

Town of Riverhead

Community Preservation Project Plan

2021



The Town of Riverhead Open Space Committee and Farmland Committee, Town staff, together with Peconic Land Trust, who secured grant funding from the New York State Land Trust Alliance Conservation Partnership Program and dedicated staff to this endeavor, did complete and submit this 2021 Community Preservation Fund Project Plan (an update from the original 1998-2001 Community Preservation Fund Project Plan) for consideration and adoption by the Town Board as required pursuant to Town Code Chapter 221 and Town Law 64-e.

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Introduction:

The Town of Riverhead, one of ten towns that comprise Suffolk County, lies on the north shore of Long Island, approximately 75 miles east of Manhattan - New York City. It consists of approximately 200 square miles (land area). It is bounded by the Peconic Bays, Flanders Bay, Reeves Bay, Peconic River and the Town of Southampton to the south, the Long Island Sound to the north, the Town of Brookhaven to the west, and the Town of Southold to the east.

The Town of Riverhead is a community rich in natural, historic, and scenic resources. As stated above, the Town borders both the Peconic River, Peconic Bay and Long Island Sound, with several Town beaches and parks along these bucolic waterways providing unique opportunities for fishing, boating, and observation and appreciation for vast and natural vistas. The above waterways, together with extensive tidal wetlands and shoreline habitat along and proximate to Terry's Creek, Broad Cove, Wading River Creek have unique plant, fish and wildlife. The Town of Riverhead includes lands within the Peconic Pinelands Maritime, Central Long Island Line Barrens and the Peconic Estuary. In addition to the above, Riverhead's historical identity is imbedded in its agricultural heritage and thousands of acres of farmland. In the past decade, Riverhead and the North Fork have become synonymous with farm stands for farm fresh produce, u-pick farm operations, wineries, and a host of agri-tourism events making this area a significant tourist destination.

The geographical location and history of the Town are unique and acted as the impetus and early foundation for preservation of open space and farmland and importantly, voter support by referendum of the initial laws establishing the Peconic Bay Community Preservation Fund and all its subsequent amendments. As the Town's preservation efforts began prior to the adoption of the Peconic Bay Community Preservation Fund and continue to the present with the 2001 Community Preservation Fund Project Plan embodying those early preservation goals, this updated Community Preservation Fund Project Plan will and highlight tools for preservation, recite success of these preservation efforts, update preservation efforts and identify lands that are still unprotected and a priority for preservation.

Tools for Preservation:

Early Efforts to Preserve Open Space & Farmland

While the open spaces, natural resources and farmland throughout Suffolk County began to disappear in favor of development, the Town realized the importance in protecting its natural resources, preservation of open space and agricultural heritage and implemented a number of measures intended to protect and preserve natural resources and open space and to promote agricultural production and preserve farmland.



Legislative Tools

In the early 1970's the Town, through a series of ordinances, local laws, and adoption of the 1973 Comprehensive Plan and the current 2003 Comprehensive Plan, implemented code and code procedures to protect the natural resources, open space and farmland. The early protection and preservation tools are reflected in Chapters titled Wetlands, Floodplains and Drainage (Chapter 107, 1976); Agricultural A Zoning District (Article VI, 1972); Cluster Development (Article XIX 1973), together with state statute provisions (i.e. Town Law §281 and General Municipal Law §247) allowing for zoning flexibility to achieve compatible arrangement of open space or agricultural land with residential use of land and acquisition, by purchase, gift, lease etc. the fee or a lesser interest in land for preservation of open space and agricultural lands. The Town continued protection and preservation efforts through to the present with the creation, amendment, and up-zoning of several zoning districts including but not limited to Open Space Conservation District, Riverfront Corridor, and Agricultural Protection zoning districts, together with adoption and codification of the Transfer of Development Rights program.

As stated above, during the early 1970's and near the boom of residential development in the Town,

the Town adopted cluster zoning provisions as one of its first preservation land use tools. The cluster zoning provisions were drafted to allow for maximum flexibility in achieving a compatible arrangement of open space or agricultural land with residential land uses and protection of prime agricultural soils, scenic vistas, and significant natural features. The cluster zoning provisions require that between 50% to 70% of the "prime agricultural soils" of any proposed residential subdivision be preserved and allows a portion of the property to be designated as an open space area or to continue in agricultural production. This tool proved very successful in preservation of valuable open space and farmland and continues to be implemented for residential land divisions.

Peconic Bay Region Community Preservation Fund

In the late 1990's New York State Senator LaValle and Assemblyman Thiele introduced state legislation to establish the Peconic Bay Community Preservation Fund. The legislative history recites that the law was intended to fund and foster the protection and preservation of open space, significant natural areas, and historic places and the provision of park and recreation opportunities (collectively called community character) and create a mechanism to address the extreme development pressure converting open space and farmland to other uses and transforming the rural and bucolic east end communities. The state statute, Town Law 64-e and Article 31-D of the New York Tax Law, authorized the town board of any town in the Peconic Bay Region to establish by local law a community preservation fund.

In 1998, by voter referendum, the Community Preservation Fund was established when voters in the five East End Towns of Long Island — East Hampton, Shelter Island, Southampton, Southold and Riverhead approved a new real estate transfer tax of 2% on real estate transfers for improved or vacant property. The Community Preservation Fund was to be used to implement a plan for the preservation of community character, acquire interests or rights in real property for the preservation of community character within the town including villages in accordance with such plan and in cooperation with willing sellers, and to establish a bank pursuant to a transfer of development rights program, and finally to provide a management and stewardship program for such interests and rights in real property. Pursuant to the Peconic Bay Region Community Preservation Act (Appendix A), the Town developed a Community Preservation Priority Plan (Appendix B).

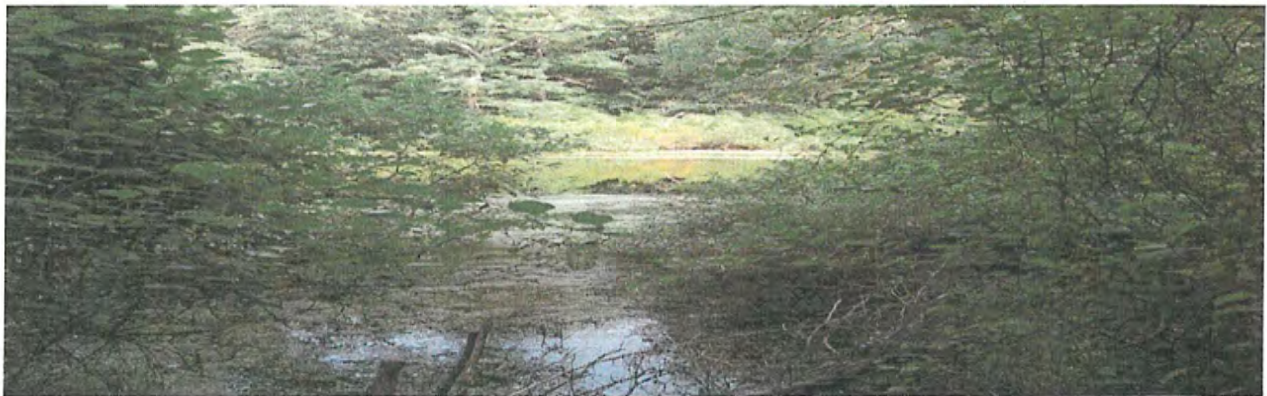
While the authorization for the two-percent real estate transfer tax was originally set to expire at the end of the year 2010, in 2002, the State Legislature approved Chapter 250 of the Laws of 2002 that authorized the towns to extend the expiration date of the tax until December 31, 2020. (Appendix C); In 2006, the State Legislature approved Chapter 391 of the Laws of 2006 that authorized an additional extension to the end of the year 2030 (Appendix D), and finally in 2015, the State Legislature approved and the governor signed into law Chapter 551 of the Laws of 2015 extending the two-percent real estate transfer tax from December 31, 2030, to December 31, 2050 (Appendix H).

In addition to the amendments extending the two percent real estate transfer tax, several other amendments to the original plan were made, including but not limited to Chapter 531 of the Laws of 2007 that allowed (and later repealed) payments to school, fire, fire protection and ambulance districts in connection with lands owned by the state or any municipal corporation within the central pine barrens area as defined in subdivision ten of section 57-0107 of the environmental conservation law subject to limitations and restrictions (Appendix E); Chapter 373 of the Laws of 2008 added language relative to accounting for repayment of indebtedness for acquisitions, clarification of acquisition costs, management and stewardship plans for acquisitions with parameters for same, inter-municipal agreements for joint acquisition of interests or rights in real property, municipal independent audit of the fund and guidance for employing staff and independent contractors (Appendix F); Chapter 423 of the Laws of 2013 added the inclusion of criteria for the preservation of undeveloped beach-lands or shoreline including those at significant risk of coastal flooding due to projected sea level rise and future storms (Appendix G); and perhaps most significantly, Chapter 551 of the Laws of 2015 (Appendix H) defined and permitted a maximum of twenty (20) percent of the fund to be utilized for the implementation of water quality improvement projects. The Town prepared a Project Plan for water quality improvement guidelines (Appendix I). Chapter 490 of the Laws of 2018 expanded the definition of water quality improvement projects to include the construction of public water mains to remedy contaminated drinking water supplies (Appendix J); and Chapter 225 of the Laws of 2020 expanded the definition of community character to include the preservation of lands necessary to protect fisheries and water dependent uses essential to maintain and enhance maritime heritage (Appendix K).

Purchase of Fee Simple & Purchase of Development Rights

The adoption of Town Law §64-e and corresponding provisions of the Town Code, the Community Preservation Fund provided the Town with a unique opportunity to increase efforts to protect natural resources, open space and farmland. The Town of Riverhead has invested approximately \$52,000,000 in the purchase of development rights program for properties in active agricultural production and approximately \$22,000,000 for purchase of fee simple for open space parcels from the Town's Community Preservation Fund. Due to the limitations of available Community Preservation Funds, caused in large part by severe economic decline beginning in 2007 through 2009, and the Town's bond indebtedness related to successful and aggressive preservation under the Town's Community Preservation Fund Project Plan/Program, at this time the Town is unable to acquire interests or rights in real property for the preservation of community character through the purchase of development rights. It should be noted that the Town did successfully preserve over 2000 acres of farmland and close to 300 acres of open space through the purchase of fee title or development rights under the Community Preservation Fund Program.







Grant Funding & Preservation Partnerships

At or about the same time as the implementation of the Community Preservation Fund Program, the Town actively pursued grant funding and partnerships with federal, state, and county governments, as well as not-for profit and private land preservation organizations. In 2004 through 2008, the New York State Department of Agriculture & Markets-Farmland Protection Program provided matching grant funding for the preservation of numerous properties in active agriculture, including Kujawski Farm; Hoden Farm; Wells Farm and Harbes Farm. The County, through its Farmland Preservation Program, and Town successfully partnered for the preservation of several farms, including Totino Tree Farm; Ziilnicki Farm; Zaleski Farm; Wells Farm; Bell Farm, Warner Farm and many others. In addition, the County, through its ¼% sales tax for open space and hamlet park preservation program, and Town successfully partnered for the preservation of several large open space parcels, including the North Fork Preserve, and Hubbard Duck Farm. The Town also received grant funding from New York State Offices of Parks, Recreation and Historic Preservation to preserve property situated on Peconic Bay referred to as Fort Pat Motel and Weeping Willow Motel on the Peconic River. The Town also partnered with the Nature Conservancy and the County of Suffolk for the preservation of the River Club and Riverhead Meadows. The Town also worked with Peconic Land Trust for the preservation of the Pratt property located on the Long Island Sound. The above is intended to demonstrate the efforts and evidence the success these efforts have had in the protection and preservation of hundreds of acres of pristine wetlands, shoreline, beach fronts, open space and farmland for future generations.



Transfer of Development Rights

The Town's 2003 Comprehensive Plan continued the efforts recited above with focus on preservation of the natural, scenic, or agricultural resources; preserving the historic architectural and agricultural significance of the community; and efforts to foster tourism, agriculture, the arts and culture. During the advent of the 2003 Comprehensive Plan and based upon the recommendations contained therein, the Town implemented a Transfer of Development Rights Program with corresponding local laws to codify those provisions. The Transfer of Development Rights Program is based upon the premise that land ownership confers upon the owner a specific number of development rights, based upon zoning

regulations, that can be severed from a property and transferred to another location in town. In order to maximize the integrity of farming activity, the Town designated a corridor between Sound Avenue and Route 25 as an "agricultural protection zoning use district" or APZ. Where the APZ is "sending" district, surrounding residential and commercial areas where agriculture is not significantly concentrated are designated receiving areas.

While Riverhead is often criticized for encouraging the type of commercial development evident along County Road 58, the Town should also be applauded for its efforts through the Transfer of Development Rights Program to promote the protection of expansive areas of agricultural parcels and open spaces, which in turn protects the scenic vistas endemic to the North Fork. That said, development along Route 58 has nearly reached its peak, necessitating review of the Transfer of Development Rights Program and its sending/receiving areas and exploration of additional strategies and tools for preservation.

The Town, through and at the recommendation of the Agricultural Advisory Committee, created a sub-committee known as the Transfer of Development Rights Subcommittee to study and recommend methods, and techniques to increase preservation goals through the transfer of development rights program. The Transfer of Development Rights Subcommittee prepared a report outlining numerous recommendations to increase the use of transfer of development rights, including but not limited to, create new sending or receiving zones, implement changes to floor area ratio/create new uses with requirement for transfer of development rights, and transfer of development rights bank (traditional method and non- traditional) in an effort to compensate for the lack of funding available for purchase of development rights and facilitate preservation of farmland without expenditure of public funds.

The Transfer of Development Rights Subcommittee report is very comprehensive and contains a myriad of potential recommendations for amendment to the existing zoning code and creation of new code provisions, some of the recommendations deserve highlighting, to wit: increase for floor area ratio for commercial use from .6 to .8 with one transfer of development right per 1,500 feet; allow mixed commercial/residential with a transfer of development rights per unit; and implement shared parking with use of transfer of development rights in commercial receiving zones on Route 58 (Zoning Districts: DRC, BC, SC and BUS F).

This past year, the Town embarked on an effort to update the 2003 Comprehensive Plan and tasked its experts to inventory existing natural features and the man-made environment and assist the Town to continue efforts to protect and enhance coastal and river resources, preservation of open space and the preservation of groundwater quality, the preservation of agricultural lands with emphasis to explore new opportunities through the Town's Transfer of Development Rights Program. It is anticipated that the recommendations of the Transfer of Development Rights Subcommittee including but not limited to, evaluation of land use characteristics of both sending and receiving areas, economic analysis with emphasis on reevaluation of ratios (development rights credits applied to lot coverage, floor area,

etc.) to determine how they can be more attractive to developers, accomplish preservation of agricultural lands, and support of the existing agricultural industry all necessary and appropriate economic development of the community will be fully addressed in the Updated Comprehensive Plan.

Conservation Easements

The Town, through its cluster zoning above, requires developers of residential subdivisions to record a conservation easement restricting a portion of the property to open space or farmland, as the case may be. In addition, the Peconic Land Trust works with landowners to conserve the natural resources of their land while allowing compatible uses thereof and accepts the donation of a conservation easement on the land that limits the development of the property.. Similarly, the United States Department of Agriculture provides financial and technical assistance to help conserve agricultural lands and wetlands and their related benefits by means of a conservation easement recorded on the land. The New York State Office of Parks Recreation and Historic Preservation has a program wherein a conservation easement on the land will limit the development of the property while conserving the open space, natural features and/or agricultural soils of the farmland.

Gifts

In addition, to the above, pursuant to Town Law, § 64(8), the Town may accept by gift, grant, bequest or devise and hold real and personal property absolutely or in trust for parks or gardens, or for the erection of statues, monuments, buildings or structures, or for any public use, upon such terms or conditions as may be prescribed by the grantor or donor and accepted by said town. Similarly, the Peconic Land Trust a tool for preservation wherein a landowner may desire to donate the fee title of their land to the Town or a qualified conservation organization. Depending upon the condition(s) of the donation, it may represent a desirable legacy for future generations if it is permanently protected from development. Such a donation may provide the donor with a charitable gift income tax deduction and a reduction in estate taxes based upon a qualified appraisal. Furthermore, it would remove it from their estate as a taxable asset.

Additional Tools for Preservation

While the preservation and protection tools described above have proved successful and are still the most prevalent tools available for preservation, there are additional tools^[MC1], some repeated from above, that a landowner can pursue based upon their unique financial goals, needs and circumstances. These tools can be used alone or together to leverage public and private partnerships to achieve more preservation.

Fee Simple Acquisition

The purchase of full fee title of land for the future use and ownership by the Town and accessible to the public for passive recreation, active recreation, wildlife management or natural/ecologic preservation or open space.

Land Donation (described as “Gift” above)

Under special circumstances, a landowner may desire to donate the fee title of their land to the Town or a qualified conservation organization. Depending upon the condition(s) of the donation, it may represent a desirable legacy for future generations if it is permanently protected from development. Such a donation may provide the donor with a charitable gift income tax deduction and a reduction in estate taxes based upon a qualified appraisal. Furthermore, it would remove it from their estate as a taxable asset.

Bargain Sale

A Bargain Sale is the sale of development rights, or land, at less than fair market value to the Town or a conservation organization. The difference between the land's fair market value and its bargain sale price may qualify as a charitable gift to offset potential capital gains tax. The bargain sale value is determined by a qualified appraisal.

Tax-exempt Installment Sale

The proceeds of the tax-exempt installment sale are spread over a number of years such that the seller defers payment of the capital gains tax. As it may related to inheritance tax, the increase basis, may reduce the inheritance tax that is due during the term of the installment sale.

Like-kind Exchange

IRC Section 1031 allows a seller to postpone paying tax on the gain of capital gain related to the sale of real property if the seller reinvests the proceeds or exchange it for other qualified, like-kind real property that is held for use in a trade or business or for investment. The exchange can be fulfilled through a sale of land or development rights as long as the exchange property is identified within 45 days after the sale of the initial property. The proceeds of the sale must be invested in qualified business or investment property and the closing must take place within 180 days after the initial sale. 1. Capital gains tax is deferred. 2. The gross proceeds can be used to acquire additional business property such as farmland and equipment.

Conservation Easement

A Conservation Easement is a voluntary legal agreement between a landowner and the Town, Peconic Land Trust, or other entity that restricts uses of the land in order to protect its conservation values. The donation of a conservation easement can provide the landowner with a variety of benefits related to income taxes, property taxes, as well as state and federal estate taxes.

1. Seller is able to continue to own his/her land and retain the right to sell it or pass it on to his/her heirs.
2. Seller can choose to permanently protect all or a portion of his/her land.

3. _Seller donation of a conservation easement may result in a charitable, tax-deductible gift and a reduction in his/her property taxes.
4. A conservation easement may reduce the value of your taxable estate.

Pine Barrens Easement

A landowner can remove the development rights from a property in the Pine Barrens Core area through the approval of the Pine Barrens Commission and their requirement to record a conservation easement on the property and receive Pine Barrens Credit(s) to sell.

Post-Mortem Election

Section 2031c of the IRS code allows the executor or beneficiaries of an estate to donate a conservation easement within fifteen months after the landowner's death, (due date of estate return plus extension), thereby reducing the potential estate tax liability if a codicil to the landowner's will is put into place prior to death.

Family Limited Partnership

A Family Limited Partnership (FLP) is a joint venture arrangement whereby family members own shares of interest in order to facilitate the transfer of land and other assets from one generation to another while securing some tax protections.

1. The General partners control all management and investment decisions and are responsible for 100% of the liability.
2. Limited partners cannot participate in the management of the FLP and have limited liability.
3. The FLP itself is not taxable, instead the owners of the FLP report the partnership's income and deductions on their personal tax return, in proportion to their interests.

Charitable Remainder Trust

A Charitable Remainder Trust (CRT) is created through the assistance of an attorney. Seller/Donor donates an asset (cash, securities, land, etc.) to the CRT and identify a charitable organization that will be the beneficiary of the remaining asset after you have been provided a stream of income during a specified time period. The trustee of the CRT sells the asset and manages the investment of the proceeds of the sale and distributes the income to you. At the conclusion of the term, the remaining value is donated to the charitable organization.

1. Seller/Donor receives a charitable deduction for the donation of the asset.
2. Appreciated assets donated to the CRT will not be subject to capital gains tax and the income distributed to Seller/Donor will be based upon the full value of the assets.
3. A charitable organization is the recipient of the remaining value of the asset after donor's passing.

Methodology for Updating maps and Project Plan List of Parcels:

Viable Open Space & Agricultural Lands Inventory Methodology and Narrative

The listing of eligible parcels for preservation was initially created in 1998 by the Town Planning Department who relied upon existing Town Board policies of land acquisition and natural features protection. The Peconic Land Trust used the original inventory of eligible parcels created for the 2001 Community Preservation Fund Plan as the initial framework for update of the inventory of open space and farmland parcels slated for protection and preservation. The Peconic Land Trust then analyzed the Town-wide preservation map prepared by Land Trust Staff in 2016 as a starting point. The data for both unprotected and protected farmland was reviewed and verified utilizing a variety of information sources including the Suffolk County GIS program, tax maps, aerial photographs, Google Maps, lists of protected farmland parcels provided by both the Town of Riverhead and the County of Suffolk, Peconic Land Trust records and the Town of Riverhead Assessment rolls. Any errors in the inventory were corrected and numerous parcels were added to the existing inventory. Tables I and II show lands preserved by Town and all lands, be it preserved by the State, County, Town or private Trust within the Town of Riverhead. As of 2020, Riverhead Town has 17,428-acres of protected farmland and open space through the use of one of the Preservation Tools or a combination thereof as illustrated on Map 2 herein.

Peconic Land Trust staff then prepared enlarged, color-blind maps of all unprotected farmland and open space within the Town of Riverhead and presented these to the Open Space Committee members and Farmland Committee members for review. Over the course of 9 months they verified and revised the information to determine their suitability and eligibility for preservation and confirmed the final illustration enclosed herein as Map 3. The committees reviewed the 8,259.56 acres of unprotected farmland and open space and, depending upon the type of land, its location and zoning, a suggested Preservation Tool has been recommended for the updated Project Plan list detailed in Tables III and IV. The total number of farmland acres that are recommended for protection is 6,893, and the total number of open space parcels recommended for protection is 1,366.50

Recommended Preservation Tools for remaining Unprotected Farmland and Open Space

Fee Acquisition	881.79
Fee Acquisition / TRANSFER OF DEVELOPMENT RIGHTS	74.54
Fee Acquisition/PDR	414.33
PDR	3,157.10
TRANSFER OF DEVELOPMENT RIGHTS / PDR	2,974.51
TRANSFER OF DEVELOPMENT RIGHTS / PDR / Cluster Dev	757.29
Grand Total	8,259.56

The following maps and tables are the results of this collaborative effort in updating the protected and unprotected farmland and open space in Riverhead Town:

Map 1: Protected and Unprotected farmland and open space Map as of 2020.

Table I: List of farmland and open space parcels protected exclusively with Community Preservation Funds since 1998 includes the following:

- Owner at the time land was protected
- Type of land protected (farmland or open space)
- Suffolk County Tax Map Number
- Year land was protected from residential or commercial development
- Month land was protected from residential or commercial development
- Acreage
- Suffolk County cost, if any
- Town CPF cost

Map 2: Protected Lands Map identifying the Type of Preservation Tool used to preserve the farmland and open space as of 2020.

Table II: A consolidated tabulation of the total acres of land protected by means of each Preservation Tool.

Map 3: Unprotected Farmland and Open Space Map color-coded with a key suggesting a Preservation Tool method depending upon the location of the property.

Table III: List of Unprotected farmland parcels recommended for preservation by the Town Farmland Committee including the following:

- Suffolk County Tax Map Number
- Type of land to be protected
- Suggested Preservation Tool and combination thereof
- Acreage
- Suffolk County Priority List – indicating it is a high priority parcel – yes/no
- NYS DEC Open Space Plan - indicating it as a high priority parcel – yes/no
- Regional Aquifer Protection Land Acquisition Program (RAPLAP) – meets the criteria for consideration – yes/no

Table IV: List of Unprotected farmland parcels recommended for preservation by the Town Open Space Committee including the following:

- Suffolk County Tax Map Number

- Type of land – Reason why it is recommended for preservation (Wading River Creek Wetlands, Meetinghouse Creek, Peconic Estuary, Peconic Greenbelt, Saw Mill Creek, Pine Barrens, Peconic Greenbelt)
- Suggested Preservation Tool and combination thereof
- Acreage
- Suffolk County Priority List – indicating it is a high priority parcel – yes/no
- NYS DEC Open Space Plan - indicating it as a high priority parcel – yes/no
- Regional Aquifer Protection Land Acquisition Program (RAPLAP) – meets the criteria for consideration – yes/no

Community Preservation Fund Revenues by Year:

CPF Revenues by Year: The Funds collected by the Town from 1999 through to the year end of 2020 totaled \$73,225,959.00. Over the course of the past 20 years with emphasis on years one through ten, the Town used those funds for the purchase of development rights and open space, leveraged some of the monies for partnerships with Suffolk County Open Space and Farmland programs and matching funds to qualify for New York State Agricultural & Markets and New York State Office of Parks, Recreation and Historic Preservation funding for open space and farmland. Due to the Town's dedication to protect the Town's natural, open and farmland resources and willingness of sellers, the Town Board authorized bonding \$72,000,000.00 against future revenue and successfully protected thousands of acres of farmland and open space. The mortgage crisis in 2006 signaled the beginning of the Great Recession of 2008 causing financial crisis and severe economic downturn that resulted in reduced revenue as the chart below identifies. The debt service tabulations are revised annually and reflect a longer than anticipated payoff timeframe. At present, 2021, the Community Preservation Fund principle outstanding debt service is \$28,173,825.00 and the total remaining outstanding debt service is \$34,553,807.00.

CPF Revenues by Year:

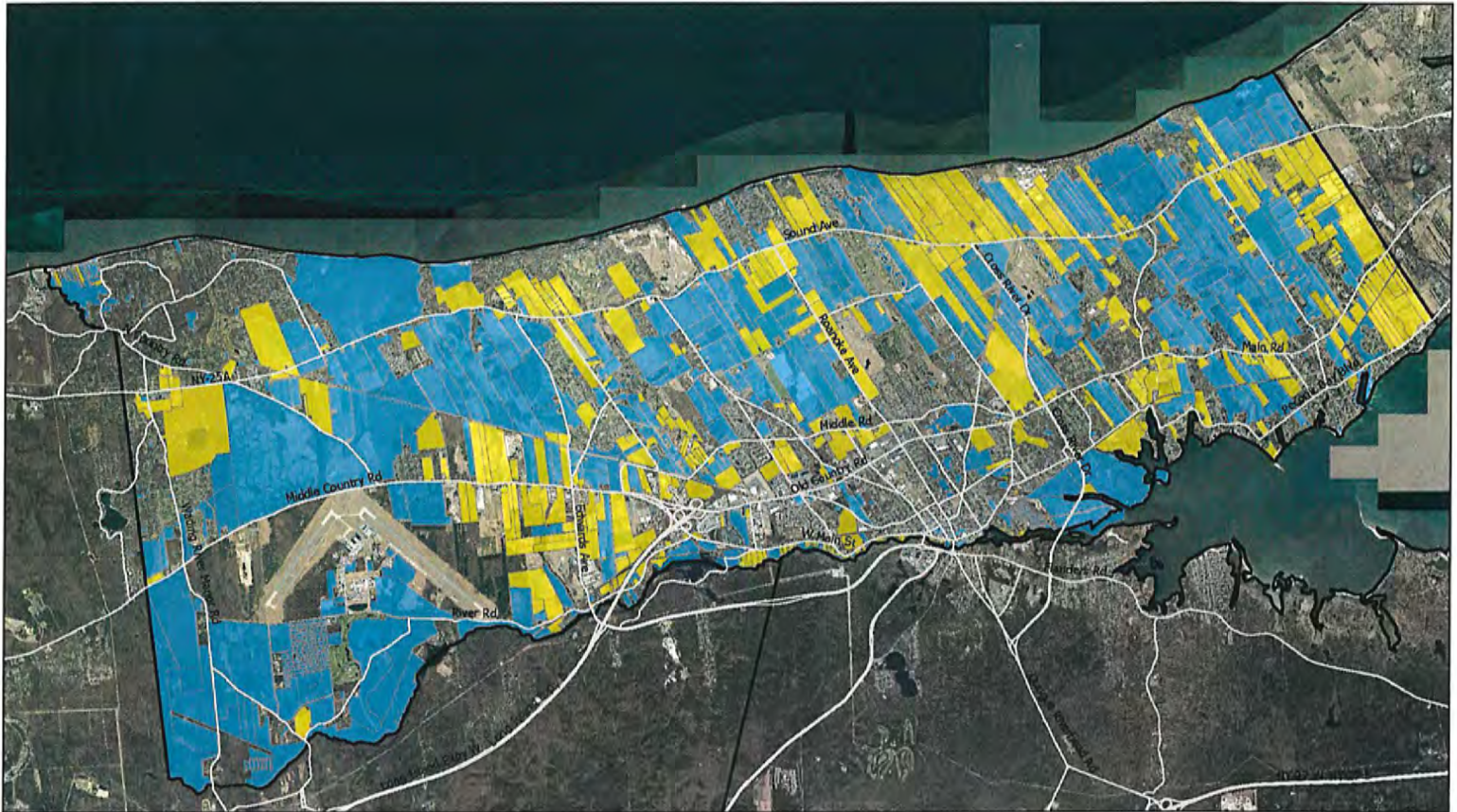
Year	Amount
1999	\$469,392
2000	\$1,361,473
2001	\$2,482,632
2002	\$2,605,024
2003	\$3,065,676
2004	\$6,023,336
2005	\$5,550,699
2006	\$6,101,201
2007	\$4,571,974
2008	\$2,641,169
2009	\$2,811,486
2010	\$2,288,395
2011	\$1,937,325
2012	\$2,210,549
2013	\$2,825,445
2014	\$3,450,432
2015	\$3,495,472
2016	\$3,430,450
2017	\$3,872,874
2018	\$4,962,951
2019	\$3,431,456
2020	\$3,636,549
Sum:	\$73,225,959

Chart: Community Preservation Fund Debt Service by Year:

Year	Principle	Interest	Total
2017	\$ 3,805,494.	\$ 1,675,373.	\$ 5,480,866.
2018	\$ 3,916,912.	\$ 1,528,908.	\$ 5,445,820.
2019	\$ 4,021,875.	\$ 1,371,968.	\$ 5,393,843.
2020	\$ 4,005,399.	\$ 1,204,288.	\$ 5,209,686.
2021	\$ 3,849,858.	\$ 1,044,655.	\$ 4,894,512.
2022	\$ 3,903,937.	\$ 891,079.	\$ 4,795,015.
2023	\$ 2,700,000.	\$ 760,000.	\$ 3,460,000.
2024	\$ 2,800,000.	\$ 652,000.	\$ 3,452,000.
2025	\$ 2,800,000.	\$ 540,000.	\$ 3,340,000.
2026	\$ 2,800,000.	\$ 428,000.	\$ 3,228,000.
2027	\$ 2,800,000.	\$ 316,000.	\$ 3,116,000.
2028	\$ 1,700,000.	\$ 204,000.	\$ 1,904,000.
2029	\$ 1,700,000.	\$ 136,000.	\$ 1,836,000.
2030	\$ 1,700,000.	\$ 68,000.	\$ 1,768,000.
Sum:	\$ 42,503,475.	\$ 10,820,270.	\$ 53,323,745.

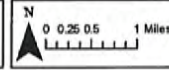
Map 1:

All Protected and Unprotected farmland and open space as of 2020



Peconic Land Trust
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Prepared by James Meehan
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Town of Riverhead, NY
Community Preservation Fund 2020



Protected Status
Yellow Unprotected
Blue Protected

Aerial Year: 2016
Source: NYS Ortho Imagery, Suffolk County
Real Property Tax Service Agency

Table I

Properties Protected Exclusively with Community Preservation Funds Since 1998:

NAME	TYPE	TAX MAP#	YEAR	MONTH	ACREAGE	COUNTY COST *	TOWN COST
Warner	Farmland	0600-62-2-2	1998	12	45.00	N/A	\$297,777
Reeve, Rich N	Farmland	0600-18-1-7.2 & -18-1-8.2	1999	8	70.28	N/A	\$612,054
Zaweski	Farmland	0600-46-1-37.4	1999	10	29.00	N/A	\$251,244
Cal-Hollow Farms	Farmland	0600-62-2-5.1	1999	11	26.00	N/A	\$226,782
Krudop	Farmland	0600-8-2-15.2	2000	3	34.00	N/A	\$302,144
Schneider, LLC	Farmland	0600-42-2-1.2	2000	4	17.00	N/A	\$154,786
Caracciolo, Jr.	Farmland	0600-9-2-5.6	2000	5	24.30	N/A	\$194,697
Zilnicki	Farmland	0600-42-1-28.9	2001	9	34.60	\$ 457,523	\$25,898
Zaleski	Farmland	0600-48-1-1 .3	2001	9	57.53	\$ 805,546	\$115,078
Wells, Vernon & Todd (10,11&12)	Farmland	0600-7-1-4; 0600-7-4-2,3; 0600-20-2-5; 0600-20-3-3; 0600-20-3-7.1	2001	10	116.00	\$ 478,958	\$56,883
Peconic River Babies	Open Space	0600-124-4-1,2,3	2002	4	1.62	N/A	\$136,621
Gibbs	Farmland	0600-117-1-5	2002	9	28.79	N/A	\$1,023,269
Zilnicki 9/01	Farmland	0600-81-2-1	2002	12	13.38	N/A	\$324,210
Dimola	Farmland	0600-60-1-4	2003	2	41.00	N/A	\$1,118,392
Burns, Wm.	Farmland	0600-98-1-3.1	2003	3	31.98	N/A	\$1,080,757
Sipala	Farmland	0600-47-2-4	2003	3	46.21	N/A	\$1,626,847
Hartmann, Robert	Farmland	0600-44-3-2&3.1 & 44-2-12	2003	3	89.80	N/A	\$3,426,472
Gammon, Robert	Farmland	0600-68-2-20.1	2003	4	9.78	N/A	\$315,565
Wells, Vernon	Farmland	0600-19-1-12	2003	4	26.31	N/A	\$1,110,259
Murphy (Includes Demolition of \$37822)	Open Space	0600-124-4-31	2003	4	0.06	N/A	\$80,578
Gatz	Farmland	0600-21-2-6.1	2003	5	31.41	\$471,120	\$34,708
Cichanowicz	Farmland	0600-65-6-1 0	2003	6	10.00	N/A	\$350,697
Funfgeld, Austin	Farmland	0600-100-3-10.3	2003	6	14.15	N/A	\$426,908
Crowder	Farmland	0600-76-2-2.5	2003	6	21.11	N/A	\$742,769
Bass	Open Space	0600-67-2-26.1	2003	6	2.45	N/A	Gift
Meyer, Richard	Farmland	0600-60-1-5.5	2003	7	4.60	N/A	\$146,826
Rienzo	Farmland	0600-100-3-9	2003	8	12.16	N/A	\$372,345
Esposito	Open Space	0600-60-1-2	2003	8	30.17	N/A	\$1,053,348
Krupski, Edward	Farmland	0600-65-6-5.1 & 44-2-3.1	2003	10	60.28	N/A	\$1,824,779
Pisacano	Farmland	0600-17-5-4.3	2003	12	7.50	N/A	\$236,396
Janelwicz, Alexander	Farmland	0600-67-3-1.5	2003	12	36.79	N/A	\$1,010,095
Anderson, Bill	Farmland	0600-100-2-14.2	2004	2	28.93	N/A	\$930,439
Young	Farmland	0600-67-3-17	2004	4	51.50	N/A	\$1,716,140
Harbes, Ed (2)	Farmland	0600-68-3-7.8	2004	6	31.20	N/A	\$1,090,930

NAME	TYPE	TAX MAP#	YEAR	DNTH	ACREAGE	COUNTY COST *	TOWN COST
Gatz	Farmland	0600-21-2-10.1	2004	7	17.00	N/A	\$444,969
Goodale	Farmland	0600-650604 .1	2004	7	18.26	N/A	\$641,217
AJDN Realty	Open Space	0600-109.00-01-009.005	2004	10	30.17	N/A	\$306,313
Kujawski	Farmland	0600-22-2-13.2	2005	1	30.00	N/A	\$1,228,241
Farr	Farmland	0600-080-1-3.1	2005	3	20.00	N/A	\$796,565
Wells, T.	Farmland	0600-20-3-6.1	2005	4	52.60	N/A	\$1,977,114
Harbes, Ed (2)	Farmland	0600-8-3-5	2006	4	27.50	N/A	\$2,082,546
Donahue, Daniel	Farmland	0600-99-1-11.1 & 14 & 0600-99-2-6.1	2006	5	18.16	N/A	\$1,277,084
Hulse	Farmland	0600-99-2-22 0600-99-2-26	2006	6	26.14	N/A	\$1,697,251
Larsen	Open Space	0600-012.00-03-001.00	2006	6	5.90	N/A	\$808,599
Carter	Open Space	0600-041.00-01-017.001	2006	6	9.30	N/A	\$1,316,062
Ostad	Open Space	0600-088.00-01-002.00	2006	6	43.04	N/A	\$1,012,541
Kujawski	Farmland	0600-22-2-p/0013.012	2006	8	28.00	N/A	\$2,492,537
Alberto/Tri-State	Farmland	0600-85--2-p/01	2006	9	20.00	N/A	\$1,402,870
Sharkey/Molfetta	Farmland	0600-100-3-p/o10 .5	2006	12	17.00	\$ 750,000	\$755,218
Goldman	Open Space	0600-109.00-02-012.001	2006	12	5.00	N/A	\$252,671
Riverclub (Nature Conservancy)	Open Space	0600-130.00-03-001 thru 047	2007	1	53.36	\$ 5,040,000	\$6,874,881
Riverclub	Open Space	0600-131.00-02-001 thru 030, 35 thru 40	2007	1		N/A	
Riverclub	Open Space	0600-131.00-033-007 thru 019, 028	2007	1		N/A	
Batch	Farmland	0600-063.00-01-p/0011.000	2007	3	4.36	N/A	\$394,423
Edwards , Shirley	Farmland	0600-79-1-p/03	2007	7	60.73	N/A	\$4,616,233
Zilnicki	Farmland	0600-43-1-p/03	2007	11	70.70	\$ 4,454,100	\$1,908,900
SchmitUZilnicki	Farmland	0600-42-2-p/o 2.1	2007	12	10.00	\$ 630,000	\$270,000
Shoreline Development Corp.	Farmland	0600-58-2-13.1&14 &	2008	1	39.00	\$ 2,486,400	\$1,065,600
Caracciolo	Farmland	0600-9-1-p/o 6.6 & 0600-22-3-p/04	2008	3	20.40	\$ 1,285,200	\$550,800
Manzi	Farmland	0600-99-2-13.3	2008	3	31.00	\$ 1,953,000	\$837,000
Reeve	Farmland	0600-8-2-p/o 12.4 & 12.5	2008	4	21.10	\$ 1,329,300	\$569,700
Fort-Pat Motel	Open Space	0600-92-4-5	2008	4	2.31	N/A	\$2,000,000
Bell	Farmland	0600-63-2-p/04	2008	5	19.70	\$1,285,200	\$550,800
Totino	Farmland	0600-47-1-p/o 3.2	2008	5	35.00	\$2,156,000	\$924,000
Hodun	Farmland	0600-65-1-p/o 9.2	2008	5	74.00	\$4,662,000	\$1,998,000
Riverhead Meadows	Open Space	0600-129-6-16	2008	6	7.72	\$1,151,500	\$493,500
Warner	Farmland	0600-41-2-2.4	2008	8	60.00	\$5,249,250	\$1,574,775
PF&E Assoc., Inc.	Farmland	0600-99-1-4	2008	10	22.00	\$1,355,200	\$580,800
Kobylenski	Open Space	0600-08-02-010	2008	10	41.30	N/A	\$3,800,000
Weeping Willow Motel	Open Space	0600-124-4-5	2009	8	0.51	N/A	\$1,250,000

NAME	TYPE	TAX MAP#	YEAR	MONTH	ACREAGE	COUNTY COST *	TOWN COST
Hubbard Duck Farm/North Fork Knolls	Open Space	0600-112-1-16.1	2010	2	78.36	\$2,742,600	\$2,742,600
North Fork Preserve	Open Space	0600-7-3-p/o 41	2011	11	2.60	\$152,100	\$16,900
North Fork Preserve	Open Space	0600-21-1-1.2	2011	11	172.74	\$9,025,879	\$465,046
EMB Enterprises, LLC	Open Space	0600-17-1-5.22	2013	3	4.19		\$1,277,645

Map 2:

All Protected Farmland and Open Space identifying the Preservation Tool Used

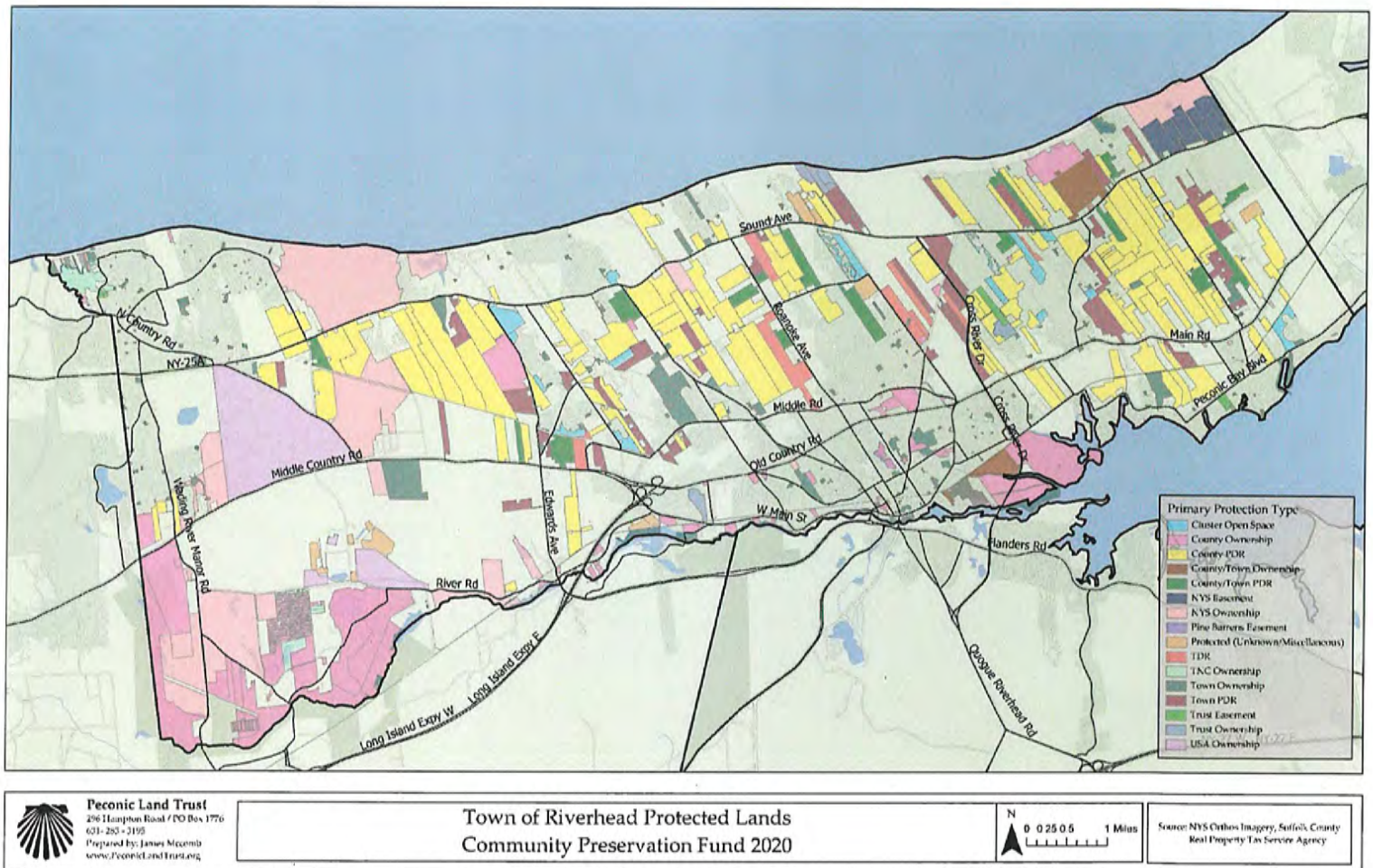


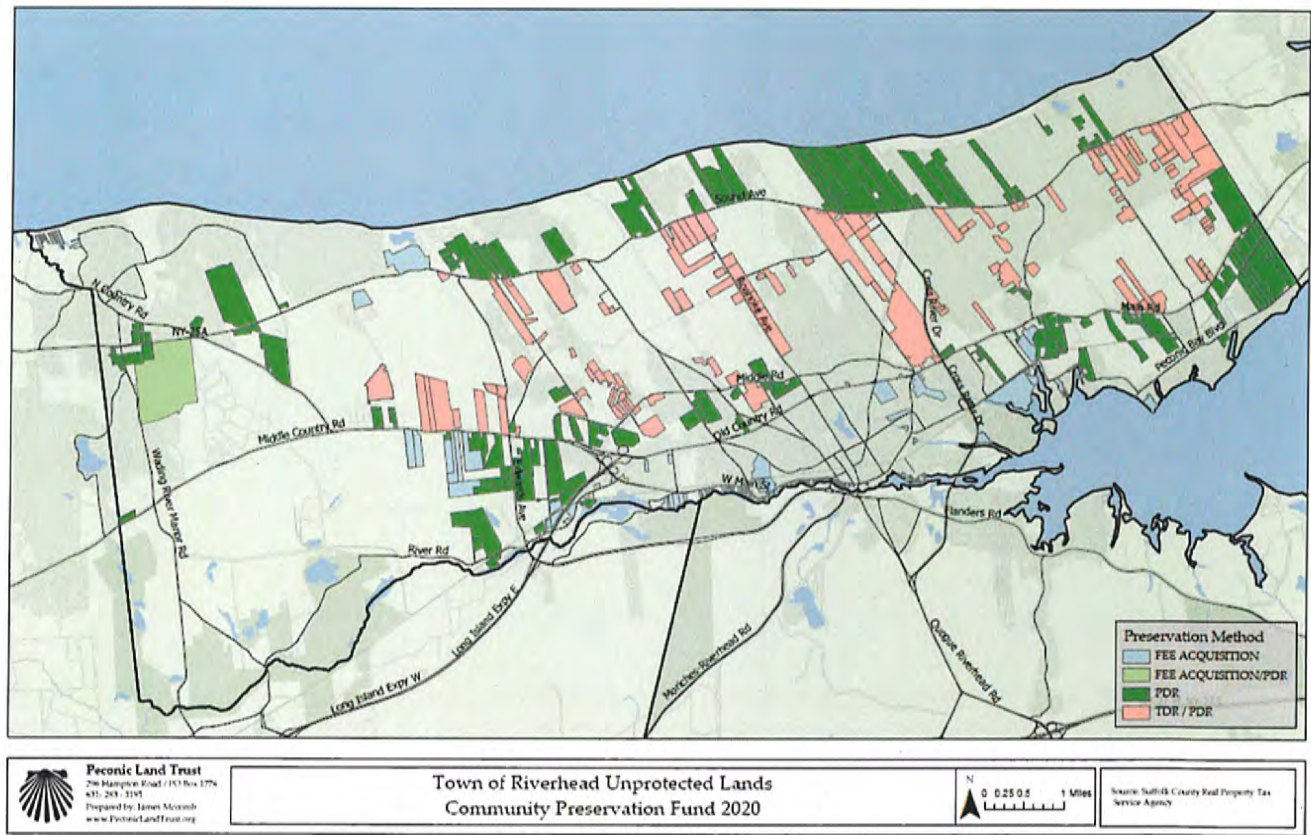
Table II

Total Protected Land by Type & Acreage (3/13/20 spreadsheet)

Protection Type:	Sum of Acreage
Cluster Open Space	365.48
County Ownership	2,897.42
County PDR	5,646.79
County/Town Ownership	260.86
County/Town PDR	627.01
NYS Easement	296.62
NYS Ownership	2,860.56
Pine Barrens Easement	1.91
Protected (Unknown/Miscellaneous)	239.66
TRANSFER OF DEVELOPMENT RIGHTS	379.63
TNC Ownership	160.05
Town Ownership	1,066.90
Town PDR	1,183.33
Trust Easement	51.11
Trust Ownership	124.96
USA Ownership	1,266.44
Grand Total	17,428.74

Map 3:

Unprotected Farmland and Open Space identifying Recommended Preservation Tool



Compilation of Revised List or priority Parcels for Preservation for Project Plan:

As stated above, the Open Space and Farmland Committees reviewed the parcels for suitability and eligibility for inclusion into revised inventory maps and recommended method for preservation. It should be noted that the Open Space Committee has in the past and to the present utilized a parcel ranking system to evaluate lands for preservation, including consideration of inter alia, special features or habitat enhancements, including rare, endangered, threatened or special of special concern identified by federal and state government; rivers, water bodies and flood plains; critical environmental areas and areas identified by the Peconic Estuary Partnership (PEP) to protect and restore the Peconic Estuary and its watershed, including those properties identified by the PEP in its Peconic Estuary Partnership Climate Vulnerability Assessment and Action report as vulnerable, at risk and in need of resource management and conservation. A copy of the Open Space Park Preserve Committee Parcel Rating System is annexed as Appendix "L". The Farmland Committee evaluates parcels based upon soil, present or potential for agricultural production, proximity or contiguity to preserved or protected farmland, and development pressure. In addition, some parcels were highlighted as high priority for preservation or added to the Project Plan for consideration based upon the reasons set forth above and below:

Parcels approved for Old Drinking Water Protection Funds/Suffolk County Charter

SCTM# 0600-129.00-01.00-012.00 117 West Main Street, Riverhead
SCTM# 0600-129.00-01.00-013.00 121 West Main Street, Riverhead
SCTM# 0600-129.00-01.00-014.00 127 West Main Street, Riverhead
SCTM# 0600-112.00-02.00-01.00 Hubbard Farm
SCTM# 0600-087.00-02.00-26.00 Peconic Bay
SCTM# 0600-086.00-01.00-036.00 Broad Cove

Parcels designated for Open Space Preservation/Suffolk County Charter C-12-2

SCTM# 0600-086.00-01.00-033.001 Broad Cove
SCTM# 0600-086.00-01.00-033.002 Broad Cove
SCTM# 0600-086.00-01.00-033.000 Broad Cove
SCTM# 0600-086.00-01.00-036.000 Broad Cove
SCTM# 0600-041.00-01.00-015.000 Nassau Co. 4H
SCTM# 0600-093.00-02.00-003.002 Simmons Point
SCTM# 0600-087.00-02.00-026.000 Peconic Bay
SCTM# 0600-075.00-03.00-010.003 Boy Scout Camp
SCTM# 0600-039.00-01.00-040.001 Baiting Hollow Camp
SCTM# 0600-112.00-02.00-010.001 Hubbard Farm
SCTM# 0600-008.00-02.00-004.000 Long Swamp
SCTM# 0600-109.00-03.00-003.002 Terry's Creek Addition
SCTM# 0600-109.00-01.00-007.000 Saw Mill Creek Addition
SCTM# 0600-084.00-01.00-001.200 Saw Mill Creek Addition
SCTM# 0600-124.00-04.00-011.004 Peconic River Greenbelt Addition
SCTM# 0600-124.00-04.00-012.000 Peconic River Greenbelt Addition

Suffolk County Master List 2012:

SCTM# 0600-84-4-32.1 (Also RAPLAP)

SCTM# 0600-112-1-21.4 (Also NYS Open Space Plan 2016)

SCTM# 0600-118-1-11 (Also RAPLAP)

SCTM# 0600-118-1-12 (Also RAPLAP)

SCTM# 0600-125-2-8.3

SCTM# 0600-137-2-9

SCTM# 0600-137-2-11, 12, 13, 14, 16 and 27

SCTM# 0600-138-1-17 (Also RAPLAP)

Farmland:

SCTM# 0600-65-6-8.1 *(225-acre parcel inadvertently not included in 1998 list.)*

Most of agricultural parcels were retained that were part of original list of recommended parcels in 1998 list but removed those parcels that were subsequently protected by Suffolk County or Town of Riverhead Purchase of Development Rights or Transfer of Development Rights transactions.

Table III:**Farmland Committee Recommended Agricultural Land for Preservation**

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-5-2-1.2	AGRICULTURAL	PDR	59.60			
600-5-2-1.3	AGRICULTURAL	PDR	14.90			
600-7-1-29	AGRICULTURAL	PDR	20.00			
600-8-2-13.8	AGRICULTURAL	PDR	5.90			
600-8-3-4.1	AGRICULTURAL	PDR	5.66			
600-8-3-4.2	AGRICULTURAL	PDR	10.70			
600-8-3-5.1	AGRICULTURAL	PDR	4.00			
600-8-3-7.3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.00			
600-8-3-8	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	3.10			
600-8-3-10	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	20.00			
600-8-7-3.1	AGRICULTURAL	PDR	3.53			
600-8-7-5	AGRICULTURAL	PDR	7.92			
600-9-1-6.9	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	15.00			
600-9-1-7	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	25.80			
600-9-1-10	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	26.21			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-9-1-11.5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	19.30			
600-9-1-11.6	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	63.10			
600-9-1-11.7	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	52.40			
600-9-2-7.3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	15.00			
600-9-2-8	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	17.90			
600-9-2-9	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	23.30			
600-9-2-10.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	31.40			
600-9-2-11	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	34.47			
600-17-1-7.4	AGRICULTURAL	PDR	24.42			
600-17-3-3	AGRICULTURAL	PDR	36.00			
600-17-4-1.1	AGRICULTURAL	PDR	63.60			
600-17-4-3.1	AGRICULTURAL	PDR	68.70			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-17-5-1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	29.00			
600-18-1-8.1	AGRICULTURAL	PDR	3.94			
600-18-1-10.1	AGRICULTURAL	PDR	41.02			
600-18-1-11.1	AGRICULTURAL	PDR	44.90			
600-18-2-9.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	155.90			
600-19-1-1	AGRICULTURAL	PDR	185.80			
600-19-1-3	AGRICULTURAL	PDR	91.70			
600-19-1-4	AGRICULTURAL	PDR	112.20			
600-19-1-10	AGRICULTURAL	PDR	23.90			
600-19-1-16	AGRICULTURAL	PDR	8.30			
600-20-1-3	AGRICULTURAL	PDR	82.60			
600-20-2-2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	37.10			
600-20-2-7.4	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	16.80			
600-20-3-1	AGRICULTURAL	PDR	65.10			
600-20-3-2	AGRICULTURAL	PDR	40.30			
600-20-3-9.2	AGRICULTURAL	PDR	5.50			
600-20-3-11	AGRICULTURAL	PDR	25.30			
600-20-3-12.2	AGRICULTURAL	PDR	5.10			
600-21-1-9	AGRICULTURAL	PDR	5.10			
600-21-2-8	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	17.90			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-21-2-18.7	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	6.10			
600-21-2-18.9	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	4.40			
600-22-1-1.8	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.01			
600-22-1-3.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	3.70			
600-22-1-5.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	21.21			
600-22-2-1.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.90			
600-22-2-12	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	41.01			
600-22-2-13.18	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.90			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-22-2-15	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	16.35			
600-22-3-2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	4.83			
600-22-3-3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	6.91			
600-22-3-7.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR / CLUSTER DEV	85.91			
600-22-3-8	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	12.50			
600-23-1-5.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR / CLUSTER DEV	159.30			
600-23-1-7	AGRICULTURAL	PDR	7.10			
600-23-1-13	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	12.10			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-23-1-14	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	12.17			
600-23-1-16	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	11.20			
600-39-1-20	AGRICULTURAL	PDR	7.61			
600-39-1-21	AGRICULTURAL	PDR	5.56			
600-39-1-22	AGRICULTURAL	PDR	4.14			
600-39-1-28.3	AGRICULTURAL	PDR	5.60			
600-39-4-3.7	AGRICULTURAL	PDR	78.30			
600-39-4-7.2	AGRICULTURAL	PDR	16.79			
600-39-5-5.19	AGRICULTURAL	PDR	3.50			
600-40-1-2.26	AGRICULTURAL	PDR	48.40			
600-40-1-3.1	AGRICULTURAL	PDR	23.90			
600-40-1-4.2	AGRICULTURAL	PDR	23.70			
600-40-2-13.7	AGRICULTURAL	PDR	60.80			
600-41-1-15	AGRICULTURAL	PDR	137.9	YES	YES	
600-41-2-2.7	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	8.06			
600-42-1-3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	57.33			
600-42-1-15	AGRICULTURAL	PDR	145.50			
600-42-1-17	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	17.10			
600-42-1-20	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	24.80			
600-42-1-21	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	21.20			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-42-1-22	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	30.01			
600-42-1-30.5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	7.51			
600-42-2-1.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	4.40			
600-42-2-2.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	14.10			
600-42-2-3.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	20.30			
600-43-2-5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	6.00			
600-43-3-1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.70			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	30.00			
600-44-2-10.10	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	9.87			
600-44-2-10.13	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	22.00			
600-44-2-10.14	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	34.71			
600-44-2-10.15	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	15.00			
600-44-2-10.16	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	27.64			
600-45-1-11.4	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	8.90			
600-45-1-13.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	4.99			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-45-1-13.3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.49			
600-45-2-2.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	7.10			
600-45-2-15.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	16.70			
600-46-1-20.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	13.10			
600-48-1-1.4	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.00			
600-48-1-1.5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.00			
600-48-1-1.6	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.00			
600-48-2-1.17	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	3.46			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-48-2-1.18	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	2.97			
600-48-2-1.6	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	4.02			
600-48-2-1.7	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	4.34			
600-48-3-6	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	19.40			
600-48-3-10	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	11.50			
600-48-3-11	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	10.70			
600-48-3-14.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	9.50			
600-48-3-15	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	21.00			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-48-3-19	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	18.20			
600-48-3-20	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	8.50			
600-48-3-22	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	6.70			
600-48-3-25	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	9.80			
600-48-3-26	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	16.60			
600-57-1-11.1	AGRICULTURAL	PDR	15.50			
600-57-2-5	AGRICULTURAL	PDR	5.20			
600-57-2-6.1	AGRICULTURAL	PDR	3.08			
600-58-1-1	AGRICULTURAL	PDR	191.4			
600-58-1-6	AGRICULTURAL	PDR	8.00			
600-58-2-12.3	AGRICULTURAL	PDR	4.00			
600-60-1-9.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	6.73			
600-61-1-6	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR / CLUSTER DEV	68.21			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-61-1-7.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.00			
600-61-2-5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	3.50			
600-61-2-7.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	21.31			
600-61-2-7.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	29.83			
600-61-2-17.3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR / CLUSTER DEV	89.20			
600-62-1-12.3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	3.12			
600-62-1-17	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	8.90			
600-62-4-2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR / CLUSTER DEV	98.20			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-63-1-2.3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	24.00			
600-63-1-4	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	22.10			
600-63-1-9.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	22.90			
600-63-2-3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	10.20			
600-63-2-5.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	19.10			
600-64-1-4.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	21.56			
600-64-1-6.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	4.31			
600-64-1-7.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	67.00			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-64-1-57	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	25.70			
600-65-5-13.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	11.90			
600-65-6-8.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR / CLUSTER DEV	225.27			
600-66-1-1.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	18.10			
600-66-1-3.3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	2.90			
600-66-1-4.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.00			
600-66-2-20.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	14.60			
600-66-3-2.5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	40.20			
600-66-3-4.8	AGRICULTURAL	PDR	5.47			
600-67-1-3.1	AGRICULTURAL	PDR	3.27			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-67-1-3.2	AGRICULTURAL	PDR	3.30			
600-67-2-26.3	AGRICULTURAL	PDR	3.06			
600-67-2-29.5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	11.90			
600-67-2-29.7	AGRICULTURAL	PDR	4.17			
600-67-3-22.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	8.92			
600-67-3-42	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.01			
600-68-1-12.1	AGRICULTURAL	PDR	4.19			
600-68-1-16.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	33.21			
600-68-1-18.2	AGRICULTURAL	PDR	3.23			
600-68-1-20	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	9.21			
600-68-1-22	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	32.40			
600-68-1-29.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	21.98			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-68-3-2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	24.10			
600-68-3-7.13	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	6.60			
600-68-3-7.16	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.60			
600-68-3-8	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	9.50			
600-68-3-32.5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	37.61			
600-69-1-11	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	20.01			
600-69-2-17	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	14.00			
600-69-2-23	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	19.71			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-69-3-8	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	7.50			
600-69-3-54	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	22.31			
600-69-3-56	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	24.51			
600-69-3-57	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	24.01			
600-69-3-58	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	27.21			
600-69-3-59.1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	83.61			
600-71-1-2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	41.20			
600-73-1-1.70	AGRICULTURAL	PDR	7.30			
600-73-1-1.71	AGRICULTURAL	PDR	7.77			
600-73-1-1.9	AGRICULTURAL	PDR	3.10			
600-75-1-1.2	AGRICULTURAL	PDR	10.58			
600-75-1-2	AGRICULTURAL	PDR	5.60			
600-75-1-3	AGRICULTURAL	PDR	5.94			
600-75-3-4	AGRICULTURAL	PDR	17.63			
600-75-3-18.1	AGRICULTURAL	PDR	23.30			
600-76-1-16	AGRICULTURAL	PDR	8.40			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-76-2-4	AGRICULTURAL	PDR	4.90			
600-76-2-6	AGRICULTURAL	PDR	102.5			
600-79-1-12.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.00			
600-80-1-3.4	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	4.00			
600-80-1-3.5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	6.00			
600-80-1-6	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	9.91			
600-80-1-12.10	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	12.76			
600-80-1-12.11	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	10.56			
600-80-1-12.8	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	10.41			
600-81-2-5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	6.20			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-81-3-22.6	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	13.31			
600-81-3-31.14	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	14.39			
600-82-1-6	AGRICULTURAL	PDR	4.27			
600-82-1-7	AGRICULTURAL	PDR	3.55			
600-82-1-9.8	AGRICULTURAL	PDR	25.90			
600-82-3-3.4	AGRICULTURAL	PDR	13.10			
600-85-2-1.1	AGRICULTURAL	PDR	6.10			
600-85-2-3.1	AGRICULTURAL	PDR	3.90			
600-85-3-12.3	AGRICULTURAL	PDR	5.30			
600-85-3-67	AGRICULTURAL	PDR	19.80		YES	
600-86-1-1	AGRICULTURAL	PDR	3.28			
600-86-2-1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	43.40			
600-86-2-3.4	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	40.00			
600-86-2-8.2	AGRICULTURAL / OPEN SPACE	TRANSFER OF DEVELOPMENT RIGHTS / PDR	30.10			
600-86-2-10	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	9.50			
600-88-1-14	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	16.30			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-88-1-17.3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	26.80			
600-94-1-6	AGRICULTURAL	PDR	9.60			
600-97-2-31	AGRICULTURAL	PDR	21.22			
600-97-2-34	AGRICULTURAL	PDR	4.64			
600-97-2-35	AGRICULTURAL	PDR	7.85			
600-98-1-5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	49.82			
600-98-1-6	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	27.40			
600-98-1-14	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	12.85			
600-98-1-16.5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	95.74			
600-98-1-20	AGRICULTURAL	PDR	4.40			
600-98-1-21.1	AGRICULTURAL	PDR	8.20			
600-99-1-1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	41.86			
600-99-1-6	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	29.10			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-99-1-16	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	11.30			
600-99-1-17	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	10.60			
600-99-2-6.3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	4.10			
600-99-2-7	AGRICULTURAL	PDR	6.30			
600-99-2-21.1	AGRICULTURAL	PDR	6.80			
600-99-2-21.2	AGRICULTURAL	PDR	8.80			
600-99-2-23.2	AGRICULTURAL	PDR	17.80			
600-99-2-23.5	AGRICULTURAL	PDR	5.80			
600-100-1-3.4	AGRICULTURAL	PDR	16.90			
600-100-1-15.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	28.10			
600-100-2-2.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	8.50			
600-100-2-4.2	AGRICULTURAL	PDR	4.20			
600-100-2-4.9	AGRICULTURAL	PDR	24.30			
600-100-2-19.10	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.06			
600-100-2-19.2	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	7.90			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-100-2-19.3	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	6.30			
600-100-2-19.4	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.40			
600-100-2-19.5	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.30			
600-100-2-19.6	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.20			
600-100-2-19.7	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.70			
600-100-2-19.9	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	5.70			
600-100-3-3	AGRICULTURAL	PDR	37.10			
600-100-3-10.7	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	37.40			
600-100-3-10.8	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	4.40			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-100-3-12	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	12.80			
600-101-1-8	AGRICULTURAL	PDR	25.00			
600-101-2-4.1	AGRICULTURAL	PDR	25.20			
600-101-2-5.1	AGRICULTURAL	PDR	34.00			
600-101-2-6.2	AGRICULTURAL	PDR	11.10			
600-101-3-9.1	AGRICULTURAL	PDR	9.40			
600-108-1-1	AGRICULTURAL	TRANSFER OF DEVELOPMENT RIGHTS / PDR	46.80			
600-108-3-13.3	AGRICULTURAL	PDR	20.10			
600-117-1-1.2	AGRICULTURAL	PDR	36.39			
600-117-1-3	AGRICULTURAL	PDR	41.66			
600-117-1-5.1	AGRICULTURAL	PDR	10.46			
600-117-1-6	AGRICULTURAL	PDR	24.07			
600-117-1-8.4	AGRICULTURAL	PDR	30.26			
600-117-2-2.6	AGRICULTURAL	PDR	2.11			
600-117-2-3.1	AGRICULTURAL	PDR	4.70			
600-117-2-4.1	AGRICULTURAL	PDR	8.00			
600-117-2-7.2	AGRICULTURAL	PDR	5.40			
600-117-2-8.2	AGRICULTURAL	PDR	52.00			
600-117-2-9.2	AGRICULTURAL	PDR	32.20			
600-117-2-11	AGRICULTURAL	PDR	116.70			
600-117-2-12.5	AGRICULTURAL	PDR	17.30			
600-117-2-12.6	AGRICULTURAL	PDR	10.80			
600-117-2-13	AGRICULTURAL	PDR	14.80			
600-118-4-3.1	AGRICULTURAL	FEE ACQUISITION/PDR	4.14			
600-134-1-1.3	AGRICULTURAL	PDR	11.20			
600-136-1-2	AGRICULTURAL	PDR	114.9			
600-136-1-4	AGRICULTURAL	PDR	14.64			
600-137-2-6	AGRICULTURAL	PDR	8.80			
600-138-1-21	AGRICULTURAL	PDR	7.65			
600-144-1-27.6	AGRICULTURAL	PDR	12.33			
600-146-2-8.4	AGRICULTURAL	PDR	35.27			

Table IV:

Open Space Committee Recommended Properties for Preservation

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-29-2-4	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	4.70			
600-29-2-5	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	0.70			
600-29-2-6	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	1.00			
600-29-2-7	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	0.54			
600-29-2-8	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	0.52			
600-29-2-9	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	0.60			
600-29-2-10	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	1.20			
600-29-2-11	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	0.05			
600-29-2-16	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	0.89			
600-29-2-18	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	0.57			
600-29-2-19	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	1.50			
600-29-2-20	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	0.20			
600-29-2-23	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	1.54			
600-29-2-24	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	5.20			
600-29-2-25	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	1.10			
600-35-1-6	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	1.00			
600-35-1-9.1	WADING RIVER CREEK WETLANDS	FEE ACQUISITION	4.00			
600-39-1-4.1	CAMP BAITING HOLLOW	FEE ACQUISITION	89.50		YES	
600-59-2-2.1	OPEN SPACE	FEE ACQUISITION	26.55			
600-69-3-38.1	PECONIC BAY	FEE ACQUISITION	1.40			
600-75-3-10.3	BOY SCOUT CAMP	FEE ACQUISITION/PDR	403.00			
600-84-1-10	SAW MILL CREEK	FEE ACQUISITION	1.00		YES	
600-84-4-32.1	SAW MILL CREEK	FEE ACQUISITION	1.02	YES	YES	YES

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-84-5-15	SAW MILL CREEK	FEE ACQUISITION	2.00	YES	YES	
600-86-1-4	MEETINGHOUSE CREEK	FEE ACQUISITION	16.20		YES	
600-86-1-5	MEETINGHOUSE CREEK	FEE ACQUISITION	27.30		YES	
600-86-1-25	MEETINGHOUSE CREEK	FEE ACQUISITION	1.40		YES	
600-86-1-33.1	MEETINGHOUSE CREEK	FEE ACQUISITION	2.00	YES	YES	
600-86-1-33.3	MEETINGHOUSE CREEK	FEE ACQUISITION	7.80	YES	YES	
600-86-1-36	PECONIC ESTUARY	FEE ACQUISITION	98.99	YES	YES	
600-86-3-2.2	REEVES CREEK	FEE ACQUISITION	<1		YES	
600-86-3-2.4	REEVES CREEK	FEE ACQUISITION	1.20		YES	
600-86-3-2.5	REEVES CREEK	FEE ACQUISITION	1.60		YES	
600-86-3-2.8	REEVES CREEK	FEE ACQUISITION	1.30		YES	
600-86-4-7.3	REEVES CREEK	FEE ACQUISITION	7.50		YES	
600-86-4-21.3	REEVES CREEK	FEE ACQUISITION	<1		YES	
600-86-4-22	REEVES CREEK	FEE ACQUISITION	<1		YES	
600-87-2-19	PECONIC BAY	FEE ACQUISITION	<1			
600-93-2-30.2	PECONIC BAY	FEE ACQUISITION	12.20			
600-97-2-1.11	OPEN SPACE	FEE ACQUISITION	66.10			
600-109-1-7	SAW MILL CREEK	FEE ACQUISITION	38.00	YES	YES	
600-109-1-18	SAW MILL CREEK	FEE ACQUISITION	10.50		YES	
600-109-2-10	SAW MILL CREEK	FEE ACQUISITION	2.40	YES	YES	
600-109-3-3.2	SAWMILL CREEK	FEE ACQUISITION	37.90	YES	YES	
600-112-1-21.4	SAW MILL CREEK	FEE ACQUISITION	0.76	YES	YES	
600-112-2-1.1	SAW MILL CREEK	FEE ACQUISITION	9.71		YES	
600-113-3-4.2	PECONIC BAY	FEE ACQUISITION	1.00			
600-116-1-2	PINES BARRENS	FEE ACQUISITION	30.51			
600-116-1-3.1	PINES BARRENS	FEE ACQUISITION	29.10			
			108.6			
600-116-1-7.2	PINES BARRENS	FEE ACQUISITION	0			
600-116-2-1.1	PINES BARRENS	FEE ACQUISITION	24.81			
600-116-2-2	PINES BARRENS	FEE ACQUISITION	25.51			
600-116-2-3	PINES BARRENS	FEE ACQUISITION	25.50			
600-116-2-5	PINES BARRENS	FEE ACQUISITION	48.61			
600-116-2-7.4	PINES BARRENS	FEE ACQUISITION	43.31			
600-118-1-7	PECONIC GREENBELT	FEE ACQUISITION/PDR	2.99			YES
600-118-1-11	PECONIC GREENBELT	FEE ACQUISITION	0.57	YES		YES

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-118-1-12	PECONIC GREENBELT	FEE ACQUISITION	2.05	YES		YES
600-118-3-2.2	PECONIC RIVER	FEE ACQUISITION/PDR	4.20			
600-118-3-7	PECONIC RIVER	FEE ACQUISITION	4.20			
600-119-1-35.4	PECONIC RIVER	FEE ACQUISITION	3.50			
600-119-2-21	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.17			
600-119-2-22	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.78			
600-119-2-23	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.60			
600-119-2-24	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.68			
600-119-2-25	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.85			
600-119-2-26.1	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.37			
600-119-2-26.2	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.71			
600-119-2-27	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	1.00			
600-119-2-30	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.66			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-119-2-31	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.33			
600-119-2-32	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.66			
600-119-2-33	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.25			
600-119-2-34	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.50	YES		
600-119-2-35	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.25			
600-119-2-36	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.17			
600-119-2-37	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.33			
600-119-2-38	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.95			
600-119-2-39	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	1.60			
600-119-2-43	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.24			
600-119-2-44	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.45			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-119-2-46.1	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.95			
600-119-2-47	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.86			
600-119-2-48	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	1.08			
600-119-2-49	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	2.30			
600-119-2-50	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.80			
600-119-2-51	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	1.50	YES		
600-119-2-56	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	2.59			
600-119-2-57	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	4.50			
600-119-2-58	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	8.20			
600-119-2-59	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	6.00	YES		
600-124-4-4	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.23			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-124-4-6	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.57			
600-124-4-8.1	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.96			
600-124-4-9	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.12			
600-124-4-10	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	1.00			
600-124-4-11.2	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.52			
600-124-4-12	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.30	YES		
600-124-4-13.1	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.24	YES		
600-124-4-15.1	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.23			
600-124-4-16	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.14			
600-124-4-17	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.08			
600-124-4-18	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.18			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-124-4-19	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.25			
600-124-4-20	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.33			
600-124-4-21	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.25			
600-124-4-22	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.80			
600-124-4-25	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.25			
600-124-4-26	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.11			
600-124-4-28.1	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.16			
600-124-4-29	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.21			
600-124-4-30	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.29			
600-124-4-32	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.20			
600-124-4-33	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.25			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-124-4-35.2	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	1.97			
600-125-2-1	PECONIC RIVER	FEE ACQUISITION	35.10	YES		YES
600-125-2-8.1	PECONIC RIVER	FEE ACQUISITION	8.70	YES		YES
600-125-2-8.2	PECONIC RIVER	FEE ACQUISITION	3.60	YES		
600-125-2-8.3	PECONIC RIVER	FEE ACQUISITION	0.49	YES		
600-125-2-8.4	PECONIC RIVER	FEE ACQUISITION	7.78			
600-125-2-23	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.12			
600-125-2-25.1	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.29			
600-125-2-25.2	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.91			
600-125-2-26.2	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.37			
600-125-2-27.2	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.32			
600-125-2-27.3	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.30			
600-125-2-27.5	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	1.30			
600-125-2-28	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.77			
600-125-2-31.1	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.82			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-125-2-32	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.30			
600-125-2-33	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.56			
600-125-2-34	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.41			
600-125-2-38	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.26			
600-125-2-39	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.23			
600-125-2-40	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.28			
600-125-2-41	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	1.52			
600-125-2-43.1	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.28	YES		
600-125-2-43.2	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.35			
600-125-2-44	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	1.50	YES		
600-125-2-45	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.83			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-128-2-5	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.25			
600-128-2-6	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.16			
600-128-3-47	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.50			YES
600-128-3-48	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.31			
600-128-3-49	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.33	YES		
600-128-3-50	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.33	YES		YES
600-128-3-51	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.34			YES
600-128-3-52	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.16			YES
600-128-3-53	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.16			
600-128-3-54	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.12			
600-128-3-55	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.14			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-128-3-56	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.14			
600-128-3-57	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.25			
600-128-3-58	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.25			
600-128-3-59	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	1.00			
600-128-3-60	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.23			
600-128-3-61.1	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.43			
600-128-3-63	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	0.24			
600-129-1-10	PECONIC GREEN BELT	FEE ACQUISITION	0.28			
600-129-1-11	PECONIC GREEN BELT	FEE ACQUISITION	0.28			
600-129-1-12	PECONIC GREEN BELT	FEE ACQUISITION	0.24			
600-129-5-9.1	PECONIC BAY	FEE ACQUISITION	0.19			
600-129-5-25.2	PECONIC BAY	FEE ACQUISITION	0.61			
600-129-5-26	PECONIC BAY	FEE ACQUISITION	1.10			
600-129-5-29	PECONIC BAY	FEE ACQUISITION	1.51			
600-130-1-4	PECONIC BAY	FEE ACQUISITION	0.50			
600-130-2-1	PECONIC BAY	FEE ACQUISITION	1.20			
600-130-2-2	PECONIC BAY	FEE ACQUISITION	1.31			
600-130-2-20.3	PECONIC BAY	FEE ACQUISITION	0.91			
600-130-2-21	PECONIC BAY	FEE ACQUISITION	1.31			

SCTM#	Land Type	Suggested Preservation Tool	Acre	SUFFOLK COUNTY LIST	NYS OPEN SPACE PLAN	REGIONAL AQUIFER PROTECTION
600-130-2-22	PECONIC BAY	FEE ACQUISITION	2.90			
600-130-2-23.1	PECONIC BAY	FEE ACQUISITION	0.96			
600-130-2-23.2	PECONIC BAY	FEE ACQUISITION	0.60			
600-131-1-7	SAW MILL CREEK	FEE ACQUISITION	1.70	YES	YES	
600-137-2-9	PECONIC RIVER	FEE ACQUISITION	1.02	YES		
600-137-2-10	PECONIC RIVER	FEE ACQUISITION	12.20			
600-137-2-11	PECONIC RIVER	FEE ACQUISITION	8.40	YES		YES
600-137-2-12	PECONIC RIVER	FEE ACQUISITION	0.00	YES		
600-137-2-13	PECONIC RIVER	FEE ACQUISITION	0.10	YES		
600-137-2-14	PECONIC RIVER	FEE ACQUISITION	3.35	YES		
600-137-2-16	PECONIC RIVER	FEE ACQUISITION	1.63	YES		
600-137-2-27	PECONIC RIVER	FEE ACQUISITION	0.74	YES		
600-137-4-1.1	PECONIC RIVER	FEE ACQUISITION	2.20			YES
600-138-1-17	PECONIC RIVER	FEE ACQUISITION	8.90	YES		YES
600-139-1-3	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	5.20			
600-139-1-4	PECONIC GREEN BELT	FEE ACQUISITION / TRANSFER OF DEVELOPMENT RIGHTS	2.30			

Appendix A

Peconic Bay Region Community Preservation Law 1998

STATE OF NEW YORK

9692--A

IN ASSEMBLY

March 3, 1998

Introduced by M. of A. DiNAPOLI, ENGLEBRIGHT, THIELE, ACAMPORA --
read once and referred to the Committee on Local Governments --
committee discharged, bill amended, ordered reprinted as amended and
recommitted to said committee

AN ACT to amend the town law, in relation to authorizing certain
towns in the Peconic Bay region to establish community preservation
funds; and to amend the tax law, in relation to authorizing certain towns
to impose a real estate transfer tax with revenues therefrom to be
deposited in said community preservation fund and providing for the
repeal of certain provisions upon expiration thereof

The People of the State of New York, represented in Senate and
Assembly, do enact as follows:

1 Section 1. Legislative findings and intent. The legislature finds
that 2 the protection and preservation of open space, significant
natural 3 areas, and historic places and the provision of park and
recreation 4 opportunities, collectively called community character are
public 5 purposes that greatly concern the people of the state. It is for
that 6 reason that the legislature enacted the environmental protection fund
to 7 provide a dedicated and continuing source of funding to effectuate
these 8 and other public purposes. In addition, the legislature enacted and
the 9 voters approved in 1996, the State Clean Water/Clean Air Bond Act
to 10 provide an additional funding source for these public purposes.

11 The legislature also recognizes that certain local governments in
the
12 state, such as the Peconic Bay region of Suffolk county, have also
made
13 a substantial commitment of public funds to these public
purposes.
14 Specifically, since 1980, the five towns of the Peconic Bay region
have
15 expended or authorized over 50 million dollars in public funds
to
16 protect community character. Such an expenditure is unmatched by
any
17 other local governments in the state.
18 The Peconic Bay region has long been recognized for its plethora
of
19 unique natural resources and scenic beauty. The area has received
state
20 recognition as part of the Long Island Pine Barrens Maritime
Reserve,
21 national recognition as part of the National Estuary Program, and
global
22 recognition by the Nature Conservancy as one of its twelve great
places.

EXPLANATION--Matter in italics (underscored) is new; matter in
brackets

[—] is old law to be omitted.

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1 The legislature further recognizes that the Peconic Bay region
is
2 currently under extreme development pressure with open space and
farm-
3 land being converted to other land uses at an alarming pace.
4 The local planning departments in the region have established the
fact
5 that despite the availability of state funds and the
unprecedented
6 commitments of local funds, the rate of development is still
outpacing
7 conservation efforts. If not addressed, the unique rural character
of
8 the Peconic Bay region, including farmland, open space, historic
places,
9 and small hamlet centers could be lost forever. Not only would
these
10 valuable resources be jeopardized, but the substantial investment of
the
11 state in protecting community character in the Peconic Bay region
would
12 also be jeopardized.
13 The legislature further recognizes that existing traditional
funding
14 mechanisms such as state grant programs and local real property
taxes

15 will not provide adequate funding to preserve fundamental
community
16 character in the Peconic Bay region.
17 Therefore, while it has been the stated purpose of this legislature
to
18 reduce the state and local tax burden, the issue of the preservation
of
19 community character in the Peconic Bay region presents a unique
circum-
20 stance. In summary, (1) the Peconic Bay region has made
an
21 unprecedented commitment of local funds, (2) the state has also made
its
22 own substantial investment towards such preservation, (3) the
Peconic
23 Bay region is confronting unprecedented development pressures
which
24 threaten this investment, and (4) traditional funding sources are
not
25 adequate to protect the community character of the Peconic Bay
region.
26 Therefore, this legislature by this act, given these unique
local
27 circumstances, authorizes the towns within the Peconic Bay region
to
28 impose a real estate transfer tax, subject to mandatory referendum,
for
29 the purposes of community preservation.
30 This legislature also wishes to insure that the expenditure of
these
31 funds are made pursuant to sound planning practices and that said
funds
32 are utilized solely for the purposes outlined in this act.
Therefore,
33 by this act, towns in the Peconic Bay region shall be authorized
to
34 establish a dedicated community preservation fund for the deposit
of
35 real estate transfer tax proceeds, and that a targeted list shall
be
36 established for the voluntary acquisition of open lands. In addition,
a
37 portion of the community preservation funds may be utilized
in
38 connection with the establishment of a transfer of development
rights
39 program pursuant to section 261-a of the town law in order to
preserve
40 lands identified pursuant to this act as necessary to protect
community
41 character.
42 § 2. The town law is amended by adding a new section 64-e to read
as
43 follows:
44 § 64-e. Peconic Bay region community preservation funds. 1. As used
in

45 this section, the following words and terms shall have the
46 following

47 meanings:

48 (a) "Peconic Bay region" means the towns of East Hampton,
49 Riverhead,

50 Shelter Island, Southampton and Southold.

51 (b) "Community preservation" shall mean and include any of
52 the
53 purposes outlined in subdivision four of this section.

54 (c) "Board" means the advisory board required pursuant to
55 subdivision

56 five of this section.

57 (d) "Fund" means the community preservation fund created pursuant
58 to
59 subdivision two of this section.

60 2. The town board of any town in the Peconic Bay region is
61 authorized

62 to establish by local law a community preservation fund pursuant to
63 the

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64 provisions of this section. Deposits into the fund may include
65 revenues

66 of the local government from whatever source and shall include, at
67 a

68 minimum, all revenues from a tax imposed upon the transfer of real
69 prop-

70 erty interests in such town pursuant to article thirty-one-D of the
71 tax

72 law. The fund shall also be authorized to accept gifts of any
73 such

74 interests in land or of funds. Interest accrued by monies deposited
75 into

76 the fund shall be credited to the fund. In no event shall monies
77 depos-

78 ited in the fund be transferred to any other account. Nothing
79 contained

80 in this section shall be construed to prevent the financing in whole
81 or

82 in part, pursuant to the local finance law, of any acquisition
83 author-

84 ized pursuant to this section. Monies from the fund may be utilized
85 to

86 repay any indebtedness or obligations incurred pursuant to the
87 local

88 finance law consistent with effectuating the purposes of this
89 section.

90 A town in the Peconic Bay region may only adopt the local law
91 authorized

92 by this subdivision if it has incurred or authorized bonded
93 indebtedness

94 since nineteen hundred eighty for open space purposes equal to or
95 great-

96 er than two hundred dollars per town resident. The number of
97 residents

98 shall be determined by the 1990 U.S. Census. Said local law shall
99 make a

19 finding that the town has complied with the per resident
financial
20 commitment requirement of this subdivision.
21 3. The purposes of the fund shall be exclusively, (a) to implement
a
22 plan for the preservation of community character as required by
this
23 section, (b) to acquire interests or rights in real property for
the
24 preservation of community character within the town including
villages
25 therein in accordance with such plan and in cooperation with
willing
26 sellers, (c) to establish a bank pursuant to a transfer of
development
27 rights program consistent with section two hundred sixty-one-a of
this
28 chapter, and (d) to provide a management and stewardship program
for
29 such interests and rights consistent with subdivision nine of
this
30 section and in accordance with such plan designed to preserve
community
31 character. Not more than ten percent of the fund shall be utilized
for
32 the management and stewardship program. If the implementation of
the
33 community preservation project plan, adopted by a town board,
as
34 provided in subdivision six of this section, has been completed,
and
35 funds are no longer needed for the purposes outlined in this
subdivi-
36 sion, then any remaining monies in the fund shall be applied to
reduce
37 any bonded indebtedness or obligations incurred to effectuate
the
38 purposes of this section.
39 4. Preservation of community character shall involve one or more
of
40 the following: (a) establishment of parks, nature preserves, or
recre-
41 ation areas; (b) preservation of open space, including
agricultural
42 lands; (c) preservation of lands of exceptional scenic value; (d)
pres-
43 ervation of fresh and saltwater marshes or other wetlands; (e)
preserva-
44 tion of aquifer recharge areas; (f) preservation of undeveloped
beach-
45 lands or shoreline; (g) establishment of wildlife refuges for
the
46 purpose of maintaining native animal species diversity, including
the
47 protection of habitat essential to the recovery of rare, threatened
or

48 endangered species; (h) preservation of pine barrens consisting of
such
49 biota as pitch pine, and scrub oak; (i) preservation of unique
or
50 threatened ecological areas; (j) preservation of rivers and river
areas
51 in a natural, free-flowing condition; (k) preservation of forested
land;
52 (l) preservation of public access to lands for public use
including
53 stream rights and waterways; (m) preservation of historic places
and
54 properties listed on the New York state register of historic
places
55 and/or protected under a municipal historic preservation ordinance
or

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1 law; and (n) undertaking any of the aforementioned in furtherance of
the
2 establishment of a greenbelt.
3 5. The town board of any town in the Peconic Bay region which
has
4 established a community preservation fund shall create an advisory
board
5 to review and make recommendations on proposed acquisitions of
interests
6 in real property using monies from the fund. Such board shall consist
of
7 five or seven legal residents of the municipality who shall serve
with-
8 out compensation. No member of the local legislative body shall serve
on
9 the board. A majority of the members of the board shall have
demon-
10 strated experience with conservation or land preservation
activities.
11 The board shall act in an advisory capacity to the town board. At
least
12 one member of the board shall be an active farmer.
13 6. The town board of any town in the Peconic Bay region which
has
14 established a community preservation fund shall, by local law, adopt
a
15 community preservation project plan. This plan shall list every
project
16 which the town plans to undertake pursuant to the community
preservation
17 fund. It shall include every parcel which is necessary to be acquired
in
18 the town in order to protect community character. Such plan
shall
19 provide for a detailed evaluation of all available land use
alternatives
20 to protect community character, including but not limited to: (a)
fee

21 simple acquisition, (b) zoning regulations, including
22 density
23 reductions, cluster development, and site plan and design
24 requirements,
25 (c) transfer of development rights, (d) the purchase of
26 development
27 rights, and (e) scenic and conservation easements. Said evaluation
28 shall
29 be as specific as practicable as to each parcel selected for
30 inclusion
31 in the plan. The plan shall establish the priorities for
32 preservation,
33 and shall include the preservation of farmland as its highest
34 priority.
35 Funds from the community preservation fund may only be expended
36 for
37 projects which have been included in said plan. Said plan shall
38 be
39 updated not less than once every five years, but in no event until
40 at
41 least three years after the adoption of the original plan. A copy of
42 the
43 plan shall be filed with the commissioner of environmental
44 conservation,
45 the commissioner of agriculture and markets and the commissioner of
46 the
47 office of parks, recreation and historic preservation. Said plan
48 shall
49 be completed at least sixty days before the submission of the
50 mandatory
51 referendum required by section one thousand four hundred forty-
52 nine-bb
53 of the tax law.
54 7. The town board of any town in the Peconic Bay region which
55 has
56 established a community preservation fund pursuant to this section
57 shall
58 study and consider establishing a transfer of development rights
59 program
60 to protect community character as provided for by section two
61 hundred
62 sixty-one-a of this chapter. All provisions of such section two
63 hundred
64 sixty-one-a shall be complied with. If at any time during the life
65 of
66 the community preservation fund a transfer of development rights
67 program
68 is established, the town may utilize monies from the community
69 preserva-
70 tion fund in order to create and fund a central bank of the transfer
71 of
72 development rights program. If at any time during the life of
73 the
74 community preservation fund, a transfer of development rights program
75 is
76 repealed by the town, all monies from the central bank shall be
77 returned

50 to the community preservation fund.
51 8. No interests or rights in real property shall be acquired
pursuant
52 to this section until a public hearing is held as required by
section
53 two hundred forty-seven of the general municipal law; provided,
however,
54 that nothing herein shall prevent the town board from entering
into a
55 conditional purchase agreement before a public hearing is held.
Any
56 resolution of a town board approving an acquisition of land pursuant
to

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1 this section, shall find that acquisition was the best alternative
for
2 the protection of community character of all the reasonable
alternatives
3 available to the town.
4 9. Lands acquired pursuant to this section shall be administered
and
5 managed in a manner which (a) allows public use and enjoyment in
a
6 manner compatible with the natural, scenic, historic and open
space
7 character of such lands; (b) preserves the native biological
diversity
8 of such lands; (c) with regard to open spaces, limits improvements
to
9 enhancing access for passive use of such lands such as nature
trails,
10 boardwalks, bicycle paths, and peripheral parking areas provided
that
11 such improvements do not degrade the ecological value of the land
or
12 threaten essential wildlife habitat; and (d) preserves cultural
property
13 consistent with accepted standards for historic preservation.
In
14 furthering the purposes of this section, the town may enter into
agree-
15 ments with corporations organized under the not-for-profit
corporation
16 law and engage in land trust activities to manage lands including
less
17 than fee interests acquired pursuant to the provisions of this
section,
18 provided that any such agreement shall contain a provision that
such
19 corporation shall keep the lands accessible to the public unless
such
20 corporation shall demonstrate to the satisfaction of the town
that
21 public accessibility would be detrimental to the lands or any
natural
22 resources associated therewith.

23 10. Rights or interests in real property acquired with monies
24 from such fund shall not be sold, leased, exchanged, donated, or
25 otherwise disposed of or used for other than the purposes permitted by
26 this section without the express authority of an act of the
27 legislature, which shall provide for the substitution of other lands of equal
28 environmental value and fair market value and reasonably equivalent
29 usefulness and location to those to be discontinued, sold or disposed of,
30 and such other requirements as shall be approved by the legislature.
31 Nothing in this section shall preclude a town, by local law, from
32 establishing additional restrictions to the alienation of lands acquired pursuant
33 to this section. This subdivision shall not apply to the sale of
34 development rights by a town acquired pursuant to this section, where said
35 sale is made by a central bank created by a town, pursuant to a transfer
36 of development rights program established by a town pursuant to section
37 two hundred sixty-one-a of this chapter, provided, however (a) that
38 the lands from which said development rights were acquired shall
39 remain preserved in perpetuity by a permanent conservation easement or
40 other instrument that similarly preserves the community character
41 referenced in subdivision four of this section, and (b) the proceeds from such
42 sale shall be deposited in the community preservation fund.

43 § 3. The tax law is amended by adding a new article 31-D to read
as follows:

44
45 ARTICLE 31-D
46 TAX ON REAL ESTATE TRANSFERS
47 IN TOWNS IN THE PECONIC BAY REGION
48 Section 1449-aa. Definitions.
49 1449-bb. Imposition of tax.
50 1449-cc. Payment of tax.
51 1449-dd. Liability for tax.
52 1449-ee. Exemptions.
53 1449-ff. Credit.
54 1449-gg. Cooperative housing corporation transfers.
55 1449-hh. Designation of agents.
56 1449-ii. Liability of recording officer.

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1 1449-jj. Refunds.

2 1449-kk. Deposit and disposition of revenue.
3 1449-ll. Judicial review.
4 1449-mm. Apportionment.
5 1449-nn. Miscellaneous.
6 1449-oo. Returns to be secret.
7 § 1449-aa. Definitions. When used in this article, unless
otherwise
8 expressly stated, the following words and terms shall have the
following
9 meanings:
10 1. "Person" means an individual, partnership, limited liability
compa-
11 ny, society, association, joint stock company, corporation,
estate,
12 receiver, trustee, assignee, referee or any other person acting
in a
13 fiduciary or representative capacity, whether appointed by a court
or
14 otherwise, any combination of individuals, and any other form of
unin-
15 corporated enterprise owned or conducted by two or more persons.
16 2. "Controlling interest" means (a) in the case of a
corporation,
17 either fifty percent or more of the total combined voting power of
all
18 classes of stock of such corporation, or fifty percent or more of
the
19 capital, profits or beneficial interest in such voting stock of
such
20 corporation, and (b) in the case of a partnership, association, trust
or
21 other entity, fifty percent or more of the capital, profits or
benefi-
22 cial interest in such partnership, association, trust or other
entity.
23 3. "Real property" means every estate or right, legal or
equitable,
24 present or future, vested or contingent, in lands, tenements or
heredi-
25 taments, including buildings, structures and other improvements
thereon,
26 which are located in whole or in part within any town in the Peconic
Bay
27 region. It shall not include rights to sepulture.
28 4. "Consideration" means the price actually paid or required to
be
29 paid for the real property or interest therein, including payment for
an
30 option or contract to purchase real property, whether or not
expressed
31 in the deed and whether paid or required to be paid by money,
property,
32 or any other thing of value. It shall include the cancellation
or
33 discharge of an indebtedness or obligation. It shall also include
the

34 amount of any mortgage, purchase money mortgage, lien or other
encum-
35 brance, whether or not the underlying indebtedness is assumed or
taken
36 subject to.
37 (a) In the case of a creation of a leasehold interest or the
granting
38 of an option with use and occupancy of real property,
consideration
39 shall include, but not be limited to, the value of the rental and
other
40 payments attributable to the use and occupancy of the real property
or
41 interest therein, the value of any amount paid for an option to
purchase
42 or renew and the value of rental or other payments attributable to
the
43 exercise of any option to renew.
44 (b) In the case of a creation of a subleasehold interest,
consider-
45 ation shall include, but not be limited to, the value of the
sublease
46 rental payments attributable to the use and occupancy of the real
prop-
47 erty, the value of any amount paid for an option to renew and the
value
48 of rental or other payments attributable to the exercise of any
option
49 to renew less the value of the remaining prime lease rental
payments
50 required to be made.
51 (c) In the case of a controlling interest in any entity that owns
real
52 property, consideration shall mean the fair market value of the
real
53 property or interest therein, apportioned based on the percentage of
the
54 ownership interest transferred or acquired in the entity.
55 (d) In the case of an assignment or surrender of a leasehold
interest
56 or the assignment or surrender of an option or contract to purchase
real

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1 property, consideration shall not include the value of the
remaining
2 rental payments required to be made pursuant to the terms of such
lease
3 or the amount to be paid for the real property pursuant to the terms
of
4 the option or contract being assigned or surrendered.
5 (e) In the case of (1) the original conveyance of shares of stock
in a
6 cooperative housing corporation in connection with the grant or
transfer
7 of a proprietary leasehold by the cooperative corporation or
cooperative

8 plan sponsor, and (2) the subsequent conveyance by the owner thereof
of
9 such stock in a cooperative housing corporation in connection with
the
10 grant or transfer of a proprietary leasehold for a cooperative
unit
11 other than an individual residential unit, consideration shall
include a
12 proportionate share of the unpaid principal of any mortgage on the
real
13 property of the cooperative housing corporation comprising the
cooper-
14 ative dwelling or dwellings. Such share shall be determined by
multiply-
15 ing the total unpaid principal of the mortgage by a fraction, the
numer-
16 ator of which shall be the number of shares of stock being conveyed
in
17 the cooperative housing corporation in connection with the grant
or
18 transfer of a proprietary leasehold and the denominator of which
shall
19 be the total number of shares of stock in the cooperative housing
corpo-
20 ration.

21 5. "Conveyance" means the transfer or transfers of any interest
in
22 real property by any method, including but not limited to,
sale,
23 exchange, assignment, surrender, mortgage foreclosure, transfer in
lieu
24 of foreclosure, option, trust indenture, taking by eminent
domain,
25 conveyance upon liquidation or by a receiver, or transfer or
acquisition
26 of a controlling interest in any entity with an interest in real
proper-
27 ty. Transfer of an interest in real property shall include the
creation
28 of a leasehold or sublease only where (a) the sum of the term of
the
29 lease or sublease and any options for renewal exceeds forty-nine
years;
30 (b) substantial capital improvements are or may be made by or for
the
31 benefit of the lessee or sublessee, and (c) the lease or sublease is
for
32 substantially all of the premises constituting the real
property.
33 Notwithstanding the foregoing, conveyance of real property shall
not
34 include a conveyance made pursuant to devise, bequest or
inheritance;
35 the creation, modification, extension, spreading, severance,
consol-
36 idation, assignment, transfer, release or satisfaction of a
mortgage; a

an 37 mortgage subordination agreement, a mortgage severance agreement,
release 38 instrument given to perfect or correct a recorded mortgage; or a
39 of lien of tax pursuant to this chapter or the internal revenue code.
40 6. "Interest in the real property" includes title in fee, a
leasehold 41 interest, a beneficial interest, an encumbrance, development rights,
air 42 space and air rights, or any other interest with the right to use
or 43 occupancy of real property or the right to receive rents, profits
or 44 other income derived from real property. It shall also include an
option 45 or contract to purchase real property. It shall not include a right
of 46 first refusal to purchase real property.
47 7. "Grantor" means the person making the conveyance of real
property 48 or interest therein. Where the conveyance consists of a transfer or
an 49 acquisition of a controlling interest in an entity with an interest
in 50 real property, "grantor" means the entity with an interest in real
prop- 51 erty or a shareholder or partner transferring stock or
partnership 52 interest, respectively.
53 8. "Grantee" means the person who obtains real property or
interest 54 therein as a result of a conveyance.
55 9. "Fund" means a community preservation fund created pursuant
to 56 section sixty-four-e of the town law.
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1 10. "Recording officer" means the county clerk of the county
of 2 Suffolk.
3 11. "Town" means any town in the Peconic Bay region, county
of 4 Suffolk.
5 12. "Treasurer" means the treasurer of the county of Suffolk.
6 13. "Town supervisor" means the town supervisor of a town.
7 14. "Peconic Bay region" means the towns of East Hampton,
Riverhead, 8 Shelter Island, Southampton and Southold.
9 § 1449-bb. Imposition of tax. Notwithstanding any other provisions
of 10 law to the contrary, any town in the Peconic Bay region, acting
through 11 its town board, is hereby authorized and empowered to adopt a local
law 12 imposing in such town a tax on each conveyance of real property
or

13 interest therein where the consideration exceeds five hundred
14 dollars,
15 at the rate of two percent of the consideration for such
16 conveyance.
17 Provided, however, any such local law imposing, repealing or
18 reimposing
19 such tax shall be subject to a mandatory referendum pursuant to
20 section
21 twenty-three of the municipal home rule law. Notwithstanding the
22 fore-
23 going, prior to adoption of such local law, the town must establish
24 a
25 community preservation fund pursuant to section sixty-four-e of the
26 town
27 law. Revenues from such tax shall be deposited in such fund and may
28 be
29 used solely for the purposes of such fund. Such local law shall
30 apply
31 to any conveyance occurring on or after the first day of a month to
32 be
33 designated by such town board, which is not less than sixty days
34 after
35 the enactment of such local law, but shall not apply to conveyances
36 made
37 on or after such date pursuant to binding written contracts entered
38 into
39 prior to such date, provided that the date of execution of such
40 contract
41 is confirmed by independent evidence such as the recording of
42 the
43 contract, payment of a deposit or other facts and circumstances
44 as
45 determined by the treasurer.
46 § 1449-cc. Payment of tax. 1. The real estate transfer tax
47 imposed
48 pursuant to this article shall be paid to the treasurer or the
49 recording
50 officer acting as the agent of the treasurer upon designation as
51 such
52 agent by the treasurer. Such tax shall be paid at the same time as
53 the
54 real estate transfer tax imposed by article thirty-one of this
55 chapter
56 is required to be paid. Such treasurer or recording officer
57 shall
58 endorse upon each deed or instrument effecting a conveyance a
59 receipt
60 for the amount of the tax so paid.
61 2. A return shall be required to be filed with such treasurer
62 or
63 recording officer for purposes of the real estate transfer tax
64 imposed
65 pursuant to this article at the same time as a return is required to
66 be
67 filed for purposes of the real estate transfer tax imposed by
68 article

42 thirty-one of this chapter. The treasurer shall prescribe the form
of
43 return, the information which it shall contain, and the
documentation
44 that shall accompany the return. Said form shall be identical to
the
45 real estate transfer tax return required to be filed pursuant to
section
46 fourteen hundred nine of this chapter, except that the treasurer
shall
47 adapt said form to reflect the provisions in this chapter that
are
48 inconsistent, different, or in addition to the provisions of
article
49 thirty-one of this chapter. The real estate transfer tax
returns
50 required to be filed pursuant to this section shall be preserved
for
51 three years and thereafter until such treasurer or recording
officer
52 orders them to be destroyed.
53 3. The recording officer shall not record an instrument effecting
a
54 conveyance unless the return required by this section has been filed
and
55 the tax imposed pursuant to this article shall have been paid
as
56 required in this section.

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1 § 1449-dd. Liability for tax. 1. The real estate transfer tax
shall
2 be paid by the grantee. If the grantee has failed to pay the
tax
3 imposed pursuant to this article or if the grantee is exempt from
such
4 tax, the grantor shall have the duty to pay the tax. Where the
grantor
5 has the duty to pay the tax because the grantee has failed to pay
the
6 tax, such tax shall be the joint and several liability of the
grantee
7 and the grantor.
8 2. For the purpose of the proper administration of this article and
to
9 prevent evasion of the tax hereby imposed, it shall be presumed that
all
10 conveyances are taxable. Where the consideration includes property
other
11 than money, it shall be presumed that the consideration is the
fair
12 market value of the real property or interest therein. These
presump-
13 tions shall prevail until the contrary is proven, and the burden
of
14 proving the contrary shall be on the person liable for payment of
the

15 tax.
16 § 1449-ee. Exemptions. 1. The following shall be exempt from
the
17 payment of the real estate transfer tax:
18 (a) The state of New York, or any of its agencies,
instrumentalities,
19 political subdivisions, or public corporations (including a
public
20 corporation created pursuant to an agreement or compact with
another
21 state or Dominion of Canada); and
22 (b) The United Nations, the United States of America or any of
its
23 agencies or instrumentalities.
24 2. The tax shall not apply to any of the following conveyances:
25 (a) Conveyances to the United Nations, the United States of
America,
26 the state of New York, or any of their instrumentalities, agencies
or
27 political subdivisions (or any public corporation, including a
public
28 corporation created pursuant to agreement or compact with another
state
29 or the Dominion of Canada);
30 (b) Conveyances which are or were used to secure a debt or other
obli-
31 gation;
32 (c) Conveyances which, without additional consideration,
confirm,
33 correct, modify or supplement a deed previously recorded;
34 (d) Conveyances of real property without consideration and
otherwise
35 than in connection with a sale, including deeds conveying realty as
bona
36 fide gifts;
37 (e) Conveyances given in connection with a tax sale;
38 (f) Conveyances to effectuate a mere change of identity or form
of
39 ownership or organization where there is no change in beneficial
owner-
40 ship, other than conveyances to a cooperative housing corporation of
the
41 real property comprising the cooperative dwelling or dwellings;
42 (g) Conveyances which consist of a deed of partition;
43 (h) Conveyances given pursuant to the federal bankruptcy act;
44 (i) Conveyances of real property which consist of the execution of
a
45 contract to sell real property without the use or occupancy of
such
46 property or the granting of an option to purchase real property
without
47 the use or occupancy of such property;
48 (j) Conveyances of real property, where the entire parcel of
real
49 property to be conveyed is the subject of one or more of the
following
50 development restrictions:

51 (1) agricultural, conservation, scenic, or an open space easement,
52 (2) covenants or restrictions prohibiting development,
53 (3) a purchase of development rights agreement,
54 (4) a transfer of development rights agreement, where the
property
55 being conveyed has had its development rights removed,
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1 (5) said real property is subject to the development restriction of
an
2 agricultural district or individual commitment, pursuant to
article
3 twenty-five-AA of the agriculture and markets law,
4 (6) real property subject to any locally adopted land
preservation
5 agreement, provided said exemption is included in the local law
imposing
6 the tax authorized by this article;
7 (k) Conveyances of real property, where the property is viable
agri-
8 cultural land as defined in subdivision seven of section three
hundred
9 one of the agricultural and markets law and the entire property to
be
10 conveyed is to be made subject to one of the development
restrictions
11 provided for in subparagraph two of paragraph (j) of this
subdivision
12 provided that said development restriction precludes the conversion
of
13 the property to a non-agricultural use for at least three years from
the
14 date of transfer, and said development restriction is evidenced by
an
15 easement, agreement, or other suitable instrument which is to
be
16 conveyed to the town simultaneously with the conveyance of the
real
17 property; or
18 (1) Conveyances of real property for open space, parks, or
historic
19 preservation purposes to any not-for-profit tax exempt corporation
oper-
20 ated for conservation, environmental, or historic preservation
purposes.
21 3. (a) In the towns of East Hampton, Shelter Island and
Southampton,
22 an exemption of two hundred fifty thousand dollars shall be allowed
on
23 the consideration of the conveyance of improved real property or
an
24 interest therein and an exemption of one hundred thousand dollars
shall
25 be allowed on the consideration of the conveyance of unimproved
real
26 property.

27 (b) In the towns of Riverhead and Southold, an exemption of
one
28 hundred fifty thousand dollars shall be allowed on the consideration
of
29 the conveyance of improved real property or an interest therein and
an
30 exemption of seventy-five thousand dollars shall be allowed on
the
31 consideration of the conveyance of unimproved real property.
32 § 1449-ff. Credit. A grantee shall be allowed a credit against the
tax
33 due on a conveyance of real property to the extent tax was paid by
such
34 grantee on a prior creation of a leasehold of all or a portion of
the
35 same real property or on the granting of an option or contract
to
36 purchase all or a portion of the same real property by such
grantee.
37 Such credit shall be computed by multiplying the tax paid on
the
38 creation of the leasehold or on the granting of the option or
contract
39 by a fraction, the numerator of which is the value of the
consideration
40 used to compute such tax paid which is not yet due to such grantor
on
41 the date of the subsequent conveyance (and which such grantor will
not
42 be entitled to receive after such date), and the denominator of which
is
43 the total value of the consideration used to compute such tax paid.
44 § 1449-gg. Cooperative housing corporation transfers. 1.
Notwith-
45 standing the definition of "controlling interest" contained in
subdivi-
46 sion two of section fourteen hundred forty-nine-aa of this article
or
47 anything to the contrary contained in subdivision five of section
four-
48 teen hundred forty-nine-aa of this article, the tax imposed pursuant
to
49 this article shall apply to (a) the original conveyance of shares
of
50 stock in a cooperative housing corporation in connection with the
grant
51 or transfer of a proprietary leasehold by the cooperative corporation
or
52 cooperative plan sponsor, and (b) the subsequent conveyance of
such
53 stock in a cooperative housing corporation in connection with the
grant
54 or transfer of a proprietary leasehold by the owner thereof.
With
55 respect to any such subsequent conveyance where the property is an
indi-

56 vidual residential unit, the consideration for the interest
conveyed

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1 shall exclude the value of any liens on certificates of stock or
other
2 evidences of an ownership interest in and a proprietary lease from
a
3 corporation or partnership formed for the purpose of cooperative
owner-
4 ship of residential interest in real estate remaining thereon at
the
5 time of conveyance. In determining the tax on a conveyance described
in
6 paragraph (a) of this subdivision, a credit shall be allowed
for a
7 proportionate part of the amount of any tax paid upon the conveyance
to
8 the cooperative housing corporation of the real property comprising
the
9 cooperative dwelling or dwellings to the extent that such
conveyance
10 effectuated a mere change of identity or form of ownership of such
prop-
11 erty and not a change in the beneficial ownership of such property.
The
12 amount of the credit shall be determined by multiplying the amount
of
13 tax paid upon the conveyance to the cooperative housing corporation
by a
14 percentage representing the extent to which such conveyance
effectuated
15 a mere change of identity or form of ownership and not a change in
the
16 beneficial ownership of such property, and then multiplying the
result-
17 ing product by a fraction, the numerator of which shall be the number
of
18 shares of stock conveyed in a transaction described in paragraph (a)
of
19 this subdivision, and the denominator of which shall be the total
number
20 of shares of stock of the cooperative housing corporation (including
any
21 stock held by the corporation). In no event, however, shall such
credit
22 reduce the tax, on a conveyance described in paragraph (a) of
this
23 subdivision, below zero, nor shall any such credit be allowed for a
tax
24 paid more than twenty-four months prior to the date on which occurs
the
25 first in a series of conveyances of shares of stock in an offering
of
26 cooperative housing corporation shares described in paragraph (a)
of
27 this subdivision.

28 2. Every cooperative housing corporation shall be required to file
an
29 information return with the treasurer by July fifteenth of each
year
30 covering the preceding period of January first through June
thirtieth
31 and by January fifteenth of each year covering the preceding period
of
32 July first through December thirty-first. The return shall contain
such
33 information regarding the conveyance of shares of stock in the
cooper-
34 ative housing corporation as the treasurer may deem necessary,
includ-
35 ing, but not limited to, the names, addresses and employee
identifica-
36 tion numbers or social security numbers of the grantor and the
grantee,
37 the number of shares conveyed, the date of the conveyance and
the
38 consideration paid for such conveyance.
39 § 1449-hh. Designation of agents. The treasurer is authorized
to
40 designate the recording officer to act as his or her agent for
purposes
41 of collecting the tax authorized by this article. The treasurer
shall
42 provide for the manner in which such person may be designated as his
or
43 her agent subject to such terms and conditions as the treasurer
shall
44 prescribe. The real estate transfer tax shall be paid to such agent
as
45 provided in section fourteen hundred forty-nine-cc of this article.
46 § 1449-ii. Liability of recording officer. A recording officer
shall
47 not be liable for any inaccuracy in the amount of tax imposed
pursuant
48 to this article that he or she shall collect so long as he or she
shall
49 compute and collect such tax on the amount of consideration or the
value
50 of the interest conveyed as such amounts are provided to him or her
by
51 the person paying the tax.
52 § 1449-jj. Refunds. Whenever the treasurer shall determine that
any
53 moneys received under the provisions of the local law enacted
pursuant
54 to this article were paid in error, he or she may cause such moneys
to
55 be refunded pursuant to such rules and regulations he or she
may
56 prescribe, provided that any application for such refund is filed
with

1 the treasurer within two years from the date the erroneous payment
was
2 made.
3 § 1449-kk. Deposit and disposition of revenue. 1. All taxes,
penalties
4 and interest imposed by the town under the authority of section
fourteen
5 hundred forty-nine-bb of this article, which are collected by the
treas-
6 urer or his or her agents, shall be deposited in a single trust fund
for
7 the town and shall be kept in trust and separate and apart from
all
8 other monies in possession of the treasurer. Moneys in such fund
shall
9 be deposited and secured in the manner provided by section ten of
the
10 general municipal law. Pending expenditure from such fund, moneys
there-
11 in may be invested in the manner provided in section eleven of
the
12 general municipal law. Any interest earned or capital gain realized
on
13 the moneys so deposited or invested shall accrue to and become part
of
14 such fund.
15 2. The treasurer shall retain such amount as he or she may
determine
16 to be necessary for refunds with respect to the tax imposed by the
town,
17 under the authority of section fourteen hundred forty-nine-bb of
this
18 article, out of which the treasurer shall pay any refunds of such
taxes
19 to those taxpayers entitled to a refund pursuant to the provisions
of
20 this article.
21 3. The treasurer, after reserving such refunds, shall on or before
the
22 twelfth day of each month pay to the town supervisor the taxes,
penal-
23 ties and interest imposed by the town under the authority of
section
24 fourteen hundred forty-nine-bb of this article, collected by the
treas-
25 urer, pursuant to this article during the next preceding calendar
month.
26 The amount so payable shall be certified to the town supervisor by
the
27 treasurer, who shall not be held liable for any inaccuracy in
such
28 certification. Provided, however, any such certification may be based
on
29 such information as may be available to the treasurer at the time
such
30 certification must be made under this section. Where the amount so
paid

31 over to the town in any such distribution is more or less than
the
32 amount due to the town, the amount of the overpayment or
underpayment
33 shall be certified to the town supervisor by the treasurer, who
shall
34 not be held liable for any inaccuracy in such certification. The
amount
35 of the overpayment or underpayment shall be so certified to the
town
36 supervisor as soon after the discovery of the overpayment or
underpay-
37 ment as reasonably possible and subsequent payments and distributions
by
38 the treasurer to such town shall be adjusted by subtracting the
amount
39 of any such overpayment from or by adding the amount of any such
under-
40 payment to such number of subsequent payments and distributions as
the
41 treasurer and town supervisor shall consider reasonable in view of
the
42 overpayment or underpayment and all other facts and circumstances.
43 4. All monies received from the treasurer shall be deposited in
the
44 fund of the town, pursuant to section sixty-four-e of the town law.
45 § 1449-11. Judicial review. 1. Any final determination of the
amount
46 of any tax payable under section fourteen hundred forty-nine-cc of
this
47 article shall be reviewable for error, illegality or
unconstitutionality
48 or any other reason whatsoever by a proceeding under article
seventy-
49 eight of the civil practice law and rules if application therefor
is
50 made to the supreme court within four months after the giving of
the
51 notice of such final determination, provided, however, that any
such
52 proceeding under article seventy-eight of the civil practice law
and
53 rules shall not be instituted unless (a) the amount of any tax sought
to
54 be reviewed, with such interest and penalties thereon as may be
provided
55 for by local law shall be first deposited and there is filed an
under-
56 taking, issued by a surety company authorized to transact business
in

A. 9692--A

13

1 this state and approved by the state superintendent of insurance as
to
2 solvency and responsibility, in such amount as a justice of the
supreme

3 court shall approve to the effect that if such proceeding be
dismissed
4 or the tax confirmed the petitioner will pay all costs and charges
which
5 may accrue in the prosecution of such proceeding or (b) at the option
of
6 the petitioner, such undertaking may be in a sum sufficient to cover
the
7 taxes, interest and penalties stated in such determination, plus
the
8 costs and charges which may accrue against it in the prosecution of
the
9 proceeding, in which event the petitioner shall not be required to
pay
10 such taxes, interest or penalties as a condition precedent to the
appli-
11 cation.

12 2. Where any tax imposed hereunder shall have been erroneously,
ille-
13 gally or unconstitutionally assessed or collected and application
for
14 the refund or revision thereof duly made to the proper fiscal officer
or
15 officers, and such officer or officers shall have made a
determination
16 denying such refund or revision, such determination shall be
reviewable
17 by a proceeding under article seventy-eight of the civil practice
law
18 and rules; provided, however, that (a) such proceeding is
instituted
19 within four months after the giving of the notice of such denial, (b)
a
20 final determination of tax due was not previously made, and (c)
an
21 undertaking is filed with the proper fiscal officer or officers in
such
22 amount and with such sureties as a justice of the supreme court
shall
23 approve to the effect that if such proceeding be dismissed or the
tax
24 confirmed, the petitioner will pay all costs and charges which
may
25 accrue in the prosecution of such proceeding.

26 § 1449-mm. Apportionment. A local law adopted by any town in
the
27 Peconic Bay region, pursuant to this article, shall provide for a
method
28 of apportionment for determining the amount of tax due whenever the
real
29 property or interest therein is situated within and without the town.
30 § 1449-nn. Miscellaneous. A local law adopted by any town in
the
31 Peconic Bay region, pursuant to this article, may contain such
other
32 provisions as the town deems necessary for the proper administration
of

33 the tax imposed pursuant to this article, including provisions
concern-
34 ing the determination of tax, the imposition of interest on
underpay-
35 ments and overpayments and the imposition of civil penalties.
Such
36 provisions shall be identical to the corresponding provisions of
the
37 real estate transfer tax imposed by article thirty-one of this
chapter,
38 so far as such provisions can be made applicable to the tax
imposed
39 pursuant to this article.
40 § 1449-oo. Returns to be secret. 1. Except in accordance with
proper
41 judicial order or as otherwise provided by law, it shall be unlawful
for
42 the treasurer or any officer or employee of the county or town,
includ-
43 ing any person engaged or retained on an independent contract basis,
to
44 divulge or make known in any manner the particulars set forth
or
45 disclosed in any return required under a local law enacted pursuant
to
46 this article. However, that nothing in this section shall prohibit
the
47 recording officer from making a notation on an instrument effecting
a
48 conveyance indicating the amount of tax paid. No recorded
instrument
49 effecting a conveyance shall be considered a return for purposes of
this
50 section.
51 2. The officers charged with the custody of such returns shall not
be
52 required to produce any of them or evidence of anything contained
in
53 them in any action or proceeding in any court, except on behalf of
the
54 county or town in any action or proceeding involving the collection
of a
55 tax due under a local law enacted pursuant to this article to which
such
56 county or town is a party, or a claimant, or on behalf of any party
to

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14

1 any action or proceeding under the provisions of a local law
enacted
2 pursuant to this article when the returns or facts shown thereby
are
3 directly involved in such action or proceeding, in any of which
events
4 the court may require the production of, and may admit in evidence,
so

5 much of said returns or of the facts shown thereby, as are pertinent
to
6 the action or proceeding and no more.

7 3. Nothing herein shall be construed to prohibit the delivery
to a
8 grantor or grantee of an instrument effecting a conveyance or the
duly
9 authorized representative of a grantor or grantee of a certified copy
of
10 any return filed in connection with such instrument or to prohibit
the
11 publication of statistics so classified as to prevent the
identification
12 of particular returns and the items thereof, or the inspection by
the
13 legal representatives of such county or town of the return of
any
14 taxpayer who shall bring action to set aside or review the tax
based
15 thereon.

16 4. Any officer or employee of such county or town who
willfully
17 violates the provisions of this section shall be dismissed from
office
18 and be incapable of holding any public office in this state for a
period
19 of five years thereafter.

20 § 4. Severability. If any provision of this act or the
application
21 thereof shall for any reason be adjudged by any court of
competent
22 jurisdiction to be invalid, such judgment shall not affect, impair,
or
23 invalidate the remainder of this act, but shall be confined in its
oper-
24 ation to the provision thereof directly involved in the controversy
in
25 which such judgment shall have been rendered.

26 § 5. This act shall take effect immediately; provided that
article
27 31-D of the tax law, as added by section three of this act shall
remain
28 in full force and effect until December 31, 2010 when upon such date
the
29 provisions of such section three of this act shall expire and be
deemed
30 repealed, provided however, that the tax authorized by section three
of
31 this act shall not take effect before July 1, 1998.

**NEW YORK STATE ASSEMBLY
MEMORANDUM IN SUPPORT OF LEGISLATION
submitted in accordance with Assembly Rule III, Sec 1(f)**

BILL NUMBER: A9692A

SPONSOR: DiNapoli (MS)

PURPOSE OF BILL:

This bill would authorize the five towns in the Peconic Bay region - East Hampton, Southampton, Shelter Island, Southold, and Riverhead - to establish a community preservation fund. The fund would be used to acquire interests in land possessing open space, hydrological, environmental, ecological, and agricultural significance.

SUMMARY OF SPECIFIC PROVISIONS:

Amends the town law by adding a new section 64-e to provide for the establishment of Peconic Bay Community Preservation Funds. Amends the tax law by adding a new article allowing for the towns to impose a tax of 2% on real estate transfers, if approved by a mandatory referendum. The tax is paid by the grantee (buyer). Provides for exemptions of up to \$250,000 on improved properties and \$100,000 on unimproved properties in the towns of East Hampton, Southampton, and Shelter Island and exemptions of \$150,000 on improved properties and \$75,000 on unimproved properties in the towns of Riverhead and Southold.

EXISTING LAW:

Amends the Town Law and the Tax Law.

JUSTIFICATION:

The eastern end of Long Island has long been recognized as one of the most significant natural regions of New York State. The area has received recognition through the Long Island Pine Barrens Maritime Reserve and inclusion of the Peconic Bay Estuary in the National Estuary program. However, the open space, rural character of the region is under increasing threat due to unprecedented development pressure. If left unchecked, this development activity will compromise the unique character of the region and its cultural and natural values and will jeopardize the significant commitment of funds previously made by local governments and the State of New York. Enactment of this legislation will enable the towns to continue their collective initiatives to preserve the landscapes and resources vital to maintaining the unique character of the East End.

To minimize the impact on affordable housing, the legislation allows for the towns to establish exemptions of up to \$250,000 on improved properties and up to \$100,000 for unimproved parcels in the towns of East Hampton, Southampton, and Shelter Island and exemptions of \$150,000 on

improved properties and \$75,000 on unimproved properties in the towns of Riverhead and Southold.

PRIOR LEGISLATIVE HISTORY:

A bill, A. 8274-B, to authorize the establishment of a Community Preservation Fund for the Town of East Hampton was vetoed by the Governor in the 1997 legislative session.

FISCAL IMPLICATIONS FOR STATE AND LOCAL GOVERNMENTS:

None

EFFECTIVE DATE:

Effective Immediately

ACTIONS

A9692-A DiNapoli (MS) Same as S 6751 LAVALLE

A 9692-A DiNapoli (MS) Same as S 6751 LAVALLE

Town Law

TITLE....Authorizes the establishment of the Peconic Bay region community preservation fund and the imposition of a real estate transfer tax

03/03/98 referred to local governments

04/01/98 amend and recommit to local governments

04/01/98 print number 9692a

05/19/98 reported referred to codes

06/01/98 reported referred to ways and means

06/09/98 reported referred to rules

06/16/98 rules report cal.985

06/16/98 substituted by s6751

S06751 LAVALLE

03/31/98 REFERRED TO LOCAL GOVERNMENT

04/29/98 1ST REPORT CAL.642

04/30/98 2ND REPORT CAL.

05/04/98 ADVANCED TO THIRD READING

05/19/98 PASSED SENATE

05/19/98 DELIVERED TO ASSEMBLY

05/19/98 referred to codes

06/16/98 substituted for a9692a

06/16/98 ordered to third reading rules cal.985

06/16/98 home rule request

06/16/98 passed assembly

06/16/98 returned to senate

06/17/98 DELIVERED TO GOVERNOR

06/22/98 SIGNED CHAP.114

06/22/98 APPROVAL MEMO.5

S6751 LAVALLE Same as A 9692-A DiNapoli (MS)

ON FILE: 04/07/98 Town Law

TITLE....Authorizes the establishment of the Peconic Bay region community preservation fund and the imposition of a real estate transfer tax

03/31/98 REFERRED TO LOCAL GOVERNMENT

04/29/98 1ST REPORT CAL.642

04/30/98 2ND REPORT CAL.

05/04/98 ADVANCED TO THIRD READING

05/19/98 PASSED SENATE

05/19/98 DELIVERED TO ASSEMBLY

05/19/98 referred to codes

06/16/98 substituted for a9692a

06/16/98 ordered to third reading rules cal.985

06/16/98 home rule request

06/16/98 passed assembly

06/16/98 returned to senate

06/17/98 DELIVERED TO GOVERNOR

06/22/98 SIGNED CHAP.114

06/22/98 APPROVAL MEMO.5

VOTING

06/16/98 S6751 Assembly Vote Yes: 110 No : 37

05/19/98 S6751 Senate Vote Aye: 50 Nay: 8

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Floor Votes:

06/16/98 S6751 Assembly Vote Yes: 110 No : 37

Yes	Abbate	Yes	Acampora	Yes	Alfano	Yes	Anderson
Yes	Arroyo	Yes	Aubry	No	Bacalles	Yes	Barraga
Yes	Bea	Yes	Becker	No	Bonacic	Yes	Boyland
Yes	Boyle	Yes	Bragman	Yes	Brennan	Yes	Brodsky
Yes	Brown	Yes	Butler D	Yes	Butler M	Yes	Calhoun
Yes	Canestrari	No	Carrozza	No	Casale P	No	Christensen
Yes	Clark	Yes	Cohen	No	Colman	Yes	Colton
No	Connelly	Yes	Conte	Yes	Cook	No	Crouch
Yes	Crowley	Yes	Cummings	No	D'Andrea	Yes	Davis
Yes	Denis	No	Destito	Yes	Diaz F	Yes	DiNapoli
Yes	Dinga	Yes	Dinowitz	No	Doran	Yes	Englebright
Yes	Espaillet	Yes	Eve	Yes	Farrell	No	Faso
Yes	Feldman	Yes	Ferrara	No	Fessenden	Yes	Flanagan
ER	Galef	Yes	Gantt	Yes	Genovesi	Yes	Glick
Yes	Gottfried	Yes	Grannis	Yes	Green	Yes	Greene
Yes	Griffith	No	Gromack	Yes	Guerin	No	Gunther
Yes	Harenberg	Yes	Herbst	AB	Hikind	Yes	Hill
Yes	Hochberg	No	Hoyt	Yes	Jacobs	Yes	John
No	Johnson	Yes	Katz	Yes	Kaufman	Yes	Keane
No	Kirwan	Yes	Klein	No	Koon	Yes	Labriola
Yes	Lafayette	Yes	Lentol	Yes	Little	Yes	Lopez
Yes	Luster	No	Magee	Yes	Mahoney	Yes	Manning
Yes	Matusow	Yes	Mayersohn	No	Mazzarelli	Yes	McEneny
ER	McGee	Yes	McLaughlin	No	Miller	Yes	Millman
Yes	Morelle	Yes	Murray	No	Nesbitt	Yes	Nolan
Yes	Norman	Yes	Nortz	Yes	Oaks	Yes	O'Connell
Yes	O'Neil	Yes	Ortiz	Yes	Ortloff	Yes	Parment
Yes	Perry	No	Pheffer	No	Pillittere	Yes	Prentiss
Yes	Pretlow	Yes	Ramirez	Yes	Ravitz	Yes	Reynolds
Yes	Rivera	No	Robach	Yes	Sanders	Yes	Scarborough
No	Schimminger	No	Seaman	Yes	Seminario	Yes	Sidikman

No	Smith	Yes	Spano	No	Stephens	No	Straniere
Yes	Stringer	Yes	Sullivan E	Yes	Sullivan F	Yes	Sweeney
No	Tedisco	Yes	Thiele	Yes	Tocci	Yes	Tokasz
Yes	Tonko	Yes	Towns	No	Townsend	Yes	Vann
No	Vitaliano	No	Warner	Yes	Weinstein	Yes	Weisenberg
Yes	Weprin	Yes	Wertz	No	Winner	No	Wirth
Yes	Wright	Yes	Mr. Speaker				

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Floor Votes:

05/19/98 S6751 Senate Vote Aye: 50 Nay: 8

Exc	Abate	Nay	Alesi	Aye	Balboni	Aye	Breslin
Aye	Bruno	Aye	Connor	Aye	Cook	Nay	DeFrancisco
Nay	Dollinger	Nay	Farley	Nay	Fuschillo	Aye	Gentile
Aye	Gold	Aye	Gonzalez	Aye	Goodman	Aye	Hannon
Aye	Hoffmann	Aye	Holland	Aye	Johnson	Aye	Kruger
Aye	Kuhl	Aye	Lachman	Aye	Lack	Aye	Larkin
Aye	LaValle	Aye	Leibell	Aye	Leichter	Aye	Libous
Aye	Maltese	Aye	Marcellino	Aye	Marchi	Aye	Markowitz
Nay	Maziarz	Aye	Meier	Aye	Mendez	Aye	Montgomery
Aye	Nanula	Nay	Nozzolio	Aye	Onorato	Aye	Oppenheimer
Aye	Padavan	Aye	Paterson	Aye	Present	Aye	Rath
Aye	Rosado	Aye	Saland	Exc	Sampson	Aye	Santiago
Exc	Seabrook	Nay	Seward	Aye	Skelos	Aye	Smith
Aye	Spano	Aye	Stachowski	Aye	Stafford	Aye	Stavisky
Aye	Trunzo	Aye	Velella	Aye	Volker	Aye	Waldon
Aye	Wright						

SUMMARY

A9692-A DiNapoli (MS) Same as S 6751 LAVALLE

A9692-A DiNapoli (MS) Same as S 6751 LAVALLE

DINAPOLI, ENGLEBRIGHT, THIELE, ACAMPORA

Add §64-e, Town L; add Art 31-D §§1449-aa - 1449-oo, Tax L

Authorizes the establishment of a Peconic Bay region community preservation fund and the imposition of a real estate transfer tax.

Appendix B

Riverhead Town Community Preservation Priority Plan 1998 - 2001

File

TOWN OF RIVERHEAD



FILED
1792
TOWN CLERK

AUG 11 1 24 PM '98

FILED
1792
TOWN CLERK

COMMUNITY PRESERVATION PROJECT PLAN 1998 - 2001

TOWN OF RIVERHEAD

Community Preservation Project Plan

I. Introduction

The Peconic Bay Region Community Preservation Act became law on June 22, 1998. The legislative purpose of the act was to provide a mechanism for the protection of important natural resources and open space areas by the purchase of full or partial fee title of such lands through a fund created by a real estate transfer tax to be levied on certain transactions occurring within the Town.

Pursuant to the Peconic Bay Region Community Preservation Act, the Riverhead Town Board is required to develop a "Community Preservation Plan" (Plan) for the conservation of significant open space areas existing within the Town in order to preserve community character. The Plan must identify real property suitable for protection as well as describe those land use mechanisms which could be employed to conserve parcels exhibiting particular natural features which could include, parkland, nature preserves, agricultural lands, scenic vistas, freshwater wetlands, tidal wetlands, aquifer recharge areas, beaches, wildlife habitats, forested lands, historic places or greenbelts.

Subsequent to adoption of the Plan, the Town shall create a "Peconic Bay Region Community Preservation Fund" (Fund) which shall be used to acquire fee title or development rights respecting that real property specifically identified in the Plan. Further, the Town shall create an advisory board authorized to make recommendations regarding the purchase of interest in real property by the Town.

II. Methodology

The listing of eligible parcels was initially created by the Planning Department relying upon existing Town Board policies of land acquisition and natural features protection. These included the preservation of important agricultural lands identified within the Agricultural Lands Preservation Law (§44 of the Riverhead town Code) and within the Transfer of Development

Rights Law (§95A of the Riverhead town Code); the Preservation of the Peconic River Greenbelt as identified by past resolutions of the board pursuant to the Suffolk County Drinking Water Protection Program; and the preservation of parcels identified in the New York State Open Space Plan for 1998. In the compilation of important agricultural parcels, the Planning Department employed a methodology of including only those parcels which were ten (10) acres or greater in area and which were within the TDR sending areas identified by the Agricultural Land Preservation Law and its attending TDR legislation. In the compilation of parcels important to the establishment of a Peconic River Greenbelt, the Planning Department included all parcels exhibiting riparian geography and which were not contained within the Core Preservation Area of the Central Suffolk Pine Barrens.

The initial listing excluded the following types of properties in that protection measures had already been instituted:

1. Lands within the public domain (federal, state, county or town);
2. Lands within the Pine Barrens Core Protection Area;
3. Lands from which the county of Suffolk has purchased development rights;
4. Lands owned by a school district.

Beyond the aforementioned exclusions, the Planning Department methodology excluded all parcels which have formally been identified as TDR receiving areas pursuant to the Agricultural lands Preservation law and the Pine Barrens Overlay Zoning Use District (Article XXXV). The exclusion of these parcels was centered in the decision rule to maintain the engineered balance which presently exists between identified sending and receiving areas and to avoid conflicting public planning policies.

Subsequent to the preparation of the working list, the Planning Department, the Planning board and the Town Board met with the Nature Conservancy and Save Open Space NOW, a subsidiary of the North Fork Environmental Council, to explore the expansion of the list to include additional eligible parcels. As a result of the meeting the aforementioned groups submitted to the Town a listing of properties which included additional agricultural parcels, as well as priority parcels within the Peconic Pinelands Maritime Reserve. Subsequent to a public

hearing upon the plan, it was the decision of the Town Board to include all agricultural parcels regardless of their status as TDR receiving area and a final list was prepared by the Planning Department.

III. Properties to be Preserved

Pursuant to the Peconic Bay Region Community Preservation Act, the Town Board shall, by local law, provide a list on a parcel basis of those projects, acquisitions, or preservation efforts which the Town expects to undertake as financed by the Fund. An enumeration of those parcels, or parts of parcels to be preserved as a result of preservation fund efforts is found in APPENDIX ONE.

The aforementioned parcels have been listed in order of tax map parcel number. It is the intent of the Town Board to afford acquisition of interest in agricultural land the highest priority. Given the fact that the purchase of development rights and the acquisition of fee title is subject to the individual volition of owners, it is difficult to predict the timing of preservation efforts. However, owners who have expressed interest in the PDR program are highly motivated and those closings are expected to occur over the next twelve (12) months. In the decision to acquire interest in real property pursuant to the plan, the following criteria will be adhered to:

1. A priority will be given to agricultural parcels greater than 10 acres in size;
2. Improved properties will be given a lesser priority unless the property lies within the Peconic River Greenbelt or is improved with an historic structure;
3. In the event that interest in real property is acquired within a designated TDR receiving area, the Town Board shall act to increase the development capacity of such receiving area accordingly;
4. The acquisition of interest in real property by the town is at the discretion of the owner. To the extent that the owner does not desire public acquisition, development proposals shall not be hindered due to the listing of the property in this plan.

IV. Land Use Management Techniques

The Town Board of the Town of Riverhead has an adopted public policy of the management of growth and preservation of community character through the employment of an array of land use planning mechanisms. The Town Board and the Planning Board have both successfully used these techniques in preservation efforts.

A. Fee Simple Acquisition

The Town has acquired the fee title of a number of properties within the Town, predominantly for Town recreation areas and central business district revitalization. Significant fee title acquisitions include the Morrel Property (Peconic River Park); the Suffolk Theater and the Riverhead Building Supply Property (Peconic Bay).

B. Zoning Regulation

i. Density Reduction

Since the adoption of the Comprehensive Master Plan of the Town of Riverhead (1973), and its attending zoning regulations, the Town Board has effected significant preservation of natural features and existing land values through a reduction in the intensity of land development. The most notable achievement in this regard was the inclusion into the Zoning Ordinance of the Natural Resources Protection District (1987) which reduced the density allowable on 1,000 acres of pine barrens habitat from 1 unit per 40,000 square feet to one unit per 160,000 square feet. Further, in the late 1980's the Town Board reduced the maximum building area in commercial zones existing along State Route 25 and 25A (Wading River, Calverton, Aquebogue and Jamesport) from 30% to 15%. This has resulted in less intense retail development with more extensive landscaped areas.

In 1997, the Town Board reduced the density achievable within the Agriculture A Zoning Use District by increasing the minimum lot area from 20,000 square feet to 40,000 square feet. This change affected approximately 14,000 acres of real property and effected the preservation of prime agricultural soils resulting from clustered residential subdivision. The Riverhead Planning Board has retained the services of the Peconic Land Trust to aid

in the achievement of voluntary density reduction by owners in the subdivision of agricultural tracts.

ii. Cluster Development

In 1973, the Town Board amended the Zoning Ordinance (Article XIX) to allow the Planning Board to cluster residential subdivisions pursuant to then Section 281 of the Town Law. The Riverhead Planning Board has employed this technique in many instances to protect freshwater wetlands, slopes, vegetation and prime agricultural soils.

iii. Design Requirements

The Town of Riverhead Zoning Ordinance contains myriad requirements for development design which result in the creation of open spaces and preservation of community character. Design requirements include site plan review of commercial and industrial sites, floodplain management, bay and creek protection, agricultural lands preservation, cluster development and coastal erosion protection.

C. Transfer of Development Rights

The Town Code of the Town of Riverhead provides for development right transfer from two (2) designated sending areas to five (5) designated receiving areas. The Pine Barrens Overlay District (Article XXXV) identifies the Pine Barrens Core Protection Area as a sending district and an industrially zoned area in Calverton as a receiving district. The overlay district provides for a conversion of a residential development right to an industrial development credit. Chapter 95A of the Town Code entitled "Transfer of Development Rights" identifies the central agricultural belt of the Town as a sending district and an industrially zoned area in Calverton as well as a residential area along Sound Avenue and within the Hamlet as receiving districts.

The transfer of development rights legislation aforementioned was adopted in 1996 and 1997, respectively. To date, an actual transfer has not occurred, however, the Pine Barrens Clearinghouse has purchased 50 development credits from a core parcel located at River Road, Riverhead.

D. Purchase of Development Rights

Chapter 44 of the Town Code provides the Town Board with the authority to purchase interest in real property i.e. development right, from agricultural lands within the Town subsequent to an appraisal and recommendation by the Farmland Preservation Committee. Upon payment for the development rights by the Town, a conservation easement is recorded which restricts non-agricultural use of the property.

In order to achieve conservation goals, the Town Board has authorized the borrowing of \$4.5 million for the purchase of development rights from agricultural lands and has further leveraged additional funds from federal (proposed), state and county sources.

The Farmland Preservation Committee is currently considering the purchase of development rights from thirteen properties totaling 625 acres. A closing upon one of the parcels is imminent.

E. Conservation Easements

Both the Riverhead Town Board and the Riverhead Planning Board have used conservation easements pursuant to Section 247 of the General Municipal Law in order to protect areas exhibiting important environmental features. Conservation easements in the favor of the Town have been employed in both the subdivision and site plan review process. Further, it is the intent of the Town to record conservation easements upon all real property from which development rights have been purchased or transferred.

F. Additional Techniques

Beyond those land management tools already codified, the Town expects to begin to employ the following as a function of the activities of the Peconic Land Trust:

- i. Bargain sale – A conveyance of development rights or land to a charitable conservation organization or municipality at less than its fair market value. The seller may be entitled to a charitable gift equal to the difference between the bargain sale price and the fair market value.
- ii. Like-kind exchange – A tax free transaction in which a landowner's property is exchanged for other qualified like-kind property. Such an exchange can be

fulfilled through a sale of land or development rights as long as the proceeds of the sale are reinvested in qualified business or investment property within a six (6) month period.

- iii. Limited development – The subdivision of land on a reduced-density basis in a manner that is both economically rewarding to the landowner and ecologically sensitive to the land. The approach integrates the unique elements of an individual property (e.g. agricultural soils, natural features) with landowner goals (e.g. estate planning, financial objectives) and the real estate market of the local area to create an Alternative to traditional development. The technique is often used in conjunction with conservation easements and other conservation tools.

G. Family Limited Partnership

A form of ownership that can be used to facilitate the transfer of land and other assets from one generation to another. Depending upon restrictions within the partnership agreement, the value of land held by the family limited partnership agreement can be discounted by as much as 25% - 35% for estate tax purposes.

H. Charitable Remainder Trust

A mechanism through which a landowner can achieve a stream of income during his/her lifetime or other specified time period by donating an asset (cash, securities, land) for the benefit of a charitable organization or Town. The trust manages the investment of the asset with the income being distributed to the donor. Upon the death of the donor, the principle is transferred to the charitable organization.

I. Land Donation

Under special circumstances, a landowner may desire the outright donation of land. Land donated to a conservation organization or Town may represent a desirable legacy for future generations. Such a donation may provide the donor with a significant charitable deduction while removing a taxable asset from an estate.

V. TDR Program

As described in section III, the Town Board has instituted an extensive transfer of development rights program designed to preserve land owner equity while protecting valuable open space areas. The program is codified within Chapter 95-A (Transfer of Development Rights), Article XXXV (Pine Barrens Overlay District), Article XXXVI (Industrial Receiving District) and Chapter 44 (Agricultural Land Preservation). Maps depicting sending and receiving areas have been formally adopted pursuant to Section 261-a of the Town Law.

Beyond that which is codified, the Town Board has made a petition to the Commissioner of the New York State Department of Environmental Conservation which identifies the Peconic River greenbelt as a proposed sending area.

					<i>Preservation</i>
<i>Sect</i>	<i>Blk</i>	<i>Lot</i>	<i>Acre</i>	<i>Land Type</i>	<i>Alternative</i>
8	2	12.4	13.3	AGRICULTURAL	TDR / PDR
8	2	12.5	10.8	AGRICULTURAL	TDR / PDR
8	2	15.1	37.5	AGRICULTURAL	TDR / PDR
8	3	7.1	24.7	AGRICULTURAL	TDR / PDR
8	3	10	20.0	AGRICULTURAL	TDR / PDR
9	1	6.6	10.6	AGRICULTURAL	TDR / PDR
9	1	6.9	15.0	AGRICULTURAL	TDR / PDR
9	1	7	25.8	AGRICULTURAL	TDR / PDR
9	1	10	26.2	AGRICULTURAL	TDR / PDR
9	1	11.3	133.7	AGRICULTURAL	TDR / PDR / CLUSTER DEV
9	2	5.4	31.2	AGRICULTURAL	TDR / PDR
9	2	6.4	8.6	AGRICULTURAL	TDR / PDR
9	2	7.3	15.0	AGRICULTURAL	TDR / PDR
9	2	8	17.9	AGRICULTURAL	TDR / PDR
9	2	9	23.3	AGRICULTURAL	TDR / PDR
9	2	10.1	31.4	AGRICULTURAL	TDR / PDR
17	5	1	29.0	AGRICULTURAL	TDR / PDR
17	5	2.1	56.7	AGRICULTURAL	TDR / PDR / CLUSTER DEV
17	5	4.3	9.6	AGRICULTURAL	TDR / PDR
17	5	4.5	109.3	AGRICULTURAL	TDR / PDR / CLUSTER DEV
18	1	7	99.8	AGRICULTURAL	TDR / PDR
18	1	8	12.4	AGRICULTURAL	TDR / PDR
18	2	5.1	79.5	AGRICULTURAL	TDR / PDR
18	2	9.2	155.9	AGRICULTURAL	TDR / PDR
19	1	15	61.7	AGRICULTURAL	TDR / PDR
20	1	2	81.3	AGRICULTURAL	TDR / PDR / CLUSTER DEV
20	2	1	44.7	AGRICULTURAL	TDR / PDR
20	2	2	37.1	AGRICULTURAL	TDR / PDR
20	2	4	8.7	AGRICULTURAL	TDR / PDR
20	2	5	25.5	AGRICULTURAL	TDR / PDR
20	2	6	60.3	AGRICULTURAL	TDR / PDR / CLUSTER DEV
20	2	7.3	29.3	AGRICULTURAL	TDR / PDR
20	2	1	45.0	AGRICULTURAL	TDR / PDR
21	2	6.1	35.0	AGRICULTURAL	TDR / PDR
21	2	8	17.9	AGRICULTURAL	TDR / PDR
21	2	10.1	19.5	AGRICULTURAL	TDR / PDR
21	2	18.7	6.1	AGRICULTURAL	TDR / PDR
22	1	1.6	13.8	AGRICULTURAL	TDR / PDR
22	1	5.1	21.2	AGRICULTURAL	TDR / PDR
22	2	1.1	5.9	AGRICULTURAL	TDR / PDR
22	2	12	41.0	AGRICULTURAL	TDR / PDR
22	2	13.2	111.15	AGRICULTURAL	TDR / PDR / CLUSTER DEV
22	2	15	16.35	AGRICULTURAL	TDR / PDR
22	3	2	5.0	AGRICULTURAL	TDR / PDR
22	3	3	6.9	AGRICULTURAL	TDR / PDR
22	3	4	19.5	AGRICULTURAL	TDR / PDR
22	3	7.1	85.9	AGRICULTURAL	TDR / PDR / CLUSTER DEV

22	3	8	12.5	AGRICULTURAL	TDR / PDR
23	1	5.2	159.3	AGRICULTURAL	TDR / PDR / CLUSTER DEV
23	1	13	12.1	AGRICULTURAL	TDR / PDR
23	1	14	12.3	AGRICULTURAL	TDR / PDR
23	1	15	26.5	AGRICULTURAL	TDR / PDR
23	1	16	11.2	AGRICULTURAL	TDR / PDR
24	1	10	1.72	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
24	1	11	2.48	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
24	1	12	1.85	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	1	1	1.40	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	1	7.40	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	4	4.70	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	5	0.70	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	6	1.00	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	7	0.54	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	8	0.52	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	9	0.60	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	10	1.20	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	11	0.05	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	12	1.14	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	13	0.80	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	16	0.89	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	18	0.57	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	19	1.50	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	20	0.20	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	21	1.07	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	22	1.50	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	23	1.54	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	24	5.20	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	25	1.10	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
29	2	27	2.48	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
35	1	6	1.0	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
35	1	8.2	1.1	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
35	1	9.1	4.0	WADING RIVER CREEK WETLANDS	FEE ACQUISITION
41	2	2.4	75.0	AGRICULTURAL	TDR / PDR / CLUSTER DEV
41	2	10.5	7.8	AGRICULTURAL	TDR / PDR
42	1	3	57.33	AGRICULTURAL	TDR / PDR
42	1	17	17.1	AGRICULTURAL	TDR / PDR
42	1	20	24.8	AGRICULTURAL	TDR / PDR
42	1	21	21.2	AGRICULTURAL	TDR / PDR
42	1	22	30.0	AGRICULTURAL	TDR / PDR
42	1	24.3	47.8	AGRICULTURAL	TDR / PDR
42	1	28.7	36.6	AGRICULTURAL	TDR / PDR
42	1	30.5	7.5	AGRICULTURAL	TDR / PDR
42	2	1	21.4	AGRICULTURAL	TDR / PDR
42	2	2.1	24.8	AGRICULTURAL	TDR / PDR
42	2	3.1	20.31	AGRICULTURAL	TDR / PDR
43	1	1.1	52.0	AGRICULTURAL	TDR / PDR / CLUSTER DEV
43	1	3	78.7	AGRICULTURAL	TDR / PDR

43	2	1.2	12.04	AGRICULTURAL	TDR / PDR
43	2	2	29.4	AGRICULTURAL	TDR / PDR
43	2	3.1	8.5	AGRICULTURAL	TDR / PDR
43	2	3.3	18.3	AGRICULTURAL	TDR / PDR
43	3	1	5.7	AGRICULTURAL	TDR / PDR
44	2	1	32.9	AGRICULTURAL	TDR / PDR
44	2	3.1	39.3	AGRICULTURAL	TDR / PDR
44	2	8.3	98.2	AGRICULTURAL	TDR / PDR / CLUSTER DEV
44	2	10.2	78.2	AGRICULTURAL	TDR / PDR
44	2	12	64.6	AGRICULTURAL	TDR / PDR
44	3	1.1	88.8	AGRICULTURAL	TDR / PDR
44	3	2	27.9	AGRICULTURAL	TDR / PDR
45	1	3.1	19.5	AGRICULTURAL	TDR / PDR
45	1	11.3	33.7	AGRICULTURAL	TDR / PDR
45	1	11.4	8.9	AGRICULTURAL	TDR / PDR
45	2	2.1	20.1	AGRICULTURAL	TDR / PDR
45	2	2.2	7.1	AGRICULTURAL	TDR / PDR
45	2	3.2	5.25	AGRICULTURAL	TDR / PDR
45	2	14.4	13.3	AGRICULTURAL	TDR / PDR
45	2	15	15.9	AGRICULTURAL	TDR / PDR
46	1	20.2	13.1	AGRICULTURAL	TDR / PDR
46	1	37.1	34.8	AGRICULTURAL	TDR / PDR
46	3	2	10.9	AGRICULTURAL	TDR / PDR
47	1	3.2	40.0	AGRICULTURAL	TDR / PDR
47	1	3.3	33.9	AGRICULTURAL	TDR / PDR
47	2	4	54.1	AGRICULTURAL	TDR / PDR / CLUSTER DEV
48	1	1.1	72.6	AGRICULTURAL	TDR / PDR
48	1	3.8	28.24	AGRICULTURAL	TDR / PDR
48	2	1.1	17.3	AGRICULTURAL	TDR / PDR
48	3	6	19.4	AGRICULTURAL	TDR / PDR
48	3	9	11.0	AGRICULTURAL	TDR / PDR
48	3	10	11.5	AGRICULTURAL	TDR / PDR
48	3	11	10.7	AGRICULTURAL	TDR / PDR
48	3	14.1	9.5	AGRICULTURAL	TDR / PDR
48	3	15	21.0	AGRICULTURAL	TDR / PDR
48	3	19	18.2	AGRICULTURAL	TDR / PDR
48	3	20	8.5	AGRICULTURAL	TDR / PDR
48	3	22	6.7	AGRICULTURAL	TDR / PDR
48	3	25	9.8	AGRICULTURAL	TDR / PDR
48	3	26	16.6	AGRICULTURAL	TDR / PDR
59	2	2.1	26.55	AGRICULTURAL	TDR / PDR
60	1	4	56.2	AGRICULTURAL	TDR / PDR / CLUSTER DEV
60	1	9.1	6.73	AGRICULTURAL	TDR / PDR
60	2	13	52.6	AGRICULTURAL	TDR / PDR
61	1	3.87	7.3	AGRICULTURAL	TDR / PDR
61	1	6	68.2	AGRICULTURAL	TDR / PDR / CLUSTER DEV
61	2	7.1	21.3	AGRICULTURAL	TDR / PDR
61	2	7.2	29.83	AGRICULTURAL	TDR / PDR
61	2	7.3	5.2	AGRICULTURAL	TDR / PDR

61	2	8.1	11.3	AGRICULTURAL	TDR / PDR
61	2	9	58.5	AGRICULTURAL	TDR / PDR
61	2	10	36.0	AGRICULTURAL	TDR / PDR
61	2	17.2	187.5	AGRICULTURAL	TDR / PDR / CLUSTER DEV
62	1	4.1	5.8	AGRICULTURAL	TDR / PDR
62	1	6	47.4	AGRICULTURAL	TDR / PDR
62	2	3	40.0	AGRICULTURAL	TDR / PDR
62	2	5.1	25.4	AGRICULTURAL	TDR / PDR
62	4	1	6.9	AGRICULTURAL	TDR / PDR
63	1	2.3	24.0	AGRICULTURAL	TDR / PDR
63	1	4	22.1	AGRICULTURAL	TDR / PDR
63	1	8	51.8	AGRICULTURAL	TDR / PDR
63	1	9.2	22.9	AGRICULTURAL	TDR / PDR
63	1	11	6.2	AGRICULTURAL	TDR / PDR
63	2	1	5.04	AGRICULTURAL	TDR / PDR
63	2	2	26.6	AGRICULTURAL	TDR / PDR
63	2	3	10.2	AGRICULTURAL	TDR / PDR
63	2	4	21.7	AGRICULTURAL	TDR / PDR
63	2	5.2	19.1	AGRICULTURAL	TDR / PDR
63	3	5	86.8	AGRICULTURAL	TDR / PDR / CLUSTER DEV
64	1	4.1	21.56	AGRICULTURAL	TDR / PDR
64	1	6.1	124.2	AGRICULTURAL	TDR / PDR / CLUSTER DEV
64	1	7.1	67.0	AGRICULTURAL	TDR / PDR
64	1	57	25.7	AGRICULTURAL	TDR / PDR
64	2	2	84.7	AGRICULTURAL	TDR / PDR / CLUSTER DEV
64	2	7.43	26.3	AGRICULTURAL	TDR / PDR
65	1	9.2	81.9	AGRICULTURAL	TDR / PDR / CLUSTER DEV
65	5	2.1	61.5	AGRICULTURAL	TDR / PDR / CLUSTER DEV
65	5	10	15.9	AGRICULTURAL	TDR / PDR
65	5	13.1	11.9	AGRICULTURAL	TDR / PDR
65	5	14.1	42.3	AGRICULTURAL	TDR / PDR
66	1	1	19.9	AGRICULTURAL	TDR / PDR
66	1	17.7	6.0	AGRICULTURAL	TDR / PDR
66	2	2.1	109.9	AGRICULTURAL	TDR / PDR
66	2	4	14.7	AGRICULTURAL	TDR / PDR / CLUSTER DEV
66	2	10.1	7.3	AGRICULTURAL	TDR / PDR
66	2	17	16.7	AGRICULTURAL	TDR / PDR
66	2	20.1	14.6	AGRICULTURAL	TDR / PDR
66	3	2.5	40.2	AGRICULTURAL	TDR / PDR
66	3	4	12.5	AGRICULTURAL	TDR / PDR
66	4	1.1	160.0	AGRICULTURAL	TDR / PDR
67	2	29.1	17.9	AGRICULTURAL	TDR / PDR
67	3	1.5	45.52	AGRICULTURAL	TDR / PDR
67	3	17	55.8	AGRICULTURAL	TDR / PDR
67	3	22.1	8.92	AGRICULTURAL	TDR / PDR
67	3	42	5.0	AGRICULTURAL	TDR / PDR
68	1	16.1	33.2	AGRICULTURAL	TDR / PDR
68	1	20	9.2	AGRICULTURAL	TDR / PDR
68	1	22	32.4	AGRICULTURAL	TDR / PDR

68	1	29.2	21.98	AGRICULTURAL	TDR / PDR
68	2	20.1	11.2	AGRICULTURAL	TDR / PDR
68	3	2	24.1	AGRICULTURAL	TDR / PDR
68	3	3	21.9	AGRICULTURAL	TDR / PDR
68	3	7.5	43.2	AGRICULTURAL	TDR / PDR
68	3	8	9.5	AGRICULTURAL	TDR / PDR
68	3	32.5	37.6	AGRICULTURAL	TDR / PDR
69	1	11	20.0	AGRICULTURAL	TDR / PDR
69	2	11.4	7.4	AGRICULTURAL	TDR / PDR
69	2	16.1	21.3	AGRICULTURAL	TDR / PDR
69	2	17	14.0	AGRICULTURAL	TDR / PDR
69	2	18	11.1	AGRICULTURAL	TDR / PDR
69	2	23	19.7	AGRICULTURAL	TDR / PDR
69	3	54	22.3	AGRICULTURAL	TDR / PDR
69	3	56	24.5	AGRICULTURAL	TDR / PDR
69	3	57	24.0	AGRICULTURAL	TDR / PDR
69	3	58	27.2	AGRICULTURAL	TDR / PDR
69	3	59	83.6	AGRICULTURAL	TDR / PDR
78	1	2	150.0	AGRICULTURAL	TDR / PDR / CLUSTER DEV
79	1	3	63.2	AGRICULTURAL	TDR / PDR
79	1	5.1	36.06	AGRICULTURAL	TDR / PDR
79	1	7.2	62.3	AGRICULTURAL	TDR / PDR / CLUSTER DEV
79	1	9.1	24.6	AGRICULTURAL	TDR / PDR
79	1	12.1	35.2	AGRICULTURAL	TDR / PDR
79	1	13.1	13.7	AGRICULTURAL	TDR / PDR
79	2	1.5	6.06	AGRICULTURAL	TDR / PDR
79	2	7.1	35.58	AGRICULTURAL	TDR / PDR
80	1	1	7.5	AGRICULTURAL	TDR / PDR
80	1	2.3	22.3	AGRICULTURAL	TDR / PDR
80	1	3.1	57.3	AGRICULTURAL	TDR / PDR
80	1	4	25.0	AGRICULTURAL	TDR / PDR
80	1	8	9.9	AGRICULTURAL	TDR / PDR
80	1	12.7	50.1	AGRICULTURAL	TDR / PDR
80	1	12.8	10.4	AGRICULTURAL	TDR / PDR
80	2	2.1	51.4	AGRICULTURAL	TDR / PDR
80	2	3.1	28.6	AGRICULTURAL	TDR / PDR
80	2	4.1	14.0	AGRICULTURAL	TDR / PDR
80	2	10	46.3	AGRICULTURAL	TDR / PDR
80	2	11	21.0	AGRICULTURAL	TDR / PDR
81	1	1.1	78.9	AGRICULTURAL	TDR / PDR / CLUSTER DEV
81	1	15	5.1	AGRICULTURAL	TDR / PDR
81	1	17	28.3	AGRICULTURAL	TDR / PDR
81	1	20.1	19.7	AGRICULTURAL	TDR / PDR
81	2	1	13.4	AGRICULTURAL	TDR / PDR
81	2	2	21.2	AGRICULTURAL	TDR / PDR
81	2	5	6.2	AGRICULTURAL	TDR / PDR
81	3	22.1	16.2	AGRICULTURAL	TDR / PDR
82	1	11.3	107.7	AGRICULTURAL	TDR / PDR / CLUSTER DEV
85	2	1	25.1	AGRICULTURAL	TDR / PDR

85	2	3	24.3	AGRICULTURAL	TDR / PDR
85	2	5.1	22.0	AGRICULTURAL	TDR / PDR
85	2	8	30.3	AGRICULTURAL	TDR / PDR
86	1	36	94.6	PECONIC ESTUARY	FEE ACQUISITION
86	2	1	43.4	AGRICULTURAL	TDR / PDR
86	2	3.2	40.0	AGRICULTURAL	TDR / PDR
86	2	8.2	30.1	AGRICULTURAL	TDR / PDR
88	1	2	42.9	AGRICULTURAL	TDR / PDR
88	1	11	10.1	AGRICULTURAL	TDR / PDR
88	1	14	16.3	AGRICULTURAL	TDR / PDR
88	1	17.3	26.8	AGRICULTURAL	TDR / PDR
92	4	1	0.28	MIAMOGUE POINT	FEE ACQUISITION
92	4	2	0.44	MIAMOGUE POINT	FEE ACQUISITION
92	4	4.1	1.10	MIAMOGUE POINT	FEE ACQUISITION
92	4	5	2.60	MIAMOGUE POINT	FEE ACQUISITION
99	1	16	11.3	AGRICULTURAL	TDR / PDR
99	1	17	10.6	AGRICULTURAL	TDR / PDR
99	2	4.48	20.1	AGRICULTURAL	TDR / PDR
99	2	20	6.4	AGRICULTURAL	TDR / PDR
100	1	15.1	37.8	AGRICULTURAL	TDR / PDR
100	2	2.1	45.5	AGRICULTURAL	TDR / PDR
100	2	14.2	36.6	AGRICULTURAL	TDR / PDR
100	2	19.2	7.9	AGRICULTURAL	TDR / PDR
100	2	19.3	6.3	AGRICULTURAL	TDR / PDR
100	2	19.4	5.4	AGRICULTURAL	TDR / PDR
100	2	19.5	5.3	AGRICULTURAL	TDR / PDR
100	2	19.6	5.2	AGRICULTURAL	TDR / PDR
100	2	19.7	5.7	AGRICULTURAL	TDR / PDR
100	2	19.9	5.7	AGRICULTURAL	TDR / PDR
100	2	19.10	5.1	AGRICULTURAL	TDR / PDR
100	2	19.11	5.1	AGRICULTURAL	TDR / PDR
100	3	9	16.8	AGRICULTURAL	TDR / PDR
100	3	10.3	18.5	AGRICULTURAL	TDR / PDR
100	3	10.5	19.9	AGRICULTURAL	TDR / PDR
100	3	10.7	37.4	AGRICULTURAL	TDR / PDR
100	3	12	12.8	AGRICULTURAL	TDR / PDR
101	1	6.1	42.08	AGRICULTURAL	TDR / PDR
119	2	21	0.17	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	22	0.78	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	23	0.60	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	24	0.68	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	25	0.85	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	26.1	0.37	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	26.2	0.71	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	27	1.0	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	28	0.75	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	29	1.33	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	30	0.66	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	31	0.33	PECONIC GREEN BELT	FEE ACQUISITION / TDR

119	2	32	0.66	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	33	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	34	0.50	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	35	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	36	0.17	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	37	0.33	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	38	0.95	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	39	1.6	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	40	3.20	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	41	0.20	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	42	0.22	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	43	0.24	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	44	0.45	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	46.1	0.95	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	47	0.86	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	48	1.08	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	49	2.3	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	50	0.80	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	51	1.5	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	56	2.59	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	57	4.5	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	58	8.2	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	59	6.0	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	1	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	2	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	3	0.20	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	4	0.23	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	5	0.23	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	6	0.57	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	8.1	0.96	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	9	0.12	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	10	1.00	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	11.2	0.52	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	11.3	0.24	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	11.4	0.47	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	12	0.30	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	13.1	0.24	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	15.1	0.23	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	16	0.14	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	17	0.08	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	18	0.18	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	19	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	20	0.33	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	21	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	22	0.80	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	25	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	26	0.11	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	28.1	0.16	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	29	0.21	PECONIC GREEN BELT	FEE ACQUISITION / TDR

130	2	23.1	0.96	PECONIC BAY	FEE ACQUISITION
130	2	23.2	0.6	PECONIC BAY	FEE ACQUISITION
130	3	1	<1	PECONIC BAY	FEE ACQUISITION
130	3	2	<1	PECONIC BAY	FEE ACQUISITION
130	3	3	<1	PECONIC BAY	FEE ACQUISITION
130	3	4	<1	PECONIC BAY	FEE ACQUISITION
130	3	5	<1	PECONIC BAY	FEE ACQUISITION
130	3	6	<1	PECONIC BAY	FEE ACQUISITION
130	3	7	<1	PECONIC BAY	FEE ACQUISITION
130	3	8	<1	PECONIC BAY	FEE ACQUISITION
130	3	9	<1	PECONIC BAY	FEE ACQUISITION
130	3	10	<1	PECONIC BAY	FEE ACQUISITION
130	3	11	<1	PECONIC BAY	FEE ACQUISITION
130	3	12	<1	PECONIC BAY	FEE ACQUISITION
130	3	13	<1	PECONIC BAY	FEE ACQUISITION
130	3	14	<1	PECONIC BAY	FEE ACQUISITION
130	3	15	<1	PECONIC BAY	FEE ACQUISITION
130	3	16	<1	PECONIC BAY	FEE ACQUISITION
130	3	17	<1	PECONIC BAY	FEE ACQUISITION
130	3	18	<1	PECONIC BAY	FEE ACQUISITION
130	3	19	<1	PECONIC BAY	FEE ACQUISITION
130	3	20	<1	PECONIC BAY	FEE ACQUISITION
130	3	21	<1	PECONIC BAY	FEE ACQUISITION
130	3	22	<1	PECONIC BAY	FEE ACQUISITION
130	3	23	<1	PECONIC BAY	FEE ACQUISITION
130	3	24	<1	PECONIC BAY	FEE ACQUISITION
130	3	25	<1	PECONIC BAY	FEE ACQUISITION
130	3	26	<1	PECONIC BAY	FEE ACQUISITION
130	3	27	<1	PECONIC BAY	FEE ACQUISITION
130	3	28	<1	PECONIC BAY	FEE ACQUISITION
130	3	29	<1	PECONIC BAY	FEE ACQUISITION
130	3	30	<1	PECONIC BAY	FEE ACQUISITION
130	3	31	<1	PECONIC BAY	FEE ACQUISITION
130	3	32	<1	PECONIC BAY	FEE ACQUISITION
130	3	33	<1	PECONIC BAY	FEE ACQUISITION
130	3	34	<1	PECONIC BAY	FEE ACQUISITION
130	3	35	<1	PECONIC BAY	FEE ACQUISITION
130	3	36	<1	PECONIC BAY	FEE ACQUISITION
130	3	37	<1	PECONIC BAY	FEE ACQUISITION
130	3	38	<1	PECONIC BAY	FEE ACQUISITION
130	3	39	<1	PECONIC BAY	FEE ACQUISITION
130	3	40	<1	PECONIC BAY	FEE ACQUISITION
130	3	41	<1	PECONIC BAY	FEE ACQUISITION
130	3	42	<1	PECONIC BAY	FEE ACQUISITION
130	3	43	<1	PECONIC BAY	FEE ACQUISITION
130	3	44	<1	PECONIC BAY	FEE ACQUISITION
130	3	45	<1	PECONIC BAY	FEE ACQUISITION
130	3	46	<1	PECONIC BAY	FEE ACQUISITION
130	3	47	<1	PECONIC BAY	FEE ACQUISITION

139	1	1	0.68	PECONIC GREEN BELT	FEE ACQUISITION / TDR
139	1	2	0.68	PECONIC GREEN BELT	FEE ACQUISITION / TDR
139	1	3	5.20	PECONIC GREEN BELT	FEE ACQUISITION / TDR
139	1	4	2.30	PECONIC GREEN BELT	FEE ACQUISITION / TDR
58	1	1	191.40	AGRICULTURAL	TDR / PDR
59	1	1	98.90	AGRICULTURAL	TDR / PDR
71	1	2	41.2	AGRICULTURAL	TDR / PDR
76	1	16	8.4	AGRICULTURAL	TDR / PDR
76	1	18	38.4	AGRICULTURAL	TDR / PDR
76	2	2.5	24.8	AGRICULTURAL	TDR / PDR
76	2	6	102.5	AGRICULTURAL	TDR / PDR
76	2	11	98.1	AGRICULTURAL	TDR / PDR
84	1	12	11.2	SAWMILL CREEK WETLANDS	FEE ACQUISITION / TDR
85	3	67	19.8	AGRICULTURAL	TDR / PDR
85	3	72.4	56.1	AGRICULTURAL	TDR / PDR
86	2	10	9.5	AGRICULTURAL	TDR / PDR
86	3	2.2	<1	REEVES CREEK	FEE ACQUISITION
86	3	2.4	1.2	REEVES CREEK	FEE ACQUISITION
86	3	2.5	1.6	REEVES CREEK	FEE ACQUISITION
86	3	2.6	1.0	REEVES CREEK	FEE ACQUISITION
86	3	2.7	1.1	REEVES CREEK	FEE ACQUISITION
86	3	2.8	1.3	REEVES CREEK	FEE ACQUISITION
86	3	2.9	1.3	REEVES CREEK	FEE ACQUISITION
86	3	2.10	1.4	REEVES CREEK	FEE ACQUISITION
86	3	22	0.75	REEVES CREEK	FEE ACQUISITION
86	3	28.2	1.1	REEVES CREEK	FEE ACQUISITION
86	3	28.4	<1	REEVES CREEK	FEE ACQUISITION
86	3	28.6	1.0	REEVES CREEK	FEE ACQUISITION
86	3	28.7	2.5	REEVES CREEK	FEE ACQUISITION
86	3	28.8	2.5	REEVES CREEK	FEE ACQUISITION
89	2	57.6	12.9	AGRICULTURAL	TDR / PDR
93	2	30.2	12.2	PECONIC BAY / AGRIC	TDR / PDR
94	1	6	9.6	PECONIC BAY	FEE ACQUISITION
108	1	1	46.8	AGRICULTURAL	TDR / PDR
108	3	13.1	41.6	AGRICULTURAL	TDR / PDR
109	1	10	9.5	SAWMILL CREEK	FEE ACQUISITION
109	3	3.1	38.7	SAWMILL CREEK	FEE ACQUISITION
112	1	16.1	77.5	SAWMILL CREEK	FEE ACQUISITION
118	5	9	12.2	PECONIC GREENBELT	FEE ACQUISITION
118	5	12.1	11.3	PECONIC GREENBELT	FEE ACQUISITION
129	5	9.1	0.19	PECONIC BAY	FEE ACQUISITION
129	5	25.2	0.6	PECONIC BAY	FEE ACQUISITION
129	5	26	1.1	PECONIC BAY	FEE ACQUISITION
129	5	29	1.5	PECONIC BAY	FEE ACQUISITION
130	2	1	1.2	PECONIC BAY	FEE ACQUISITION
130	2	2	1.3	PECONIC BAY	FEE ACQUISITION
130	2	20.2	0.9	PECONIC BAY	FEE ACQUISITION
130	2	22	2.9	PECONIC BAY	FEE ACQUISITION

124	4	30	0.29	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	31	0.05	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	32	0.07	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	33	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	35.2	1.97	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	23	0.12	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	25.1	0.29	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	25.2	0.91	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	26.2	0.37	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	27.2	0.32	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	27.3	0.30	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	27.5	1.30	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	28	0.77	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	31.1	0.82	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	32	0.3	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	33	0.56	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	34	0.41	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	37.1	1.34	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	38	0.26	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	39	0.23	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	40	0.28	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	41	1.52	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	43.1	0.28	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	43.2	0.35	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	44	1.50	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	45	0.83	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	2	5	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	2	6	0.16	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	2	7.1	0.12	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	2	7.2	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	2	8	0.26	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	47	0.50	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	48	0.31	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	49	0.33	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	50	0.33	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	51	0.34	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	52	0.16	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	53	0.16	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	54	0.12	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	55	0.14	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	56	0.14	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	57	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	58	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	59	1.00	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	60	0.23	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	61.1	0.43	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	63	0.24	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	67.1	1.95	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	68	0.06	PECONIC GREEN BELT	FEE ACQUISITION / TDR

3	1	2.2	517.9	AGRICULTURAL	PDR
5	2	1.1	76.1	AGRICULTURAL	PDR
7	1	2	29.0	AGRICULTURAL	PDR
7	3	41	133.3	AGRICULTURAL	PDR
8	2	4	11.4	AGRICULTURAL	PDR
8	2	12.6	13.8	AGRICULTURAL	PDR
8	2	13.4	22.3	AGRICULTURAL	PDR
8	3	4	34.9	AGRICULTURAL	PDR
8	3	5	35.9	AGRICULTURAL	PDR
8	3	8	3.1	AGRICULTURAL	PDR
17	1	6	27.1	AGRICULTURAL	PDR
17	1	7.1	25.4	AGRICULTURAL	PDR
17	1	8	43.7	AGRICULTURAL	PDR
17	3	3	36.0	AGRICULTURAL	PDR
17	4	1.1	63.6	AGRICULTURAL	PDR
17	4	3.1	68.7	AGRICULTURAL	PDR
19	1	1	185.8	AGRICULTURAL	PDR
19	1	2.1	2.0	AGRICULTURAL	PDR
19	1	2.2	2.0	AGRICULTURAL	PDR
19	1	3	91.7	AGRICULTURAL	PDR
19	1	4	112.2	AGRICULTURAL	PDR
19	1	10	23.9	AGRICULTURAL	PDR
19	1	12	24.2	AGRICULTURAL	PDR
19	1	16	8.3	AGRICULTURAL	PDR
20	1	3	82.6	AGRICULTURAL	PDR
20	3	1	65.1	AGRICULTURAL	PDR
20	3	2	40.3	AGRICULTURAL	PDR
20	3	3	27.2	AGRICULTURAL	PDR
20	3	6.1	54.3	AGRICULTURAL	PDR
20	3	7.1	30.8	AGRICULTURAL	PDR
20	3	8	38.0	AGRICULTURAL	PDR
20	3	9.1	61.3	AGRICULTURAL	PDR
20	3	10	1.1	AGRICULTURAL	PDR
20	3	11	25.3	AGRICULTURAL	PDR
20	3	12.2	5.1	AGRICULTURAL	PDR
21	1	1.2	172.7	AGRICULTURAL	PDR
21	1	9	5.1	AGRICULTURAL	PDR
23	1	7	7.1	AGRICULTURAL	PDR
26	4	72	15.0	AGRICULTURAL	PDR
26	4	73	5.7	AGRICULTURAL	PDR
26	4	74	30.0	AGRICULTURAL	PDR
27	1	19	11.4	AGRICULTURAL	PDR
27	1	20	4.0	AGRICULTURAL	PDR
33	4	13.1	4.4	AGRICULTURAL	PDR
33	4	14	6.4	AGRICULTURAL	PDR
39	1	4.1	89.5	CAMP BAITING HOLLOW	FEE ACQUISITION
39	1	16	27.2	AGRICULTURAL	PDR
39	4	3.4	81.2	AGRICULTURAL	PDR

40	1	2.1	45.7	AGRICULTURAL	PDR
40	1	6.3	143.9	AGRICULTURAL	PDR
40	2	10	52.2	AGRICULTURAL	PDR
40	2	13.7	60.8	AGRICULTURAL	PDR
41	1	4.2	84.6	AGRICULTURAL	PDR
41	1	10.5	268.3	AGRICULTURAL	PDR
41	1	12.1	78.6	AGRICULTURAL	PDR
41	1	15	137.9	AGRICULTURAL	PDR
56	1	1.10	9.4	WADING RIVER CREEK	FEE ACQUISITION
56	1	5	11.3	WADING RIVER CREEK	FEE ACQUISITION
58	1	1	191.4	AGRICULTURAL	PDR
58	2	1	17.7	AGRICULTURAL	PDR
58	2	12.2	24.9	AGRICULTURAL	PDR
59	1	1	98.9	AGRICULTURAL	PDR
59	1	3.1	111.7	AGRICULTURAL	PDR
59	1	8.2	17.4	AGRICULTURAL	PDR
59	1	8.3	41.1	AGRICULTURAL	PDR
71	1	2	41.2	AGRICULTURAL	PDR
76	1	4	11.4	AGRICULTURAL	PDR
76	1	16	8.4	AGRICULTURAL	PDR
76	1	18	38.4	AGRICULTURAL	PDR
76	2	2.5	24.8	AGRICULTURAL	PDR
76	2	6	102.5	AGRICULTURAL	PDR
76	2	11	98.1	AGRICULTURAL	PDR
85	3	67	19.8	AGRICULTURAL	PDR
85	3	72.4	56.1	AGRICULTURAL	PDR
86	3	28.5	2.5	REEVES CREEK	FEE ACQUISITION
86	4	1	2.0	REEVES CREEK	FEE ACQUISITION
86	4	2	2.2	REEVES CREEK	FEE ACQUISITION
86	4	7.3	7.5	REEVES CREEK	FEE ACQUISITION
86	4	13.2	<1	REEVES CREEK	FEE ACQUISITION
86	4	13.3	<1	REEVES CREEK	FEE ACQUISITION
86	4	13.4	1.1	REEVES CREEK	FEE ACQUISITION
86	4	20.1	2.0	REEVES CREEK	FEE ACQUISITION
86	4	21.2	<1	REEVES CREEK	FEE ACQUISITION
86	4	21.3	<1	REEVES CREEK	FEE ACQUISITION
86	4	21.4	<1	REEVES CREEK	FEE ACQUISITION
86	4	21.5	<1	REEVES CREEK	FEE ACQUISITION
86	4	21.6	<1	REEVES CREEK	FEE ACQUISITION
86	4	22	<1	REEVES CREEK	FEE ACQUISITION
87	1	59.1	1.7	PECONIC BAY	FEE ACQUISITION
87	1	59.3	1.3	PECONIC BAY	FEE ACQUISITION
87	1	59.4	1.4	PECONIC BAY	FEE ACQUISITION
87	1	59.5	1.3	PECONIC BAY	FEE ACQUISITION
87	1	59.6	1.3	PECONIC BAY	FEE ACQUISITION
87	2	16	<1	PECONIC BAY	FEE ACQUISITION
87	2	19	<1	PECONIC BAY	FEE ACQUISITION
87	2	20	1.4	PECONIC BAY	FEE ACQUISITION
87	2	21	1.2	PECONIC BAY	FEE ACQUISITION

87	2	22	<1	PECONIC BAY	FEE ACQUISITION
87	2	24	1.1	PECONIC BAY	FEE ACQUISITION
93	1	14	<1	PECONIC BAY	FEE ACQUISITION
93	2	27	<1	PECONIC BAY	FEE ACQUISITION
93	2	28.2	1.6	PECONIC BAY	FEE ACQUISITION
94	1	5	21.7	PECONIC BAY	FEE ACQUISITION
97	2	1.11	68.1	AGRICULTURAL	PDR
99	2	5	20.4	AGRICULTURAL	PDR
99	2	6.1	3.0	AGRICULTURAL	PDR
99	2	7	6.3	AGRICULTURAL	PDR
99	2	8	2.8	AGRICULTURAL	PDR
99	2	13	46.8	AGRICULTURAL	PDR
99	2	19	36.4	AGRICULTURAL	PDR
99	2	21.1	6.8	AGRICULTURAL	PDR
99	2	21.2	8.8	AGRICULTURAL	PDR
99	2	22	26.2	AGRICULTURAL	PDR
99	2	25	2.0	AGRICULTURAL	PDR
100	1	3.2	16.9	AGRICULTURAL	PDR
100	1	9	16.6	AGRICULTURAL	PDR
100	2	4.2	4.2	AGRICULTURAL	PDR
100	2	4.9	24.3	AGRICULTURAL	PDR
100	3	2.5	17.5	AGRICULTURAL	PDR
100	3	3	37.1	AGRICULTURAL	PDR
101	1	2	12.9	AGRICULTURAL	PDR
101	1	3	40.5	AGRICULTURAL	PDR
101	1	6.3	32.6	AGRICULTURAL	PDR
101	1	8	25.0	AGRICULTURAL	PDR
101	1	9	15.0	AGRICULTURAL	PDR
101	2	4	31.0	AGRICULTURAL	PDR
101	2	5	34.0	AGRICULTURAL	PDR
101	2	6.1	60.0	AGRICULTURAL	PDR
101	2	6.2	11.1	AGRICULTURAL	PDR
101	2	6.3	7.7	AGRICULTURAL	PDR
101	2	10	15.7	AGRICULTURAL	PDR
101	3	3.1	4.5	AGRICULTURAL	PDR
109	1	7	38.1	SAW MILL CREEK	FEE ACQUISITION
109	1	18	10.5	SAW MILL CREEK	FEE ACQUISITION
109	1	19.6	32.2	SAW MILL CREEK	FEE ACQUISITION
109	2	1	21.3	SAW MILL CREEK	FEE ACQUISITION
113	3	4	2.6	PECONIC BAY	FEE ACQUISITION
113	3	7.1	1.1	PECONIC BAY	FEE ACQUISITION
113	4	17.5	3.0	PECONIC BAY	FEE ACQUISITION
113	4	17.6	<1	PECONIC BAY	FEE ACQUISITION
116	1	1	51.8	PINES BARRENS	FEE ACQUISITION
116	1	2	30.5	PINES BARRENS	FEE ACQUISITION
116	1	3.1	29.1	PINES BARRENS	FEE ACQUISITION
116	1	7.2	108.6	PINES BARRENS	FEE ACQUISITION
116	2	1.1	24.8	PINES BARRENS	FEE ACQUISITION
116	2	2	25.5	PINES BARRENS	FEE ACQUISITION

116	2	3	25.5	PINES BARRENS	FEE ACQUISITION
116	2	5	48.6	PINES BARRENS	FEE ACQUISITION
116	2	7.4	43.3	PINES BARRENS	FEE ACQUISITION
117	2	2.5	9.4	AGRICULTURAL	PDR
117	2	2.6	2.1	AGRICULTURAL	PDR
117	2	3.1	4.7	AGRICULTURAL	PDR
117	2	4.1	8.0	AGRICULTURAL	PDR
117	2	7.2	5.4	AGRICULTURAL	PDR
117	2	8.2	52	AGRICULTURAL	PDR
117	2	9.1	37.4	AGRICULTURAL	PDR
117	2	11	116.7	AGRICULTURAL	PDR
117	2	12.3	122.6	AGRICULTURAL	PDR
117	2	13	14.8	AGRICULTURAL	PDR
118	1	2.2	32.1	AGRICULTURAL	PDR
118	2	1	<1	AGRICULTURAL	PDR
118	2	2	2.0	AGRICULTURAL	PDR
118	2	3	4.8	AGRICULTURAL	PDR
118	2	4	<1	AGRICULTURAL	PDR
118	3	2.2	4.2	PECONIC RIVER	FEE ACQUISITION
118	3	7	4.2	PECONIC RIVER	FEE ACQUISITION
119	1	1	24.7	PECONIC RIVER	FEE ACQUISITION
119	1	22.1	21.2	PECONIC RIVER	FEE ACQUISITION
119	1	23	47.2	PECONIC RIVER	FEE ACQUISITION
119	1	35.4	3.5	PECONIC RIVER	FEE ACQUISITION
119	1	37	16.7	PECONIC RIVER	FEE ACQUISITION
119	1	38	57.9	PECONIC RIVER	FEE ACQUISITION
119	2	7.1	3.6	PECONIC RIVER	FEE ACQUISITION
119	2	61.1	2.0	PECONIC RIVER	FEE ACQUISITION
125	2	1	35.1	PECONIC RIVER	FEE ACQUISITION
125	2	6	4.0	PECONIC RIVER	FEE ACQUISITION
125	2	8.1	8.7	PECONIC RIVER	FEE ACQUISITION
125	2	8.2	3.6	PECONIC RIVER	FEE ACQUISITION
130	4	7	3.6	PECONIC BAY	FEE ACQUISITION
137	1	10	12.2	PECONIC RIVER	FEE ACQUISITION
137	1	32	52.0	AGRICULTURAL	PDR
2.01	1	96.1	47.5	AGRICULTURAL	PDR
69	3	38	1	PECONIC BAY	FEE ACQUISITION
84	1	4.1	9.7	SAW MILL CREEK	FEE ACQUISITION
84	1	7	18.08	SAW MILL CREEK	FEE ACQUISITION
84	1	10	1.0	SAW MILL CREEK	FEE ACQUISITION
84	1	14.1	42.8	SAW MILL CREEK	FEE ACQUISITION
84	1	15	1.25	SAW MILL CREEK	FEE ACQUISITION
84	4	23	8.5	SAW MILL CREEK	FEE ACQUISITION
84	4	28	3.8	SAW MILL CREEK	FEE ACQUISITION
84	4	29	1.07	SAW MILL CREEK	FEE ACQUISITION
84	5	14	5.0	SAW MILL CREEK	FEE ACQUISITION
84	5	15	2.7	SAW MILL CREEK	FEE ACQUISITION
85	1	10.24	<1	SAW MILL CREEK	FEE ACQUISITION

85	1	10.25	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.26	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.27	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.28	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.29	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.30	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.31	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.32	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.33	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.34	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.35	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.36	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.37	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.38	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.39	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.40	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.45	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.46	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.47	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.48	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.49	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.50	<1	SAW MILL CREEK	FEE ACQUISITION
86	1	4	16.2	MEETINGHOUSE CREEK	FEE ACQUISITION
86	1	5	27.3	MEETINGHOUSE CREEK	FEE ACQUISITION
86	1	25	1.4	MEETINGHOUSE CREEK	FEE ACQUISITION
86	1	33	10.9	MEETINGHOUSE CREEK	FEE ACQUISITION
86	1	34	0.6	MEETINGHOUSE CREEK	FEE ACQUISITION
86	2	3.2		MEETINGHOUSE CREEK	FEE ACQUISITION
87	1	58.1	0.81	CASES CREEK	FEE ACQUISITION
106	4	1.1	2.9	SAW MILL CREEK	FEE ACQUISITION
109	1	6.1	4.2	SAW MILL CREEK	FEE ACQUISITION
109	1	7	38	SAW MILL CREEK	FEE ACQUISITION
109	1	9.5	30.62	SAW MILL CREEK	FEE ACQUISITION
109	1	11	12.3	SAW MILL CREEK	FEE ACQUISITION
109	1	12	0.2	SAW MILL CREEK	FEE ACQUISITION
109	1	13	0.46	SAW MILL CREEK	FEE ACQUISITION
109	1	18	11.09	SAW MILL CREEK	FEE ACQUISITION
109	2	2	5.6	SAW MILL CREEK	FEE ACQUISITION
109	2	7.1	1.18	SAW MILL CREEK	FEE ACQUISITION
109	2	8	2.75	SAW MILL CREEK	FEE ACQUISITION
109	2	10	2.4	SAW MILL CREEK	FEE ACQUISITION
109	2	12.1	4.9	SAW MILL CREEK	FEE ACQUISITION
109	2	13	0.2	SAW MILL CREEK	FEE ACQUISITION
112	1	13	11.7	SAW MILL CREEK	FEE ACQUISITION
112	1	21.7	2.31	SAW MILL CREEK	FEE ACQUISITION
112	1	22	1.2	SAW MILL CREEK	FEE ACQUISITION
112	2	1.1	9.7	SAW MILL CREEK	FEE ACQUISITION
112	4	1	<1	TERRYS CREEK	FEE ACQUISITION
112	4	2	<1	TERRYS CREEK	FEE ACQUISITION

112	4	3	<1	SAW MILL CREEK	FEE ACQUISITION
112	4	4	<1	TERRYS CREEK	FEE ACQUISITION
112	4	5	<1	TERRYS CREEK	FEE ACQUISITION
112	4	6	<1	TERRYS CREEK	FEE ACQUISITION
112	4	7	<1	TERRYS CREEK	FEE ACQUISITION
112	4	8	<1	TERRYS CREEK	FEE ACQUISITION
112	4	9	1.02	TERRYS CREEK	FEE ACQUISITION
112	4	10	<1	TERRYS CREEK	FEE ACQUISITION
112	4	11	1.68	TERRYS CREEK	FEE ACQUISITION
112	4	12	<1	TERRYS CREEK	FEE ACQUISITION
129	6	17	7.6	PECONIC BAY	FEE ACQUISITION
130	1	4	0.5	PECONIC BAY	FEE ACQUISITION
130	1	9	0.37	PECONIC BAY	FEE ACQUISITION
130	1	10	0.37	PECONIC BAY	FEE ACQUISITION
130	1	11	0.25	PECONIC BAY	FEE ACQUISITION
130	1	18	0.25	PECONIC BAY	FEE ACQUISITION
130	1	19	<1	PECONIC BAY	FEE ACQUISITION
130	1	20	<1	PECONIC BAY	FEE ACQUISITION
130	1	21	0.41	PECONIC BAY	FEE ACQUISITION
130	1	22	<1	PECONIC BAY	FEE ACQUISITION
130	1	23	<1	PECONIC BAY	FEE ACQUISITION
130	1	24	<1	PECONIC BAY	FEE ACQUISITION
130	1	25	<1	PECONIC BAY	FEE ACQUISITION
130	1	26	<1	PECONIC BAY	FEE ACQUISITION
130	1	27	<1	PECONIC BAY	FEE ACQUISITION
130	1	28	<1	PECONIC BAY	FEE ACQUISITION
130	1	29	<1	PECONIC BAY	FEE ACQUISITION
130	1	30	<1	PECONIC BAY	FEE ACQUISITION
130	1	31	<1	PECONIC BAY	FEE ACQUISITION
130	1	32	<1	PECONIC BAY	FEE ACQUISITION
130	1	33	<1	PECONIC BAY	FEE ACQUISITION
130	1	34	<1	PECONIC BAY	FEE ACQUISITION
130	1	35	<1	PECONIC BAY	FEE ACQUISITION
130	1	36	<1	PECONIC BAY	FEE ACQUISITION
130	1	37	<1	PECONIC BAY	FEE ACQUISITION
130	1	38	<1	PECONIC BAY	FEE ACQUISITION
130	1	39	<1	PECONIC BAY	FEE ACQUISITION
130	1	40	<1	PECONIC BAY	FEE ACQUISITION
130	1	41	<1	PECONIC BAY	FEE ACQUISITION
130	1	42	<1	PECONIC BAY	FEE ACQUISITION
130	1	43	<1	PECONIC BAY	FEE ACQUISITION
130	1	44	<1	PECONIC BAY	FEE ACQUISITION
130	1	45	<1	PECONIC BAY	FEE ACQUISITION
130	1	46	<1	PECONIC BAY	FEE ACQUISITION
130	1	47	<1	PECONIC BAY	FEE ACQUISITION
130	1	48	<1	PECONIC BAY	FEE ACQUISITION
130	1	49	<1	PECONIC BAY	FEE ACQUISITION
130	1	50	<1	PECONIC BAY	FEE ACQUISITION
130	1	51	<1	PECONIC BAY	FEE ACQUISITION

130	4	1	<1	PECONIC BAY	FEE ACQUISITON
130	4	2	<1	PECONIC BAY	FEE ACQUISITON
130	4	3	<1	PECONIC BAY	FEE ACQUISITON
130	4	4	<1	PECONIC BAY	FEE ACQUISITON
130	4	5	<1	PECONIC BAY	FEE ACQUISITON
131	1	1.1	2.3	SAW MILL CREEK	FEE ACQUISITON
131	1	2.2	3.5	SAW MILL CREEK	FEE ACQUISITON
131	1	3	1.5	SAW MILL CREEK	FEE ACQUISITON
131	1	7	1.7	SAW MILL CREEK	FEE ACQUISITON
131	1	10	4.75	SAW MILL CREEK	FEE ACQUISITON
131	1	15	0.38	SAW MILL CREEK	FEE ACQUISITON
131	1	16	0.38	SAW MILL CREEK	FEE ACQUISITON
131	1	17	0.2	SAW MILL CREEK	FEE ACQUISITON
131	1	18	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	19	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	20	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	21	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	22	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	23	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	24	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	25	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	26	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	27	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	28	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	29	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	30	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	31	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	32	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	33	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	1	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	2	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	3	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	4	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	5	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	6	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	7	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	8	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	9	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	10	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	11	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	12	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	13	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	14	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	15	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	16	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	17	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	18	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	19	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	20	<1	SAW MILL CREEK	FEE ACQUISITON

131	2	21	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	22	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	23	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	24	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	25	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	26	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	27	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	28	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	29	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	30	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	35	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	36	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	37	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	38	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	39	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	40	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	7	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	8	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	9	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	10	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	11	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	12	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	13	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	14	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	15	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	16	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	17	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	18	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	19	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	28	<1	SAW MILL CREEK	FEE ACQUISITON
137	1	19.1	1	PECONIC RIVER GREENBELT	FEE ACQUISITON
137	1	19.2	4.4	PECONIC RIVER GREENBELT	FEE ACQUISITON
137	1	29	0.82	PECONIC RIVER GREENBELT	FEE ACQUISITON
TOTAL		861	15768		

119	2	32	0.66	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	33	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	34	0.50	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	35	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	36	0.17	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	37	0.33	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	38	0.95	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	39	1.6	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	40	3.20	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	41	0.20	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	42	0.22	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	43	0.24	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	44	0.45	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	46.1	0.95	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	47	0.86	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	48	1.08	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	49	2.3	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	50	0.80	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	51	1.5	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	56	2.59	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	57	4.5	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	58	8.2	PECONIC GREEN BELT	FEE ACQUISITION / TDR
119	2	59	6.0	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	1	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	2	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	3	0.20	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	4	0.23	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	5	0.23	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	6	0.57	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	8.1	0.96	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	9	0.12	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	10	1.00	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	11.2	0.52	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	11.3	0.24	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	11.4	0.47	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	12	0.30	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	13.1	0.24	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	15.1	0.23	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	16	0.14	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	17	0.08	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	18	0.18	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	19	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	20	0.33	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	21	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	22	0.80	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	25	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	26	0.11	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	28.1	0.16	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	29	0.21	PECONIC GREEN BELT	FEE ACQUISITION / TDR

130	2	23.1	0.96	PECONIC BAY	FEE ACQUISITION
130	2	23.2	0.6	PECONIC BAY	FEE ACQUISITION
130	3	1	<1	PECONIC BAY	FEE ACQUISITION
130	3	2	<1	PECONIC BAY	FEE ACQUISITION
130	3	3	<1	PECONIC BAY	FEE ACQUISITION
130	3	4	<1	PECONIC BAY	FEE ACQUISITION
130	3	5	<1	PECONIC BAY	FEE ACQUISITION
130	3	6	<1	PECONIC BAY	FEE ACQUISITION
130	3	7	<1	PECONIC BAY	FEE ACQUISITION
130	3	8	<1	PECONIC BAY	FEE ACQUISITION
130	3	9	<1	PECONIC BAY	FEE ACQUISITION
130	3	10	<1	PECONIC BAY	FEE ACQUISITION
130	3	11	<1	PECONIC BAY	FEE ACQUISITION
130	3	12	<1	PECONIC BAY	FEE ACQUISITION
130	3	13	<1	PECONIC BAY	FEE ACQUISITION
130	3	14	<1	PECONIC BAY	FEE ACQUISITION
130	3	15	<1	PECONIC BAY	FEE ACQUISITION
130	3	16	<1	PECONIC BAY	FEE ACQUISITION
130	3	17	<1	PECONIC BAY	FEE ACQUISITION
130	3	18	<1	PECONIC BAY	FEE ACQUISITION
130	3	19	<1	PECONIC BAY	FEE ACQUISITION
130	3	20	<1	PECONIC BAY	FEE ACQUISITION
130	3	21	<1	PECONIC BAY	FEE ACQUISITION
130	3	22	<1	PECONIC BAY	FEE ACQUISITION
130	3	23	<1	PECONIC BAY	FEE ACQUISITION
130	3	24	<1	PECONIC BAY	FEE ACQUISITION
130	3	25	<1	PECONIC BAY	FEE ACQUISITION
130	3	26	<1	PECONIC BAY	FEE ACQUISITION
130	3	27	<1	PECONIC BAY	FEE ACQUISITION
130	3	28	<1	PECONIC BAY	FEE ACQUISITION
130	3	29	<1	PECONIC BAY	FEE ACQUISITION
130	3	30	<1	PECONIC BAY	FEE ACQUISITION
130	3	31	<1	PECONIC BAY	FEE ACQUISITION
130	3	32	<1	PECONIC BAY	FEE ACQUISITION
130	3	33	<1	PECONIC BAY	FEE ACQUISITION
130	3	34	<1	PECONIC BAY	FEE ACQUISITION
130	3	35	<1	PECONIC BAY	FEE ACQUISITION
130	3	36	<1	PECONIC BAY	FEE ACQUISITION
130	3	37	<1	PECONIC BAY	FEE ACQUISITION
130	3	38	<1	PECONIC BAY	FEE ACQUISITION
130	3	39	<1	PECONIC BAY	FEE ACQUISITION
130	3	40	<1	PECONIC BAY	FEE ACQUISITION
130	3	41	<1	PECONIC BAY	FEE ACQUISITION
130	3	42	<1	PECONIC BAY	FEE ACQUISITION
130	3	43	<1	PECONIC BAY	FEE ACQUISITION
130	3	44	<1	PECONIC BAY	FEE ACQUISITION
130	3	45	<1	PECONIC BAY	FEE ACQUISITION
130	3	46	<1	PECONIC BAY	FEE ACQUISITION
130	3	47	<1	PECONIC BAY	FEE ACQUISITION

139	1	1	0.68	PECONIC GREEN BELT	FEE ACQUISITION / TDR
139	1	2	0.68	PECONIC GREEN BELT	FEE ACQUISITION / TDR
139	1	3	5.20	PECONIC GREEN BELT	FEE ACQUISITION / TDR
139	1	4	2.30	PECONIC GREEN BELT	FEE ACQUISITION / TDR
58	1	1	191.40	AGRICULTURAL	TDR / PDR
59	1	1	98.90	AGRICULTURAL	TDR / PDR
71	1	2	41.2	AGRICULTURAL	TDR / PDR
76	1	16	8.4	AGRICULTURAL	TDR / PDR
76	1	18	38.4	AGRICULTURAL	TDR / PDR
76	2	2.5	24.8	AGRICULTURAL	TDR / PDR
76	2	6	102.5	AGRICULTURAL	TDR / PDR
76	2	11	98.1	AGRICULTURAL	TDR / PDR
84	1	12	11.2	SAWMILL CREEK WETLANDS	FEE ACQUISITION / TDR
85	3	67	19.8	AGRICULTURAL	TDR / PDR
85	3	72.4	56.1	AGRICULTURAL	TDR / PDR
86	2	10	9.5	AGRICULTURAL	TDR / PDR
86	3	2.2	<1	REEVES CREEK	FEE ACQUISITION
86	3	2.4	1.2	REEVES CREEK	FEE ACQUISITION
86	3	2.5	1.6	REEVES CREEK	FEE ACQUISITION
86	3	2.6	1.0	REEVES CREEK	FEE ACQUISITION
86	3	2.7	1.1	REEVES CREEK	FEE ACQUISITION
86	3	2.8	1.3	REEVES CREEK	FEE ACQUISITION
86	3	2.9	1.3	REEVES CREEK	FEE ACQUISITION
86	3	2.10	1.4	REEVES CREEK	FEE ACQUISITION
86	3	22	0.75	REEVES CREEK	FEE ACQUISITION
86	3	28.2	1.1	REEVES CREEK	FEE ACQUISITION
86	3	28.4	<1	REEVES CREEK	FEE ACQUISITION
86	3	28.6	1.0	REEVES CREEK	FEE ACQUISITION
86	3	28.7	2.5	REEVES CREEK	FEE ACQUISITION
86	3	28.8	2.5	REEVES CREEK	FEE ACQUISITION
89	2	57.6	12.9	AGRICULTURAL	TDR / PDR
93	2	30.2	12.2	PECONIC BAY / AGRIC	TDR / PDR
94	1	6	9.6	PECONIC BAY	FEE ACQUISITION
108	1	1	46.8	AGRICULTURAL	TDR / PDR
108	3	13.1	41.6	AGRICULTURAL	TDR / PDR
109	1	10	9.5	SAWMILL CREEK	FEE ACQUISITION
109	3	3.1	38.7	SAWMILL CREEK	FEE ACQUISITION
112	1	16.1	77.5	SAWMILL CREEK	FEE ACQUISITION
118	5	9	12.2	PECONIC GREENBELT	FEE ACQUISITION
118	5	12.1	11.3	PECONIC GREENBELT	FEE ACQUISITION
129	5	9.1	0.19	PECONIC BAY	FEE ACQUISITION
129	5	25.2	0.6	PECONIC BAY	FEE ACQUISITION
129	5	26	1.1	PECONIC BAY	FEE ACQUISITION
129	5	29	1.5	PECONIC BAY	FEE ACQUISITION
130	2	1	1.2	PECONIC BAY	FEE ACQUISITION
130	2	2	1.3	PECONIC BAY	FEE ACQUISITION
130	2	20.2	0.9	PECONIC BAY	FEE ACQUISITION
130	2	22	2.9	PECONIC BAY	FEE ACQUISITION

124	4	30	0.29	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	31	0.05	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	32	0.07	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	33	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
124	4	35.2	1.97	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	23	0.12	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	25.1	0.29	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	25.2	0.91	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	26.2	0.37	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	27.2	0.32	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	27.3	0.30	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	27.5	1.30	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	28	0.77	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	31.1	0.82	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	32	0.3	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	33	0.56	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	34	0.41	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	37.1	1.34	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	38	0.26	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	39	0.23	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	40	0.28	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	41	1.52	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	43.1	0.28	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	43.2	0.35	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	44	1.50	PECONIC GREEN BELT	FEE ACQUISITION / TDR
125	2	45	0.83	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	2	5	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	2	6	0.16	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	2	7.1	0.12	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	2	7.2	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	2	8	0.26	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	47	0.50	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	48	0.31	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	49	0.33	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	50	0.33	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	51	0.34	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	52	0.16	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	53	0.16	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	54	0.12	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	55	0.14	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	56	0.14	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	57	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	58	0.25	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	59	1.00	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	60	0.23	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	61.1	0.43	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	63	0.24	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	67.1	1.95	PECONIC GREEN BELT	FEE ACQUISITION / TDR
128	3	68	0.06	PECONIC GREEN BELT	FEE ACQUISITION / TDR

3	1	2.2	517.9	AGRICULTURAL	PDR
5	2	1.1	76.1	AGRICULTURAL	PDR
7	1	2	29.0	AGRICULTURAL	PDR
7	3	41	133.3	AGRICULTURAL	PDR
8	2	4	11.4	AGRICULTURAL	PDR
8	2	12.6	13.8	AGRICULTURAL	PDR
8	2	13.4	22.3	AGRICULTURAL	PDR
8	3	4	34.9	AGRICULTURAL	PDR
8	3	5	35.9	AGRICULTURAL	PDR
8	3	8	3.1	AGRICULTURAL	PDR
17	1	6	27.1	AGRICULTURAL	PDR
17	1	7.1	25.4	AGRICULTURAL	PDR
17	1	8	43.7	AGRICULTURAL	PDR
17	3	3	36.0	AGRICULTURAL	PDR
17	4	1.1	63.6	AGRICULTURAL	PDR
17	4	3.1	68.7	AGRICULTURAL	PDR
19	1	1	185.8	AGRICULTURAL	PDR
19	1	2.1	2.0	AGRICULTURAL	PDR
19	1	2.2	2.0	AGRICULTURAL	PDR
19	1	3	91.7	AGRICULTURAL	PDR
19	1	4	112.2	AGRICULTURAL	PDR
19	1	10	23.9	AGRICULTURAL	PDR
19	1	12	24.2	AGRICULTURAL	PDR
19	1	16	8.3	AGRICULTURAL	PDR
20	1	3	82.6	AGRICULTURAL	PDR
20	3	1	65.1	AGRICULTURAL	PDR
20	3	2	40.3	AGRICULTURAL	PDR
20	3	3	27.2	AGRICULTURAL	PDR
20	3	6.1	54.3	AGRICULTURAL	PDR
20	3	7.1	30.8	AGRICULTURAL	PDR
20	3	8	38.0	AGRICULTURAL	PDR
20	3	9.1	61.3	AGRICULTURAL	PDR
20	3	10	1.1	AGRICULTURAL	PDR
20	3	11	25.3	AGRICULTURAL	PDR
20	3	12.2	5.1	AGRICULTURAL	PDR
21	1	1.2	172.7	AGRICULTURAL	PDR
21	1	9	5.1	AGRICULTURAL	PDR
23	1	7	7.1	AGRICULTURAL	PDR
26	4	72	15.0	AGRICULTURAL	PDR
26	4	73	5.7	AGRICULTURAL	PDR
26	4	74	30.0	AGRICULTURAL	PDR
27	1	19	11.4	AGRICULTURAL	PDR
27	1	20	4.0	AGRICULTURAL	PDR
33	4	13.1	4.4	AGRICULTURAL	PDR
33	4	14	6.4	AGRICULTURAL	PDR
39	1	4.1	89.5	CAMP BAITING HOLLOW	FEE ACQUISITION
39	1	16	27.2	AGRICULTURAL	PDR
39	4	3.4	81.2	AGRICULTURAL	PDR

40	1	2.1	45.7	AGRICULTURAL	PDR
40	1	6.3	143.9	AGRICULTURAL	PDR
40	2	10	52.2	AGRICULTURAL	PDR
40	2	13.7	60.8	AGRICULTURAL	PDR
41	1	4.2	84.6	AGRICULTURAL	PDR
41	1	10.5	268.3	AGRICULTURAL	PDR
41	1	12.1	78.6	AGRICULTURAL	PDR
41	1	15	137.9	AGRICULTURAL	PDR
56	1	1.10	9.4	WADING RIVER CREEK	FEE ACQUISITION
56	1	5	11.3	WADING RIVER CREEK	FEE ACQUISITION
58	1	1	191.4	AGRICULTURAL	PDR
58	2	1	17.7	AGRICULTURAL	PDR
58	2	12.2	24.9	AGRICULTURAL	PDR
59	1	1	98.9	AGRICULTURAL	PDR
59	1	3.1	111.7	AGRICULTURAL	PDR
59	1	8.2	17.4	AGRICULTURAL	PDR
59	1	8.3	41.1	AGRICULTURAL	PDR
71	1	2	41.2	AGRICULTURAL	PDR
76	1	4	11.4	AGRICULTURAL	PDR
76	1	16	8.4	AGRICULTURAL	PDR
76	1	18	38.4	AGRICULTURAL	PDR
76	2	2.5	24.8	AGRICULTURAL	PDR
76	2	6	102.5	AGRICULTURAL	PDR
76	2	11	98.1	AGRICULTURAL	PDR
85	3	67	19.8	AGRICULTURAL	PDR
85	3	72.4	56.1	AGRICULTURAL	PDR
86	3	28.5	2.5	REEVES CREEK	FEE ACQUISITION
86	4	1	2.0	REEVES CREEK	FEE ACQUISITION
86	4	2	2.2	REEVES CREEK	FEE ACQUISITION
86	4	7.3	7.5	REEVES CREEK	FEE ACQUISITION
86	4	13.2	<1	REEVES CREEK	FEE ACQUISITION
86	4	13.3	<1	REEVES CREEK	FEE ACQUISITION
86	4	13.4	1.1	REEVES CREEK	FEE ACQUISITION
86	4	20.1	2.0	REEVES CREEK	FEE ACQUISITION
86	4	21.2	<1	REEVES CREEK	FEE ACQUISITION
86	4	21.3	<1	REEVES CREEK	FEE ACQUISITION
86	4	21.4	<1	REEVES CREEK	FEE ACQUISITION
86	4	21.5	<1	REEVES CREEK	FEE ACQUISITION
86	4	21.6	<1	REEVES CREEK	FEE ACQUISITION
86	4	22	<1	REEVES CREEK	FEE ACQUISITION
87	1	59.1	1.7	PECONIC BAY	FEE ACQUISITION
87	1	59.3	1.3	PECONIC BAY	FEE ACQUISITION
87	1	59.4	1.4	PECONIC BAY	FEE ACQUISITION
87	1	59.5	1.3	PECONIC BAY	FEE ACQUISITION
87	1	59.6	1.3	PECONIC BAY	FEE ACQUISITION
87	2	16	<1	PECONIC BAY	FEE ACQUISITION
87	2	19	<1	PECONIC BAY	FEE ACQUISITION
87	2	20	1.4	PECONIC BAY	FEE ACQUISITION
87	2	21	1.2	PECONIC BAY	FEE ACQUISITION

87	2	22	<1	PECONIC BAY	FEE ACQUISITION
87	2	24	1.1	PECONIC BAY	FEE ACQUISITION
93	1	14	<1	PECONIC BAY	FEE ACQUISITION
93	2	27	<1	PECONIC BAY	FEE ACQUISITION
93	2	28.2	1.6	PECONIC BAY	FEE ACQUISITION
94	1	5	21.7	PECONIC BAY	FEE ACQUISITION
97	2	1.11	68.1	AGRICULTURAL	PDR
99	2	5	20.4	AGRICULTURAL	PDR
99	2	6.1	3.0	AGRICULTURAL	PDR
99	2	7	6.3	AGRICULTURAL	PDR
99	2	8	2.8	AGRICULTURAL	PDR
99	2	13	46.8	AGRICULTURAL	PDR
99	2	19	36.4	AGRICULTURAL	PDR
99	2	21.1	6.8	AGRICULTURAL	PDR
99	2	21.2	8.8	AGRICULTURAL	PDR
99	2	22	26.2	AGRICULTURAL	PDR
99	2	25	2.0	AGRICULTURAL	PDR
100	1	3.2	16.9	AGRICULTURAL	PDR
100	1	9	16.6	AGRICULTURAL	PDR
100	2	4.2	4.2	AGRICULTURAL	PDR
100	2	4.9	24.3	AGRICULTURAL	PDR
100	3	2.5	17.5	AGRICULTURAL	PDR
100	3	3	37.1	AGRICULTURAL	PDR
101	1	2	12.9	AGRICULTURAL	PDR
101	1	3	40.5	AGRICULTURAL	PDR
101	1	6.3	32.6	AGRICULTURAL	PDR
101	1	8	25.0	AGRICULTURAL	PDR
101	1	9	15.0	AGRICULTURAL	PDR
101	2	4	31.0	AGRICULTURAL	PDR
101	2	5	34.0	AGRICULTURAL	PDR
101	2	6.1	60.0	AGRICULTURAL	PDR
101	2	6.2	11.1	AGRICULTURAL	PDR
101	2	6.3	7.7	AGRICULTURAL	PDR
101	2	10	15.7	AGRICULTURAL	PDR
101	3	3.1	4.5	AGRICULTURAL	PDR
109	1	7	38.1	SAW MILL CREEK	FEE ACQUISITION
109	1	18	10.5	SAW MILL CREEK	FEE ACQUISITION
109	1	19.6	32.2	SAW MILL CREEK	FEE ACQUISITION
109	2	1	21.3	SAW MILL CREEK	FEE ACQUISITION
113	3	4	2.6	PECONIC BAY	FEE ACQUISITION
113	3	7.1	1.1	PECONIC BAY	FEE ACQUISITION
113	4	17.5	3.0	PECONIC BAY	FEE ACQUISITION
113	4	17.6	<1	PECONIC BAY	FEE ACQUISITION
116	1	1	51.8	PINES BARRENS	FEE ACQUISITION
116	1	2	30.5	PINES BARRENS	FEE ACQUISITION
116	1	3.1	29.1	PINES BARRENS	FEE ACQUISITION
116	1	7.2	108.6	PINES BARRENS	FEE ACQUISITION
116	2	1.1	24.8	PINES BARRENS	FEE ACQUISITION
116	2	2	25.5	PINES BARRENS	FEE ACQUISITION

116	2	3	25.5	PINES BARRENS	FEE ACQUISITION
116	2	5	48.6	PINES BARRENS	FEE ACQUISITION
116	2	7.4	43.3	PINES BARRENS	FEE ACQUISITION
117	2	2.5	9.4	AGRICULTURAL	PDR
117	2	2.6	2.1	AGRICULTURAL	PDR
117	2	3.1	4.7	AGRICULTURAL	PDR
117	2	4.1	8.0	AGRICULTURAL	PDR
117	2	7.2	5.4	AGRICULTURAL	PDR
117	2	8.2	52	AGRICULTURAL	PDR
117	2	9.1	37.4	AGRICULTURAL	PDR
117	2	11	116.7	AGRICULTURAL	PDR
117	2	12.3	122.6	AGRICULTURAL	PDR
117	2	13	14.8	AGRICULTURAL	PDR
118	1	2.2	32.1	AGRICULTURAL	PDR
118	2	1	<1	AGRICULTURAL	PDR
118	2	2	2.0	AGRICULTURAL	PDR
118	2	3	4.8	AGRICULTURAL	PDR
118	2	4	<1	AGRICULTURAL	PDR
118	3	2.2	4.2	PECONIC RIVER	FEE ACQUISITION
118	3	7	4.2	PECONIC RIVER	FEE ACQUISITION
119	1	1	24.7	PECONIC RIVER	FEE ACQUISITION
119	1	22.1	21.2	PECONIC RIVER	FEE ACQUISITION
119	1	23	47.2	PECONIC RIVER	FEE ACQUISITION
119	1	35.4	3.5	PECONIC RIVER	FEE ACQUISITION
119	1	37	16.7	PECONIC RIVER	FEE ACQUISITION
119	1	38	57.9	PECONIC RIVER	FEE ACQUISITION
119	2	7.1	3.6	PECONIC RIVER	FEE ACQUISITION
119	2	61.1	2.0	PECONIC RIVER	FEE ACQUISITION
125	2	1	35.1	PECONIC RIVER	FEE ACQUISITION
125	2	6	4.0	PECONIC RIVER	FEE ACQUISITION
125	2	8.1	8.7	PECONIC RIVER	FEE ACQUISITION
125	2	8.2	3.6	PECONIC RIVER	FEE ACQUISITION
130	4	7	3.6	PECONIC BAY	FEE ACQUISITION
137	1	10	12.2	PECONIC RIVER	FEE ACQUISITION
137	1	32	52.0	AGRICULTURAL	PDR
2.01	1	96.1	47.5	AGRICULTURAL	PDR
69	3	38	1	PECONIC BAY	FEE ACQUISITION
84	1	4.1	9.7	SAW MILL CREEK	FEE ACQUISITION
84	1	7	18.08	SAW MILL CREEK	FEE ACQUISITION
84	1	10	1.0	SAW MILL CREEK	FEE ACQUISITION
84	1	14.1	42.8	SAW MILL CREEK	FEE ACQUISITION
84	1	15	1.25	SAW MILL CREEK	FEE ACQUISITION
84	4	23	8.5	SAW MILL CREEK	FEE ACQUISITION
84	4	28	3.8	SAW MILL CREEK	FEE ACQUISITION
84	4	29	1.07	SAW MILL CREEK	FEE ACQUISITION
84	5	14	5.0	SAW MILL CREEK	FEE ACQUISITION
84	5	15	2.7	SAW MILL CREEK	FEE ACQUISITION
85	1	10.24	<1	SAW MILL CREEK	FEE ACQUISITION

85	1	10.25	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.26	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.27	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.28	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.29	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.30	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.31	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.32	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.33	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.34	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.35	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.36	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.37	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.38	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.39	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.40	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.45	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.46	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.47	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.48	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.49	<1	SAW MILL CREEK	FEE ACQUISITION
85	1	10.50	<1	SAW MILL CREEK	FEE ACQUISITION
86	1	4	16.2	MEETINGHOUSE CREEK	FEE ACQUISITION
86	1	5	27.3	MEETINGHOUSE CREEK	FEE ACQUISITION
86	1	25	1.4	MEETINGHOUSE CREEK	FEE ACQUISITION
86	1	33	10.9	MEETINGHOUSE CREEK	FEE ACQUISITION
86	1	34	0.6	MEETINGHOUSE CREEK	FEE ACQUISITION
86	2	3.2		MEETINGHOUSE CREEK	FEE ACQUISITION
87	1	58.1	0.81	CASES CREEK	FEE ACQUISITION
106	4	1.1	2.9	SAW MILL CREEK	FEE ACQUISITION
109	1	6.1	4.2	SAW MILL CREEK	FEE ACQUISITION
109	1	7	38	SAW MILL CREEK	FEE ACQUISITION
109	1	9.5	30.62	SAW MILL CREEK	FEE ACQUISITION
109	1	11	12.3	SAW MILL CREEK	FEE ACQUISITION
109	1	12	0.2	SAW MILL CREEK	FEE ACQUISITION
109	1	13	0.46	SAW MILL CREEK	FEE ACQUISITION
109	1	18	11.09	SAW MILL CREEK	FEE ACQUISITION
109	2	2	5.6	SAW MILL CREEK	FEE ACQUISITION
109	2	7.1	1.18	SAW MILL CREEK	FEE ACQUISITION
109	2	8	2.75	SAW MILL CREEK	FEE ACQUISITION
109	2	10	2.4	SAW MILL CREEK	FEE ACQUISITION
109	2	12.1	4.9	SAW MILL CREEK	FEE ACQUISITION
109	2	13	0.2	SAW MILL CREEK	FEE ACQUISITION
112	1	13	11.7	SAW MILL CREEK	FEE ACQUISITION
112	1	21.7	2.31	SAW MILL CREEK	FEE ACQUISITION
112	1	22	1.2	SAW MILL CREEK	FEE ACQUISITION
112	2	1.1	9.7	SAW MILL CREEK	FEE ACQUISITION
112	4	1	<1	TERRYS CREEK	FEE ACQUISITION
112	4	2	<1	TERRYS CREEK	FEE ACQUISITION

112	4	3	<1	SAW MILL CREEK	FEE ACQUISITION
112	4	4	<1	TERRYS CREEK	FEE ACQUISITION
112	4	5	<1	TERRYS CREEK	FEE ACQUISITION
112	4	6	<1	TERRYS CREEK	FEE ACQUISITION
112	4	7	<1	TERRYS CREEK	FEE ACQUISITION
112	4	8	<1	TERRYS CREEK	FEE ACQUISITION
112	4	9	1.02	TERRYS CREEK	FEE ACQUISITION
112	4	10	<1	TERRYS CREEK	FEE ACQUISITION
112	4	11	1.68	TERRYS CREEK	FEE ACQUISITION
112	4	12	<1	TERRYS CREEK	FEE ACQUISITION
129	6	17	7.6	PECONIC BAY	FEE ACQUISITION
130	1	4	0.5	PECONIC BAY	FEE ACQUISITION
130	1	9	0.37	PECONIC BAY	FEE ACQUISITION
130	1	10	0.37	PECONIC BAY	FEE ACQUISITION
130	1	11	0.25	PECONIC BAY	FEE ACQUISITION
130	1	18	0.25	PECONIC BAY	FEE ACQUISITION
130	1	19	<1	PECONIC BAY	FEE ACQUISITION
130	1	20	<1	PECONIC BAY	FEE ACQUISITION
130	1	21	0.41	PECONIC BAY	FEE ACQUISITION
130	1	22	<1	PECONIC BAY	FEE ACQUISITION
130	1	23	<1	PECONIC BAY	FEE ACQUISITION
130	1	24	<1	PECONIC BAY	FEE ACQUISITION
130	1	25	<1	PECONIC BAY	FEE ACQUISITION
130	1	26	<1	PECONIC BAY	FEE ACQUISITION
130	1	27	<1	PECONIC BAY	FEE ACQUISITION
130	1	28	<1	PECONIC BAY	FEE ACQUISITION
130	1	29	<1	PECONIC BAY	FEE ACQUISITION
130	1	30	<1	PECONIC BAY	FEE ACQUISITION
130	1	31	<1	PECONIC BAY	FEE ACQUISITION
130	1	32	<1	PECONIC BAY	FEE ACQUISITION
130	1	33	<1	PECONIC BAY	FEE ACQUISITION
130	1	34	<1	PECONIC BAY	FEE ACQUISITION
130	1	35	<1	PECONIC BAY	FEE ACQUISITION
130	1	36	<1	PECONIC BAY	FEE ACQUISITION
130	1	37	<1	PECONIC BAY	FEE ACQUISITION
130	1	38	<1	PECONIC BAY	FEE ACQUISITION
130	1	39	<1	PECONIC BAY	FEE ACQUISITION
130	1	40	<1	PECONIC BAY	FEE ACQUISITION
130	1	41	<1	PECONIC BAY	FEE ACQUISITION
130	1	42	<1	PECONIC BAY	FEE ACQUISITION
130	1	43	<1	PECONIC BAY	FEE ACQUISITION
130	1	44	<1	PECONIC BAY	FEE ACQUISITION
130	1	45	<1	PECONIC BAY	FEE ACQUISITION
130	1	46	<1	PECONIC BAY	FEE ACQUISITION
130	1	47	<1	PECONIC BAY	FEE ACQUISITION
130	1	48	<1	PECONIC BAY	FEE ACQUISITION
130	1	49	<1	PECONIC BAY	FEE ACQUISITION
130	1	50	<1	PECONIC BAY	FEE ACQUISITION
130	1	51	<1	PECONIC BAY	FEE ACQUISITION

130	4	1	<1	PECONIC BAY	FEE ACQUISITON
130	4	2	<1	PECONIC BAY	FEE ACQUISITON
130	4	3	<1	PECONIC BAY	FEE ACQUISITON
130	4	4	<1	PECONIC BAY	FEE ACQUISITON
130	4	5	<1	PECONIC BAY	FEE ACQUISITON
131	1	1.1	2.3	SAW MILL CREEK	FEE ACQUISITON
131	1	2.2	3.5	SAW MILL CREEK	FEE ACQUISITON
131	1	3	1.5	SAW MILL CREEK	FEE ACQUISITON
131	1	7	1.7	SAW MILL CREEK	FEE ACQUISITON
131	1	10	4.75	SAW MILL CREEK	FEE ACQUISITON
131	1	15	0.38	SAW MILL CREEK	FEE ACQUISITON
131	1	16	0.38	SAW MILL CREEK	FEE ACQUISITON
131	1	17	0.2	SAW MILL CREEK	FEE ACQUISITON
131	1	18	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	19	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	20	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	21	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	22	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	23	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	24	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	25	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	26	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	27	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	28	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	29	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	30	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	31	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	32	<1	SAW MILL CREEK	FEE ACQUISITON
131	1	33	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	1	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	2	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	3	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	4	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	5	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	6	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	7	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	8	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	9	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	10	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	11	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	12	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	13	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	14	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	15	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	16	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	17	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	18	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	19	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	20	<1	SAW MILL CREEK	FEE ACQUISITON

131	2	21	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	22	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	23	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	24	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	25	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	26	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	27	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	28	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	29	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	30	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	35	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	36	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	37	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	38	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	39	<1	SAW MILL CREEK	FEE ACQUISITON
131	2	40	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	7	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	8	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	9	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	10	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	11	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	12	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	13	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	14	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	15	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	16	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	17	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	18	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	19	<1	SAW MILL CREEK	FEE ACQUISITON
131	3	28	<1	SAW MILL CREEK	FEE ACQUISITON
137	1	19.1	1	PECONIC RIVER GREENBELT	FEE ACQUISITON
137	1	19.2	4.4	PECONIC RIVER GREENBELT	FEE ACQUISITON
137	1	29	0.82	PECONIC RIVER GREENBELT	FEE ACQUISITON
TOTAL		861	15768		

<u>Lands Protected within the Peconic Estuary Watershed 2001-2006 (Including Farmland)</u>		
<u>Town</u>	<u>Total Lands Protected</u>	<u>Total Purchase Price</u>
<u>East Hampton</u>	1401.85	\$255,079,145.00
<u>Riverhead</u>	1642.82	\$59,919,910.98
<u>Shelter Island</u>	253.64	\$4,965,050.00
<u>Southampton</u>	1935.17	\$371,503,799.28
<u>Southold</u>	1409.71	\$44,556,091.60
Total Lands Protected within the Peconic Estuary Watershed from 2001 thru 2006:	6643.19	\$736,023,996.86
Footnote: Includes funds primarily from Suffolk County and Town CPF Funds and also includes some funds from State and Federal Sources		

7:

This was distributed at the last Peconic Estuary Mgt. Forum at how well Riverhead is doing compared to the other EE Towns. Southampton only purchased about 500 acres more than we did and look at how much more they spent! Arthur seemed to giving us KUDOS!

B²

Appendix C

CPF Chapter 250 of the Laws of 2002

A11637 Summary:

BILL NO A11637

SAME AS SAME AS UNI.

SPONSOR Rules (DiNapoli)

COSPNSR Sweeney, Thiele, Englebright, Acampora

MLTSPNSR

Amd S64-e, Town L; and SS, Chap 114 of 1998

Provides that Peconic Bay region community preservation funds shall be used to make payments in lieu of taxes to school, fire, fire protection and ambulance districts for state owned lands within the central pine berrans.

A11637 Actions:

BILL NO A11637

06/10/2002 referred to local governments

06/18/2002 reported referred to ways and means

06/19/2002 reported referred to rules

06/20/2002 rules report cal.1219

06/20/2002 substituted by s7576

 S07576 AMEND= LAVALLE

06/10/2002 REFERRED TO RULES

06/17/2002 ORDERED TO THIRD READING CAL.1414

06/18/2002 HOME RULE REQUEST

06/18/2002 PASSED SENATE

06/18/2002 DELIVERED TO ASSEMBLY

06/18/2002 referred to local governments

06/20/2002 substituted for a11637

06/20/2002 ordered to third reading rules cal.1219

06/20/2002 home rule request

06/20/2002 passed assembly

06/20/2002 returned to senate

07/18/2002 DELIVERED TO GOVERNOR

07/30/2002 SIGNED CHAP.250

NEW YORK STATE ASSEMBLY
MEMORANDUM IN SUPPORT OF LEGISLATION
submitted in accordance with Assembly Rule III, Sec 1(f)

BILL NUMBER: A11637

SPONSOR: Rules (DiNapoli)

TITLE OF BILL: An act to amend the town law and chapter 114 of the laws of 1998 amending the town law and other laws relating to authorizing certain towns in the Peconic Bay region to establish community preservation funds, in relation to the purposes of the Peconic Bay region community preservation funds, and extending the effective date therefor

PURPOSE: To extend the sunset date for the real estate transfer tax authorized pursuant to the Peconic Bay Community Preservation Fund law

from December 31, 2018 to December 31, 2028. The bill would also create a new purpose for which the fund could be utilized; payments to certain school, fire, fire protection and ambulance districts in the central pine barrens area where more than 25% of the assessed value is wholly exempt because it is land owned by the State or municipal corporations. The maximum expenditure from the fund for such purposes shall not exceed 10% of the fund in any calendar year. Implementation of this authority would require a mandatory referendum in each town.

SUMMARY OF PROVISIONS: This legislation amends subdivision 3 of Section 64-e of the Town Law and Section 5 of Chapter 114 of the Laws of 1998.

JUSTIFICATION: The Towns within the Peconic Bay region have successfully implemented the provisions of Chapter 114 of the Laws of 1998 authorizing the creation of Peconic Bay Region Community Preservation Funds. Thousands of acres have been preserved in less than three years.

In addition, the State of New York has assisted the Towns by making the Drinking Water Revolving Loan Fund available to work in conjunction with the Town CPFs. In short, the Towns are utilizing the loan interest loan capabilities of the EFC Revolving Loan Fund to maximize the preservation of land now, before it is lost to development.

The proceeds of the CPFs are being utilized to service the debt from the Revolving Loan Fund. To maximize this effort and increase the amount of open space that can be preserved, the Towns need to increase the revenue stream available from the CPFs. By doing so, the towns can complete their open space plans more quickly before land is lost to development. By extending the real estate transfer tax for 10 additional years, the towns will possess the revenue stream necessary to use the EFC Revolving Loan Fund now and buy more land.

In addition, this bill would permit not more than 10% of the CPF funds to be used for payments to certain school, fire, fire protection, and ambulance districts in the Central Pine Barrens Area. The Central Pine Barrens Plans promised payments for these districts, however, is part of the Plan was never implemented. It is the intent of this bill to keep this promise by devoting not more than 10% of the fund to financially impacted districts in the Central Pine Barrens Area.

LEGISLATIVE HISTORY: New bill.

FISCAL IMPLICATIONS: None to the State.

EFFECTIVE DATE: Immediately.

Appendix D

CPF Chapter 391 of the Laws of 2006

LAWS OF NEW YORK, 2006

CHAPTER 391

AN ACT to amend chapter 114 of the laws of 1998 amending the town law and other laws relating to authorizing certain towns in the Peconic Bay region to establish community preservation funds, in relation to extending the effective date thereof

Became a law July 26, 2006, with the approval of the Governor. Passed on Home Rule request pursuant to Article IX, section 2(b) (2) of the Constitution by a majority vote, three-fifths being present.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section 5 of chapter 114 of the laws of 1998 amending the town law and other laws relating to authorizing certain towns in the Peconic Bay region to establish community preservation funds, as amended by chapter 250 of the laws of 2002, is amended to read as follows:

§ 5. This act shall take effect immediately; provided that article 31-D of the tax law, as added by section three of this act shall remain in full force and effect until December 31, ~~[2020]~~ 2030 when upon such date the provisions of such section three of this act shall expire and be deemed repealed, provided however, that the tax authorized by section three of this act shall not take effect before July 1, 1998.

§ 2. This act shall take effect immediately.

The Legislature of the STATE OF NEW YORK ss:

Pursuant to the authority vested in us by section 70-b of the Public Officers Law, we hereby jointly certify that this slip copy of this session law was printed under our direction and, in accordance with such section, is entitled to be read into evidence.

JOSEPH L. BRUNO
Temporary President of the Senate

SHELDON SILVER
Speaker of the Assembly

EXPLANATION--Matter in italics is new; matter in brackets [-] is old law to be omitted.

STATE OF NEW YORK

S. 3940

A. 6801

2007-2008 Regular Sessions

SENATE - ASSEMBLY

March 20, 2007

IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

IN ASSEMBLY -- Introduced by M. of A. THIELE -- read once and referred to the Committee on Local Governments

AN ACT to amend the town law, in relation to payment in lieu of taxes for property acquired for open space purposes and the Peconic Bay region community preservation funds; and to repeal certain provisions of such law relating thereto

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Section 64-d of the town law is REPEALED and a new section
2 64-d is added to read as follows:
3 § 64-d. Payment in lieu of taxes for property acquired for open space
4 purposes. The town of Southampton, Suffolk county, shall have the power
5 and authority with respect to property acquired for open space purposes
6 to pay or transfer out of any town funds available to it, annual sums in
7 lieu of taxes to the affected taxing jurisdiction, in order that none of
8 such taxing jurisdictions shall suffer an inequitable loss of revenue by
9 virtue of such open space acquisition. The amount so paid or transferred
10 for any year shall not exceed the sum last levied for the benefit of
11 such taxing jurisdiction as an annual tax on such property prior to the
12 time of its acquisition for such purposes. As used in this section, the
13 term "taxing jurisdiction" means any municipal corporation or district
14 corporation, including any school district or any special district,
15 having the power to levy and collect taxes and benefit assessments upon
16 real property or in whose behalf such taxes or benefit assessments may
17 be levied or collected. That the payments or transfers made pursuant to
18 the power and authority granted herein with respect to such property
19 shall continue notwithstanding that the legislature of the state of New

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [] is old law to be omitted.

LBD03808-02-7



PRINTED ON RECYCLED PAPER

1 York may hereinafter alter, modify or replace the current method of
2 financing of public education and notwithstanding that a court of compe-
3 tent jurisdiction may hereinafter order that such method of financing
4 public education be altered, modified or replaced.

5 § 2. Subdivision 3 of section 64-e of the town law, as amended by
6 chapter 250 of the laws of 2002, is amended to read as follows:

7 3. The purposes of the fund shall be exclusively, (a) to implement a
8 plan for the preservation of community character as required by this
9 section, (b) to acquire interests or rights in real property for the
10 preservation of community character within the town including villages
11 therein in accordance with such plan and in cooperation with willing
12 sellers, (c) to establish a bank pursuant to a transfer of development
13 rights program consistent with section two hundred sixty-one-a of this
14 chapter, (d) to provide a management and stewardship program for such
15 interests and rights consistent with subdivision nine of this section
16 and in accordance with such plan designed to preserve community charac-
17 ter; provided that not more than ten percent of the fund shall be
18 utilized for the management and stewardship program, and (e) to make
19 payments to [school,] fire, fire protection and ambulance districts in
20 connection with lands owned by the state or any municipal corporation
21 within the central pine barrens area as defined in subdivision ten of
22 section 57-0107 of the environmental conservation law. Such payments may
23 only be made to districts where more than twenty-five percent of the
24 assessed value of such district is wholly exempt from real property
25 taxation pursuant to the real property tax law because it is owned by
26 the state or a municipal corporation. Not more than ten percent of the
27 fund may be used for said purpose in any calendar year. School
28 districts shall also be eligible for such payments, provided (1) that
29 real property within such school district has been made wholly exempt
30 from real property taxation pursuant to the real property tax law to
31 effectuate the purposes of the fund, and (2) such school district is
32 determined to be a high need or average need school district pursuant to
33 the need resource capacity index established by the state education
34 department. Such payments from the fund shall not exceed the actual tax
35 liability that would have been due if such lands of the state or of a
36 municipal corporation had been subject to real property taxation. Where
37 more than one district is eligible for such a payment under this
38 provision, and such payment is less than the actual tax liability that
39 would have been due if such lands of the state or a municipal corpo-
40 ration had been subject to real property taxation, the town shall appor-
41 tion such annual payment on the basis of the total tax levied by each
42 district within the town for the year such payment is made. Such payment
43 made by the town shall be used solely to reduce the property tax liabil-
44 ity of the remaining taxpayers of the district within said town. If the
45 implementation of the community preservation project plan, adopted by a
46 town board, as provided in subdivision six of this section, has been
47 completed, and funds are no longer needed for the purposes outlined in
48 this subdivision, then any remaining monies in the fund shall be applied
49 to reduce any bonded indebtedness or obligations incurred to effectuate
50 the purposes of this section.

51 § 3. This act shall take effect immediately.

Appendix E

CPF Chapter 531 of the Laws of 2007

Appendix E

CPF Chapter 531 of the Laws of 2007

(later repealed)

STATE OF NEW YORK

S. 3940

A. 6801

2007-2008 Regular Sessions

SENATE - ASSEMBLY

March 20, 2007

IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

IN ASSEMBLY -- Introduced by M. of A. THIELE -- read once and referred to the Committee on Local Governments

AN ACT to amend the town law, in relation to payment in lieu of taxes for property acquired for open space purposes and the Peconic Bay region community preservation funds; and to repeal certain provisions of such law relating thereto

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

- 1 Section 1. Section 64-d of the town law is REPEALED and a new section
2 64-d is added to read as follows:
3 § 64-d. Payment in lieu of taxes for property acquired for open space
4 purposes. The town of Southampton, Suffolk county, shall have the power
5 and authority with respect to property acquired for open space purposes
6 to pay or transfer out of any town funds available to it, annual sums in
7 lieu of taxes to the affected taxing jurisdiction, in order that none of
8 such taxing jurisdictions shall suffer an inequitable loss of revenue by
9 virtue of such open space acquisition. The amount so paid or transferred
10 for any year shall not exceed the sum last levied for the benefit of
11 such taxing jurisdiction as an annual tax on such property prior to the
12 time of its acquisition for such purposes. As used in this section, the
13 term "taxing jurisdiction" means any municipal corporation or district
14 corporation, including any school district or any special district,
15 having the power to levy and collect taxes and benefit assessments upon
16 real property or in whose behalf such taxes or benefit assessments may
17 be levied or collected. That the payments or transfers made pursuant to
18 the power and authority granted herein with respect to such property
19 shall continue notwithstanding that the legislature of the state of New

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [] is old law to be omitted.

LBD03808-02-7



PRINTED ON RECYCLED PAPER

1 York may hereinafter alter, modify or replace the current method of
2 financing of public education and notwithstanding that a court of compe-
3 tent jurisdiction may hereinafter order that such method of financing
4 public education be altered, modified or replaced.

5 § 2. Subdivision 3 of section 64-e of the town law, as amended by
6 chapter 250 of the laws of 2002, is amended to read as follows:

7 3. The purposes of the fund shall be exclusively, (a) to implement a
8 plan for the preservation of community character as required by this
9 section, (b) to acquire interests or rights in real property for the
10 preservation of community character within the town including villages
11 therein in accordance with such plan and in cooperation with willing
12 sellers, (c) to establish a bank pursuant to a transfer of development
13 rights program consistent with section two hundred sixty-one-a of this
14 chapter, (d) to provide a management and stewardship program for such
15 interests and rights consistent with subdivision nine of this section
16 and in accordance with such plan designed to preserve community charac-
17 ter; provided that not more than ten percent of the fund shall be
18 utilized for the management and stewardship program, and (e) to make
19 payments to [school,] fire, fire protection and ambulance districts in
20 connection with lands owned by the state or any municipal corporation
21 within the central pine barrens area as defined in subdivision ten of
22 section 57-0107 of the environmental conservation law. Such payments may
23 only be made to districts where more than twenty-five percent of the
24 assessed value of such district is wholly exempt from real property
25 taxation pursuant to the real property tax law because it is owned by
26 the state or a municipal corporation. Not more than ten percent of the
27 fund may be used for said purpose in any calendar year. School
28 districts shall also be eligible for such payments, provided (1) that
29 real property within such school district has been made wholly exempt
30 from real property taxation pursuant to the real property tax law to
31 effectuate the purposes of the fund, and (2) such school district is
32 determined to be a high need or average need school district pursuant to
33 the need resource capacity index established by the state education
34 department. Such payments from the fund shall not exceed the actual tax
35 liability that would have been due if such lands of the state or of a
36 municipal corporation had been subject to real property taxation. Where
37 more than one district is eligible for such a payment under this
38 provision, and such payment is less than the actual tax liability that
39 would have been due if such lands of the state or a municipal corpo-
40 ration had been subject to real property taxation, the town shall appor-
41 tion such annual payment on the basis of the total tax levied by each
42 district within the town for the year such payment is made. Such payment
43 made by the town shall be used solely to reduce the property tax liabil-
44 ity of the remaining taxpayers of the district within said town. If the
45 implementation of the community preservation project plan, adopted by a
46 town board, as provided in subdivision six of this section, has been
47 completed, and funds are no longer needed for the purposes outlined in
48 this subdivision, then any remaining monies in the fund shall be applied
49 to reduce any bonded indebtedness or obligations incurred to effectuate
50 the purposes of this section.

51 § 3. This act shall take effect immediately.



Appendix F

CPF Chapter 373 of the Laws of 2008

STATE OF NEW YORK

S. 8111--A

A. 10724--A

SENATE - ASSEMBLY

April 28, 2008

IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

IN ASSEMBLY -- Introduced by M. of A. THIELE, ALESSI -- read once and referred to the Committee on Local Governments -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the town law, in relation to the Peconic Bay community preservation fund

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Legislative findings. The Peconic Bay region community
2 preservation fund was enacted by the state legislature in 1998. It has
3 been in effect for nearly ten years. It has been one of the most
4 successful land preservation programs in the nation. More than \$500
5 million has been collected in revenue and nearly 10,000 acres have been
6 protected.

7 Upon the 10th anniversary of the program, it is important to examine
8 the record of the fund, and seek ways to improve its administration. In
9 the Peconic Bay region, a task force was created to review the towns'
10 experience with the law and suggest ways to improve its operation.

11 In addition, the state of New York, having authorized the two percent
12 real estate transfer tax, which finances this fund, has a strong state
13 concern in insuring that the fund is administered effectively and effi-
14 ciently. It is noted that several other regions of the state have also
15 recently gained authority from the state legislature to implement simi-
16 lar funds. Other requests are pending. The state has an interest in
17 insuring that this successful program continues to meet its objectives.

18 This legislation accomplishes these goals by instituting a series of
19 fiscal oversight measures and financial controls to insure that the
20 original intent of the law is met and that these revenues are utilized

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[] is old law to be omitted.

LBD16516-03-8



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1 exclusively to advance the dedicated purpose of protecting community
2 character.

3 § 2. Section 64-e of the town law, as added by chapter 114 of the laws
4 of 1998, subdivision 3 as amended by chapter 531 of the laws of 2007, is
5 amended to read as follows:

6 § 64-e. Peconic Bay region community preservation funds. 1. As used in
7 this section, the following words and terms shall have the following
8 meanings:

9 (a) "Peconic Bay region" means the towns of East Hampton, Riverhead,
10 Shelter Island, Southampton and Southold.

11 (b) "Community preservation" shall mean and include any of the
12 purposes outlined in subdivision four of this section.

13 (c) "Board" means the advisory board required pursuant to subdivision
14 five of this section.

15 (d) "Fund" means the community preservation fund created pursuant to
16 subdivision two of this section.

17 2. The town board of any town in the Peconic Bay region is authorized
18 to establish by local law a community preservation fund pursuant to the
19 provisions of this section. Deposits into the fund may include revenues
20 of the local government from whatever source and shall include, at a
21 minimum, all revenues from a tax imposed upon the transfer of real prop-
22 erty interests in such town pursuant to article thirty-one-D of the tax
23 law. The fund shall also be authorized to accept gifts of any such
24 interests in land or of funds. Interest accrued by monies deposited into
25 the fund shall be credited to the fund. In no event shall monies depos-
26 ited in the fund be transferred to any other account. Nothing contained
27 in this section shall be construed to prevent the financing in whole or
28 in part, pursuant to the local finance law, of any acquisition author-
29 ized pursuant to this section. Monies from the fund may be utilized to
30 repay any indebtedness or obligations incurred pursuant to the local
31 finance law consistent with effectuating the purposes of this section.
32 Where a town finances an acquisition, in whole, or in part, pursuant to
33 the local finance law, the resolution authorizing such indebtedness
34 shall be accompanied by a report from the town supervisor demonstrating
35 how said indebtedness will be repaid by the fund. Said report shall
36 include an estimate of projected revenues of the fund during the period
37 of indebtedness. The report shall also provide an accounting of all
38 other indebtedness incurred against the fund to be repaid for the same
39 period. The town board shall make findings by resolution that there will
40 be sufficient revenue to repay such indebtedness in its entirety from
41 the fund before authorizing such indebtedness. A town in the Peconic Bay
42 region may only adopt the local law authorized by this subdivision if it
43 has incurred or authorized bonded indebtedness since nineteen hundred
44 eighty for open space purposes equal to or greater than two hundred
45 dollars per town resident. The number of residents shall be determined
46 by the 1990 U.S. Census. Said local law shall make a finding that the
47 town has complied with the per resident financial commitment requirement
48 of this subdivision.

49 3. The purposes of the fund shall be exclusively, (a) to implement a
50 plan for the preservation of community character as required by this
51 section, (b) to acquire interests or rights in real property for the
52 preservation of community character within the town including villages
53 therein in accordance with such plan and in cooperation with willing
54 sellers, (c) to establish a bank pursuant to a transfer of development
55 rights program consistent with section two hundred sixty-one-a of this
56 chapter, (d) to provide a management and stewardship program for such



1 interests and rights consistent with [subdivision] subdivisions nine and
2 nine-a of this section and in accordance with such plan designed to
3 preserve community character; provided that not more than ten percent of
4 the fund shall be utilized for the management and stewardship program,
5 and (e) to make payments to fire, fire protection and ambulance
6 districts in connection with lands owned by the state or any municipal
7 corporation within the central pine barrens area as defined in subdivi-
8 sion ten of section 57-0107 of the environmental conservation law. Such
9 payments may only be made to districts where more than twenty-five
10 percent of the assessed value of such district is wholly exempt from
11 real property taxation pursuant to the real property tax law because it
12 is owned by the state or a municipal corporation. Not more than ten
13 percent of the fund may be used for said purpose in any calendar year.
14 School districts shall also be eligible for such payments, provided (1)
15 that real property within such school district has been made wholly
16 exempt from real property taxation pursuant to the real property tax law
17 to effectuate the purposes of the fund, and (2) such school district is
18 determined to be a high need or average need school district pursuant to
19 the need resource capacity index established by the state education
20 department. Such payments from the fund shall not exceed the actual tax
21 liability that would have been due if such lands of the state or of a
22 municipal corporation had been subject to real property taxation. Where
23 more than one district is eligible for such a payment under this
24 provision, and such payment is less than the actual tax liability that
25 would have been due if such lands of the state or a municipal corpo-
26 ration had been subject to real property taxation, the town shall appor-
27 tion such annual payment on the basis of the total tax levied by each
28 district within the town for the year such payment is made. Such payment
29 made by the town shall be used solely to reduce the property tax liabil-
30 ity of the remaining taxpayers of the district within said town. If the
31 implementation of the community preservation project plan, adopted by a
32 town board, as provided in subdivision six of this section, has been
33 completed, and funds are no longer needed for the purposes outlined in
34 this subdivision, then any remaining monies in the fund shall be applied
35 to reduce any bonded indebtedness or obligations incurred to effectuate
36 the purposes of this section.

37 3-a. Preliminary and incidental costs in connection with the acquisi-
38 tion of interests or rights in real property, pursuant to subdivision
39 three of this section, shall be deemed part of the cost of the acquisi-
40 tion for which they were incurred. Such expenditures may include any
41 administrative or other expenditures directly arising therefrom. No
42 expenditure shall be charged to the fund, unless authorized by law. A
43 full accounting of such costs for each acquisition of land shall be
44 provided to the town board.

45 4. Preservation of community character shall involve one or more of
46 the following: (a) establishment of parks, nature preserves, or recre-
47 ation areas; (b) preservation of open space, including agricultural
48 lands; (c) preservation of lands of exceptional scenic value; (d) pres-
49 ervation of fresh and saltwater marshes or other wetlands; (e) preserva-
50 tion of aquifer recharge areas; (f) preservation of undeveloped beach-
51 lands or shoreline; (g) establishment of wildlife refuges for the
52 purpose of maintaining native animal species diversity, including the
53 protection of habitat essential to the recovery of rare, threatened or
54 endangered species; (h) preservation of pine barrens consisting of such
55 biota as pitch pine, and scrub oak; (i) preservation of unique or
56 threatened ecological areas; (j) preservation of rivers and river areas



1 in a natural, free-flowing condition; (k) preservation of forested land;
2 (l) preservation of public access to lands for public use including
3 stream rights and waterways; (m) preservation of historic places and
4 properties listed on the New York state register of historic places
5 and/or protected under a municipal historic preservation ordinance or
6 law; and (n) undertaking any of the aforementioned in furtherance of the
7 establishment of a greenbelt.

8 5. The town board of any town in the Peconic Bay region which has
9 established a community preservation fund shall create an advisory board
10 to review and make recommendations on proposed acquisitions of interests
11 in real property using monies from the fund. Such board shall consist of
12 five or seven legal residents of the municipality who shall serve with-
13 out compensation. No member of the local legislative body shall serve on
14 the board. A majority of the members of the board shall have demon-
15 strated experience with conservation or land preservation activities.
16 The board shall act in an advisory capacity to the town board. At least
17 one member of the board shall be an active farmer.

18 6. The town board of any town in the Peconic Bay region which has
19 established a community preservation fund shall, by local law, adopt a
20 community preservation project plan. This plan shall list every project
21 which the town plans to undertake pursuant to the community preservation
22 fund. It shall include every parcel which is necessary to be acquired in
23 the town in order to protect community character. Such plan shall
24 provide for a detailed evaluation of all available land use alternatives
25 to protect community character, including but not limited to: (a) fee
26 simple acquisition, (b) zoning regulations, including density
27 reductions, cluster development, and site plan and design requirements,
28 (c) transfer of development rights, (d) the purchase of development
29 rights, and (e) scenic and conservation easements. Said evaluation shall
30 be as specific as practicable as to each parcel selected for inclusion
31 in the plan. The plan shall establish the priorities for preservation,
32 and shall include the preservation of farmland as its highest priority.
33 Funds from the community preservation fund may only be expended for
34 projects which have been included in said plan. Said plan shall be
35 updated not less than once every five years, but in no event until at
36 least three years after the adoption of the original plan. A copy of the
37 plan shall be filed with the commissioner of environmental conservation,
38 the commissioner of agriculture and markets and the commissioner of the
39 office of parks, recreation and historic preservation. Said plan shall
40 be completed at least sixty days before the submission of the mandatory
41 referendum required by section one thousand four hundred forty-nine-bb
42 of the tax law. As part of, or in addition, to said community preserva-
43 tion fund project plan, each town board may also adopt a management and
44 stewardship plan for interests or rights in real property acquired
45 pursuant to this section. No monies from the fund shall be expended for
46 management and stewardship, except as approved in said plan. Said plan
47 may provide management and stewardship projects for up to a three year
48 period and shall provide a description and estimated cost for each
49 project. Said plan shall be approved and adopted by local law and may be
50 updated from time to time at the discretion of the town board. Only
51 management and stewardship projects permitted pursuant to subdivision
52 nine-a of this section shall be eligible to be included in the plan.

53 7. The town board of any town in the Peconic Bay region which has
54 established a community preservation fund pursuant to this section shall
55 study and consider establishing a transfer of development rights program
56 to protect community character as provided for by section two hundred



1 sixty-one-a of this chapter. All provisions of such section two hundred
2 sixty-one-a shall be complied with. If at any time during the life of
3 the community preservation fund a transfer of development rights program
4 is established, the town may utilize monies from the community preserva-
5 tion fund in order to create and fund a central bank of the transfer of
6 development rights program. If at any time during the life of the commu-
7 nity preservation fund, a transfer of development rights program is
8 repealed by the town, all monies from the central bank shall be returned
9 to the community preservation fund.

10 8. No interests or rights in real property shall be acquired pursuant
11 to this section until a public hearing is held as required by section
12 two hundred forty-seven of the general municipal law; provided, however,
13 that nothing herein shall prevent the town board from entering into a
14 conditional purchase agreement before a public hearing is held. Any
15 resolution of a town board approving an acquisition of land pursuant to
16 this section, shall find that acquisition was the best alternative for
17 the protection of community character of all the reasonable alternatives
18 available to the town.

19 9. Lands acquired pursuant to this section shall be administered and
20 managed in a manner which (a) allows public use and enjoyment in a
21 manner compatible with the natural, scenic, historic and open space
22 character of such lands; (b) preserves the native biological diversity
23 of such lands; (c) with regard to open spaces, limits improvements to
24 enhancing access for passive use of such lands such as nature trails,
25 boardwalks, bicycle paths, and peripheral parking areas provided that
26 such improvements do not degrade the ecological value of the land or
27 threaten essential wildlife habitat; and (d) preserves cultural property
28 consistent with accepted standards for historic preservation. In
29 furthering the purposes of this section, the town may enter into agree-
30 ments with corporations organized under the not-for-profit corporation
31 law and engage in land trust activities to manage lands including less
32 than fee interests acquired pursuant to the provisions of this section,
33 provided that any such agreement shall contain a provision that such
34 corporation shall keep the lands accessible to the public unless such
35 corporation shall demonstrate to the satisfaction of the town that
36 public accessibility would be detrimental to the lands or any natural
37 resources associated therewith.

38 9-a. (a) Except for interests or rights in real property acquired for
39 historic preservation purposes, management and stewardship projects
40 shall be only expended for (1) projects which promote the protection or
41 enhancement of the natural, scenic, and open space character for which
42 the interests or rights in real property were acquired, or (2) accessory
43 uses related to the purpose for which the interests or rights in real
44 property were acquired consistent with subdivision nine of this section,
45 or (3) restoration of acquired real property to its natural state
46 including the demolition of existing buildings and structures.

47 (b) In the case of interests or rights in real property acquired for
48 historic preservation purposes, funds may be expended only for the
49 restoration and rehabilitation of buildings and structures consistent
50 with accepted standards for historic preservation.

51 (c) Expenses related to the customary operation and maintenance of
52 acquired interests or rights in real property shall not be permitted
53 from the fund.

54 (d) Any project funded pursuant to this subdivision must have a useful
55 life of five years or more under section 11.00 of the local finance law.



1 (e) Any expenditure from the fund for a purpose other than that
2 permitted, herein, shall be deemed to be prohibited.

3 10. Rights or interests in real property acquired with monies from
4 such fund shall not be sold, leased, exchanged, donated, or otherwise
5 disposed of or used for other than the purposes permitted by this
6 section without the express authority of an act of the legislature,
7 which shall provide for the substitution of other lands of equal envi-
8 ronmental value and fair market value and reasonably equivalent useful-
9 ness and location to those to be discontinued, sold or disposed of, and
10 such other requirements as shall be approved by the legislature. Noth-
11 ing in this section shall preclude a town, by local law, from establish-
12 ing additional restrictions to the alienation of lands acquired pursuant
13 to this section. This subdivision shall not apply to the sale of devel-
14 opment rights by a town acquired pursuant to this section, where said
15 sale is made by a central bank created by a town, pursuant to a transfer
16 of development rights program established by a town pursuant to section
17 two hundred sixty-one-a of this chapter, provided, however (a) that the
18 lands from which said development rights were acquired shall remain
19 preserved in perpetuity by a permanent conservation easement or other
20 instrument that similarly preserves the community character referenced
21 in subdivision four of this section, and (b) the proceeds from such sale
22 shall be deposited in the community preservation fund.

23 11. Notwithstanding any provision of law to the contrary, towns may
24 enter into intermunicipal agreements pursuant to article five-G of the
25 general municipal law for the following purposes: (a) to jointly acquire
26 interests or rights in real property, consistent with the purposes of
27 this section, where the acquisition of such interests or rights promotes
28 a regional public benefit for two or more towns pursuant to a regional
29 plan,

30 (b) to establish an office or department among all five towns to
31 render legal opinions and interpretations to facilitate the efficient
32 and consistent administration of each fund created under this section,

33 (c) to provide for an independent financial audit of each town's fund,

34 (d) to hire employees necessary to implement the provisions of this
35 section.

36 12. Each town shall annually commission an independent audit of the
37 fund. The audit shall be conducted by an independent certified public
38 accountant or an independent public accountant. Said audit shall be
39 performed by a certified public accountant or an independent public
40 accountant other than the one that performs the general audit of each
41 town's finances. Such audit shall be an examination of the fund and
42 shall determine whether the fund has been administered consistent with
43 the provisions of this section and all other applicable provisions of
44 state law. Said audit shall be initiated within sixty days of the close
45 of the fiscal year of each town and shall be completed within one
46 hundred twenty days of the close of the fiscal year. A copy of the audit
47 shall be submitted annually to the state comptroller and the town clerk.
48 A copy of the audit shall be made available to the public within thirty
49 days of its completion. A notice of the completion of the audit shall
50 be published in the official newspaper of the town and posted on the
51 official sign board of the town within ten days of its filing with the
52 town clerk. Said audit and notice shall also be posted on the internet
53 site for the town. The cost of the audit may be a charge to the fund.

54 13. The cost of employees and independent contractors to implement the
55 provisions of this section, may only be paid for by the fund where the
56 duties and responsibilities of said employees and independent contrac-



1 tors are directly dedicated to implementing the provisions of this
2 section. Where such employees and independent contractors are not exclu-
3 sively dedicated to implementing the provisions of this section, no more
4 than the cost of the actual time expended directly dedicated to imple-
5 menting the provisions of this section may be charged. Such costs shall
6 be expressly identified in the town budget and any plan adopted pursuant
7 to this section before funds for such costs may be expended. In addi-
8 tion, such costs must be documented by a time accounting system, subject
9 to audit. Costs relating to the activities of elected officials imple-
10 menting the purposes of this section may not be a charge to the fund.
11 § 3. This act shall take effect immediately.



Appendix G

CPF Chapter 423 of the Laws of 2013

STATE OF NEW YORK

S. 4104--A
Cal. No. 1191

A. 5939--A

2013-2014 Regular Sessions

SENATE - ASSEMBLY

March 8, 2013

IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- committee discharged and said bill committed to the Committee on Rules

IN ASSEMBLY -- Introduced by M. of A. THIELE -- read once and referred to the Committee on Local Governments -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the town law, in relation to including preservation of undeveloped beachland and shoreline at risk of coastal flooding due to storms and projected sea level rise as part of preservation of community character for the purposes of the Peconic bay region community preservation funds

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subdivision 4 of section 64-e of the town law, as amended
2 by chapter 373 of the laws of 2008, is amended to read as follows:
3 4. Preservation of community character shall involve one or more of
4 the following: (a) establishment of parks, nature preserves, or recre-
5 ation areas; (b) preservation of open space, including agricultural
6 lands; (c) preservation of lands of exceptional scenic value; (d) pres-
7 ervation of fresh and saltwater marshes or other wetlands; (e) preserva-
8 tion of aquifer recharge areas; (f) preservation of undeveloped beach-
9 lands or shoreline including those at significant risk of coastal
10 flooding due to projected sea level rise and future storms; (g) estab-
11 lishment of wildlife refuges for the purpose of maintaining native
12 animal species diversity, including the protection of habitat essential
13 to the recovery of rare, threatened or endangered species; (h) preserva-
14 tion of pine barrens consisting of such biota as pitch pine, and scrub
15 oak; (i) preservation of unique or threatened ecological areas; (j)

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [] is old law to be omitted.

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1 preservation of rivers and river areas in a natural, free-flowing condi-
2 tion; (k) preservation of forested land; (l) preservation of public
3 access to lands for public use including stream rights and waterways;
4 (m) preservation of historic places and properties listed on the New
5 York state register of historic places and/or protected under a municipi-
6 pal historic preservation ordinance or law; and (n) undertaking any of
7 the aforementioned in furtherance of the establishment of a greenbelt.
8 § 2. This act shall take effect immediately.



Appendix H

CPF Chapter 551 of the Laws of 2015

STATE OF NEW YORK

S. 5324

A. 7471

2015-2016 Regular Sessions

SENATE - ASSEMBLY

May 13, 2015

IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

IN ASSEMBLY -- Introduced by M. of A. THIELE -- read once and referred to the Committee on Local Governments

AN ACT to amend the town law, in relation to the Peconic Bay community preservation fund and chapter 114 of the laws of 1998 amending the town law and other laws relating to authorizing certain towns in the Peconic Bay region to establish community preservation funds, in relation to extending the effective date thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

- 1 Section 1. Section 64-e of the town law, as amended by chapter 373 of
2 the laws of 2008, subdivision 3 as amended by chapter 330 of the laws of
3 2011 and subdivision 4 as amended by chapter 423 of the laws of 2013, is
4 amended to read as follows:
5 § 64-e. Peconic Bay region community preservation funds. 1. As used in
6 this section, the following words and terms shall have the following
7 meanings:
8 (a) "Peconic Bay region" means the towns of East Hampton, Riverhead,
9 Shelter Island, Southampton and Southold.
10 (b) "Community preservation" shall mean and include any of the
11 purposes outlined in subdivision four of this section.
12 (c) "Board" means the advisory board required pursuant to subdivision
13 five of this section.
14 (d) "Fund" means the community preservation fund created pursuant to
15 subdivision two of this section.
16 (e) "Water quality improvement project" means: (1) wastewater treat-
17 ment improvement projects; (2) non-point source abatement and control
18 program projects developed pursuant to section eleven-b of the soil and

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [] is old law to be omitted.

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1 water conservation districts law, title 14 of article 17 of the environ-
2 mental conservation law, section 1455b of the federal coastal zone
3 management act, or article forty-two of the executive law; (3) aquatic
4 habitat restoration projects; (4) pollution prevention projects, and (5)
5 the operation of the Peconic Bay National Estuary Program, as designated
6 by the United States Environmental Protection Agency. Such projects
7 shall have as their purpose the improvement of existing water quality to
8 meet existing specific water quality standards. Projects which have as a
9 purpose to permit or accommodate new growth shall not be included within
10 this definition.

11 (f) "Wastewater treatment improvement project" means the planning,
12 design, construction, acquisition, enlargement, extension, or alteration
13 of a wastewater treatment facility, including alternative systems to a
14 sewage treatment plant or traditional septic system, to treat, neutral-
15 ize, stabilize, eliminate or partially eliminate sewage or reduce pollu-
16 tants in treatment facility effluent, including permanent or pilot
17 demonstration wastewater treatment projects, or equipment or furnishings
18 thereof. Stormwater collecting systems and vessel pumpout stations shall
19 also be included within the definition of a wastewater improvement
20 project.

21 (g) "Aquatic habitat restoration project" means the planning, design,
22 construction, management, maintenance, reconstruction, revitalization,
23 or rejuvenation activities intended to improve waters of the state of
24 ecological significance or any part thereof, including, but not limited
25 to ponds, bogs, wetlands, bays, sounds, streams, rivers, or lakes and
26 shorelines thereof, to support a spawning, nursery, wintering, migrato-
27 ry, nesting, breeding, feeding, or foraging environment for fish and
28 wildlife and other biota.

29 (h) "Pollution prevention project" means the planning, design,
30 construction, improvement, maintenance or acquisition of facilities,
31 production processes, equipment or buildings owned or operated by muni-
32 cipalities for the reduction, avoidance, or elimination of the use of
33 toxic or hazardous substances or the generation of such substances or
34 pollutants so as to reduce risks to public health or the environment,
35 including changes in production processes or raw materials; such
36 projects shall not include incineration, transfer from one medium of
37 release or discharge to another medium, off-site or out-of-production
38 recycling, end-of-pipe treatment or pollution control.

39 (i) "Stormwater collecting system" means systems of conduits and all
40 other construction, devices, and appliances appurtenant thereto,
41 designed and used to collect and carry stormwater and surface water,
42 street wash, and other wash and drainage waters to a point source for
43 discharge.

44 (j) "Vessel pumpout station" means a project for the planning, design,
45 acquisition or construction of a permanent or portable device capable of
46 removing human sewage from a marine holding tank.

47 2. The town board of any town in the Peconic Bay region is authorized
48 to establish by local law a community preservation fund pursuant to the
49 provisions of this section. Deposits into the fund may include revenues
50 of the local government from whatever source and shall include, at a
51 minimum, all revenues from a tax imposed upon the transfer of real prop-
52 erty interests in such town pursuant to article thirty-one-D of the tax
53 law. The fund shall also be authorized to accept gifts of any such
54 interests in land or of funds. Interest accrued by monies deposited into
55 the fund shall be credited to the fund. In no event shall monies depos-
56 ited in the fund be transferred to any other account. Nothing contained



1 in this section shall be construed to prevent the financing in whole or
2 in part, pursuant to the local finance law, of any acquisition or water
3 quality improvement project authorized pursuant to this section. Monies
4 from the fund may be utilized to repay any indebtedness or obligations
5 incurred pursuant to the local finance law consistent with effectuating
6 the purposes of this section. Where a town finances an acquisition or
7 water quality improvement project, in whole, or in part, pursuant to the
8 local finance law, the resolution authorizing such indebtedness shall be
9 accompanied by a report from the town supervisor demonstrating how said
10 indebtedness will be repaid by the fund. Said report shall include an
11 estimate of projected revenues of the fund during the period of indebt-
12 edness. The report shall also provide an accounting of all other indebt-
13 edness incurred against the fund to be repaid for the same period. The
14 town board shall make findings by resolution that there will be suffi-
15 cient revenue to repay such indebtedness in its entirety from the fund
16 before authorizing such indebtedness. [A town in the Peconic Bay region
17 may only adopt the local law authorized by this subdivision if it has
18 incurred or authorized bonded indebtedness since nineteen hundred eighty
19 for open space purposes equal to or greater than two hundred dollars per
20 town resident. The number of residents shall be determined by the 1990
21 U.S. Census. Said local law shall make a finding that the town has
22 complied with the per resident financial commitment requirement of this
23 subdivision.]

24 3. The purposes of the fund shall be exclusively, (a) to implement a
25 plan for the preservation of community character as required by this
26 section, (b) to acquire interests or rights in real property for the
27 preservation of community character within the town including villages
28 therein in accordance with such plan and in cooperation with willing
29 sellers, (c) to establish a bank pursuant to a transfer of development
30 rights program consistent with section two hundred sixty-one-a of this
31 chapter, [and] (d) to provide a management and stewardship program for
32 such interests and rights consistent with subdivisions nine and nine-a
33 of this section and in accordance with such plan designed to preserve
34 community character; provided that not more than ten percent of the fund
35 shall be utilized for the management and stewardship program, and (e) to
36 implement water quality improvement projects in accordance with a plan
37 to preserve community character. A maximum of twenty (20) percent of the
38 fund may be utilized for the implementation of water quality improvement
39 projects; provided that where such water quality improvement funds are
40 utilized for the operation of the Peconic Bay National Estuary Program,
41 the use of such funds shall only be utilized to match federal, state,
42 county, or other public or private funds on a dollar for dollar basis,
43 not to exceed ten (10) percent of the annual amount appropriated for
44 water quality improvement projects. If the implementation of the commu-
45 nity preservation project plan, adopted by a town board, as provided in
46 subdivision six of this section, has been completed, and funds are no
47 longer needed for the purposes outlined in this subdivision, then any
48 remaining monies in the fund shall be applied to reduce any bonded
49 indebtedness or obligations incurred to effectuate the purposes of this
50 section.

51 3-a. Preliminary and incidental costs in connection with the acquisi-
52 tion of interests or rights in real property, pursuant to subdivision
53 three of this section, shall be deemed part of the cost of the acquisi-
54 tion for which they were incurred. Such expenditures may include any
55 administrative or other expenditures directly arising therefrom. No
56 expenditure shall be charged to the fund, unless authorized by law. A



1 full accounting of such costs for each acquisition of land shall be
2 provided to the town board.

3 4. Preservation of community character shall involve one or more of
4 the following: (a) establishment of parks, nature preserves, or recre-
5 ation areas; (b) preservation of open space, including agricultural
6 lands; (c) preservation of lands of exceptional scenic value; (d) pres-
7 ervation of fresh and saltwater marshes or other wetlands; (e) preserva-
8 tion of aquifer recharge areas; (f) preservation of undeveloped beach-
9 lands or shoreline including those at significant risk of coastal
10 flooding due to projected sea level rise and future storms; (g) estab-
11 lishment of wildlife refuges for the purpose of maintaining native
12 animal species diversity, including the protection of habitat essential
13 to the recovery of rare, threatened or endangered species; (h) preserva-
14 tion of pine barrens consisting of such biota as pitch pine, and scrub
15 oak; (i) preservation of unique or threatened ecological areas; (j)
16 preservation of rivers and river areas in a natural, free-flowing condi-
17 tion; (k) preservation of forested land; (l) preservation of public
18 access to lands for public use including stream rights and waterways;
19 (m) preservation of historic places and properties listed on the New
20 York state register of historic places and/or protected under a munici-
21 pal historic preservation ordinance or law; and (n) undertaking any of
22 the aforementioned in furtherance of the establishment of a greenbelt.
23 Preservation of community character shall also include the protection
24 and improvement of the quality of all water resources.

25 5. The town board of any town in the Peconic Bay region which has
26 established a community preservation fund shall create an advisory board
27 to review and make recommendations on proposed acquisitions of interests
28 in real property or water quality improvement projects using monies from
29 the fund. Such board shall consist of five or seven legal residents of
30 the municipality who shall serve without compensation. No member of the
31 local legislative body shall serve on the board. A majority of the
32 members of the board shall have demonstrated experience with conserva-
33 tion [or] and land preservation activities or water quality improvement
34 activities. The board shall act in an advisory capacity to the town
35 board. At least one member of the board shall be an active farmer.

36 6. The town board of any town in the Peconic Bay region which has
37 established a community preservation fund shall, by local law, adopt a
38 community preservation project plan. This plan shall list every project
39 which the town plans to undertake pursuant to the community preservation
40 fund. It shall include every parcel which is necessary to be acquired in
41 the town in order to protect community character. Such plan shall
42 provide for a detailed evaluation of all available land use alternatives
43 to protect community character, including but not limited to: (a) fee
44 simple acquisition, (b) zoning regulations, including density
45 reductions, cluster development, and site plan and design requirements,
46 (c) transfer of development rights, (d) the purchase of development
47 rights, and (e) scenic and conservation easements. Said evaluation shall
48 be as specific as practicable as to each parcel selected for inclusion
49 in the plan. The plan shall establish the priorities for preservation,
50 and shall include the preservation of farmland as its highest priority.
51 Said plan shall also list every water quality improvement project which
52 the town plans to undertake pursuant to the community preservation fund
53 and shall state how such project would improve existing water quality.
54 Projects which have as their purpose the accommodation of new growth as
55 opposed to the remediation of water quality shall not qualify for fund-
56 ing under this section. Funds from the community preservation fund may



1 only be expended for projects which have been included in said plan.
2 Said plan shall be updated not less than once every five years, but in
3 no event until at least three years after the adoption of the original
4 plan. A copy of the plan shall be filed with the commissioner of envi-
5 ronmental conservation, the commissioner of agriculture and markets and
6 the commissioner of the office of parks, recreation and historic preser-
7 vation. Said plan shall be completed at least sixty days before the
8 submission of the mandatory referendum required by section one thousand
9 four hundred forty-nine-bb of the tax law. As part of, or in addition,
10 to said community preservation fund project plan, each town board may
11 also adopt a management and stewardship plan for interests or rights in
12 real property acquired pursuant to this section. No monies from the fund
13 shall be expended for management and stewardship, except as approved in
14 said plan. Said plan may provide management and stewardship projects for
15 up to a three year period and shall provide a description and estimated
16 cost for each project. Said plan shall be approved and adopted by local
17 law and may be updated from time to time at the discretion of the town
18 board. Only management and stewardship projects permitted pursuant to
19 subdivision nine-a of this section shall be eligible to be included in
20 the plan.

21 7. The town board of any town in the Peconic Bay region which has
22 established a community preservation fund pursuant to this section shall
23 study and consider establishing a transfer of development rights program
24 to protect community character as provided for by section two hundred
25 sixty-one-a of this chapter. All provisions of such section two hundred
26 sixty-one-a shall be complied with. If at any time during the life of
27 the community preservation fund a transfer of development rights program
28 is established, the town may utilize monies from the community preserva-
29 tion fund in order to create and fund a central bank of the transfer of
30 development rights program. If at any time during the life of the commu-
31 nity preservation fund, a transfer of development rights program is
32 repealed by the town, all monies from the central bank shall be returned
33 to the community preservation fund.

34 8. No interests or rights in real property shall be acquired pursuant
35 to this section until a public hearing is held as required by section
36 two hundred forty-seven of the general municipal law; provided, however,
37 that nothing herein shall prevent the town board from entering into a
38 conditional purchase agreement before a public hearing is held. Any
39 resolution of a town board approving an acquisition of land pursuant to
40 this section, shall find that acquisition was the best alternative for
41 the protection of community character of all the reasonable alternatives
42 available to the town.

43 9. Lands acquired pursuant to this section shall be administered and
44 managed in a manner which (a) allows public use and enjoyment in a
45 manner compatible with the natural, scenic, historic and open space
46 character of such lands; (b) preserves the native biological diversity
47 of such lands; (c) with regard to open spaces, limits improvements to
48 enhancing access for passive use of such lands such as nature trails,
49 boardwalks, bicycle paths, and peripheral parking areas provided that
50 such improvements do not degrade the ecological value of the land or
51 threaten essential wildlife habitat; and (d) preserves cultural property
52 consistent with accepted standards for historic preservation. In
53 furthering the purposes of this section, the town may enter into agree-
54 ments with corporations organized under the not-for-profit corporation
55 law and engage in land trust activities to manage lands including less
56 than fee interests acquired pursuant to the provisions of this section,

1 provided that any such agreement shall contain a provision that such
2 corporation shall keep the lands accessible to the public unless such
3 corporation shall demonstrate to the satisfaction of the town that
4 public accessibility would be detrimental to the lands or any natural
5 resources associated therewith.

6 9-a. (a) Except for interests or rights in real property acquired for
7 historic preservation purposes, management and stewardship projects
8 shall be only expended for (1) projects which promote the protection or
9 enhancement of the natural, scenic, and open space character for which
10 the interests or rights in real property were acquired, or (2) accessory
11 uses related to the purpose for which the interests or rights in real
12 property were acquired consistent with subdivision nine of this section,
13 or (3) restoration of acquired real property to its natural state
14 including the demolition of existing buildings and structures.

15 (b) In the case of interests or rights in real property acquired for
16 historic preservation purposes, funds may be expended only for the
17 restoration and rehabilitation of buildings and structures consistent
18 with accepted standards for historic preservation.

19 (c) Expenses related to the customary operation and maintenance of
20 acquired interests or rights in real property shall not be permitted
21 from the fund.

22 (d) Any project funded pursuant to this subdivision must have a useful
23 life of five years or more under section 11.00 of the local finance law.

24 (e) Any expenditure from the fund for a purpose other than that
25 permitted, herein, shall be deemed to be prohibited.

26 10. Rights or interests in real property acquired with monies from
27 such fund shall not be sold, leased, exchanged, donated, or otherwise
28 disposed of or used for other than the purposes permitted by this
29 section without the express authority of an act of the legislature,
30 which shall provide for the substitution of other lands of equal envi-
31 ronmental value and fair market value and reasonably equivalent useful-
32 ness and location to those to be discontinued, sold or disposed of, and
33 such other requirements as shall be approved by the legislature. Noth-
34 ing in this section shall preclude a town, by local law, from establish-
35 ing additional restrictions to the alienation of lands acquired pursuant
36 to this section. This subdivision shall not apply to the sale of devel-
37 opment rights by a town acquired pursuant to this section, where said
38 sale is made by a central bank created by a town, pursuant to a transfer
39 of development rights program established by a town pursuant to section
40 two hundred sixty-one-a of this chapter, provided, however (a) that the
41 lands from which said development rights were acquired shall remain
42 preserved in perpetuity by a permanent conservation easement or other
43 instrument that similarly preserves the community character referenced
44 in subdivision four of this section, and (b) the proceeds from such sale
45 shall be deposited in the community preservation fund.

46 11. Notwithstanding any provision of law to the contrary, towns may
47 enter into intermunicipal agreements pursuant to article five-G of the
48 general municipal law for the following purposes: (a) to jointly acquire
49 interests or rights in real property, consistent with the purposes of
50 this section, where the acquisition of such interests or rights promotes
51 a regional public benefit for two or more towns pursuant to a regional
52 plan,

53 (b) to establish an office or department among all five towns to
54 render legal opinions and interpretations to facilitate the efficient
55 and consistent administration of each fund created under this section,

56 (c) to provide for an independent financial audit of each town's fund,



1 (d) to hire employees necessary to implement the provisions of this
2 section.

3 12. Each town shall annually commission an independent audit of the
4 fund. The audit shall be conducted by an independent certified public
5 accountant or an independent public accountant. Said audit shall be
6 performed by a certified public accountant or an independent public
7 accountant other than the one that performs the general audit of each
8 town's finances. Such audit shall be an examination of the fund and
9 shall determine whether the fund has been administered consistent with
10 the provisions of this section and all other applicable provisions of
11 state law. Said audit shall be initiated within sixty days of the close
12 of the fiscal year of each town and shall be completed within one
13 hundred twenty days of the close of the fiscal year. A copy of the audit
14 shall be submitted annually to the state comptroller and the town clerk.
15 A copy of the audit shall be made available to the public within thirty
16 days of its completion. A notice of the completion of the audit shall be
17 published in the official newspaper of the town and posted on the offi-
18 cial sign board of the town within ten days of its filing with the town
19 clerk. Said audit and notice shall also be posted on the internet site
20 for the town. The cost of the audit may be a charge to the fund.

21 13. The cost of employees and independent contractors to implement the
22 provisions of this section, may only be paid for by the fund where the
23 duties and responsibilities of said employees and independent contrac-
24 tors are directly dedicated to implementing the provisions of this
25 section. Where such employees and independent contractors are not exclu-
26 sively dedicated to implementing the provisions of this section, no more
27 than the cost of the actual time expended directly dedicated to imple-
28 menting the provisions of this section may be charged. Such costs shall
29 be expressly identified in the town budget and any plan adopted pursuant
30 to this section before funds for such costs may be expended. In addi-
31 tion, such costs must be documented by a time accounting system, subject
32 to audit. Costs relating to the activities of elected officials imple-
33 menting the purposes of this section may not be a charge to the fund.

34 § 2. Where a town extends the provisions of article 31-D of the tax
35 law in relation to the date of expiration of chapter 114 of the laws of
36 1998 as authorized by section three of this act, or where a town adopts
37 the provisions of section one of this act in relation to including water
38 quality improvement projects under the definition of the preservation of
39 community character, such action shall be implemented by local law
40 subject to a mandatory referendum pursuant to section 23 of the municipi-
41 pal home rule law.

42 § 3. Section 5 of chapter 114 of the laws of 1998, amending the town
43 law and other laws relating to authorizing certain towns in the Peconic
44 Bay region to establish community preservation funds, as amended by
45 chapter 391 of the laws of 2006, is amended to read as follows:

46 § 5. This act shall take effect immediately; provided that article
47 31-D of the tax law, as added by section three of this act shall remain
48 in full force and effect until December 31, [2030] 2050 when upon such
49 date the provisions of such section three of this act shall expire and
50 be deemed repealed, provided however, that the tax authorized by section
51 three of this act shall not take effect before July 1, 1998.

52 § 4. This act shall take effect immediately.

Appendix I

Riverhead Town Water Quality Plan

Town of Riverhead
Project Plan for Water Quality Improvement Projects

Suffolk County has suffered a dramatic decline in the health of ground and surface waters and negative trends in the quality of drinking water. Pollution has caused harmful algal blooms/brown tide which increases nitrification, impairs water bodies, impairs rivers, closes beaches and impacts the shellfish industry. The challenges facing Suffolk County and New York State include protecting coastal communities, reducing island vulnerability to extreme weather events and strengthening wastewater infrastructure.

The New York State Department of Environmental Conservation has identified nitrogen from wastewater as undermining our natural defenses and reported that cesspools, septic systems and sewage treatment plants cause eutrophication, resulting in lower water oxygen levels and persistent algal blooms.

The majority of homes in Suffolk County and Town of Riverhead are unsewered. The waste that seeps into groundwater through septic systems threatens the long-term quality of our drinking water and the bays that are central to the tourism and fishing industries. The Town of Riverhead seeks to enact a septic systems rebate program which allows for rebates associated with the voluntary upgrade, repair, or replacement of existing septic systems that comply with the Suffolk County Department of Health Services regulations, and which results in the sought-after-goal of further reducing or removing nitrates in the groundwater.

SEPTIC SYSTEM REBATE AND INCENTIVE PROGRAM

Pursuant to Town Law 64-e and subject to adequate funding of the Community Preservation Fund, the Town, as and for its project plan, seeks to undertake a septic system rebate and incentive plan.

The septic system rebate and incentive plan shall be made available to any person, estate, trust, beneficiaries of an estate or trust, partnership, or member of a limited-liability corporation, or a corporation or other legal entity which owns residential property shall be eligible for the rebate those costs associated with the upgrade (defined herein) of an existing sanitary system, including, but not limited to, costs for labor, materials, and site restoration. Such costs shall not include financing or interest charges. The upgrade of the sanitary system must result in the further denitrification of groundwater, and must be in compliance with all state and local laws and codes and approved by Town of Riverhead Building Department and Suffolk County Department of Health Services.

An applicant must submit a septic system upgrade notification form to the Town Building Department. Said form shall set forth the location, installation detail, and description of the upgrade of the septic system and shall include a certified estimate from the contractor who will perform said upgrade. The applicant must submit a certification from Suffolk County Department of Health Services identifying that the applicant's existing system was a substandard sanitary system and that the upgrades are in compliance with the requirements of the Suffolk County Department of Health Services. Upon review and approval of said form, the Town Building Department shall issue the applicant a conditional approval. Said conditional approval shall serve to encumber the rebate monies attributable to the applicant's upgrade for a period of six months. Within said time, the applicant must complete the upgrade as described below in order to receive the rebate monies. A conditional approval may be extended for a period of up to sixty (60) days upon good cause shown and at the discretion of the Town Building and Planning Administrator.

Upon completing said upgrade, the applicant must submit the following to the Building Department for review and approval:

- (a) The contractor shall provide a notarized certification that the system has been installed in compliance with all approvals and that the system is fully operational;
- (b) The applicant must provide a notarized statement that the upgraded sanitary system shall be maintained in proper operating condition from the date of installation;
- (c) A voucher or receipt showing the actual cost the applicant paid for said upgrade;

Funds are available for disbursements of up to 50% of the cost of said upgrade, but in no case shall said disbursements exceed \$5,000.

In addition to the goals related to improvement of residential septic systems, the Town of Riverhead, which is located in the agricultural belt of Suffolk County, seeks to support efforts to reduce ground water contaminants, nitrogen and crop protectants associated with agricultural operations.

New York State approved an Agricultural Environmental Management Program for nitrogen and pesticide reduction for Long Island agriculture.

The County of Suffolk, together with the input and assistance of Cornell Cooperative Extension, Suffolk County Soil & Water District, Natural Resources Conservation Services, American Farmland Trust, Long Island Farm Bureau, Peconic Estuary Program, New York State Department of Environmental Conservation, Suffolk County Water Authority, Suffolk County Planning Department, and Suffolk County Department of Health Services Department established an Agricultural Stewardship Program to fulfill the requirements of the State Agricultural Environmental Management Program.

Appendix J

CPF Chapter 490 of the Laws of 2018

STATE OF NEW YORK

S. 7853--A
Cal. No. 945

A. 9979--A

SENATE - ASSEMBLY

March 5, 2018

IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, passed by Senate and delivered to the Assembly, recalled, vote reconsidered, restored to third reading, amended and ordered reprinted, retaining its place in the order of third reading

IN ASSEMBLY -- Introduced by M. of A. THIELE -- read once and referred to the Committee on Local Governments -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the town law, in relation to the definition of a water quality improvement project

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Paragraph (e) of subdivision 1 of section 64-e of the town
2 law, as added by chapter 551 of the laws of 2015, is amended to read as
3 follows:
4 (e) "Water quality improvement project" means: (1) wastewater treat-
5 ment improvement projects; (2) non-point source abatement and control
6 program projects developed pursuant to section eleven-b of the soil and
7 water conservation districts law, title 14 of article 17 of the environ-
8 mental conservation law, section 1455b of the federal coastal zone
9 management act, or article forty-two of the executive law; (3) aquatic
10 habitat restoration projects; (4) pollution prevention projects[, and];
11 (5) the construction of public water mains and connections to provide
12 drinking water to inhabitants whose drinking water supply has been
13 contaminated by toxic chemicals as defined in section 37-0301 of the
14 environmental conservation law, hazardous substances as defined in
15 section 40-0105 of the environmental conservation law or emerging
16 contaminants as defined in section eleven hundred twelve of the public
17 health law; and (6) the operation of the Peconic Bay National Estuary
18 Program, as designated by the United States Environmental Protection

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[] is old law to be omitted.

LBD14806-03-8



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1 Agency. Such projects shall have as their purpose the improvement of
2 existing water quality to meet existing specific water quality stand-
3 ards. Projects which have as a purpose to permit or accommodate new
4 growth shall not be included within this definition.
5 § 2. This act shall take effect immediately.



Appendix K

CPF Chapter 225 of the Laws of 2020

STATE OF NEW YORK

S. 6379

A. 8195

2019-2020 Regular Sessions

SENATE - ASSEMBLY

June 7, 2019

IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

IN ASSEMBLY -- Introduced by M. of A. THIELE -- read once and referred to the Committee on Local Governments

AN ACT to amend the town law, in relation to the preservation of lands necessary to protect fisheries and water dependent uses essential to maintain and enhance maritime heritage

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subdivision 4 of section 64-e of the town law, as amended
2 by chapter 301 of the laws of 2016, is amended to read as follows:
3 4. Preservation of community character shall involve one or more of
4 the following: (a) establishment of parks, nature preserves, or recre-
5 ation areas; (b) preservation of open space, including agricultural
6 lands provided, however, that farm buildings and structures used for the
7 marketing of farm products produced on such agricultural lands [where at
8 least fifty percent of the gross annual income results from sales of
9 products produced on such lands and, in addition the sale of any other
10 locally sourced and/or produced food and plant products] shall be
11 permitted; (c) preservation of lands of exceptional scenic value; (d)
12 preservation of fresh and saltwater marshes or other wetlands; (e) pres-
13 ervation of aquifer recharge areas; (f) preservation of undeveloped
14 beachlands or shoreline including those at significant risk of coastal
15 flooding due to projected sea level rise and future storms; (g) estab-
16 lishment of wildlife refuges for the purpose of maintaining native
17 animal species diversity, including the protection of habitat essential
18 to the recovery of rare, threatened or endangered species; (h) preserva-
19 tion of pine barrens consisting of such biota as pitch pine, and scrub
20 oak; (i) preservation of unique or threatened ecological areas; (j)
21 preservation of rivers and river areas in a natural, free-flowing condi-

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [] is old law to be omitted.

LBD11834-02-9



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1 tion; (k) preservation of forested land; (l) preservation of public
2 access to lands for public use including stream rights and waterways;
3 (m) preservation of historic places and properties listed on the New
4 York state register of historic places and/or protected under a munici-
5 pal historic preservation ordinance or law; (n) preservation of lands
6 necessary to protect fisheries and water dependent uses essential to
7 maintain and enhance maritime heritage; and [(n)] (o) undertaking any of
8 the aforementioned in furtherance of the establishment of a greenbelt.
9 Preservation of community character shall also include the protection
10 and improvement of the quality of all water resources.
11 § 2. This act shall take effect immediately.



Appendix L

Parcel Rating System



TOWN OF RIVERHEAD
Open Space/Park Preserve Committee
Parcel Rating System
Revised February 19, 2008

Instructions: All parcels being considered for acquisition or other action by the Open Space Committee must be rated using this system. The rating system is based upon the Suffolk County Open Space Rating System, and is intended to aid the Committee and Town Board in prioritizing preservation opportunities. The rating system assigns points for various features of the parcel, with a total of 100 points available. Put an X next to the point value or circle the letter for each feature that is applicable to the parcel and add the points to determine the total rating score.

Project Name: _____ SCTM#: _____ Size (acres): _____

Hamlet: _____ Zoning: _____ Total Score: _____

Open Space _____ Park _____ Park Preserve _____

☐

1. Special features or habitat enhancements (35 points available)

- a. Rare, endangered, threatened, or special concern species, pursuant to Federal or NYS lists *confirmed living onsite*. (5) _____
- b. Unique landforms (e.g., kettle holes, dune, bluff, steep slope), wooded or other potential wildlife habitats. (5) _____
- c. River, stream, water body, floodplain, natural drainage area. (5) _____
- d. Marine or freshwater wetlands, Special Groundwater Protection Area, Groundwater Deep Recharge Area, Critical Environmental Area, PEP Area, Wild, Scenic and Recreational Rivers (WSRR), or protected by other environmental designation. (5) _____
- e. Classified or unique vegetation (i.e., NYS Natural Heritage Program) (5) _____
- f. Special or important view (e.g., water view, scenic vista, view on public roadway) (5) _____
- g. Multiple in one or more of the above criteria. (5) _____

☐

2. Size of the parcel (20 points available)

- a. 10 or more acres. (15) _____
- b. Less than 10 acres, but at least 2 acres. (8) _____
- c. Bulky shape as opposed to narrow strip. (5) _____

☐

3. Proximity or contiguity to preserved or protected land (20 points available)

- a. Abutting or adjacent to publicly owned or other preserved land (e.g., Nature Conservancy, Peconic Land Trust). (10) _____
- b. Abutting or adjacent to land that has conservation easements, development rights sold, etc. (5) _____
- c. Strategic parcel associated with further acquisition. (5) _____

☐

4. Public access, trails, and buffer area (10 points available)

- a. Preservation would provide access to open space, nature trails, surface waters or shore for active recreation. (5) _____
- b. Preservation would result in the parcel acting as a buffer area between incompatible uses, or act as a greenbelt link. (5) _____

☐

5. Development pressure (10 points available)

- a. Preliminary development plans filed, zoning in place. (10) _____
- b. Plans filed, municipal zoning action pending (e.g., rezoning). (5) _____



TOWN OF RIVERHEAD
Open Space/Park Preserve Committee
Parcel Rating System
Revised February 19, 2008

Project Name: _____

☐

6. Stewardship and Community Values (5 points available)

- a. Opportunities for passive recreation or would prevent incompatible use. (3) _____
- b. Has archeological or historical significance. (2) _____

☐

7. Extent developed (up to 20 points deducted)

- a. Over 0% to 25% developed (-5) _____
- b. Over 25% to 50% developed (-10) _____
- c. Over 50% to 75% developed (-15) _____
- d. Over 75% to 100% developed (-20) _____

☐

TOTAL SCORE OUT OF 100 AVAILABLE POINTS

Site Visit(s) Date(s): _____ Visited By: _____

Additional Comments: