

**TOWN OF SOUTHOLD
COMMUNITY PRESERVATION PROJECT PLAN
JULY 2016 UPDATE**

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I. INTRODUCTION

A. History

The Peconic Bay Region Community Preservation Act was signed by New York State's Governor, George Pataki on June 22, 1998. This legislation enabled the five towns within the Peconic Bay region to establish, through local referendums, Community Preservation Funds supported by revenues from a 2% real estate transfer tax. Extensions to the Community Preservation Fund (CPF) were approved in 2002 (extended to 2010) and again in 2006 (extended to 2030). Use of the funds is limited to projects which have been included in a Community Preservation Project Plan (CPPP), the details of which are spelled out in this document. The Southold Town Board adopted an initial CPPP in 1998, and made subsequent updates over the years.

There is pending (2016) legislation relating to the Peconic Bay Community Preservation Fund (CPF) to extend the 2% real estate transfer tax from December 31, 2030 to December 31, 2050 and to create a new category of eligible funding for water quality improvement projects, including wastewater treatment, aquatic habitat restoration and pollution prevention. This action is pending and is subject to adoption by Southold Town Local Law and referendum in November 2016. The pending legislation is included as Appendix B.

As required by the Preservation Act, the purpose of this document is multi-fold. It explains how the Town developed the listing of properties that will be eligible to participate in this program. It indicates which types of properties should be given highest priority for either preservation or protection. It provides a description of the many alternative mechanisms the Town can (and may) use to protect or preserve specific properties in cooperation with their owners. And, finally, it presents a map and a companion listing of parcels that are eligible to be preserved or protected through the use of Community Preservation Project Funds.

B. Purpose of the Community Preservation Fund

The existing legislation specifically states that the preservation of community character shall involve one or more of the following:

- a) establishment of parks, nature preserves, or recreation areas;
- b) preservation of open space, including agricultural lands;
- c) preservation of lands of exceptional scenic value;
- d) preservation of fresh and saltwater marshes or other wetlands;
- e) preservation of aquifer recharge areas;
- f) preservation of undeveloped beach lands or shoreline including those at significant risk of coastal flooding due to projected sea level rise and future storms;
- g) establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;
- h) preservation of pine barrens consisting of such biota as pitch pine, and scrub oak;
- i) preservation of unique or threatened ecological areas;
- j) preservation of rivers and river areas in a natural, free-flowing condition;
- k) preservation of forested land;

- l) preservation of public access to lands for public use including stream rights and waterways;
- m) preservation of historic places and properties listed on the New York State register of historic places and/or protected under a municipal historic preservation ordinance or law; and
- n) undertaking any of the aforementioned in furtherance of the establishment of a greenbelt.

The pending 2016 legislation includes the following addition:

“preservation of community character shall also include the protection and improvement of the quality of all water resources.”

This addition is subject to the pending 2016 legislation which is subject to adoption by Southold Town Local Law and referendum.

The existing legislation includes the purposes of the fund as exclusively:

- a) to implement a plan for the preservation of community character;
- b) to acquire interests or rights in real property for the preservation of community character within the Town, including Villages therein, in accordance with such plan and in cooperation with willing sellers;
- c) to establish a bank pursuant to a transfer of development rights program;
- d) to provide a management and stewardship program for such interests and rights provided that not more than ten percent of the fund shall be utilized for the management and stewardship program; and

The pending 2016 legislation includes the following addition which is subject to adoption by Southold Town Local Law and referendum:

- e) to implement water quality improvement projects in accordance with a plan to preserve community character. A maximum of twenty percent (20%) of the fund may be utilized for the implementation of water quality improvement projects; provided that where such water quality improvement funds are utilized for the operation of the Peconic Bay National Estuary Program, the use of such funds shall only be utilized to match Federal, State, County, or other public or private funds on a dollar for dollar basis, not to exceed ten percent (10%) of the annual amount appropriated for water quality improvement projects.

The existing legislation includes a requirement that Towns with a Community Preservation Fund adopt a Management and Stewardship Plan before expending monies from the fund for management and stewardship of lands acquired by the fund. The Town has a separate Community Preservation Fund Management and Stewardship Plan 2015 (CPF Stewardship Plan 2015) with details pertaining to proposed expenditures from the Community Preservation Fund for management and stewardship. The CPF Stewardship Plan is a separate document from the Community Preservation Project Plan; therefore management and stewardship are not addressed in the CPPP. The CPPP identifies how the Town intends to preserve or protect properties and includes a list of eligible properties for acquisition, the CPF Stewardship Plan 2015 identifies how the Town will expend monies from the Community Preservation Fund for management and stewardship purposes.

C. An Overview of Existing Preservation Efforts Within the Town of Southold

Southold's character is created in large part by its open spaces, including farmland, natural lands, and parks. Protecting these assets has long been a goal of the Town. Since 1983, the Town has actively funded land preservation projects through bonds and the funds generated through the CPF.

While purchases of land and farmland development rights continue to be an important part of land preservation, the Town recognizes that additional methods of preserving land are necessary to maintain Southold's quality of life and agricultural base. These include subdivision regulations that require clustering to create open space, as well as incentive-based, voluntary programs to reduce density. In 2006, the Town Board enacted new subdivision regulations, codifying the conservation subdivision (incentive-based and voluntary), as well as a mandatory clustering requirement for standard subdivisions. Conservation subdivisions are voluntary and preserve a minimum of 75% of the land, along with up to 75% density reduction for which the landowner is compensated. Standard subdivisions require that 60% of the land is preserved as open space for parcels seven (7) acres or more. The Town also offers variations on the conservation subdivision concept that both preserve land, as well as provide benefits to the landowner now, while deferring any actual subdivision until later. These options include the Open Development Area and the Agricultural Planned Development District programs. Other entities in addition to the Town have preserved land in Southold, including the park districts, Suffolk County, New York State, federal agencies (National Oceanic and Atmospheric Administration (NOAA), United States Fish & Wildlife Service), and non-profit organizations including the Peconic Land Trust and The Nature Conservancy. (Draft Land Use Chapter, 4/4/2016)

Southold Town has closely tracked its overall land development compared to land preservation since 2004, with a goal to preserve as much land as possible, particularly on larger tracts in the AC, R80 and R40 zoning districts. From 2004 to 2015, the total amount of land that was either developed or preserved was 2,578 acres. Of those 2,578 acres, 423 acres were developed, and 2,155 acres were preserved. (Draft Land Use Chapter, 4/4/2016)

D. Land Preservation Statistics

Since 1983, with the passage of the first local bond act to acquire development rights to farmland, subsequent bonds for farmland and open space, the passage of the Community Preservation Fund and funds generated from bonds issued against the CPF land transfer tax, the Town has spent over 113.6 million dollars towards the preservation of over 3,360 acres of open space and farmland.

The table below, Protected Lands in the Town of Southold and Village of Greenport, includes a summary of all land preservation to date.

PROTECTED LANDS TOWN OF SOUTHOLD and VILLAGE OF GREENPORT	
Owner & Type of Protected Land	Total (acres)
New York State Easement	34.05
New York State Open Space	477.74
New York State Park	383.35
Park District	167.97
Private: Ferguson Museum (Fishers Island)	331.27
Private: Peconic Land Trust Easements & Holdings	304.92
Private: The Nature Conservancy Easements & Holdings	495.60
Southold Town Farmland Development Rights	2502.87
Southold Town Non-Farmland Easements	20.50
Southold Town Open Space	617.83
Southold Town Park	68.07
Southold Town/County Partnership Open Space	217.82
Subdivision Park	110.51
Subdivision/Site Plan Open Space	636.78
Suffolk County Farmland Development Rights	1752.10
Suffolk County Open Space	523.92
Suffolk County Park	133.73
Village of Greenport Owned Property	269.92
Grand Total	9048.95

Note: This table does not include lands coded as Underwater Lands.

E. Community Preservation Fund Statistics

- The Community Preservation Project Plan Map dated June 27, 2016 shows 771 parcels, totaling 9048 acres as existing protected parcels. This number does not include underwater lands.
- The Community Preservation Project Plan June 27, 2016 List of Eligible Parcels contains 957 parcels, totaling 9,563 acres. The parcels are shown on the Community Preservation Project Plan Map dated June 27, 2016.
 - Of the listed parcels, 362 parcels, totaling 5,574 acres are shown with farmland preservation being the primary preservation purpose.
- The Community Preservation Fund has been used to partially or totally fund 121 acquisitions, totaling over 2,080 acres. This includes 660 acres preserved as open space and 1,420 acres preserved as farmland.
- Under the Community Preservation Fund program, the Town has spent \$100,032,150 of the CPF land transfer tax, and funds generated from bonds issued against the CPF land transfer tax, for acquisitions. This includes \$33,264,340 for open space and \$66,767,810 for farmland.

- Since its inception, to May 1, 2016, the Southold Community Preservation Fund has generated \$78,393,590 in 2% land transfer tax revenue. Additional revenue through 5/1/2016 includes \$1.78 million dollars in interest earnings. During this timeframe, the CPF land transfer tax was used to leverage an additional \$21.67 million dollars of State, Federal and private grants and donations.
- The Town has issued 32.5 million dollars against the Community Preservation Fund. These bonds are serviced through the CPF. As of May 1, 2016, bond debt service has aggregated 16.372 million.

II. Goals and Priorities

A. Preservation Goals

The Plan (the properties deemed to be eligible, the recommended methods of preservation and the types of properties that should be given priority or preference) remains essentially as described in the Town's original 1998 CPPP as these same goals have been confirmed and expressed in studies and plans since the original adoption of the CPPP and again within the current Comprehensive Planning Process.

The Town's longstanding priority has been the preservation and protection of its agricultural properties. This priority conforms to the CPF legislation within which it is stated that the Town's CPPP shall establish the priorities for preservation, and shall include the preservation of farmland as its highest priority. This emphasis is continued in the CPPP.

The Planning Board, at the direction of the Town Board, is in the process of updating the Town of Southold's Comprehensive Plan. The process is in the Final Phase with nine of the eleven chapters completed as Draft Chapters, the tenth (the Land Use Chapter) currently under review and the Introduction Chapter remaining to be drafted. Once the Chapters are completed, the overall draft plan will be subject to environmental review, public hearings, potential revisions and Town Board adoption.

The history of comprehensive planning in Southold and prior plans and studies completed throughout the years were reviewed during the Comprehensive Plan Update process. It is noted in the Introduction to the draft Land Use Chapter (4/4/2016) that one goal present in just about every plan and study is to preserve land, and that many goals have remained the same, including ensuring farming remains a major aspect of the Town, and retaining the community character that residents and visitors appreciate.

The Town is continuing with the Comprehensive Plan process and proceeding toward adopting a Final Comprehensive Plan. It is intended that the CPPP will be updated and amended (subject to public hearing and regulatory process requirements) to incorporate, where applicable, more specific goals, preservation strategies, projects and/or more specific targeted preservation parcels as the stated Goals and Objectives as outlined within the Comprehensive Plan or other Town studies are finalized, adopted and implemented.

The draft Land Use Chapter (4/4/2016) provides a broad list of town-wide goals. The goals are described in detail in the individual chapters of the draft Comprehensive Plan. The broad goals listed within the Land Use Chapter and applicable more specific Goals from individual Comprehensive Plan Chapters that pertain to types of preservation and acquisition that fall under the purposes allowed for by the CPF are described below. The drafted Chapters are all part of the ongoing Compressive Planning Process. All of the pending and completed draft Comprehensive Plan Chapters can be found on the Southold Town Website at <http://www.southoldtownny.gov>.

Town-Wide, Broad Goal 4 (Land Use Chapter)

“Continue to Preserve Farmland and Open Space

Southold’s character is created in large part by its open spaces, including farmland, natural lands, and parks, and protecting these assets has long been a goal of the Town. Land preservation priorities include retaining large blocks of uninterrupted farmland, and preserving environmentally sensitive lands and woodland. Land for recreation and public gathering is also important.”

The Land Preservation Chapter (10/23/2012) of the draft Comprehensive Plan lists goals and objectives relating to land preservation in Southold Town. The Goals pertaining to acquisition that fall under the purposes allowed for by the CPF are listed below. The complete draft Chapter can be found on the Southold Town Website at <http://www.southoldtownny.gov>.

Goal 1: Farmland.

Continue to promote farming with an overall goal of retaining at least 8000 acres (80% of the current agricultural acreage) in agriculture.

Goal 1.2: Continue to purchase farmland development rights to preserve farmland.

Goal 1.4 Subdivisions of farmland. Promote conservation subdivisions & design all subdivisions of farmland to enhance agriculture.

Goal 2: Open Space.

Continue to preserve lands with high quality natural resources, including wetlands, watersheds, shorelines, significant trees and woodland, and wildlife habitat, as well as those lands with recognized scenic values, and smaller parcels that could provide for village greens or neighborhood pocket parks.

Goal 2.1 Continue to purchase open space parcels.

Goal 2.2 Subdivisions of non-farmland. Promote conservation subdivisions & design all subdivisions of non-farmland to enhance natural and scenic resources.

Goal 3: Continue to preserve lands for active recreation where needed.

Town–Wide, Broad Goal 5 (Natural Resources and Environmental Protection Chapter)

“Protect and Enhance the Natural Resources and Environment of the Town

The importance of managing and preserving Southold’s natural resources while promoting responsible user experiences is paramount in maintaining the quality of life within the Town.

- a) Protect groundwater and surface water quality and quantity.
- b) Protect land-based natural resources including agricultural soils and natural habitat for wildlife.”

The Natural Resources and Environment Chapter (draft date 7/31/2013) of the draft Comprehensive Plan lists goals and objectives relating to water resources and land resources within Southold Town. The broad Goals pertaining to acquisition and purposes allowed for by the CPF are listed below. The draft Chapter, and the complete list of Goals, Goal Subsets and Objectives can be found on the Southold Town Website at <http://www.southoldtownny.gov>.

Water Resources:

- Goal 2:** Protect Groundwater Quality
- Goal 3.** Protect surface water quality.
- Goal 4.** Watershed Management
- Goal 5.** Freshwater and Marine Habitats

Land Resources

- Goal 1.** Protect and preserve soils and geologic features of the Town.
- Goal 2.** Protect and preserve upland habitats and individual trees.
- Goal 3.** Protect and preserve fish and wildlife resources.
- Goal 6.** Adapt to the effects of climate change, particularly in vulnerable coastal zones.
- Goal 9.** Continue to Manage Solid Waste and Hazardous Waste.

The above mentioned Goals and Objectives include developing more specific plans and strategies; for example, developing an Open Space Valuation Index to evaluate parcels for groundwater and surface water quality protection, developing Watershed Management Plans, and developing a Coastal Resilience Plan. A future update or amendment to the CPPP may occur to incorporate more specific plans or more specific reasons for targeted parcels.

The pending CPF legislation includes an addition allowing for the preservation of community character to include the protection and improvement of the quality of all water resources as defined and detailed in the pending CPF legislation. This addition is subject to the pending 2016 legislation which is subject to adoption by Southold Town Local Law and referendum. If the legislation is adopted and plans for specific water quality projects are adopted, the CPPP may be amended (subject to public hearing and regulatory process requirements) to include these projects and/or specific parcels as part of the CPPP.

Town-Wide, Broad Goal 6 (Parks and Recreation Chapter)

“Continue to Provide Quality Parks and Recreation Opportunities in the Town Southold offers a diversity of recreational opportunities, from public tennis courts and playing fields, to nature trails and beaches. The Town also provides a recreation program with a well-rounded offering of classes and workshops. Southold plans to continue offering a variety of recreational experiences and programs to meet the diverse needs of the community, and to maintain its existing park lands, open spaces, beaches and recreational facilities. Additional recreational land may be obtained where feasible and necessary.”

The Parks and Recreation Chapter (12/20/2011) of the draft Comprehensive Plan lists goals and objectives relating to recreational opportunities in Southold Town. The Goals pertaining to acquisition that fall under the purposes allowed for by the CPF are listed below. The complete draft Chapter can be found on the Southold Town Website at <http://www.southoldtownny.gov>.

Goal 2.2: Obtain additional land for recreational purposes where feasible and necessary. If a plan for specifically targeted active recreational lands is adopted, the CPPP may be amended (subject to public hearing and regulatory process requirements) to include this use as the specific purpose for the applicable parcels. This is an example of a future update or amendment to incorporate a more specific plan.

Town-Wide, Broad Goal 7 (Community Character Chapter)

“Protect the Character of the Town

Southold retains much of its small-town charm. There are many factors that contribute to this quality of life, including the Town’s scenic, cultural and natural resources.”

Goals include identifying important scenic resources and cultural assets, developing a Town Scenic Resources Map and correlating same with the Community Preservation Plan Map. A future update or amendment to the CPPP will be reviewed, when applicable, to potentially incorporate a more specific plan when such is completed or adopted.

Agricultural Stewardship Program

The County of Suffolk established an Agricultural Stewardship Program administered by Cornell Cooperative Extension to fulfill the requirements of the New York State 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.

If the Town of Southold adopts an Agricultural Stewardship Program the CPPP may be amended (subject to public hearing and regulatory process requirements) to include funding for Best Management Practices.

B. Preservation Priorities

The Town’s longstanding priority has been the preservation and protection of agricultural properties. This priority conforms to the CPF legislation within which it is stated that the Town’s CPPP shall establish the priorities for preservation, and shall include the preservation of farmland as its highest priority. This emphasis is continued in the CPPP.

The Town also recognizes that there are other important priorities, as described within this document and the draft Comprehensive Plan. In order to maximize its limited resources, the Town will seek to select for preservation and protection those parcels which will provide the greatest public benefit. In addition, the voluntary nature of the program means that the Town will be limited to applications put before it by interested landowners or properties on the market. Therefore, the prioritization of parcels necessarily will be a relative one based on the applications, or properties on the market, before it at any given time. Given this situation, the Town has chosen to take a flexible approach to determine how each parcel will be best preserved or protected.

The Community Preservation Fund Advisory Board (a/k/a the Land Preservation Committee) acts in an advisory capacity to the Town Board and is charged with the purpose of reviewing and making recommendations on proposed acquisitions of interests in real property using moneys from the CPF.

The Committee's approach for review of Farmland and Open Space applications is generally as listed below. Projects falling within the categories other than farmland and open space are reviewed and evaluated in regard to the attribute component and the level of town-wide importance and public benefit.

Farmland

The Committee, in its review of farmland applications, considers applications that are adjacent to existing preserved farmland, that expand blocks of preserved farmland, and that include a large percentage of Prime agricultural soils, of highest priority. Properties that are not adjacent to preserved farmland, do not expand blocks of preserved farmland and do not have a significant amount of Prime or Statewide soils types, are given a lower priority.

If the preservation application is part of a Conservation Subdivision application, or the applicant has excluded areas from the preservation offer, the Committee considers the design and impacts of same to agriculture, and if applicable, to the scenic component. If there are potential negative impacts, this will impact the prioritization given to the application.

Special consideration is given to applications for which the property includes a unique attribute component of town-wide importance and the landowner is committed to preserving the unique attribute in perpetuity.

Certain concepts, such as the property being offered at a significant below market value, eligibility for a significant acquisition grant award or a significant partnership with another government or non-profit organization may positively impact the prioritization of an application. For example, a compelling Bargain Sale may positively impact the Committee's recommendation to move forward with a lower priority project.

As specified in the CPF legislation, the preservation of farmland is given the highest priority. Applications are reviewed based on funding availability and as prioritized as described above.

Open Space

Open Space is generally prioritized by the following:

- a) Whether the property is adjacent to existing publically owned property preserved for purposes of passive open space or whether the property provides a characteristic of extraordinary significance.
- b) Whether the property includes an environmentally sensitive area, a significant habitat type or a significant number of habitat types and whether acquisition of the property will enhance or add to the existing habitat diversity by creating a contiguous block of open space.
- c) Whether acquisition of the property will help protect surface and/or groundwater quality.
- d) Whether acquisition of the property will provide or enhance meaningful public access to an existing preserve, waterbody or existing or potential trail system.

In 2008, the Town Board adopted a “Small Parcel Preservation Policy” as a guiding document for use in review of small parcels. The Community uses this as guidance for review of small parcels including those less than 40,000 square feet or larger parcels if the property is not subdividable or has a larger portion of unbuildable area.

Certain concepts, such as the property being offered at a significant below market value, eligibility for a significant acquisition grant award or a significant partnership with another government or non-profit organization, may positively impact the prioritization of an application.

Applications are reviewed based on funding availability and as prioritized as described above. As with farmland applications, special consideration may be given to projects with a unique component of significant or town-wide importance.

III. Available Land Use Alternatives to Protect Community Character

A list of Available Land Use Alternatives to Protect Community Character is included in Appendix A.

These options can be used alone or may be blended together to achieve the objectives of landowners, the municipality and conservation entities to preserve and protect community character.

IV. Projects and Parcels

A. How the Map and List of Eligible Parcels Was Developed

In 1998, the original Map and List of Eligible Parcels was derived in a two-part process. The initial map and listing was created by staff members of the Planning and Data Processing Departments using a Geographic Information System. A preliminary map was developed showing all parcels ten (10) acres or larger. The majority of these parcels were agricultural properties. Some of the parcels, however, were sites of unique ecological or scenic value or had already had been placed on Priority Acquisition Lists by resolutions of the Town Board. The parcel review process was then expanded to include parcels of less than ten (10) acres and these properties subsequently were added to the map.

Town personnel, advisory committees and members of various civic, environmental, business and community organizations reviewed the preliminary map to suggest additional parcels for inclusion or deletion.

The 1998 working map was designed to show all properties within Southold that were considered to be protected.

Throughout the public participation process, staff worked with other Town personnel to try to ensure that the List of Eligible Parcels met with the objectives of long range planning initiatives that had been undertaken by Southold Town and included those parcels whose preservation and protection (in whole or in part) were felt to be important to the successful preservation of the community's character: whether ecological, historical, scenic, cultural, recreational or economic.

The net result was that the map's accuracy was improved, parcels were added and the public's understanding of the legislation was furthered.

Since the preparation of the original 1998 Plan and List of Eligible Parcels, the Town made several amendments to the Plan to add additional Eligible Parcels, to delete parcels which were preserved using various preservation methods and to correct Suffolk County Tax map numbers for parcels included on the List of Eligible Parcels.

As part of the 2016 CPPP Update, the last amended List of Eligible Parcels was reviewed (as of June 2016) and updated, where applicable, as follows:

- a) It was verified that all properties preserved since the adoption of the Plan were shown as preserved;
- b) It was verified that all properties developed, and no longer available for preservation, were removed from the List of Eligible Parcels unless it was determined that there were still specific reasons to preserve portions of the property, e.g. ecological values, connecting other holdings, etc.;
- c) The Town's current farmland inventory was reviewed to determine if there were parcels on the inventory but not shown to be on the List of Eligible Parcels. Such parcels were reviewed, and if found to be subdividable and not fully developed, and not designed specifically as an excluded area (a/k/a Reserve Area,) were added to the List of Eligible Parcels.
- d) Non-farmland vacant parcels or partially developed subdividable parcels, located adjacent to publicly owned open space properties or privately owned open space properties, were reviewed for purposes, including but not limited to, potential expansion of holdings, trail connections, and shoreline access, and where potentially meeting these or other ecological significant purposes, were added to the List of Eligible Parcels.
- e) Current preservation projects or inquiries were reviewed and where applicable, were added to the List of Eligible Parcels.

The pending 2016 CPF legislation includes an addition allowing for the preservation of community character to include the protection and improvement of the quality of all water resources as defined and detailed in the pending CPF legislation. This addition is subject to pending 2016 legislation which is subject to adoption by Southold Town Local Law and referendum.

If the legislation is adopted and a plan(s) for specific water quality projects is adopted, the CPPP may be amended (subject to public hearing and regulatory process requirements) to include these projects and/or specific parcels as part of the CPPP.

In addition, the Town is continuing with the Comprehensive Plan process and proceeding toward adopting a Final Comprehensive Plan. It is intended that the CPPP will be updated and amended (subject to public hearing and regulatory process requirements) to incorporate, where applicable, more specific goals, preservation strategies, projects and/or more specific targeted preservation parcels as the stated Goals and Objectives as outlined within the Comprehensive Plan or other Town studies are finalized, adopted and implemented.

B. Community Preservation Project Plan List of Eligible Parcels:

The Community Preservation Project Plan List of Eligible Parcels is included as Appendix C.

The Community Preservation Project Plan June 27, 2016 List of Eligible Parcels contains 957 parcels, totaling 9,563 acres. The parcels are shown on the Community Preservation Project Plan Map dated June 27, 2016. Of the listed parcels, 362 parcels, totaling 5,574 acres are shown with farmland preservation being the primary preservation purpose.

The parcels are categorized in accordance with the legislation categories as follows:

- a) establishment of parks, nature preserves, or recreation areas;
- b) preservation of open space, including agricultural lands;
- c) preservation of lands of exceptional scenic value;
- d) preservation of fresh and saltwater marshes or other wetlands;
- e) preservation of aquifer recharge areas;
- f) preservation of undeveloped beach lands or shoreline including those at significant risk of coastal flooding due to projected sea level rise and future storms;
- g) establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;
- h) preservation of pine barrens consisting of such biota as pitch pine, and scrub oak;
- i) preservation of unique or threatened ecological areas;
- j) preservation of rivers and river areas in a natural, free-flowing condition;
- k) preservation of forested land;
- l) preservation of public access to lands for public use including stream rights and waterways;
- m) preservation of historic places and properties listed on the New York State register of historic places and/or protected under a municipal historic preservation ordinance or law; and
- n) undertaking any of the aforementioned in furtherance of the establishment of a greenbelt.

The pending 2016 legislation includes the following addition:

“Preservation of community character shall also include the protection and improvement of the quality of all water resources.”

This addition is subject to the pending 2016 legislation which is subject to adoption by Southold Town Local Law and referendum.

Owners of properties listed in the Community Preservation Project Plan are not obligated in any way to sell their property or otherwise participate in the plan.

C. Community Preservation Project Plan Map

The Community Preservation Project Plan Map is included as Appendix D.

The Community Preservation Project Plan Map dated June 27, 2016 shows 771 parcels, totaling 9,048 acres as existing protected parcels. This number does not include underwater lands.

The Map shows the parcels from the June 27, 2016 List of Eligible Parcels. There are 957 parcels, totaling 9,563 acres included on the List of Eligible Parcels.

APPENDIX A

Available Land Use Alternatives to Protect Community Character

Fee Acquisition

The transfer or sale of ownership of the parcel from the landowner to the Town or a qualified conservation organization.

Purchase (Sale) of Development Rights (PDR)

Suffolk County and the Town of Southold have Purchase of Development Rights (PDR) programs designed to protect farmland and open space. Through these programs, a landowner can voluntarily agree to sell all, or a portion of, the development rights on their land. The landowner retains ownership of the land as well as the rights to farm, sell the land, or pass it on to their heirs; and the sale of development rights provide cash to the landowner.

The purchase of development rights from active agricultural land has been utilized extensively and continuously by the Town since 1984 and the Town intends to continue using this approach for farmland preservation.

Subdivision Regulations –

Chapter 240: Subdivision of Land

These include subdivision regulations that require clustering to create open space, as well as incentive-based, voluntary programs to reduce density. In 200, the Town Board enacted new subdivision regulations (Chapter 240), codifying the conservation subdivision (incentive-based and voluntary), as well as a mandatory clustering requirement for standard subdivisions. Conservation subdivisions are voluntary and preserve a minimum of 75% of the land, along with up to 75% density reduction for which the landowner is compensated. Standard subdivisions require that 60% of the land is preserved as open space for parcels seven (7) acres or more. The Town also offers variations on the conservation subdivision concept that both preserve land, as well as provide benefits to the landowner now, while deferring any actual subdivision until later. These options include the Open Development Area (Chapter 240, Article VIII) and the Agricultural Planned Development District (Chapter 280, Article XXX) programs.

Transfer of Development Rights and Transfer of Sanitary Flow Credits

The transfer of development rights from one property (typically within a sending area) to another property (typically with a receiving area) has been studied by the Town but due to the nature and location of existing development, and the fragility of the ecology within the Town, there are significant obstacles to implementing it, and the Town has not adopted a typical Transfer of Development Rights program.

In 2005 the Town adopted Chapter 117: Transfer of Sanitary Flow Credits. This chapter provides for the transfer of sanitary flow credits, if certain conditions are present, and thereby transfers development potential from areas designated for preservation to areas designated as more appropriate for higher-density residential development.

The lands from which sanitary flow credits are transferred into the bank must remain preserved in perpetuity by a permanent conservation easement or other instrument that similarly preserves community character as defined and set forth in the definition of "community preservation" in Chapter 17 of the Town Code. All sanitary flow credits transferred into the bank must first be accepted by Town Board resolution in accordance with the terms of the chapter.

The sanitary flow credit transfer allows the Town to bank sanitary flow credits from preserved land in the SFC bank and later sell those credits for use exclusively in connection with affordable housing.

All receipts and proceeds from sales of sanitary flow credits sold from the Town bank must be deposited into the Town's Community Preservation Fund.

Zoning Regulations

State and local laws provide for a wide range of legislation and regulations for use by municipalities for the purpose of controlling land use. The following listing briefly describes existing local legislation, which enables the Town to preserve and protect key land resources within the community.

Chapter 70: Agricultural Lands Preservation

Establishes provisions for the acquisition of development rights to conserve, protect and encourage the improvement of prime agricultural lands, both for the production of food and the preservation of open space.
Applies to all farmland within the Town.

Chapter 111: Coastal Erosion Hazard Areas

Allows for implementation and administration of Coastal Erosion Management Program for the purpose of regulating new construction, establishing standards and procedures for the review of erosion protection structures and reducing coastal flooding and erosion. Regulates within 100 feet of the mean high water mark.

Chapter 170: Landmark Preservation

Establishes Historic Preservation Commission and procedures to preserve places, sites, structures and buildings of historic or architectural significance.

Chapter 185: Open Space Preservation

Establishes provisions for the acquisition of open space.

Chapter 275: Wetlands

Allows for protection, preservation, and proper maintenance and use of tidal and fresh water wetlands. Defines Board of Trustees' jurisdiction and responsibilities.

Chapter 280: Zoning

Article III: Agricultural-Conservation (A-C) District
Establishes provisions to reasonably control and, to the extent possible,

prevent the unnecessary loss of currently open lands within the Town containing large and contiguous area of prime agricultural soils which are the basis for a significant portion of the Town's economy.

Article XX: Landscaping, Screening and Buffer Regulations

Establishes standards intended to enhance the appearance and natural beauty of the town and to protect property values through preservation and planting of vegetation, screening and landscaping material.

Article XXI: Farmland Bill of Rights

Protects farmers operating in accordance with applicable laws and accepted practices from undue interference from adjacent landowners or users.

Article XXIV: Site Plan Approval

Allows for procedures and standards to encourage good design and to:

- Protect the established character and value of adjoining properties;
- Lessen and prevent traffic congestion;
- Prevent overcrowding of land or buildings;
- Secure safety from fire, flood and other dangers and provide adequate light, air and convenience of access;
- Mitigate the environmental impacts of new development on the land, air and water resources.

APPENDIX B

Amendment to Chapter 551 of the Laws of 2015
Relating to the Peconic Bay Community Preservation Fund (CPF)

(Amendment pending adoption by Local Law
and subject to approval by voter referendum)

S 5324 LVALLE Same as Uni. A 7471
 Thiele
 Town Law
 TITLE....Relates to the Peconic Bay
 Community Preservation Fund
**This bill is not active in the current
 session.**
 05/13/15REFERRED TO LOCAL
 GOVERNMENT
 06/11/15COMMITTEE DISCHARGED AND
 COMMITTED TO RULES
 06/11/15ORDERED TO THIRD READING
 CAL.1500
 06/11/15PASSED SENATE
 06/11/15DELIVERED TO ASSEMBLY
 06/11/15referred to local governments
 06/18/15substituted for a7471
 06/18/15ordered to third reading rules
 cal.621
 06/18/15passed assembly
 06/18/15returned to senate
 11/30/15DELIVERED TO GOVERNOR
 12/11/15SIGNED CHAP.551

A7471 Thiele Same as Uni. S 5324
 LVALLE
 Town Law
 TITLE....Relates to the Peconic Bay
 Community Preservation Fund
**This bill is not active in the current
 session.**
 05/13/15 referred to local governments
 06/15/15 reported referred to ways and
 means
 06/17/15 reported referred to rules
 06/17/15 reported
 06/17/15 rules report cal.621
 06/17/15 ordered to third reading rules
 cal.621
 06/18/15 substituted by s5324
S05324 LVALLE
 05/13/15 REFERRED TO LOCAL
 GOVERNMENT
 06/11/15 COMMITTEE DISCHARGED AND
 COMMITTED TO RULES
 06/11/15 ORDERED TO THIRD READING
 CAL.1500
 06/11/15 PASSED SENATE
 06/11/15 DELIVERED TO ASSEMBLY
 06/11/15 referred to local governments
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 cal.621
 06/18/15 passed assembly
 06/18/15 returned to senate
 11/30/15 DELIVERED TO GOVERNOR
 12/11/15 SIGNED CHAP.551

LVALLE

Amd §64-e, Town L; amd §5, Chap 114 of 1998

Relates to authorizing certain towns in the Peconic Bay region to establish community
 preservation funds.

EFF. DATE 12/11/2015

LAWS OF NEW YORK, 2015
CHAPTER 551

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

Became a law December 11, 2015, with the approval of the Governor.

Passed 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 64-e of the town law, as amended by chapter 373 of the laws of 2008, subdivision 3 as amended by chapter 330 of the laws of 2011 and subdivision 4 as amended by chapter 423 of the laws of 2013, is amended to read as follows:

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

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

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

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

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

(e) "Water quality improvement project" means: (1) wastewater treatment improvement projects; (2) non-point source abatement and control program projects developed pursuant to section eleven-b of the soil and water conservation districts law, title 14 of article 17 of the environmental conservation law, section 1455b of the federal coastal zone management act, or article forty-two of the executive law; (3) aquatic habitat restoration projects; (4) pollution prevention projects, and (5) the operation of the Peconic Bay National Estuary Program, as designated by the United States Environmental Protection Agency. Such projects shall have as their purpose the improvement of existing water quality to meet existing specific water quality standards. Projects which have as a purpose to permit or accommodate new growth shall not be included within this definition.

(f) "Wastewater treatment improvement project" means the planning, design, construction, acquisition, enlargement, extension, or alteration of a wastewater treatment facility, including alternative systems to a sewage treatment plant or traditional septic system, to treat, neutralize, stabilize, eliminate or partially eliminate sewage or reduce pollutants in treatment facility effluent, including permanent or pilot demonstration wastewater treatment projects, or equipment or furnishings thereof. Stormwater collecting systems and vessel pumpout stations shall
EXPLANATION--Matter in italics is new; matter in brackets [-] is old law to be omitted.

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also be included within the definition of a wastewater improvement project.

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

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

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

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

2. The town board of any town in the Peconic Bay region is authorized to establish by local law a community preservation fund pursuant to the provisions of this section. Deposits into the fund may include revenues of the local government from whatever source and shall include, at a minimum, all revenues from a tax imposed upon the transfer of real property interests in such town pursuant to article thirty-one-D of the tax law. The fund shall also be authorized to accept gifts of any such interests in land or of funds. Interest accrued by monies deposited into the fund shall be credited to the fund. In no event shall monies deposited in the fund be transferred to any other account. Nothing contained in this section shall be construed to prevent the financing in whole or in part, pursuant to the local finance law, of any acquisition or water quality improvement project authorized pursuant to this section. Monies from the fund may be utilized to repay any indebtedness or obligations incurred pursuant to the local finance law consistent with effectuating the purposes of this section. Where a town finances an acquisition or water quality improvement project, in whole, or in part, pursuant to the local finance law, the resolution authorizing such indebtedness shall be accompanied by a report from the town supervisor demonstrating how said indebtedness will be repaid by the fund. Said report shall include an estimate of projected revenues of the fund during the period of indebtedness. The report shall also provide an accounting of all other indebtedness incurred against the fund to be repaid for the same period. The town board shall make findings by resolution that there will be sufficient revenue to repay such indebtedness in its entirety from the fund before authorizing such indebtedness. ~~[A town in the Peconic Bay region may only adopt the local law authorized by this subdivision if it has incurred or authorized bonded indebtedness since nineteen hundred eighty~~

~~for open space purposes equal to or greater than two hundred dollars per town resident. The number of residents shall be determined by the 1990 U.S. Census. Said local law shall make a finding that the town has complied with the per resident financial commitment requirement of this subdivision.]~~

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

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

4. Preservation of community character shall involve one or more of the following: (a) establishment of parks, nature preserves, or recreation areas; (b) preservation of open space, including agricultural lands; (c) preservation of lands of exceptional scenic value; (d) preservation of fresh and saltwater marshes or other wetlands; (e) preservation of aquifer recharge areas; (f) preservation of undeveloped beachlands or shoreline including those at significant risk of coastal flooding due to projected sea level rise and future storms; (g) establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species; (h) preservation of pine barrens consisting of such biota as pitch pine, and scrub oak; (i) preservation of unique or threatened ecological areas; (j) preservation of rivers and river areas in a natural, free-flowing condition; (k) preservation of forested land; (l) preservation of public access to lands for public use including stream rights and waterways;

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(m) preservation of historic places and properties listed on the New York state register of historic places and/or protected under a municipal historic preservation ordinance or law; and (n) undertaking any of the aforementioned in furtherance of the establishment of a greenbelt. Preservation of community character shall also include the protection and improvement of the quality of all water resources.

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

6. The town board of any town in the Peconic Bay region which has established a community preservation fund shall, by local law, adopt a community preservation project plan. This plan shall list every project which the town plans to undertake pursuant to the community preservation fund. It shall include every parcel which is necessary to be acquired in the town in order to protect community character. Such plan shall provide for a detailed evaluation of all available land use alternatives to protect community character, including but not limited to: (a) fee simple acquisition, (b) zoning regulations, including density reductions, cluster development, and site plan and design requirements, (c) transfer of development rights, (d) the purchase of development rights, and (e) scenic and conservation easements. Said evaluation shall be as specific as practicable as to each parcel selected for inclusion in the plan. The plan shall establish the priorities for preservation, and shall include the preservation of farmland as its highest priority. Said plan shall also list every water quality improvement project which the town plans to undertake pursuant to the community preservation fund and shall state how such project would improve existing water quality. Projects which have as their purpose the accommodation of new growth as opposed to the remediation of water quality shall not qualify for funding under this section. Funds from the community preservation fund may only be expended for projects which have been included in said plan. Said plan shall be updated not less than once every five years, but in no event until at least three years after the adoption of the original plan. A copy of the plan shall be filed with the commissioner of environmental conservation, the commissioner of agriculture and markets and the commissioner of the office of parks, recreation and historic preservation. Said plan shall be completed at least sixty days before the submission of the mandatory referendum required by section one thousand four hundred forty-nine-bb of the tax law. As part of, or in addition, to said community preservation fund project plan, each town board may also adopt a management and stewardship plan for interests or rights in real property acquired pursuant to this section. No monies from the fund shall be expended for management and stewardship, except as approved in said plan. Said plan may provide management and stewardship projects for up to a three year period and shall provide a description and estimated cost for each project. Said plan shall be approved and adopted by local law and may be updated from time to time at the discretion of the town board. Only management and stewardship projects permitted pursuant to

subdivision nine-a of this section shall be eligible to be included in the plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

12. Each town shall annually commission an independent audit of the fund. The audit shall be conducted by an independent certified public accountant or an independent public accountant. Said audit shall be performed by a certified public accountant or an independent public accountant other than the one that performs the general audit of each town's finances. Such audit shall be an examination of the fund and shall determine whether the fund has been administered consistent with the provisions of this section and all other applicable provisions of state law. Said audit shall be initiated within sixty days of the close of the fiscal year of each town and shall be completed within one hundred twenty days of the close of the fiscal year. A copy of the audit shall be submitted annually to the state comptroller and the town clerk. A copy of the audit shall be made available to the public within thirty days of its completion. A notice of the completion of the audit shall be published in the official newspaper of the town and posted on the official sign board of the town within ten days of its filing with the town

clerk. Said audit and notice shall also be posted on the internet site for the town. The cost of the audit may be a charge to the fund.

13. The cost of employees and independent contractors to implement the provisions of this section, may only be paid for by the fund where the duties and responsibilities of said employees and independent contractors are directly dedicated to implementing the provisions of this section. Where such employees and independent contractors are not exclusively dedicated to implementing the provisions of this section, no more than the cost of the actual time expended directly dedicated to implementing the provisions of this section may be charged. Such costs shall be expressly identified in the town budget and any plan adopted pursuant to this section before funds for such costs may be expended. In addition, such costs must be documented by a time accounting system, subject to audit. Costs relating to the activities of elected officials implementing the purposes of this section may not be a charge to the fund.

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

§ 3. 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 391 of the laws of 2006, 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, [~~2030~~] 2050 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.

§ 4. 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.

JOHN J. FLANAGAN

Temporary President of the Senate

CARL E. HEASTIE

Speaker of the Assembly

**NEW YORK STATE SENATE
INTRODUCER'S MEMORANDUM IN SUPPORT
submitted in accordance with Senate Rule VI. Sec 1**

BILL NUMBER: S5324

SPONSOR: LAVALLE

TITLE OF BILL: 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

PURPOSE:

This legislation relates the Peconic Bay Community Preservation Fund (CPF) by extending the 2% real estate transfer tax from December 31, 2030 to December 31, 2050 and creating a new category of eligible funding for water quality improvement projects, including wastewater treatment, aquatic habitat restoration and pollution prevention.

SUMMARY OF PROVISIONS:

Section 1. Amends Section 64-e of the Town Law relating to the CPF which defines and provides a new category of eligible funding for water quality improvement projects including: wastewater treatment; aquatic habitat restoration; and pollution prevention. It further allows the town boards of any town within the Peconic Bay region (East Hampton, Riverhead, Shelter Island and Southold) to utilize a maximum of 20% of the CPF to finance the implementation of water quality improvement projects. The CPF water quality improvement funds could be used to match any federal, state, county or other funds up to a maximum of 10% of water quality improvement funding for the operation of the Peconic Bay National Estuary Program (NEP).

Section 2. Provides that a town which extends the provisions of Section 31-D of the tax law, or adopts the provisions of this act relating to water quality improvement projects must implement a local law subject to a mandatory referendum pursuant to municipal home rule law.

Section 3. Extends the 2% real estate transfer tax from December 31, 2030 to December 31, 2050.

Section 4. Immediate effective date.

JUSTIFICATION:

Since its inception in 1999, the Peconic Bay Community Preservation Fund (CPF), a 2% real estate transfer tax for land acquisition for open space, farmland, and historic preservation, as well as recreational purposes, has raised over \$1 billion to protect over 10,000 acres of land on the East End of Long Island.

Extending the CPF through 2050 will ensure that additional funds are raised to help further protect lands and community character. Also included in this extension is a new provision allowing a portion of the generated revenue on projects that would help improve water quality. The East End, surrounded entirely by water, is a community whose history, economy, and character is dependent upon clean water for recreation, tourism, and shellfishing. Maintaining the ecological health of local bays is just as crucial to protecting the character of the community as preserving open space has been.

LEGISLATIVE HISTORY:

2015: New Legislation

FISCAL IMPLICATIONS:

None to the State.

EFFECTIVE DATE:

This act shall take effect immediately.

APPENDIX C

Community Preservation Project Plan List of Eligible Parcels

Category Key

- a) establishment of parks, nature preserves, or recreation areas;
- b) preservation of open space, including agricultural lands;
- c) preservation of lands of exceptional scenic value;
- d) preservation of fresh and saltwater marshes or other wetlands;
- e) preservation of aquifer recharge areas;
- f) preservation of undeveloped beach lands or shoreline including those at significant risk of coastal flooding due to projected sea level rise and future storms;
- g) establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;
- h) preservation of pine barrens consisting of such biota as pitch pine, and scrub oak;
- i) preservation of unique or threatened ecological areas;
- j) preservation of rivers and river areas in a natural, free-flowing condition;
- k) preservation of forested land;
- l) preservation of public access to lands for public use including stream rights and waterways;
- m) preservation of historic places and properties listed on the New York State register of historic places and/or protected under a municipal historic preservation ordinance or law; and
- n) undertaking any of the aforementioned in furtherance of the establishment of a greenbelt.

The pending 2016 legislation includes the following addition:

“Preservation of community character shall also include the protection and improvement of the quality of all water resources.”

This addition is subject to the pending 2016 legislation which is subject to adoption by Southold Town Local Law and referendum.

APPENDIX C**Community Preservation Project Plan List of Eligible Parcels**

District	SCTM No.	Acreage	Category
1000	1.-1-3.7	3.46	AD
1000	1.-1-3.13	102.78	AF
1000	1.-1-8.1	1.32	A
1000	2.-1-10	8.85	AD
1000	2.-1-12.1	1.12	A
1000	3.-2-9	2.72	AD
1000	3.-2-13	2.08	AD
1000	3.-4-3.1	1.9	A
1000	3.-4-5.1	1.8	A
1000	3.-5-5.3	8.81	A
1000	3.-6-3.13	7.71	A
1000	3.-7-1	5.41	AE
1000	3.-7-3	5.33	AE
1000	3.-8-3	1.53	AD
1000	3.-8-6.1	1.87	A
1000	4.-3-6.2	5.1	DF
1000	4.-3-6.4	6.5	DF
1000	4.-3-7	1.14	AD
1000	4.-3-14	3.94	AD
1000	4.-3-15	1.22	AD
1000	4.-4-3	0.88	AD
1000	4.-5-5.10	15.58	A
1000	4.-5-5.14	2.85	AD
1000	4.-5-17.1	2.62	AD
1000	4.-6-8	12.62	D
1000	4.-6-9	12.49	D
1000	4.-7-7	1.19	A
1000	4.-7-9	2.69	A
1000	4.-7-12.1	7.16	A
1000	5.-1-7.3	3.4	B
1000	5.-1-7.5	3.34	A
1000	5.-2-7.5	39.95	A
1000	6.-1-3	9.81	AD
1000	6.-1-5.1	3.5	F
1000	6.-1-5.2	5.5	F
1000	6.-1-5.3	4.4	F
1000	6.-1-6	2.9	F
1000	6.-1-12.1	1.17	AD

District	SCTM No.	Acreage	Category
1000	6.-2-1.1	3.1	D
1000	6.-2-1.2	2.8	D
1000	6.-2-2.1	7.8	D
1000	6.-2-17.3	1.72	AD
1000	6.-6-1.5	1.75	A
1000	6.-6-9.1	0.04	A
1000	6.-6-20.5	2.39	AD
1000	6.-7-6	2.02	AB
1000	7.-1-4	0.5	A
1000	7.-2-3.7	4.44	AD
1000	7.-2-3.11	3.14	A
1000	7.-2-3.12	3.6	A
1000	7.-2-3.13	3.8	A
1000	7.-2-5.2	9.25	A
1000	7.-2-7	1.46	AD
1000	7.-2-5.1	2.31	A
1000	7.-3-3.14	6.38	AE
1000	7.-3-3.15	0.96	AE
1000	7.-3-3.17	1.57	AE
1000	7.-3-5	3.9	AE
1000	7.-3-6.2	2.38	AD
1000	7.-3-8.2	1.54	AD
1000	7.-3-8.1	1.58	AD
1000	7.-5-1	12.64	A
1000	7.-5-2	11.24	A
1000	7.-6-6.3	4.99	A
1000	7.-6-6.4	5.5	AD
1000	7.-6-7	1.6	A
1000	7.-6-9	9.91	AD
1000	8.-1-4.27	63.06	A
1000	8.-1-6.5	6.8	CF
1000	8.-1-9	1.78	A
1000	8.-2-1	9.35	AD
1000	8.-2-3.1	2.24	A
1000	9.-3-13.5	0.92	AD
1000	9.-6-8.1	3.27	AD
1000	9.-8-1	1.99	CF
1000	9.-8-2.2	0.93	CF

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District	SCTM No.	Acreage	Category
1000	9.-9-27.5	0.79	A
1000	9.-11-7.1	4.21	A
1000	9.-11-7.2	0.93	A
1000	9.-12-8.1	44.18	ABCF
1000	10.-5-12.5	2.3	A
1000	10.-5-12.6	2.98	A
1000	10.-5-12.15	1.6	A
1000	10.-5-12.16	1.6	A
1000	10.-5-12.19	1.5	A
1000	10.-5-12.21	11.01	A
1000	10.-5-12.26	3.89	AD
1000	10.-5-13.6	9.96	AD
1000	10.-6-1.2	2.34	A
1000	10.-6-1.17	9.14	AD
1000	10.-6-1.25	4.13	A
1000	10.-6-1.26	5.11	AD
1000	10.-6-2.4	3.6	AD
1000	10.-6-10.4	1.33	AD
1000	10.-6-10.5	2.73	AD
1000	10.-11-5.6	1.06	AD
1000	11.-1-6.1	2.89	A
1000	11.-1-7.4	5.6	A
1000	12.-2-1	67.17	ABCF
1000	12.-2-5.3	12.1	F
1000	12.-2-6.13	18.58	ABC
1000	13.-2-7.13	3	B
1000	13.-2-7.14	2.5	B
1000	13.-2-8.2	16.91	F
1000	14.-2-1.2	5.82	M
1000	14.-2-1.9	5.86	AF
1000	14.-2-3.28	1.31	AD
1000	14.-2-3.29	1.15	AD
1000	14.-2-3.30	0.93	A
1000	14.-2-25	9.65	BF
1000	14.-2-29.2	4.46	ABF
1000	14.-2-29.3	8.41	ABF
1000	14.-2-29.4	4.84	AB
1000	15.-2-15.7	19.6	BF
1000	15.-2-15.8	7	BF

District	SCTM No.	Acreage	Category
1000	15.-2-17.6	32.12	BF
1000	15.-8-33	2.9	AD
1000	15.-9-1.7	0.93	A
1000	15.-9-1.9	0.97	A
1000	15.-9-1.11	1.02	A
1000	15.-9-1.12	1.12	A
1000	15.-9-3.5	2.58	AF
1000	15.-9-3.6	2.4	AF
1000	15.-9-9	9.02	F
1000	17.-4-16	21.15	ABF
1000	17.-6-3	2.06	CD
1000	17.-6-4	2.14	CD
1000	17.-6-5	1.84	CD
1000	17.-6-14.2	35.22	ABCDF
1000	18.-2-3	12.13	BDF
1000	18.-2-33	7.97	B
1000	18.-2-34	22.28	B
1000	18.-3-9.10	1.94	B
1000	18.-3-30.3	28.73	BF
1000	18.-3-30.4	12.78	BF
1000	18.-4-7.6	2.11	B
1000	18.-4-7.8	0.32	B
1000	18.-5-18.6	3.72	AB
1000	18.-5-23	8.26	AB
1000	18.-6-4.1	11.51	B
1000	18.-6-14.5	4.33	B
1000	18.-6-14.6	2.12	B
1000	18.-6-14.8	4.17	B
1000	18.-6-17.3	27.59	BCD
1000	18.-6-19.3	27.95	B
1000	19.-1-1.3	5	B
1000	19.-1-5	1.53	AD
1000	19.-1-7.5	10.47	B
1000	19.-1-10.5	4.59	AB
1000	19.-1-14.9	3.35	BF
1000	19.-1-15.5	1.97	B
1000	19.-1-15.6	2.22	B
1000	19.-1-15.7	1.94	B
1000	19.-1-15.8	5.06	BD

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District	SCTM No.	Acreage	Category
1000	19.-1-8.6	2.56	BCD
1000	19.-2-2	0.68	B
1000	19.-2-3	1.6	B
1000	19.-2-12.2	16.61	B
1000	20.-3-3.3	4.69	BDF
1000	20.-3-4.1	7.4	ABD
1000	20.-3-7.1	17.58	B
1000	21.-1-30.2	5.37	B
1000	21.-1-30.3	19	B
1000	21.-5-22	2.34	BF
1000	21.-5-23	5.21	BF
1000	22.-3-1	12.4	BF
1000	22.-3-2	11.42	BF
1000	22.-3-3	1.41	AF
1000	22.-3-4	10.65	BF
1000	22.-3-13	5.86	A
1000	22.-3-18.9	12.2	B
1000	22.-3-18.11	4	AF
1000	22.-3-18.12	2.5	AF
1000	22.-3-18.13	2.8	AF
1000	22.-3-18.14	2.7	AF
1000	22.-3-18.15	2.7	AF
1000	22.-3-18.16	2.6	AF
1000	22.-3-18.17	2.6	AF
1000	22.-3-18.18	2.7	AF
1000	22.-3-18.19	2.7	AF
1000	22.-3-18.20	4	AF
1000	22.-3-18.23	6.11	A
1000	22.-3-23.2	1.09	CF
1000	22.-3-23.3	1.13	CF
1000	22.-3-26	2.41	BD
1000	22.-3-29	1.33	AF
1000	22.-3-31	1.31	AF
1000	22.-3-33	3.38	ADF
1000	22.-3-34	0.82	F
1000	22.-3-35	0.19	F
1000	22.-3-36	0.18	F
1000	22.-3-37	0.17	F
1000	23.-1-2.10	5.03	CDF

District	SCTM No.	Acreage	Category
1000	23.-1-3.1	4.26	ADF
1000	23.-1-4	3.08	ADF
1000	23.-1-5	4.46	ADF
1000	23.-1-6.1	3.15	ADF
1000	23.-1-16	0.27	CDF
1000	23.-1-21	0.27	CDF
1000	23.-2-5.5	0.41	CD
1000	23.-2-5.6	1.21	CD
1000	23.-2-5.7	0.63	ACF
1000	23.-2-5.8	1.05	ACF
1000	23.-2-8	0.5	BF
1000	25.-2-23.2	0.85	A
1000	25.-4-11.9	1.04	B
1000	25.-4-11.10	1	B
1000	26.-1-33	1	B
1000	27.-1-3	13.06	B
1000	27.-1-9	4.24	B
1000	27.-1-11	2.14	AB
1000	27.-1-2.1	1.5	B
1000	27.-1-2.2	2.5	B
1000	27.-2-2.4	11.29	BD
1000	27.-2-2.8	4.95	B
1000	27.-2-7	7.98	BC
1000	27.-3-5	14.7	B
1000	27.-3-7.2	2.3	BD
1000	27.-4-9.4	2.13	B
1000	27.-4-10.4	7.5	B
1000	27.-4-10.5	1.66	B
1000	27.-4-10.6	1.93	B
1000	31.-1-1.4	1	BF
1000	31.-1-5.9	7.92	B
1000	31.-2-32.5	16.7	AB
1000	31.-3-12	18.69	B
1000	31.-4-11	10.26	B
1000	31.-4-35	1.7	A
1000	31.-4-36	1.7	A
1000	31.-6-28.3	1.3	B
1000	31.-6-28.5	1.3	B
1000	31.-7-10	2.37	BDF

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District	SCTM No.	Acreage	Category
1000	31.-10-15	8.02	BF
1000	31.-11-6	2	BFI
1000	31.-16-6	1.04	BD
1000	32.-1-2.1	1.74	BD
1000	32.-1-4.1	1.61	BD
1000	32.-1-5	0.76	BD
1000	32.-1-10	1.04	BD
1000	32.-1-11	0.92	BD
1000	32.-1-12.1	4.96	BD
1000	32.-1-12.3	1.27	BD
1000	32.-1-14.2	2.05	BD
1000	34.-4-19.2	0.08	AD
1000	34.-4-19.3	0.06	AD
1000	35.-1-24	60.83	BF
1000	35.-2-1	62.66	BF
1000	35.-2-11	31.2	B
1000	35.-2-12	9.38	AB
1000	35.-2-15.1	16.81	ABE
1000	35.-2-17.1	22.97	B
1000	35.-3-12.4	3.84	BD
1000	35.-3-12.8	1.56	BD
1000	38.-1-1.8	4.24	B
1000	38.-7-7.1	18.53	AF
1000	40.-1-23.1	8.99	ABF
1000	40.-3-1	17.29	AB
1000	40.-3-2	7.46	AD
1000	40.-3-5	23.52	AB
1000	40.-3-10.4	1.7	AD
1000	40.-4-1	10.56	AB
1000	44.-3-4.3	54.01	ABDG
1000	44.-4-5.1	10.4	ABDGN
1000	45.-2-10.5	31	D
1000	45.-3-1	0.77	AD
1000	45.-3-2	5.15	AD
1000	45.-3-3	1.3	AD
1000	45.-4-4.1	0.98	BD
1000	45.-5-1	2.1	ABD
1000	45.-5-2	7.11	ABD
1000	45.-6-1	1.29	BD

District	SCTM No.	Acreage	Category
1000	45.-6-2	3.29	BD
1000	45.-6-8	17.77	BDF
1000	45.-6-9.1	1.7	BD
1000	45.-6-9.2	1.6	BD
1000	45.-6-9.3	1.6	BD
1000	47.-2-1	0.32	AD
1000	50.-3-6	2.97	ACD
1000	50.-5-1	7.98	B
1000	51.-2-4.1	9.67	B
1000	51.-3-4.9	0.91	B
1000	51.-3-4.10	0.92	B
1000	51.-3-12.3	1.8	B
1000	51.-3-12.5	1.82	B
1000	51.-3-12.6	1.83	B
1000	51.-3-12.7	0.85	B
1000	51.-3-12.8	0.74	B
1000	51.-3-12.9	0.67	B
1000	51.-3-12.10	0.87	B
1000	51.-3-12.11	0.61	B
1000	51.-3-12.12	0.61	B
1000	51.-3-12.13	0.52	B
1000	51.-3-12.14	0.55	B
1000	51.-3-12.15	0.55	B
1000	51.-3-12.17	1.3	B
1000	51.-3-12.18	1.49	B
1000	51.-6-3.8	8.51	B
1000	52.-4-1.3	5.23	B
1000	52.-4-4	13.05	ABDGN
1000	52.-5-55	6.58	B
1000	52.-5-60.2	13.09	DFI
1000	52.-5-60.8	0.61	DFI
1000	52.-5-62	0.99	BD
1000	52.-5-60.9	0.4	DFI
1000	52.-5-60.4	0.82	DFI
1000	52.-5-60.6	0.62	DFI
1000	52.-5-60.7	0.61	DFI
1000	52.-5-60.5	0.95	DFI
1000	52.-7-1.1	7.81	BCDFI
1000	52.-7-1.2	4.98	BCDFI

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District	SCTM No.	Acreage	Category
1000	52.-7-1.3	5.33	BCDFI
1000	52.-9-1.1	3.2	ABCDFI
1000	52.-9-1.2	2	ABCDFI
1000	52.-9-1.3	2.6	ABCDFI
1000	52.-9-1.4	1.4	ABCDFI
1000	52.-9-1.5	1.3	ABCDFI
1000	53.-2-3	0.51	AD
1000	53.-2-7	0.25	BD
1000	53.-3-6	5.32	ADF
1000	53.-3-7	0.96	BD
1000	53.-3-9	0.5	BD
1000	53.-3-11	0.43	BD
1000	53.-5-12.6	86.67	ABCDF
1000	53.-6-46.8	7.4	B
1000	53.-6-46.9	8.02	
1000	53.-6-46.10	7.8	B
1000	53.-6-46.7	7.8	BD
1000	54.-3-22	20.12	B
1000	54.-3-24.4	8.5	B
1000	54.-5-37.1	1.67	E
1000	54.-5-49.1	2.03	ADF
1000	54.-6-15	2.67	A
1000	54.-7-1.3	0.92	E
1000	55.-1-9.1	1.84	B
1000	55.-2-7	19.79	B
1000	55.-2-8.16	1	B
1000	55.-2-8.14	1.1	B
1000	55.-2-8.15	1	B
1000	55.-2-10.3	5	B
1000	55.-3-6.1	35.63	BDF
1000	55.-5-6	5.24	B
1000	55.-5-17	31.39	B
1000	55.-6-16	10.46	B
1000	55.-6-33.1	14.66	B
1000	55.-6-35	28	BD
1000	55.-6-36	11.33	BD
1000	55.-6-37.1	5.4	B
1000	56.-1-1	10.9	BD
1000	56.-1-4.2	7.01	B

District	SCTM No.	Acreage	Category
1000	56.-1-11.3	1.2	ABCDFI
1000	56.-2-12	0.54	BD
1000	56.-2-13	0.55	BD
1000	56.-2-14	0.64	BD
1000	56.-2-15	0.59	BD
1000	56.-2-17	0.51	BD
1000	56.-2-18	0.32	B
1000	56.-2-19	0.35	B
1000	56.-2-20	0.3	B
1000	56.-2-21	0.29	B
1000	56.-3-9	4.46	B
1000	56.-3-13.3	4.15	B
1000	56.-4-2	0.2	BD
1000	56.-4-3	0.17	AD
1000	56.-4-19	0.6	DI
1000	56.-4-20.1	1	DI
1000	56.-4-20.2	0.75	DI
1000	56.-4-24	27.13	DFI
1000	56.-4-17.1	0.32	A
1000	56.-5-1.3	21.13	BF
1000	56.-6-1.1	0.13	BDF
1000	56.-6-10.1	0.32	DFI
1000	56.-6-11.1	0.54	BD
1000	56.-6-11.2	0.57	BD
1000	56.-6-13	2.6	CDFI
1000	56.-7-1	16.98	CDFI
1000	56.-7-4.1	4.74	DFI
1000	56.-7-5	0.46	BD
1000	56.-7-11	0.48	BD
1000	57.-1-1	0.54	BD
1000	57.-1-35	0.73	BDF
1000	57.-2-37.1	20.5	BCDF
1000	57.-2-42.6	3.4	BD
1000	58.-1-2.2	7.13	ABFGI
1000	58.-1-3	8.55	ABFGI
1000	59.-1-18	0.48	ABCDGI
1000	59.-1-21.1	1.11	ABCDGI
1000	59.-1-21.2	0.93	ABCDGI
1000	59.-1-21.3	0.99	ABCDGI

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District	SCTM No.	Acreage	Category
1000	59.-1-21.4	0.94	ABCDGI
1000	59.-1-21.9	1.92	ABCDGI
1000	59.-1-25	0.39	ABCDGI
1000	59.-3-17.3	6.97	B
1000	59.-3-26.1	17.95	B
1000	59.-3-28.5	32.6	B
1000	59.-3-27	1.91	B
1000	59.-4-2.1	18.39	B
1000	59.-5-2.3	0.33	ABCDGI
1000	59.-6-27.2	0.59	ADF
1000	59.-9-28.1	9	B
1000	59.-10-1	12.05	BE
1000	59.-10-3.1	6.09	BE
1000	59.-10-6.3	28.3	BE
1000	63.-1-1.3	10.2	B
1000	63.-1-15	2.45	B
1000	63.-2-3	2.95	B
1000	63.-3-1.1	11.1	B
1000	63.-3-18.1	5.64	B
1000	63.-3-24	8.19	B
1000	63.-3-25	8.08	B
1000	63.-4-4	6.01	E
1000	63.-7-27	0.08	B
1000	64.-1-30.2	1.68	DF
1000	64.-3-1.2	0.99	DF
1000	66.-1-37	4.62	BDF
1000	66.-2-2.1	4.33	B
1000	66.-2-3	8.3	B
1000	66.-2-4	0.23	B
1000	66.-2-5	0.26	B
1000	66.-2-48	0.23	B
1000	66.-2-49	0.3	B
1000	66.-2-50	0.28	B
1000	66.-2-51	0.28	B
1000	66.-2-52	0.28	B
1000	66.-2-53	0.25	B
1000	66.-2-54	0.22	B
1000	66.-2-55	0.21	B
1000	66.-2-56	0.26	B

District	SCTM No.	Acreage	Category
1000	66.-2-57	0.24	B
1000	66.-2-58	0.33	B
1000	66.-2-59	0.23	B
1000	66.-2-60	0.25	B
1000	66.-2-61	0.24	B
1000	66.-2-62.1	0.51	B
1000	66.-2-63	0.33	B
1000	66.-2-65	0.22	B
1000	66.-2-64	0.2	B
1000	66.-3-13	0.33	B
1000	66.-3-14	1.03	B
1000	66.-3-15	27.08	BDF
1000	67.-4-1	0.1	A
1000	67.-5-1	3.58	BDF
1000	67.-5-3	0.38	ADF
1000	67.-7-8	0.21	ADF
1000	67.-7-9	0.27	ADF
1000	68.-1-7	5.34	ABFGI
1000	68.-1-8	2.97	ABFGI
1000	68.-1-9	4.04	ABFGI
1000	68.-1-10	5.04	ABFGI
1000	68.-1-13.4	9.1	ABFGI
1000	68.-1-14.2	1.8	ABFGI
1000	68.-1-15.1	12.77	BFI
1000	68.-1-11.1	4.07	ABFGI
1000	68.-4-7	7.94	A
1000	68.-4-10.1	11.2	BE
1000	68.-4-12	4.57	A
1000	68.-4-13	23.08	BE
1000	68.-4-16.2	1	BE
1000	68.-4-16.3	1	BE
1000	68.-4-17	4.93	BD
1000	68.-4-18	39.85	BE
1000	68.-4-19	5.98	B
1000	69.-1-1.3	22.01	BE
1000	69.-1-6.1	5	BE
1000	69.-1-7.2	6.56	BE
1000	69.-1-7.3	28.98	BE
1000	69.-1-8	22	BE

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District	SCTM No.	Acreage	Category
1000	69.-2-3	4.95	B
1000	69.-3-10.2	1.68	B
1000	69.-3-11	7.86	BD
1000	69.-3-13	0.78	D
1000	69.-4-11	9.2	BE
1000	69.-5-4.1	10.73	BE
1000	69.-5-7.1	10	B
1000	69.-5-14	12.21	B
1000	69.-6-9.5	10.06	B
1000	70.-6-40	3.24	D
1000	70.-7-19	4.84	B
1000	70.-13-21	2.24	DF
1000	72.-2-3	1.9	BF
1000	72.-2-4	1.9	BF
1000	72.-2-6	3.1	BF
1000	73.-1-1	5.8	B
1000	73.-1-2.2	13.77	B
1000	73.-2-4	31.31	AB
1000	73.-3-1.1	55.6	ABE
1000	73.-6-2.2	5.3	ABEF
1000	74.-1-36	68.38	ABE
1000	74.-1-38	45.76	ABE
1000	74.-1-40.1	50.29	ABE
1000	74.-1-42.7	70	ABEF
1000	74.-4-3.2	21.73	BE
1000	74.-5-7	1.65	A
1000	74.-5-8	6.83	B
1000	75.-1-5	0.5	A
1000	75.-1-6	10.03	BE
1000	75.-1-7	2.87	A
1000	75.-1-17.1	3.67	B
1000	75.-2-2.1	1.84	BE
1000	75.-2-2.2	1.84	BE
1000	75.-2-2.3	1.84	BE
1000	75.-2-2.4	1.84	BE
1000	75.-2-8	16.88	BE
1000	75.-2-9	18.98	BE
1000	75.-2-15.1	2.97	B
1000	75.-3-2	4.48	B

District	SCTM No.	Acreage	Category
1000	75.-3-3	20.09	B
1000	75.-6-3.1	1.84	BD
1000	75.-6-3.2	2.44	BD
1000	75.-6-3.3	2.28	BD
1000	75.-6-6.1	23.76	B
1000	75.-6-7.4	5.16	B
1000	75.-6-11	27.91	B
1000	75.-7-2	20.61	B
1000	75.-7-3	5.23	B
1000	75.-7-6.1	17.96	B
1000	76.-3-21.4	1.73	BDF
1000	78.-1-10.21	0.93	ADF
1000	78.-1-10.23	17.5	B
1000	78.-1-41	5.13	BDF
1000	78.-3-12.1	5.46	BD
1000	78.-7-5.5	4.56	BDF
1000	78.-7-5.6	2.1	BDF
1000	78.-7-6	2.31	BDF
1000	78.-7-8	1.09	BDF
1000	78.-7-9	5.43	BDF
1000	78.-8-10	14.91	B
1000	79.-7-55	30.05	B
1000	79.-8-15.2	13.32	B
1000	81.-1-24.3	2.69	C
1000	81.-1-25	14.01	BDF
1000	81.-2-3	5.33	B
1000	81.-2-4	5.02	BD
1000	82.-2-3.3	1.18	B
1000	82.-2-3.4	1.24	B
1000	83.-1-11	0.21	AF
1000	83.-1-12	0.85	AF
1000	83.-1-32.3	29.64	B
1000	83.-2-12.1	1.84	B
1000	83.-2-12.2	1.93	B
1000	83.-2-12.3	1.84	B
1000	83.-2-12.5	1.84	B
1000	83.-2-12.6	1.87	B
1000	83.-2-12.8	0.92	B
1000	83.-2-13.6	2.79	B

APPENDIX C

Community Preservation Project Plan List of Eligible Parcels

District	SCTM No.	Acreage	Category
1000	83.-2-16	30.52	B
1000	83.-2-17.1	28.9	B
1000	83.-3-5.3	5.97	B
1000	83.-3-6.1	26.95	B
1000	83.-3-2.1	0.92	B
1000	84.-1-1	8.25	B
1000	84.-1-4.4	3.68	B
1000	84.-1-7.1	1.75	B
1000	84.-1-8.2	2	BE
1000	84.-1-10.4	5.9	B
1000	84.-1-24	8.55	ABE
1000	84.-1-25.2	7.19	BE
1000	84.-1-12.3	2.63	B
1000	84.-1-12.5	4.69	B
1000	84.-2-1.1	9.19	B
1000	84.-2-3.3	57.16	ABE
1000	84.-2-4.1	83.88	ABE
1000	84.-4-1	6.27	B
1000	84.-4-3	3.74	B
1000	84.-4-7.1	7.85	BE
1000	85.-1-3	8.43	B
1000	85.-1-4	12.5	BE
1000	85.-1-9	11.83	BE
1000	85.-1-10	17.54	BE
1000	85.-2-1.1	6.36	B
1000	85.-2-1.3	6.5	B
1000	85.-2-3	9.54	B
1000	85.-2-7	33.47	BE
1000	85.-2-9.2	70.41	BE
1000	85.-2-10.2	4.36	B
1000	85.-2-14	35.31	BE
1000	85.-2-15	36.98	BE
1000	85.-2-16	30.79	BE
1000	85.-3-8	18.36	B
1000	86.-1-3.3	2.91	B
1000	86.-1-9.1	4	B
1000	86.-1-10.13	1.5	B
1000	86.-1-10.14	1.78	B
1000	86.-1-15	27.65	BE

District	SCTM No.	Acreage	Category
1000	86.-2-1.4	2.66	BDF
1000	86.-3-1	76.75	ABDFG
1000	86.-3-2	10.24	ABDFG
1000	86.-3-3.1	7.96	ABDG
1000	86.-5-14.4	13.24	B
1000	86.-6-27	5.83	ACF
1000	87.-1-24.1	0.93	BCD
1000	87.-1-25	1.46	BCD
1000	87.-2-40.1	3.64	BF
1000	87.-2-40.2	3.58	BF
1000	87.-3-61	0.72	BD
1000	87.-5-12.2	7.92	DF
1000	87.-5-21.7	0.94	B
1000	87.-5-21.9	7.7	B
1000	87.-5-21.10	0.93	B
1000	87.-5-21.11	0.94	B
1000	87.-5-21.12	0.6	B
1000	87.-5-21.13	3.1	BD
1000	87.-5-22	1.22	BD
1000	87.-5-23.6	0.93	BD
1000	87.-5-25	3.73	BD
1000	88.-3-3.1	7.86	BD
1000	88.-5-41	2.8	BD
1000	89.-1-1.1	3.48	BD
1000	89.-1-10.2	5.28	AD
1000	89.-1-10.3	6.28	B
1000	89.-2-1	2.8	BDF
1000	89.-2-3	0.46	BD
1000	94.-1-10	7.97	ABF
1000	94.-3-2	36.92	B
1000	94.-3-3.1	10.19	F
1000	94.-3-4.1	10.88	F
1000	94.-4-1	5	B
1000	95.-1-1.1	33.12	B
1000	95.-1-2	33.73	B
1000	95.-1-3.1	45.67	B
1000	95.-1-4.2	4	B
1000	95.-1-7.2	31	B
1000	95.-1-8.3	54.23	B

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District	SCTM No.	Acreage	Category
1000	95.-1-9	23.11	B
1000	95.-1-10	27.77	B
1000	95.-1-11.2	19.3	B
1000	95.-2-1.1	50.81	B
1000	95.-2-4	8.44	B
1000	95.-2-6	2.8	B
1000	95.-2-7	3.1	B
1000	95.-3-3.4	1.98	B
1000	95.-3-8.1	54.9	BE
1000	95.-3-11	1.2	BE
1000	95.-4-1	12.14	BE
1000	95.-4-3.1	26.14	BE
1000	95.-4-5.2	4.95	B
1000	95.-4-9.1	1.8	B
1000	95.-4-11	12.77	BE
1000	95.-4-12	6.55	BE
1000	95.-4-13	6.38	BE
1000	95.-4-14.2	1.8	B
1000	95.-4-16.1	4.24	B
1000	96.-1-1.1	1	B
1000	96.-1-1.2	1.1	B
1000	96.-1-1.3	3.7	B
1000	96.-1-1.4	3.1	B
1000	96.-1-1.5	3.2	B
1000	96.-1-1.6	1.1	B
1000	96.-1-1.7	0.95	B
1000	96.-1-1.9	0.97	B
1000	96.-2-7	35.68	BE
1000	96.-3-6.1	3.15	B
1000	96.-3-7.3	11.57	B
1000	96.-3-9	17.69	B
1000	96.-4-4.3	14.92	BE
1000	96.-5-1.2	5.52	ABE
1000	96.-5-12.3	35.18	B
1000	97.-1-1	24.47	B
1000	97.-1-16.3	1.8	B
1000	97.-1-18	5.28	B
1000	97.-2-9.1	6.64	BD
1000	97.-2-10	1.66	BD

District	SCTM No.	Acreage	Category
1000	97.-2-13.4	4.73	BD
1000	97.-2-21	3.06	BD
1000	97.-2-23	17.38	B
1000	97.-3-1	8.97	B
1000	97.-4-17.1	1.91	B
1000	97.-4-17.3	1.98	B
1000	97.-5-2.1	10.36	B
1000	97.-5-6	29.76	B
1000	97.-6-2	3.13	BDF
1000	97.-7-1	10.42	BCDF
1000	97.-8-20.1	1.45	BD
1000	97.-8-24	0.2	BD
1000	97.-9-10.4	10	B
1000	97.-9-12	34.23	B
1000	97.-10-1.1	1.71	B
1000	97.-10-1.2	1.71	B
1000	97.-10-2.1	1.71	B
1000	97.-10-2.2	1.71	B
1000	98.-1-1.3	14.2	B
1000	98.-1-2.1	10.8	B
1000	98.-1-27.1	77.11	B
1000	99.-2-8.3	0.48	E
1000	100.-2-1	70.72	B
1000	100.-2-2	48.08	B
1000	100.-2-3.2	56	B
1000	100.-2-4	33.77	B
1000	100.-3-12	23.08	B
1000	100.-4-8.1	1.84	BE
1000	100.-4-4.1	4.51	BE
1000	101.-1-2.5	1.84	BE
1000	101.-1-4.1	14.12	BE
1000	101.-1-4.3	8.34	B
1000	101.-1-5.2	94.75	BE
1000	101.-1-8.2	24.04	BE
1000	101.-1-14.7	8.5	BE
1000	101.-1-19.1	14.5	BE
1000	101.-2-3.1	8.94	BE
1000	101.-2-4	4.96	BE
1000	101.-2-5	10.27	BE

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District	SCTM No.	Acreage	Category
1000	101.-2-6	16.41	BE
1000	101.-2-8	5.16	B
1000	102.-1-5.2	17.73	B
1000	102.-1-9.2	25.6	B
1000	102.-1-33.3	46.8	B
1000	102.-2-12.2	3.23	B
1000	102.-2-23.6	5	B
1000	102.-2-24.2	0.92	B
1000	102.-2-16.2	5.22	B
1000	102.-4-5.1	2	B
1000	102.-4-5.4	1.9	B
1000	102.-4-7.2	2.03	B
1000	102.-4-7.3	5.36	B
1000	102.-4-10	3.82	B
1000	102.-6-20.2	32.2	B
1000	103.-1-19.3	26.04	B
1000	103.-1-19.12	27	B
1000	103.-6-8.1	1.8	BD
1000	103.-11-19.1	2.13	B
1000	103.-13-1.2	1.02	BDF
1000	104.-5-1.2	2.84	BDF
1000	104.-5-1.4	1.8	BDF
1000	104.-8-9	0.98	BDF
1000	105.-1-1	32.95	BF
1000	105.-1-6.3	60.54	B
1000	106.-6-8	8.39	B
1000	106.-6-13.4	32	BF
1000	106.-9-2.3	26.95	B
1000	106.-9-3	19.03	B
1000	106.-9-4.10	1.4	B
1000	106.-9-4.11	0.93	B
1000	106.-9-4.9	1	B
1000	107.-1-1.3	24.91	BDF
1000	107.-2-2.4	4.35	BD
1000	107.-2-2.5	5.28	BD
1000	107.-3-2	5.95	BD
1000	107.-5-1.3	2.76	BE
1000	107.-10-6.2	5	B
1000	107.-10-8	15.31	B

District	SCTM No.	Acreage	Category
1000	107.-10-9	27.38	BE
1000	108.-1-4	2.64	BE
1000	108.-2-5.1	7.06	BE
1000	108.-2-6	8.93	B
1000	108.-2-7.1	19.37	B
1000	108.-2-5.2	5.67	BE
1000	108.-3-1	17.19	ABE
1000	108.-3-5.5	0.96	B
1000	108.-3-5.44	9.47	B
1000	108.-3-5.45	6.73	B
1000	108.-3-6.2	11.3	B
1000	108.-3-7.1	12.1	ABE
1000	108.-4-1.3	3.8	ABE
1000	109.-1-10.1	53.58	ABE
1000	109.-1-11	76.12	ABE
1000	109.-1-13.1	6	ABE
1000	109.-1-40	0.93	B
1000	109.-1-8.7	35.71	B
1000	109.-3-9	20.65	B
1000	109.-4-8.3	99.85	B
1000	109.-5-23.3	31.14	BD
1000	109.-7-10.5	5.1	B
1000	110.-1-1.4	3.35	BD
1000	110.-7-25	2.71	BDF
1000	110.-7-28	0.39	F
1000	110.-8-2	14.94	BD
1000	110.-8-32.9	24.57	BD
1000	111.-1-3	0.2	BDF
1000	111.-1-4	0.07	BDF
1000	111.-1-5	0.05	BDF
1000	111.-1-9	0.05	BDF
1000	111.-1-10	0.06	BDF
1000	111.-1-11	0.07	BDF
1000	111.-1-15	0.09	BDF
1000	111.-1-17.1	0.14	BDF
1000	111.-1-17.2	0.12	BDF
1000	111.-1-20	0.02	BDF
1000	111.-1-21	0.01	BDF
1000	111.-1-23.1	0.31	BDF

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District	SCTM No.	Acreage	Category
1000	111.-1-24	0.12	BDF
1000	111.-1-34	0.35	BDF
1000	111.-1-38	0.27	BDF
1000	111.-10-1.1	0.16	BDF
1000	111.-10-1.2	0.35	BDF
1000	111.-10-2	0.33	BDF
1000	111.-10-3	0.42	BDF
1000	111.-10-4	0.4	BDF
1000	111.-10-10	0.44	BDF
1000	111.-10-14	11.92	AF
1000	111.-10-18.2	1.06	B
1000	111.-14-5.3	2.35	BDF
1000	111.-14-6	0.8	BDF
1000	112.-1-8.12	10.93	BF
1000	112.-1-16.3	97.33	B
1000	112.-1-19	43.51	B
1000	112.-1-20	63.85	B
1000	112.-2-1.1	2	B
1000	113.-1-3.1	28.71	B
1000	113.-2-26	9.87	B
1000	113.-7-2.5	8.82	B
1000	113.-7-2.6	8.62	B
1000	113.-7-19.23	37.53	B
1000	113.-7-19.24	2	B
1000	113.-7-19.25	5.7	B
1000	114.-7-14.2	1.24	DF
1000	114.-9-2	4.88	ADF
1000	115.-2-6	4.5	ABE
1000	115.-3-21	0.53	BDF
1000	115.-4-8.6	32.3	B
1000	115.-5-5	0.45	BDF
1000	115.-5-6	0.47	BDF
1000	115.-5-8	0.5	BDF
1000	115.-5-9	0.47	BDF
1000	115.-5-18	3.71	BDF
1000	115.-7-13.1	16.69	B
1000	115.-7-13.2	16.55	B
1000	115.-8-1	24.48	B
1000	115.-8-3.7	0.22	B

District	SCTM No.	Acreage	Category
1000	115.-9-4	45.1	BF
1000	115.-9-7	2.38	BD
1000	115.-10-1	15	BF
1000	115.-11-24	0.32	BD
1000	115.-11-25	0.92	BD
1000	116.-1-4	2.62	AB
1000	116.-1-6	2.89	ABC
1000	116.-1-9.1	6.5	BD
1000	116.-1-10	7.91	B
1000	116.-2-23	8.98	BCD
1000	116.-2-25.2	3.32	BCD
1000	116.-2-27	3.59	BCD
1000	116.-2-28.1	3.2	BCD
1000	116.-3-2	2.99	BCD
1000	116.-3-5	0.98	BCD
1000	116.-3-6	2.65	BCD
1000	116.-3-8	1.09	BCD
1000	116.-3-9	0.46	BCD
1000	116.-3-10	0.83	BCD
1000	116.-3-11	1.29	BCD
1000	116.-3-12	3.96	BCD
1000	116.-3-13	2.87	BDF
1000	116.-3-14	1.27	BCD
1000	116.-3-16.1	4.85	BCD
1000	116.-4-2	0.34	BD
1000	116.-4-3.2	1.89	BD
1000	116.-4-4	0.31	BD
1000	116.-4-5	0.03	BD
1000	116.-4-6	0.09	BD
1000	116.-4-7	0.16	BD
1000	116.-4-8.1	0.29	BD
1000	116.-4-8.2	0.29	BD
1000	116.-4-9	0.59	BD
1000	116.-4-12.1	0.54	BD
1000	116.-6-5	2.31	BCDF
1000	116.-6-7	5.75	BCDF
1000	116.-6-8	3.81	BCDF
1000	116.-6-17.1	1.66	BDF
1000	116.-6-21.1	1.19	BCD

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District	SCTM No.	Acreage	Category
1000	117.-1-1	0.12	BDF
1000	117.-1-2	0.14	BDF
1000	117.-1-3	0.2	BDF
1000	117.-1-4	0.33	BDF
1000	117.-1-5	0.34	BDF
1000	117.-1-6	0.29	BDF
1000	117.-1-7	0.16	BDF
1000	117.-1-8	0.11	BDF
1000	117.-1-9	0.02	BDF
1000	117.-1-10	0.07	BDF
1000	117.-1-11	0.09	BDF
1000	117.-1-12	0.09	BDF
1000	117.-1-13	0.06	BDF
1000	117.-1-14	0.04	BDF
1000	117.-1-15	0.08	BDF
1000	117.-1-17	0.12	BDF
1000	117.-5-14.2	0.17	BDF
1000	117.-5-43	0.15	BDF
1000	117.-5-44	0.19	BDF
1000	117.-6-14.1	2.67	BD
1000	117.-8-5	1.42	A
1000	117.-8-20	0.87	BDF
1000	117.-8-18.1	1.12	AF
1000	117.-10-20.8	0.13	BDF
1000	118.-1-3.1	2.05	BDF
1000	118.-1-10	0.83	BDF
1000	120.-1-3	13.57	B
1000	120.-1-4	7.53	B
1000	120.-2-4	4	B
1000	120.-2-3.1	39.19	B
1000	120.-3-2	11.17	BE
1000	120.-3-11.8	10.3	BE
1000	120.-3-11.13	4.96	BE
1000	120.-3-11.15	3.79	BE
1000	120.-3-12	7.04	B
1000	120.-3-11.17	1.84	BE
1000	120.-3-11.10	13.9	BE
1000	121.-3-5.1	9.48	B
1000	121.-3-7.4	11.3	BE

District	SCTM No.	Acreage	Category
1000	121.-4-8.1	13.24	ABE
1000	121.-4-8.4	4.72	ABE
1000	121.-4-9.3	7.8	ABE
1000	121.-5-5.1	69.46	ABE
1000	122.-1-2.3	0.92	AB
1000	122.-2-8.1	4.77	BE
1000	122.-2-24.4	9.41	BE
1000	122.-2-25	14.9	ABE
1000	122.-3-1.4	17.84	BD
1000	122.-4-44.6	1.25	BD
1000	122.-5-4	26.8	B
1000	122.-6-28	4.6	BD
1000	122.-7-9	20.83	B
1000	122.-7-8.9	51.76	BCD
1000	123.-1-2.1	30	B
1000	123.-1-2.2	15.9	B
1000	123.-1-5	18.86	B
1000	124.-1-2.1	27.7	BE
1000	125.-2-2.2	36.52	BE
1000	125.-3-7.2	6.48	B
1000	125.-3-10.1	11.54	B
1000	125.-3-11	11.15	B
1000	125.-3-4.3	0.23	B
1000	125.-3-2.3	11.46	B
1000	125.-4-24.23	154.7	B
1000	126.-4-2.1	0.68	BD
1000	126.-4-5.1	0.7	BD
1000	126.-5-12	11.33	BF
1000	127.-1-1	48.91	BE
1000	127.-2-2.1	14.77	B
1000	127.-2-4	6.92	B
1000	127.-2-5.3	5.65	BD
1000	127.-2-7.1	4.18	BD
1000	127.-3-3	2.45	B
1000	127.-3-6.4	16.89	B
1000	127.-3-7	39.69	B
1000	127.-3-8	5.63	BD
1000	127.-3-9.2	2.09	BD
1000	127.-3-10.2	3.43	BD

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District	SCTM No.	Acreage	Category
1000	127.-3-10.3	1.79	BD
1000	127.-3-11	37.75	B
1000	127.-3-12	38.1	B
1000	127.-8-13	1.53	BD
1000	127.-8-17.2	0.75	BD
1000	127.-8-17.3	12.5	B
1000	128.-1-5	2.61	B
1000	129.-1-1	55.65	B
1000	132.-1-30	822.27	ABCF
1000	135.-2-1	1.51	E
1000	136.-2-3.1	0.68	BD
1000	136.-2-5	0.45	BD
1000	136.-2-9	0.26	BDF
1000	136.-2-10	0.37	BDF
1000	138.-1-3	0.22	BD
1000	138.-1-14.1	3.9	BD
1000	138.-2-35	0.08	BDF
1000	138.-2-36	0.04	BDF
1000	138.-2-37	0.03	BDF
1000	140.-1-6	5.37	ABF
1001	2.-4-23.1	0.57	AD
1001	4.-1-1	0.65	AD
1001	5.-4-7.5	0.54	AF

APPENDIX D

Community Preservation Project Plan Map

Town of Southold Community Preservation Project Plan June 27, 2016 Update

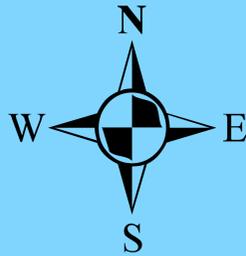
-  Parcel in Plan
-  Parcel Already Protected as of June 27, 2016
-  Public Underwater Land

Notes:

Protected parcels per Town's standard Protected Lands map

Owners of properties listed in the Community Preservation Project Plan are not obligated in any way to sell their property or otherwise participate in the plan. However, only those properties listed in the Plan will be eligible.

Participation is 100% voluntary.



Map Prepared by
Town of Southold Geographic Information System
August 25, 2016
Suffolk County Real Property Tax Service Agency
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