

TOWN OF SHELTER ISLAND
AMENDED COMMUNITY PRESERVATION PROJECT PLAN
ACQUISITION PLAN 2014-2019



As Required By
The Peconic Bay Region Community Preservation Act

Prepared for:

Town Board of Shelter Island
Supervisor James Dougherty
Councilmember Ed Brown
Councilmember Christine Lewis
Councilmember Peter Reich
Councilmember Paul Shepherd

Adopted—

INTRODUCTION

On November 3, 1998 Town of Shelter Island voters authorized a Community Preservation Fund ("CPF") to be supported by revenues from a 2% real estate transfer tax. Except as otherwise noted herein, CPF money may only be spent for the preservation of open space or historic properties in the Town of Shelter Island. Extension of the CPF through 2020 was approved by the voters in 2002. Extension of the CPF through 2030 was approved by the voters in 2006. The legal authority for the Community Preservation fund is set out in Town Law 64-c ("State 2% Law") and Shelter Island Town Code Chapter 50. Need to add 20% WQIP

The goals of the CPF are to protect the sole freshwater aquifer, to preserve adequate open space, and to preserve and protect the Island's "community character", as such term is defined in the CPF statute¹. Preserving these open space areas has an ancillary benefit in that it can contribute to maintaining the historic settings and vistas of existing open space and, in some cases, the scenic and undeveloped sections of developed parcels. Although the aquifer in the center is the largest source of supply, the aquifer along the shorelines is much more fragile and sensitive to salt water intrusion, so protecting this diminishing potable water source is also a high priority. (See Map 1-Aquifer)

New York State law requires that a Community Preservation Project Plan be adopted by the Town and subsequently revised by the Town Board every five years. Once adopted, this amendment (which is the fourth revision) will remain in force through 2019. To provide for the ongoing administration of the Plan, the Shelter Island Town Board has appointed a Shelter Island Community Land Preservation Fund Advisory Board, often referred to as the "2% Committee" and referred to as such in this updated Plan in order to avoid confusion with the Town Board itself. This is the Acquisition Plan the town has a separate Stewardship Plan.

The purpose of this plan is to:

- Identify the natural attributes of properties that deserve preservation or protection.
- Provide a list of potentially available properties that possess such natural attributes.

¹ "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; (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."

ranking them according to their importance in meeting CPF goals.

- Identify the purpose(s) for which the town is purchasing properties.

BACKGROUND AND HISTORY

Annexes A and B provide background material amplifying CPF goals, extracted from earlier Preservation Project Plans, and descriptions of previous Shelter Island Open Space preservation initiatives, respectively.

The Shelter Island Community Preservation Project Plan was initially adopted in 1998. It was amended in 2003 and amended again in 2008. By law, this Plan must be updated at least once every five years. This is the next five-year amendment of the plan.

AMENDED COMMUNITY PRESERVATION PROJECT PLAN

Intentions:

The pressures of development are ever increasing. The Town Board recognizes the need to implement a plan that is flexible and practical in order to protect its vital resources. Therefore, the Town Board adopts this Amended Community Preservation Project Plan as required by the Town Law 64-e, the Peconic Bay Region Community Preservation Act.

The Town Board intends to continue to utilize the 2% Committee as its agency for pursuing the Town's longstanding conservation priorities (see "Introduction," above). The Town is also participating in the Peconic Bay Community Preservation Fund Advisory Opinions Board.

Priority Assessment System:

The 2% Committee has adopted the following Land Preservation Criteria as guidelines to assist in the selection and prioritization of land to be acquired in furtherance of the goals of the CPF that are summarized in the Introduction:

Category I Properties

The purchase of a fee interest in: sizeable land parcels (i.e., parcels of ten or more acres) in a largely natural state located near or over Shelter Island's aquifer, marine waters, watershed or wetlands; and smaller land parcels that meet at least one of the following criteria: (1) the parcels are contiguous to, or will link, already existing open space parcels, (2) the acquisition represents an aggregation with other previously protected parcels (see listing of aggregations below) so that the whole fits the meaning of "sizeable"; or (3) the acquisition will materially further the goals of the CPF mentioned in

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the Introduction (ie., protection of the aquifer, preservation of adequate open space, and preservation of "community character").

Category II Properties

The purchase of less than a fee interest in properties of the type described in Category I including, by way of example and not by way of limitation, the purchase of development rights, and the right to impose restrictive covenants relating to such statutory goals as the preservation of vistas, vegetation, and natural features of the land.

The ranking of parcels targeted for acquisition will take into consideration whether the acquisition would involve the purchase of a fee interest or the purchase of development rights only. Accordingly, it is possible the rankings and priorities of various parcels will change when these factors are considered

The 2% Committee recognizes that in the area of land preservation, each property and each situation is unique. Accordingly, it should be emphasized that the 2% Committee has adopted the above Criteria as guidelines and not as hard and fast rules. The higher prioritization of the acquisition of a fee interest over less than a fee interest reflects the general preference in the CPF statute that, all else being equal, acquisition of land that is open and available to the public is preferable to acquisition of less than a fee interest in land that is not open and available to the public. However, there may well be situations where it is determined that the acquisition of less than a fee interest outweighs the possibility of not preserving a parcel at all, or that the acquisition of less than a fee interest in one parcel outweighs the acquisition of a fee interest in another. Accordingly, each property and acquisition opportunity must be evaluated with reference to the particular facts and circumstances existing at the time, including (without limitation) the extent to which the acquisition will further the statutory goal of preserving "community character"; is feasible in light of the financial realities existing at the time; and will provide ancillary benefits such as the maintenance of historic natural settings, vistas of existing open space, and (in some cases) the scenic and undeveloped sections of developed parcels.

From the inception of the law through December 2013, the Town of Shelter Island has used the foregoing criteria to preserve the open space described in Map 1 with CPF funds. The Shelter Island CLPFAB Open Space Rating System for Land Acquisition weighs these criteria and is attached as Annex C.

Schedule I is a list of priority acquisition targets, also shown on the attached Map 1¹. The purpose of this list and Map 1 is to focus acquisition in suitable areas, but the real estate market is fluid and unforeseen properties may unexpectedly come on the market. Therefore, the

¹The ranking in Schedule I of parcels targeted for acquisition has not taken into consideration whether the acquisition would involve the purchase of a fee interest or the purchase of development rights only. Accordingly, it is possible the rankings and priorities set forth in Schedule I will change when these factors are considered.

Town Board reserves the right to add other Category I and II properties to the list at any point during the term of this Plan. Schedules I and III are lists of properties from which such additional candidates might be drawn. The lists are taken from the Shelter Island Tax Rolls which are themselves constantly being updated. Schedule III is a list of all town properties 3 acres or more in size, improved or unimproved, as these properties may be subdivided. Any changes or corrections to the Tax Rolls occurring after the date of this Plan will be automatically incorporated in Schedule II or III as appropriate.

It should be noted that the Town subscribes to the voluntary nature inherent in this Plan. Hence any listing or ranking of properties depends on the respective owners' future plans for such properties and their wish to voluntarily sell their property for community preservation.

Aggregations:

By putting several pieces of Community Preservation Fund property together, the town can increase the overall benefit of the acquisitions. This holds true if CPF properties are located near other open space properties.

To date, the Town has developed the following aggregations:

The Town has developed several notable aggregations:

I. Aquifer Recharge Aggregation:

- a. Fresh Pond aggregation. The town has acquired the Sposato and Dickerson properties. Together with town landings, the Town owns 718 feet of frontage on Fresh Pond, the surface manifestation of Shelter Island's freshwater aquifer. Preventing development of these areas reduces possible contamination of this aquifer by fertilizers, pesticides and septic systems.
- b. St. Gabriel's aggregation. The town has acquired the St. Gabriel's property (9 acres) and the Klenawicus property (28 acres in conjunction with Suffolk County). In conjunction with the 18 acres at 28 Cartwright Road owned as open space by the State of New York, this lies over a significant freshwater aquifer recharge area.
- c. Crab Creek West Neck aggregation. The town and county have acquired title or development rights to 45 acres of property at Westmoreland Farms, and an additional 20 acres at Cackle Hill. The town has purchased another 12.7 acres directly on Crab Creek. The West Neck area has historically been a challenging area to find fresh water because the aquifer is quite thin. By preserving this property from development, the town has reduced the draw as well as improved the recharge.

2. Shorefront protection Aggregation:

a. Crescent Beach aggregation. Although historically used by the citizenry of the town, a number of parcels along Crescent Beach are in private ownership. The Town has acquired the Courten, Pirotti and Parr properties to extend the public beach shorefront, as well as to guarantee non-development and reduce pollution.

b. Section 9 aggregation. Much of the property called Section 9, near the causeways connecting Ram Island, was acquired prior to adoption of the Community Preservation Law. To date in 2014, the Town has acquired three more acres adjacent to Section 9. Because of the low-lying nature of the causeway, it floods and can be seriously impacted by development. Aggregation of further properties in this area to prevent development should be encouraged.

Future aggregations are desirable, whether as an addition to the above list or as an entirely new aggregation.

CPF Bonding:

In order to be prepared for future real estate opportunities which may exceed the CPF already collected, the Town Board adopted a resolution authorizing a bond or bonds in the sum of \$15,000,000.00. Adopted on April 14, 2007 this resolution authorized bond(s) to be backed by the Community Preservation Fund and to be used for Community Preservation Fund acquisitions. The authorization is good for up to 10 years.

In 2010 the town issued \$1,800,000 of bonds under this authorization. In 2012 the town issued another \$500,000 of bonds (which has been subsequently repaid).

In authorizing the \$15,000,000 issuance, the Town relied on the following assumptions provided by its financial advisers:

- The authorization for the CPF tax expires in 2030.
- The bond interest rate would be 5%.
- The repayment of \$15,000,000 over a period of 24 years would involve an annual debt service payment of \$1,100,000.
- CPF revenues would exceed \$1,100,000 per year.

The ability to borrow under this authorization--and the wisdom of doing so--will depend upon conditions existing at that time.

Management of CPF Money:

CPF money will be kept separate from other Town funds, and not be used for:

- (1) Loans or donations to the Town's general fund; or
- (2) Provide collateral for non-CPF Town borrowings other than as contemplated by the Bond

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Resolution dated April 14, 2007 or future CPF bond resolutions.

The Town will continue to assess Town codes and practices as necessary to make them consistent with this Plan.

Conservation Tools and Conservation Opportunities Planning Process:

These are discussed in Annexes C and D respectively.

Other Plan Elements:

The following documents are incorporated into and attached to this plan

SCHEDULE I

List of Targeted Properties

Such properties may also be found in Schedule II or III

SCHEDULE II

All Shelter Island Vacant Land as of 3/1/14

Not protected by Government Agency or for profit conservancy organizations

SCHEDULE III

All Shelter Island Improved Land of more than three acres as of 3/1/14

MAP 1

Map of Known Category 1 & 2 Properties

MAP 2

Shelter Island Aquifer Map

ANNEX A

Background

ANNEX B

Previous Open Space Preservation Initiatives

ANNEX C

Conservation Tools

ANNEX D

Conservation Opportunities Planning Process

ANNEX E

Shelter Island CLPFAB Open Space Rating System for Land Acquisition

Schedule 1

Prioritized Properties recommended for acquisition by the Community Land Preservation
Advisory Board Updated January 2014

1. St. Gabe's Remainder
2. Perlitz Daniel Lord Road
3. Sylvester Manor Open Space
4. McDonell South Midway
5. Needham Tuttle Dickerson Creek
6. Fallert
7. Brush -Crescent Beach
8. Perlman Open Space
9. Dietrich (now DiLiberti) Ram Island Causeway
10. Nicklin
11. Lang (next to Ryan)
12. Norton Cartwright
13. Vona Overlook Subdivision
14. Polonecki-Hilo
15. Island Boat Yard Undeveloped
16. Wendy Murdoch Cartwright Road
17. Harms Cobbetts La. Firehouse
18. Stiber
19. Chiaromonte Lower South Midway

These properties are in no particular ranking of importance.

473289	1-1-12	311	0.88	100	45	Dinah Rock	Ad	DiOrto, Marianne
473289	1-1-21	311	0.91	160	26	Dinah Rock	Rd	Rossi, Peter
473289	1-1-26	311	0.92	160	36	Dinah Rock	Rd	Dinah Rock Trust,
473289	1-1-27	311	0.92	160	38	Dinah Rock	Rd	Dinah Rock Trust,
473289	1-1-33	311	1.09	190	50	Dinah Rock	Rd	Lowery, Robert H.
473289	1-1-41	311	0.96	195	23	Great Circle	Dr	Esenberg, Richard
473289	1-1-55	311	1.00	175	6	Great Circle	Dr	Rosenberg, Andrew & Steven
473289	1-1-70	311	0.95	143	21	Crescent	Way	Mahdessian Revocable Trust, Noubar
473289	1-1-80	311	1.00	268	4	Woodbine	Way	Lang, Gary J.
473289	1-1-85	311	1.12	235	6	Crescent	Way	Ziesel, William M.
473289	1-1-86	311	1.08	210	8	Crescent	Way	Naughton, Donald
473289	1-1-91	311	1.00	142	18	Crescent	Way	Jurne, Rita
473289	1-2-17	311	1.00	102	58	Country Club	Dr	Lind, Richard
473289	1-2-19	311	0.93	135	54	Country Club	Dr	Labrozzi, Mark
473289	1-2-28	311	0.93	135	36	Country Club	Dr	Castle, John
473289	1-2-31	311	0.93	135	30	Country Club	Dr	Castle, John
473289	1-2-33	311	1.00	180	39	Gardners Bay	Dr	Kane, James
473289	1-2-36	311	1.00	244	45	Gardners Bay	Dr	Osofsky, Meyer
473289	1-2-37	311	1.00	230	47	Gardners Bay	Dr	Osofsky, Meyer
473289	1-2-38	311	1.00	175	49	Gardners Bay	Dr	Jacobs, Sally
473289	1-2-42	311	1.00	130	57	Gardners Bay	Dr	Gates, Henry
473289	1-2-43	311	1.00	250	59	Eastview	Rd	Lambeth, Dan A.
473289	1-2-73.1	311	2.20	315	50	Gardners Bay	Dr	Sudano, Bruce
473289	1-2-74	311	1.39	107	40	Gardners Bay	Dr	Sheller Island Properties, LLC,
473289	1-2-75	311	0.35	0	38	Gardners Bay	Dr	Coles, Micheal H.
473289	1-2-75	311	1.05	107	38	Gardners Bay	Dr	Coles, Micheal H.
473289	10-1-18.3	311	1.00	288	163	Ram Island	Dr	Arcoro, Robert
473289	10-1-18.3	311	2.90	0	163	Ram Island	Dr	Arcoro Robert
473289	10-1-33	311	2.00	445	166	Ram Island	Dr	Mclear, William
473289	10-1-33	311	3.20	0	166	Ram Island	Dr	Mclear, William
473289	10-1-36.1	311	2.20	150	110	Ram Island	Dr	Eklund, James W.
473289	10-1-36.14	311	1.80	190	146	Ram Island	Dr	Arcoro, Robert
473289	10-1-36.17	311	1.90	235	172	Ram Island	Dr	S & S Limited Partnership,
473289	10-1-36.19	311	1.90	423	9	Ram Island	Dr	Loconsolo, John A.
473289	10-1-36.20	311	1.90	335	13	Ram Island	Dr	S & S Limited Partnership,
473289	10-1-36.22	311	2.80	435	178	Ram Island	Dr	S & S Limited Partnership,
473289	10-1-36.4	311	1.90	200	118	Ram Island	Dr	S & S Limited Partnership,

473289	10-1-365	311	190	180	122		Ram Island	Dr	S & S Limited Partnership,
473289	10-1-366	311	190	175	124		Ram Island	Dr	Fischer, Constance F.
473289	10-1-367	311	190	185	126		Ram Island	Dr	Fischer, Frank Wood
473289	10-1-369	311	180	200	130		Ram Island	Dr	Jefferys David J.
473289	11-1-1	311	0.40	0	1		Tut Hill	Dr	Pufahl, F.
473289	11-1-14	311	1.26	261	25		Tut Hill	Dr	Landeck, Edith J.
473289	11-1-2	311	1.60	235	5		Tut Hill	Dr	Caocese, Andrea L.
473289	11-1-7.1	311	1.10	150	17		Tut Hill	Dr	Robertson, Catherine P.
473289	11-1-72	311	1.00	186	15		Tut Hill	Dr	Zonca Living Trust, Jolanta
473289	11-1-9	311	0.60	125	21		Tut Hill	Dr	Holmes & Co., John P.
473289	11-2-14	300	0.10	10	14		Tut Hill	Dr	Tiemann Revocable Trust, Diana V.
473289	11-2-17	300	0.26	50	20		Tut Hill	Dr	Robertson, Walter
473289	11-2-23	311	1.06	113	6		Ram Island	Dr	Demarest, Jonathan Nelson
473289	12-1-12	311	0.27	100	43		Myrtle	Rd	Mers, Willard A. Jr.
473289	12-1-14	311	0.28	100	64		Myrtle	Rd	Mers, Willard A. Jr.
473289	12-1-17	311	0.57	102	49		Tut Hill	Dr	Markert, William F.
473289	12-1-21	311	0.62	104	57		Tut Hill	Dr	Liddle 1998 Trust, Patricia S
473289	12-1-25	311	0.82	124	10A		Tut Hill	Dr	Clerk, Frank
473289	12-1-29.1	311	0.20	0	10C		Club	Dr	Clerk, James B. Jr.
473289	12-1-4	311	0.26	75	50	S	Ram Island	Dr	Mclean, JoAnn
473289	12-1-5	311	0.26	75	35		Oak	Rd	Mclean, JoAnn
473289	12-1-7	311	0.14	50	54	S	Ram Island	Dr	Mclean, JoAnn
473289	12-1-8	311	0.14	50	56	S	Ram Island	Dr	Mclean, JoAnn
473289	12-2-1	300	0.12	26.49	36		Tut Hill	Dr	Markert, Michael
473289	12-2-16	300	0.07	25	64		Tut Hill	Dr	Markert, William F.
473289	12-2-2	300	0.12	25	38		Tut Hill	Dr	Bateman, Justin
473289	12-2-20	300	0.12	38	72		Tut Hill	Dr	Liddle 1998 Trust, Patricia S
473289	12-2-21	300	0.13	38	74		Tut Hill	Dr	Beggins, Thomas
473289	12-2-22	300	0.08	25	76		Tut Hill	Dr	Wise, Arthur J.
473289	12-2-3	300	0.11	25	40		Tut Hill	Dr	Newman Rev. Trust, Theodore C.
473289	12-2-6	300	0.15	50	46		Tut Hill	Dr	Shanny Bay Property, LLC.
473289	12-2-8	300	0.08	25	50		Tut Hill	Dr	Hershey, Michael B.
473289	13-1-26	311	1.29	101	38		Rocky Point	Rd	Ward, Laura
473289	13-1-28.1	311	1.03	102	34		Rocky Point	Rd	Stroh, William A.
473289	13-2-10	311	2.62	119	45		Stearns Port	Rd	Parr, Stuart
473289	13-2-11	311	1.56	156	47		Shore	Rd	Toubaassy Trust, Samir & Abia
473289	13-2-13	311	1.19	275	36		Stearns Port	Ad	Pagliari, Harold E.

473289	13-2-14	311	0.30	128	36A	Carlton	Rd	Pagliari, Harold E.
473289	13-2-22	300	0.20	191		Shore	Rd	Cornejo, Maria
473289	13-2-22	311	0.52	90	548	Stearns Point	Rd	Matthews, Kathleen
473289	13-2-28	311	0.66	100	50	Stearns Point	Rd	Spencer, Susan
473289	13-2-34	311	0.62	0	35	Terry	Dr	Garone, Dale
473289	13-2-35	311	0.62	100	24	Terry	Dr	Kalano, Jack Jr
473289	13-2-52	300	0.26	285		Shore	Rd	Dibenedetto, Mark, Polert, Amy.
473289	13-2-8-1	311	1.80	115	22	Stearns Point	Rd	Kraus, Charles & Cecilia M.
473289	13-2-8-2	311	1.70	125	20	Stearns Point	Rd	Strobel Lvg Trst Agmt, Gretl
473289	13-2-8-6	311	1.00	127	12	Stearns Point	Rd	Strobel Lvg Trst Agmt, Gretl
473289	13-2-8-7	311	0.96	277	10	Stearns Point	Rd	Grider, Patrick Stuart
473289	14-1-10	311	0.61	100	12	Shore	Rd	Herrick, Robert
473289	14-1-11	311	2.00	631	11	Serpentine	Dr	Brush, Dr. Charles F. III
473289	14-1-11	311	8.45	0	11	Serpentine	Dr	Brush, Dr. Charles F. III
473289	14-1-16-1	311	2.00	303	6A	Stearns Point	Rd	Stankovich, George
473289	14-1-16-2	311	3.70	170	68	Stearns Point	Rd	Stankovich, George
473289	14-1-3	311	1.00	200	6	Serpentine	Dr	Assouline Living Trust, Joel
473289	14-1-42-2	311	1.20	44	15	Stearns Point	Ad	Lipsyte, Robert
473289	14-1-58-2	311	0.99	140	6	Behringer	Ln	Teebaurn, Richard
473289	14-1-58-4	311	0.98	140	8	Behringer	Ln	Trinacco, Natalie
473289	14-1-6-1	311	2.40	314	4	Sunnyside	Ave	Surchn, Anne
473289	14-1-6-2	311	1.80	190	2	Serpentine	Dr	Landley Realty Corp.,
473289	14-2-11-4	311	0.90	189	69	West Neck	Rd	West, Willi
473289	14-2-11-5	311	1.00	0	61	West Neck	Rd	West, Willi
473289	14-2-12	311	2.00	50	71	West Neck	Rd	Polnecki, Roslyn
473289	14-2-12	311	15.80	0	71	West Neck	Rd	Polnecki, Roslyn
473289	14-2-17	311	0.78	154	4	Community	Dr	Breiner, Anamarie
473289	14-2-19	311	0.61	144	8	Community	Dr	Breiner, Anamarie
473289	14-2-31-1	311	0.72	167	4	Hilo	Dr	Breiner, Emory M.
473289	14-2-31-2	311	0.72	167	8	Hilo	Dr	Breiner, Emory M.
473289	14-2-32	311	0.64	100	12	Hib	Dr	Stankovich, Margaret A.
473289	14-2-35	311	0.59	100	11	Hib	Dr	Homer, Stuart M.
473289	14-2-38	311	0.69	140	17	Hib	Dr	Grella, Michael J.
473289	14-2-46-2	311	0.87	166	12	Hilside	Dr	Blagburn, Diane C.
473289	14-2-47	311	1.10	211	8	Hilside	Dr	Haralabatos, Trudy
473289	14-2-52	311	0.60	234	9	Hilside	Dr	Pospisi, Pamela H.
473289	14-2-53	311	0.59	202	11	Hilside	Dr	Grella, Evelyn

473289	14-2-54	311	054	180	13		Hillside	Dr	Grella, Gerald J.
473289	14-2-60.10	311	090	253	3		Buro Hall	Ln	Patton, Joanna
473289	14-2-61.3	311	1.70	239	1		Ned's	Ln	Smyth, Edward
473289	14-2-61.4	311	096	146	3		Ned's	Ln	Smyth, Edward
473289	14-2-61.5	311	1.30	29	4		Ned's	Ln	Smyth, Edward
473289	14-2-61.6	311	099	20	5		Ned's	Ln	Smyth, Edward
473289	14-2-61.9	300	096	50			Ned's	Ln	Smyth, Edward
473289	14-2-63.1	311	0.40	0	618		Menantic	Rd	DeBevoise, Susan
473289	14-2-65	330	058	0	37A		Menantic	Rd	Wallace, Joseph F.
473289	14-2-7.14	311	120	0	55		West Neck	Rd	Bbom, Arthur P.
473289	14-2-8	311	0.40	122	57F		Strobel	Rd	Lertino, William J.
473289	14-2-86.1	300	650	0			Hilke	Dr	Hilo Shores Corp.
473289	14-3-11.4	330	035	56	23A		West Neck	Rd	Stankevich, George C.
473289	14-3-17.1	311	0.92	130	66		Menantic	Rd	Czukor, Jean
473289	14-3-17.2	311	1.00	142	70		Menantic	Rd	Ordiczek, Robert
473289	14-3-17.4	311	0.94	0	70A		Menantic	Rd	Lanzer, Richard
473289	14-3-26	311	066	0	9		West Neck	Rd	Calabro, Thomas J.
473289	14-3-26	311	200	227	9		West Neck	Rd	Calabro, Thomas J.
473289	14-3-44	311	062	200	6		Bowditch	Rd	Schwartzburg, John W Sr
473289	14-3-51.10	311	1.00	171	60		Menatic	Rd	Stoneleigh Holdings LLC.
473289	14-3-51.11	311	1.40	20	568		Menatic	Rd	Stoneleigh Holdings, LLC.
473289	14-3-51.12	311	1.10	452	58		Menantic	Ad	Stoneleigh Holdings, LLC.
473289	14-3-51.13	311	1.20	20	56A		Menantic	Rd	Stoneleigh Holdings, LLC.
473289	14-3-51.7	311	1.00	312	62		Menantic	Ad	Refer, Robert
473289	14-3-51.9	311	1.00	30	64A		Menantic	Rd	Refer, Robert M.
473289	14-3-70.3	311	1.10	486	37		Midway	Rd	Clark, Kenneth E.
473289	14-3-72.0	311	1.40	192	31		Midway	Rd	Midway-1 LLC.
473289	14-3-72.11	311	1.00	137	29		Midway	Rd	T Pepper & E. Ryan Living Trst.
473289	14-3-72.12	311	1.00	125	17		Midway	Rd	Atteman, Frank P.
473289	14-3-72.13	311	1.50	250	15		Midway	Rd	Midway-2, LLC.
473289	14-3-72.3	311	4.20	602	9		Bowditch	Rd	Ryan Farm/Open Space LLC.
473289	14-3-72.9	311	1.40	230	33		Midway	Rd	Russo, Jonathan R.
473289	14-3-75.11	330	0.11	0	23A		West Neck	Ad	Stankevich, Margaret A.
473289	14-3-75.7	311	0.18	0	23		West Neck	Rd	Stankevich, Margaret
473289	14-4-24	311	40	200	46		Jaspa	Rd	Topliff, Peter G.
473289	14-4-42	311	093	260	111D		Ferry	Rd	Reylek, Robert
473289	14-4-4.4	311	0.84	0	668		Midway	Rd	Conway, John

473289	14.4-5.2	311	1.00	150	68	N	Midway	Rd	Ketcham, Georgianna B.
473289	14-5-7.1	311	1.90	308	12		Sleepy Holbw	Rd	Harris, Susan
473289	14.5-8.3	311	0.62	0	8		Sleepy Holbw	Rd	Moore, Florence A
473289	15-1-4.2	311	0.92	1197.2	69	N	Ferry	Rd	King Rev. Living Trust, Beth L.
473289	15-2-17.1	330	0.85	0	51B	N	Ferry	Rd	Ketcham, Mark
473289	15-2-3.2	330	0.20	34	41	N	Ferry	Rd	Calabro, Daniel J.
473289	15-2-3.3	330	0.62	130	39	N	Ferry	Ad	Calabro, Daniel J.
473289	15-2-4	330	0.69	100	2		Jaspa	Ad	Hunt, Selina M.
473299	15-3-10	330	1.50	257	51		St Mary's	Rd	Friedlich, Karla L.
473289	15-3-11.1	311	0.01	0	35	N	Ferry	Rd	Soldiers Monument.
473289	15-3-30.1	311	1.30	0	9A	E	Thomas	St	Mederos, Antonio V.
473289	15-3-50	311	0.04	10	22		Smith	St	Best, Robert
473289	15-3-51	311	0.39	81	20		Smith	St	Best, Theresa M.
473289	15-3-84	311	0.50	66	10		Thomas	Ave	Janssen, Yvette Goertz
473289	15-3-86	311	0.50	67	6		Thomas	Ave	Janssen, Yvette Goertz
473289	15-3-96	330	1.31	179	13	N	Ferry	Ad	Calabro, Daniel J.
473289	15-4-102.1	311	0.92	200	20		Burns	Rd	Johnson, Frances K.
473289	15-4-102.4	311	0.92	246.86	18		Marc	St	Klenawicus, Joseph Jr
473289	15-4-102.5	311	0.92	225.06	17		Garry	Dr	Klenawicus, David
473289	15-4-102.8	311	1.00	218.37	21	N	Cartwright	Rd	Klenawicus, Susan J.
473289	15-4-105.4	311	0.70	105	35		Burns	Rd	Babinski, Jane C.
473289	15-4-105.5	311	0.82	95	29		Burns	Rd	Hodkinson, Gregory
473289	15-4-105.6	311	0.70	104	31		Burns	Rd	Babinski, Jane C.
473289	15-4-105.7	311	0.70	104	33		Burns	Rd	Babinski, John
473289	15-4-126.3	330	2.00	245	20F	N	Cartwright	Rd	Clark Capital Limited Partnership,
473289	15-4-126.3	330	4.30	0	20F	N	Cartwright	Rd	Clark Capital Limited Partnership,
473289	15-4-126.4	330	0.30	85	20G	N	Cartwright	Rd	Clark Capital Limited Partnership,
473289	15-4-127	300	0.20	0	14		Meadow	Ln	Clark Capital Limited Partnership,
473289	15-4-134.2	330	0.98	293	46		Gordon	Rd	Scudder, Peter
473289	15-4-134.5	311	1.00	135	3	S	Cartwright	Rd	Buxton, Elizabeth F
473289	15-4-139.2	311	1.36	50	15A	S	Cartwright	Rd	Davis, Guy J.
473289	15-4-140.4	311	1.50	300	17F	S	Cartwright	Rd	Lenox, Stephen
473289	15-4-142	330	0.12	225		N	Cartwright	Rd	Clark, Rowland V.
473289	15-4-143	300	4.53	0			Burns	Rd	St. I Mtg. of the Relg. Soc.,
473289	15-4-3.4	311	1.10	0	60		Rainland	Rd	Foster, Gordon
473289	15-4-3.5	311	1.20	150	SC		Rain Island	Rd	Anderson, William A. III
473289	15-4-3.6	300	0.29	32			Rain Island	Rd	Foster, Gordon

473289	15-4-34	311	0.50	0	9		Gimny	Dr	Conrad, Richard E
473289	15-4-47	311	0.50	115	6		Gimny	Dr	Jerrick, Virginia O.
473289	15-4-49	311	0.50	114	18		St Mary's	Rd	Jerrick, Virginia O.
473289	15-4-56	311	5.30	276	4		St Mary's	Rd	Pobnecki, Roslyn
473289	15-4-67	311	0.92	150	1		Burns	Rd	Shepherd, Paul D.
473289	15-4-62.1	300	200	20	15A		Congdon	Ad	LaPlana, Joseph
473289	15-4-82	311	1.56	123	23		Congdon	Rd	Zisser, Myron
473289	15-4-83	311	2.49	150	3	N	Cartwright	Rd	King Irrevocable Trust, Vincent E
473289	15-4-95	311	0.62	110	5		Emerson	Ln	Horn, Linda A.
473289	17-1-13.1	311	2.40	359	3		Nostrand	Pkwy	GEMS II Realty Trust,
473289	17-1-15	311	0.76	153			Pecoric	Ave	Karpeh, Martin S
473289	17-1-22	311	1.62	33	2	N	Brander	Pkwy	Shelter Island, LLC.
473289	17-1-34.2	311	2.30	0	26		Nostrand	Pkwy	Tadow, Richard
473289	17-1-34.3	311	2.00	171	30		Nostrand	Pkwy	Williams, Carole H.
473289	17-1-35	311	4.12	315	32		Nostrand	Pkwy	Becker, William U.
473289	17-1-44.7	311	1.90	200	12		Nostrand	Pkwy	Foyd, Erik H.
473289	17-1-44.8	311	1.30	191	10		Nostrand	Pkwy	Houston, Christine
473289	17-1-44.9	311	2.40	115	138		West Neck	Rd	Friedman, William K.
473289	17-1-47	311	0.50	100	5		Terry	Dr	Kelly, Pamela C.
473289	17-1-52	311	0.50	120	15		Terry	Dr	Armstrong, Brian J.
473289	17-1-53	311	0.50	120	17		Terry	Dr	Tru-Mist Realty Corp.
473289	17-1-55	311	0.50	152	21		Terry	Dr	Tru-Mist Realty Corp.
473289	17-1-56	311	0.62	0	23		Terry	Dr	Lindemann, Vivian
473289	17-1-63	311	0.50	0	18		Terry	Dr	Freese, Roy
473289	17-1-65	311	0.50	135	14		Terry	Dr	Lucas, Warren W.
473289	17-1-66	311	0.50	125	12		Terry	Dr	Lucas, Sandra
473289	17-1-68	311	0.62	150	8		Terry	Dr	Muscarella, Ignatius J.
473289	17-1-79	311	0.50	125	6		Mitosa	Pi	Smith, Thomas J.
473289	17-1-84	311	0.50	125	11		Glynn	Dr	Spinelli, Raymond
473289	17-1-85	311	0.50	125	13		Glynn	Dr	Hauser, Mark
473289	17-1-89	311	0.46	135	20		Glynn	Dr	Colavito, Laurence J.
473289	17-2-11.4	311	1.80	175	62		Westmoreland	Dr	Baker, Mark
473289	17-2-16	300	5.95	480	123		West Neck	Rd	Pecoric Land Trust, Inc.
473289	17-2-23	311	0.50	120	127		West Neck	Rd	Robertson, Ann
473289	17-2-3	300	0.25	30	111		West Neck	Rd	Ksiowski, Peter
473289	17-2-47	311	0.62	148	8		Pennys	Path	Fuller, Eugene A. & June S
473289	17-2-49	311	0.50	125	12		Pennys	Path	12 Pennys Path, LLC.

473289	17-2-50	311	0.50	125	14		Pennys	Path	Janke, Donald
473289	17-2-64	311	0.62	139	4		Tims	Tri	Gage, Beau
473289	17-2-66	311	0.62	130	8		Tims	Tri	Korycki, Charlotte P
473289	17-2-7	300	1.00	316	119		West Neck	Rd	Harbor View Acres.
473289	18-1-11.1	311	0.58	125	21		Tims	Tri	Matton, Mary E.
473289	18-1-11.2	311	2.67	109	3		OeBuck	Run	O'Brien, Stephen L.
473289	18-1-12.7	311	9.10	0			Westmoreland	Dr	Westmoreland Farm, Inc.
473289	18-1-23.1	311	0.94	121	69		Westmoreland	Dr	Robinson, Theodore
473289	18-1-23.2	311	1.10	130	SA		Westmoreland	Dr	Robison-Neff, Valerie
473289	18-1-7	311	0.62	120	13		Tims	Tri	Curryham, Edward J.
473289	18-2-28.2	300	0.04	28	B		Gazon	Rd	Guzzardi Anne W
473289	18-2-28.3	300	0.02	14	C		Gazon	Rd	Polio, Lois A.
473289	18-2-28.4	300	0.02	16	D		Gazon	Rd	Stewart, Thomas H.
473289	18-2-29.1	300	0.50	0			Gazon	Rd	Guzzardi, Anne W.
473289	18-2-29.2	300	0.25	0			Gazon	Rd	Wright, Simone B.
473289	18-2-35	311	2.02	214	4		Margaret's	Dr	Chamberlain, David
473289	18-2-49	311	0.50	144	19		Fred's	Ln	Inaba, Gai
473289	18-2-53	311	0.92	162	11		Fred's	Ln	Oudey, John
473289	18-2-56	311	0.92	179	5		Fred's	Ln	Kroik, Sandra
473289	18-2-57	311	0.10	8			Fred's	Ln	Basch, Damon
473289	18-2-61	311	0.94	210	8		Fred's	Ln	Cabinet Realty Corp.
473289	18-2-62	311	0.91	200	10		Fred's	Ln	Meller, Michael
473289	18-2-63	311	0.94	255	12		Fred's	Ln	Meller, Michael
473289	18-2-65	311	0.94	255	13		Margaret's	Dr	Schultz, Randal
473289	18-2-66	311	0.94	265	11		Margaret's	Dr	Oesterweh, Max
473289	18-2-67	311	0.91	230	9		Margaret's	Dr	Dreher, Dahl P.
473289	18-2-70	311	0.92	222	3		Margaret's	Dr	Farragher, Thomas E. Jr.
473289	18-2-74	300	1.00	0			Fred's	Ln	Westwind Knolls.
473289	18-2-80.2	311	2.20	188	6		Lord's	Ln	Hunt, Nicky
473289	18-2-80.3	311	1.40	148	8		Lord's	Ln	Lucky Rooster, Inc.
473289	18-2-80.4	311	5.91	168	10		Lord's	Ln	Buenos Dias, LLC.
473289	18-2-80.5	311	1.50	147	22		Menanic	Rd	Marenack, Michael
473289	18-2-80.6	300	0.96	0			Lords	Ln	Marenack, Michael
473289	18-3-12.1	311	1.30	160	15		Menanic	Rd	Arglin, Carrille
473289	18-3-13	311	1.75	130	17		Menanic	Rd	Egan, William J.
473289	18-3-23	311	0.62	155	39		Menanic	Rd	Winkler, William F.
473289	18-3-31	311	0.75	160	22		Dickerson	Dr	Wazze, Christine

473289	18-3-4	311	2.00	783	12	N	Menantic	Rd	Lang, Gary J.
473289	18-3-4	311	9.70	0	12	N	Menantic	Rd	Lang, Gary J.
473289	18-3-41	311	129	535	3		Hagar	Rd	Raths Vacation Res Trust, Robert
473289	18-3-60	300	145	0			Cove	Way	Covey Prop Owners Assoc.
473289	18-3-68	311	0.75	143	49		Smith	St	Bausman, III Revocable Trust, Edward W.
473289	18-3-75.10	311	0.75	190	6F		Joy	Dr	Bausman, III Revocable Trust, Edward W.
473289	18-3-75.12	300	1.25	0			Joy	Dr	Bausman Revocable Trust, Joyce B.
473289	18-3-75.14	311	0.50	150	SH		Joy	Dr	Bausman Revocable Trust, Joyce B.
473289	18-3-75.17	311	1.00	263	6C		Joy	Dr	Bausman, III Revocable Trust, Edward W.
473289	18-3-75.18	311	0.80	83	4	S	Midway	Rd	Bowditch, Harry D. Jr
473289	18-3-75.6	311	0.90	300	6D		Joy	Dr	Bausman, III Revocable Trust, Edward W.
473289	18-3-84	300	0.12	0.2			Dkerson	Dr	Rabio Philip
473289	18-3-86	311	1.50	899	13	N	Midway	Rd	Bar-Tur, Amron
473289	18-4-12	300	0.24	0			Landing	Ln	Hib Shores Corp.
473289	18-4-6	311	0.75	80	26		Hib	Dr	Hirsch & Company, LLC.
473289	19-1-33	300	0.70	0	19	S	Midway	Rd	Ben-Susan, Paul F.
473289	19-1-463	311	1.40	195	40		Smith	St	Hardy King Trust,
473289	19-1-81	311	0.45	120	26		Baldwin	Rd	Grand, Starkey
473289	19-1-87.1	311	0.89	160	5		Lake	Dr	Zust, Elizabeth R.
473289	19-1-89.3	311	0.47	169	1		Lake	Dr	Gershon, Gary
473289	19-1-90.10	311	0.92	158.85	20		Sunshine	Rd	Foley, Michael
473289	19-1-90.7	311	0.92	229.36	12A		Sunshine	Rd	Saint George Estates, LLC.
473289	19-1-90.8	311	0.92	10	12B		Sunshine	Rd	Schaberg Rev. Trust, Burl R. Jr
473289	19-1-91	311	0.55	120	6		Lake	Dr	Gershon, Vivienne M.
473289	19-1-98	311	0.54	100	20		Lake	Dr	Sweigart, Michael
473289	19-2-112	311	2.00	212	9		Willow Pond	Ln	Mc-Quire, Mary T.
473289	19-2-112	311	2.44	0	9		Willow Pond	Ln	Mc-Quire, Mary T.
473289	19-2-113.10	311	1.50	140	9		Fox Hollow	Run	Feather, Frank
473289	19-2-113.12	311	1.30	140	5		Fox Hollow	Run	Scheibel, Michael
473289	19-2-113.15	311	1.10	243	3		Heritage	Dr	Egan, June E.
473289	19-2-113.18	311	1.90	189	1		Heritage	Dr	Egan, June E.
473289	19-2-113.2	311	0.78	140	9		Heritage	Dr	Darels, Walter P.
473289	19-2-113.26	311	1.40	140	B		Quail	Run	Ruben, Yvonne Korshak
473289	19-2-113.27	311	0.77	146	6		Quail	Run	Ruben Robert J.
473289	19-2-113.3	311	0.91	261	2		Fox Hollow	Aun	Daniels, Walter P.
473289	19-2-15.2	311	0.80	0	13A		Baldwin	Rd	Doerias, Judith
473289	19-2-16.2	311	1.00	0	1		Strawberry	Ln	Williams, John J.

473289	19-2-23	311	0.47	100	33		Baldwin	Rd	Bonica, Patricia Pryor
473289	19-2-33	311	0.46	100	15		Strawberry	Ln	LKF, LLC
473289	19-2-35	311	0.59	114	19		Strawberry	Ln	EFLF, LLC,
473289	19-2-50	311	0.46	100	27		Lake	Dr	Yager, Susan E
473289	19-2-55	311	0.58	152	37		Lake	Dr	Krafo, Guy
473289	19-2-61	311	1.00	100	31		Lakeview	Dr	Read, Kathleen
473289	19-2-63	311	1.10	100	27		Lakeview	Dr	Cereta, Ken
473289	19-2-75	311	1.15	216	8		Dogwood	Ln	Cronin, James D.
473289	19-2-76	330	1.10	176	2		Dogwood	Ln	Cronin, James D.
473289	19-2-773	330	2.80	200	26	S	Ferry	Rd	Cronin, James D
473289	19-2-801	311	0.95	237	15		Shellerlands	Path	Galizia, James J.
473289	19-2-821	300	0.62	0		S	Ferry	Rd	Sherman, Joanne C.
473289	19-2-917	311	2.60	20	10	S	Ferry	Rd	Gulisco, Charles
473289	19-2-926	330	0.68	0	15B	S	Ferry	Rd	Chiaromonte, Jr, Rev Trust, Francis P.
473289	19-2-97.18	311	1.30	45	336	S	Ferry	Rd	Saint George Estates, LLC,
473289	19-2-98	311	16.84	445	14	S	Cartwright	Rd	Murrin, John P.
473289	21-1-15.1	300	0.50	145	4A		Pecoric	Ave	Corbett, Lew A. III
473289	21-1-36.1	311	0.98	196	10A		Hilcrest	Rd	Darnato, Diane E
473289	21-1-49	311	1.38	330	13		Brander	Pkwy	Swegart, Michael
473289	21-1-59.1	311	0.98	162	3		Litout	Ln	Mercurio, Frances
473289	21-1-75	311	0.74	224	7		Hilcrest	Rd	Aubine, Marcia
473289	21-1-79	311	0.87	260	25		Brander	Pkwy	Roe, John E.
473289	21-1-8	311	1.20	400	4E		Pecoric	Ave	Mesnikoff, Alvin M.
473289	21-2-2	311	0.52	100	9E		Pecoric	Ave	Foster, Betty Anne
473289	21-3-6	311	0.55	125	9		Ole Buck	Rm	Geohagan, Barbara A.
473289	21-3-8	311	0.60	155	5		Ole Buck	Rm	Bishop, Naomi B.
473289	22-1-1.10	311	3.20	133	35		Westmoreland	Dr	Westmoreland Farm, Inc.
473289	22-1-1.8	311	36.20	966	39A		Westmoreland	Dr	Westmoreland Farm, Inc.
473289	22-1-1.9	311	13.70	0	39B		Westmoreland	Dr	Westmoreland Farm, Inc.
473289	22-1-1.25	311	0.87	200	12	N	Brander	Pkwy	Mallier, Edmund S.
473289	22-1-1.26	311	1.02	200	10	N	Brander	Pkwy	The Tulip Tree, LLC.
473289	22-1-1.28	311	0.50	100	6	N	Brander	Pkwy	Zust, Elizabeth
473289	22-1-1.3	311	0.62	150	9		Bay Shore	Dr	Lang, Lillian M.
473289	22-1-1.31.1	300	0.04	13	3	N	Brander	Pkwy	Bethge, Victor W.
473289	22-1-1.33	311	0.68	187	5	N	Brander	Pkwy	Brosain Family Tr. Trust.
473289	22-1-15.4.1	311	1.47	250	5		Wheeler	Rd	Bethge Rev. Ltr Trust, Robert O.
473289	22-1-17	311	0.58	125	4		Petibocet	Ln	Kosivrick-Langdon, Carol

473289	22-1-37	314	0.70	159	35		Peconic	Ave	Nalbandian, Charles A.
473289	22-1-42	300	0.10	25	54B		Peconic	Ave	Cole, Jeffrey
473289	22-1-43	300	0.10	25	54E		Peconic	Ave	Pysher, Ken
473289	22-1-44	300	0.10	25	54D		Peconic	Ave	Daniels, Judith
473289	22-1-45	300	0.10	25	54E		Peconic	Ave	Scola, Marc
473289	22-1-46	300	0.10	25	54F		Peconic	Ave	Mercurio, Guy
473289	22-1-47	300	0.10	25	56A		Peconic	Ave	Schauer, Virginia A.
473289	22-1-48	300	0.10	25	56B		Peconic	Ave	Schauer, Virginia A.
473289	22-1-49	300	0.08	26	56C		Peconic	Ave	Bethge, Joyce
473289	22-1-50	300	0.09	21	56D		Peconic	Ave	Harris, Robert S.
473289	22-1-51	300	0.10	25	56E		Peconic	Ave	Gerahy, William J.
473289	22-1-52	300	0.10	25	56F		Peconic	Ave	Arbia, Joseph A.
473289	22-1-53	300	0.10	25	56A		Peconic	Ave	Arbia, Joseph A.
473289	22-1-54	300	0.10	25	56B		Peconic	Ave	Kel, Peter A.
473289	22-1-55	300	0.10	25	56C		Peconic	Ave	Labrozzi, Jr., Albert
473289	22-1-56	300	0.10	25	56D		Peconic	Ave	Zarchin, Lawrence E
473289	22-1-57	300	0.10	25	56E		Peconic	Ave	Zarchin, Kathleen M
473289	22-1-61	311	0.23	0	45		Peconic	Ave	Zarchin, Kathleen M
473289	22-1-61	311	0.96	144	45		Peconic	Ave	Zarchin, Kathleen M.
473289	22-1-642	311	1.90	0	48C		Brander	Pkwy	Kel, Peter A.
473289	22-1-65	311	1.40	200	52		Brander	Pkwy	Kel, Jean C.
473289	22-1-661	311	0.89	119	50		Brander	Pkwy	Kel, Peter A.
473289	22-1-662	311	1.00	119	48B		Brander	Pkwy	Kel, Jean C.
473289	22-1-7	311	1.40	135	37F		Mesmoreland	Dr	Rafuse, Andrew J.
473289	22-1-72.2	311	1.20	270	B		Mesleier	Rd	Barcia, Renee
473289	22-1-81	311	0.62	154	11E		Blueberry	Ln	Gerahy, William J.
473289	22-1-95	311	0.87	200	4		Mesleier	Rd	Ramsay, Cindy A.
473289	22-2-17	311	0.80	200	5		Evans	Rd	Sagibco, Saverio
473289	22-2-23.5	311	11.90	631	55		Menantic	Rd	Brantuk, Patricia
473289	22-2-24.5	311	0.30	0			Menantic	Rd	Island Boatyard, Inc., The
473289	22-2-25.1	311	0.05	15			Menantic	Rd	Clark, Richard A.
473289	22-2-3	311	2.00	0	34D		Menantic	Rd	White, Est. of Nelson
473289	22-2-3	311	3.50	0	34D		Menantic	Rd	White, Est. of Nelson
473289	22-2-34	311	1.84	287	10		Simpson	Ave	Greenbaum-Brush 1990 Rev. Tst. Anita
473289	22-2-5.2	311	4.50	0	34B		Menantic	Rd	White, Est. of Nelson
473289	22-2-5.3	311	15.68	940	34A		Menantic	Rd	White, George C.
473289	22-2-5.6	311	19.10	535	40		Menantic	Rd	White, Est. of Nelson

473289	22-2-52	300	062	87	3		Gibb	Ave	Fenster, Gregg
473289	22-2-53	300	078	92	1		Montclair	Ave	Homan, Virginia
473289	22-2-58	311	060	145	11		Montclair	Ave	Santlaser, Ann Mae
473289	22-2-9	311	075	185	4		Evans	Rd	Garben, June A.
473289	23-1-19	311	1.13	203	6		Graces	Ln	Six Graces Lane, LLC.
473269	23-1-24 11	300	0.20	0			Charles	Ln	Testa, Vincent P.
473289	23-1-244	311	100	185	1		Charles	Ln	Stem, Andrea
473289	23-1-33.1	300	3.70	960	72	S	Midway	Rd	Tuthill, Laura J.
473289	23-1-332	300	3.40	495	80	S	Midway	Rd	Tuthill, Laura
473289	23-1-34	300	5.60	600	82	S	Midway	Rd	Robb-McDonnell Family, LLC.
473289	23-1-35.11	311	1.25	390	3A		Seagate	Rd	Klee, Josef
473289	23-1-38	300	0.12	15	114	S	Midway	Rd	Bocuzzi, Carol
473269	23-1-423	300	0.82	50	14		Heron	Ln	Hoffman, Leslie
473269	23-1-42.4	311	1.00	136	148		Heron	Ln	Kurten Family Suffolk, LLC, The
473289	23-1-42.8	311	1.40	134	128	S	Midway	Rd	Meis Properties, LLC.
473289	23-2-10	311	10.72	343	113	S	Midway	Rd	Chiaromonte, Frank P Jr
473289	23-2-13.2	311	4.00	406	131.8	S	Midway	Rd	Siegler Revocable Trust, Richard
473269	23-2-13.5	300	0.50	0		S	Midway	Rd	Winston Family Trust,
473289	23-2-15 10	311	0.95	146	141	S	Midway	Rd	Coleman, William A.
473289	23-2-15.11	311	1.00	120	135	S	Midway	Rd	Coleman, William A.
473289	23-2-15.12	311	1.00	18	137	S	Midway	Rd	Coleman, Jeanette S.
473289	23-2-15.13	311	0.95	140	139	S	Midway	Rd	Coleman, William A.
473289	23-2-15.5	311	1.60	342	2		Deer Park	Ln	MacFarlane, Dorothy
473289	23-2-15.6	311	1.60	293	4		Deer Park	Ln	Byrnes, Patricia
473289	23-2-2.5	311	1.20	153	47		Lake	Dr	McDonald, Steven S.
473289	23-2-2.6	311	1.60	112	45.8		Lake	Dr	McDonald, Ian
473289	23-2-2.7	311	1.43	320	1		Shorewood	Rd	Harris, Gregory
473289	23-2-34	311	1.00	200	5		Shorewood	Rd	Heddy, Mary Faith
473289	23-2-48	311	0.96	200	13		Shorewood	Rd	Fernandez, Andres
473289	23-2-50	311	0.90	191	16		Shorewood	Rd	Savin, Frank J.
473289	23-2-64	311	0.92	130	4		Osprey	Ln	Simeff, Peter
473289	23-2-67.1	311	1.00	0	3		Osprey	Rd	TJ Dekon Properties, LLC
473289	23-2-77	311	1.33	144	25		Osprey	Ad	Farrar, Peter G.
473289	23-2-79	311	1.25	130	21		Osprey	Ad	Richards, Weller
473289	23-2-85	311	1.75	100	9		Osprey	Rd	Fagen, Robert A.
473289	23-2-86	311	1.75	100	7		Osprey	Rd	Fagen, Ingrid M.E.
473289	23-2-87	311	D7	150	5		Osprey	Rd	Faen, Robert A.

473289	23-2-92	311	0.90	183	92	S	Ferry	Rd	Fagen, Ingrid M.
473289	23-2-95.10	311	2.20	228	100	S	Ferry	Rd	Battaglia, Heidi
473289	23-2-95.9	311	2.72	26	102	S	Ferry	Rd	Nepe, Karen
473289	23-2-96	311	0.69	160	114	S	Ferry	Rd	Clark, Eugene & Dorothy
473289	23-3-11.1	311	0.46	100	4		Merkel	n	D'Aversa, Paul
473289	23-3-11.2	311	0.76	158	3		Rohn	Ln	Cole, Marie C.
473289	23-3-14	311	0.62	180	10		Merkel	Ln	Hahnel, Judith
473289	23-3-15	311	0.50	123	12		Merkel	Ln	Howard, R. J.
473289	23-3-2	311	1.72	220	91	S	Ferry	Rd	Hassman, Rhonda D.
473289	23-3-22	311	0.50	120	5		Thompson	Rd	Cugliani, Tom
473289	23-3-23	311	0.50	130	3		Thompson	Rd	Morales, A. A.
473289	23-3-33.1	311	1.00	250	97	S	Ferry	Rd	Hudson, Paul J.
473289	23-3-42	311	0.85	140	109A	S	Ferry	Rd	Chernoff, Harry G.
473289	23-3-44.1	311	0.72	250	23		Merkel	Ln	Island Visitors LLC.
473289	23-3-5	311	0.60	106	3		Linda	Rd	Engelbright, Steven C.
473289	23-3-6	311	0.62	161	5		Linda	Rd	Engelbright Living Trust, Steven C.
473289	23-3-7.2	311	1.00	118	8		Linda	Rd	Wood, Colin
473289	23-3-9	311	0.72	156	4		Linda	Rd	Cugliani, Alan
473289	24-1-18	311	9.34	561	21		Thompson	Rd	Dougherty, James D
473289	24-1-21	311	0.84	125	16		Thompson	Rd	Farruga, Wm J.
473289	24-1-25.1	311	0.62	90	8		Thompson	Rd	LALIJ, LP.
473289	24-1-25.2	311	0.62	90	6		Thompson	Rd	J-TALL, LP.
473289	24-1-26.2	311	1.10	91	16		Merkel	Ln	J-TALL, LP.
473289	24-1-36.1	311	1.00	130	111	S	Ferry	Rd	Shelter LLC.
473289	24-1-43	311	0.50	63	127	S	Ferry	Rd	South Ferry, Inc.
473289	24-1-47.1	300	9.50	2535	144	S	Ferry	Rd	Credit Shelter Trust.
473289	24-1-47.2	300	0.28	31		S	Ferry	Rd	Clark, William Y. & W.
473289	24-1-5	311	0.46	100	9		Irene	Ln	Angelides, Stephen
473289	24-1-50.1	311	1.00	106	130	S	Ferry	Rd	Clark, Jennifer M.
473289	24-1-52	311	0.48	106	126	S	Ferry	Rd	Clark, Clifford D.
473289	24-1-54	311	7.40	263	122	S	Ferry	Rd	Credit Shelter Trust.
473289	24-1-55	311	5.15	0	120	S	Ferry	Rd	Credit Shelter Trust.
473289	24-1-57	311	0.44	64	123A	S	Ferry	Rd	Clark, William Y.
473289	24-1-58	300	0.13	25	125A	S	Ferry	Rd	Clark, William Y.
473289	24-1-7	300	0.32	66			Irene	Ln	Aucapina, Jaime F.
473289	25-1-25	311	0.46	110	77		Peconic	Ave	Schauer, Virginia A.
473289	25-1-29	311	1.40	350	65		Peconic	Ave	Harwood, Nevin R.

473289	4-1-4	311	2.09	190	26	Ram Island	Dr	26 - 27 Ram Island Drive, LLC
473289	4-1-7	311	9.63	1651	32	Ram Island	Dr	Dietrich Pamela M
473289	4-1-8	311	10.43	0	29	Ram Island	Dr	Overbok, Beach Property
473289	5-2-10	311	0.05	32	14A	Wesley	Ave	Chapman, Andrew M.
473289	5-2-22	311	0.44	45	8	Bay	Ave	Hoffman, Lillian M
473289	5-2-6	311	1.12	50	4	Bluff	Ave	Thieringer, Richard
473289	5-4-1	300	0.29	98	6	Bluff	Ave	Peconic View, LLC.
473289	5-4-14	311	0.25	128	14	Prospect	Ave	Sterling John C.
473289	5-4-2	311	0.64	165	8	Bluff	Ave	Edwards, Sharon L.
473289	5-5-20.1	330	0.22	157	5	Grand	Ave	McGinnis, James
473289	6-1-8	311	1.75	750	23	Serpentine	Dr	Barr, Edward E. & Nancy C.
473289	6-2-12.1	311	1.00	235	2	Bayview	Ave	Zarchn, Michael
473289	6-2-13	311	1.12	363	15	Tower Hill	Ave	Goransteinvestment,
473289	6-2-185	311	0.40	0	21	Sunnyside	Ave	Leon, Linda
473289	6-2-22	311	1.07	204	29	Sunnyside	Ave	Letts, Philip
473289	6-2-31	311	1.80	0	3	Prospect	Ave	Kennedy, John J.
473289	6-2-8	311	1.11	99	5	St. Johns	St	Roman Catholic Church, The
473289	6-3-10.2	311	0.14	0	8	Meadow	Pl	Cummings, William J
473289	6-3-11.2	311	0.10	59	6	Meadow	Pl	Williamson, Peter W.
473289	6-3-12.2	311	0.04	21	4	Meadow	Pl	Kizelman, Todd
473289	6-3-15	311	0.37	200	3	Meadow	Pl	House on Chase Creek Inc.,
473289	6-3-23	311	0.37	200	4	Oxford	Ave	Abbateiello, James P.
473289	6-3-5	311	0.07	40	16	Meadow	Pl	Maggio, Jonathan S.
473289	6-3-6.2	311	0.14	80	14	Meadow	Pl	Maggio, Jonathan S.
473289	6-3-9.1	311	0.07	40	10	Meadow	Pl	Surozenski, Richard
473289	7-1-3	311	1.00	380	21	Serpentine	Dr	Audrey Friedman, Haim Manshewitz
473289	7-2-3	311	7.0	275	12	Serpentine	Dr	Devine, Lawrence L.
473289	7-2-4	311	2.00	285	11	Sunnyside	Ave	Landley Realty Corp.,
473289	7-3-17	311	0.87	150	171H	Oakwood	Ave	Maurilio Family, LP, Alexander E.
473289	7-3-18	300	0.34	100	171G	Ferry	Rd	Teggatz, Charles O.
473289	7-3-23	300	0.22	80	1718	Ferry	Rd	Johnson Anglin Schmitz Reusch,
473289	7-3-3	311	0.68	100	11	Sylvan	Rd	Strobel Lyg 1st Agmt, Grell
473289	7-3-33.1	311	1.36	236	169	Ferry	Rd	Brugnoni, Elisabeth
473289	7-3-45.2	311	2.90	0	141A	Ferry	Rd	Visco, John E.
473289	7-3-46	311	1.00	74	139	Ferry	Rd	Case, Joseph Willard
473289	7-4-55.4	311	1.00	326	148A	Ferry	Rd	Doig '06 Community Prpty Trust,
473289	7-4-65	311	0.31	112	146	Ferry	Rd	DJTM Enterprises LLC,

473289	7-4-77.1	311	091	285	2		Quail Hedge	Ln	Disch, Peter
473289	7-4-77.5	311	087	126	3		Quail Hedge	Ln	Cyr, Ronald L.
473289	7-7-16	300	037	370	33		Winthrop	Rd	Manor Educational Farm, Inc, Sylvester
473289	7-7-17	300	006	45	35		Winthrop	Rd	Vielby, Peter
473289	7-7-18	300	004	40	37		Winthrop	Rd	Non-Exempt Marital Trust,
473289	7-7-19	300	003	40	39		Winthrop	Rd	Zeuschner, Margaret
473289	7-7-20	300	003	40	41		Winthrop	Rd	Non-Exempt Marital Trust,
473289	7-7-23	300	013	119	43		Winthrop	Rd	RBL-S, LLC,
473289	7-7-22	300	016	103	43A		Winthrop	Rd	Manor Educational Farm, Inc, Sylvester
473289	7-7-24	300	025	80	47		Winthrop	Rd	Kloepfer, Robert J.
473289	8-1-22	311	200	200	TT1		Cobbetts	Ln	10 Cobbetts Lane, LLC,
473289	8-1-23	311	200	200	8		Cobbetts	Ln	Richardson, Nancy
473289	8-1-35	311	180	0	24		Cobbetts	Ln	Laspa, Lorna D.
473289	8-1-55	300	26.30	719	59		Manhanset	Rd	Manor Education Farm, Inc., Sylvester
473289	8-1-57	300	1.80	201	80	N	Ferry	Rd	Manor Educational Farm, Inc, Sylvester
473289	8-1-58	300	57.20	2148	80	N	Ferry	Rd	Manor Educational Farm, Inc, Sylvester
473289	8-1-59	311	11.70	964	80	N	Ferry	Rd	Ostby, Eben F.
473289	8-2-1.13	311	3.30	140	15		Locust Woods	Dr	Musso Revocable Trust, Bie@
473289	8-2-1.14	311	1.80	160	14		Locust Woods	Dr	Musso, Sabine
473289	8-2-1.3	311	1.80	200	56		Manhanset	Rd	Kontakos, Valerie
473289	8-2-10	311	094	243	12		Quaker	Path	Carboy, Dennis
473289	8-2-25.16	300	28.59	1170.6	33		Ramsland	Rd	Lions Head, Ltd.
473289	8-2-38.7	311	0.69	140	8		Wade	Rd	Bourne, Leonard Wayne
473289	8-2-38.9	311	0.69	130	7		Johnston	Rd	Bourne, Leonard W.
473289	8-2-40	311	0.50	85	12		Wade	Rd	Ulrich, Henry
473289	8-2-45	311	0.60	130	11		Johnston	Rd	Lake, Edwin A.
473289	8-2-48	311	0.79	231	10		Manhanset	Rd	Colombo, Laurence J
473289	8-2-52	311	0.69	169	10		Johnston	Rd	11 Ram Road LLC,
473289	8-2-54	311	0.60	130	5		Wiffette	Rd	Meller, Heidi
473289	8-3-10	311	1.00	163	88	N	Cartwright	Rd	Jenke, Vera
473289	8-3-11	311	1.00	159	86	N	Cartwright	Rd	Jenke, Donald
473289	8-3-12	311	0.87	75	84A	N	Cartwright	Rd	Dougherty, James U.
473289	8-3-20	300	0.11	15			Willow	Ln	Gaccio, Franklin
473289	8-3-21.2	311	1.40	160	74E	N	Cartwright	Rd	Ciacio, Susan F.
473289	8-3-43.18	311	1.00	0	59	N	Cartwright	Ad	Corkery, Stephen L.
473289	8-3-5.10	300	1.10	0			Lari	Ln	Coaches Harbor Homeowners.
473289	8-3-5.9	311	0.28	36	66	N	Cartwright	Rd	Pedersen "12 Trust, Kie A.

473289	8-3-72	311	1.40	164	44	Ram Island	Rd	Abbey on Willow Lane, LLC, The
473289	8-3-70	300	0.18	20	74	Willow	Ln	Bozaan, Edward
473289	9-1-1.2	300	0.30	390		Little Cedar Island		Keller, James
473289	9-2-14	311	0.25	100	107	Ram Island	Dr	Chiaromonte, Jr. Rev. Trust, Francis P.
473289	9-3-162	300	1.51	159	9	Little Ram Island	Dr	Birch, William M.
473289	9-3-2	300	0.20	45	60	Ram Island	Dr	Becker, Catherine K.
473289	9-3-35	311	0.37	100	78	Ram Island	Dr	Davies, Philip E.
473289	9-3-40	300	0.12	25	90	Ram Island	Dr	Williams, Jennette
473289	9-3-41	300	0.12	25	90	Ram Island	Dr	Nolan, Kenneth P.
473289	9-3-43	311	0.12	25	94	Ram Island	Dr	Soundlands, Inc.,
Total Town of Stoker Island			927.49					
Total Village of Dering Harbor			43.76					
Grand Total			971.25					

SCHEDULE III
All Shelter Bland Land of more than 3 acres as of 3/1/14

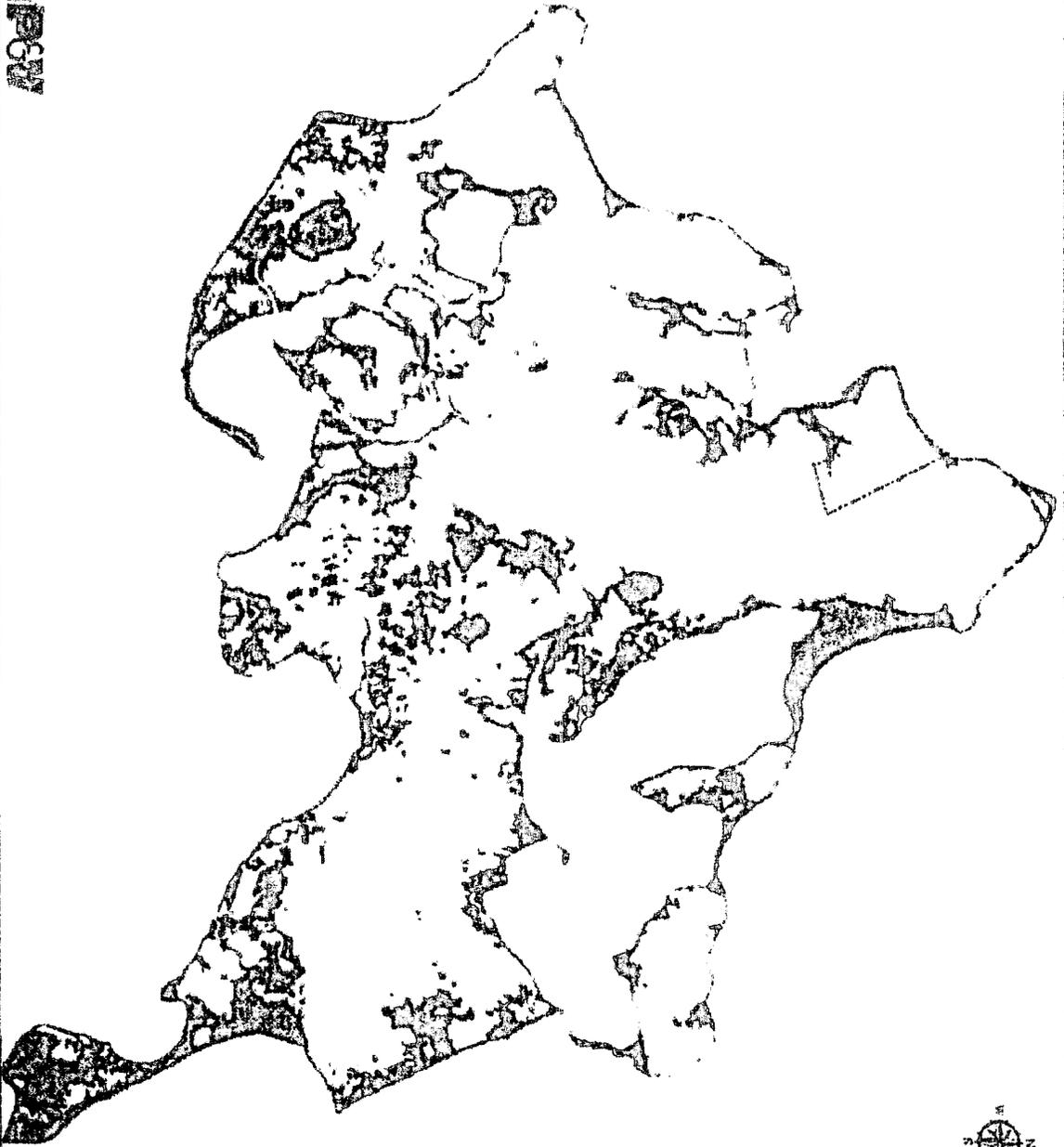
SWMS	SBL	Prop. Class	Description	Acres	St. Number	St. Prefix	St. Name	St. Suffix	Owner Name
473289	14-3-72.5	117	Horse Farm	680	60		Smith	St	Ryan Farm/Open Space, LLC,
473289	8-2-25.15	117	Horse Farm	758	25		Ram Island Hillside	Rd	Churchill & Churchill, LLC,
473289	14-2-86.1	300	Vacant	6.50			Burns	Dr	Hilo Shores Corp,
473289	15-4-143	300	Vacant	32			West Neck	Rd	S.I. Mtg. of the Reg. Soc.,
473289	17-2-16	300	Vacant	5.95	123	S	Midway	Rd	Peconic Land Trust, Inc.,
473289	23-1-34	300	Vacant	30	82	S	Ferry	Rd	Robb-McDonnell Family, LLC,
473289	24-1-47.1	300	Vacant	9.50	144	S	Wesley	Rd	Credit Shelter Trust,
473289	5-4-16	300	Vacant	6.57			Louist	Ave	S I Hts Property Owners Corp.,
473289	6-4-21	300	Vacant	3.15	59		Marhanset	Ave	S I Hts Property Owners Corp.,
473289	8-1-5.5	300	Vacant	28.30	80	N	Ferry	Rd	Manor Education Farm, Inc Sylvester
473289	8-1-5.8	300	Vacant	520	33		Ram Island	Rd	Manor Educational Farm, Inc Sylvester
473289	8-2-25.16	300	Vacant	28.59	31		Marhanset	Rd	Lions Head, Ltd.,
473201	1-3-11.4	311	Vacant	5.93	166		Ram Island	Rd	Parcells, Patrick L.
473289	10-1-33	311	Vacant	30	11		Farm Bland	Dr	McIear, William
473289	14-1-11	311	Vacant	245	71		Serpentine	Dr	Brush, Dr. Charles F. II
473289	14-2-12	311	Vacant	15.80	4		West Neck	Rd	Polonecki, Roslyn
473289	15-4-56	311	Vacant	30			St Mary's	Rd	Podrecki, Roslyn
473289	18-1-12.7	311	Vacant	9.70	12	N	Westmoreland	Dr	Westmoreland Farm, Inc.
473289	18-3-4	311	Vacant	9.70	14	S	Menantic	Rd	Lang, Gary J.
473289	19-2-98	311	Vacant	14.84	35		Cartwright	Rd	Murtin, John P.
473289	22-1-1.10	311	Vacant	3.20	39A		Westmoreland	Dr	Westmoreland Farm, Inc.,
473289	22-1-1.8	311	Vacant	21.00	39A		Westmoreland	Dr	Westmoreland Farm, Inc.
473289	22-1-1.8	311	Vacant	15.20	39A		Westmoreland	Dr	Westmoreland Farm, Inc.
473289	22-1-1.9	311	Vacant	1370	398	S	Menantic	Rd	Westmoreland Farm, Inc.
473289	22-1-1.9	311	Vacant	9.90	55	S	Menantic	Ad	Brantuk, Patricia
473289	22-2-23.5	311	Vacant	3.50	34D	S	Menantic	Ad	Whe, Est of Nelson
473289	22-2-3	311	Vacant	9.80	34A	S	Menantic	Rd	Whe, George C.
473289	22-2-5.3	311	Vacant	3.88	34A	S	Menantic	Rd	White, George C
473289	22-2-5.3	311	Vacant	740	40	S	Midway	Ad	White, Est. of Nelson
473289	22-2-56	311	Vacant	8.72	113	S	Thompson	Rd	White, Est. of Nelson
473289	23-2-10	311	Vacant	666	21		Thompson	Rd	Chairamonte, Frank P Jr
473289	24-1-18	311	Vacant				Thompson	Rd	Dougherty, James D.

473289	24-1-54	311	Vacant	340	122	S	Ferry	Rd	Credit Shelter Trust,
473289	3-1-71	311	Vacant	4.20			Cobbetts	Ln	Tedford, Alastair G.
473289	4-1-7	311	Vacant	547	32		Ram Island	Dr	Deitch, Pamela M.
473289	4-1-8	311	Vacant	1043	29		Ram Island	Dr	Overlook, Beach Property
473289	5-2-32	311	Vacant	420			Private	Ad	S J Hs Property Owners Corp.,
473289	6-3-30	311	Vacant	305			Locust	Ave	S H Hs Property Owners Corp.,
473289	13-2-503	312	Vac. w/Imppr.	1590	41		Stearns Point	Rd	Seymour, Samuel W.
473289	14-2-62	312	Vac. w/Imppr.	1310	47	N	Menartic	Rd	Catbro, Darel J.
473289	15-4-126.:	330	Vac Comm.	430	20F	N	Cartwright	Rd	Clark Capital Limited Ptnrshp,
473289	13-1-20	414	Hotel	553	81		Shore	Rd	Padwin Hotel Ltd,
473289	15-3-22	417	Cottages	856	62	N	Ferry	Rd	Card, Jay L. Jr
473289	15-1-3	454	Supermarket	339	75	N	Ferry	Rd	GNP Properties, LLC,
473201	1-1-19	552	Golf Course	600	2		Havens	Rd	Gardiner's Bay City Club, Inc.,
473201	1-3-23	552	Golf Course	840	34		Manhanset	Rd	Gardiner's Bay City Club, Inc.,
473289	3-2-32	553	Golf Course	13760			Gardiners Bay	Dr	Gardiner's Bay City Club, Inc.,
473289	5-2-1	560	Beach	4.45	9		Summerfield	Pl	S H Hs Property Owners Corp.,
473289	13-1-1	581	Chkd/Adlt Camp	2370	4		Rocky Point	Rd	My Annual Conference Of,
473289	7-4-13	583	Resort	590	15		Winthrop	Rd	Winthrop Manor Limited,
473289	10-1-362	590	Park	4440	152		Ram Island	Dr	Osprey Acres,
473289	21-2-1	590	Park	1450			Peconic	Ave	S B S Assoc., Inc.,
473289	25-1-56	590	Park	575	6		White Birch	Rd	S B S Assoc., Inc.,
473289	13-2-31	610	Education	575	73		Shore	Rd	Perman Music Program, Inc., The
473289	16-1-5.1	620	Religious	400	64		Burns	Rd	Passionist Monastery of OLOI,
473289	16-1-5.1	620	Religious	800	64		Burns	Rd	Passionist Monastery of OLOI,
473289	16-1-5.1	620	Religious	12.08	64		Burns	Rd	Passionist Monastery of OLOI,
473289	14-3-64	720	Mine/Quarry	1138	17		Bowditch	Rd	Shelter Island Sand,
473289	20-1-1	970	Wild Lands	31950	79	S	Ferry	Rd	Nature Conservancy, The
473289	20-1-2	970	Wild Lands	1300		S	Ferry	Rd	Nature Conservancy, The
473289	20-1-20	970	Wild Lands	954.00		S	Ferry	Rd	Nature Conservancy, The
473289	20-1-21	970	Wild Lands	60000		S	Ferry	Rd	Nature Conservancy, The
473289	23-2-60	971	Wetlands	4.45		S	Ferry	Rd	Credit Shelter Trust,
473289	23-2-60	971	Wetlands	380			Ferry	Rd	Credit Shelter Trust,
473289	3-2-47	971	Wetlands	4.31			Ram Island	Dr	Fass, Steven
473289	12-2-29	980	Conservation Easmt.	325	1		Club	Dr	Peconic Land Trust, Inc.,
473289	12-2-30	980	Conservation Easmt.	5.30	2		Club	Dr	Peconic Land Trust, Inc.,

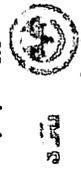
SWIS	SBL	Prop. Class	Description	Acres	St. Number	St. Prefix	St. Name	St. Suffix	Owner Name
473289	1-2-73.3	210	Residence	3.90	44		Gardners Bay	Dr	Cohen, Jerry L.
473289	1-2-73.4	210	Residence	4.60	42		Gardners Bay	Dr	Coles S.I. Residence Trust,
473201	1-3-11.3	210	Residence	5.33	41		Marhansel	Rd	Parcelis, Patrick L.
473289	10-1-22	210	Residence	3.20	175		Ram Island	Dr	Barr Revocable Trust, Nancy C.
473289	10-1-9	210	Residence	3.85	131		Ram Island	Dr	Stern, Marsha K.
473289	13-1-14.1	210	Residence	15.60	59		Mostard	Pkwy	Faller, Thomas 2012 Trust, Tracy
473289	13-2-32.1	210	Residence	18.30	65		Steams Point	Rd	Perfman Music Program, Inc., The
473289	13-2-36.1	210	Residence	8.40	120		West Neck	Rd	Wirthrop & Wirthrop, Ltd.,
473289	14-2-63.3	210	Residence	3.30	47A		West Neck	Rd	Bloom, Arthur P.
473289	14-2-75.1	210	Residence	4.80	87	N	Merantic	Rd	Lawson Personal Res. Trust, Karen
473289	14-3-34.4	210	Residence	4.10	79	N	Midway	Rd	Shaw, Alan A.
473289	14-4-1	210	Residence	3.13	125	N	Ferry	Rd	Schram, Stephen C.
473289	15-3-1	210	Residence	5.73	8		Marwaning	Rd	Clark, Richard A.
473289	15-4-107	210	Residence	4.00	49	N	Cartwright	Rd	Schechter, Stuart
473289	15-4-108	210	Residence	11.68	50	N	Cartwright	Rd	Norton, Nancy O.
473289	15-4-135	210	Residence	4.00	7	S	Cartwright	Rd	Josephson, Jack
473289	15-4-4	210	Residence	6.45	44		St. Mary's	Rd	Vecsey, Peter
473289	16-1-3.4	210	Residence	3.50	75		Burns	Rd	Sedgwick Ward Res. Trust,
473289	17-1-38.2	210	Residence	43.10	4		Belvedere	Ave	Becker, William U.
473289	17-2-9	210	Residence	4.20	84		Westmoreland	Dr	Langendal, Marcelle R.
473289	18-1-12.1	210	Residence	4.07	46		Westmoreland	Dr	Kesler Irrevocable Trust, Emer & Frances
473289	18-2-19	210	Residence	20.49	6		Daniel Lord	Rd	Peritz, Charles
473289	18-2-21	210	Residence	3.32	9	N	Menantic	Rd	Adler, Larry
473289	18-3-10	210	Residence	4.00	5	S	Merantic	Rd	Silber, Sidney
473289	18-3-10	210	Residence	3.18	5	S	Menantic	Rd	Silber, Sidney
473289	19-2-122.1	210	Residence	3.50	72	S	Ferry	Rd	Siegler Revocable Trust, Richard
473289	19-2-16.1	210	Residence	4.15	21		Bathwin	Rd	Williams, Arthur
473289	19-2-77.4	210	Residence	3.40	12		Dogwood	Ln	Cronin, James D.
473289	22-2-2	210	Residence	4.60	34C	S	Menantic	Rd	White, Est. of Nelson
473289	23-1-30	210	Residence	7.00	81	S	Midway	Rd	Robb-McDonnell Family, LLC,
473289	23-1-30	210	Residence	8.35	81	S	Midway	Rd	Robb-McDonnell Family, LLC,

473289	26-1-19	210	Residence	4.10	2		Shorewood	Ct	American Direct, LLC,
473289	3-2-49.1	210	Residence	8.50	55		Cadbetts	Ln	Harms, Brenda
473289	7-3-40	210	Residence	4.00	151	N	Ferry	Rd	Lauro, Joseph L.
473289	7-4-53.1	210	Residence	5.94	164	N	Ferry	Rd	Von Carp, Hermann E. Jr
473289	8-1-5.6	210	Residence	4.80	156	N	Ferry	Rd	Collins, Robin A.
473289	8-1-5.6	210	Residence	15.00	80	N	Ferry	Rd	Ostby, Eben F.
473289	8-1-5.6	210	Residence	22.00	80	N	Ferry	Rd	Ostby, Eben F.
473289	8-1-5.6	210	Residence	83.01	80	N	Ferry	Rd	Ostby, Eben F.
473289	8-1-5.6	210	Residence	28.39	80	N	Ferry	Rd	Ostby, Eben F.
473289	8-3-17.2	210	Residence	8.00	42		Rain Island	Rd	Brush, Karen A.
473289	8-3-37	210	Residence	3.15	18		Rain Island	Rd	Clark, Richard A.
473289	8-3-43.5	210	Residence	8.00	20C		Rain Island	Rd	Nicklin Enterprises, LP,
473289	8-3-43.5	210	Residence	3.40	20C		Rain Island	Rd	Nicklin Enterprises, LP,
473289	9-3-16.1	210	Residence	3.42	15		Little Rain Island	Dr	Birch, William M.
473289	9-3-24.1	210	Residence	4.00	12		Little Rain Island	Dr	McConnell, Michael W.
473289	17-1-30	260	Residence	5.68	4		Nostrand	Pkwy	O'Connor, Julia S.
473289	7-1-1	260	Residence	7.80	34		Prospect	Ave	Sauder Cottages, Jnc.,

N.P.C.M.



Town of Shelter Island
and
New York Department of State



Watershed
Management Plan

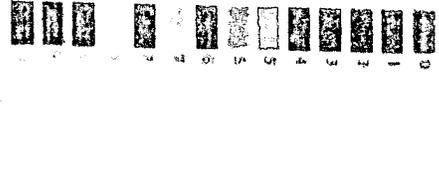
FIGURE I
Areas with Shallow
Depth to Groundwater
(Less than 8 Feet)

Legend

□ Stage of Draining Harbor

Depth to Groundwater

Feet Below Surface



Annex A - Background

Shelter Island is centrally located within the Peconic Bay Region and is an integral part of the Peconic Estuary. The Island has a highly irregular coastline of many bays, creeks, and tidal wetlands. It is separated from Greenport and North Haven/Sag Harbor by deep channels. The Island has its own aquifer systems that are separate and distinct from those of the North and South Forks. Settled in 1652, Shelter Island also contains a number of historic sites and districts. It remains a comparatively "green island" with open spaces dominated by woodlands. The only agricultural activities are a horse farm and some garden nurseries. A start-up organic farming venture. For that reason, the Town of Shelter Island has at times decided to focus its Community Preservation Fund acquisitions primarily on the acquisition of undeveloped land rather than farmland. Changing circumstances may require future amendments to this plan to proceed in a different direction.

In understanding the Island's water resources, it is important to note that seven main systems can be approximately defined. These systems closely relate to the Island's aquifer and major tidal and fresh water resources. They assist greatly in understanding the natural resources and establishing protection priorities.

Based on the water studies done to date, it is clear that protection of the main aquifer is the highest priority. This main aquifer lies under most of the central portion of the Island, where the island is most densely developed. As a result, water in the center has the highest potential for contamination by nitrates. Protection of land over the main aquifer would insure that recharge would continue and water quality will be maintained. Preservation of this vital resource is, and remains, the 2% Committee's highest priority.

The land along the shores has an aquifer which is much more fragile and sensitive to saltwater intrusion based on climactic conditions or over use. These areas include Silver Beach, Tarkettle, Shorewood, Hay Beach and on Big and Little Ram Islands. Potable water is particularly sensitive at the tips of the peninsulas and acquisitions which reduce the water table and septic intrusion into these areas have value in the overall Community Preservation Fund. (Insert the Aquifer Map here)

The present quality of water in the Island's bays, creeks and harbors varies considerably. Waters of Mashomack are generally pristine and provide a standard for the Peconic Estuary. Waters of Coecles Harbor, Gardiners Creek, Smith Cove, Clark's Creek, Dickerson Creek, Crab Creek are of reasonably high quality. Waters of Chase Creek, Menantic Creek, Neck Creek and Bay are of lesser quality. The West Neck System, which has been a focus for brown tide has been the subject of various studies by the Peconic Estuary Program.

Shelter Island's primary goals in setting a land preservation policy must be the protection of water quality and quantity to protect the health of its residents and the Peconic Estuary System. Accordingly, emphasis should be placed on proper

CLPB Approved 9-15-14

important for aquifer recharge and those adjacent to the Island's tidal waters. Large properties meeting these criteria can obviously provide the greatest impact. However, aggregations of smaller properties can also be important.

Preserving these open space areas has an ancillary benefit. It can maintain the historic settings, vistas of existing open space and scenic portions of settlements. This is consistent with the objective set forth in Shelter Island's Comprehensive Plan, "to preserve the unique sense of place".

Annex E - Previous Open Space Preservation Initiatives

During 1990's, the Town developed a Comprehensive Plan in which emphasis is given to the importance of aquifer, estuary and open space protection as central to the Island's character and future well-being. The Plan recognized the need to maintain Shelter Island's "sense of place" and a quality of access and openness. It also included an initial inventory of larger individual properties for protection consideration.

In 1997, that effort was expanded and a review was conducted on all properties over 3 acres and detailed site surveys were done on selected ecosystems. The concepts of Open Area and Open Space Systems were defined and a system of environmental review of proposed changes was recommended. A draft Open Space Plan (which later became the original Community Preservation Plan) was submitted for consideration. Beginning in 1998, studies of the aquifer and of the West Neck System have provided useful information to the understanding of the Island's natural resources. Land preservation has taken place; most significantly through the Nature Conservancy's purchase of Mashomack in 1980, and via acquisition and conservation easements through the offices of The Nature Conservancy, the Peconic Land Trust and the Town of Shelter Island. New York State and Suffolk County have also supported preservation through acquisition of Section 9; land on Congdon's Creek; and certain restoration projects

Subsequent to the passage of the 1998 Peconic Bay Region Community Preservation Act, a land inventory review was conducted on all properties known to be available to development as well as certain government owned properties. A coding system was developed identifying the natural characteristics of each parcel, the tax map number, a local map number, the ecosystem in which the parcel is located and a list of the suitable tools. The Suffolk County inventory was updated based on this information and various supporting maps have been produced to provide an in-depth inventory of land resources for Shelter Island. Clear and easily accessible summaries of this information are obviously badly needed as an integral part of this plan. This Open Space Data Base assisted in identifying but not mandating land for protection, including:

- Priorities for the Conservation Opportunities Program with landowners
- Portions of subdivisions that should be kept as open space
- Preferred portions of existing parcels for new building and clearing
- Priorities for Town acquisition of land
- Priorities for supporting County and State funds for land protection and restoration
- Land management of Town-owned property
- Land to be nominated for the Shelter Island Nature Preserve System

The update to the plan focuses on the larger parcels available for acquisition. The prior years of experience have allowed the Town to crystallize its preservation goals.

Annex C - Conservation Tools

(i) Conservation Easement - A voluntary agreement between a landowner and a qualifying charitable conservation organization or the Town to restrict specific uses of land in perpetuity. Easements convey a portion of a property owner's "bundle of rights" to a qualified recipient. For example, an easement may restrict land or a portion thereof from subdivision, construction, or other alterations to the property in a specified manner. Such restrictions may protect significant natural, agricultural, and/or historical features of the property. While conservation easements do not permit public access, they provide for the protection of environmental, agricultural, scenic, and historic resources at no cost to the Town. This flexible tool protects land while leaving it in private ownership and can make a critical difference in a family's ability to pass properties from one generation to the next by reducing the value of land for estate tax purposes. The donor may also be entitled to a charitable gift equal to the difference in value of the land before and after the easement donation.

Easements are very useful when used in combination with other tools. Recent changes in the IRS code allow a donation of a conservation easement to be made after the death of the landowner by the executor or beneficiaries of an estate, thereby reducing the potential estate tax liability. Landowners should consult with a tax attorney to fully understand the consequences of this "post-mortem election".

(ii) Purchase of Development Rights - A development right represents one of a property owner's "bundle of rights" that allows the construction of a residence on one's property. Suffolk County has a Purchase of Development Rights (PDR) program designed to protect open spaces. Through this program, landowners voluntarily agree to sell all or a portion of their development rights to the municipality. The municipality is thereby able to protect land at a lower cost than outright acquisition while the landowner is able to realize a portion of the equity in the land, while reducing its value for estate taxes purposes. The Town will take into consideration the adoption of such a program.

(iii) Tax-Exempt Installment Sale - In effect, a tax-exempt installment sale represents a long-term contract (up to 30 years) to sell development rights or land to a municipality. In its purest form, tax-exempt interest on the sales price is paid on a semiannual basis during the contract period, with the sales price paid in a lump sum at the end of the term. As such, both the receipt of the sales price and payment of any capital gains tax are deferred. Presently, special bonding requirements in New York State law have made it difficult to structure installment sales unless a portion of the principal is paid regularly during the term of the contract. It is important to note that, should the landowner want to realize the full sale price prior to the end of the term, the installment purchase contract itself can be sold by the landowner or his/her heirs to municipal bond investors. The installment purchase contract enables the municipality to effect a land acquisition with a much smaller initial outlay and provides time to raise the funds needed for the balance.

(iv) Bargain Sale - A bargain sale is a conveyance of development rights or land to a charitable

conservation organization or municipality at less than its fair market value. The seller may be entitled to a charitable gift equal to the difference between the bargain sale price and the fair market value. For the conservation organization and the municipality, a bargain sale results in a saving of limited acquisition funds.

(v) Like Kind Exchange (IRC 2031) - A like kind exchange is a tax-free transaction in which a landowner's property is exchanged for other qualified like kind property. Such an exchange can be fulfilled through a sale of land or development rights as long as the proceeds of the sale are reinvested in a qualified business or investment property within a 6-month period.

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

(vii) Family Limited Partnership - A family limited partnership is a form of ownership that can be used to facilitate the transfer of land and other assets from one generation to another. Depending upon restrictions within the partnership agreement, the value of land held by the family limited partnership can be discounted by as much as 25% to 35% for estate tax purposes. The partnership consists of general partners who have full authority to manage the business and affairs of the partnership as well as limited partners who have no obligations or control over the partnership. In the context of a family, one or more parents can be defined as general partners while the children and other heirs can be limited partners.

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

(viii) Land Donation - Under certain circumstances, a landowner may want to consider an outright donation of land. Land donated to a conservation organization or Town may represent an excellent legacy for future generations. Communities across the country are enjoying nature preserves, recreation areas, and other open space today because of the foresight and generosity of landowners that have made gifts of appropriate portions of their holdings. Such a donation may provide the donor with a significant charitable deduction while removing a taxable asset from an estate.

Annex D. Conservation Opportunities Planning Process:

In order to protect open space, many landowners require more information than a monetary offer to purchase their land or development rights. Instead, they need to consider how a portion of their land can be protected in the context of their overall plans. It is more productive to view the property as a whole and build in the landowner's goals from the beginning so that the Town uses its time and money most effectively. This process has been named "Conservation Opportunities Planning" and, it provides alternative options for the landowner to protect all or portions of a property.

The basic concept of Conservation Opportunities planning is to assist landowners in seeing how the future goals for their land may fit into the Town's priorities for the preservation of open space and the use of funds provided by the Act. This analysis begins with the preparation of a Base Map that combines existing data from a variety of sources including: an existing survey (if available), an aerial photograph from which buildings, roads, vegetation and other features can be transferred to computer generated map. Next, an Environmental Conditions Map is prepared that shows soils, topography, wetlands, and other significant natural features. All of the data is reviewed with the landowner so that areas for protection and limited development (if appropriate) can be identified and defined on a Conservation Opportunities Plan.

The areas defined for protection will be considered for the purchase of development rights or protection through other "Conservation Tools". Once the landowner has approved the Conservation Opportunities Plan, the Town will review it. Any inconsistencies between the goals of the landowner and the Town will be discussed and hopefully resolved. Assuming consensus is reached, a final Conservation Opportunities Report will be prepared based on the Conservation Opportunities Plan. When appropriate, the report will include a range of values for the development rights of specific areas provided by a qualified appraiser. This can assist the landowner from an estate planning perspective and guide both the landowner and Town toward agreement. Under the terms of the Community Preservation Fund, the Town can pay for the costs of the Conservation Opportunities Plan.

The Conservation Opportunities Planning Process represents a cooperative, cost effective approach to leveraging limited public funds through the voluntary participation of landowners in a planning approach that will conserve important open space while satisfying the financial goals of landowners.

Annex E

Shelter Island CLPFAB Open Space Rating System for Land Acquisition

Primary Criteria

- A. Special Features or Habitat Enhancements (30 Points)
 - 10- Aquifer protection
 - 5- Marine or Freshwater Wetlands, buffer area of tidal wetland
 - 5- Agricultural Use, farmland, or potential agricultural use
 - 5- Special View
 - 5- Special Vegetation, i.e. Habitat Diversity, Meadow, Woodlands, Beach Flora. Etc.
 - 5- Multiple of any of the above
- B. Size or Shape (30 Points)
 - 15- Over 20 Acres
 - 5- Between 5 -20 Acres
 - 10- Perimeter to Area ratio less than one (Bulky shapes as opposed to strips)
- C. Proximity or Contiguity to other Public Open Space (20 Points)
 - 10- Abutting or adjacent to Town, County Land or State lands
 - 5- Abutting or adjacent to other protected land
 - 5- Strategic Parcel associated with further compatible Acquisition
- D. Greenbelts, Trails and Public Access (10 Points)
 - 5- Public Access to shore or water body or Potential Trail or open space link
 - 5- Link to other protected properties

Secondary Criteria

- E. Development Pressure (15 Points)
 - 15 – Listed for Sale
 - 10- Preliminary development plans filed and zoning in place
 - 5- Municipal zoning action pending (rezoning)
- F. Historic Consideration (5 Points)
 - 5- Historic component, Native American site
- G. Other Considerations (5 Points)
 - 5- List other consideration

Maximum Possible Score -- 115 Points

Minimum score necessary for consideration for acquisition -25 points

SHELTER ISLAND

RULES AND REGULATIONS
FOR
CPF ACQUISITION AND STEWARDSHIP

Community Preservation Fund

The purpose of Rules and Regulations for Acquisition and Stewardship Implementation is to standardize the application of the Community Preservation Fund state statute, Town Law 64-e. The intent is not to create new law but to ensure that the controlling law is applied evenly for all East End Towns primarily through a series of examples demonstrating the proper, as well as the improper, administration of Community Preservation Fund stewardship programs. These rules have been adopted in substantially the same form in the other towns collecting and administering CPF funds.

ADOPTED MARCH 18, 2011

The references below are to sections of Town Law 64-e:

3.(d) The purposes of the fund shall be exclusively, (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 plans designed to preserve community character, provided that not more than ten percent of the fund shall be utilized for the management and stewardship program...

The ten percent of the fund limitation for management and stewardship costs relates to the annual fund revenues. The last full calendar year of known revenue shall be used to determine the maximum amount permitted to be expensed for management and stewardship programs.

Example: In preparation of its 2010 budget in late 2009, a Peconic Bay Region Town would look to the complete CPF revenues received in 2008 to determine 10% of the fund for the 2010 budget and for compliance with this section of the statute.

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 there-from. 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.

Examples of appropriate costs associated with the acquisition of interests or rights in real property include, but are not limited to:

Example: Structural inspections, engineering inspections, environmental inspections, environmental assessments

Example: Survey maps, property flagging, installation of property monuments

Example: topographical or other maps

Example: Title searches

Example: Natural resource inventories

Example: Soil sampling

Example: Storage tank testing

Example: Professional services retained exclusively on behalf of the municipality to effectuate the acquisition of the real property

Example: Real estate taxes due and owing from the date of acquisition

4. Preservation of community character shall involve one or more of the following: (a) establishment of parks, nature preserves or recreational 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; (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 establishment of parks or recreational areas described in (a) above shall include outdoor active or passive recreation, as long as the recreational use is appropriate, permissible and not inconsistent with the purpose for which the property was acquired.

Any physical improvements to the property for active recreation including, but not limited to, an aquatic facility, sports fields, manicured park areas, fitness trails, restrooms and playgrounds, cannot be expensed to the CPF. Such capital projects are appropriate for a Town's general fund, capital bonding program, park district or other funding source.

Section 9(c) addresses allowable expenses to enhance access for passive use of open space.

The preservation of cultural resources, such as community theaters, community centers, art galleries, museums, bowling alleys and movie theaters, is not included as a legitimate "preservation of community character" as defined by this statute.

In order to be eligible for CPF, real property must meet one of the 13 community character criteria set forth above. Land which preserves what could be considered "community character" in general is not sufficient to be eligible for CPF acquisition.

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. 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 1449-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 9a of this section shall be eligible to be included in the plan.

1. A property must be included in the CPF Project Plan in order to be acquired with CPF monies. A property may be added to the Project Plan at any time subsequent to, and only after a public hearing on the matter. The public hearing must contain the rationale for including the parcel in the Project Plan and must identify the particular category of the preservation of community character set forth in Section 4. Amendments to the Project Plan shall be forwarded to those individuals listed in section 6.
2. New land acquisitions must be added to the Management and Stewardship Plan after a public hearing on the matter and before monies from the fund are expended for stewardship and management of the land. This public hearing may be combined with the public hearing to acquire the property. The public hearing on the matter and inclusion in the Management and Stewardship Plan may occur at any time subsequent to acquisition of the land. If it can be determined at the time of inclusion, the source of funding for a stewardship project should be provided at the public hearing
9. Land 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.

The public use of a CPF parcel must be compatible with the specific purpose for which the land was acquired as set forth in the definitions of "community character" in section 4 herein and in a manner which meets the criteria above. Improvements to open spaces must be to enhance access for passive use.

Example: in reference to 9(c) above, a peripheral parking area does not include an entire parcel acquired with CPF monies to be improved entirely as a parking area unless the entire parcel is a single and separate tax map parcel which is adjacent to a larger tract of CPF land and functions as the peripheral parking area for the abutting preserved land and is considered merged with the larger protected parcel.

In reference to 9(d) above, preserving "cultural property consistent with accepted standards for historic preservation" is intended to include only historic properties and places, specifically, historic archeological properties and places. The preservation of "cultural property," other than historic, is not permitted by the statute.

For purposes of this section, most properties acquired with CPF monies must be available for public access and enjoyment compatible with the property's characteristics. Public access may be denied if it can be demonstrated that public access could harm the property or its natural resources. Public access for lands encumbered with a conservation easement or agricultural development rights deed is not permitted unless specifically stated in the easement or deed.

Example: A wetlands parcel inundated with tidal wetlands is likely not an appropriate site for public pedestrian access.

Public access may also be denied if the Town determines that public access could threaten the health, safety and welfare of the public.

Example: An unsafe building or land condition may be fenced or otherwise have access prohibited to protect public safety.

Example: Access may be controlled by a physical barrier to prevent dumping and littering.

Example: Motorized access may be prevented due to the environmental sensitivity of the land

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 9 of this section, or (3) restoration of acquired real property to its natural state, including the demolition of existing buildings and structures.

- (1) Management costs for CPF properties must relate to the stated statutory purpose of the parcel acquisition.

Example: for a parcel acquired to protect wetlands, CPF monies cannot be expended to clear native vegetation of the property unless the removal is part of a restoration plan.

Example: Historic properties acquired in fee title cannot be used for other government functions or to house other governmental departments or staff other than for Community Preservation Fund purposes.

Example: The cost of creation of an access road and peripheral parking area for a CPF parcel is an appropriate CPF management cost.

Example: The cost to manufacture signs for installation on CPF land is an appropriate cost.

Example: The purchase of fencing and gates is an appropriate cost.

Example: The cost for initial debris removal is an appropriate cost.

Example: Land clearing that facilitates the purposes delineated in Section 9 herein. For example, the clearing of invasive plant species and the re-grading of land in order to re-establish tidal wetlands is an appropriate cost, but the clearing and re-grading of land for the purposes of active recreational improvements, is prohibited.

Example: Costs associated with the removal of invasive plant species is an appropriate cost.

Example: The purchase and installation of native plant and shrubs as part of a restoration plan to establish a natural vegetative buffer adjacent to wetlands is an appropriate cost but the purchase and installation of native plant and shrubs to beautify an improved park area is prohibited.

The term "projects" set forth in 9-a(a)(1) above, shall include equipment (including vehicles and other motorized items), tools, supplies and staff necessary to accomplish the management and stewardship purpose for particular properties.

Any equipment, tools or supplies acquired with the Fund must be used exclusively for CPF stewardship and management.

Except for historic preservation properties, the improvement, repair, reconstruction or adaptive construction of buildings upon the CPF land shall not be expensed to the Fund.

9-a. (b) In the case of interest 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.

The New York State Office of Parks, Recreation and Historic Preservation has determined that projects are evaluated using the Secretary of the Interiors Standards for the Treatment of Historic Properties. These standards in conjunction with the Secretary of Interior's Standards for Rehabilitation (applicable to the federal tax credit program) are the accepted guidelines for historic preservation of CPF properties. (See Appendix)

Example: For a CPF property listed on the National Registry, State Registry or locally designated as historic, permissible CPF stewardship costs include matching funds for a restoration grant, cost of materials and labor, architectural and planning consultants and reports.

Example: Restoration and renovation of historic buildings shall not include the installation or maintenance of historic landscaping plants, hardscaping or the re-creation of the grounds at the time of historic significance.

Permissible CPF stewardship costs do not include costs associated with the modernization or adaptive re-use of historic structures.

Example: The following expenses incurred for an historic structure or property can be expensed to the CPF if they are part of the rehabilitation or restoration of the historic features of the historic property:

Group A(permissible from CPF)

Roof repair or replacement;

Repair or replace exterior siding;

Foundation repair;

Flooring repair or replacement;

Plaster/sheetrock repair or replacement;

Window/doors repair or replacement;

Framing work, sills, soffits, fascia, corner boards, trim, mouldings;

Historic consultant, architect, engineer costs;

Repair of driveway and parking area existing at time of acquisition;

Mandatory ADA-compliant structural modifications

Example: The following expenses incurred for an historic structure or property, can be expensed to the CPF at a rate equal to the total preservation cost multiplied by not more than 20%:

Group B (partially permissible from CPF)

Central air conditioning or heating components
Chimneys (existing)
Electrical wiring and lighting fixtures
Elevators
Escalators
Fire escapes
Plumbing and plumbing fixtures
Sprinkler systems

Total project costs will be derived from adding Group A and Group B expenses. Total project costs multiplied by no more than 20% is the amount of Group B expenses that may be expensed to CPF. Any amount beyond 20% must be paid from a funding source other than CPF. For example: Total Group A expenses = \$100,000 and Total Group B expenses = \$100,000 for a Total Project Cost = \$200,000. $20\% \times \$200,000 = \$40,000$. Therefore \$140,000 may be expensed to CPF and \$60,000 of Group B costs must be expensed to a fund other than CPF.

Example: The following expenses incurred for an historic structure or property cannot be expensed to the CPF:

Group C(not permissible from CPF)

Appliances
Cabinets
Carpeting
Computer, telephone or cable lines
Decks (not part of the original building)
Demolition costs (removal of a building on property site)
Enlargement costs (increase in total volume)
Fencing
Feasibility studies
Furniture
Landscaping
Moving (building) costs
Outdoor lighting remote from building
Parking lot
Patios
Paving
Permit fees or architect, engineering costs for adaptive re-use purposes
Planters
Porches and Porticos (not part of original building)
Retaining walls
Sidewalks
Signage
Storm sewer construction costs
Walkways

Window treatments

Group C expenses cannot be expensed to CPF and therefore are not considered in calculating the total project cost. Furthermore, Group C expenses cannot be considered when calculating a CPF match for a grant

Example: An historical property acquired with CPF cannot be used to house unrelated staff or be used for any purpose other than for which it was acquired consistent with Town Law 64-e. Such historical properties may only be used by a historical society or similar organization or CPF staff. The historic property must be open to the public.

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

“Customary operation and maintenance of acquired interests or rights in real property” does not include stewardship projects which protect or enhance the natural, scenic, or open space character for which the real property was acquired or projects which provide or sustain public access to the natural, scenic or open space character of the real property. (see 9-a(a)).

Example: stewardship work in furtherance of a wetlands restoration plan is a permissible expense to the CPF

Example: stewardship work based upon a multi-year invasive species removal and abatement plan is a permissible expense to the CPF

Example: “Customary operation and maintenance” includes but is not limited to routine grass mowing not related to a grassland or meadowland restoration plan, utility costs such as electric, heat, water or cable associated with CPF-acquired property, trash removal or the repair of a non-historic structure on CPF-acquired land

Example The costs of establishing a walking trail including the installation of a foot bridge, is permissible as well as the costs of upkeep of the walking trail and foot bridge.

Example The removal of debris from acquired land is a permissible cost. The annual or recurring clean-up of the land is not a permissible expense to the CPF.

Example In order for a natural resource stewardship project to be permissible, it must have a project purpose and duration which is supported by expert opinion.

Example The installation and upkeep of an access road and parking area to improve and support access on CPF open space pursuant to Section 9 is a permissible expense to the CPF.

9-a. (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.

Example: The installation of a wood informational kiosk which contains a trail map or other information relative to the open space it is installed upon and which enhances the public's access for passive use thereof, is permissible.

Example: The purchase of a brush cutting mower for the exclusive use of trail work on CPF lands, is permissible provided such equipment has a useful life of at least 5 years.

Example: The construction of a wood walkway which enhances the access to the open space for passive use, is permissible.

Example: The construction of a restroom on the open space is not a permitted CPF expense as although it is a public amenity, it does not enhance the actual access to the open space as required by Section 9(c) .

Example: The expense of a 4-wheel drive vehicle, truck or other off-road vehicle used exclusively for CPF purposes, is part of a management and stewardship "project" and is a permissible expense as equipment provided it has a useful life of 5 years.

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

Only those expenditures for purposes explicitly cited in the statute are permitted expenditures from CPF.

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 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 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 261-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.

This is the “alienation clause” of CPF which substantially disallows the transfer of rights or interests in real property acquired with CPF monies.

Example: A town may not lease a CPF-acquired property to an individual or entity for public or private purposes as a lease alienates certain rights and creates a possessory interest on the part of the leasee.

Example: A town may enter into a license agreement with a not-for-profit entity whose mission and purpose have a sufficient connection to the purpose for which the property was acquired, to manage or steward a CPF-acquired property or part of a property, provided the use directly relates to the purpose for which the property was acquired and the property is open and accessible to the public. A license agreement does not create a possessory interest in the rights or interests of real property.

Example: A town may enter into a license agreement with a local historical society permitting the society to manage and steward a historic building acquired with CPF monies, provided the property is open and accessible to the public.

Example: A town may not enter into a license agreement with a television station or library or other public or private entity whose use does not directly relate to the statutory purpose for which the property was acquired, to use a CPF parcel or occupy a structure located on a CPF-acquired parcel.

Example: A town may enter into a license agreement with an entity to manage a recreational use on CPF land, provided the recreational use was a stated purpose for which the property was acquired and such use is open and available to the public.

Example: A town may enter into a license agreement with an entity or individual to manage an agricultural use on CPF land, provided the agricultural use was a stated purpose for which the property was acquired.

This section excludes the sale of development rights by the Town acquired pursuant to this section from the alienation restrictions. Development rights acquired without fee title can be placed in a central bank and resold with proceeds to be deposited into the CPF. If a Town wishes to bank development rights it has acquired with the fee title of real property, the Town must set forth the number of development rights to be banked in the resolution authorizing acquisition of the real property.

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.

Town staff may be paid by the CPF for work performed for CPF. Full time staff hours paid by CPF must be solely dedicated to the CPF program.

Any employee whose work time is not exclusively dedicated to CPF must be identified in the town budget and the Management & Stewardship Plan indicating employee costs chargeable to CPF.

The fringe benefits of Town staff whose annual work time is not exclusively dedicated to CPF, may only be expensed to CPF for that same percentage.

Example: A staff person spends 40% of her time performing CPF work during the calendar year. Up to 40% of her salary and fringe benefits may be expensed to CPF.