

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-17-2018)

DATE: May 31, 2018

MEMBERS PRESENT:

Vincent Biondo (Babylon)
Ronald Bush (At-Large)
Nate Corwin (At-Large)
Howard Johnson (Huntington)
Alfred J. Kilb, Jr. (Shelter Island)
Al Kruspki (SC Legislature)
Sarah Lansdale (SC Director of Planning/Chair)
Dale D. Moyer (At-Large)
Stephen Mudd (Southold)
Bob Nolan (Brookhaven)
Jeffrey Rottkamp, Sr. (Riverhead)
Charles F. Scheer, Jr. (At-Large)
Albert Schmitt (At-Large)
Mark Zaweski (At-Large)

MEMBERS ABSENT:

Alex Balsam (East Hampton)
Russell K. Barnett (Smithtown)
Lee Foster (Southampton)
Eugene Murphy (Islip)
August Ruckdeschel (SC Dept. of EDP)
Herb Strobel (At-Large)

ADVISORS PRESENT:

Rob Carpenter, Long Island Farm Bureau
William Sanok, Cornell Cooperative Extension (Retired)

ADVISORS ABSENT:

Corey Humphrey, SC Soil and Water Conservation District

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>
Timothy Caufield	Peconic Land Trust
Prudence Heston	Salt Air Farm
Bridget Q. Micieli-Martinez	Peconic Land Trust
Yvette DeBow Salsedo	Peconic Land Trust
Catherine Stark	Aide to Legislator Al Krupski
Joseph Weiss	Kurt Weiss Greenhouses
Bill Zalakar	Kurt Weiss Greenhouses

I. ORDER OF BUSINESS

Call to Order

Sarah Lansdale called the meeting of the Suffolk County Farmland Committee (“Committee”) to order at 6:35 p.m. at the the Evans K. Griffing Building, Maxine S. Postal Auditorium, 300 Center Drive, Riverhead, New York.

Approval of Minutes – March 22, 2018

A motion was put forth by Charlie Scheer, and seconded by Al Krupski, to approve the minutes of the March 22, 2018 meeting of the Committee, as outlined in Committee Resolution FC-11-2018. Motion carried: 11-0-0 [See Exhibit “A” for Committee Resolution FC-11-2018]

Committee members Ron Bush and Nate Corwin arrived after the approval of minutes.

Correspondence –

Lauretta Fischer read an email from Martin Finnegan, attorney for the Young family, regarding the Potato Acres application.

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. The attorney selected by the landowner is Linda Margolin, and it is expected that the matter will now be able to proceed.

IV. AGRICULTURAL IMPROVEMENT APPLICATIONS

A. 5489 SOUND AVENUE FARM LLC AND 5573 SOUND AVENUE FARM LLC

Sound Avenue, Northville, Town of Riverhead

SCTM #: 0600-021.00-02.00-002.002 (145.2 ± acres) and

0600-021.00-02.00-002.003 (63.3 ± acres)

The applicant requests to renovate and maintain one barn for an office and install an irrigation well, sign, and a composting area on Tax Map # 0600-021.00-02.00-002.002. The applicant also requests to renovate one barn for equipment storage on Tax Map # 0600-021.00-02.00-002.003, in association with a commercial agricultural operation. (Application No. 2018004)

Lauretta Fischer presented the staff report.

Charlie Scheer asked whether the existing deer fencing on the property was approved. (Deer fencing was approved by administrative review in September 2017.)

A motion was put forth by Al Krupski, and seconded by Howard Johnson, to adopt the Staff Report for the agricultural improvement application (Application No. 2018004) and to determine that the proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands and is in accordance with Chapter 8 as amended in 2013, as outlined in Committee Resolution FC-12-2018. Motion Carried: 13-0-0 [See Exhibit "B" for Committee Resolution FC-12-2018]

Committee member Bob Nolan arrived after the vote regarding Application No. 2018004

B. MORICHES I LLC/"KURT WEISS GREENHOUSES INC."

Chapman Boulevard and Sunrise Highway North Service Road,
Manorville, Town of Brookhaven

SCTM #: 0200-678.00-02.00-002.007, 0200-678.00-02.00-002.008, and 0600-678.00-02.00-002.010 (67.3 ± acres)

The applicant requests to install and maintain perimeter deer fencing, concrete loading docks and walkway aisles, and underground and aboveground irrigation infrastructure, in association with a commercial agricultural operation. (Application No. 2018005)

Lauretta Fischer presented the staff report.

A motion was put forth by Howard Johnson, and seconded by Nate Corwin, to adopt the Staff Report for the agricultural improvement application (Application No. 2018005) and to determine that the proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands and is in accordance with Chapter 8 as amended in 2013, as outlined in Committee Resolution FC-13-2018. Motion Carried: 14-0-0 [See Exhibit "C" for Committee Resolution FC-13-2018]

V. REQUEST FOR A PROPOSED SPECIAL EVENT

A. WICKHAM HOLDINGS LLC / "SALT AIR FARM"

1535 New Suffolk Road, Cutchogue, Town of Southold

SCTM #: 1000-110.00-01.00-001.006 (10.1 ± acres)

The applicant requests parking on a County Farm PDR parcel in association with a proposed special event to be held on an adjacent development rights intact parcel. (SE-2018002)

Lauretta Fischer presented the application.

A motion was put forth by Howard Johnson, and seconded by Al Kilb, to adopt the Staff Report for the special event request (SE-2018002), and to determine that the proposal constitutes a standard agricultural practice and agricultural education and is in accordance with Chapter 8 as amended in 2013, as outlined in Committee Resolution FC-14-2018. Motion Carried: 14-0-0. [See Exhibit "D" for Committee Resolution FC-14-2018]

VI. SUBDIVISION REQUEST

A. JOHN P. KUJAWSKI AND SONS CO.

Manor Lane, Jamesport & Northville, Town of Riverhead

SCTM #: 0600-022.00-02.00-011.005 (120.1 ± acres)

The applicant requests that the above referenced parcel be considered for a subdivision. (Application No. 2018006)

A motion was put forth by Steve Mudd, and seconded by Al Krupski, to adopt the Staff Report for the subdivision request, as outlined in Committee Resolution FC-15-2018. Motion Carried: 14-0-0. [See Exhibit "E" for Committee Resolution FC-15-2018]

VII. OTHER BUSINESS

A. CHAPTER 8 APPEAL UPDATE

Bob Braun stated that the County was successful in the Appellate Division and Chapter 8 has been restored to what it was before the lawsuit. He stated that the Pine Barrens Society can petition either the Appellate Division itself or the Court of Appeals for leave to appeal. If and when a leave for appeal is filed the County will respond to it.

B. STATUS OF PENDING APPLICATIONS

Lauretta Fischer stated there have been no changes to the pending applications since they were discussed at the last meeting.

VIII. ADJOURNMENT

A motion was put forth by Howard Johnson, and seconded by Sarah Lansdale, to adjourn the meeting at 7:07 p.m. Motion carried: 14-0-0. [See Exhibit "F" for Committee Resolution FC-16-2018]

NEXT SCHEDULED REGULAR MEETING

The next meeting of the Committee is scheduled for 6:30 p.m., Thursday, July 26, 2018, at the Kermit W. Graf Cornell Cooperative Extension Building, 1st Floor Conference Room, 423 Griffing Avenue, Suite 100, Riverhead, New York.

"Exhibit A"

RESOLUTION NO. FC-11-2018 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADOPTING 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 minutes of said meeting were considered by the Committee at its meeting on May 31, 2018; now, therefore, be it

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

Motion by: Charlie Scheer

Seconded by: Al Krupski

Committee Vote: Ayes 11
 Nays 0
 Abstentions 0

Committee Member	Appointment	Yes	No	Abstained	Not Present
BALSAM, Alex	Town of East Hampton				✓
BARNETT, Russell K.	Town of Smithtown				✓
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	✓			
KRUPSKI, Al	S.C. Legislature	✓			
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		11	0	0	9

Date: May 31, 2018

Location: Evans K. Griffing Legislature Building, Maxine S. Postal Auditorium, 300 Center Drive, Riverhead, NY

RESOLUTION NO. FC-12-2018 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, DETERMINING A STANDARD AGRICULTURAL PRACTICE ON THE 5489 SOUND AVENUE FARM LLC AND 5573 SOUND AVENUE FARM LLC PROPERTY (SCTM# 0600-021.00-02.00-002.002 AND 0600-021.00-02.00-002.003), 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 5489 Sound Avenue Farm LLC and 5573 Sound Avenue Farm LLC has been received by the Suffolk County Farmland Committee ("Committee"), where such proposal is known by application number 2018004; and

WHEREAS, the property is located on land situated south of Sound Avenue and west of Manor Lane in the hamlet of Northville, Town of Riverhead, identified by Suffolk County Real Property Tax Map ("SCRPTM") No. 0600-021.00-02.00-002.002 and 0600-021.00-02.00-002.003; and

WHEREAS, the applicant's request is for the renovation and maintenance of a barn for an office, and the installation and maintenance of an irrigation well, business sign, and a composting area on Tax Map # 0600-021.00-02.00-002.002, and the renovation and maintenance of one barn for equipment storage on Tax Map # 0600-021.00-02.00-002.003; and

WHEREAS, the existing renovated barn on Tax Map # 0600-021.00-02.00-002.002 measures approximately 14 feet and 2.5 inches in height (to the ridge of the roof), 40 feet and 5 inches in length, and 25 feet and 9 inches in width (1,040 square feet), and shall be constructed according to the building specifications received by the County on May 22, 2018. The barn will consist of a wood frame on an 8 inch concrete masonry unit on a 16 inch by 8 inch poured concrete footing on a 4 inch slab on grade, cedar perfection siding and an asphalt roof. The barn will have two doors and two windows replaced, as well as an additional six windows installed. The applicant states that the barn will be used as an office for farm workers to meet in the morning and for a time clock; and

WHEREAS, the proposed irrigation well on Tax Map # 0600-021.00-02.00-002.002 will measure 10 inches in diameter, and will be installed to a depth of 100 feet. The proposed irrigation well will be connected to a proposed irrigation valve and will have a maximum pumping capacity of 750 gallons per minute. The applicant states that the irrigation well will be used to irrigate 75 acres of nursery stock; and

WHEREAS, the proposed business sign on Tax Map # 0600-021.00-02.00-002.002 will be constructed of wood and consist of two pieces. One piece will read "Warren's Nursery" and measure approximately 10 feet in length by 1 foot and 2 inches in height, and the second piece will read "Landscaping" and measure approximately 6 feet in length by 1 foot in height. The sign will be supported by two 10 inch by 10 inch posts. The total height of the sign will measure 9 feet; and

WHEREAS, the proposed composting area would be located on Tax Map # 0600-021.00-02.00-002.002 and will measure 400 feet in length, 200 feet in width, and 20 feet in height (60,000 cubic yards). Tree debris, leaves and stumps from lots 2.2 and 2.3 would be processed on site for compost. The compost would be used for nursery products being grown on lots 2.2 and 2.3; and

WHEREAS, the proposed renovation of a barn on Tax Map # 0600-021.00-02.00-002.003 for equipment storage will measure approximately 23 feet and 8 inches in height (to the ridge of the roof), 33 feet and 5 inches in length, and 25 feet and 7 inches in width (855 square feet), and shall be constructed according to the building specifications received by the County on April 27, 2018. The barn will consist of a wood frame on 10 inch poured concrete walls keyed to a 12 inch by 24 inch poured concrete footing, cedar perfection siding and an asphalt roof. The barn will have two doors and four windows replaced and four additional windows installed. The barn will also have the stairs to the preexisting basement replaced; and

"Exhibit B," Cont'd.

WHEREAS, all of the aforementioned improvements will be located on the property, as depicted in the two updated survey-site plans received by the County on June 27, 2018 and July 2, 2018 and attached as Attachment 1; and

WHEREAS, the Committee, at its May 31, 2018 meeting, reviewed and considered whether the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands and is in accordance with Chapter 8 as amended in 2013; now, therefore, be it

1st RESOLVED, that the Committee hereby finds and determines that the above-described proposed improvements constitute 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 and is in accordance with Chapter 8 as amended in 2013, subject to the following condition:

1. Prior to issuance of a letter of determination, the landowner shall submit to the Suffolk County Division of Planning and Environment updated surveys removing all proposed improvements, including parking areas, deer fencing, and renovated cottage label, that were not applied for at the May 31, 2018 meeting of the Suffolk County Farmland Committee.

The landowner shall also clarify and label on the updated survey the location of the proposed well on SCTM lot # 0600-021.00-02.00-002.002.

Note: Pursuant to the County's request, the landowner provided two updated survey-site plans received by the County on June 27, 2018 and July 2, 2018 to satisfy the above condition.

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: Al Krupski

Seconded by: Howard Johnson

Committee Vote: Ayes 13
 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	✓			
KRUPSKI, Al	S.C. Legislature	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			

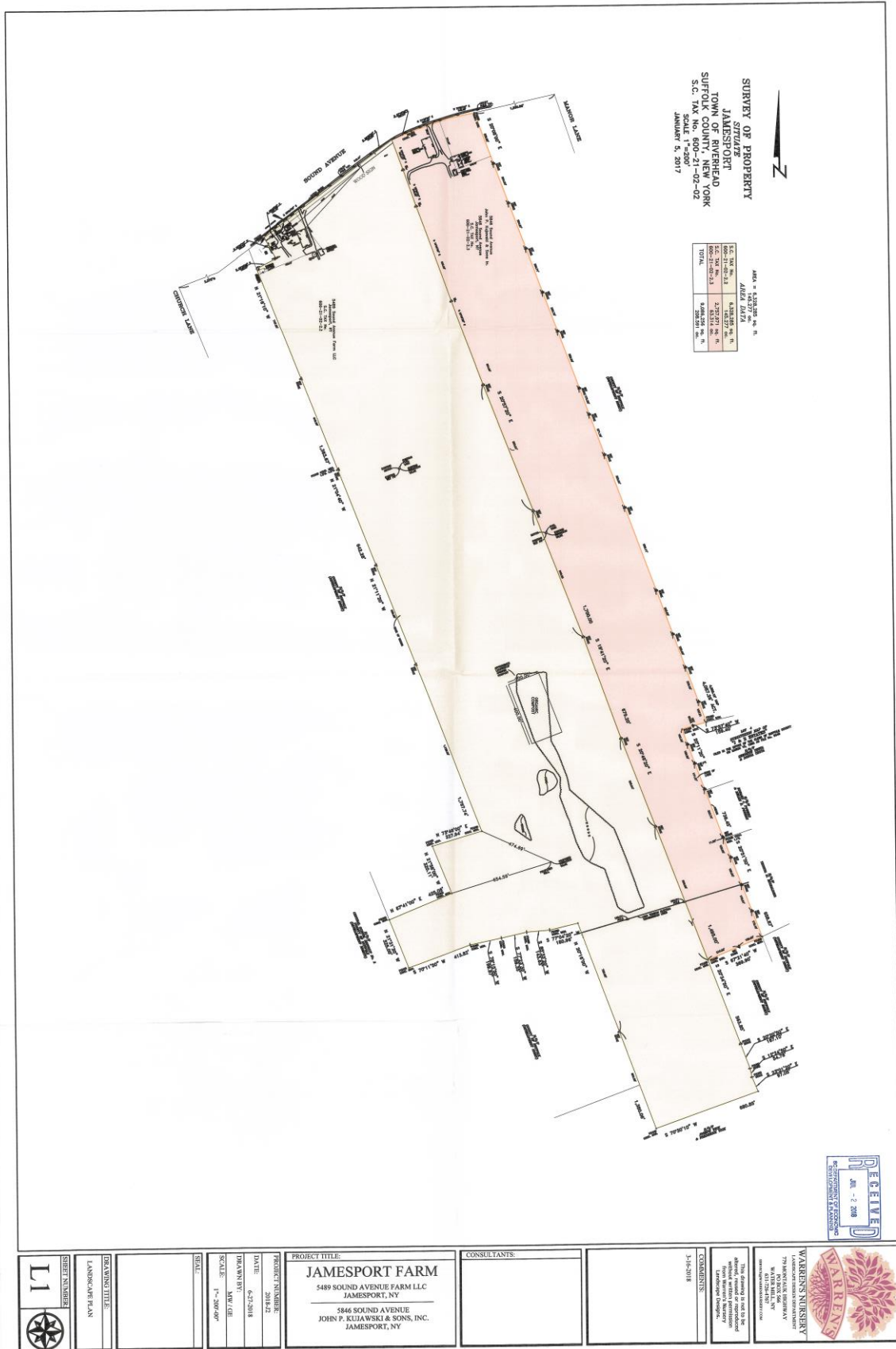
"Exhibit B," Cont'd.

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		13	0	0	7

Date: May 31, 2018

Location: Evans K. Griffing Legislature Building, Maxine S. Postal Auditorium, 300 Center Drive,
Riverhead, NY

ATTACHMENT 1



RESOLUTION NO. FC-13-2018 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, DETERMINING A STANDARD AGRICULTURAL PRACTICE ON THE MORICHES I LLC PROPERTY (SCTM# 0200-678.00-02.00-002.007, 0200-678.00-02.00-002.008, AND 0200-678.00-02.00-002.010), 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 Moriches I LLC has been received by the Suffolk County Farmland Committee (“Committee”), where such proposal is known by application number 2018005; and

WHEREAS, the property consists of three parcels totaling approximately 67.3 acres and located east of Chapman Boulevard and north of Sunrise Highway North Service Road, in the hamlet of Manorville, Town of Brookhaven. Moreover, the property is identified by Suffolk County Real Property Tax Map (“SCRPTM”) numbers 0200-678.00-02.00-002.007 consisting of 36.5 acres, 0200-678.00-02.00-002.008 consisting of 22.1 acres, and 0200-678.00-02.00-002.010 consisting of 8.7 acres; and

WHEREAS, the applicant has proposed to install and maintain: 1) existing and proposed perimeter fencing; 2) an existing northern loading dock and walkway aisles; 3) an existing central loading dock and walkway aisles; 4) a proposed eastern loading dock and walkway aisle; 5) existing underground and aboveground irrigation infrastructure; and 6) proposed underground and aboveground irrigation infrastructure, in association with a greenhouse/horticultural plant production operation; and

WHEREAS, the existing deer fence on the western side of the property measures approximately 8 feet in height, 3,606 feet in linear length, and will keep out deer and local people from dumping. It consists of metal woven wire and wooden posts. The applicant is also requesting to remove approximately 1,950 feet of existing deer fence which currently runs down the center of the property from the northern boundary to the southern boundary (on SCTM lot # 0200-678.00-02.00-002.007); and

WHEREAS, the proposed deer fence on the eastern side of the property will measure approximately 8 feet in height, 3,500 feet in linear length, and will connect to the existing 3,606 feet of deer fence to fully enclose the perimeter of the property. The proposed deer fence will be constructed in accordance with the most up-to-date NRCS deer fencing specifications; and

WHEREAS, the aforementioned existing and proposed deer fencing will be located on the property, as depicted on the map received by the County on May 23, 2018 and attached as Attachment 1; and

WHEREAS, on the northern portion of the property, there is an existing concrete loading dock and walkway aisles to allow the movement and transfer of horticultural products from the northern production field (labeled “Area A” on Attachment 2). The applicant states that the loading dock is constructed with moveable concrete blocks for the sides and measures approximately 75 feet in length, 14 feet in width, and 3 feet in depth. There are two 6 foot concrete walkway aisles that run the 450 feet of the field (from north to south). The walkways are 4 inches thick with no metal or wire mesh; and

WHEREAS, on the central portion of the property, there is an existing concrete loading dock and walkway aisles to allow the movement and transfer of horticultural products from the central production field (labeled “Area C” on Attachment 2). The applicant states that the loading dock is constructed with moveable concrete blocks for the sides and measures approximately 75 feet in length, 14 feet in width, and 3 feet in depth. There is one 8 foot concrete walkway aisle that runs the 800 feet of the field (from north to south). The walkway is 4 inches thick with no metal or wire mesh. On the south side of the field there is a 4 foot concrete walkway aisle connecting to the production field to the west; and

WHEREAS, on the eastern portion of the property, the applicant is proposing a concrete loading dock and walkway aisle to allow the movement and transfer of horticultural products from a proposed eastern

"Exhibit C," Cont'd.

production field (labeled "Area D" on Attachment 2). The applicant states that the loading dock is constructed with moveable concrete blocks for the sides and measures approximately 75 feet in length, 28 feet in width, and 3 feet in depth. There will be one 8 foot concrete walkway that runs the 850 feet of the field (from north to south). The walkway aisle will be 4 inches thick with no metal or wire mesh; and

WHEREAS, the underground and aboveground irrigation infrastructure for irrigating crops is located in three existing production fields and will also be located in one proposed production field as follows:

WHEREAS, the northern production field (labeled "Area A" on Attachment 2) is serviced by two existing 4-inch diameter underground irrigation lines running 450 feet (from north to south) and connecting to an existing (east-west) irrigation main that predates the County's development rights purchase. Both underground lines are installed 6 inches below the ground. One of the underground irrigation lines connects to twelve 1 ½-inch aboveground surface irrigation lines that are 210 feet in length (from east to west). The other underground irrigation line connects to twelve 1 ½-inch aboveground surface lines that are 200 feet in length (from east to west); and

WHEREAS, the southern production field (labeled "Area B" on Attachment 2) is serviced by one existing 4-inch diameter underground irrigation line running 800 feet (from north to south) and connecting to an existing (east-west) irrigation main that predates the County's development rights purchase. The underground line is installed 6 inches below the ground and connects to twenty 1 ½-inch aboveground surface irrigation lines that are 250 feet in length (from east to west); and

WHEREAS, the central production field (labeled "Area C" on Attachment 2) is serviced by two existing 4-inch diameter underground irrigation lines running 800 feet and 850 feet (from north to south) and connecting to an existing (east-west) irrigation main that predates the County's development rights purchase. Both underground lines are installed 6 inches below the ground. One of the underground irrigation lines connects to twenty 1 ½-inch aboveground surface irrigation lines that are 250 feet in length (from east to west). The other underground irrigation line connects to twenty 1 ½-inch aboveground surface lines that are 220 feet in length (from east to west); and

WHEREAS, the proposed eastern production field (labeled "Area D" on Attachment 2) will be serviced by one proposed 4-inch diameter underground irrigation line running 850 feet (from north to south) and connecting to an existing (east-west) irrigation main that predates the County's development rights purchase. The underground line will be installed 6 inches below the ground and will connect to a twenty 1 ½-inch aboveground surface irrigation lines that are 250 feet in length (from east to west); and

WHEREAS, an existing eastern well, installed in 2015, measures 10 inches in width with a depth of 120 feet. The applicant states that a permit from NYSDEC was obtained and the water readings are filed every year with DEC; and

WHEREAS, the aforementioned existing and proposed concrete loading docks and aisles, and existing and proposed underground and aboveground irrigation infrastructure will be located on the property, as depicted on the map received by the County on May 23, 2018 and entitled "Kurt Weiss Greenhouses Inc: Greenhouses & Plant Fields dated 5-08-2015" and attached as Attachment 2; and

WHEREAS, the Committee, at its May 31, 2018 meeting, reviewed and considered whether the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands and is in accordance with Chapter 8 as amended in 2013; now, therefore, be it

1st RESOLVED, that the Committee hereby finds and determines that the above-described proposed improvements constitute 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

"Exhibit C," Cont'd.

3rd RESOLVED, that the Committee hereby determines that the aforementioned proposed improvements constitute a standard agricultural practice that maintains or enhances agricultural lands and is in accordance with Chapter 8 as amended in 2013, subject to the following condition:

1. Prior to issuance of a letter of determination, the landowner shall submit to the Suffolk County Division of Planning and Environment a survey identifying all existing and proposed structures and improvements on the County PDR property. The verified locations, dimensions (i.e., length, width, height/depth), square footages, and distances to boundaries in feet of all improvements/structures including the following shall be identified on the survey:
 - a. Existing and proposed perimeter fencing;
 - b. On the northern portion of the property: the existing concrete loading dock with moveable concrete blocks for the sides, and concrete walkway aisles;
 - c. On the central portion of the property: the existing concrete loading dock with moveable concrete blocks for the sides, and concrete walkway aisles;
 - d. On the eastern portion of the property: the proposed concrete loading dock with moveable concrete blocks for the sides, and a concrete walkway aisle;
 - e. Existing underground and aboveground irrigation infrastructure;
 - f. Proposed underground and aboveground irrigation infrastructure;
 - g. Parking areas, farm roads, and driveways where gravel or other materials have been laid on top of the soil. Please identify the materials; and
 - h. Any and all other existing structures and improvements.

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: Nate Corwin

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	✓			
KRUPSKI, Al	S.C. Legislature	✓			
LANSDALE, Sarah	S.C. Dir. of Planning	✓			
MOYER, Dale D.	At-Large	✓			
MUDD, Stephen	Town of Southold	✓			
MURPHY, Eugene	Town of Islip				✓

"Exhibit C," Cont'd.

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		14	0	0	6

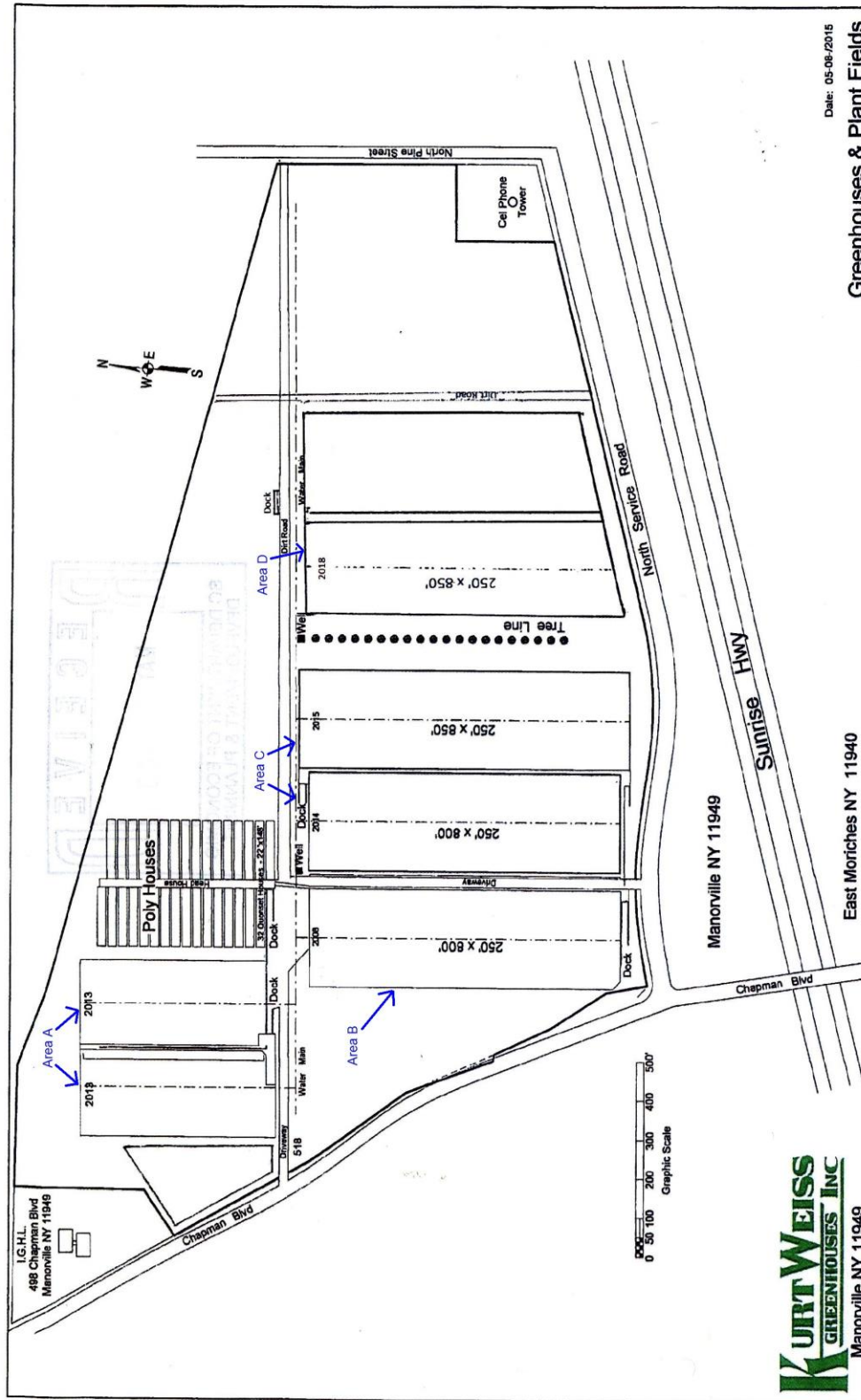
Date: May 31, 2018

Location: Evans K. Griffing Legislature Building, Maxine S. Postal Auditorium, 300 Center Drive,
Riverhead, NY

ATTACHMENT 1



ATTACHMENT 2



RESOLUTION NO. FC-14-2018 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, DETERMINING A STANDARD AGRICULTURAL PRACTICE ON THE WICKHAM HOLDINGS LLC / "SALT AIR FARM" PROPERTY (SCTM# 1000-110.00-01.00-001.006), 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 from Wickham Holdings LLC / "Salt Air Farm" has been received by the Suffolk County Farmland Committee ("Committee") for parking on the County PDR parcel in association with a proposed special event on an adjacent development rights intact parcel, where such proposal is known by request number SE-2018002; and

WHEREAS, the property is located east of New Suffolk Road and west of West Creek Avenue, in the hamlet of Cutchogue, Town of Southold, identified by Suffolk County Real Property Tax Map (SCRPTM) number 1000-110.00-01.00-001.006; and

WHEREAS, the applicant requests parking on the County PDR parcel (SCTM # 1000-110.00-01.00-001.006) in association with a proposed special event, known as "Through Farm and Fields," to be held on an adjacent development rights intact parcel (SCTM # 1000-109.00-07.00-010.005); and

WHEREAS, Salt Air Farm has been asked to host the special event for the Peconic Land Trust on Sunday, August 5, 2018 (from 4:00 p.m. to 8:00 p.m.); and

WHEREAS, Salt Air Farm has agreed to waive all site fees with the understanding that PLT will purchase its florals, honey favors, etc. from the farm. The event will have somewhere between 250 and 299 guests; and

WHEREAS, according to PLT's website, the "Through Farms and Fields" special event will be "a celebration of our local bounty and funds raised will support the conservation of Long Island's working farms, natural lands and heritage for our communities now and in the future... At this special country supper, they will be honoring the farm families who launched the Suffolk County Farmland Preservation Program, the first of its kinds in the United States"; and

WHEREAS, the applicant states that the current permitted parking area (approximately 0.57 acres), as depicted in Attachment 1, will not handle the 150 cars anticipated for an event of this size. This parking area was approved by the Farmland Committee on January 21, 2014 and allows for intermittent parking associated with a U-pick operation; and

WHEREAS, the applicant is therefore requesting permission to expand the aforementioned approved parking area to approximately 1.8 acres to accommodate additional parking for this special event, as depicted in Attachment 2. The applicant states that the proposed parking area currently has a permanent cover crop in place. No additional materials are proposed for the parking area; and

WHEREAS, the Committee, at its May 31, 2018 meeting, reviewed and considered whether the aforementioned proposal for a special event 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 for a special event 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

"Exhibit D," Cont'd.

3rd RESOLVED, that the aforementioned proposal for a special event shall be in accordance with special event requirements under Chapter 8 of the Suffolk County Code, as amended in 2013; 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.

Motion by: Howard Johnson Seconded by: Al Kilb
 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	✓			
KRUPSKI, Al	S.C. Legislature	✓			
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		14			6

Date: May 31, 2018

Location: Evans K. Griffing Legislature Building, Maxine S. Postal Auditorium, 300 Center Drive, Riverhead, NY

ATTACHMENT 1



ATTACHMENT 2



RESOLUTION NO. FC-15-2018 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, RECOMMENDING APPROVAL OF THE SUBDIVISION OF THE REMAINDER FEE OF FARMLAND IN THE SUFFOLK COUNTY PURCHASE OF DEVELOPMENT RIGHTS PROGRAM (JOHN P. KUJAWSKI AND SONS, INC.) (0600-022.00-02.00-011.005) – TOWN OF RIVERHEAD

WHEREAS, Suffolk County own the development rights to a 120.08 acre parcel on Suffolk County Real Property Tax Map (SCRPTM) lot number 0600-022.00-02.00-011.005 on the east side of Manor Lane and west of Herricks Lane in the hamlets of Jamesport and Northville, Town of Riverhead; and

WHEREAS, the landowner, John P. Kujawski and Sons, Inc., submitted a request to subdivide SCTM # 0600-022.00-02.00-011.005, consisting of 120.08 acres, into two lots as depicted in Attachment 1; and

WHEREAS, the landowner states that the corporation, John P. Kujawski and Sons, Inc., wants to transfer 63.96 acres out of 120.08 acres as a corporate distribution to John P. Kujawski, Jr. and Susan G. Kujawski, his wife, which are subject to development rights which were sold to Suffolk County. It is John and Susan Kujawski's intent to continue farming this proposed northern lot as the corporation has done since 1978. The proposed southern lot, consisting of the remaining 56.12 acres out of 120.08 acres, will remain with the John P. Kujawski & Sons, Inc. corporation for farming; and

WHEREAS, at present, the corporation is farming portions of the 120.08 acre parcel (SCTM lot # 0600-022.00-02.00-011.005) with potatoes, rye grass, oats and for pasture land for Susan Kujawski's Clydesdale horses; and

WHEREAS, the proposed northern parcel (63.96 acres), which is proposed to be transferred to John P. Kujawski, Jr. and Susan G. Kujawski, would be basically the same type of farming use by rotating various areas with potatoes, rye grass, oats and for pasture land; and

WHEREAS, the proposed southern parcel (56.12 acres) which is to be retained by John P. Kujawski & Sons, Inc. would be primarily the same farming use by rotating areas for growing of potatoes, oats, and possibly rye grass; and

WHEREAS, both proposed lots would have direct frontage and access on Manor Lane; and

WHEREAS, the County purchased the development to this property in two parts which resulted in two Contracts of Sale and two Deeds of Development Rights. According to the property's two Contracts of Sale dated November 2, 1977 and November 18, 1977, "the seller agrees that the underlying fee title retained by the seller may not be subdivided into plots by the filing of a subdivision map pursuant to §§276 and 277 of the Town Law of 9 (and/or) § 235 of the Real Property Law. The underlying fee may be divided by conveyance of parts thereof to heirs and next of kin, by will or by operation of law, (or to purchasers for value), or with the written recordable consent of the purchaser."

*The additional wording in parentheses was found only in the Contract of Sale dated November 2, 1977.

And;

WHEREAS, said subdivision request, as described above, was considered by the Suffolk County Farmland Committee ("Committee") at its meeting on May 31, 2018; now, therefore, be it

1st RESOLVED, that the Committee hereby recommends approval of the subdivision of SCRPTM lot number 0600-022.00-02.00-011.005, subject to the following conditions:

"Exhibit E," Cont'd.

- 1) The landowner shall obtain appropriate subdivision approval from the Town of Riverhead; and
- 2) Upon receiving subdivision approval from the Town of Riverhead, the landowner shall send the Suffolk County Division of Planning and Environment a copy of the tax map with new tax map numbers depicting the approved 2-lot subdivision; and be if further

2nd RESOLVED, that any restrictions with the land imposed by Suffolk County's Deeds of Development Rights and Contracts of Sale to the subject property shall continue to remain in full force and effect.

Motion by: Steve Mudd

Seconded by: Al Krupski

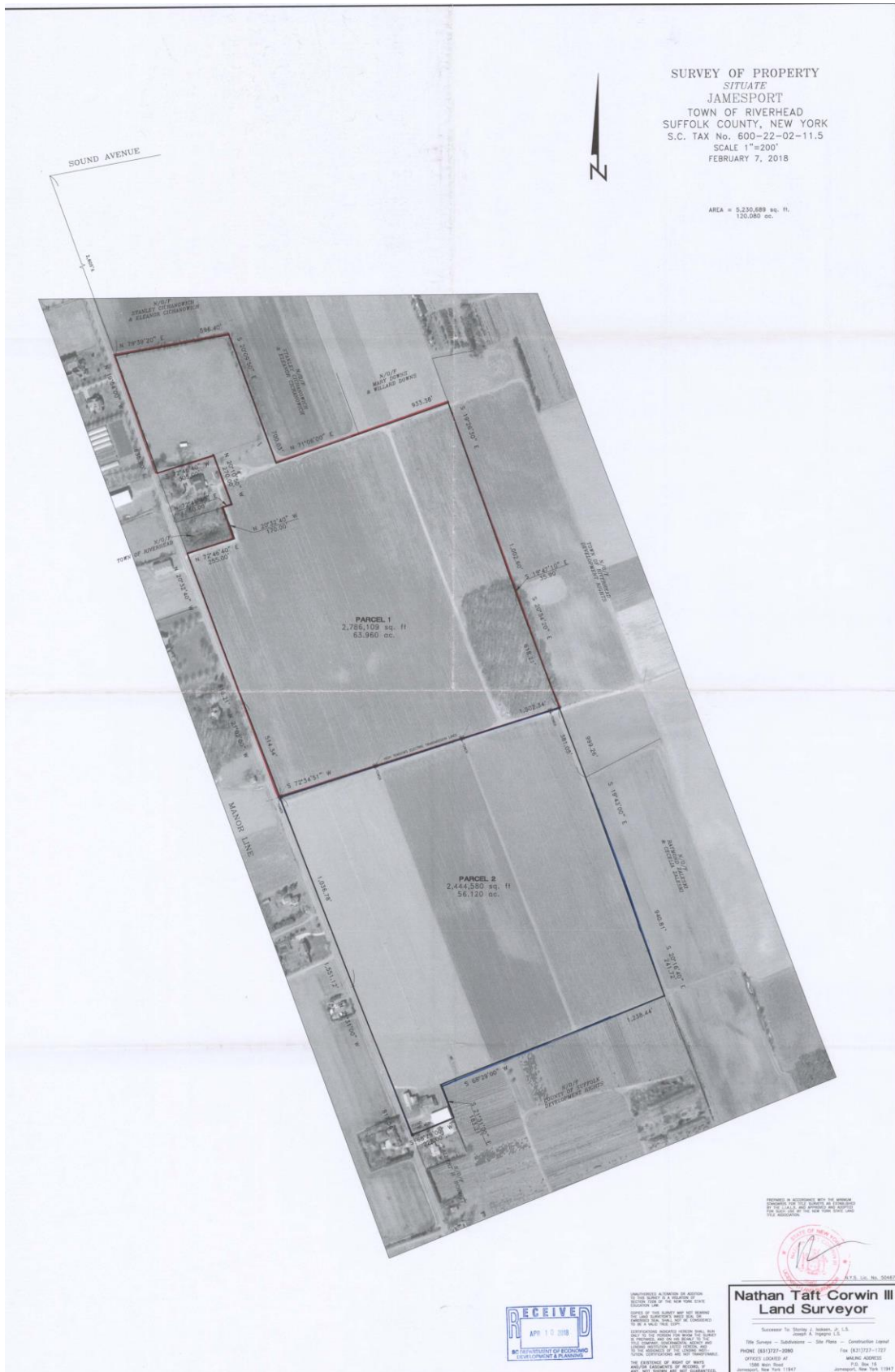
Committee Vote: Aye 14
 Nays 0
 Abstentions 0

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	✓			
KRUPSKI, Al	S.C. Legislature	✓			
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		14	0	0	6

Dated: May 31, 2018

Location: Evans K. Griffing Legislature Building, Maxine S. Postal Auditorium, 300 Center Drive, Riverhead, NY

ATTACHMENT 1



"Exhibit F"

RESOLUTION NO. FC-16-2018 OF THE SUFFOLK COUNTY FARMLAND COMMITTEE, PURSUANT TO CHAPTER 8 OF THE SUFFOLK COUNTY ADMINISTRATIVE LOCAL LAWS, ADJOURNING THE MAY 31, 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 May 31, 2018; and

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

1st RESOLVED, that the Committee hereby adjourns the May 31, 2018 meeting.

Motion by: Howard Johnson

Seconded by: Sarah Lansdale

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	✓			
KRUPSKI, Al	S.C. Legislature	✓			
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		14	0	0	6

Date: May 31, 2018

Location: Evans K. Griffing Legislature Building, Maxine S. Postal Auditorium, 300 Center Drive, Riverhead, NY