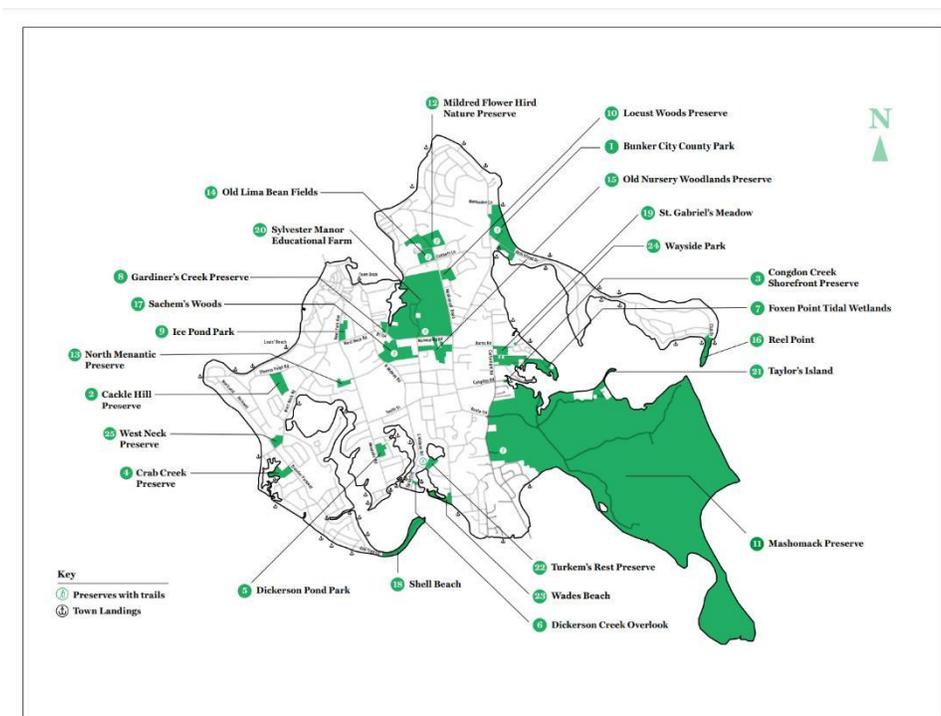


DRAFT 2/7/2023 Work Session  
2/16/2023 3/9/2023 5/11/2023

# TOWN OF SHELTER ISLAND AMENDED COMMUNITY PRESERVATION AND WATER QUALITY IMPROVEMENT PROJECT PLAN

## ACQUISITION PLAN 2023-2028



As Required By  
The Peconic Bay Region Community Preservation Act

Town Board of Shelter Island  
Supervisor G. Siller  
Councilmember J Colligan  
Councilmember A Brach-Williams  
Councilmember M Larsen  
Councilmember BJ Ianfolla

# 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. CPF has been extended by the voters 4 times. The first extension, through 2020, was approved by the voters in 2002. It was again extended through 2030 in 2006. Then, , on November 8, 2016, voters in the five East End Towns extended the CPF to 2050 and also added the opportunity for each Town to invest up to 20% of the funds toward water quality improvement (WQI) projects. Finally and mostrecently, in November 2022, Island voters approved an additional 0.5% transfer tax dedicated to community housing initiatives. .

There is a crucial difference between these 2 additional transfer tax funds: the WQI funds can “travel” between CPF and WQI ledgers but the housing funds are dedicated and can only be used for community housing. This means that each year, the Town Board must encumber the CPF monies that it deems necessary for future WQI projects while the housing monies require no such action. By encumbering the WQI funds annually, the Town is afforded the maximum flexibility in that those funds could be transferred back to CPF if needed; if the funds are not annually encumbered, they are lost to WQI projects permanently.

The legal authority for the Community Preservation fund is set out in Town Law 64-e ("State 2% Law") and Shelter Island Town Code Chapter 50.

The enabling legislation, commonly referred to as “64-e”, details that the purposes of the fund shall be exclusively:

- (a) to implement a plan for the preservation of community character as required by this section
- (b) to acquire interests or rights in real property for the preservation of community character within the Town including villages therein in accordance with such plan and in cooperation with willing sellers
- (c) to establish a bank pursuant to a transfer of development rights program consistent with section two hundred sixty-one-a of this chapter
- (d) to provide a management and stewardship program for such interests and rights consistent with subdivisions nine and nine-a of this section and in accordance with such plan designed to preserve community character; provided that not more than ten percent of the fund shall be utilized for the management and stewardship program
- (e) to implement water quality improvement projects in accordance with a plan to preserve community character

In 2022, the Town explored the establishment of a transfer of development rights (TDR) program as cited in (c) above. The Town’s consultant, PW Grosser, determined in consultation with the Suffolk County Department of Health that the absence of a more extensive public water system than currently exists on Shelter Island prevents the establishment of such a program.

Implementing the Community Preservation Project Plan (CPPP) Update 2023 for Shelter Island will

allow the acquisition of properties that preserve community character in one or more of the following categories:

- (a) establishment of parks, nature preserves, or recreation areas;
- (b) preservation of open space, including agricultural lands provided, however, that farm buildings and structures used for the marketing of farm products produced on such agricultural lands where at least fifty percent of the gross annual income results from sales of products produced on such lands and, in addition the sale of any other locally sourced and/or produced food and plant products shall be permitted;
- (c) preservation of lands of exceptional scenic value;
- (d) preservation of fresh and saltwater marshes or other wetlands;
- (e) preservation of aquifer recharge areas;
- (f) preservation of undeveloped beachlands or shoreline including those at significant risk of coastal flooding due to projected sea level rise and future storms;
- (g) establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;
- (h) preservation of pine barrens consisting of such biota as pitch pine, and scrub oak;
- (i) preservation of unique or threatened ecological areas;
- (j) preservation of rivers and river areas in a natural, free-flowing condition;
- (k) preservation of forested land;
- (l) preservation of public access to lands for public use including stream rights and waterways;
- (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.
- (n) preservation of lands necessary to protect fisheries and water dependent uses essential to maintain and enhance maritime heritage;
- (o) undertaking any of the aforementioned in furtherance of the establishment of a greenbelt. Preservation of community character shall also include the protection and improvement of the quality of all water resources. Preservation of community character shall also include the protection and improvement of the quality of all water resources (*as of the 2016 referendum*).

## **COMMUNITY PRESERVATION PROJECT PLAN UPDATE**

New York State law requires that a Community Preservation Project Plan (CPPP) be revised every five years. Once adopted by the Town Board, this CPPP Update (which is the fourth revision) will remain in force through 2028. To provide for the ongoing administration of the Plan, the Shelter Island Town Board has appointed a Shelter Island Community

Preservation Fund Advisory Board (CPFAB). This is the Acquisition Plan; the Town is required to “(a)s part of, or in addition, to said community preservation fund project plan, each town board may also adopt a management and stewardship plan for interests or rights in real property acquired pursuant to this section. *No monies from the fund shall be expended for management and stewardship, except as approved in said plan.* Said plan may provide management and stewardship projects for up to a three-year period and shall provide a description and estimated cost for each project. Said plan shall be approved and adopted by local law and may be updated from time to time at the discretion of the town board. Only management and stewardship projects permitted pursuant to subdivision nine-a of this section shall be eligible to be included in the plan.”

The CPPP lists every property which has not yet been protected both vacant (Appendix D) and those with structures whose size exceeds 3 acres (Appendix E). In addition, Appendix C lists priority properties and the reasons for their primacy.

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

The addition of the Water Quality Improvement (WQI) provisions in 2016 required that the Town include such fund uses in its CPPP Update. These are included in Appendix F and adhere to the following:

- List water quality improvement projects which the Town plans to undertake pursuant to the community preservation fund and state how such project would improve existing water quality

## BACKGROUND AND HISTORY

Appendices 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.

## 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 CPFAB as its agency for pursuing the Town's longstanding conservation priorities (see "Introduction," above). The Town will also participate in the Peconic Bay Community Preservation Fund Advisory Opinions Board when and if it is reconvened. The Town will continue to assess Town codes and practices as necessary to make them consistent with this Plan.

### Priority Assessment System

The Town Board, in conjunction with the CPFAB, 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) there may be exceptions such as a property being offered below market value, assistance from a grant award or a partnership with another government or non-profit organization, that affect the prioritization of a parcel

#### Category II Properties

Category II properties are defined as those purchased with less than a fee interest 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 Town Board and the CPFAB recognize that in the area of land preservation, each property and each situation is unique. Accordingly, it should be emphasized that these Criteria are guidelines and not 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 2022, the Town of Shelter Island has utilized the CPF in accordance with the foregoing criteria to preserve the open space; these preserved lands are described in Map 1. The Shelter Island CPFAB Open Space Rating System for Land Acquisition weighs these criteria and is attached as Appendix I.

Appendix C is a list of priority acquisition targets, also shown on Map 1. 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 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. Appendices D and E are lists of properties from which such additional candidates might be drawn. The lists are taken from the Shelter Island Assessment Roll which are themselves constantly being updated. Appendix E 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 Assessment Roll occurring after the date of this Plan will be automatically incorporated in APPENDICES C, D and E.

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:

#### 1. 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 (8 acres) and the Klenawicus property (24 acres in conjunction with Suffolk County). An additional 18 acres at 28 Cartwright Road, owned as open space by the State of New York, abuts the St. Gabriel's property and lies across the street from the Klenawicus land and thus comprises a significant freshwater aquifer recharge area.

c. Crab Creek West Neck aggregation. Although these properties are not contiguous (with 1 exception) nor even especially close to each other, they all lie within the West Neck area and comprise nearly 100 acres of preservation. The Town and/or county have acquired title or development rights to: 50 acres of property at Westmoreland Farms; 8.4 acres at Cackle Hill which abuts an additional 17.1 acres at 47 Stearns Point Road; 7.7 acres at 4 Nostrand; and 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 hopefully contributed to a reduced draw.

d. Menantic Peninsula aggregation. The 2022 acquisition of what was known as the White properties, totaling just over 20 acres, joined a 9.5-acre parcel protected and owned by the White Homeowners Association; both lie across the street from an 8.7-acre parcel already owned by the Town. Saltwater intrusion already bedevils the wells in this area, and it is hoped that by protecting these properties, some impact will be made. In addition, these properties offer a scenic vista that will be cherished by generations to come.

## 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 under private ownership. The Town has acquired the Courten, Pirotti and Parr properties to extend the public beach along 1400+ feet of shorefront.

b. Section 9 aggregation. Much of the property delineated as Section 9 in the Assessment Roll, including the causeways connecting the Ram Islands, was acquired prior to adoption of the Community Preservation Law. In 2023, the Town has acquired 9.6 acres on the 1<sup>st</sup> causeway. Because of the low-lying nature of the causeway, it floods and can be seriously impacted by development but due to extensive County and/or Town ownership, wetlands restrictions on building and homeowner association covenants, both causeways are thought to be safe from development.

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

## CPF Bonding:

To prepare for future real estate opportunities which may exceed the funds available in the Community Preservation accounts, the Town Board adopted Resolution 312 on June 15, 2018, authorizing a bond or bonds in the sum of \$15,000,000.00 for the purchase of lands contributing to community character.

Under a prior similar authorization, the Town issued \$1,800,000 of bonds in 2010 and another \$500,000 in 2012. Both of these bonds have since been repaid.

The ability to borrow under this authorization--and the wisdom of doing so--will depend upon not only the property being considered but also current economic conditions.

Management of CPF Money:

CPF money will be kept separate from other Town funds, and not be used for loans or donations to the Town's general fund; or provide collateral for non-CPF Town borrowings other than as contemplated by the Bond Resolution (312) dated June 15, 2018 or future CPF bond resolutions.

Water Quality Improvement Funds will be kept in separate accounts beginning in 2023 to simplify the accounting for these separate monies and their use.

Conservation Tools and Conservation Opportunities Planning Process:

These are discussed in Appendices G and H, respectively.

Other Plan Elements:

The following documents are incorporated into and attached to this plan

APPENDIX A

Background

APPENDIX B

Previous Open Space Preservation Initiatives

APPENDIX C

List of Targeted Properties

Such properties may also be found in APPENDICES D & E

APPENDIX D

All Shelter Island Vacant Land as of 3/1/2023

Not protected by Government ownership or conservancy organizations

APPENDIX E

All Shelter Island Improved Land of more than three acres as of 3/1/2023

APPENDIX F

List of Water Quality Improvement Projects

APPENDIX G

Conservation Tools

APPENDIX H

Conservation Opportunities Planning Process

APPENDIX I

Shelter Island CPFAB Open Space Rating System for Land Acquisition<sup>7</sup>

APPENDIX J

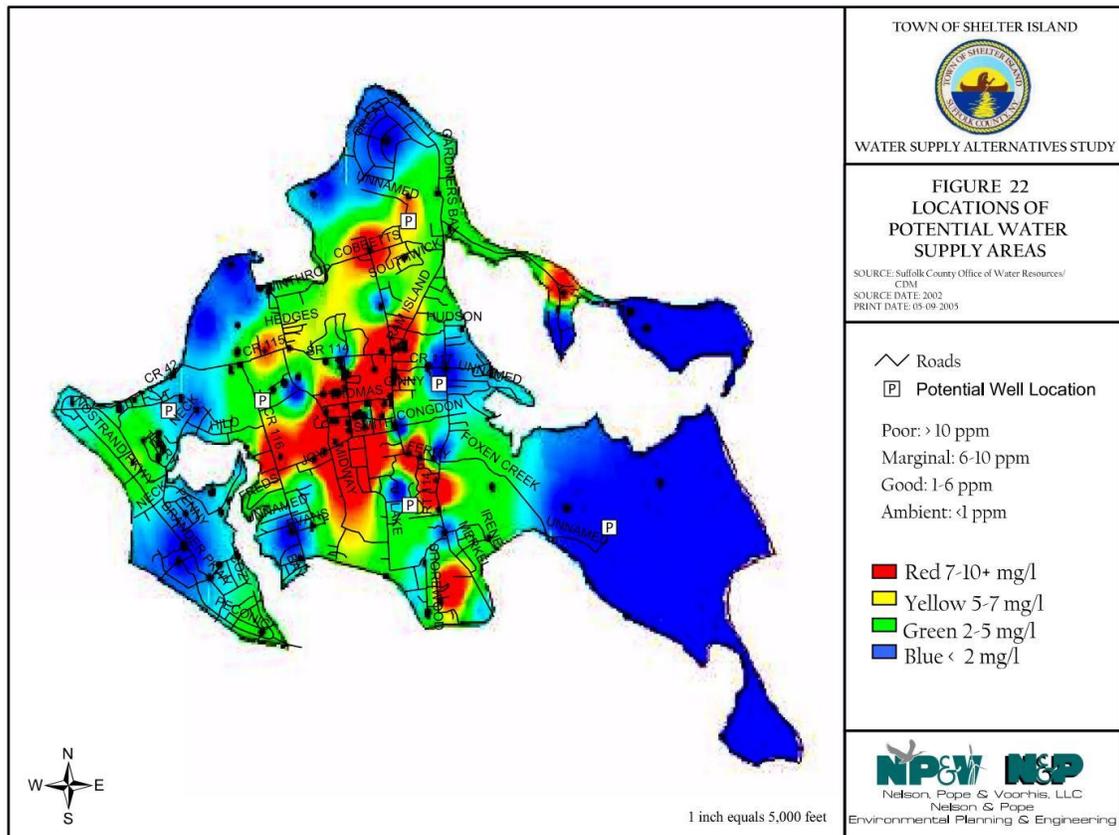
**Section 64-E Peconic Bay Region Community Preservation Funds**  
(Most recent version on or before 9/2/2022: [www.nysenate.gov/legislation/laws/TWN/64-E](http://www.nysenate.gov/legislation/laws/TWN/64-E))

## **Appendix A**

### **Background**

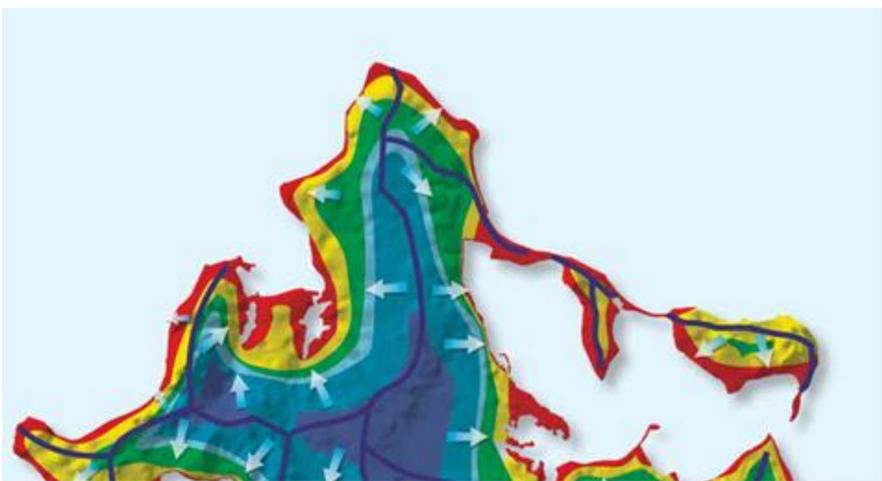
Shelter Island is centrally located within the Peconic Bay Region and is an integral part of the Peconic Estuary. The Island has a highly irregular coastline of many bays, creeks, harbors and tidal wetlands. It is separated from Greenport and North Haven/Sag Harbor by deep tidal channels. The Island has its own aquifer systems that are separate and distinct from those of the North and South Forks. Shelter Island contains a number of important historic sites and districts, and it remains a comparatively "green island" with open spaces dominated by woodlands. Agricultural activities include a horse farm that is already stripped of development rights, 3 garden nurseries that do not grow their own stock, an educational farm sited on protected lands, and a small organic farm that focuses on flowers and tomatoes on leased land. Because of the paucity of agricultural lands, the Town of Shelter Island focuses its Community Preservation Fund acquisitions primarily on the acquisition of undeveloped land rather than farmland.

The center of Shelter Island can be thought of as having a spine that runs along Route 114. Along this spine the houses are smaller, and many are on smaller plots of land. In addition, the school, the Town's municipal buildings as well as retail and business development also line up along this spine. As the map below shows, the concentration of nitrates is greatest in the area. Complicating this picture is the fact that the US Geological Survey estimates that the travel time of water in this section of the aquifer to the surface waters is in excess of 50 years. In other words, the flushing of the nitrates from the aquifer along the spine will take 50+ years in the absence of any remedial measures.

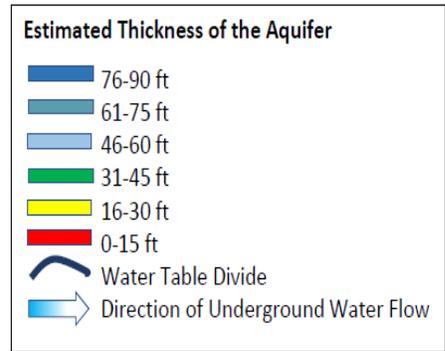


This simple fact forces us to accept that recharge alone will not accomplish the necessary improvements to the aquifer if we are to meet drinking water standards in any reasonable time frame. Lands preserved to re-charge the aquifer are important but added to that mandate will be lands that would potentially be used as wellfields.

Along the shoreline, the threat to drinking water quality is primarily from saltwater intrusion. The cause of this intrusion is multi-faceted: climate change, overdevelopment, and over-use leading to insufficient pressure at the fresh/saltwater interface. These areas include Silver Beach, Menantic, Tarkettle, Shorewood, Hay Beach and on Big and Little Ram Islands. Potable water risk is particularly sensitive at the tips of the peninsulas and acquisitions which reduce the water draw and septic intrusion into these areas have value in the overall Community Preservation Program.



The present quality of water in the Island's bays, creeks and harbors varies considerably. The waters of Mashomack are generally pristine and provide a standard for the Peconic Estuary. The waters of Coecles Harbor, Gardiners Creek, Smith Cove, Clark's Creek, Dickerson Creek and Crab Creek are of reasonably high quality. The waters of Chase Creek, Menantic Creek and West Neck Creek and Bay are of lesser quality. The West Neck System, which has been a "hot spot" 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 properties 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".

## **APPENDIX B**

### **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.

**APPENDIX C**

**PRIORITY PROPERTIES FOR ACQUISITION UPDATED FEBRUARY 2023  
(Order does not indicate preference)**

	<b>ADDRESS</b>	<b>S - B - L</b>	<b>ACRES</b>	<b>Preservation Category</b>
1	81 & 82 South Midway	23.-1-30 23.-1-34	17.35 5.6	
2	72 & 80 South Midway	23.-1-33.1 23.-1-33.2	3.7 3.4	
3	59 Nostrand Pkwy	13.-1-14.1	17.6	
4	4 Belvedere Avenue	13.-1-15.2	45.1	
5	65 Stearns Point Road	13.-2-32.1	20.3	
6	20C Ram Island Road	8.-3-43.5	13.4	
7	50 N Cartwright	15.-4-108	13.7	
8	Multple Lots on Island Way & Overlook Pl	3.-2-33.9 -> 33.19 3.-2-33.21 -> 33.25 3.-2-33.4	36.5	
9	71 West Neck Road	14.-2-12	17.8	
10	55 Menantic Road	22.-2-23.5	11.9	
11	22 & 28 Congdon Road	19.-2-98 15.-4-78	16.84 4.75	
12	55 Cobbetts Lane	3.-2-49.1	10.5	
13	113 So Midway 96 Ram Island Drive	23.-2-10 9.-3-44	10.72 0.18	
14	12 N Menantic Road	18.-3-4	11.7	
15	Westmoreland Dr	18.-1-12.7	11.1	

- A. establishment of parks, nature preserves, or recreation areas;
- B. preservation of open space, including agricultural lands
- C. preservation of lands of exceptional scenic value;
- D. preservation of fresh and saltwater marshes or other wetlands
- E. preservation of aquifer recharge areas
- F. preservation of undeveloped beach lands or shoreline including those at significant risk of coastal flooding due to projected sea level rise and future storms;
- G. establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;
- H. preservation of pine barrens consisting of such biota as pitch pine, and scrub oak;
- I. preservation of unique or threatened ecological areas;
- J. preservation of rivers and river areas in a natural, free-flowing condition;
- K. preservation of forested land;
- L. preservation of public access to lands for public use including stream rights and waterways;
- M. preservation of historic places and properties listed on the New York State register of historic places and/or protected under a municipal historic preservation ordinance or law
- N. preservation of lands necessary to protect fisheries and water dependent uses essential to maintain and enhance maritime heritage;
- O. undertaking any of the aforementioned in furtherance of the establishment of a greenbelt.

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

<b>APPENDIX D VACANT LAND</b>					
<b>SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS</b>					
TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	18.-2-28.3	C Gazon Rd	0.02	300	VACANT LAND
473289	18.-2-28.4	D Gazon Rd	0.02	300	
473289	7.-7-19	39 Winthrop Rd	0.03	300	
473289	7.-7-20	41 Winthrop Rd	0.03	300	
473289	7.-7-18	37 Winthrop Rd	0.04	300	
473289	18.-2-28.2	B Gazon Rd	0.04	300	
473289	5.-6-4.1	10B Grand Ave	0.06	300	
473289	5.-6-4.2	10A Grand Ave	0.06	300	
473289	7.-7-17	35 Winthrop Rd	0.06	300	
473289	12.-2-16	64 Tuthill Dr	0.07	300	
473289	12.-2-8	50 Tuthill Dr	0.08	300	
473289	12.-2-22	76 Tuthill Dr	0.08	300	
473289	22.-1-49	56C Peconic Ave	0.08	300	
473289	22.-1-50	56D Peconic Ave	0.09	300	
473289	11.-2-14	14 Tuthill Dr	0.1	300	
473289	22.-1-42	54B Peconic Ave	0.1	300	
473289	22.-1-43	54E Peconic Ave	0.1	300	
473289	22.-1-44	54D Peconic Ave	0.1	300	
473289	22.-1-45	54E Peconic Ave	0.1	300	
473289	22.-1-46	54F Peconic Ave	0.1	300	
473289	22.-1-47	56A Peconic Ave	0.1	300	
473289	22.-1-48	56B Peconic Ave	0.1	300	
473289	22.-1-51	56E Peconic Ave	0.1	300	
473289	22.-1-52	56F Peconic Ave	0.1	300	
473289	22.-1-53	58A Peconic Ave	0.1	300	
473289	22.-1-54	58B Peconic Ave	0.1	300	
473289	22.-1-55	58C Peconic Ave	0.1	300	
473289	22.-1-56	58D Peconic Ave	0.1	300	
473289	22.-1-57	58E Peconic Ave	0.1	300	
473289	12.-2-3	40 Tuthill Dr	0.11	300	
473289	9.-3-40	90 Ram Island Dr	0.12	300	
473289	9.-3-41	90 Ram Island Dr	0.12	300	
473289	12.-2-1	36 Tuthill Dr	0.12	300	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	12.-2-2	38 Tuthill Dr	0.12	300	
473289	12.-2-20	72 Tuthill Dr	0.12	300	
473289	18.-3-84	Dickerson Dr	0.12	300	
473289	7.-7-21.3	43 Winthrop Rd	0.13	300	
473289	12.-2-21	74 Tuthill Dr	0.13	300	
473289	24.-1-58	125A S Ferry Rd	0.13	300	
473289	7.-7-22	43A Winthrop Rd	0.16	300	
473289	8.-3-70	74 Willow Ln	0.18	300	
473289	13.-2-2.2	Shore Rd	0.2	300	
473289	23.-1-24.11	Charlie's Ln	0.2	300	
473289	7.-3-23	171B N Ferry Rd	0.22	300	
473289	17.-2-3	111 West Neck Rd	0.25	300	
473289	11.-2-17	20 Tuthill Dr	0.26	300	
473289	24.-1-47.2	S Ferry Rd	0.28	300	
473289	5.-4-1	6 Bluff Ave	0.29	300	
473289	9.-1-1.2	Little Cedar Island	0.3	300	
473289	24.-1-7	Irene Ln	0.32	300	
473289	7.-3-18	171G N Ferry Rd	0.34	300	
473289	7.-7-16	33 Winthrop Rd	0.37	300	
473289	3.-1-6	7 Cobbetts Ln	0.4	300	
473289	21.-1-15.1	4A Peconic Ave	0.5	300	
473289	22.-2-52	3 Gibb Ave	0.62	300	
473289	22.-2-53	1 Montclair Ave	0.78	300	
473289	9.-3-16.2	9 Little Ram Island Dr	1.51	300	
473289	15.-4-62.1	15A Congdon Rd	2	300	
473289	23.-1-33.2	80 S Midway Rd	3.4	300	
473289	23.-1-33.1	72 S Midway Rd	3.7	300	
473201	1.-3-19.1	Locust Point Rd	4	300	
473289	23.-1-34	82 S Midway Rd	5.6	300	
473289	24.-1-47.1	144 S Ferry Rd	9.5	300	
473289	8.-2-25.16	33 Ram Island Rd	28.59	300	
473289	3.-2-33.27	Island Way	0.03	311	RESIDENTIAL VACANT
473289	6.-3-12.2	4 Meadow Pl	0.04	311	
473289	15.-3-50	22 Smith St	0.04	311	
473289	8.-3-42.1	Jennings Old Lane	0.05	311	
473289	22.-2-25.1	S Menantic Rd	0.05	311	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473201	1.-3-12	8 Yoco Rd	0.07	311	
473289	6.-3-5	16 Meadow Pl	0.07	311	
473289	6.-3-9.1	10 Meadow Pl	0.07	311	
473289	11.-2-25.1	24 Tuthill Dr	0.1	311	
473289	14.-1-60	Behringer Rd	0.1	311	
473289	18.-2-57	Fred's Ln	0.1	311	
473289	22.-1-155	Petticoat Ln	0.1	311	
473289	9.-3-43	94 Ram Island Dr	0.12	311	
473289	6.-3-6.2	14 Meadow Pl	0.14	311	
473289	6.-3-10.2	8 Meadow Pl	0.14	311	
473201	1.-3-8	9A Yoco Rd	0.15	311	
473289	6.-2-33	Tower Hill Ave	0.15	311	
473289	17.-1-15	Peconic Ave	0.16	311	
473289	12.-1-29.1	10C Club Dr	0.2	311	
473289	5.-4-14	14 Prospect Ave	0.25	311	
473289	9.-2-14	107 Ram Island Dr	0.25	311	
473289	12.-1-12	43 Myrtle Rd	0.27	311	
473289	7.-5-1.3	29 New York Ave	0.28	311	
473289	12.-1-14	64 Myrtle Rd	0.28	311	
473289	25.-1-57	12 Tennis Court Ln	0.28	311	
473289	15.-4-126.4	20G N Cartwright Rd	0.3	311	
473289	22.-2-5.20	Artist's Ln	0.33	311	
473289	22.-1-146	16 E Brander Pkwy	0.34	311	
473289	23.-3-42	109A S Ferry Rd	0.35	311	
473289	6.-3-15	3 Meadow Pl	0.37	311	
473289	9.-3-35	78 Ram Island Dr	0.37	311	
473289	25.-1-50	30 E Brander Pkwy	0.37	311	
473289	15.-3-51	20 Smith St	0.39	311	
473289	6.-2-18.5	21 Sunnyside Ave	0.4	311	
473289	11.-1-1	1 Tuthill Dr	0.4	311	
473289	14.-2-63.1	61B N Menantic Rd	0.4	311	
473289	5.-2-2.2	8 Bay Ave	0.44	311	
473289	24.-1-57	123A S Ferry Rd	0.44	311	
473289	17.-1-89	20 Glynn Dr	0.46	311	
473289	19.-2-33	15 Strawberry Ln	0.46	311	
473289	19.-2-50	27 Lake Dr	0.46	311	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	25.-1-25	77 Peconic Ave	0.46	311	
473289	19.-1-81	36 Baldwin Rd	0.47	311	
473289	19.-1-89.3	1 Lake Dr	0.47	311	
473289	24.-1-52	126 S Ferry Rd	0.48	311	
473289	8.-2-40	12 Wade Rd	0.5	311	
473289	15.-4-34	9 Ginny Dr	0.5	311	
473289	17.-1-47	5 Terry Dr	0.5	311	
473289	17.-1-53	17 Terry Dr	0.5	311	
473289	17.-1-55	21 Terry Dr	0.5	311	
473289	17.-1-63	18 Terry Dr	0.5	311	
473289	17.-1-65	14 Terry Dr	0.5	311	
473289	17.-1-79	6 Mimosa Pl	0.5	311	
473289	17.-1-85	13 Glynn Dr	0.5	311	
473289	17.-2-50	14 Pennys Path	0.5	311	
473289	18.-2-49	19 Fred's Ln	0.5	311	
473289	18.-3-75.14	6H Joy Dr	0.5	311	
473289	19.-2-23	33 Baldwin Rd	0.5	311	
473289	22.-1-128	6 N Brander Pkwy	0.5	311	
473289	23.-3-15	12 Merkel Ln	0.5	311	
473289	23.-3-23	3 Thompson Rd	0.5	311	
473289	24.-1-5	9 Irene Ln	0.5	311	
473289	24.-1-43	127 S Ferry Rd	0.5	311	
473289	13.-2-22	54B Stearns Point Rd	0.52	311	
473289	21.-2-2	9E Peconic Ave	0.52	311	
473289	19.-1-98	20 Lake Dr	0.54	311	
473289	13.-2-28	50 Stearns Point Rd	0.56	311	
473289	19.-2-87	20H S Ferry Rd	0.56	311	
473289	12.-1-17	49 Tuthill Dr	0.57	311	
473289	18.-1-11.1	21 Tims Trl	0.58	311	
473289	19.-2-55	37 Lake Dr	0.58	311	
473289	22.-1-17	4 Petticoat Ln	0.58	311	
473289	19.-2-35	19 Strawberry Ln	0.59	311	
473289	8.-2-45	11 Johnston Rd	0.6	311	
473289	8.-2-54	5 Williette Rd	0.6	311	
473289	14.-2-52	9 Hillside Dr	0.6	311	
473289	21.-3-8	5 Ole Buck Run	0.6	311	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	23.-3-5	3 Linda Rd	0.6	311	
473289	13.-2-34	35 Terry Dr	0.62	311	
473289	13.-2-35	24 Terry Dr	0.62	311	
473289	14.-2-54	13 Hillside Dr	0.62	311	
473289	14.-5-8.3	8 Sleepy Hollow Rd	0.62	311	
473289	17.-1-56	23 Terry Dr	0.62	311	
473289	17.-1-68	8 Terry Dr	0.62	311	
473289	17.-2-47	8 Pennys Path	0.62	311	
473289	17.-2-64	4 Tims Trl	0.62	311	
473289	17.-2-66	8 Tims Trl	0.62	311	
473289	18.-1-7	13 Tims Trl	0.62	311	
473289	19.-1-91	6 Lake Dr	0.62	311	
473289	22.-1-13	9 Bay Shore Dr	0.62	311	
473289	22.-1-81	11E Blueberry Ln	0.62	311	
473289	22.-1-133	5 N Brander Pkwy	0.62	311	
473289	23.-3-6	5 Linda Rd	0.62	311	
473289	23.-3-14	10 Merkel Ln	0.62	311	
473289	24.-1-25.1	8 Thompson Rd	0.62	311	
473289	24.-1-25.2	6 Thompson Rd	0.62	311	
473289	5.-4-2	8 Bluff Ave	0.64	311	
473289	14.-2-32	12 Hilo Dr	0.64	311	
473289	18.-1-11.2	3 Ole Buck Run	0.67	311	
473289	7.-3-3	11 Sylvan Rd	0.68	311	
473289	8.-2-38.7	8 Wade Rd	0.69	311	
473289	8.-2-38.9	7 Johnston Rd	0.69	311	
473289	8.-2-52	10 Johnston Rd	0.69	311	
473289	14.-2-35	11 Hilo Dr	0.69	311	
473289	14.-2-38	17 Hilo Dr	0.69	311	
473289	15.-2-4	2 Jaspa Rd	0.69	311	
473289	23.-2-98	114 S Ferry Rd	0.69	311	
473289	4.-1-10	56 Ram Island Dr	0.7	311	
473289	15.-4-105.4	35 Burns Rd	0.7	311	
473289	15.-4-105.6	31 Burns Rd	0.7	311	
473289	15.-4-105.7	33 Burns Rd	0.7	311	
473289	22.-1-37	35 Peconic Ave	0.7	311	
473289	23.-3-9	4 Linda Rd	0.72	311	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	23.-3-44.1	23 Merkel Ln	0.72	311	
473289	21.-1-75	7 Hillcrest Rd	0.74	311	
473289	14.-2-53	11 Hillside Dr	0.75	311	
473289	18.-3-31	22 Dickerson Dr	0.75	311	
473289	18.-3-68	49 Smith St	0.75	311	
473289	18.-3-75.10	6F Joy Dr	0.75	311	
473289	22.-2-9	4 Evans Rd	0.75	311	
473289	15.-3-1.5	10 Manwaring Rd	0.77	311	
473289	19.-2-113.27	6 Quail Run	0.77	311	
473289	23.-3-11.2	3 Robin Ln	0.78	311	
473289	8.-2-48	10 Manhasset Rd	0.79	311	
473289	22.-2-17	5 Evans Rd	0.8	311	
473289	12.-1-25	10A Tuthill Dr	0.82	311	
473289	15.-4-105.5	29 Burns Rd	0.82	311	
473289	3.-2-6	22 Dinah Rock Rd	0.84	311	
473289	14.-4-4.4	66B N Midway Rd	0.84	311	
473289	24.-1-21	16 Thompson Rd	0.84	311	
473289	7.-4-77.5	3 Quail Hedge Ln	0.87	311	
473289	8.-3-12	84A N Cartwright Rd	0.87	311	
473289	14.-2-46.2	12 Hillside Dr	0.87	311	
473289	19.-2-15.2	13A Baldwin Rd	0.87	311	
473289	21.-1-79	25 Brander Pkwy	0.87	311	
473289	22.-1-95	4 Wheeler Rd	0.87	311	
473289	22.-1-125	12 N Brander Pkwy	0.87	311	
473289	1.-1-12	45 Dinah Rock Rd	0.88	311	
473289	22.-1-66.1	50 Brander Pkwy	0.89	311	
473289	3.-2-44	58 Cobbetts Ln	0.9	311	
473289	14.-2-11.4	69 West Neck Rd	0.9	311	
473289	14.-2-60.10	3 Burro Hall Ln	0.9	311	
473289	15.-4-127.4	14D N Cartwright Rd	0.9	311	
473289	18.-3-75.6	6D Joy Dr	0.9	311	
473289	19.-1-87.1	5 Lake Dr	0.9	311	
473289	23.-2-50	16 Osprey Rd	0.9	311	
473289	1.-1-21	26 Dinah Rock Rd	0.91	311	
473289	3.-2-63	20 Gardiners Bay Dr	0.91	311	
473289	7.-4-77.1	2 Quail Hedge Ln	0.91	311	

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VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	18.-2-62	10 Fred's Ln	0.91	311	
473289	1.-1-26	36 Dinah Rock Rd	0.92	311	
473289	1.-1-27	38 Dinah Rock Rd	0.92	311	
473289	14.-3-17.1	68 N Menantic Rd	0.92	311	
473289	15.-1-4.2	69 N Ferry Rd	0.92	311	Now owned by TSI – acquired for housing
473289	15.-4-6.7	1 Burns Rd	0.92	311	
473289	15.-4-102.1	20 Burns Rd	0.92	311	
473289	15.-4-102.4	18 Marc St	0.92	311	
473289	15.-4-102.5	17 Ginny Dr	0.92	311	
473289	18.-2-70	3 Margaret's Dr	0.92	311	
473289	19.-1-90.7	12A Sunshine Rd	0.92	311	
473289	19.-1-90.8	12B Sunshine Rd	0.92	311	
473289	23.-2-64	4 Osprey Ln	0.92	311	
473289	1.-2-28	36 Country Club Dr	0.93	311	
473289	1.-2-31	30 Country Club Dr	0.93	311	
473289	3.-2-21	8 Country Club Dr	0.93	311	
473289	14.-4-4.2	111D N Ferry Rd	0.93	311	
473289	8.-2-10	12 Quaker Path	0.94	311	
473289	18.-2-61	8 Fred's Ln	0.94	311	
473289	18.-2-63	12 Fred's Ln	0.94	311	
473289	18.-2-65	13 Margaret's Dr	0.94	311	
473289	18.-2-66	11 Margaret's Dr	0.94	311	
473289	1.-1-70	21 Crescent Way	0.95	311	
473289	22.-2-5.21	Artist's Ln	0.95	311	
473289	23.-2-15.10	141 S Midway Rd	0.95	311	
473289	23.-2-15.13	139 S Midway Rd	0.95	311	
473289	13.-2-8.7	10 Stearns Point Rd	0.96	311	
473289	18.-1-33.2	7 Westmoreland Dr	0.96	311	
473289	23.-2-48	13 Shorewood Rd	0.96	311	
473289	14.-1-58.4	8 Behringer Ln	0.98	311	
473289	21.-1-36.1	10A Hillcrest Rd	0.98	311	
473289	21.-1-59.1	3 Lilliput Ln	0.98	311	
473289	14.-1-58.2	6 Behringer Ln	0.99	311	
473289	1.-1-55	6 Great Circle Dr	1	311	
473289	1.-1-91	18 Crescent Way	1	311	
473289	1.-1-103	19 Country Club Dr	1	311	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	1.-2-17	58 Country Club Dr	1	311	
473289	1.-2-33	39 Gardiners Bay Dr	1	311	
473289	1.-2-36	45 Gardiners Bay Dr	1	311	
473289	1.-2-37	47 Gardiners Bay Dr	1	311	
473289	1.-2-38	49 Gardiners Bay Dr	1	311	
473289	1.-2-42	57 Gardiners Bay Dr	1	311	
473289	3.-2-8	5 Woodbine Way	1	311	
473289	7.-1-3	21 Serpentine Dr	1	311	
473289	7.-3-46	139 N Ferry Rd	1	311	
473289	7.-4-55.4	148A N Ferry Rd	1	311	
473289	8.-3-10	88 N Cartwright Rd	1	311	
473289	8.-3-11	86 N Cartwright Rd	1	311	
473289	8.-3-43.18	59 N Cartwright Rd	1	311	
473289	13.-2-8.6	12 Stearns Point Rd	1	311	
473289	14.-2-11.5	61 West Neck Rd	1	311	
473289	14.-3-17.2	70 N Menantic Rd	1	311	
473289	14.-3-51.10	60 N Menantic Rd	1	311	
473289	14.-3-72.11	29 N Midway Rd	1	311	
473289	14.-3-72.12	17 N Midway Rd	1	311	
473289	14.-4-5.2	68 N Midway Rd	1	311	
473289	15.-4-102.8	21 N Cartwright Rd	1	311	
473289	15.-4-134.5	3 S Cartwright Rd	1	311	
473289	18.-2-74	Fred's Ln	1	311	
473289	18.-3-75.17	6C Joy Dr	1	311	
473289	19.-2-16.2	1 Strawberry Ln	1	311	
473289	19.-2-61	31 Lakeview Dr	1	311	
473289	22.-1-66.2	48B Brander Pkwy	1	311	
473289	23.-1-24.4	1 Charlie's Ln	1	311	
473289	23.-1-42.4	14B Heron Ln	1	311	
473289	23.-2-15.11	135 S Midway Rd	1	311	
473289	23.-2-15.12	137 S Midway Rd	1	311	
473289	23.-2-34	5 Sandpiper Rd	1	311	
473289	23.-2-92	92 S Ferry Rd	1	311	
473289	24.-1-36.1	111 S Ferry Rd	1	311	
473289	24.-1-50.1	130 S Ferry Rd	1	311	
473289	24.-1-54.1	122 S Ferry Rd	1	311	

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**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	22.-1-126	10 N Brander Pkwy	1.02	311	
473289	13.-1-28.1	34 Rocky Point Rd	1.03	311	
473289	3.-2-23	12 Country Club Dr	1.05	311	
473289	23.-2-87	5 Osprey Rd	1.07	311	
473289	26.-1-1.5	3 Apple Orchard Ln	1.09	311	
473289	11.-1-7.1	17 Tuthill Dr	1.1	311	
473289	14.-2-47	8 Hillside Dr	1.1	311	
473289	14.-3-51.12	58 N Menantic Rd	1.1	311	
473289	14.-3-70.3	37 N Midway Rd	1.1	311	
473289	15.-4-3.4	6D Ram Island Rd	1.1	311	
473289	19.-2-63	27 Lakeview Dr	1.1	311	
473289	24.-1-26.2	16 Merkel Ln	1.1	311	
473289	6.-2-8	5 St. Johns St	1.11	311	
473289	1.-1-85	6 Crescent Way	1.12	311	
473289	5.-2-6	4 Bluff Ave	1.12	311	
473289	6.-2-13	15 Tower Hill Ave	1.12	311	
473289	23.-1-19	6 Graces Ln	1.13	311	
473289	19.-2-75	8 Dogwood Ln	1.15	311	
473289	22.-1-61	45 Peconic Ave	1.19	311	
473289	14.-1-42.2	15 Stearns Point Rd	1.2	311	
473289	14.-3-51.13	56A N Menantic Rd	1.2	311	
473289	15.-4-3.5	6C Ram Island Rd	1.2	311	
473289	21.-1-8	4E Peconic Ave	1.2	311	
473289	22.-1-72.2	8 Wheeler Rd	1.2	311	
473289	23.-1-35.11	3A Seagate Rd	1.25	311	
473289	23.-2-79	21 Osprey Rd	1.25	311	
473289	11.-1-14	25 Tuthill Dr	1.26	311	
473289	13.-1-26	38 Rocky Point Rd	1.29	311	
473289	18.-3-41	3 Hagar Rd	1.29	311	
473289	14.-3-52.2	52 N Menantic	1.3	311	
473289	15.-3-30.1	9A E Thomas St	1.3	311	
473289	18.-3-12.1	15 S Menantic Rd	1.3	311	
473289	19.-2-97.18	33B S Ferry Rd	1.3	311	
473289	19.-2-113.12	5 Fox Hollow Run	1.3	311	
473289	7.-3-33.1	169 N Ferry Rd	1.36	311	
473289	15.-4-139.2	15A S Cartwright Rd	1.36	311	

**APPENDIX D  
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**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	1.-2-74	40 Gardiners Bay Dr	1.39	311	
473289	1.-2-75	38 Gardiners Bay Dr	1.4	311	
473289	13.-2-14.1	36 Stearns Point Rd	1.4	311	
473289	14.-3-51.11	56B N Menantic Rd	1.4	311	
473289	14.-3-72.9	33 N Midway Rd	1.4	311	
473289	14.-3-72.10	31 N Midway Rd	1.4	311	
473289	18.-2-80.3	8 Lord's Ln	1.4	311	
473289	19.-1-46.3	40 Smith St	1.4	311	
473289	19.-2-113.26	8 Quail Run	1.4	311	
473289	22.-1-7	37F Westmoreland Dr	1.4	311	
473289	22.-1-65	52 Brander Pkwy	1.4	311	
473289	23.-1-42.8	128 S Midway Rd	1.4	311	
473289	25.-1-39.1	55 Peconic Ave	1.4	311	
473289	23.-2-27	1 Shorewood Rd	1.43	311	
473289	14.-2-31.3	8 Hilo Dr	1.44	311	
473289	22.-1-154.1	5 Wheeler Rd	1.47	311	
473289	14.-3-72.13	15 N Midway Rd	1.5	311	
473289	15.-4-140.4	17F S Cartwright Rd	1.5	311	
473289	18.-2-80.5	22 S Menantic Rd	1.5	311	
473289	18.-3-86	13 N Midway Rd	1.5	311	
473289	13.-2-11	47 Shore Rd	1.56	311	
473289	15.-4-82	23 Congdon Rd	1.56	311	
473289	3.-1-2	7 Cobbetts Ln	1.6	311	
473289	8.-3-7.2	44 Ram Island Rd	1.6	311	
473289	11.-1-2	5 Tuthill Dr	1.6	311	
473289	23.-2-2.6	45B Lake Dr	1.6	311	
473289	23.-2-15.5	2 Deer Park Ln	1.6	311	
473289	23.-2-15.6	4 Deer Park Ln	1.6	311	
473289	17.-1-22	2 N Brander Pkwy	1.62	311	
473289	7.-2-3	12 Serpentine Dr	1.7	311	
473289	13.-2-8.2	20 Stearns Point Rd	1.7	311	
473289	23.-3-2	1 Valley Rd	1.72	311	
473289	6.-1-8	23 Serpentine Dr	1.75	311	
473289	18.-3-13	17 S Menantic Rd	1.75	311	
473289	23.-2-85	9 Osprey Rd	1.75	311	
473289	23.-2-86	7 Osprey Rd	1.75	311	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	3.-2-33.4	43 Cobbetts Ln	1.8	311	
473289	3.-2-48.4	79 Ram Island Rd	1.8	311	
473289	6.-2-31	3 Prospect Ave	1.8	311	
473289	8.-1-5.7	80 N Ferry Rd	1.8	311	
473289	8.-2-1.3	56 Manhasset Rd	1.8	311	
473289	8.-2-1.14	14 Locust Woods Dr	1.8	311	
473289	10.-1-36.14	146 Ram Island Dr	1.8	311	
473289	13.-2-8.1	22 Stearns Point Rd	1.8	311	
473289	14.-1-6.2	2 Serpentine Dr	1.8	311	
473289	3.-2-33.10	3 Overlook Pl	1.9	311	
473289	3.-2-33.11	5 Overlook Pl	1.9	311	
473289	3.-2-33.13	12 Island Way	1.9	311	
473289	3.-2-33.14	10 Island Way	1.9	311	
473289	3.-2-33.16	6 Island Way	1.9	311	
473289	3.-2-33.19	13 Island Way	1.9	311	
473289	3.-2-33.24	6 Overlook Pl	1.9	311	
473289	3.-3-1	3 Coecles Pl	1.9	311	
473289	3.-3-4	4 Coecles Pl	1.9	311	
473289	10.-1-36.4	118 Ram Island Dr	1.9	311	
473289	10.-1-36.5	122 Ram Island Dr	1.9	311	
473289	10.-1-36.6	124 Ram Island Dr	1.9	311	
473289	10.-1-36.7	126 Ram Island Dr	1.9	311	
473289	10.-1-36.17	172 Ram Island Dr	1.9	311	
473289	10.-1-36.19	9 S Ram Island Dr	1.9	311	
473289	10.-1-36.20	13 S Ram Island Dr	1.9	311	
473289	14.-5-7.1	12 Sleepy Hollow Rd	1.9	311	
473289	17.-1-44.7	12 Nostrand Pkwy	1.9	311	
473289	17.-1-44.8	10 Nostrand Pkwy	1.9	311	
473289	22.-1-64.2	48C Brander Pkwy	1.9	311	
473289	3.-2-26	18 Country Club Dr	1.96	311	
473289	3.-2-33.25	4 Overlook Pl	2	311	
473289	7.-2-4	11 Sunnyside Ave	2	311	
473289	8.-1-2.2	10 Cobbetts Ln	2	311	
473289	14.-1-16.1	6A Stearns Point Rd	2	311	
473289	17.-1-34.3	30 Nostrand Pkwy	2	311	
473289	4.-1-4	26 Ram Island Dr	2.09	311	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	3.-2-33.15	8 Island Way	2.1	311	
473289	3.-2-33.17	4 Island Way	2.1	311	
473289	1.-2-73.1	50 Gardiners Bay Dr	2.2	311	
473289	3.-2-33.9	1 Overlook Pl	2.2	311	
473289	10.-1-36.1	110 Ram Island Dr	2.2	311	
473289	23.-2-95.10	100 S Ferry Rd	2.2	311	
473289	3.-2-33.18	2 Island Way	2.25	311	
473289	8.-3-64	62C N Cartwright Rd	2.25	311	
473289	3.-2-33.23	5 Island Way	2.3	311	
473289	17.-1-34.2	26 Nostrand Pkwy	2.3	311	
473201	1.-3-14.2	22 Locust Point Rd	2.4	311	
473289	14.-1-6.1	4 Sunnyside Ave	2.4	311	
473289	17.-1-44.9	138 West Neck Rd	2.4	311	
473289	15.-4-83	3 N Cartwright Rd	2.49	311	
473201	1.-3-21.2	4 Dering Woods Rd	2.5	311	
473289	3.-2-33.21	9 Island Way	2.5	311	
473289	19.-2-91.7	10 S Ferry Rd	2.6	311	
473289	13.-2-10	45 Stearns Point Rd	2.62	311	
473289	14.-3-26	9 West Neck Rd	2.66	311	
473201	1.-3-16.3	3 Dering Woods Ln	2.7	311	
473289	23.-2-95.9	102 S Ferry Rd	2.74	311	
473289	3.-2-33.22	7 Island Way	2.8	311	
473289	10.-1-36.22	178 Ram Island Dr	2.8	311	
473289	7.-3-45.2	141A N Ferry Rd	2.9	311	
473201	1.-3-11.2	47 Manhasset Rd	3	311	
473201	1.-3-21.1	2 Dering Woods Rd	3.1	311	
473201	1.-3-21.3	6 Dering Woods Rd	3.1	311	
473201	1.-3-21.4	7 Dering Woods Rd	3.1	311	
473201	1.-3-21.7	1 Dering Woods Rd	3.1	311	
473289	3.-2-33.12	14 Island Way	3.2	311	
473289	22.-1-1.10	35 Westmoreland Dr	3.2	311	
473289	8.-2-1.13	15 Locust Woods Dr	3.3	311	
473289	14.-1-16.2	6B Stearns Point Rd	3.7	311	
473289	16.-1-5.7	4 Pandion Rd	3.83	311	
473289	10.-1-18.3	163 Ram Island Dr	3.9	311	
473289	15.-3-12.3	29 St. Mary's Rd	4	311	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	23.-2-13.2	131B S Midway Rd	4	311	
473289	17.-1-35	32 Nostrand Pkwy	4.12	311	
473289	14.-3-72.3	9 Bowditch Rd	4.2	311	
473289	19.-2-112	9 Willow Pond Ln	4.44	311	
473201	1.-3-15	18 Locust Point Rd	4.8	311	
473289	22.-2-5.16	8A Simpson Ave	5	311	
473289	24.-1-55	120 S Ferry Rd	5.15	311	
473289	10.-1-33	166 Ram Island Dr	5.2	311	
473289	15.-4-56	4 St. Mary's Rd	5.3	311	
473289	22.-2-5.14	38 S Menantic Rd	5.5	311	
473289	22.-2-5.8	1 Artist's Ln	5.8	311	
473289	22.-2-5.15	40 S Menantic Rd	5.8	311	
473289	18.-2-80.4	10 Lord's Ln	5.97	311	
473289	3.-1-7.1	Cobbetts Ln	6.2	311	
473201	1.-3-11.4	31 Manhasset Rd	8.1	311	
473289	4.-1-8	29 Ram Island Dr	8.5	311	
473289	14.-1-11.1	11 Serpentine Dr	8.7	311	
473289	24.-1-18	21 Thompson Rd	9.4	311	
473289	22.-2-5.19	Artist's Ln	9.5	311	
473289	4.-1-7	32 Ram Island Dr	9.63	311	
473289	23.-2-10	113 S Midway Rd	10.72	311	
473289	18.-1-12.7	Westmoreland Dr	11.1	311	
473289	8.-1-5.9	80 N Ferry Rd	11.7	311	
473289	18.-3-4	12 N Menantic Rd	11.7	311	
473289	22.-2-23.5	55 S Menantic Rd	11.9	311	
473289	22.-1-1.9	39B Westmoreland Dr	13.7	311	
473289	23.-2-60.1	S Ferry Rd	14.25	311	
473289	19.-2-98	14 S Cartwright Rd	16.84	311	
473289	14.-2-12	71 West Neck Rd	17.8	311	
473289	22.-1-1.8	39A Westmoreland Dr	36.2	311	
473289	5.-3-16.2	2A Clinton Ave	0.03	312	VACANT WITH SMALL IMPROVEMENT
473289	13.-1-32	Rocky Point Ter	0.03	312	
473201	1.-2-26	13A Harbor Ln	0.06	312	
473201	1.-2-27	13B Harbor Ln	0.06	312	
473201	1.-2-28	15A Harbor Ln	0.06	312	
473289	6.-3-8.3	12 Meadow Pl	0.07	312	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	12.-2-17	66 Tuthill Dr	0.07	312	
473289	12.-2-18.2	68A Tuthill Dr	0.07	312	
473289	18.-2-28.1	A Gazon Rd	0.07	312	
473289	13.-1-19.2	Shore Rd	0.09	312	
473289	6.-3-11.2	6 Meadow Pl	0.1	312	
473289	8.-3-1.7	62 Ram Island Rd	0.1	312	
473201	1.-2-21	3 Harbor Ln	0.11	312	
473201	1.-2-1	19 Harbor Ln	0.12	312	
473289	9.-3-1	58 Ram Island Dr	0.12	312	
473289	17.-2-1	99 West Neck Rd	0.12	312	
473289	7.-7-23	45 Winthrop Rd	0.13	312	
473289	18.-1-47	Westmoreland Dr	0.14	312	
473289	13.-2-2.1	Shore Rd	0.17	312	
473201	1.-2-29	15B Harbor Ln	0.18	312	
473289	9.-3-44	96 Ram Island Dr	0.18	312	
473201	1.-2-20	1 Harbor Ln	0.24	312	
473201	1.-2-22	5 Harbor Ln	0.24	312	
473201	1.-1-11	C1 Sylvester Rd	0.25	312	
473289	7.-7-24	47 Winthrop Rd	0.25	312	
473289	17.-2-6	117 West Neck Rd	0.25	312	
473289	25.-1-67	31 E Brander Pkwy	0.25	312	
473201	1.-2-24	9 Harbor Ln	0.26	312	
473289	7.-7-25	49 Winthrop Rd	0.26	312	
473289	13.-2-52	Shore Rd	0.26	312	
473289	7.-4-46	12 Winthrop Rd	0.3	312	
473201	1.-2-25	11 Harbor Ln	0.31	312	
473289	2.-1-8	51 Winthrop Rd	0.31	312	
473201	1.-2-23	7 Harbor Ln	0.35	312	
473289	17.-2-8	121 West Neck Rd	0.37	312	
473289	25.-1-21	4 Oak Tree Ln	0.37	312	
473201	1.-1-1	23 Harbor Ln	0.38	312	
473201	1.-1-2	21A Harbor Ln	0.38	312	
473289	2.-1-1	57 Winthrop Rd	0.41	312	
473201	1.-1-12	3 Sylvester Rd	0.48	312	
473289	15.-4-16	5 Marc St	0.5	312	
473289	25.-1-5	72 Peconic Ave	0.5	312	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	15.-2-10	9 Jaspa Rd	0.53	312	
473289	2.-1-5.1	55 Winthrop Rd	0.55	312	
473289	8.-3-1.10	64 Ram Island Rd	0.55	312	
473201	1.-2-30	17 Harbor Ln	0.6	312	
473289	13.-1-19.1	81A Shore Rd	0.61	312	
473289	14.-4-33	36 N Midway Rd	0.61	312	
473289	26.-1-11	8F Pheasant Ln	0.62	312	
473289	12.-2-6.1	44 Tuthill Dr	0.63	312	
473289	13.-2-1	73 Shore Rd	0.7	312	
473289	13.-1-11.3	11 Rocky Point Ter	0.71	312	
473289	24.-1-51	128 S Ferry Rd	0.71	312	
473289	11.-1-15.4	25 Plaza Dr	0.72	312	
473289	18.-1-37	17 Westmoreland Dr	0.75	312	
473289	18.-4-4	22 Hilo Dr	0.75	312	
473289	11.-1-3	7 Tuthill Dr	0.83	312	
473289	13.-1-4.1	13 Rocky Point Ter	0.84	312	
473289	23.-2-53	22 Osprey Rd	0.92	312	
473289	1.-1-50	5 Great Circle Dr	1	312	
473289	1.-2-58	78 Gardiners Bay Dr	1	312	
473289	11.-2-23	32 Tuthill Dr	1	312	
473289	15.-3-1.2	4 Manwaring Rd	1	312	
473289	15.-4-102.7	23 N Cartwright Rd	1	312	
473289	11.-2-2.3	6 Ram Island Dr	1.06	312	
473289	7.-3-45.4	139A N Ferry Rd	1.1	312	
473289	14.-2-61.2	39 N Menantic Rd	1.3	312	
473289	19.-2-9	19B Smith St	1.3	312	
473289	8.-3-21.2	74E Willow Ln	1.4	312	
473289	17.-2-2	107 West Neck Rd	1.4	312	
473289	16.-1-5.9	64 Burns Rd	1.45	312	
473289	14.-2-30	14 Community Dr	1.62	312	
473289	14.-3-3	24 West Neck Rd	2	312	
473289	16.-1-5.4	5 Pandion Rd	2	312	
473289	21.-1-26	36 Peconic Ave	2.2	312	
473289	16.-1-5.5	7 Pandion Rd	2.38	312	
473289	26.-1-1.6	1 Apple Orchard Ln	2.58	312	
473289	15.-3-1.4	6 Manwaring Rd	3.1	312	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473201	1.-3-16.1	12 Locust Point Rd	3.2	312	
473289	16.-1-5.3	3 Pandion Rd	3.24	312	
473289	16.-1-5.2	1 Pandion Rd	3.36	312	
473289	23.-2-95.7	104 S Ferry Rd	3.44	312	
473289	13.-1-18	85 Shore Rd	3.58	312	
473289	16.-1-5.6	6 Pandion Rd	3.62	312	
473289	16.-1-5.8	2 Pandion Rd	3.72	312	
473289	19.-1-32.1	23A S Midway Rd	4.7	312	
473289	14.-2-62	47 N Menantic Rd	15.1	312	
473289	14.-3-75.11	23A West Neck Rd	0.11	330	VACANT LAND LOCATED IN COMMERCIAL AREA
473289	15.-4-142	N Cartwright Rd	0.12	330	
473289	15.-2-32	41 N Ferry Rd	0.2	330	
473289	5.-5-20.1	5 Grand Ave	0.22	330	
473289	14.-3-11.4	23A West Neck Rd	0.35	330	
473289	15.-2-17.1	51B N Ferry Rd	0.35	330	
473289	15.-2-35	2 Bateman Rd	0.57	330	
473289	14.-2-65	37A N Menantic Rd	0.58	330	
473289	15.-2-33	39 N Ferry Rd	0.62	330	
473289	19.-2-92.6	15B S Ferry Rd	0.68	330	
473289	15.-4-127.1	14A N Cartwright Rd	1.1	330	
473289	19.-2-76	2 Dogwood Ln	1.1	330	
473289	15.-3-96	13 N Ferry Rd	1.31	330	
473289	15.-3-10	51 St. Mary's Rd	1.5	330	
473289	15.-4-127.3	14C N Cartwright Rd	1.7	330	
473289	19.-2-77.3	26 S Ferry Rd	2.6	330	
473289	15.-4-127.2	14B N Cartwright Rd	2.7	330	
473289	5.-1-14	11 Chequit Ave	0.5	331	COMMERCIAL VACANT W/ IMPROVEMENT
473289	14.-3-2	26 West Neck Rd	0.56	331	
473289	5.-3-2.3	12 Chequit Ave	0.75	331	
473289	15.-4-67	2 N Ferry Rd	0.97	331	
473201	1.-1-19	2 Havens Rd	6	553	PRIVATE COUNTRY CLUB
473201	1.-3-23	34 Manhasset Rd	8.4	553	
473289	3.-2-32.1	12 Dinah Rock Rd	139.5	553	
473289	9.-2-9	97 Ram Island Dr	1	970	

**APPENDIX D  
VACANT LAND**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE WITHIN THE PROPERTY CLASS**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	16.-1-8	Cherry Ln	1.52	970	
473289	20.-1-19	S Ferry Rd	1.8	970	
473289	10.-1-36.3	116 Ram Island Dr	1.9	970	
473289	10.-1-36.2	114 Ram Island Dr	2.3	970	
473289	19.-2-116.2	61 S Ferry Rd	2.4	970	
473289	12.-2-29	1 Club Dr	3.25	970	
473289	12.-2-30	2 Club Dr	5.3	970	
473289	17.-2-16	123 West Neck Rd	5.95	970	
473289	3.-2-47	Ram Island Dr	4.31	971	WETLANDS - RESTRICTED
473289	12.-1-28	4 Club Dr	1.06	972	

**APPENDIX E**

**ALL SHELTER ISLAND PROPERTIES 3 ACRES OR MORE**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	8.-3-8.1	40 Ram Island Rd	3	210	SINGLE FAMILY
473289	14.-1-13.5	21 Shore Rd	3	210	
473289	19.-2-113.33	3 Heritage Dr	3	210	
473289	20.-1-11.1	47H S Ferry Rd	3	210	
473289	9.-2-6	89 Ram Island Dr	3.08	210	
473201	1.-3-16.2	1 Dering Woods Ln	3.2	210	
473289	3.-2-58.1	34 Gardiners Bay Dr	3.2	210	
473289	8.-1-3.4	61 Manhasset Rd	3.2	210	
473289	8.-3-5.12	10 Lari Ln	3.2	210	
473289	15.-4-75.5	14 Congdon Rd	3.2	210	
473289	17.-1-5.2	39 Nostrand Pkwy	3.2	210	
473289	17.-1-10.4	13 Nostrand Pkwy	3.2	210	
473289	23.-2-2.1	49 Lake Dr	3.2	210	
473289	9.-3-14	25 Little Ram Island	3.21	210	
473289	19.-1-23.4	47 S Midway Rd	3.21	210	
473289	13.-2-9	24 Stearns Point Rd	3.24	210	
473289	23.-2-95.8	106 S Ferry Rd	3.26	210	
473289	6.-2-18.6	27 Prospect Ave	3.3	210	
473289	10.-1-18.2	159 Ram Island Dr	3.3	210	
473289	11.-2-4.1	10 S Ram Island Dr	3.3	210	
473289	23.-1-24.8	2 Charlie's Ln	3.3	210	
473289	9.-3-28	26 Little Ram Island Dr	3.31	210	
473289	8.-3-46.1	55 N Cartwright Rd	3.4	210	
473289	16.-2-1	20C N Cartwright Rd	3.4	210	
473289	1.-2-1.9	7 Point Ln	3.44	210	
473289	6.-1-6.4	32 Prospect Ave	3.5	210	
473289	9.-2-1	71 Ram Island Dr	3.5	210	
473289	14.-3-51.2	66 N Menantic Rd	3.5	210	
473289	15.-4-57	4 N Ferry Rd	3.5	210	
473289	17.-1-3.7	45 Nostrand Pkwy	3.5	210	
473289	8.-2-25.10	66 Cobbetts Ln	3.6	210	
473289	10.-1-37.6	181 Ram Island Dr	3.6	210	
473289	17.-1-44.4	6 Rocky Point Rd	3.6	210	
473289	19.-1-118.1	35 S Midway Rd	3.6	210	
473289	13.-2-16.1	40B Stearns Point	3.7	210	
473289	15.-4-75.7	10 Congdon Rd	3.7	210	

**APPENDIX E**

**ALL SHELTER ISLAND PROPERTIES 3 ACRES OR MORE**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
<b>473289</b>	19.-1-20.1	59 S Midway Rd	3.7	210	
473201	1.-1-5	25 Harbor Ln	3.8	210	
473289	19.-2-97.13	31C S Ferry Rd	3.85	210	
473289	10.-1-17	155 Ram Island Dr	3.9	210	
473289	19.-2-92.5	15 S Ferry Rd	3.9	210	
473289	22.-2-5.10	5 Artist's Ln	4	210	
473201	1.-1-6	27 Harbor Ln	4.01	210	
473289	15.-4-104.1	19 Burns Rd	4.1	210	
473289	23.-2-13.3	129 S Midway Rd	4.3	210	
473289	23.-2-13.4	125 S Midway Rd	4.3	210	
473289	7.-3-16	155C N Ferry Rd	4.31	210	
473289	16.-2-2	20D N Cartwright Rd	4.31	210	
473289	9.-3-13	31 Little Ram Island	4.4	210	
473289	11.-2-6.1	12 S Ram Island Dr	4.4	210	
473289	19.-2-77.4	12 Dogwood Ln	4.4	210	
473201	1.-1-21.1	4 Nicoll Rd	4.5	210	
473289	19.-2-121.1	5 Deer Park Ln	4.5	210	
473289	15.-4-53.3	10 St. Mary's Rd	4.54	210	
473289	17.-1-11	9 Nostrand Pkwy	4.59	210	
473289	14.-3-73.1	23 N Midway Rd	4.6	210	
473289	9.-3-11	39 Little Ram Island	4.66	210	
473289	15.-4-73.2	6 Congdon Rd	4.7	210	
473289	15.-4-78	28 Congdon Rd	4.75	210	
473289	17.-1-7.1	25 Nostrand Pkwy	4.8	210	
473289	18.-1-14.2	50 Westmoreland	4.8	210	
473289	21.-1-37	5 Crab Creek Rd	4.8	210	
473289	23.-2-13.1	131A S Midway Rd	4.8	210	
473289	21.-1-1.1	12 Brander Pkwy	5	210	
473289	22.-1-1.7	37G Westmoreland	5	210	
473289	14.-4-1	125 N Ferry Rd	5.13	210	
473289	8.-3-37	18 Ram Island Rd	5.15	210	
473289	10.-1-22	175 Ram Island Dr	5.2	210	
473289	15.-4-116.5	55 Burns Rd	5.2	210	
473289	14.-2-63.3	53A West Neck Rd	5.3	210	
473289	18.-2-21	9 N Menantic Rd	5.32	210	
473289	16.-1-3.4	75 Burns Rd	5.5	210	

APPENDIX E					
ALL SHELTER ISLAND PROPERTIES 3 ACRES OR MORE					
SORTED BY PROPERTY CLASS AND THEN BY SIZE					
TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	17.-1-13.3	6 Bootleggers Aly	5.5	210	
473289	19.-2-122.2	72 S Ferry Rd	5.5	210	
473289	1.-2-73.3	44 Gardiners Bay Dr	5.9	210	
473289	18.-2-80.1	4 Lord's Ln	5.9	210	
473289	7.-3-40	151 N Ferry Rd	6	210	
473289	9.-3-24.1	12 Little Ram Island	6	210	
473289	15.-4-135	7 S Cartwright Rd	6	210	
473289	18.-1-12.11	46 Westmoreland	6.07	210	
473289	9.-3-16.1	15 Little Ram Island	6.1	210	
473289	14.-3-34.4	79 N Midway Rd	6.1	210	
473289	26.-1-1.9	2 Shorewood Ct	6.1	210	
473289	19.-2-16.1	21 Baldwin Rd	6.15	210	
473289	17.-2-9	64 Westmoreland	6.2	210	
473289	10.-1-9	131 Ram Island Dr	6.21	210	
473289	1.-2-73.4	42 Gardiners Bay Dr	6.6	210	
473289	7.-4-59.5	156 N Ferry Rd	6.8	210	
473289	14.-2-75.1	67 N Menantic Rd	6.8	210	
473289	15.-4-107	49 N Cartwright Rd	7.3	210	
473289	8.-2-25.15	25 Ram Island Rd	7.68	210	
473201	1.-3-11.3	41 Manhasset Rd	7.7	210	
473289	7.-4-53.1	164 N Ferry Rd	7.94	210	
473289	13.-2-36.1	120 West Neck Rd	8.4	210	
473289	15.-4-4	44 St. Mary's Rd	8.45	210	
473289	18.-3-10	5 S Menantic Rd	9.18	210	
473289	8.-3-17.2	42 Ram Island Rd	10	210	
473289	3.-2-49.1	55 Cobbetts Ln	10.5	210	
473289	8.-3-43.5	20C Ram Island Rd	13.4	210	
473289	15.-4-108	50 N Cartwright Rd	13.68	210	
473289	13.-1-14.1	59 Nostrand Pkwy	16.2	210	
473289	23.-1-30	81 S Midway Rd	17.35	210	
473289	18.-2-19	6 Daniel Lord Rd	22.49	210	
473289	13.-1-15.2	4 Belvedere Ave	45.1	210	
473289	17.-1-12	5 Nostrand Pkwy	3.1	260	SEASONAL RESIDENCE
473289	7.-1-1	34 Prospect Ave	9.8	260	
473289	23.-1-33.2	80 S Midway Rd	3.4	300	VACANT LAND
473289	23.-1-33.1	72 S Midway Rd	3.7	300	

**APPENDIX E**

**ALL SHELTER ISLAND PROPERTIES 3 ACRES OR MORE**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473201	1.-3-19.1	Locust Point Rd	4	300	
473289	23.-1-34	82 S Midway Rd	5.6	300	
473289	8.-2-25.16	33 Ram Island Rd	28.59	300	
473201	1.-3-11.2	47 Manhasset Rd	3	311	RESIDENTIAL VACANT
473201	1.-3-21.1	2 Dering Woods Rd	3.1	311	
473201	1.-3-21.3	6 Dering Woods Rd	3.1	311	
473201	1.-3-21.4	7 Dering Woods Rd	3.1	311	
473201	1.-3-21.7	1 Dering Woods Rd	3.1	311	
473289	3.-2-33.12	14 Island Way	3.2	311	
473289	22.-1-1.10	35 Westmoreland	3.2	311	
473289	8.-2-1.13	15 Locust Woods Dr	3.3	311	
473289	14.-1-16.2	6B Stearns Point Rd	3.7	311	
473289	16.-1-5.7	4 Pandion Rd	3.83	311	
473289	10.-1-18.3	163 Ram Island Dr	3.9	311	
473289	15.-3-12.3	29 St. Mary's Rd	4	311	
473289	23.-2-13.2	131B S Midway Rd	4	311	
473289	17.-1-35	32 Nostrand Pkwy	4.12	311	
473289	14.-3-72.3	9 Bowditch Rd	4.2	311	
473289	19.-2-112	9 Willow Pond Ln	4.44	311	
473201	1.-3-15	18 Locust Point Rd	4.8	311	
473289	22.-2-5.16	8A Simpson Ave	5	311	
473289	24.-1-55	120 S Ferry Rd	5.15	311	
473289	10.-1-33	166 Ram Island Dr	5.2	311	
473289	15.-4-56	4 St. Mary's Rd	5.3	311	
473289	22.-2-5.14	38 S Menantic Rd	5.5	311	
473289	22.-2-5.8	1 Artist's Ln	5.8	311	
473289	22.-2-5.15	40 S Menantic Rd	5.8	311	
473289	18.-2-80.4	10 Lord's Ln	5.97	311	
473289	3.-1-7.1	Cobbetts Ln	6.2	311	
473201	1.-3-11.4	31 Manhasset Rd	8.1	311	
473289	4.-1-8	29 Ram Island Dr	8.5	311	
473289	14.-1-11.1	11 Serpentine Dr	8.7	311	
473289	24.-1-18	21 Thompson Rd	9.4	311	
473289	22.-2-5.19	Artist's Ln	9.5	311	
473289	4.-1-7	32 Ram Island Dr	9.63	311	
473289	23.-2-10	113 S Midway Rd	10.72	311	

**APPENDIX E**

**ALL SHELTER ISLAND PROPERTIES 3 ACRES OR MORE**

**SORTED BY PROPERTY CLASS AND THEN BY SIZE**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	18.-1-12.7	Westmoreland Dr	11.1	311	
473289	8.-1-5.9	80 N Ferry Rd	11.7	311	
473289	18.-3-4	12 N Menantic Rd	11.7	311	
473289	22.-2-23.5	55 S Menantic Rd	11.9	311	
473289	22.-1-1.9	39B Westmoreland	13.7	311	Preserved
473289	23.-2-60.1	S Ferry Rd	14.25	311	
473289	19.-2-98	14 S Cartwright Rd	16.84	311	
473289	14.-2-12	71 West Neck Rd	17.8	311	
473289	22.-1-1.8	39A Westmoreland	36.2	311	Preserved
473289	15.-3-1.4	6 Manwaring Rd	3.1	312	RES VACANT WITH IMPROVEMENT
473201	1.-3-16.1	12 Locust Point Rd	3.2	312	
473289	16.-1-5.3	3 Pandion Rd	3.24	312	
473289	16.-1-5.2	1 Pandion Rd	3.36	312	
473289	23.-2-95.7	104 S Ferry Rd	3.44	312	
473289	13.-1-18	85 Shore Rd	3.58	312	
473289	16.-1-5.6	6 Pandion Rd	3.62	312	
473289	16.-1-5.8	2 Pandion Rd	3.72	312	
473289	19.-1-32.1	23A S Midway Rd	4.7	312	
473289	14.-2-62	47 N Menantic Rd	15.1	312	
473289	13.-2-7.1	37 Shore Rd	3.2	415	MOTEL
473289	15.-3-22	62 N Ferry Rd	10.56	417	CAMPS,COTTAGES, ETC
473289	10.-1-7.9	108 Ram Island Dr	4.3	418	INNS
473289	15.-1-3	75 N Ferry Rd	5.39	454	RETAIL FOOD STORE
473289	19.-1-44	1 S Midway Rd	3.66	480	MULTI PURPOSE
473201	1.-1-19	2 Havens Rd	6	553	PRIVATE COUNTRY CLUB
473201	1.-3-23	34 Manhanset Rd	8.4	553	
473289	3.-2-32.1	12 Dinah Rock Rd	139.5	553	
473289	22.-2-24.6	61 S Menantic Rd	3.2	570	MARINA
473289	13.-1-1	4 Rocky Point Rd	25.7	581	
473289	13.-1-20	81 Shore Rd	7.53	583	RESORT COMPLEX
473289	7.-4-13	13 Winthrop Rd	7.9	583	
473289	15.-2-52.1	1 School St	7.86	591	ALTHLETIC FIELDS
473289	15.-3-58.1	33 N Ferry Rd	8.33	612	SCHOOL
473289	13.-2-31	73 Shore Rd	7.75	680	CULTURAL & RECREATIONAL
473289	13.-2-32.1	65 Stearns Point Rd	20.3	680	
473289	14.-3-64	17 Bowditch Rd	11.38	720	MINING

**APPENDIX E****ALL SHELTER ISLAND PROPERTIES 3 ACRES OR MORE****SORTED BY PROPERTY CLASS AND THEN BY SIZE**

TOWN OR VILLAGE	SECTION - BLOCK - LOT	PROPERTY ADDRESS	SIZE ACRES	PROP CLASS	PROPERTY CLASS DESCRIPTION/ NOTES
473289	12.-2-29	1 Club Dr	3.25	970	OTHER WILD/CONSERVATION LANDS
473289	12.-2-30	2 Club Dr	5.3	970	
473289	17.-2-16	123 West Neck Rd	5.95	970	
473289	3.-2-47	Ram Island Dr	4.31	971	WETLANDS SUBJECT TO RESTRICTIONS
473289	13.-2-50.3	41 Stearns Point Rd	15.9	980	TAXABLE STATE-OWNED CONSERVATION EASEMENT

## APPENDIX F

### ***Town Resolutions 285 & 286 June 2016 Containing the Original Water Quality Improvement Project Plan*** **and** **Proposed Water Quality Improvement Projects for the 5-Year Period 2023 – 2028**

#### **Town Resolution #285 Dated June 24, 2016**

"Whereas", the Town Board plans to schedule a hearing on a local law to implement this authorization and allow the Town to use up to 20% of Community Preservation Funds for such purposes, subject to a voter referendum, now, Therefore

BE IT RESOLVED, That the Town Board adopts the following Community Preservation Fund Water Quality Improvement Project Plan to allow citizens to understand how Community Preservation funds would be used for Water Quality Improvement Projects if the voters approve the planned referendum:

#### **CPF Water Quality Project Plan**

##### INTRODUCTION

In 1998, the NY Legislature authorized the towns within the Peconic Bay region to impose a real estate transfer tax for the purposes of community preservation, subject to a referendum vote by each town. The tax was 2% of the purchase price, subject to some minimums and exemptions, and was to be paid by the purchaser. In 1998, the voters in Shelter Island approved this tax and the establishment of a Community Preservation Fund. Since then, over 300 acres of land on Shelter Island have been preserved using the Community Preservation Fund.

In 2015, the Community Preservation Fund Law was amended to allow up to 20% of the Community Preservation revenues to be utilized for the implementation of water quality improvement projects which have as their purpose the improvement of existing water quality to meet existing specific water quality standards. Projects whose purpose is to permit or accommodate new growth were not included within this definition. Under the law, Water Quality Improvement Projects include:

- (1) wastewater treatment improvement projects;
- (2) non-point source abatement and control program projects defined in state and federal law;
- (3) aquatic habitat restoration projects;
- (4) pollution prevention projects, and
- (5) the operation of the Peconic Bay National Estuary Program, as designated by the United States Environmental Protection Agency.

The funds can be used to improve water quality for both fresh and salt water projects.

Use of up to 20% of Community Preservation Fund for Water Quality Improvement Projects (WQIPs) is subject to voter referendum. This document outlines the Town of Shelter Island's proposed use of these funds for purposes of seeking voter approval. Based on this outline, a law will be drafted and will be subject to a referendum by voters.

##### BASIC STRUCTURE

20% of the Community Preservation Fund receipts for the prior year may be directed to WQIPs. That means that at least 80% of Community Preservation Fund revenues will continue to be used to preserve open space on Shelter Island. As an example, Community Preservation Fund revenue

in 2015 was \$2.2 million. If the voters approve using Community Preservation Fund revenue for WQIPs, up to \$440,000 could be committed to WQIPs.

If appropriate, **WQIP uses are not identified in a calendar year, the money could be held for future years' projects.** If significant land acquisition projects are identified that need additional funds, the Town Board may return WQIPs held funds to the Community Preservation Fund property acquisition fund. The Town might borrow money for approved WQIPs requiring significant outlays, with any borrowing to be repaid from future years' WQIP revenues and not from General Funds.

The major focus of WQIPs on Shelter Island would be to preserve the quality of both fresh and salt water, particularly emphasizing measures that reduce the input of nitrogen into the water. A standard nitrogen metric would be used to evaluate each project according to an even scale. Nitrogen is a suitable indicator because in environmental settings "it never travels alone" and, as such, acts as a marker for other contaminants. Proposals would also be evaluated using STEEP analysis (described below) to ensure a fair distribution of funds.

The funds would be made available to any project that can achieve significant nitrogen reduction, whether it be a private or public project. **Although wastewater treatment projects will have highest priority,** Water Quality Improvement Projects could include, but not be limited to, the following:

- Wastewater treatment projects such as upgrades to sewer treatment systems or septic systems
- Hire professionals to evaluate and manage nitrogen waste reduction programs
- Develop and provide educational programs to reduce nitrogen, for example, disseminating the fact that reducing fertilizer use improves water quality
- Projects to abate discharge of untreated water into Town waters
- Study and implement habitat restoration programs to reduce nitrogen impacts

Projects for WQIP funding will be certified by the Town Board, using information provided by applicants and by applying the STEEP analysis described below and as otherwise required by law.

#### EVALUATION METRIC

Projects will be reviewed using a STEEP analysis in which these factors are to be considered: **S**ocial, **T**echnical, **E**conomic, **E**nvironmental and **P**olitical.

The metric used to evaluate the **T**echnical aspect will be Total Nitrogen (TN), as a general indicator of water quality. The TN value will be analyzed in milligrams per liter (mg/l) pursuant to the following formula (with data to be provided by a licensed professional or a certified system provider or the county health department):

$$\frac{\text{Gallons of water affected per day averaged over one year Project Cost}}{\text{(TN before implementation - TN after implementation)}}$$

However, nitrogen savings of a project is just one of the factors used in evaluating a project. The overall implications of a particular project will be factored into the project funding selection. The goal is for all applications to be evaluated on an even playing field so that the money can be fairly allocated to the best projects to improve water quality.

Vote: 4 in favor 0 opposed  
The resolution was thereupon declared duly adopted.

## **Town Resolution #286 Dated June 24, 2016**

Councilwoman Lewis offered the following resolution, which was seconded by Councilman Colligan, to wit:

BE IT RESOLVED, That the Town Board hereby calls for a public hearing to be held at 4:50 p. m., prevailing time on the 15th day of July, 2016, for all interested persons to be heard in favor of or in opposition to a proposed local law entitled a LOCAL LAW amending Chapter 50 (Community Preservation) of the Town Code of the Town of Shelter Island, in relation to (1) extending the effective date of the Community Preservation Fund Real Estate Transfer Tax, imposed pursuant to Article 31-D of the State Tax Law, until December 31, 2050 and (2) authorizing the use of a portion of the Town Community Preservation Fund, not to exceed 20%, for water quality improvement projects, to wit:

Be it enacted by the Town Board of the Town of Shelter Island as follows:

Section 1. Chapter 50 (Community Preservation Fund) of the Town Code of the Town of Shelter Island is hereby amended by adding a new Article III to read as follows:

### Article III

#### Water Quality Improvement

Section 50-30. Purpose.

A. The purpose of this Article shall be to implement the authority delegated by the State to the Town of Shelter Island pursuant to Chapter 551 of the Laws of 2015.

B. Specifically, this Article shall permit the Town to use up to 20% of the annual Community Preservation Fund revenues to undertake water quality improvement projects which would improve water quality. Projects which have as their primary purpose the accommodation of new growth as opposed to the remediation of water quality shall not qualify for funding under this section.

C. Such projects shall include (1) wastewater treatment improvement projects; (2) non-point source abatement and control program projects developed pursuant to Section Eleven-b of the Soil and Water Conservation Districts Law Title 14 of Article 17 of the Environmental Conservation Law, Section 1455b of the Federal Coastal Zone Management Act, or Article Forty-Two of the Executive Law; (3) aquatic habitat restoration projects; (4) pollution prevention projects; and (5) the operation of the Peconic Bay National Estuary Program as designated by the United States Environmental Protection Agency.

D. Such projects shall also include those undertaken by the Town through a watershed protection improvement district created pursuant to Article Twelve or Twelve-A of the Town Law.

E. No monies from the fund may be expended for a water quality improvement project by the Town unless such project has been certified by the Town Board.

Section 50-31. Definitions

As used in this Article, the following words and terms shall have the following meanings:

- (a) "Water quality improvement project" means: (1) wastewater treatment improvement projects; (2) non-point source abatement and control program projects developed pursuant to Section Eleven-S of the Soil And Water Conservation Districts Law, Title 14 of Article 17 of the Environmental Conservation Law, Section 1455b of the Federal Coastal Zone Management Act, or Article Forty-Two of the Executive Law; (3) aquatic habitat restoration projects; (4) pollution prevention projects; and (5) the operation of the Peconic Bay National Estuary Program, as designated by the United States Environmental Protection Agency. Such projects shall have as their purpose the improvement of existing water quality to meet water quality standards as they exist at the time of project evaluation. Projects which have as a primary

- purpose to permit or accommodate new growth shall not be included within this definition.
- (b) "Wastewater treatment improvement project" means the planning, design, construction, acquisition, enlargement, extension or alteration of a wastewater treatment facility, including alternative systems to a sewage treatment plant or traditional septic system to treat, neutralize, stabilize, eliminate or partially eliminate sewage or reduce pollutants in treatment facility effluent, including permanent or pilot demonstration wastewater treatment projects or equipment or furnishings thereof. An incentive or rebate program established by the Town Board for the up- grade of existing septic systems or cesspools with enhanced nitrogen reduction treatment systems to meet Suffolk County standards as established in 2016 or later shall constitute an eligible project within the definition of a wastewater treatment improvement project. Stormwater collecting systems and vessel pumpout stations shall also be included within the definition of a wastewater improvement project.
  - (c) "Aquatic habitat restoration project" means the planning, design, construction, management, maintenance, reconstruction, revitalization or rejuvenation activities intended to improve waters of the state of ecological significance or any part thereof, including, but not limited to ponds, bogs, wetlands, bays, sounds, streams, rivers, or lakes and shorelines thereof, to support a spawning, nursery, wintering, migratory, nesting, breeding, feeding, or foraging environment for fish and wildlife and other biota. The scientific basis for concluding that a proposed aquatic habitat resto- ration project will provide benefits to water quality and/or aquatic habitat shall be well documented.
  - (d) "Pollution prevention project" means the planning, design, construction, improvement, maintenance or acquisition of facilities, production processes, equipment or buildings owned or operated by municipalities for the reduction, avoidance, or elimination of the use of toxic or hazardous substances or the generation of such substances or pollutants so as to reduce risks to public health or the environment, including changes in production processes or raw materials; such projects shall not include incineration, transfer from one medium of release or discharge to another medium, off-site or out-of-production recycling, end-of-pipe treatment or pollution control.
  - (e) "Stormwater collecting system" means systems of conduits and all other construction, devices, and appliances appurtenant thereto, designed and used to collect and carry stormwater and surface water, street wash, and other wash and drainage waters to a point source for treatment and dis- charge in a manner that results in a net reduction in adverse ecological impacts.
  - (f) "Vessel pumpout station" means a project for the planning, design, acquisition or construction of a permanent or portable device capable of removing human sewage from a marine holding tank.
  - (g) "Regional water quality improvement plan" means a water quality improvement plan adopted pursuant to state or federal law which has as its purpose the improvement of water quality in all or part of the Peconic Bay region, including but not limited to: (1) the comprehensive conservation and management plan (CCMP) for the Peconic Estuary Program pursuant to the National Estuary Program (P.L. 100-4) under the Clean Water Act (P.L. 92-500), (2) The Comprehensive Conservation And Management Plan (CCMP) for the Long Island Sound Estuary Program pursuant to The National Estuary Program (P.L. 100-4) under the Clean Water Act (P.L. 92-500), (3) the South Shore Estuary Reserve Comprehensive Management Plan pursuant to 46 of the Executive Law, and (4) the Long Island Nitrogen Management And Mitigation Plan pursuant to Chapter 53 of the Laws of 2015, including any amendments or updates to such plans.

- A. Pursuant to Chapter 551 of the Laws of 2015, the Town Board is hereby authorized to utilize revenues from the Community Preservation Fund to implement water quality improvement projects in accordance with a plan to preserve community character pursuant to Article III of this Chapter. A maximum of twenty (20) percent of the Fund receipts from the prior year may be utilized for the implementation of water quality projects; provided that where such water quality improvement funds are utilized for the operation of the Peconic Bay National Estuary Program, the use of such funds shall only be utilized to match federal, state, county, or other public or private funds on a dollar for dollar basis not to exceed ten (10) percent of the annual amount appropriated for water quality improvement projects.
- B. A priority shall be given to wastewater treatment improvement projects.

Section 50-33. Community Preservation Fund Project Plan.

- A. Preservation of community character shall include the protection and improvement of the quality of all water resources.
- B. Before any revenues from the Community Preservation Fund may be spent on water quality improvement projects as defined in this Article, all such projects shall be approved by the Town Board as consistent with the Community Preservation Fund Water Quality Project Plan adopted pursuant to Section 64-e of the Town Law and this Chapter.
- C. Said plan shall generally prioritize projects to be undertaken pursuant to this Article. In setting such priorities, the Town Board shall consider the most prevalent pollutants affecting water quality in the Town and which projects will maximize the removal of such pollutants in the most cost-effective manner. The plan shall provide a detailed written elaboration of a mechanism for evaluating the cost benefits in setting such priorities.
- D. The proposed water quality improvement project plan shall state how such projects would improve existing water quality.
- E. The proposed water quality improvement project funds may be utilized for the planning, design, or implementation of a capital project with a probable useful life of at least five (5) years, pursuant to the state local finance law.
- F. The proposed water quality improvement project should, if possible, be consistent with one or more regional water quality improvement plans.
- G. Such project shall advance measurable water quality improvement for the Peconic Bay region. The Town may require monitoring for the purpose of calculating measurable results in connection with any project considered or funded hereunder, and such monitoring may be paid for by the fund.
- H. Such project should, if possible, comply with specific existing or proposed state or regional water quality standards or targets.
- I. In the case of aquatic habitat restoration projects, the project shall be supported by scientific studies showing the ways in which the project will successfully promote aquatic habitat restoration.
- J. In the case of pollution prevention projects, the project shall be supported by documentation showing how the project will reduce, avoid, or eliminate the use, generation or discharge of toxic or hazardous substances.
- K. Projects which have as their primary purpose the accommodation of new growth as opposed to the remediation of water quality shall not qualify for funding under this Article.
- L. Project funding may not be used for the ordinary maintenance or repair of existing facilities.

Section 50-34. Certification.

In addition, no monies from the Community Preservation Fund shall be expended for a water quality improvement project by the Town, unless such project also has been certified by the Town Board, by resolution pursuant to this Article. In making such certification, the Town

Board shall find as follows: (a) if the proposed water quality improvement project is for the planning, design, or implementation of a capital project, it shall have a probable useful life of at least five (5) years pursuant to the state local finance law, (b) the proposed water quality improvement project advances the articulated objectives of and is consistent with one or more regional water quality improvement plans, (c) such project advances measurable water quality improvement for the Peconic Bay region, (d) such project should, if possible, comply with applicable state or regional water quality standards or targets, (e) in the case of aquatic habitat restoration projects, the project is supported by scientific studies showing the ways in which the project will successfully promote aquatic habitat restoration, and (f) in the case of pollution prevention projects, the project will reduce, avoid, or eliminate the use, generation or discharge of toxic or hazardous substances, or nutrients. The Town Board shall not certify projects whose purpose shall be to accommodate new or additional growth.

Section 3. Transfer Tax Extended.

The real estate transfer tax implemented by Article II of Chapter 50 (Community Preservation Fund) pursuant to Article 31-D of the State Tax Law, is hereby extended until December 31, 2050.

Section 4. Mandatory Referendum.

The provisions of this local law are subject to mandatory referendum pursuant to Section 23 of the State Municipal Home Rule Law, as provided for by Section 3 of Chapter 551 of the Laws of 2015.

Section 5. Proposition.

Pursuant to Chapter 551 of the Laws of 2015 and Section 23 of the State Municipal Home Rule Law, the following proposition shall be placed before the electors of the Town of Shelter Island at the general election to be held on November 8, 2016:

"Shall a Local Law entitled "A LOCAL LAW amending Chapter 50 (Community Preservation Fund) of the Town Code of the Town of Shelter Island, (1) in relation to extending the effective date of the real estate transfer tax imposed to benefit the Town Community Preservation Fund until December 31, 2050 and (2) authorizing the use of a portion of such Town Community Preservation Fund, not to exceed 20% for water quality improvement projects" BE APPROVED?"

Section 6. Severability.

Should any section or provision of this local law be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the local law as a whole or any part thereof other than that part so decided to be unconstitutional or invalid.

Section 6. Effective Date.

This local law shall take effect upon filing with the Secretary of State of the State of New York and approval by the electors of the Town of Shelter Island at the general election to be held on November 8, 2016.

Vote: 4 in favor 0 opposed

The resolution was thereupon declared duly adopted.

**APPENDIX F (continued)**  
***Proposed Water Quality Improvement Projects***

1. In the 6 years since the referendum was passed, the WQI has approved approximately 74 grants for I/A Septic Systems in conjunction with Suffolk County and NY State. There was a slowdown in this activity in 2020, 2021 and 2022 due to COVID SARS-2, supply chain shortages and the attendant inflation, and a destructive computer hack of the Suffolk County IT systems.

Thus far, 48 systems have received their WQI grants; an additional 26 systems are approved and in process (6 are for grants up to \$6,000, 20 are to receive up to \$15,000).

It is hoped that a steady annual installation rate can be re-established at an approximate rate of 50 systems per year by the end of 2023 if not sooner.

I/A system installations in the center as identified by the WQI Advisory Board as critical to improving the quality of the water vis a vis nitrates will be targeted. According to models run by the town engineer, 50 installations per year will stop the addition of nitrates to the aquifer.

2. A centralized waste water treatment plant for the municipal buildings would positively impact the quality of the water in the center – specifically by reducing nitrates in addition to the potential amelioration of emerging contaminants.
3. Fresh Pond remediation project
4. Cornell Cooperative Extension (CCE) Shell Fish and Marine Habitat Restoration. Existing programs and additional initiatives proposed either by CCE and/or PEP
5. Dering Harbor/Bridge Street septic improvement initiatives
6. Fertigation proposals for effluent
7. Pesticide and fertilizer reduction/elimination programs
8. Pumpout boat
9. Stormwater collection systems in and around Island roadways

## **APPENDIX G**

### **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. ACTUALLY, THEY DO COST OTHER PROPERTY TAX PAYERS.

(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 although this tool is to be considered only when public access can be assured

(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

## **APPENDIX H**

### **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 c o o p e r a t i v e , c o s t e f f e c t i v e 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.

**APPENDIX I**  
**CPFAB RATING SYSTEM**

- 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
  
- E. USE OF THE PROPERTY TO ACCESS THE AQUIFER FOR USE BY THE TOWN OR PRIVATE PROPERTY OWNERS

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*

## APPENDIX J

### Section 64-E Peconic Bay Region Community Preservation Funds

(Most recent version on or before 9/2/2022: [www.nysenate.gov/legislation/laws/TWN/64-E](http://www.nysenate.gov/legislation/laws/TWN/64-E))

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

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

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

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

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

(e) "Water quality improvement project" means: (1) wastewater treatment improvement projects; (2) non-point source abatement and control program projects developed pursuant to section eleven-b of the soil and water conservation districts law, title 14 of article 17 of the environmental conservation law, section 1455b of the federal coastal zone management act, or article forty-two of the executive law; (3) aquatic habitat restoration projects; (4) pollution prevention projects; (5) the construction of public water mains and connections to provide drinking water to inhabitants whose drinking water supply has been contaminated by toxic chemicals as defined in section 37-0301 of the environmental conservation law, hazardous substances as defined in section 40-0105 of the environmental conservation law or emerging contaminants as defined in section eleven hundred twelve of the public health law; and (6) the operation of the Peconic Bay National Estuary Program, as designated by the United States Environmental Protection Agency; and (6) a septic system replacement loan program, pursuant to section sixty-four-ee of the town law. Such projects shall have as their purpose the improvement of existing water quality to meet existing specific water quality standards. Projects which have as a purpose to permit or accommodate new growth shall not be included within this definition.

(f) "Wastewater treatment improvement project" means the planning, design, construction, acquisition, enlargement, extension, or alteration of a wastewater treatment facility, including alternative systems to a sewage treatment plant or traditional septic system, to treat,

neutralize, stabilize, eliminate or partially eliminate sewage or reduce pollutants in treatment facility effluent, including permanent or pilot demonstration wastewater treatment projects, or equipment or furnishings thereof. Stormwater collecting systems and vessel pumpout stations shall also be included within the definition of a wastewater improvement project.

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

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

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

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

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

contained in this section shall be construed to prevent the financing in whole or in part, pursuant to the local finance law, of any acquisition or water quality improvement project authorized pursuant to this section. Monies from the fund may be utilized to repay any indebtedness or obligations incurred pursuant to the local finance law consistent with effectuating the purposes of this section. Where a town finances an acquisition or water quality improvement project, in whole, or in part, pursuant to the local finance law, the resolution authorizing such indebtedness shall be accompanied by a report from the town supervisor demonstrating how said indebtedness will be repaid by the fund. Said report shall include an estimate of projected revenues of the fund during the period of indebtedness. The report shall also provide an accounting of all other indebtedness incurred against the fund to be repaid for the same period. The town board shall make findings by resolution that there will be sufficient revenue to repay such indebtedness in its entirety from the fund before authorizing such indebtedness.

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

3-a. Preliminary and incidental costs in connection with the

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

4. Preservation of community character shall involve one or more of the following: (a) establishment of parks, nature preserves, or recreation areas; (b) preservation of open space, including agricultural lands provided, however, that farm buildings and structures used for the marketing of farm products produced on such agricultural lands shall be permitted; (c) preservation of lands of exceptional scenic value; (d) preservation of fresh and saltwater marshes or other wetlands; (e) preservation of aquifer recharge areas; (f) preservation of undeveloped beachlands or shoreline including those at significant risk of coastal flooding due to projected sea level rise and future storms; (g) establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species; (h) preservation of pine barrens consisting of such biota as pitch pine, and scrub oak; (i) preservation of unique or threatened ecological areas; (j) preservation of rivers and river areas in a natural, free-flowing condition; (k) preservation of forested land; (l) preservation of public access to lands for public use including stream rights and waterways; (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; (n) preservation of lands necessary to protect fisheries and water dependent uses essential to maintain and enhance maritime heritage; and (o) undertaking any of the aforementioned in furtherance of the establishment of a greenbelt. Preservation of community character shall also include the protection and improvement of the quality of all water resources.

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

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

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

sixty-one-a of this chapter. All provisions of such section two hundred sixty-one-a shall be complied with. If at any time during the life of the community preservation fund a transfer of development rights program is established, the town may utilize monies from the community preservation fund in order to create and fund a central bank of the transfer of development rights program. If at any time during the life of the community preservation fund, a transfer of development rights program is repealed by the town, all monies from the central bank shall be returned to the community preservation fund.

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

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

9-a. (a) Except for interests or rights in real property acquired for historic preservation purposes, management and stewardship projects shall be only expended for (1) projects which promote the protection or enhancement of the natural, scenic, and open space character for which

the interests or rights in real property were acquired, or (2) accessory uses related to the purpose for which the interests or rights in real property were acquired consistent with subdivision nine of this section, or (3) restoration of acquired real property to its natural state including the demolition of existing buildings and structures.

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

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

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

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

10. Rights or interests in real property acquired with monies from such fund shall not be sold, leased, exchanged, donated, or otherwise disposed of or used for other than the purposes permitted by this section without the express authority of an act of the legislature, which shall provide for the substitution of other lands of equal environmental value and fair market value and reasonably equivalent usefulness and location to those to be discontinued, sold or disposed of, and such other requirements as shall be approved by the legislature. Nothing in this section shall preclude a town, by local law, from establishing additional restrictions to the alienation of lands acquired pursuant to this section. This subdivision shall not apply to the sale of development rights by a town acquired pursuant to this section, where said sale is made by a central bank created by a town, pursuant to a transfer of development rights program established by a town pursuant to section two hundred sixty-one-a of this chapter, provided, however (a) that the lands from which said development rights were acquired shall remain preserved in perpetuity by a permanent conservation easement or other instrument that similarly preserves the community character referenced in subdivision four of this section, and (b) the proceeds from such sale shall be deposited in the community preservation fund. Nothing in this section shall preclude a town from utilizing development rights acquired with monies from the fund from being utilized to provide community housing, provided that such development rights have not been expressly extinguished at the time of acquisition. 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. Where such development rights are sold, the proceeds from such sale shall be deposited in the community preservation fund. For purposes of this subdivision, "community housing" shall mean a primary residential property where the purchase price limit shall not exceed one hundred fifty percent of the purchase price limits established by the state of New York mortgage agency low interest rate loan program in non-target categories for the county.

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

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

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

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

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

13. The cost of employees and independent contractors to implement the provisions of this section, may only be paid for by the fund where the

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