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2 ENVIRONMENT, PARKS & AGRICULTURE COMMITTEE
3
4 OF THE
5
6 SUFFOLK COUNTY LEGISLATURE
7
8 MINUTES
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10 A meeting of the Environment, Parks & Agriculture Committee of the
11 Suffolk County Legislature was held in the Rose Y. Caracappa
12 Legislative Auditorium of the William H. Rogers Legislature
13 Building, 725 Veterans Memorial Highway, Smithtown, New York on
14 February 3, 2020.
15

16 MEMBERS PRESENT:

17 Legislator Kara Hahn, Chairperson
18 Legislator Al Krupski, Vice Chair
19 Legislator Sarah S. Anker
20 Legislator Thomas Muratore (excused absence)
21 Legislator Bridget Fleming
22 Legislator Leslie Kennedy
23 Legislator Anthony Piccirillo
24

25 ALSO IN ATTENDANCE:

26 Presiding Officer Robert Calarco, 7th Legislative District
27 Legislator Kevin McCaffrey, 14th Legislative District
28 Legislator Robert Trotta, 13th Legislative District
29 Sarah E. Simpson, Counsel to the Legislature
30 Jessica Nowak, Assistant Counsel/Legislature
31 Amy Ellis, Chief Deputy Clerk/Legislature
32 Laura Halloran, Budget Review Office
33 Philip Berdolt, Commissioner/Parks Department
34 Sarah Lansdale, Director/Department of Planning
35 Melissa Kangas, Department of Planning
36 Janet Longo, Real Property Acquisition & Management
37 Doug Sutherland, Deputy Comptroller/Comptroller's Office
38 Alyssa Turano, Aide to Legislator Hahn
39 Guy Calla, Aide to Legislator McCaffrey
40 John Stype, Aide to Legislator Krupski
41 Dorothy Cavalier, Aide to Legislator Anker
42 Brendan Chamberlain, Aide to Legislator Muratore
43 Ali Nazir, Aide to Legislator Kennedy
44 Irene Donohue, Aide to Legislator Fleming
45 William Crosby, Knights of Columbus 794
46 Sophia Augier
47 And all other interested parties
48

49 MINUTES TAKEN BY:

50 Diana Flesher, Court Stenographer
51

52 MINUTES TRANSCRIBED BY:

53 Kim Castiglione, Legislative Secretary
54
55
56

1 **THE MEETING WAS CALLED TO ORDER AT 10:10 AM**
2

3 **CHAIRPERSON HAHN:**

4 Hello, everyone. Welcome to the Legislature's Environment, Parks
5 and Agriculture Committee. If we could all rise for a salute to
6 the flag, led by Legislator Anker.
7

8 **SALUTATION**
9

10 Okay. We do have a quick correspondence. I'm going to just read
11 this into the record. This is from Gloria Monaghan, who is seven
12 years old from Port Jefferson. *"Pirate's Cove is wonderful."*
13 She's referring to McAllister County Park. *"I like to go there*
14 *with my family, but there are only six spots."* I think she means
15 parking spots. *"It is hard to park. We do not like to take the*
16 *extra effort to go to West Beach and walk all the way around to*
17 *Pirate's Cove. Can you please make more parking spots? We'd love*
18 *more parking spots."* And she drew a picture of the birds. So I
19 read that into the record. The Parks Commissioner is here. Thank
20 you very much to Gloria.
21

22 Okay, Public Portion. We have two cards. Our first speaker today
23 is Sophia Augier. I know I butchered that. Come on up. You'll
24 have three minutes. Just make sure the button is pressed on the
25 microphone so you see the green light and then that will mean it's
26 on. Thank you.
27

28 **MS. AUGIER:**

29 Okay. Good morning, Chairwoman Hahn, Chairman Krupski and
30 distinguished Legislators of this committee. My name is Sophia
31 Augier and I reside in St. James, New York. I have prepared the
32 following written statement.
33

34 I am here today before you with the support of my partner,
35 Legislator Trotta, my local Mayor, Richard Smith, my friends,
36 family and many other constituents. I prepared a proposal for the
37 development of an off-leash dog park in the Town of St. James on
38 existing Suffolk County Park property at Deepwells Farm.
39

40 I will be meeting later this week with Chairwoman Hahn and many of
41 the County Parks Department to present a more detailed proposal.
42 Chairwoman Hahn, it is my hope, and that of Legislator Trotta, that
43 the Parks Commissioner will also be attendance, so any influence
44 you have there will be greatly appreciated. It is my desire to
45 garner your full support on this project, representing the detailed
46 proposal at a future meeting.
47

48 While it is true that I'm only 14-years-old, I submit to you today
49 that my proposal for a Deepwells off-leash dog park is not that of
50 a fool-hearted child, but one that I have been carefully shaping
51 for nearly two years. What had begun as daily observations of
52 underutilized park space while traveling to and from the nearest
53 dog park in a neighboring town, slowly grew into a process of
54 information gathering, conversations with local residents, research
55 and cold calls to government officials, which has landed me here
56 today.

1 Some of the things I've considered while building out this proposal
2 are as follows: Identifying potential funding sources,
3 construction and maintenance requirements, initial and recurring
4 costs, impact to local residents and businesses, and the impact to
5 Deepwells Farm itself. What I found was that local residents,
6 business community and the County Parks Department at Deepwells all
7 have much to gain from what will be a minimal investment.
8

9 In closing, my goal here today was to bring your attention to the
10 existence of the proposal for a Deepwells off-leash County dog park
11 and to begin to draw your support. I thank you for your time and I
12 yield back my remaining time to the committee for questions and/or
13 comments. Thank you.
14

15 **CHAIRPERSON HAHN:**

16 Thank you very much, Sophia, and I look forward to meeting with you
17 later this week with Legislator Trotta, the Commissioner -- the
18 Parks Commissioner is in the audience today. I know he'll be
19 interested in hearing, if he is unable to make it which, you know,
20 that is possible, but I know he will be interested in hearing the
21 details of the proposal. Are there any questions from the members
22 of the committee? Legislator Krupski.
23

24 **LEG. KRUPSKI:**

25 So thank you for coming today and for your really well thought out
26 and prepared presentation.
27

28 *(Presiding Officer Calarco entered the meeting)*
29

30 **MS. AUGIER:**

31 Thank you.
32

33 **LEG. KRUPSKI:**

34 So what size dog park do you think would be appropriate there?
35

36 **MS. AUGIER:**

37 It's about 90 by 180. It's only three percent around of the 13
38 acres of the Deepwells Farm.
39

40 **LEG. KRUPSKI:**

41 And so what would be required, fencing or shade?
42

43 **MS. AUGIER:**

44 Yeah, fencing, trees, flowers, benches. It's really separated into
45 a large dog area and a small dog area, with a small entrance area
46 for two gates into each park.
47

48 **LEG. KRUPSKI:**

49 That's great. Thanks for your advocacy, and I'm sure it will be an
50 interesting meeting --
51

52 **MS. AUGIER:**

53 Thank you.
54

55 **LEG. KRUPSKI:**

56 -- with the Parks Commissioner and Legislator Hahn and Legislator

1 Trotta.

2

3 **CHAIRPERSON HAHN:**

4 Yes, absolutely. Legislator Trotta, I know you wanted to make a
5 remark.

6

7 **LEG. TROTTA:**

8 Just that I went and I looked and walked and it's really a good
9 spot. I mean, it's slightly sloped, but not bad at all. I look
10 forward also to meeting with you Thursday.

11

12 **MS. AUGIER:**

13 Thank you.

14

15 **CHAIRPERSON HAHN:**

16 Thank you very much. Thank you for taking your time to come here
17 and all the time you gave to think about this. So we look forward
18 to hearing the details.

19

20 **MS. AUGIER:**

21 Thank you.

22

23 **CHAIRPERSON HAHN:**

24 Our next speaker is William Crosby.

25

26 **MR. CROSBY:**

27 Presiding Officer Hahn, Legislators. My name is William Crosby. I
28 represent the Knights of Columbus 794 from Lindenhurst Council. I
29 would like to speak on two different resolutions. One, Resolution
30 1012 and Resolution 1070, which applied to the World War Veterans
31 building that has been in the County's -- are now in the County's
32 hand. It was in the Town of Babylon's hand.

33

34 As a lifelong resident of Lindenhurst, I have seen this building go
35 from a beautiful building to a building of disrepair. The building
36 has a beautiful structure. It should be open to the public for
37 viewing to see what beauty that's inside of it, as taking a tour
38 through the building, as we've done a number of times, the interior
39 has still a good structure. The framework of the building is still
40 strong, however, there's a lot of things that are wrong with that
41 building.

42

43 So we as a Knights of Columbus would like to be able to utilize
44 that building for our meetings and it has not been used at all.
45 The last time I remember anybody using that building has to be over
46 40 years ago. The lawn has been cut. Once in a while they throw a
47 coat of paint, but that's about all that has been done to the
48 building. It's going to require an investment on our part and
49 hopefully help by you to fix the building up so that the people,
50 the public, especially us as a Knights of Columbus, can have a
51 place to call not so much our own, but someplace that we can be
52 proud of and we can represent to the people that we want to use a
53 structure that has been designated as a historical site and let the
54 people in the -- people that are in the village or out of the
55 village know that they can come and welcome to see what is going
56 on.

1 So I'm really kind of embarrassed I didn't prepare a statement as
2 this young girl did, but I'm kind of speaking off the cuff. I
3 yield the remaining time to any questions you may have for me.
4

5 **CHAIRPERSON HAHN:**

6 Any questions? Legislator McCaffrey.
7

8 **LEG. McCAFFREY:**

9 Thank you, Madam Chair, and thank you for allowing me to
10 participate in your committee. As a former member of the Parks
11 Committee I appreciate the indulgence.
12

13 Bill, you know, we have spoken extensively about this, and one of
14 the things I think that you may not have mentioned is the aspect of
15 the collaboration with the Town of Babylon Historical Society,
16 where they are very interested in bringing some of the memorabilia
17 that they have from the World War I and World War II. This was
18 established by World War I and World War II Veterans, this club,
19 and obviously there are not that many of them left anymore, and so
20 that's why it kind of fell into where it is. But we appreciate the
21 fact that the Knights of Columbus is coming forward and wants to
22 make a significant investment in there and also take care of all
23 the maintenance involved in there so the Commissioner doesn't have
24 any more burden put on the Parks Department. We can assure you of
25 that. In fact, I said even if the lawn needs to get cut I'll go
26 over and take care it. That's officially on the record,
27 Commissioner.
28

29 But can you talk a little bit about the collaboration that you
30 expect to have with the Town of Babylon Historic Trust to be able
31 to, you know, allow public access to that building for school
32 groups and other interested parties.
33

34 **MR. CROSBY:**

35 When we spoke with the Town of Babylon about the transition we
36 spoke about having a wall or two that is designated for memorabilia
37 that the Town of Babylon can provide, and whichever is left in the
38 building from the World War II Veterans, that they can supply, so
39 that during the year how many times people would want they can come
40 in and look at this building, look at the memorabilia. And we're
41 not going to change the structure at all to where it looks anything
42 different than it was, because the building when it was built was
43 built back many, many, many years ago. It was an old German town,
44 it was designed by somebody that built the building in a structure,
45 I guess it was like a Gothic structure, and they -- it was designed
46 as a place to come and look, almost like a museum, but it never
47 actually turned into a museum.
48

49 So the Knights of Columbus are willing to whenever has to be,
50 whether they have a Memorial Day parade or whatever kind of a day
51 they're welcome to come in, look at the memorabilia wall and walk
52 around the building to see how the building is available for them,
53 but it also helps us because we will maintain the building, keeping
54 it upgraded. Of course we're going to invest to get it back to
55 where it somewhat looks like what it was before to keep it that, as
56 a structure of honor basically.

1 **CHAIRPERSON HAHN:**

2 Were there other questions? Legislator Anker.

3
4 **LEG. ANKER:**

5 I just want to commend you and your folks here that are advocating
6 for this because, you know, we're losing so many historical
7 structures because of development. And if it wasn't for the folks
8 here really speaking up on this, and of course Legislator McCaffrey
9 for really sponsoring this resolution, we would lose that. And as
10 a daughter of Navy veteran I appreciate your service, greatly
11 appreciate your service.

12
13 I'm looking at it on a Google Map, just looking at the location of
14 the actual structure and the building. Is there parking available
15 for some of maybe the programs that you have?

16
17 **MR. CROSBY:**

18 It's basically street parking. There is -- on the side of the
19 building there is availability of putting parking spaces that are
20 off street, not really, you know, maybe like three feet off of the
21 street, but there is parking, on street parking. And there are
22 surrounding businesses that we're able to park in their parking
23 lots when they're not in business obviously. And then there's also
24 in front of it there's a church actually across the street that
25 basically has about the same amount of parking that's available in
26 this structure as well. So there is enough parking for it.

27
28 **LEG. ANKER:**

29 Very good. Well, again, thank you for being here. Appreciate it.

30
31 **CHAIRPERSON HAHN:**

32 Legislator Fleming.

33
34 **LEG. FLEMING:**

35 Hi, I'm over here. Good morning and thank you for coming and I
36 wish you luck with this. It's not in my district but I'm sure --
37 it sounds like you're well on your way. I just wanted to mention
38 the VFW in Sag Harbor undertook a similar project. They actually
39 share their space with an existing restaurant, that the restaurant
40 came in years ago and helped them save the building, and now they
41 split the building. But they just finished the museum portion of
42 it, so if you're looking to connect with anybody to talk about
43 private fundraising or how you display the artifacts or anything
44 like that, I highly recommend it. They just cut the ribbon on it a
45 couple of months ago.

46
47 **MR. CROSBY:**

48 And what town was that in?

49
50 **LEG. FLEMING:**

51 In Sag Harbor, their VFW.

52
53 **MR. CROSBY:**

54 Thank you.

1 **CHAIRPERSON HAHN:**

2 Any other questions or comments? Thank you very much, Mr. Crosby.

3
4 **MR. CROSBY:**

5 Thank you.

6
7 **CHAIRPERSON HAHN:**

8 I did fail to mention that Legislator Muratore was unable to be
9 here this morning and has requested an excused absence. Please
10 note that for the record.

11
12 And we have no other cards. Is there anyone else in the audience
13 who would like to speak today? Okay, seeing none, we will close
14 the Public Portion.

15
16 **APPOINTMENT RESOLUTIONS**

17
18 We're going to move on to appointment resolutions. **Introductory**
19 **Resolution 1010 - Reappointing member to the Suffolk County Board**
20 **of Trustees of Parks, Recreation and Conservation (William B.**
21 **Sickles). (Pres. Off.)** He's not here. He's not required to be
22 here, it's a reappointment resolution, so I'll make a motion.
23 Seconded by Legislator Krupski. All those in favor? Opposed?
24 Abstentions? 1010 is approved. (VOTE: 7-0-0-0. PO CALARCO
25 **INCLUDED IN VOTE/LEG. MURATORE ABSENT)**

26
27 **Introductory Resolution 1067 - Reappointing Brian T. Culhane as a**
28 **member of the Suffolk County Soil and Water Conservation District.**
29 **(Krupski)** Motion by Legislator Krupski; seconded by Legislator
30 Piccirillo. Again, a reappointing resolution, but is Mr. Culhane
31 in the audience? He's not. Seeing none, all those in favor?
32 Opposed? Abstentions? 1067 is approved. (VOTE: 7-0-0-0. PO
33 **CALARCO INCLUDED IN VOTE/LEG. MURATORE ABSENT)**

34
35 **Introductory Resolution 1081 - Reappointing member to the Council**
36 **on Environmental Quality (Andrea Spilka). (Fleming)** Motion by
37 Legislator Fleming; seconded by myself. Once again, a reappointing
38 resolution so she is not required to be here, but just in case she
39 is. I do not see her, so all those in favor? Opposed?
40 Abstentions? 1081 is approved. (VOTE: 7-0-0-0. PO CALARCO
41 **INCLUDED IN VOTE/LEG. MURATORE ABSENT)**

42
43 We do not have any presentations this morning, but I would like to
44 call -- this is the first time this committee is meeting in 2020
45 and the committees have been slightly realigned so this is
46 Environment, Parks and Agriculture. Parks had been a separate
47 committee previously and so, you know, I'd like to bring the
48 Commissioner forward to see if he has anything he'd like to bring
49 to our attention here in the off-season. Is there any questions
50 that anyone has of the Parks Commissioner while we have him here?

51
52 I thank you. Obviously I am thrilled about the existing parking
53 lot. It took a lot to get that at McAllister County Park. And you
54 heard me read, it's so popular that it might want to be expanded.
55 So I hope you'll just consider that, take it back to your, you
56 know, the folks in the department and think about it.

1 **COMMISSIONER BERDOLT:**

2 Absolutely, but you know the pushback we get from the neighborhood.

3
4 **CHAIRPERSON HAHN:**

5 Yes.

6
7 **COMMISSIONER BERDOLT:**

8 It's a lot, but yeah, it could be expanded.

9
10 **CHAIRPERSON HAHN:**

11 Okay. Any other questions? Legislator Krupski.

12
13 **LEG. KRUPSKI:**

14 I just want to take this opportunity to thank the Commissioner
15 because there was a phragmites clean up at Great Pond in Southold
16 and the residents were the ones who did the clean up and
17 coordinated it and paid for it. The County Parks came in and did
18 the clean up of the pile of phragmites there, and what a beautiful
19 job. I wanted to thank you for that. That was really a big deal
20 for the, you know, for the community and working with the town to
21 dispose of it at the dump and everything.

22
23 And then -- oh, the other things. Thanks for your ongoing work at
24 Sharper's Hill. I know the Town of Riverhead is trying to develop
25 that into a parking lot and a path. I know, you know, working with
26 your department I'm sure they'll have great success there, so thank
27 you for your cooperation there.

28
29 **COMMISSIONER BERDOLT:**

30 Yeah, we're working on that now.

31
32 **LEG. KRUPSKI:**

33 It's a process now and you'll get through it. Thanks.

34
35 **COMMISSIONER BERDOLT:**

36 Absolutely.

37
38 **CHAIRPERSON HAHN:**

39 Anything we need to be updated on in the off-season?

40
41 **COMMISSIONER BERDOLT:**

42 No. What we are doing, though, and I know that you've been part of
43 all the Parks Committee meetings and looking into how we can bring
44 in more revenue, which I'm always looking to do and trying to help
45 offset our costs.

46
47 **CHAIRPERSON HAHN:**

48 And that's something that actually came to my mind when we were
49 hearing the presentation by Sophia from St. James about the dog
50 park. If the dog park brings in people to the St. James store, to
51 that General Store that we have, that may be a good source of
52 revenue. Obviously there's a small cost in investment, but we may
53 see a bump at the store if there's a regular flow of traffic where
54 people are parking directly across the street and utilizing the dog
55 parks, possible.

1 **COMMISSIONER BERDOLT:**

2 There are some issues with that, but we can discuss it --

3
4 **CHAIRWOMAN HAHN:**

5 Yes, we'll discuss it.

6
7 **COMMISSIONER BERDOLT:**

8 -- at the meeting.

9
10 **CHAIRPERSON HAHN:**

11 I understand.

12
13 **COMMISSIONER BERDOLT:**

14 But just to go on about what I first started to say is that we, you
15 know, cell towers in parks were -- was always a different thing.
16 We have what's called the Wireless Committee that takes care of all
17 the cell towers outside of the parkland. Most recently New York
18 State has allowed cell towers in parks as long as the revenue
19 generated from the tower itself stays in the park system and goes
20 specifically for capital improvements within the parks.

21
22 As you know, we did put it through Parks Trustees, it was approved
23 and there are some locations, but that needs to be presented here
24 and go through for resolution. We have eight locations now, but
25 I'll formally bring that up in the resolutions. I think it's a
26 good thing. You know, back then everybody thought, you know,
27 there's a cell tower in my backyard, somebody's going to get cancer
28 from it, which obviously was proven, you know, incorrect or false,
29 and this is a good opportunity that this will bring more money back
30 into the park system. Locations, you know, now they're a little
31 more aesthetically pleasing, all the towers. Certain locations
32 want to look like a tree.

33
34 If anybody's on the Taconick they've seen -- it's not a
35 good-looking one, but they have come a long way since, you know, 20
36 years ago. You know, one of them that they're proposing for
37 Smith's Point it's got the yard arm, we can put the decorative
38 flags on it. So it's something that I would like everybody to
39 consider. And, you know, just also for public safety reasons in
40 general. Now everybody uses a cell phone and we've got bad
41 connectivity out east especially, Cedar Point, Montauk. We have a
42 tower going up at the GATR site, which is only for public safety
43 right now. We did have restrictions there due to the height, I bet
44 Legislator Fleming is quite familiar with that, because there's an
45 airport right next door so we had to go through a lot with the FAA,
46 but we did get that and that is starting. So that one will be our
47 very first even though it's not for cell use, but it is for public
48 safety. And I know the fire departments in that area are very
49 pleased with that.

50
51 Any tower we do put up the top how many feet are always designated
52 for public safety, so anything that we do will include public
53 safety antennas up there. So I just bring that to everybody's
54 attention that we will be moving forward with a resolution.

1 **CHAIRPERSON HAHN:**
2 Thank you. Legislator Krupski.

3
4 **LEG. KRUPSKI:**
5 Thank you for that initiative because it is something that people
6 rely on and it is a matter of public safety, and we do have issues
7 of poor coverage in certain areas.

8
9 **COMMISSIONER BERDOLT:**
10 Yes.

11
12 **LEG. KRUPSKI:**
13 So that any time we can fill those in, it's very important.

14
15 **COMMISSIONER BERDOLT:**
16 Thank you.

17
18 **LEG. KRUPSKI:**
19 Thank you.

20
21 **CHAIRPERSON HAHN:**
22 Any other questions for the Commissioner? Thank you. Okay. I
23 know Director Lansdale will be up for our resolutions. If you, you
24 know, want to come forward now if there's anything you'd like to
25 update us on from the environmental perspective.

26
27 **DIRECTOR LANSDALE:**
28 Not at this time, just happy to answer any questions.

29
30 **CHAIRPERSON HAHN:**
31 Great. Okay, so we're going to move on. Does anybody have
32 questions for Director Lansdale? Okay, great. We'll move on to
33 Introductory Resolutions.

34
35 **INTRODUCTORY RESOLUTIONS**

36
37 **Introductory Resolution 1000 - Authorizing an appraisal for the**
38 **purchase of Development Rights of Farmland under the Suffolk County**
39 **Drinking Water Protection Program, as amended by Local Law No.**
40 **24-2007 - Greenlawn Sod Farm - Parviz Farahzad property - Town of**
41 **Riverhead (SCTM No. 0600-076.00-02.00-006.000 p/o). (Co. Exec.)**

42
43 **LEG. KRUPSKI:**
44 Motion.

45
46 **CHAIRPERSON HAHN:**
47 Motion by Legislator Krupski; seconded by Legislator Fleming. On
48 the motion, we have Director Lansdale. We have some maps and
49 probably a rating sheet.

50
51 **DIRECTOR LANSDALE:**
52 That's right. The maps and the rating sheet were e-mailed out on
53 Friday. So this property is located north of Route 25A in the
54 Hamlet of Calverton, Town of Riverhead. The property is 100 acres
55 in size, with 96 acres proposed for the purchase of development
56 rights of farmland. There's a four acre cutout on the southern

1 portion of the property. The property is currently planted in sod
2 and has been in operation for more than 50 years.

3
4 The property received a score of 14.75 out of a possible 25 points.
5 A score of ten or higher is the general standard minimum threshold
6 for inclusion in the Farmland Preservation Program. It received
7 points for PDR properties on two sides, PDR purchase of development
8 rights, as well as prime soils, long road frontage and part of a
9 large block of farmland.

10
11 Property was reviewed by the Farmland Committee at its November
12 21st, 2019 meeting and the committee recommended this to be
13 advanced to this committee for consideration by the Legislature.

14
15 **CHAIRPERSON HAHN:**

16 Excellent. Were there any questions? We have a motion and a
17 second. All those in favor? Opposed? Abstentions? IR 1000 is
18 approved. (VOTE: 7-0-0-0. PO CALARCO INCLUDED IN VOTE/LEG.
19 MURATORE ABSENT)

20
21 **Introductory Resolution 1006 - Authorizing appraisal of land under**
22 **the Suffolk County Drinking Water Protection program, as amended by**
23 **Local Law No. 24-2007 - Cherry Creek Inc., and Woods at Cherry**
24 **Creek LLC property (SCTM Nos. 0600-018.00-02.00-001.003 and**
25 **0600-064.00-02.00-007.047) - Town of Riverhead. (Co. Exec.)**

26
27 **LEG. KRUPSKI:**

28 Motion.

29
30 **CHAIRPERSON HAHN:**

31 Motion by Legislator Krupski; seconded by Legislator Fleming. On
32 the motion, Director Lansdale.

33
34 **DIRECTOR LANSDALE:**

35 Thank you. So this proposed acquisition consists of two parcels,
36 one parcel north of Reeves Avenue and the second parcel is south of
37 Reeves Avenue. The two parcels total 294.5 acres in size and
38 they're located within the special groundwater protection area.
39 The properties are currently being used as a golf course; however,
40 the owner has indicated that if this were to proceed that the owner
41 would be responsible for removing all current structures and
42 improvement before the County acquired the property. So
43 essentially the properties would be purchased for passive
44 recreational space and use and would be left to return to their
45 natural state.

46
47 The rating for this is 18 points. It received points for its
48 location within the special groundwater protection area, its size
49 and how it will provide a special view from a major road corridor.

50
51 **CHAIRPERSON HAHN:**

52 The minimum threshold is usually?

53
54 **DIRECTOR LANSDALE:**

55 Is usually 20 -- 25, I apologize.

1 **CHAIRPERSON HAHN:**

2 Okay. Question on this one that I've always had, and maybe I've
3 asked and just forgot the answer. Has it been considered for
4 purchase as a golf course?

5
6 **DIRECTOR LANSDALE:**

7 We've been in consultation with our Parks Department and currently
8 there are a number of golf courses in and around that area that are
9 managed by the County Parks. I don't want to speak for Phil, and
10 please correct me if I'm wrong.

11
12 **CHAIRPERSON HAHN:**

13 Yeah, it might be helpful, Commissioner. Sorry. Come back on
14 down.

15
16 **COMMISSIONER BERDOLT:**

17 We have one golf course in the vicinity, Indian Island.

18
19 **CHAIRPERSON HAHN:**

20 And I'm very familiar with Indian Island Golf Course. I'm just not
21 familiar with how close they are. Is there a competition issue?
22 Has this golf course not been able to attract -- is this a private
23 club?

24
25 **DIRECTOR LANSDALE:**

26 This is a private club. The owners reached out to the County.

27
28 **CHAIRPERSON HAHN:**

29 And we -- just thinking we couldn't handle the -- there wouldn't be
30 enough golf players?

31
32 **COMMISSIONER BERDOLT:**

33 Well, that would be something we would put out for an RFP, for
34 somebody to come in and operate, same as we're doing with the other
35 three that we have. You know, if -- it may even be that they would
36 take over the entire thing like our Bergen Point contract where we
37 don't do anything. All our other three golf courses Parks staff
38 maintain the property and the golf pros run the tee sheets and the
39 golf carts and we collect the revenue for the golf fees. You know,
40 it is something we could do, we could. We'd probably have to
41 increase staff or we put it out for a full RFP. I don't know why
42 they're selling, I guess for obvious reasons, that they didn't do
43 well.

44
45 **CHAIRPERSON HAHN:**

46 Legislator Krupski.

47
48 **LEG. KRUPSKI:**

49 So I'm not -- I think for the record I think it's a public course.
50 I don't believe it's private.

51
52 **COMMISSIONER BERDOLT:**

53 I think there are two; correct? There are two back to back. One
54 is private, one is public.

55
56

1 **LEG. KRUPSKI:**

2 But I haven't played there in years, and as Director Lansdale said,
3 that's the problem I think.

4
5 **COMMISSIONER BERDOLT:**

6 Yeah.

7
8 **LEG. KRUPSKI:**

9 I'm not sure, I haven't spoken to the owner. I don't know, you
10 know, I have no indication of why they are selling, why they are
11 for sale.

12
13 As far as the rating sheet goes, I don't think the rating is really
14 accurate when it comes to -- if it was reverted to open space I
15 think it would rate much higher than it does today as an active
16 golf course, so because it's an open space rating sheet. So if it
17 reverts back to open space, I think the rating would be much
18 higher. It is surrounded -- not surrounded by, it's adjacent to
19 some preserved land so it kind of forms a big block. It helps to
20 form a big block of preserved land in that area. As you can see on
21 the map, there's a lot of preserved farmland in that area, so this
22 would add to that land preservation efforts in that area there, at
23 Reeves Avenue.

24
25 And we have letters of support from a number of people for
26 preservation as open space. And if it was acquired, I think
27 there's groups that would be interested in type of grassland
28 management for different bird species. They would give, you know,
29 a different habitat potential for different wildlife species if it
30 were managed, you know, in that way. And I think there are groups
31 out there that would be interested.

32
33 I have today on my list to reach out to Riverhead Town to look to
34 them and to partner and to try to get partners from other groups
35 who would help manage it. Not to place a burden on our park system
36 to say, *"We'll, you've got to manage it, here's the grassland*
37 *specifications, we want to see it done like that."* Not to do that
38 to the park system, but rather to have it managed by someone who's
39 capable and interested in doing so, managing it for different
40 species.

41
42 I mean, I would like to move this along. If we can't find someone
43 in a week to commit to look into managing it, you know, we could
44 always table it at the General Meeting. I'd just like to move it
45 out of the committee today. Because a management deal would also
46 help the rating get high enough to, you know, to make everyone
47 comfortable.

48
49 **CHAIRPERSON HAHN:**

50 Legislator Anker.

51
52 **LEG. ANKER:**

53 Just wanted to check. Again, my concern is, again, I'm 100 percent
54 on board open space preservation, but if we have the ability to
55 make some money from this parcel that's already a golf course, I
56 mean, we're fighting a deficit of debt everywhere we look. Is

1 there any way, again, we're going to move in that direction. Is
2 that right, Legislator Krupski?

3
4 **LEG. KRUPSKI:**

5 Honestly, if that's the proposal, I mean, I wouldn't be against
6 that either, at all. If there's some way that there's some
7 management potential for the County to manage it as a golf course
8 I'm not saying I'm against that, but I think Director Lansdale
9 wants to answer.

10
11 **DIRECTOR LANSDALE:**

12 If I may. I just want to -- it is not clear to us whether moving
13 forward as a golf course is an allowable use in our open space
14 funding source in the Quarter Cent Program, so.

15
16 **CHAIRPERSON HAHN:**

17 Obviously we'd have to buy it for active recreation purposes if we
18 were going to move --

19
20 **DIRECTOR LANSDALE:**

21 But even within active rec we're not 100 percent sure that golf
22 courses are a defined sub-use within that category. It requires
23 further research.

24
25 **LEG. ANKER:**

26 So it's going to be a little bit of time. Now, if we approve the
27 appraisal to go through, again, this is open space, is that
28 correct, or we're going to wait now until we get an idea if there
29 is a management protocol?

30
31 **LEG. KRUPSKI:**

32 Well, I'd like to approve. I mean, it's not like they're going to
33 order the appraisals the next day. So I would like to approve this
34 just to keep it moving along to try to get a better idea. But if
35 we don't approve it today then it's just going to -- it kind of
36 stalls.

37
38 **CHAIRPERSON HAHN:**

39 Right, but there's a lot of questions here as to like if you don't
40 have -- you know, first of all, it doesn't meet threshold, but
41 secondly, you know, if you're going to find a partnership with an
42 organization that's going to manage it for bird species and how to
43 put the grasslands in, how many points would that earn it? So
44 we're not even sure that that will earn it enough points to meet
45 threshold. But if it gets ten points for that, then fine, then it
46 would.

47
48 **DIRECTOR LANSDALE:**

49 So if there's an intermunicipal agreement with a town, for
50 instance, or State, it would get five points. And then an
51 agreement with a non-profit it's another one point. So six all
52 together in that.

53
54 **CHAIRPERSON HAHN:**

55 Not quite enough, but close, obviously close. So I just think at
56 the bare minimum we need to wait to get those agreements before,

1 you know, and then it gets the points and then we consider it. You
2 know, but if we assume, there's a lot of assumptions going on to
3 assume it's going to have those management agreements. I just
4 think, I mean, these are huge parcels. We're talking about 300,
5 almost 300 hundred acres of land here.

6
7 **LEG. KRUPSKI:**

8 Sure.

9
10 **CHAIRPERSON HAHN:**

11 We're not sure if we, you know, we want to give it a good, hard
12 look from the money revenue point of view. You know, there have
13 been, you know, golf -- questions about golf, but there are new and
14 innovative things that are being done in the golf industry to bring
15 in more players so, you know, who knows what someone could think
16 about, and I think that deserve a hard look because it's an
17 existing, you know, potential moneymaker, let's put it that way.
18 Maybe not -- maybe they're not able to do it, maybe they don't want
19 to do it anymore. We don't know why they're getting out of the
20 business, but I think that angle should be at least given a little
21 bit more thought.

22
23 **LEG. ANKER:**

24 Yeah, that was my concern, too, is that if we could focus on
25 possibly seeing it as a revenue generating source. And, you know,
26 we have our veterans in the audience. Can we dedicate a golf
27 course for veterans, can we market it, can we get, you know, some
28 activity going, because there's still a lot of folks that play
29 golf.

30
31 And the other question from me for you is how are our golf courses
32 doing in general, the ones that we actually are -- we own right
33 now.

34
35 **COMMISSIONER BERDOLT:**

36 You know, as a trend throughout the country golf has been dropping
37 a little bit. You know, last year -- 2018 we had a horrible season
38 because of weather. 2019 we had great weather so our revenue was
39 way up. And since 2016, 2019 was our best year, so they did quite
40 well. So we're hoping it's an upward trend.

41
42 **CHAIRPERSON HAHN:**

43 But it does sort of beg the question, revenue way up. Is something
44 different than does it break even in terms of cost of maintenance
45 and running an operation. Does it like bring us money?

46
47 **COMMISSIONER BERDOLT:**

48 Yes.

49
50 **CHAIRPERSON HAHN:**

51 Yes, okay. Thank you.

52
53 **COMMISSIONER BERDOLT:**

54 If this moves forward and as long as Director Lansdale says the way
55 we purchase this money wise that we can use it for active
56 recreation --

1 **CHAIRPERSON HAHN:**

2 Right.

3

4 **COMMISSIONER BERDOLT:**

5 -- and golf is considered in terms as active, that we could put out
6 an RFP. Whether we get somebody to do it or not, you know, or to
7 bite on an RFP it's hard to say.

8

9 **CHAIRPERSON HAHN:**

10 Right. Do you mind if we just wait one cycle to work out the can
11 we purchase it as a golf and then think a little bit about that, if
12 they're willing to do that in a cycle? And you work on your --

13

14 **LEG. KRUPSKI:**

15 I think that's reasonable, and I'll work on a more formal
16 partnership with the town.

17

18 **CHAIRPERSON HAHN:**

19 Because I don't think --

20

21 **LEG. KRUPSKI:**

22 If the golf is something that you want to look at we'll take a hard
23 look at that in the next cycle and see what we can do
24 partnership-wise managing it as open space otherwise.

25

26 **CHAIRPERSON HAHN:**

27 Thank you. Yes, I think it's a hard sell, at least for me. I can
28 never speak for the other members of the committee, but I think
29 it's a hard sell at 18 points without those partnerships. You
30 know, you get it to 24 you can, you know, argue over one point, but
31 I think it's a hard sell at 18 points. So if we're going to go
32 that route I would hope to see the partnerships in place. If we're
33 going to go the other route, the golf route which could potentially
34 be a moneymaker, is attractive for a host of reasons, it's existing
35 use, you know, hopefully we could maybe work in some organic
36 requirements or something.

37

38 **LEG. KRUPSKI:**

39 I'll withdraw my motion then.

40

41 **CHAIRPERSON HAHN:**

42 Okay. Motion to table. I'll make a motion to table; seconded by
43 Legislator Piccirillo. On the motion, Legislator Anker.

44

45 **LEG. ANKER:**

46 I just wanted to mention to you, I know Anthony had a question.
47 With an appraisal process we kind of need to know what direction,
48 because it will be a different appraisal for active parkland verses
49 open space. I don't know if you want to enlighten us.

50

51 **DIRECTOR LANSDALE:**

52 That's accurate, because Real Estate provides directions and
53 instructions to the appraisers on how to go about appraising it in
54 the future.

55

56

1 **CHAIRPERSON HAHN:**

2 Okay, so there is a lot to think about. Is it a short cycle?
3 Short cycle. Hopefully we have enough time in this cycle. We may
4 need one more. Okay. So we have a motion to table and a second.
5 All those in favor? Opposed? Abstentions? 1006 is tabled.

6 **(VOTE: 6-0-0-1. LEG. MURATORE ABSENT)**

7
8 **LEG. KRUPSKI:**

9 Thank you.

10
11 **CHAIRPERSON HAHN:**

12 Thank you, Legislator Krupski, for understanding.

13
14 **Introductory Resolution 1012 - Dedicating the 1927 "World War**
15 **Veterans Club" and property located at 185 North Broadway,**
16 **Lindenhurst to the Suffolk County Historic Trust. (Pres. Off.)**
17 **Motion by Legislator Piccirillo; seconded by Legislator Kennedy.**
18 **On the motion, Legislator Anker.**

19
20 **LEG. ANKER:**

21 The new Introductory Resolution 1070, how does that differ from
22 1017 -- 1012.

23
24 **MS. SIMPSON:**

25 So these are two resolutions. Originally this was drafted as one
26 resolution. It was suggested that it might be cleaner from a
27 perspective of being able to follow the various steps that need to
28 be done to split them into two, so we did that. This just
29 dedicates to the Historic Trust. 1070 is a companion piece that
30 authorizes the Commissioner of Parks, now we made that amendment
31 this morning, to enter into a long-term lease agreement with the
32 Knights of Columbus.

33
34 **CHAIRPERSON HAHN:**

35 The Parks Commissioner is here. If you'd like to speak on this,
36 Commissioner Berdolt.

37
38 **COMMISSIONER BERDOLT:**

39 I'm very familiar with the property. When I was with the Town of
40 Babylon that's when the County acquired it in '02, and I know the
41 ins and outs of it. I haven't been in it lately in over close to
42 ten years so I don't know the current condition, but it's a nice
43 structure. It has history, and Legislator McCaffrey's going to cut
44 the grass or he's going to get a goat and put it inside the fence.

45
46 **LEG. McCAFFREY:**

47 If I may. I just want to add one more thing. The Mayor of
48 Lindenhurst, Michael Lavorata is on board as well as the Village
49 Board. They are in complete support of the project.

50
51 **CHAIRWOMAN HAHN:**

52 And just remind me, and this may be to Counsel or this may be to
53 the sponsor or this may be to the Commissioner. We owned it, we
54 transferred it to the Town of Babylon, we're taking it back or that
55 already happened.

1 **MS. SIMPSON:**
2 We already took it back.

3
4 **CHAIRWOMAN HAHN:**
5 We already took it back, and now we're dedicating it to the vets.

6
7 **COMMISSIONER BERDOLT:**
8 Yeah, I think it was --

9
10 **LEG. McCAFFREY:**
11 From what I -- it was before my time, but we gave it to the town
12 and they were supposed to operate it as a historic building. They
13 never did. Fair to say it was never public access. And so we --
14 Sarah, what was the term we used to get it back?

15
16 **MS. SIMPSON:**
17 We exercised our right of reverter.

18
19 **LEG. McCAFFREY:**
20 The reverter clause, thank you. So we took it back and that's how
21 we ended up getting it back with the expectation that we are going
22 to provide the public access and that I'll be cutting the grass.

23
24 **CHAIRPERSON HAHN:**
25 Grass often needs to be cut once a week and you're going to
26 probably need a weed wacker. Do you have any kind of fence? Okay,
27 so got it. And we have a motion and a second. All those in favor?
28 Opposed? Abstentions? 1012 is approved. (VOTE: 6-0-0-1. LEG.
29 **MURATORE ABSENT**)

30
31 **Introductory Resolution 1017 - Updating the boundary of the "Narrow**
32 **Bay Floodplain Protection & Hazard Mitigation Plan" in the**
33 **Mastic/Shirley area. (Sunderman) Motion by Legislator Kennedy;**
34 **seconded by myself. On the motion. I'm imagining this expands the**
35 **boundary?**

36
37 **DIRECTOR LANSDALE:**
38 We are working with Legislator Sunderman as well as the Town of
39 Brookhaven. The Town of Brookhaven, it's come to our
40 understanding, has a new boundary that they haven't determined and
41 established for the Mastic-Shirley Conservation Area. We are
42 working actually online through Jim Daly and IT to work online
43 collaboratively and share information and have meetings to discuss
44 the new boundaries. And the goal of the product will be to have
45 one common boundary for the Mastic-Shirley Conservation Area that's
46 based on data that can support the new boundary.

47
48 **CHAIRPERSON HAHN:**
49 And what implications does it have for a parcel if it is included
50 in the flood plain boundary?

51
52 **DIRECTOR LANSDALE:**
53 So Legislator Sunderman passed legislation last year that allowed
54 for parcels that are, as I understand it, vacant and also improved
55 parcels, any parcels that are tax delinquent can be transferred --
56 within that boundary -- can be transferred to Parks for long-term

1 open space preservation flood plain restoration efforts.

2
3 **CHAIRPERSON HAHN:**

4 Great. I'm sorry. Legislator Krupski.

5
6 **LEG. KRUPSKI:**

7 So a common theme at any waterfront area is access to dredge spoil
8 sites, whether it's permanent or temporary locations. Is there
9 going to be any language in this to include the possibility if it's
10 environmentally appropriate and physically appropriate, if you can
11 get to it to dredge it, move the spoils and then, you know, move
12 them off-site if necessary, that we can include that? Just so we
13 don't preclude that and say afterwards, "*Well, we have no dredge*
14 *spoil site in that area*", when really they were appropriate or
15 historic uses of those parcels for that use.

16
17 **DIRECTOR LANSDALE:**

18 It could be something that the sponsor of the legislation
19 considers, Legislator Sunderman.

20
21 **LEG. KRUPSKI:**

22 Okay.

23
24 **DIRECTOR LANSDALE:**

25 And it's something that we can certainly take into account. I know
26 we are undertaking a dredge spoil study County-wide in parallel and
27 looking at this issue.

28
29 **LEG. KRUPSKI:**

30 It could be a good opportunity. I'll reach out to the sponsor.

31
32 **DIRECTOR LANSDALE:**

33 Great, thanks.

34
35 **CHAIRPERSON HAHN:**

36 Okay. We have a motion and a second. All those in favor?
37 Opposed? Abstentions? 1017 is approved. (VOTE: 6-0-0-1. LEG.
38 MURATORE ABSENT)

39
40 **Introductory Resolution 1030 - Authorizing use of Indian Island**
41 **County Park by Event Power for its Riverhead Rocks Run Fundraiser.**
42 **(Co. Exec.)** Motion by Legislator Krupski; seconded by Legislator
43 Fleming. All those in favor? Opposed? Abstentions? 1030 is
44 approved. (VOTE: 6-0-0-1. LEG. MURATORE ABSENT)

45
46 **Introductory Resolution 1056 - Establishing a Coindre Hall Advisory**
47 **Board. (Spencer)** I'll make a motion; seconded by Legislator Anker.
48 All those in favor? Opposed? Abstentions? 1056 is approved.
49 (VOTE: 6-0-0-1. LEG. MURATORE ABSENT)

50
51 **Introductory Resolution 1063 - Authorizing use of Smith Point**
52 **County Park by the Community Family Literacy Project, Inc.**
53 **(Sunderman)** Motion by Legislator Kennedy; seconded by Legislator
54 Piccirillo. All those in favor? Opposed? Abstentions? 1063 is
55 approved. (VOTE: 6-0-0-1. LEG. MURATORE ABSENT)

1 **Introductory Resolution 1069 - Authorizing the use of Smith Point**
2 **County Park by the Long Island 2 Day Walk to Fight Breast Cancer,**
3 **Inc., for the Hope Runs Here Orange Theory Fitness 5k in 2020.**
4 **(Sunderman) Motion by Legislator Kennedy; seconded by Legislator**
5 **Fleming. All those in favor? Opposed? Abstentions? 1069 is**
6 **approved. (VOTE: 6-0-0-1. LEG. MURATORE ABSENT)**

7
8 **Introductory Resolution 1070 - Executing an agreement with the**
9 **Knights of Columbus for restoration, maintenance, and operation the**
10 **1927 "World War Veterans Club" and property located at 185 North**
11 **Broadway, Lindenhurst. (McCaffrey) Motion by Legislator Anker;**
12 **seconded by Legislator Fleming. All those in favor? Opposed?**
13 **Abstentions? 1070, as amended, it is amended, everyone knows, it**
14 **is approved. (VOTE: 6-0-0-1. LEG. MURATORE ABSENT)**

15
16 **Introductory Resolution 1071 - Authorizing use of Smith Point Park**
17 **Property by Getco Company and Event Power, Long Island, for a**
18 **Triathlon. (Sunderman) Motion by myself; seconded by Legislator**
19 **Fleming. All those in favor? Opposed? Abstentions? 1071 is**
20 **approved. (VOTE: 6-0-0-1. LEG. MURATORE ABSENT)**

21
22 I'm going to make a motion to go into Executive Session to review
23 appraisals of proposed acquisitions pursuant to the requirements of
24 the AAA Program. Motion by myself; seconded by Legislator Krupski.
25 All those in favor? Opposed? Abstentions? We will now go into
26 the back for Executive Session and return when we are finished.

27
28 **EXECUTIVE SESSION 10:55 AM - 11:42 AM**

29
30 **CHAIRPERSON HAHN:**

31 Okay, welcome back. The committee voted unanimously to direct
32 Counsel to prepare a procedural resolution authorizing the Division
33 of Real Property Acquisition and Management to make offers to
34 acquire the following parcels: Robert Wilk property in Mount
35 Sinai; the SZN Holding Corp, Anthony DiMartino property in Port
36 Jefferson Station; the Leo Paul Davis SWC -- nope, sorry. Leo Paul
37 Davis property in Setauket; the Caldara and Sons Holding Corp,
38 Anthony Caldara property in Mastic Beach. The Brian Subelek
39 property, Mastic Beach; the Estate of Ida Cance property,
40 Patchogue; the Dominick Lettieri property, East Patchogue; the
41 Salomon Mediavilla/Kris Torkan, lessee, Villadom Corp property in
42 Huntington; the Philip Albert Schmitt Family property, Riverhead;
43 the Gregory W. Carman et al property, Riverhead; the Dock Hollow
44 Group LP, Riverhead; Leo DiPierro, Nicholas DiPierro, Trustee
45 Property, Wading River; Benhuri Family Trust et al, Parvis Benhuri,
46 Calverton Wetlands Property in Calverton; the Pamela Dietrich
47 Liberti Rams Island Property, Shelter Island; and the additional
48 funding for Little Bing, Big Bing, in Cutchogue.

49
50 Okay. And now, having completed that, there is no further business
51 before this committee and we are adjourned.

52
53 **THE COMMITTEE CONCLUDED AT 11:43 AM**

DATE

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