

MEMBERS PRESENT:

Alex Balsam (East Hampton)
Vincent Biondo (Babylon)
Ronald Bush (At-Large)
Lee Foster (Southampton)
Howard Johnson (Huntington)
Alfred J. Kilb, Jr. (Shelter Island)
Sarah Lansdale (SC Director of Planning/Chair)
Dale D. Moyer (At-Large)
Stephen Mudd (Southold)
Eugene Murphy (Islip)
Jeffrey Rottkamp, Sr. (Riverhead)
August Ruckdeschel (SC Dept. of EDP)
Charles F. Scheer, Jr. (At-Large)
Albert Schmitt (At-Large)
Herb Strobel (At-Large)
Mark Zaweski (At-Large)

MEMBERS ABSENT:

Russell K. Barnett (Smithtown)
Nate Corwin (At-Large)
Bob Nolan (Brookhaven)

ADVISORS PRESENT:

Rob Carpenter, Long Island Farm Bureau

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)

GUESTS:

<u>NAME</u>	<u>ORGANIZATION</u>
Rodney Anderson	Citizen
Drew Dillingham	Town Engineer, Town of Riverhead
Bridget Fleming	Suffolk County Legislator, 2 nd District
Al Krupski	Suffolk County Legislator, 1 st District
Dan McCormick	Deputy Town Attorney, Town of Riverhead
Ernesto Rosini	Deputy Town Engineer, Town of Riverhead
Phil Seas	Athienou Produce (Tenant of Sefbro Properties)
Catherine Stark	Aide to Legislator Al Krupski

I. ORDER OF BUSINESS

Call to Order

Sarah Lansdale called the meeting of the Suffolk County Farmland Committee (“Committee”) to order at 5:40 p.m. at the the Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York.

Approval of Minutes – January 25, 2018

A motion was put forth by Lee Foster, and seconded by Howard Johnson, to approve the minutes of the January 25, 2018 meeting of the Committee, as outlined in Committee Resolution FC-04-2018. Motion carried: 16-0-0 [See Exhibit “A” for Committee Resolution FC-04-2018]

Correspondence –

There were none.

Chapter 8 Appeal Update

Bob Braun stated that the Appellate Division determined that Judge Whelan’s decision to invalidate the 2010 and 2013 amendments to Chapter 8 was in error and reinstated those provisions in full, the way they were before the court case. The decision of the court was four to one. The plaintiffs, the Pine Barrens Society, do not have an automatic right to appeal but they can petition either the Appellate Division itself or the Court of Appeals for leave to appeal.

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

SCTM #: 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 the landowner's attorney was elected to the Town Board which created a conflict of interest, requiring the landowner to retain a new attorney. Bob Braun stated there is a conference scheduled for April and it is expected the landowner's new attorney will be in place in time for the conference.

IV. AGRICULTURAL IMPROVEMENT APPLICATIONS

A. POTATO ACRES LLC

Church Lane, Aquebogue, Town of Riverhead

SCTM #: 0600-021.00-02.00-018.002 (59.4 ± acres)

The applicant (Town of Riverhead on behalf of Potato Acres LLC) has proposed to construct a storm water recharge basin system on County Farm PDR property. The owner is proposing to enter into a Storm Water Drainage Easement Agreement with the Town of Riverhead to improve the existing flooding conditions onto the adjacent subdivision to the west of the property. (Application No. 2018001)

Lauretta Fischer presented the staff report.

Bob Braun gave an overview of the previous Potato Acres LLC application that was approved with conditions by the Committee on March 16, 2017.

Dan McCormick, Deputy Town Attorney for the Town of Riverhead, discussed the current application for the proposed storm water recharge basin and differences between the current application and last year's application. He stated that the project will capture all the prime agricultural soils in a 2.19-acre recharge basin and the Town will allow the landowner unrestricted access to the recharge basin to replenish the soils on the farm.

Al Kilb asked, given that the farmer will have complete access to remove the silt from the

recharge basin to put back on the property, is he mandated to remove it. He also asked if the farmer can't excavate the volume of soil in the basin, is the Town going to be able to take the silt out and deposit it for the farmer's benefit on the property. Dan McCormick stated that with respect to the initial construction, the Town intends to sell the soil removed from the property because the soil serves no purpose to the farm. Additionally the sale of the soil will aide in offsetting the cost of the project which will ultimately be paid by the taxpayers.

Drew Dillingham, Town Engineer for the Town of Riverhead, stated that they would do a boring in the middle of the proposed basin area to get the depth of the topsoil, the depth of the sand and the depth to groundwater. Based on a test boring done on Vineyard Way, groundwater elevation is 10 feet; therefore the basin was proposed to start at an elevation of 12 feet, two feet above groundwater. In final design the basin may go further down which would reduce the size of the basin footprint. Drew Dillingham also stated they will be doing an infiltration test and the results will be put into the design. He stated they are currently basing the design on frozen conditions which they have observed on the farm.

Herb Strobel asked why they chose to base the design on a 100-year storm event. Dan McCormick answered that the Town will be incurring a significant cost and they want to ensure that the property on Vineyard Way does not flood and pose a safety hazard to the community. They also want to develop a basin that will capture the soil in a 100-year storm. He stated that a 100-year storm is probable and more significant rain events are occurring.

Bob Braun asked the Town of Riverhead representatives why they think the County engineer feels they are overdesigning the project. Drew Dillingham answered that one reason was exfiltration. He is basing his design on frozen conditions or silted conditions and not taking exfiltration into account. The County engineer feels exfiltration should be taken into account which could reduce the size of the basin. Drew Dillingham stated a second reason was tributary area. He assumed a frozen turf surface for purposes of safety and was not identifying infiltration rates.

Augie Ruckdeschel stated that he feels sand would not be able to be removed from the property since Chapter 8 states that "resource extraction, including soil removal, shall be prohibited on all agricultural lands." He stated that removing the sand and selling it would be a violation of Chapter 8. Herb Strobel stated that he also did not agree with removing the soil and sand from the property to sell.

Al Krupski asked why the proposed design does not incorporate the use of the easement on Vineyard Way, to capture the sediment on the farm and use the existing recharge basin to recharge the cleaner water. Drew Dillingham stated that the existing recharge basin on Vineyard Way was designed to handle an 8-inch storm and designed to handle the storm water from the subdivision, not the farm property.

The Committee discussed concerns regarding the proposed removal of the soil and sand resulting from the construction of a 2.19-acre recharge basin and the need to retain the excavated soil and sand on the subject property. Chapter 8 states that "resource extraction, including soil removal, shall be prohibited on all agricultural lands." Chapter

8 also defines soil as “the unconsolidated mineral and organic material creating the topsoil and subsoil layers, including, but not limited to, sand, silt, clay and organic matter, that serves as a natural medium for the growth of plants.” As a result, the Committee discussed the need for the applicant to prepare 1) a detailed construction plan and 2) an operation & maintenance plan for the recharge basin that will retain all excavated and deposited soil and sand onsite, to be approved by the SC Farmland Committee.

A motion was put forth by Alex Balsam, and seconded by Charlie Scheer, to table the application was approved. Motion Carried 16-0-0.

The Committee then discussed forming a subcommittee to provide the Town with a list of information requested by the Committee. Alex Balsam stated that the Committee could provide the Town with guidance. He stated that the Town should come back with a proposal that leaves all the soil and sand on site.

Mark Zaweski asked if anyone felt that the project would not be considered an approved agricultural practice to preserve farmland. Herb Strobel and Lee Foster stated they did not feel the project as presented was a standard agricultural practice.

A motion was put forth by Alex Balsam, and seconded by Dale Moyer, to reopen the application and set aside the tabling. Motion Carried 16-0-0.

Subsequently, a second motion was put forth by Alex Balsam, and seconded by Al Kilb, to adopt the Staff Report for the agricultural improvement application (Application No. 2018001) and to determine that the proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands, subject to the following conditions:

1. Both the Town of Riverhead and the property owner of the farm, and any future owner of the farm, agree to retain all soils and sands within the boundary of the subject property. Therefore, there shall be no removal of any soil or sand from the subject property.
2. The Town of Riverhead, on behalf of the property owner of the farm, must submit a detailed plan to the Suffolk County Farmland Committee demonstrating how, where and in what quantity the soil and sand, that will be excavated in order to construct the stormwater recharge basin system on County Farm PDR land, shall be located/re-located on the subject property. The Town of Riverhead will represent that all soil and sand shall be retained on-site and be made available to the farm owner for its agricultural use on-site, both after construction and in the future when additional soils and sands will accumulate within the stormwater recharge basin system.
3. This detailed soil and sand location and re-location plan is subject to review and approval of the Suffolk County Farmland Committee as a condition of this application approval and shall be submitted to the Committee as soon as possible and before the next scheduled Committee meeting.

4. A signed easement agreement between the Town of Riverhead and the property owner of the farm, with approval by the Suffolk County Farmland Committee, on advice from the Suffolk County Department of Law.

Motion Carried: 13-3-0. A Committee Resolution will be provided at the time applicant satisfies the required conditions listed above, which shall then be presented and approved by the SC Farmland Committee.

Al Kilb advised that the Town contact the farmer see if he could accept the soil and sand that would be displaced due to the project.

Dan McCormick stated that Town would draw up a feasible plan to keep the soil and sand on the farm PDR property. He stated they would contact the farmer's attorney to agree to the plan as well.

Lauretta Fischer requested the Town provide a map clearly depicting the location of the easement area on the property.

B. LE CLOS THERESE LP (THERESA DILWORTH)

Union Avenue, Aquebogue, Town of Riverhead

SCTM #: 0600-066.00-04.00-001.041 (15.1 ± acres)

The applicant request to change the use of an existing storage barn to farm stand/wine sale use, to utilize portions of the property for parking, to install gravel improvements for existing gravel and dirt farm roads, and to maintain an existing shed and deer fencing, in association with a commercial agricultural operation. (Application No. 2018002)

Lauretta Fischer presented the staff report.

A motion was put forth by Howard Johnson, and seconded by Lee Foster, to adopt the Staff Report for the agricultural improvement application (Application No. 2018002) and to determine that the proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands, as outlined in Committee Resolution FC-06-2018. Motion Carried: 16-0-0 [See Exhibit "B" for Committee Resolution FC-06-2018]

C. SEFBRO PROPERTIES

Sound Avenue, Northville, Town of Riverhead

SCTM #: 0600-046.00-03.00-003.001 (86.6 ± acres)

The applicant requests to install and maintain a farm stand, gravel driveway and parking area, and two portable toilets, in association with a commercial agricultural operation. (Application No. 2018003)

Lauretta Fischer presented the staff report.

The Committee discussed the use of RCA on farm PDR properties. Charlie Scheer stated that the Town of Riverhead has a requirement on RCA that it must be tested before it's

brought on the property so it doesn't contain any toxins or anything else and asked if the applicant had been made aware of this. Sarah Lansdale asked the applicant if he was aware of this requirement. The applicant stated that he was made aware and had provided the County with the report on the RCA testing. In correspondence with staff, the applicant stated that he would be removing all RCA materials from the farm property.

A motion was put forth by Steve Mudd, and seconded by Al Kilb, to adopt the Staff Report for the agricultural improvement application (Application No. 2018003) and to determine that the proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands, as outlined in Committee Resolution FC-07-2018. Motion Carried: 16-0-0 [See Exhibit "C" for Committee Resolution FC-07-2018]

V. PROPOSED FARMLAND PDR ACQUISITION PARCELS

A. JOSEPH PAPPALARDO / "ROY DON FARMS"

251 Twomey Avenue, Calverton, Town of Riverhead

SCTM #: 0600-100.00-01.00-015.002 p/o (17.3 ± acres of 28.1 ± 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-2018-01)

Lauretta Fischer presented the application.

A motion was put forth by Augie Ruckdeschel, and seconded by Gene Murphy, to recommend SCTM No. 0600-100.00-01.00-015.002, consisting of 17.3 acres out of 28.1 acres in size, for consideration by the Suffolk County Legislature for the Purchase of Development Rights as outlined in Committee Resolution FC-08-2018. Motion Carried: 16-0-0 [See Exhibit "D" for Committee Resolution FC-08-2018]

VI. REQUEST FOR A PROPOSED SPECIAL EVENT

A. DORSET FARMS, INC. / "THE LENZ WINERY"

38355 Main Road, Peconic, Town of Southold

SCTM #: 1000-085.00-02.00-017.002 (25.1 ± acres)

The applicant request to conduct a special event designed to promote and educate the public on local agricultural products and Lenz wine. (SE-2018001)

A motion was put forth by Howard Johnson, and seconded by Dale Moyer, to adopt the Staff Report for the special event request (SE-2018001), and to determine that the proposal is consistent with the Suffolk County Farmland Preservation Program and constitutes a standard agricultural practice and agricultural education, as outlined in Committee Resolution FC-09-2018. Motion Carried: 16-0-0. [See Exhibit "E" for Committee Resolution FC-09-2018]

VII. OTHER BUSINESS

A. STATUS OF PENDING APPLICATIONS

Lauretta Fischer discussed the status of the pending agricultural improvement applications and the items the Division of Planning and Environment is waiting to receive to complete the applications. She also discussed the status of the pending proposed farmland PDR applications.

B. STATUS OF VIOLATIONS

Lauretta Fischer discussed the status of violations for County PDR properties.

1. Paul Rogers Property
SCTM # 0900-082.00-02.00-006.013

The Division of Planning and Environment is working with the Law Department to clarify the landscaping use on the property.

2. Margaret Hanley/Grace Marie Collins and H. Eberhard Dairy Farm properties
SCTM #s 0200-678.00-02.00-003.002, 0200-678.02.00-003.003, 0200-678.00-02.00-003.004 & 0200-678.00-02.00-003.006

Progress has been made to address the violation issues; however there are still a number of outstanding violations on the property.

3. Sefbro Properties property
SCTM # 0600-046.00-03.00-003.001

An application for the unauthorized structures on the property was on the meeting agenda.

4. Wells Farm property
SCTM # 0600-020.00-03.00-003.000, 0600-020.00-03.00-007.002 & 0600-020.00-03.00-008.002

Todd Wells responded to the Division of Planning and Environment's letter advising that commercial hunting activities are not allowed on the County Farm PDR properties. Mr. Wells indicated that he was trying to get rid of nuisance geese and felt the most appropriate way was to hire a hunting company. The Division is working with the Law Department regarding this issue.

VIII. ADJOURNMENT

A motion was put forth by Howard Johnson, and seconded by Herb Strobel, to adjourn the meeting at 7:52 p.m. Motion carried: 16-0-0. [See Exhibit "F" for Committee Resolution FC-10-2018]

NEXT SCHEDULED REGULAR MEETING

The next meeting of the Committee is scheduled for 6:30 p.m., Thursday, May 24, 2018 (rescheduled for May 31, 2018), at the Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York.

RESOLUTION NO. FC-04-2018 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADOPTING THE JANUARY 25, 2018 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 January 25, 2018; and

WHEREAS, the minutes of said meeting were considered by the Committee at its meeting on March 22, 2018; now, therefore, be it

1st RESOLVED, that the Committee hereby adopts the January 25, 2018 meeting minutes.

Motion by: Lee Foster

Seconded by: Howard Johnson

Committee Vote: Ayes 16
 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	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Bob	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		16	0	0	3

Date: March 22, 2018

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

RESOLUTION NO. FC-06-2018 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, DETERMINING A STANDARD AGRICULTURAL PRACTICE ON THE LE CLOS THERESE LP PROPERTY (SCTM# 0600-066.00-04.00-001.041), 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 Le Clos Therese LP has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2018002; and

WHEREAS, the property is located on land situated east of Union Avenue and north of Main Road in the hamlet of Aquebogue, Town of Riverhead, identified by Suffolk County Real Property Tax Map ("SCRPTM") No. 0600-066.00-04.00-001.041; and

WHEREAS, the applicant's request is for a change the use of an existing storage barn to a farm stand/wine sale use, to utilize portions of the property for parking, to install gravel improvements for existing gravel and dirt farm roads, and to maintain an existing shed and deer fencing, in association with a vineyard operation; and

WHEREAS, the applicant is proposing to change the use of the existing storage barn to a farm stand /wine sales use. Starting this season, the applicant plans to open the vineyard to the public for sales on a weekends-only, seasonal basis (e.g., April through November); and

WHEREAS, the barn is currently a wooden uninsulated, unheated barn which measures approximately 14 feet in height, and 14 feet in width by 36 feet in length (504 square feet). The applicant is seeking to utilize approximately 479 square feet within the existing 504 square feet for a farm stand / wine sales use. The applicant confirmed that the wine for sale is made solely from grapes grown on the property; and

WHEREAS, the applicant is proposing two parking areas to serve the farm stand/wine sales as described as follows; and

WHEREAS, the first parking area for handicapped parking, measuring approximately 9 feet wide by 210 feet long (1,890 square feet), would be located near to and west of the farm stand/barn. It would require widening an existing gravel farm road to accommodate gravel parking spaces on the side; and

WHEREAS, the second parking area for regular parking, measuring approximately 9 feet wide by 540 feet long (4,860 square feet), would be located north of the farm stand/barn. It would accommodate single file parking on the grass area between the first row of cabernet grapevines and the farm road on the eastern side of the property; and

WHEREAS, as per the aforementioned description, a total of approximately 6,750 square feet is proposed for parking of which 1,890 square feet would be gravel and 4,860 square feet would be grass; and

WHEREAS, the applicant is also proposing gravel improvements for existing gravel and dirt farm roads as described as follows; and

WHEREAS, additional gravel would be installed on the farm road which leads into the property from Union Avenue, measuring approximately 30 feet wide by 540 feet long (16,200 square feet); and

WHEREAS, gravel would be installed on an existing dirt road, measuring approximately 20 feet wide by 418 feet long (8,360 square feet), which runs south of the cabernet sauvignon grape planting area; and

WHEREAS, gravel would be installed on an existing dirt road, measuring approximately 11 feet wide by 540 feet long (5,940 square feet), which runs east of the cabernet sauvignon grape planting area; and

"Exhibit B," Cont'd.

WHEREAS, gravel would be installed on an existing dirt road, measuring approximately 16 feet wide by 720 feet long (11,520 square feet), which runs west of the merlot grape planting area; and

WHEREAS, as per the aforementioned description, a total of approximately 42,020 square feet of gravel improvements is proposed for existing gravel and dirt farm roads. The applicant states that it is not intended that all the gravel roadway improvements be done this year, but possibly over a period of years; and

WHEREAS, the applicant is requesting permission for an existing storage shed which measures approximately 10 feet in height, and 8 feet in width by 10 feet in length. The storage shed is on concrete blocks and is used to store agricultural chemicals and supplies; and

WHEREAS, the applicant is also requesting permission for existing deer fencing totaling approximately 3,200 linear feet along the eastern, northern and western boundaries of the property; and

WHEREAS, all of the aforementioned proposed improvements will be located on the property, as depicted in the site plan maps revised on March 11, 2018 and received by the County on March 14, 2018 and attached as Attachment 1; and

WHEREAS, the Committee, at its March 22, 2018 meeting, reviewed and considered whether the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands; 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 determines that the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands.

4th RESOLVED, that the landowner shall be responsible for compliance with all conditions of the letter of determination, deed of development rights, contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

Motion by: Howard Johnson

Seconded by: Lee Foster

Committee Vote: Ayes 16
 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	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			

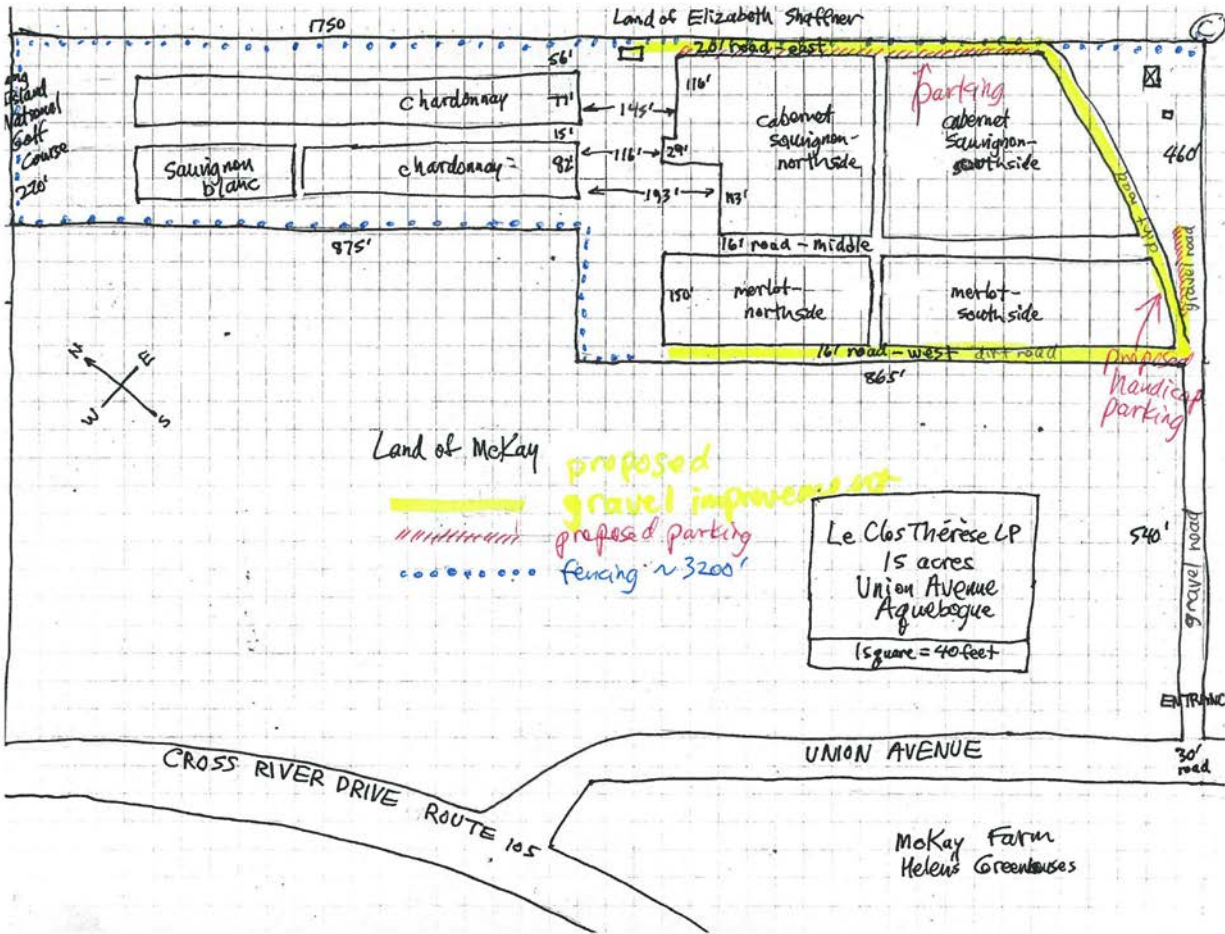
"Exhibit B," Cont'd.

MUDD, Stephen	Town of Southold	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Bob	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		16	0	0	3

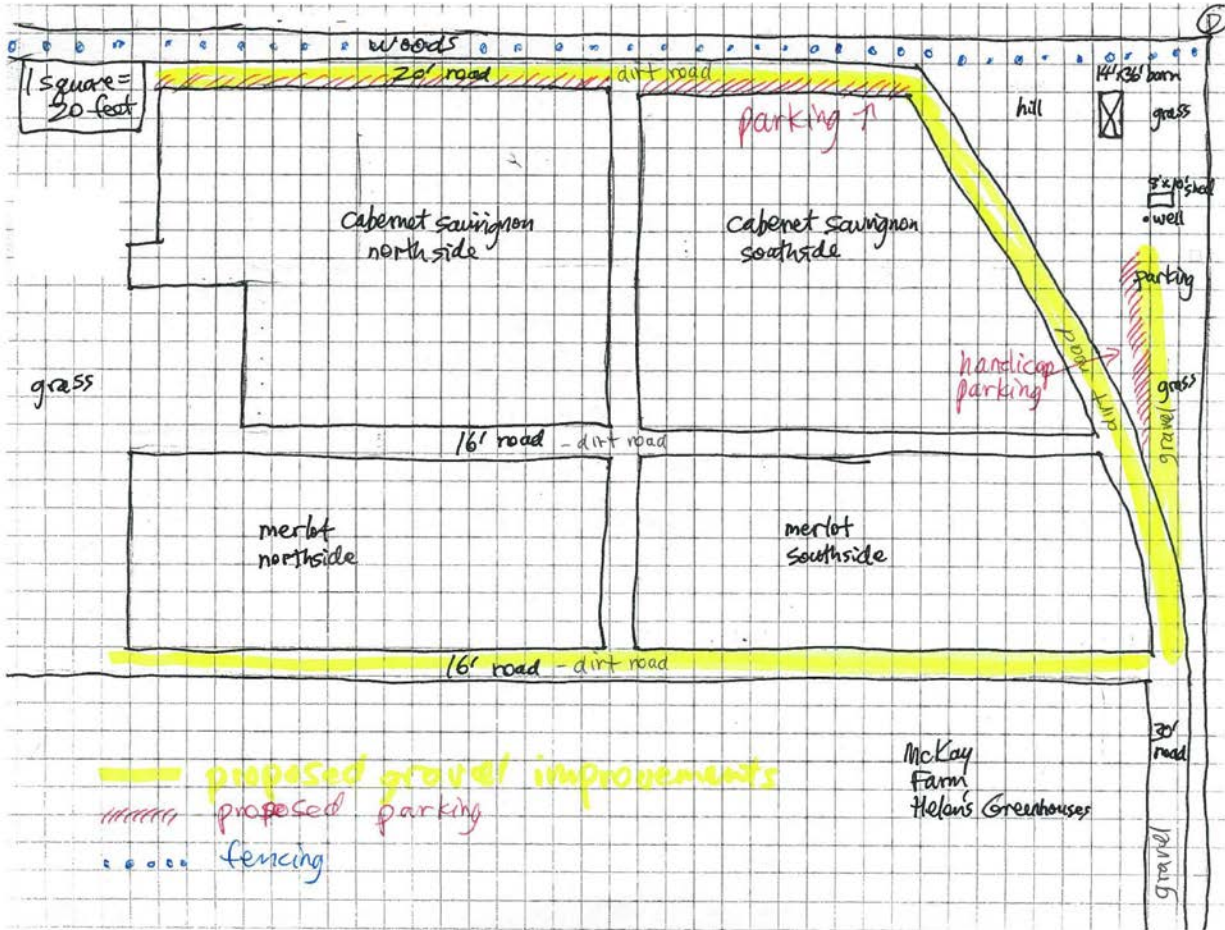
Date: March 22, 2018

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

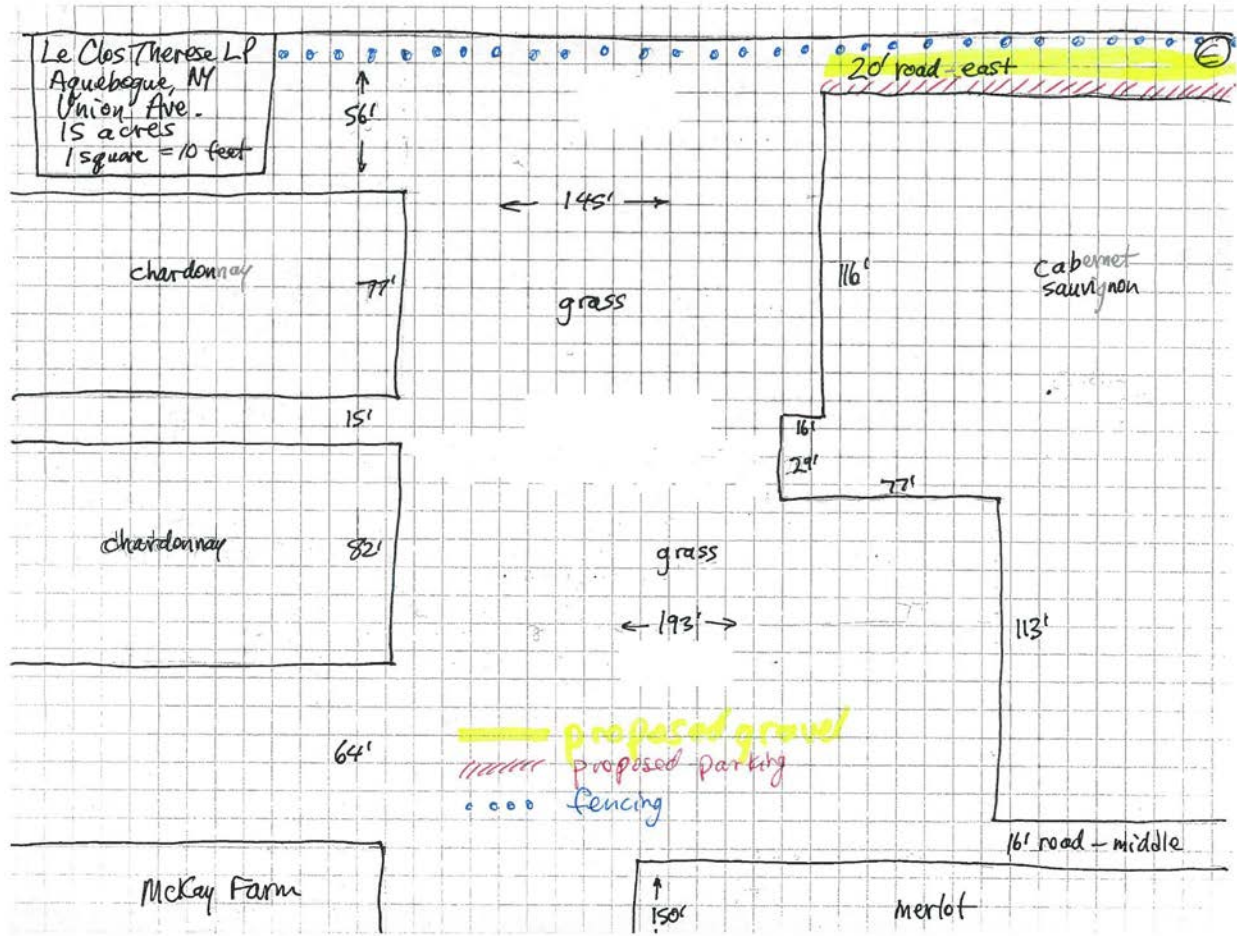
ATTACHMENT 1



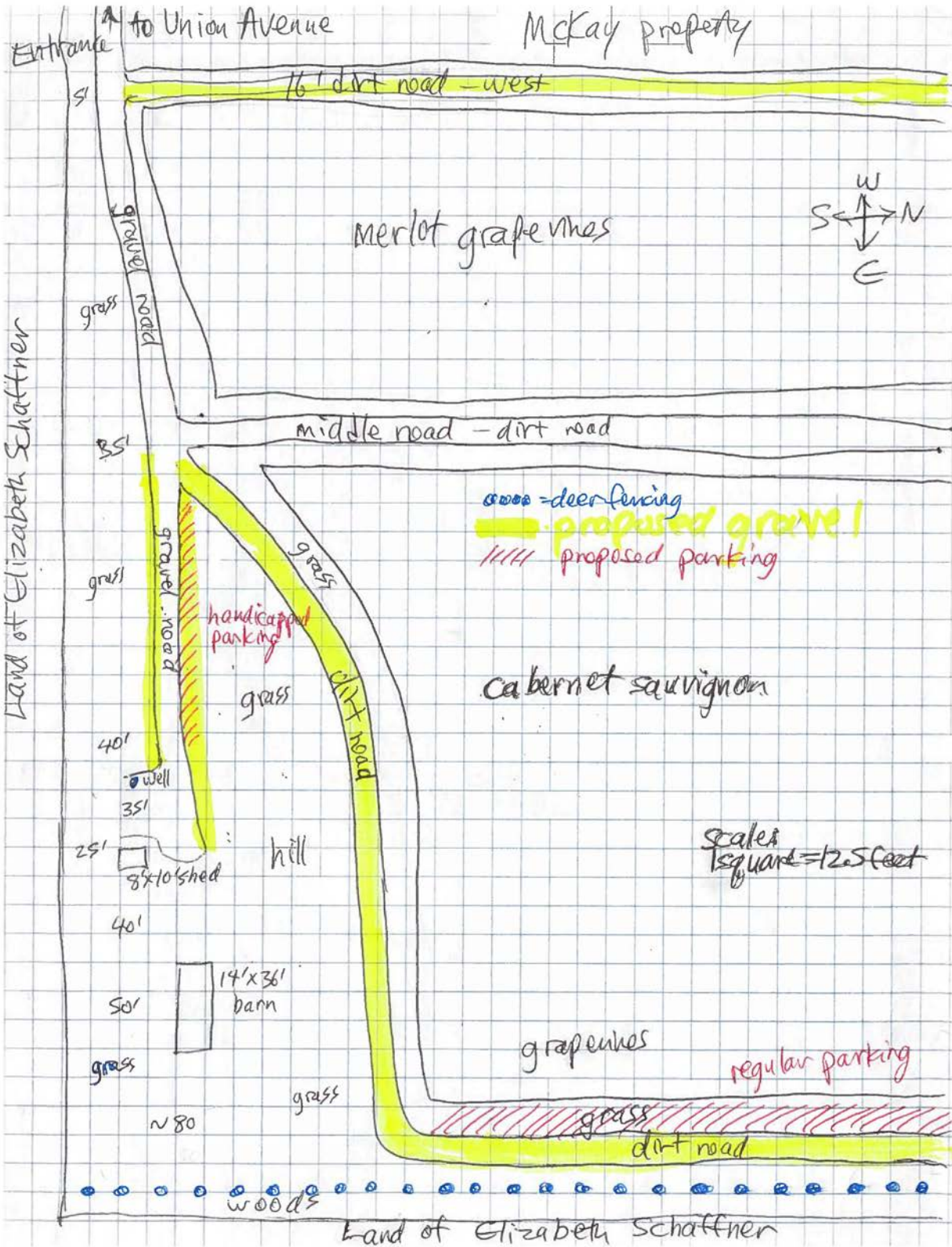
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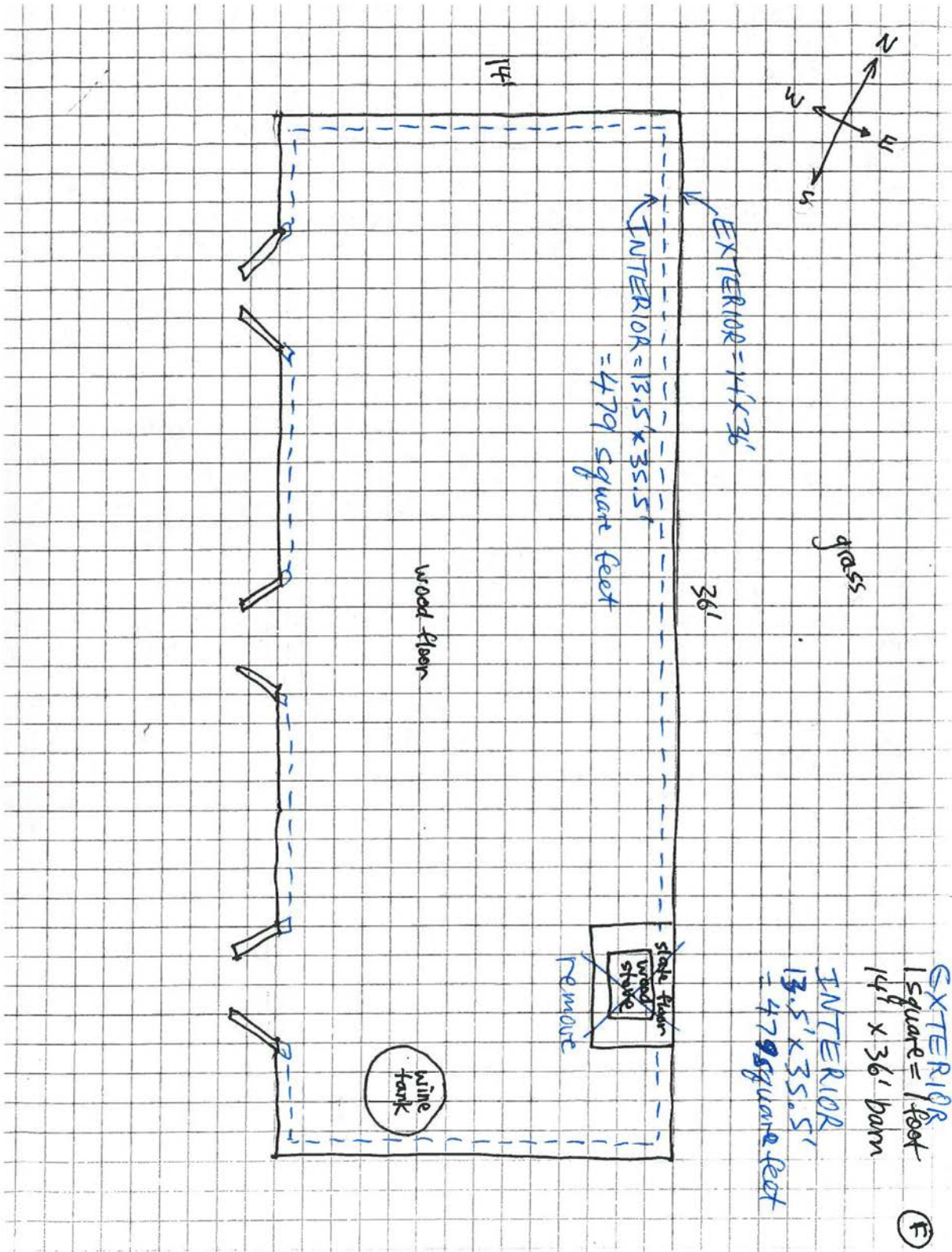
ATTACHMENT 1 (Cont'd)



ATTACHMENT 1 (Cont'd)



ATTACHMENT 1 (Cont'd)



RESOLUTION NO. FC-07-2018 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, DETERMINING A STANDARD AGRICULTURAL PRACTICE ON THE SEFBRO PROPERTIES PROPERTY (SCTM# 0600-046.00-03.00-003.001), 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 Sefbro Properties has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2018003; and

WHEREAS, the property is located on land situated south of Sound Avenue and east of Tuthills Lane in the hamlet of Northville, Town of Riverhead, identified by Suffolk County Real Property Tax Map ("SCRPTM") No. 0600-046.00-03.00-003.001; and

WHEREAS, the applicant's request is for the installation and maintenance of a mobile farm stand, driveway and parking area and two portable toilets, in association with a vegetable operation.

WHEREAS, the mobile farm stand measures approximately 10 feet in height, and 30 feet in length by 8 feet in width (240 square feet). The farm stand consists of wood with a metal frame and has no footings or foundation. It will be located approximately 85 feet from Sound Avenue, 99.5 feet from the property's eastern boundary and 99.5 feet from the property's western boundary. The applicant states that all of the products sold at the farm stand will be grown on the subject property; and

WHEREAS, the proposed loop driveway and parking area will measure approximately 8,000 square feet. The driveway and parking area will be covered with 30 cubic yards of blue stone gravel. The driveway will have two ingresses, each 24 feet wide. The parking area will have three parking spaces, measuring a total of 24 feet in width and 36 feet in length. The applicant states that the driveway and parking area will be used for the farm stand operation; and

WHEREAS, the two proposed portable toilets will measure approximately 3 feet and 7 inches in length, 3 feet and 7 inches in width, and 7 feet in height. The portable toilets will be located directly behind the farm stand, approximately 85 feet from Sound Avenue. The applicant states the portable toilets will be used for farm workers to have a sanitary restroom; and

WHEREAS, all of the aforementioned improvements will be located on the property, as depicted in the site plan received by the County on March 16, 2018 and attached as Attachment 1; and

WHEREAS, the Committee, at its March 22, 2018 meeting, reviewed and considered whether the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands; 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 determines that the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands.

4th RESOLVED, that the landowner shall be responsible for compliance with all conditions of the letter of determination, deed of development rights, contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

"Exhibit C," Cont'd.

Motion by: Steve Mudd

Seconded by: Al Kilb

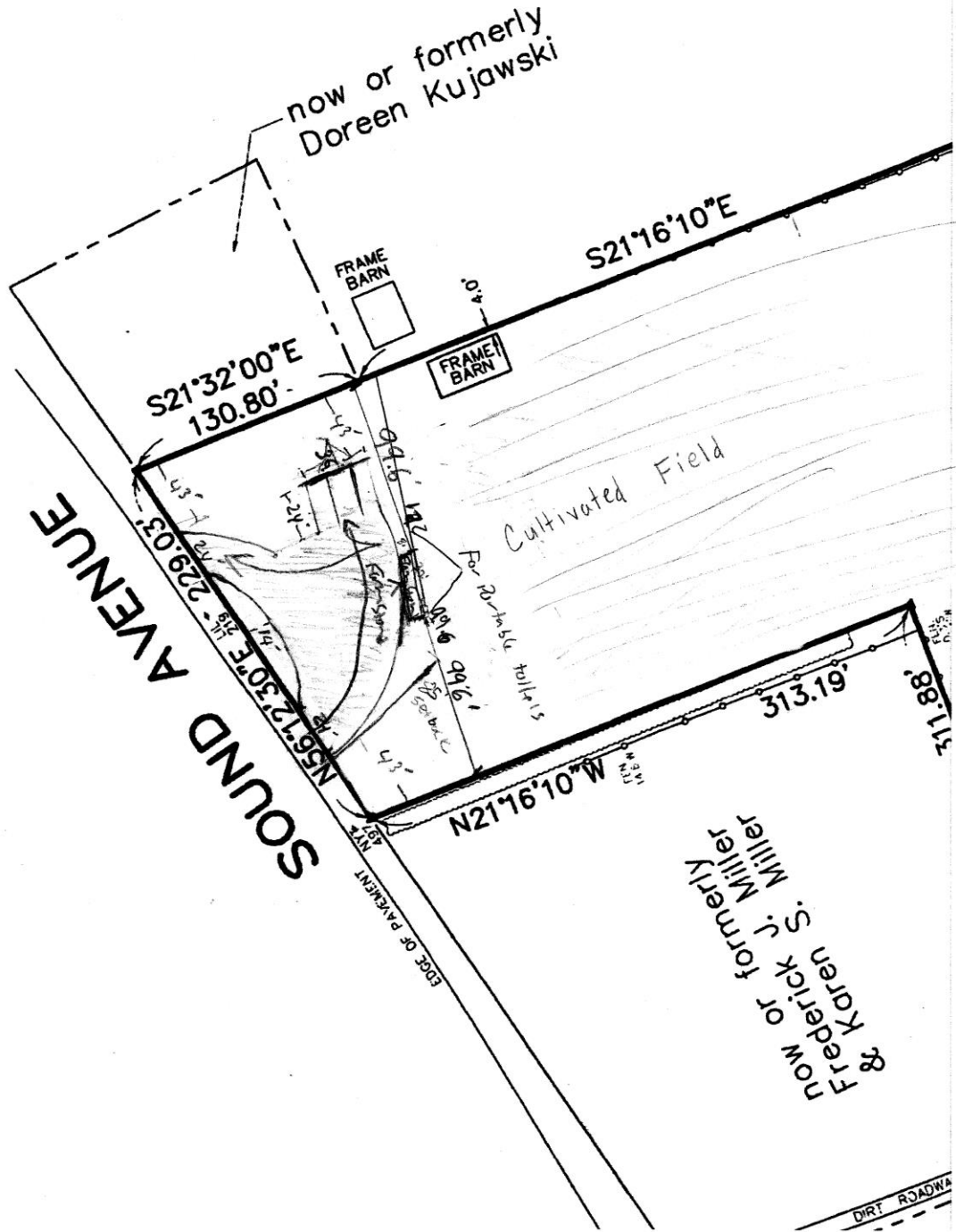
Committee Vote: Ayes 16
 Nays 0
 Abstentions 0

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	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Bob	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		16	0	0	3

Date: March 22, 2018

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

ATTACHMENT 1



RESOLUTION NO. FC-08-2018 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 – JOSEPH PAPPALARDO (0600-100.00-01.00-015.002 p/o) – TOWN OF RIVERHEAD

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 Joseph Pappalardo; and

WHEREAS, the Joseph Pappalardo property is located on land situated north of Manor Road and west of Twomey Avenue in the hamlet of Calverton, Town of Riverhead, identified by Suffolk County Tax Map (“SCTM”) No. 0600-100.00-01.00-015.002 p/o; and

WHEREAS, Approximately 17.3 acres out of 28.1 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 13.25 points out of 25 possible points; and

WHEREAS, the Committee reviewed and determined, at its March 22, 2018 meeting, that said application meets Chapter 8 requirements for Program consideration; now, therefore, be it

1st RESOLVED, that the Committee hereby recommends SCRPTM number 0600-100.00-01.00-015.002 p/o consisting of approximately 17.3 acres out of 28.1 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 condition:

1. Prior to closing, the landowner shall remove the paddock fencing on the western portion of the proposed farm PDR property.

Motion by: Augie Ruckdeschel

Seconded by: Gene Murphy

Committee Vote: Ayes 16
 Nays 0
 Abstentions 0

"Exhibit D," 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	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Bob	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		16	0	0	3

Date: March 22, 2018

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

RESOLUTION NO. FC-09-2018 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, DETERMINING A STANDARD AGRICULTURAL PRACTICE ON THE DORSET FARMS INC. / "THE LENZ WINERY" PROPERTY (SCTM# 1000-085.00-02.00-017.002), 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 to conduct a proposed special event on property owned by Dorset Farm Inc. has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by request number SE-2018001; and

WHEREAS, the property is located on land situated on the north side of Main Road (S.R. 25), south of Middle Road, east of Bridge Lane, and west of Mill Road in the hamlet of Peconic, Town of Southold, identified by Suffolk County Real Property Tax Map ("SCRPTM") number 1000-085.00-02.00-017.002 ("premises"); and

WHEREAS, the applicant requests to conduct a special event, known as Dinner in the Vines, designed to promote and educate the public on the abundance of local agricultural products available on the East End of Long Island; and

WHEREAS, the event is scheduled for Saturday, August 25, 2018 from 4:30 p.m. to 8:30 p.m., with a rain date of September 29, 2018; and

WHEREAS, the applicant states that approximately 150 attendees are expected. Ingress and egress to and from the event will be via separate access-ways off of Main Road (S.R. 25), and event parking is proposed to be located on a neighbor's 251' X 175' field, adjacent to the premises, as is depicted on the Applicant's event access and parking plan received by Suffolk County on February 28, 2018 and attached as Attachment 1; and

WHEREAS, there will be a small temporary cook tent, and there may be an additional tent to cover the dining area only in the case of slight rain or excessive heat. The cook tent will consist of a few 6' tables, a portable sink, a grill, and a propane oven/stove. All will be located as is depicted on the Applicant's site layout maps received by Suffolk County on February 28, 2018 and attached as Attachment 2; and

WHEREAS, the Committee, at its March 22, 2018 meeting, reviewed and considered whether the aforementioned proposal is consistent with the Suffolk County Farmland Preservation Program and constitutes agricultural education and a standard agricultural practice that maintains or enhances agricultural lands; 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 determines the aforementioned proposal is consistent with the Suffolk County Farmland Preservation Program and constitutes agricultural education and a standard agricultural practice that maintains or enhances agricultural lands; and

4th RESOLVED, that the landowner shall be responsible for compliance with all conditions of the letter of determination, deed of development rights, contract of sale, and all applicable federal state, county, and town regulations, rules and statutes.

"Exhibit E," Cont'd.

Motion by: Howard Johnson

Seconded by: Dale Moyer

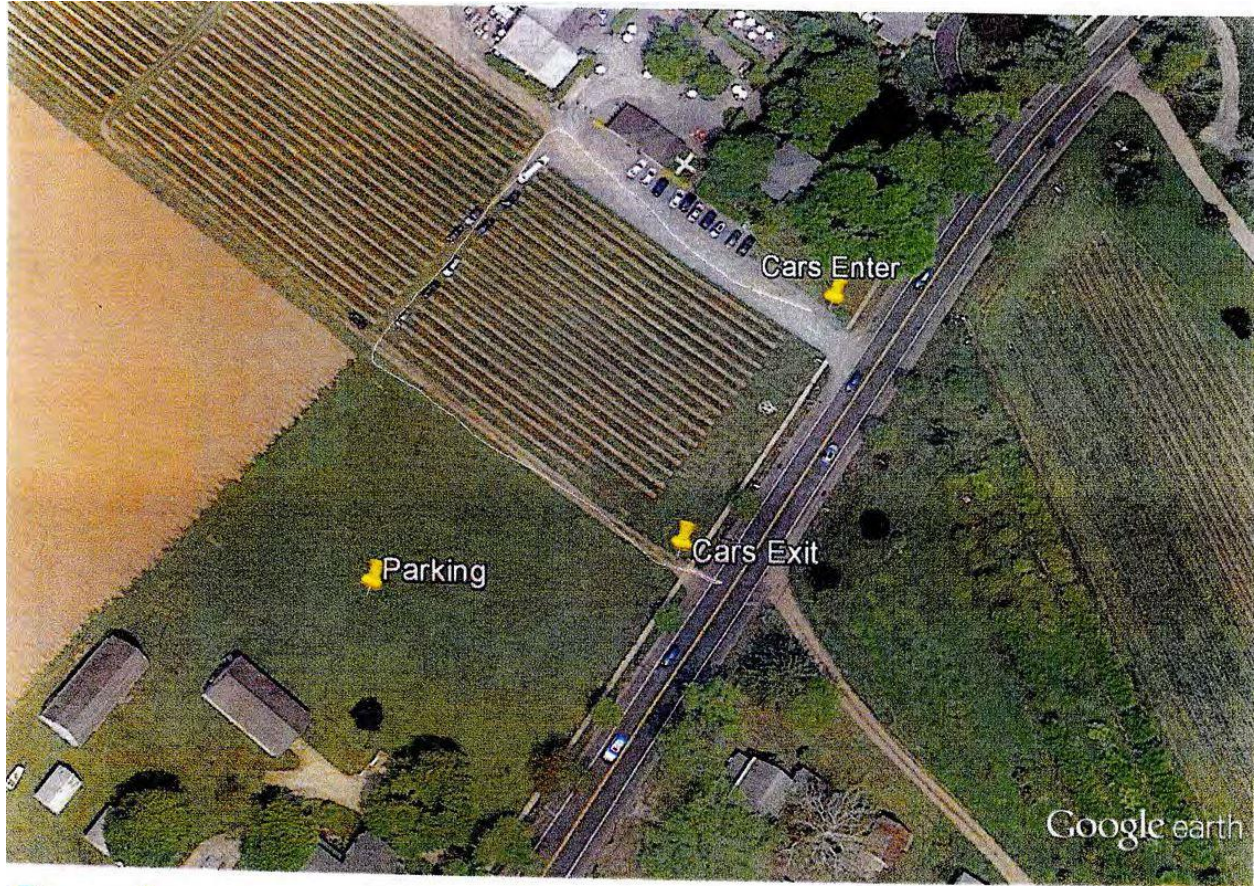
Committee Vote: Ayes 16
 Nays 0
 Abstentions 0

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	✓			
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		16	0	0	3

Date: March 22, 2018

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

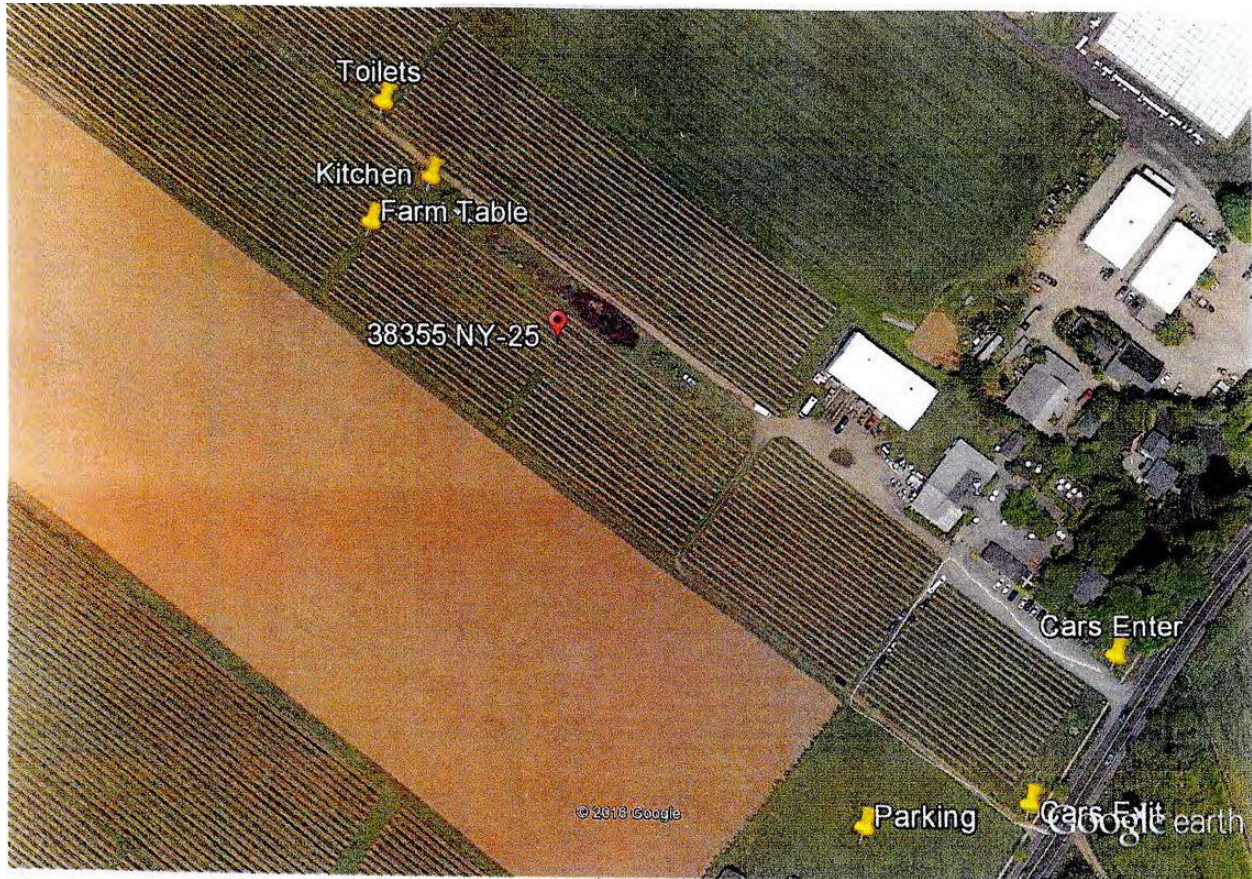
ATTACHMENT 1



Google earth



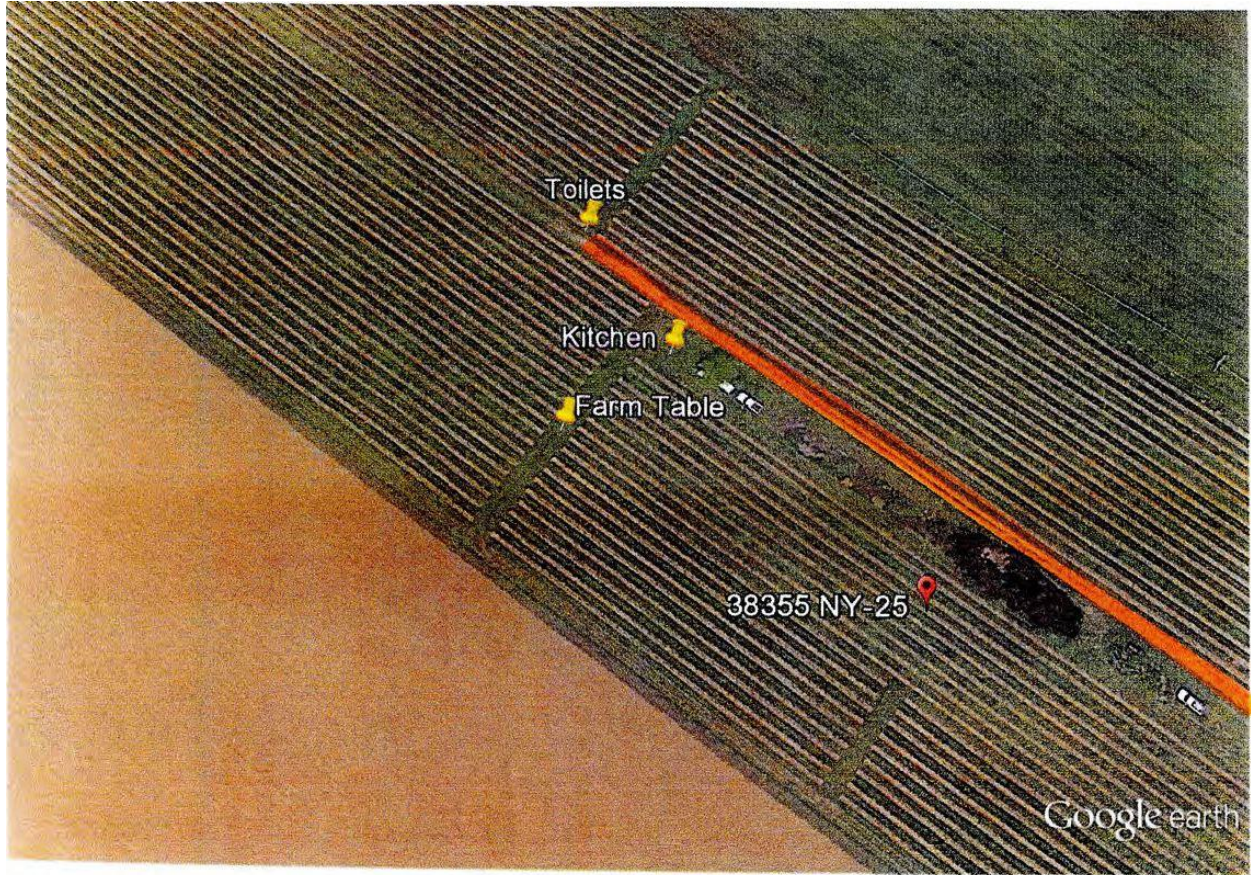
ATTACHMENT 2



Google earth



ATTACHMENT 2 (Cont'd)



Google earth



ATTACHMENT 2 (Cont'd)



Google Earth

feet 1000
meters 300



LENZ WINERY
DINNER in the VINES
Aug 25, 2018

" TENT PLACEMENTS "

**RESOLUTION NO. FC-10-2018 OF THE SUFFOLK COUNTY
FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF
THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS,
ADJOURNING THE MARCH 22, 2018 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 March 22, 2018; and

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

1st RESOLVED, that the Committee hereby adjourns the March 22, 2018 meeting.

Motion by: Howard Johnson

Seconded by: Herb Strobel

Committee Vote: Ayes 16
 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	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
MURPHY, Eugene	Town of Islip	✓			
NOLAN, Bob	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		16	0	0	3

Date: March 22, 2018

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