

**ENVIRONMENT, PLANNING & AGRICULTURE COMMITTEE**  
**OF THE**  
**SUFFOLK COUNTY LEGISLATURE**  
**MINUTES**

A meeting of the Environment, Planning & Agriculture Committee of the Suffolk County Legislature was held in the Rose Y. Caracappa Legislative Auditorium of the William H. Rogers Legislature Building, 725 Veterans Memorial Highway, Smithtown, New York on March 10, 2014.

**MEMBERS PRESENT:**

Presiding Officer DuWayne Gregory  
Leg. Kara Hahn, Chairwoman  
Leg. Al Krupski, Vice Chair  
Leg. Sarah S. Anker  
Leg. Thomas F. Barraga  
Leg. Thomas Muratore

**ALSO IN ATTENDANCE:**

George M. Nolan, Counsel to the Legislature  
Sarah Simpson, Assistant Counsel to the Legislature  
Renee Ortiz, Chief Deputy Clerk of the Legislature  
Tom Vaughn, County Executive's Office  
Laura Halloran, Budget Review Office  
Sarah Lansdale, Director/Department of Planning  
Lauretta Fischer, Department of Planning  
Janet Longo, Real Property Acquisition & Management  
Jill Rosen-Nikoloff, Director/Affordable Housing  
Michael Pitcher, Aide to Presiding Officer  
Deborah Tinnirello, Aide to Leg. Hahn  
Catherine Stark, Aide to Leg. Krupski  
Bob Martinez, Aide to Leg. Muratore  
Ali Nazir, Aide to Leg. Kennedy  
Kimberly Quarty  
John Turner  
And all other interested parties

**MINUTES TAKEN BY:**

Diana Flesher, Court Stenographer

**THE MEETING WAS CALLED TO ORDER AT 10:08 AM**

**CHAIRWOMAN HAHN:**

Good morning everyone. If we could all rise for the Pledge of Allegiance led by Legislator Muratore.

**SALUTATION**

Welcome to the Legislature's Environment, Planning & Agriculture Committee meeting.

**PUBLIC PORTION**

We have two cards. The first is Kimberly Quarty followed by John Turner.

**MS. QUARTY:**

Good morning. I'm Kim Quarty with Peconic Land Trust. And I'm here this morning to draw your attention to a parcel that's being considered for acquisition under the New County Drinking Water Protection Program and, I believe, will be reviewed this morning as well under the Triple A Program.

This parcel is owned by the Brush family. It's located in Riverhead, identified as Suffolk County Tax Map Number 644, block 2, lot 10.4. The Brushes have proposed 12 out of their 21 acres for acquisition under the program. This parcel is really an important piece to be preserved. It is -- it is and has been farmed for over 50 years. Not only does it contain prime ag soils, but it's also located in the Town's Agricultural Protection Zone. It has significant acreage and it's located in the heart of the Town's farmbelt. It's right on the corridor of Route 105 and Sound Avenue. It's immediately adjacent to a 55-acre parcel that was protected by the County in 2012 and across the street from another parcel that's already preserved by the County. So this is a really important farm corridor here. So I ask that you consider this for acquisition. Thank you.

**CHAIRWOMAN HAHN:**

Thank you very much. Our next speaker is John Turner.

**MR. TURNER:**

If I could just pass this around.

Good morning, Chairwoman Hahn, members of the Committee. My name is John Turner and I serve as a Land Management Specialist in the Town of Brookhaven's Department of Law. And in that capacity am intimately involved in the Land Acquisition Program on behalf of the Town. And I'm here today on behalf of Supervisor Ed Romaine and the entire Town Board to express the Town's strong support for partnering with the County regarding the 171 acres Avalon Bay, an acquisition that I know you'll be looking at in further detail, I think, later today.

And I put together just some bullet points on the property and a packet of information for you, again, the limited time precludes me from going into really great detail, but you can see the resolution that the Town Board adopted with regard to this acquisition. The Town has committed slightly more than \$4 million in a 50/50 partnership with the County, the acquisition of 170 acres. I've put some photographs in, both aerial photographs, to kind of give you some sense about where the property is situated. In that aerial photograph the five parcels that are proposed to be acquired are outlined in red. You can see the Town open space properties are outlined in yellow. The County's very significant holdings in the Carmans River Watershed here are outlined in green. We've taken a few scenic photos actually out at the site to give you some flavor about what the property looks like. It is extensively wooded. There is a mixture of, you know, various tree species, but it's a forest that is typical of the Pine Barrens dominated by various oak species and

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pine species, kind of a classic understory. And then at the eastern part of the property there's an old field that provides ecological diversity to the site.

And then the last thing I want to provide to you is, as part of the Town's effort to protect the Carmans River, we've embarked -- the Town Board, in fact, adopted back in October a Comprehensive Management Conservation Plan for the River. And I actually brought a copy of it today with me. And in the back of that plan as an appendix is the rating of properties by the Town regarding possible acquisition. Because one of the top strategies in the plan, not surprisingly, to protect the ecological quality of the river, water quality in the River, natural habitats along the River is to acquire land. It's not the only strategy; there's a whole bunch of other ones but that's one of the key ones. And we put together a -- similar to what the County does on a routine basis, ranking properties, put together a set of criteria to use to try to rank the properties to provide guidance to the Town Board, just like you use the guidance that you use, you know, for the criteria that Planning Department has put together.

Well, we did that. And, in fact, Avalon Bays, you could see is the highest rated property in the entire watershed. It comes to a possible 30 points out of 40, which puts it two points ahead of the next nearest property. And the reason for that is really because of the attributes. It's very close to the River, within a zero to two, two to five year groundwater contributing area. So water that lands there will head to the River fairly quickly affecting water quality, the size of the property, its proximity to other properties and the intrinsic resources. And so those four criteria combined to give it the really high rating.

So, again, I'm just here today to express the Town support. We are willing to partner with you. Again, the Town Board's already adopted a resolution authorizing more than \$4 million of Town money for this. Obviously we view it as a very high priority. And we hope that the County would join with us in this very important acquisition -- we think, the most important acquisition to be made in the Carmans River Watershed.

**CHAIRWOMAN HAHN:**

Thank you, John. It's always very important when you come to speak to us. Legislator Krupski, do you have questions?

**LEG. KRUPSKI:**

Yes. Thank you, John. If the Town and County partner on this, who would do the management? And do you have any management plans for this?

**MR. TURNER:**

We don't have any management plans for this. Actually we need to work with the County. I don't know actually at this point if the acquisition would be a divided interest, undivided interest; if it's typically undivided interest in the property, we both co-own it, then we would need to work together to manage the property. But we have not done anything beforehand in terms of actively managing it.

What we have done in terms of the plan, the Carmans River Watershed Plan, is identify management needs, both public holdings that exist in the River, corridors as well as those we'd like to acquire. Because there are some challenges that we need to face. The County knows very well with some of their acquisitions and some -- actually is a parcel that we both own jointly where we've -- we've got some issues that are going on now that we're trying to address, dealing with dumping and so forth. So we would have to work together in terms of managing the property if we acquire it in partnership.

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**LEG. KRUPSKI:**

Thank you. And how many tax map parcels are there computed in the whole project?

**MR. TURNER:**

There are -- do you see the red -- the aerial photograph in red? It shows five parcels. I think you can see there -- that are subject to the acquisition.

**LEG. KRUPSKI:**

Thank you.

**CHAIRWOMAN HAHN:**

Legislator Anker.

**LEG. ANKER:**

Yeah, I know how important it is that we preserve the water, especially around Carmans River, I mean, the parcels around the River. Sarah, I don't know if you guys -- is this part of our list of acquisitions or where does that fit with the County, this particular parcel?

**DIRECTOR LANSDALE:**

Good morning. This is on our Master List.

**LEG. ANKER:**

It is on Master List.

**DIRECTOR LANSDALE:**

Yes.

**LEG. ANKER:**

And how much money do we have for new open space parcel acquisition? You know, the reason why I ask, you know, John, that, you know I think -- it's about an eight point something million dollar parcel and you want to split it, four something, four million. I don't know if we have that money so I'm thinking if we can find a third partner, you know, as a possibility. Have you been in touch with other land trust organizations?

**MR. TURNER:**

We have not been in touch. It was my understanding that the County has, I guess, done some further investigations and has found some additional money that would be possibly applied to this project and will come here and say we hope that it'll be this project. You've got a 50/50 partner on, I think, one of the top parcels, quite frankly, left in the entire County of 170 contiguous acres in a greenbelt along a river that is -- the focus right now of protection efforts by every level of government from the US Geological Survey down to the local Village of Mastic Beach, so.

**DIRECTOR LANSDALE:**

To answer your question, Legislator Anker, we have \$16,251,442 available.

**LEG. ANKER:**

Okay. It looks like we have some money. That's a good thing. Okay. Thank you.

**MR. TURNER:**

Thank you.

**CHAIRWOMAN HAHN:**

Any other questions? Okay. Seeing none, thank you.

**MR. TURNER:**

Thank you for the opportunity.

**CHAIRWOMAN HAHN:**

Okay. Director Lansdale, if you can remain there as we move onto Tabled Resolutions.

**TABLED RESOLUTIONS**

**Introductory Resolution 1034, Authorizing appraisal of land under the Suffolk County Drinking Water Protection Program, as amended by Local Law No. 24-2007, Farmer property Town of Brookhaven (SCTM No. 0209-027.00-02.00-031.000) (Browning)** I believe I'm making a motion to table.

**LEG. KRUPSKI:**

Second.

**CHAIRWOMAN HAHN:**

Seconded by Legislator Krupski. Any questions? All those in favor? Opposed? Abstentions? **1034 is tabled. (VOTE: 6-0-0-0. PO GREGORY INCLUDED IN VOTE)**

**Introductory Resolution 1119, Adopting Local Law No. -2014, A Local Law restoring financial disclosure requirements for Farmland Committee members. (Krupski)**

Motion by Legislator Krupski; second by Legislator Muratore. Director Lansdale, I just question if you had any comments on this.

**DIRECTOR LANSDALE:**

No, not at this time.

**CHAIRWOMAN HAHN:**

All right. We have a motion and a second. All those in favor? Opposed? Abstentions? **It is approved. (VOTE: 6-0-0-0. PO GREGORY INCLUDED IN VOTE)**

**INTRODUCTORY RESOLUTIONS**

**Introductory Resolution 1178, these are the new resolutions, Authorizing the acquisition of Farmland Development Rights under the New Suffolk County Drinking Water Protection Program (effective December 1, 2007) for the Luce property MKZ Farm - Town of Riverhead (SCTM No. 0600-008.00-02.00-013.004 p/o). (Co. Exec.)**

**LEG. KRUPSKI:**

Motion.

**CHAIRWOMAN HAHN:**

Motion by Legislator Krupski; seconded by Legislator Anker. On the motion, Director Lansdale.

**DIRECTOR LANSDALE:**

Sure. I'm going to distribute the rating sheets.

So, this Introductory Resolution authorizes the purchase of farmland development rights for the MKZ Farm, which includes approximately 14.3 acres out of a total of 22.3 acres. The rating sheet that you were just -- that you just received has a total score of 17.5 points out of a total possible score of 25 points. It's located north of Sound Avenue in the hamlet of Northville, Town of Riverhead. The

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County Farmland Committee reviewed this and recommended that it be considered -- be forwarded for your consideration.

**CHAIRWOMAN HAHN:**

Excellent. Does anyone have any questions? Legislator Krupski.

**LEG. KRUPSKI:**

I'd just like to thank everyone who was involved in this whole process. If you look at the rating system, it tells one story. But if you look at the map of the area that it's located in, it really tells a much better story for this parcel. If you're looking at active farmland, preserved land on either side of it. And it's just the easterly side of hundreds of acres of the North Fork Preserve. So you really -- this is one of those fill-in parcels that are so important to protect the active agriculture there for the future and also to protect the whole big block of area from future development. So, you know, I just want to thank everyone who's involved in this from the beginning.

**CHAIRWOMAN HAHN:**

Legislator Anker.

**LEG. ANKER:**

Now, you mention the \$6 million. Is this excluded of the \$6 million that's left for acquisition?

**MS. LONGO:**

We have already addressed -- we are in contract.

**DIRECTOR LANSDALE:**

Yes, so this does not include -- this -- the amount that I quoted is after this acquisition. The funds for this acquisition have already been accounted for.

**CHAIRWOMAN HAHN:**

Okay, any other questions.

**LEG. ANKER:**

This is -- oh, I'm sorry, I just want to finish out with the financial end of this property. This was -- 672,100 for the property 14.3 acres.

**DIRECTOR LANSDALE:**

Yes.

**LEG. ANKER:**

And then -- you know, it looks like it's what, 49,000 per acre. I mean, what a bargain. That is excellent. Whatever you did in your negotiations, just keep it up. That's great. Thank you.

**CHAIRWOMAN HAHN:**

Okay. We have a motion and a second. All those in favor? Opposed? Abstentions? **1178 is approved. (VOTE: 6-0-0-0. PO GREGORY INCLUDED IN VOTE)**

**Introductory Resolution 1194, Accepting and appropriating 50% Federal grant funds from the United States Environmental Protection Agency to the Department of Health Services, Division of Environmental Quality for the Peconic Estuary Program. (Co. Exec.)** Motion by Legislator Krupski; seconded by Legislator Anker. All those in favor? Opposed? Abstentions? **1194 is approved. (VOTE: 6-0-0-0. PO GREGORY INCLUDED IN VOTE)**

**Introductory Resolution 1237, Making a SEQRA determination in connection with the proposed improvements to County Road 73, Roanoke Avenue, from State Road 25, Main**

**Street, to the vicinity of County Road 58, Old Country Road, Town of Riverhead (CP 5562)  
(Pres. Off.)**

**LEG. KRUPSKI:**

Motion.

**CHAIRWOMAN HAHN:**

Motion by Legislator Krupski; seconded by Legislator Muratore. All those in favor? Opposed? Abstentions? **1237 is approved. (VOTE: 6-0-0-0. PO GREGORY INCLUDED IN VOTE)**

**Introductory Resolution 1238, Making a SEQRA determination in connection with the proposed rehabilitation of County Road 13, Crooked Hill Road, from County Road 7, Wicks Road, to County Road 106, Campus Road, Brentwood, Town of Islip. (Pres. Off.)** Motion by Legislator Anker; seconded by Legislator Barraga. All those in favor? Opposed? Abstentions? It is approved. **(VOTE: 6-0-0-0. PO GREGORY INCLUDED IN VOTE)**

**Introductory Resolution 1239, Making a SEQRA determination in connection with the proposed construction of check-in station at Cedar Point County Park, Town of East Hampton. (Pres. Off.)** Motion by Legislator Krupski; seconded by Legislator Anker. All those in favor? Opposed? Abstentions? **1239 is approved. (VOTE: 6-0-0-0. PO GREGORY INCLUDED IN VOTE)**

**Introductory Resolution 1240, Making a SEQRA determination in connection with the proposed construction of check-in station at Indian Island County Park, Town of Riverhead. (Pres. Off.)** Motion by Legislator Krupski; second by Legislator Anker. All those in favor? Opposed? Abstentions? **1240 is approved. (VOTE: 6-0-0-0. PO GREGORY INCLUDED IN VOTE)**

**Introductory Resolution 1241, Making a SEQRA determination in connection with the proposed construction of check-in station at Montauk County Park, Town of East Hampton. (Pres. Off.)** Motion by Legislator Krupski; second by Legislator Anker. All those in favor? Opposed? Abstentions? **1241 is approved. (VOTE: 6-0-0-0. PO GREGORY INCLUDED IN VOTE)**

At this time I'm going to make a motion for us to go into Executive Session to review the appraisals of proposed acquisitions pursuant to the requirements of the Triple A Program. We're going to be reviewing the six properties: Irene Viti Farm, Gustav and Carol Wade Farm, Joseph Brush Farm, Robert Volmut Farm, Carmans River Watershed, Avalon Bay properties and Watson Avenue Nicholas Foundation property. So I need a second.

**LEG. KRUPSKI:**

Second.

**CHAIRWOMAN HAHN:**

Seconded by Legislator Krupski. All those in favor to go into Executive Session? Opposed? Abstentions? And we're going to be bringing in representatives from the County Executive's Office -- sorry -- Department of Economic Development and Planning, sorry about that, the Budget Review Office and our Counsel and Legislators only.

**EXECUTIVE SESSION FROM 10:27 AM - 11:58 AM**

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**CHAIRWOMAN HAHN:**

Okay. We are back on the record. The Committee has discussed several parcels and their appraised values in Executive Session. And the Committee has determined that the following parcels are to be designated as the County's priority acquisitions: The Joseph Brush Farm, Robert Volmut property, Avalon Bay property and Nicholas Foundation property. Pursuant to Section 1070-17 of the Suffolk County Code the Committee has directed Counsel to prepare a procedural resolution directing the Division of Real Property Acquisition and Management to make offers to acquire these priority parcels. This resolution will be submitted to the full Legislature next Tuesday's General Meeting for its consideration.

So with that we are done for the day. Thank you very much to everyone. Thank you especially to the Department and their representatives. Thank you. We are adjourned.

**THE MEETING CONCLUDED AT 11:59 PM  
{ } DENOTES SPELLED PHONETICALLY**