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The New Comprehensive Plan for the Town of Southold

Land Preservation Chapter

Final Draft - October 23, 2012

Southold's character is created in large part by its open spaces, including farmland, natural lands, and parks. Protecting these assets has long been a goal of the Town. Since 1983, the Town has actively funded land preservation projects through bonds and the funds generated through the Peconic Bay Community Preservation Fund Act (CPF) (see Appendix B for more details on the CPF). From 1983 through 2011, Southold Town has protected a total of 2,879 acres through purchases.

While purchases of land and farmland development rights continue to be an important part of land preservation, the Town recognizes that additional methods of preserving land are necessary to maintain Southold's quality of life and agricultural base. These include subdivision regulations that require clustering to create open space, as well as incentive-based, voluntary programs to reduce density. In 2006 the Town Board enacted new subdivision regulations, codifying the conservation subdivision (incentive-based and voluntary), as well as a mandatory clustering requirement for standard subdivisions. Conservation subdivisions are voluntary and preserve a minimum of 75% of the land, along with up to 75% density reduction for which the landowner is compensated. Standard subdivisions require that 60% of the land is preserved as open space for parcels 7 acres or more. So far about 700 acres have been preserved as open space as a result of clustered subdivisions.

The Town also offers variations on the conservation subdivision concept that both preserve land, as well as provide benefits to the landowner now, while deferring any actual subdivision until later. These options include the Open Development Area and the Agricultural Planned Development District programs.

Other entities in addition to the Town have preserved land in Southold, including the park districts, Suffolk County, New York State, federal agencies (National Oceanic and Atmospheric Administration (NOAA), United States Fish & Wildlife Service) and non-profit organizations including the Peconic Land Trust and The Nature Conservancy. Table 2, Protected Lands in Southold Town, includes a summary of all land preservation to date by the entity preserving it.

This document was prepared for the New York State Department of State with
funds provided under Title 11 of the Environmental Protection Fund.

Table 2. Protected lands in Southold Town

Owner & Type of Protected Land *	**Total**
New York State Open Space	508.70
New York State Parkland	378.20
Park District	168.20
Private** Farmland Development Rights	198.45
Private Open Space	944.91
Southold Town Farmland Development Rights	2285.56
Subdivision Open Space	740.31
Suffolk County Farmland Development Rights	1660.85
Suffolk County Open Space	512.35
Suffolk County Parkland	133.73
Town Open Space	569.62
Town Parkland	68.24
Town/County Partnership Open Space	189.45
Grand Total	8358.57

***Development Rights** represent land where the rights to develop were purchased (as on farmland, where the landowner retains the right to farm it, but sells the rights to build houses.
Open Space represents lands purchased outright for preservation and typically only passive recreation takes place (e.g. hiking, nature observation).
Parkland represents parks where active recreations takes place (typically ball fields, tennis courts, etc.)
****Private** represents non-profits and other non-government groups that have protected land.

About 25% of the total land area of Southold Town is protected from development. Of the remaining land, about 41% is developed, 7% is encumbered by wetlands, or a Coastal Erosion Hazard Area designation, leaving about 26% (8,951 acres) available for development (Table 3.). It is interesting to note that of those 8,951 acres available for development, about 1,904 acres are divided into single and separate lots that represent 2,394 parcels. Also notable is that 5,755 of the acres available for development are farmland.

Table 3. General Land Use in Southold Town

Land Use	Acres
Protected from development (except agricultural development)	8,358
Developed	13,766
Not available for development (encumbered with wetlands or similar)	2,471
Available for development (vacant and unencumbered)	8,951*
Total Land Area of Southold, including islands (excluding 2,128 acres of underwater lands)	33,546

*Any parcel 7 acres or greater in size that is subdivided will be required to preserve at least 60% of the area as open space.

The Town has tracked its rate of land preservation versus land development since April, 2004. This effort was conducted primarily on the mainland where the bulk of the subdividable land is located. This land is in the R-40, R-80 and AC zoning districts. The overall rate of land preservation from 2004 to 2012 is 95%. More details on this tracking system can be found in Appendix E.

After land has been preserved, it must then be managed. Management of land is often termed "land stewardship". In 2011, the Town hired a part-time land steward to help with this effort.

The following are the goals and objectives relating to land preservation in Southold.

Goals

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

   Protecting farmland from conversion to residential development is crucial to Southold's future, both for its economy, and its community character. Because there is not enough funding to purchase the development rights to all 5,755 acres of unprotected farmland, farmland is best protected by ensuring farming remains a viable business. In 2010, the total amount of land in agriculture equaled approximately 10,000 acres or 30% of Southold's land area. About 42% of the 10,000 acres of farmland is protected in some way (see the Agriculture chapter in this document for more details), leaving about 5,755 acres of farmland available for residential development (technically some portion of this land would be protected by the 60% open space requirement for subdivisions of 7+ acre parcels). In other words, of the 8,951 +/- acres of land available for development in Southold Town, 5,755 of those acres, or about 64%, is farmland. Ideally all of this land continues to be available for agriculture, however in the case that some conversion of agricultural land does occur, the Town's goal is to ensure that at least 80% of current farmland remains in agriculture

Goal 1.1 **Ensure Southold Town Code & policies encourage and advance the business of agriculture** (see Goal 1.1 of the Agriculture Chapter in this document for detailed objectives to encourage & advance the industry of agriculture).

Note: For the purpose of this draft, the relevant excerpt from the Agriculture Chapter is included at the end of this document after the draft appendices.

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

Development rights represent land where the owner retains the right to farm the land, but has sold the rights to build houses (and therefore extinguished those rights) to some other entity such as the Town or County. Southold Town has an active purchase of development rights program and has protected nearly 2,300 acres of farmland from conversion to residential development. Funding for these purchases comes from the 2% transfer tax known as the Peconic Bay Region Community Preservation Fund (CPF) (see Appendix B for more details on the CPF), as well as from Town bonds, and other levels of government (both as direct purchasers or providers of grant funding). An additional 1,945 acres of farmland have been protected through other means or by other agencies, for a total of 4,245 acres of protected farmland in Southold.

Objectives

1) Prioritize farmland preservation efforts to create large contiguous blocks of farmland where possible
2) Regularly update the Community Preservation Project Plan
   This plan was created as a result of the Peconic Bay Region Community Preservation Fund Act and contains the list of parcels eligible to be purchased using the funds generated by this program (see Appendix B for more details on the CPF)
3) Continue to seek partnerships with Suffolk County and New York State to protect farmland
4) Continue to seek grants to increase the amount of land the Town can protect.
5) Contact appropriate state elected officials to promote the extension of the Community Preservation Fund (2% transfer tax used to fund land preservation efforts on the east end), which will sunset in 2030
6) Identify other financing opportunities and mechanisms to protect land including additional local bonds, partnerships, and other financing tools, including bargain sales and estate planning
7) Keep preserved agricultural land in active agriculture through incentives and easement requirements.
8) Ensure information about options for landowners regarding land preservation for agriculture is readily available on the Town's website, as well as in the Planning and Land Preservation Departments.

Responsible Parties: Land Preservation Committee, Land Preservation Coordinator

Possible Partnerships: Agricultural Advisory Committee, Peconic Land Trust; Suffolk County, New York State, Federal funding sources

Timeline: ongoing

Goal 1.3 Participate in Suffolk County's Transfer of Development Rights (TDR) study to determine the feasibility of Southold as a voluntary sending area for the County's program (both for farmland and open space).

Objectives:

1) Continue to participate in meetings with Suffolk County as they progress in their study of a County-wide TDR program.
2) Provide information to the County to aid in the study where possible.

Responsible Parties: Planning Department, Planning Board, Land Preservation Coordinator

Possible Partnerships: Suffolk County, Land Preservation Committee

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

Where land is being subdivided, continue to encourage conservation subdivisions where possible. Where standard subdivisions do occur on farmland, ensure that the clustering provision of the subdivision code is implemented to best preserve the future of farming on the parcel.

Objectives

1) Promote the benefits of conservation subdivisions, Open Development Area Plans (ODA), and Agricultural Planned Development Districts (Ag PDD) to landowners and continue to expedite the processing of conservation subdivision applications in the Planning Department.
2) Design both standard and conservation subdivisions involving farmland to enhance farming and minimize potential incompatibility with residential neighbors by incorporating the following into the design:
    a. Design the location of the lots so that the remaining farmland is of a shape and size that is conducive to farming (tractors can maneuver, access to sunlight is maximized, and the # of adjacent residential lots are minimized).
    b. Design the location of the open space/farmland so it is contiguous with other farmland.
    c. Avoid locating lots adjacent to active farmland to the extent possible.
    d. Where lots are adjacent to farmland, provide vegetated evergreen buffers on the residential lots.
    e. Design agricultural open space to maintain the viable agricultural lot. Issues to be considered include the location of the irrigation well, farm utility buildings, existing or future homestead location, among others.
3) Encourage a continuation of farming on agricultural land that is preserved in a subdivision.
4) Monitor and enforce required buffers adjacent to farmland and open space.

Responsible Parties: Planning Board, Planning staff, Land Preservation Committee, Land Preservation Coordinator,
Possible Partnerships: Suffolk County, New York State, Federal grant programs
Timeline: 2014

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

Protected land other than farmland is often referred to as open space. Open space lands are typically purchased outright (as opposed to farms where only the development rights are purchased, and the landowner retains ownership of the land itself.)

With approximately 3,196 acres of non-farmland remaining available for development, there remain opportunities to preserve other types of land to achieve important goals including the preservation of natural resources, scenic resources, and to provide pocket parks or hamlet greens.

Goal 2.1 Continue to purchase open space parcels.

Purchasing land for preservation remains one of the surest ways to protect land. The Town continues to have a steady stream of income for land preservation from the CPF program. In addition, the Town continues to receive grant funds and participate in partnerships with other entities to purchase open space.

Objectives:
1. Prioritize open space parcels remaining using the following parameters as a guide:
    a. Parcel will help to create a contiguous block of open space to improve the habitat values of natural lands

b. Parcel contains environmentally-sensitive areas,
c. Parcel will help protect surface and/or groundwater quality
d. Parcel provides meaningful access to the water in areas that lack public boat ramps and beaches.
e. Parcel provides a trail extension or connection and enhances the Town's trail system.
f. Parcel contains scenic values (see the Community Character chapter in this document for recommendations on a scenic inventory).
g. Parcel is in the 100-year floodplain
h. Identify possible village greens and parks in hamlets.
i. Other criteria

When completed, provide the criteria to the public as supporting rationale for open space purchases.

2. Consider a separate prioritization system for parcels on Fishers Island
3. Identify other financing opportunities and mechanisms to protect land including additional local bonds, partnerships, and other financing tools, including bargain sales and estate planning
4. Ensure information about options for landowners regarding land preservation is readily available on the Town's website, as well as in the Planning and Land Preservation Departments

Responsible Parties: Land Preservation Committee, Land Preservation Coordinator

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

When subdivisions occur, they must be designed so that natural and scenic resources are taken into account and protected to the extent possible. This can be accomplished through clustering the lots to avoid development in environmentally sensitive areas and scenic viewsheds.

Objectives:

1) Encourage conservation subdivisions on lands with high quality natural and/or scenic resources.
2) Design clustered subdivisions of non-farmland to be compatible with adjacent open spaces and other protected lands by placing the open space from the subdivision contiguous with the existing open space.
3) Promote trails and links to existing trails when designing clustered subdivisions.
4) Aggregate open space as much as possible to create larger blocks.
5) Limit the number of lots that border the open space to the extent feasible to limit future encroachment issues.
6) Consider increasing the mandatory open space percentage for subdivision on lands located over particularly sensitive aquifers (e.g. in sole source aquifers where private wells are the main source of drinking water)

Responsible Parties: Planning Board, Planning Department
Possible Partnerships: Land Preservation Committee, Land Preservation Coordinator, Peconic Land Trust, The Nature Conservancy; Suffolk County
Timeline: ongoing

Goal 2.3 Protect the environmentally sensitive and historically significant areas of Plum Island.

Plum Island, an 840-acre island located less than a mile off Orient Point, has been under the control of the federal government since before zoning was enacted in Southold. The federal government continues to operate the animal disease research lab on the island however there is legislation from Congress directing the U.S. General Services Administration to sell the island so that funding can be obtained to build a new lab elsewhere. Without zoning, the island is vulnerable to inappropriate development should it become privately owned. Zoning Plum Island is necessary to ensure that the natural and economic resources are protected, along with the public health, safety and welfare.

Much of the island, though heavily used in the past by the military, has reverted back to its natural state, and now contains significant wildlife habitat, including endangered and threatened plant and animal species. The Town must consider how it will protect the environmentally sensitive areas of the island, while also retaining the economic benefits in the form of jobs that the research lab provides.

Objectives:

1) Apply a zoning district to the island that addresses its unique circumstances, including the natural resource and scenic values, as well as the potential to provide jobs in the future.
2) Explore the feasibility of working with other government agencies to protect the environmentally sensitive areas on Plum Island.

Responsible Parties: Planning Department
Possible Partnerships: U.S. Fish & Wildlife Service, The Nature Conservancy
Timeline: 2013

3. Active Recreation.

The Town of Southold offers numerous recreational opportunities on its land and waters, and has acquired and managed many acres of recreational lands through its diverse programs. Further opportunities have been established by the four Park districts: Mattituck, Cutchogue-New Suffolk, Southold and Orient-East Marion.

Goal 3 Continue to preserve lands for active recreation where needed

There are detailed objectives relating to active recreation and possible additional land preservation for that purpose in the Parks and Recreation chapter of this document.

Responsible Parties: Parks & Recreation Committee, Recreation Department
Possible Partnerships: Land Preservation Committee, Land Preservation Coordinator
Timeline: ongoing

4. Land Stewardship.

Land Stewardship is an important aspect of the land preservation program and involves managing the land the Town owns, as well as monitoring the easements it holds over lands where development rights were purchased or where preservation was a condition of a subdivision approval. The purpose for managing and monitoring land preserved with Town funds is to ensure the use of those lands, if any, meets the purpose(s) for which they were preserved.

Goal 4.1 Ensure compliance with town-held conservation, open space and development rights easements.

The Town holds easements over farmland and other types of land, meaning the Town has extinguished the development rights by purchasing them or requiring they be extinguished via the cluster subdivision process. To ensure the easement is being honored over time, the land must be monitored regularly. The Town Land Preservation Department monitors the easements over land where development rights have been purchased, including over 100 parcels representing over 2000 acres of land. The Town holds additional easements over open space in subdivisions representing over 700 acres, and which are in need of being included in a formal monitoring program.

Objectives

1) Expand the easement monitoring program to include the lands protected through the subdivision process.
2) During the monitoring of each easement, record the use of the property and add that data to the GIS database.
3) Standardize annual or biannual monitoring of easements.
4) Standardize easement language to the extent possible (both for purchase of development rights and subdivision open space) to facilitate future compliance and monitoring.
5) Provide educational materials to new owners of land over which the town holds an easement to alert the landowner to the terms of the easement and reduce the potential for inadvertent easement violations.
    a. Create pamphlets to send to new landowners
    b. Create online resources on Town website
    c. Formalize the procedure for the notification to new landowners with Town-held easements and request acknowledgement of receipt of notification.
6) Provide educational materials to landowners adjacent to protected lands to reduce the potential for encroachments (both online and in paper format).

Responsible Parties: Land Preservation Coordinator, Town Planning Director
Possible Partnerships: Landowners, Homeowners Associations
Timeline: 2014 and ongoing

Goal 4.2 Continue to manage town-owned open space/nature preserves through a land stewardship program.

The Town manages the open space/nature preserves it owns through routine maintenance and management plans. There are over 50 preserved parcels, representing over 700 acres of land to be managed. As of October, 2012, there are nine Town preserves managed for public use.

The management plans outline the uses for each preserve, the trail system (if any), and other appropriate uses, as well as steps the Town should take to responsibly manage the property for the purpose it was preserved, including creating and maintaining parking areas, wildlife habitat management and trail maintenance.

Objectives

1) Maintain current trails and public access points to Town nature preserves.
2) Plan to open additional preserves to the public as time and resources allow.
3) Balance public access with protecting the ecological integrity of each Town preserve.
4) Create policies and/or guidelines for routine maintenance of town open space/nature preserves.
5) Continue to write, adopt and implement management plans for all preserves
6) Plan a trail system that includes links to existing trails, recreational facilities and new trails where feasible.
7) Create a formal volunteer or "friends" program to help with preserve stewardship.
8) Establish a formal process to report problems at preserves by the public.
9) Create an Adopt-a-Preserve program where groups can provide funding for land stewardship.
10) Educate the public about everyday land stewardship values they can follow when visiting preserves
11) Promote the public's use of the trails through the following:
    a. Making the trails accessible on smart phones with live GPS tracking
    b. Creating self-guided walking tours (e.g., podcasts) offering insights into the geology, history, wildlife and natural features of each preserve, and
    c. Posting the trail maps on line for download
    d. Paper Trail maps/brochure handouts
    e. Trail maps & information at trail-head kiosks

Responsible Parties: Land Preservation Coordinator, Land Preservation Committee
Possible Partnerships: Volunteers, civic associations, Boy Scouts, Girl Scouts, Reserve Officer Training Corps (ROTC), Rotary Clubs, Elks Clubs, Chambers of Commerce, local businesses, schools, North Fork Audubon
Timeline: ongoing

Goal 4.3 Provide the public with an online resource to find preserves open to the public and provide information about land protected with easements.

Objectives:

1) Create an interactive map for the website that includes all the protected lands.
    a. Information for each protected parcel to include the following:
        i. Protection type (Owned by Town or Easement held by Town)
        ii. Whether it is open to the public
        iii. General description of the allowed & prohibited uses

Responsible Parties: Land Preservation Coordinator
Possible Partnerships: GIS Coordinator, Southold Town Information Technology Department, Southold Town Planning Department
Timeline: 2014

Appendices for Land Preservation Chapter

A. Land Preservation Chapter Methodology

B. Peconic Bay Community Preservation Fund Details & Funding Stream

C. Town Land Preservation Program Rate of Preservation

D. Lists of land and development rights purchases for Southold Town, Suffolk County and New York State

E. Southold Town Tracking Report Detail

F. Excerpt from the Agriculture Chapter (for the purpose of this draft chapter's review)

Appendix A

Methodology for the Land Preservation Chapter

The first step was to review the goals related to land preservation in previous plans. The previous plans reviewed included the following:

- Parks, Recreation & Open space survey (1982)
- Master Plan Update, Background studies (March 1984)
- Master Plan Update, Summary (April 1985)
- US/UK Countryside Stewardship Exchange Team (1991)
- Special Groundwater Protection Area Plan (1992)
- Town Affordable Housing Policies and Program (1993)
- Fishers Island Growth Plan (1987-1994)
- 1994 Stewardship Task Force
- Seaview Trails of the North Fork (1995)
- Peconic Estuary Program
- Economic Development Plan, Town of Southold (1997)
- Southold Township: 2000 Planning Initiatives (1997)
- Community Preservation Project Plan (July, 1998)
- County Route 48 camcorder, Land Use Study (April, 1999)
- Farm and Farmland Protection Strategy, Draft (September, 1999)
- Water Supply Management & Watershed Protection Strategy, (June 2000)
- Scenic Southold Quarter Management Plan (2001)
- Local Waterfront Revitalization Program Plan (2002 & 2004)
- North Fork Travel Needs Assessment (2002)
- Blue Ribbon Commission for a Rural Southold, Final Report (July 14, 2002)

The next step was to gather relevant data, including statistics regarding the amount of land preserved and the amount remaining available for development. These figures were compiled using analyses from the Town's Geographic Information Systems (GIS) database. A more complete methodology for the origin of these numbers will be provided in a future chapter.

From the previous plans and the statistics referenced above a draft chapter was written and presented to the Land Preservation Committee on July 10, 2012. Revisions were discussed, and subsequent meetings held on 7/24, and 8/21/12 to review and discuss the chapter. On 8/27/12 the Planning Board recommended to the Town Board that the draft chapter was ready for public input. On 8/28/12, the Town Board agreed with some minor revisions.

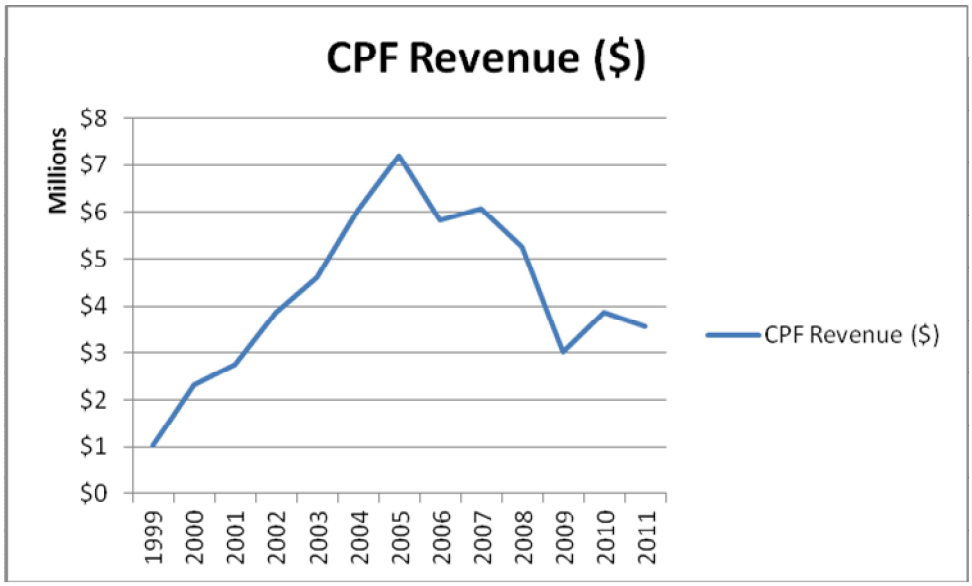
As with all the chapters, public input will be incorporated into the draft chapter and a new revision presented.

Appendix B

Peconic Bay Region Community Preservation Fund (CPF)

The Peconic Bay Region Community Preservation Fund (CPF) is a funding source for land preservation. The funds are from 2% transfer tax charged to buyers of property in Southold. When property is purchased in Southold Town (and also in the other four towns on the east end of Long Island), a CPF fee is collected at the closing. The amount of the fee is two percent of the purchase price, with the first $150,000 excluded for improved properties and the first $75,000 excluded for unimproved properties. This funding stream is scheduled to sunset in the year 2030.

Southold CPF revenue stream over time

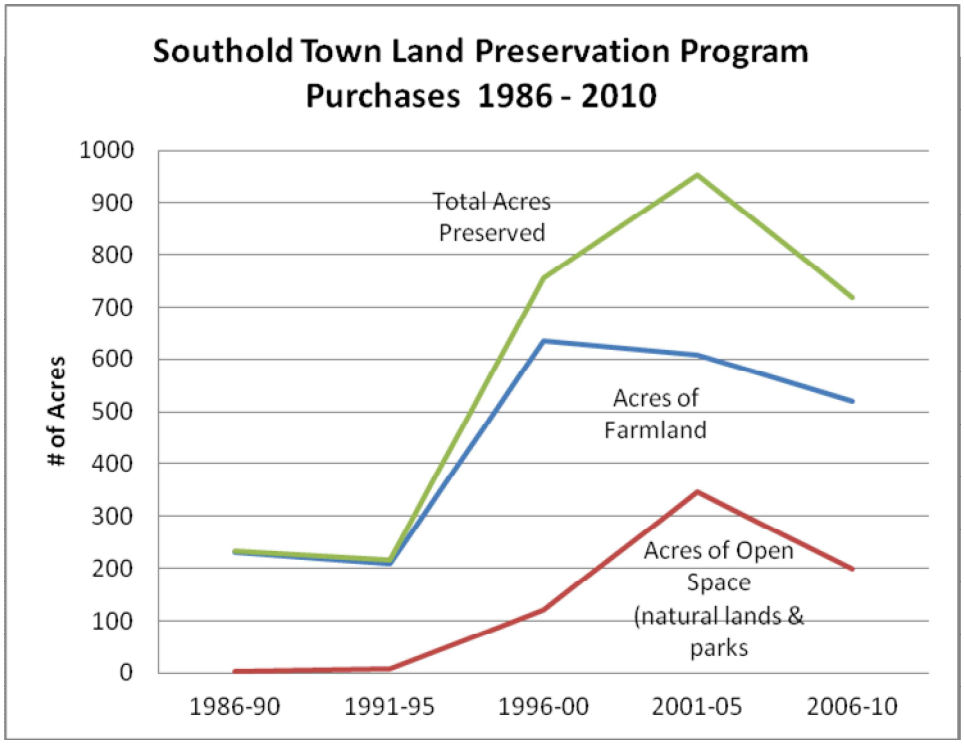


Appendix C

Town Land Preservation Program Rate of Preservation

The table below illustrates the rate of preservation in acres per five year intervals since the early years of the program in Southold Town. Please note, the table below does not represent the cumulative totals. For the total amount of land preserved by Southold Town, please see the Protected Lands table in the Land Preservation Chapter.

Rate of preservation by the Southold Land Preservation Program in 5-year intervals



Appendix D

Lists of land and development rights purchases for Southold Town, Suffolk County and New York State

Suffolk County Purchase of Development Rights (PDR) Purchases in Southold

Tax Map #	Acres	Date	Total Price
1000 08400 0400 010001	35	12/12/1977	$94,500.00
1000 07400 0100 037003	49	1/16/1978	$131,175.00
1000 08400 0500 003002	7	1/16/1978	$18,665.00
1000 08400 0500 001003	14	1/16/1978	$38,775.00
1000 09600 0300 006003 & 006004	20	4/5/1978	$65,270.00
1000 02000 0300 001002	25	6/20/1978	$83,860.00
1000 10300 1100 001002	18	6/25/1978	$56,300.00
1000 10300 1100 023000	8	6/25/1978	$25,050.00
1000 01900 0200 010000	32	7/12/1978	$149,510.00
1000 11000 0800 032004	32	9/12/1978	$143,940.00
1000 08500 0200 011003	37	9/15/1978	$97,700.00
1000 01900 0100 018003	76	11/13/1978	$272,400.00
1000 10900 0500 023002	27.5	1/2/1979	$110,400.00
1000 09700 0100 011002	53	3/9/1979	$161,750.00
1000 10200 0600 023002	6	7/30/1980	$19,200.00
1000 10100 0200 018006	12	12/23/1982	$142,260.00
1000 10100 0200 021003	50	12/23/1982	Inc.
1000 10200 0100 003003	7	12/23/1982	Inc.
1000 08400 0100 007003 & 007004	31	10/26/1983	$70,300.00
1000 08500 0200 010003	42	1/20/1984	$84,675.00
1000 01900 0100 007004	117	2/9/1984	$373,100.00
1000 08500 0200 017002	25	6/11/1984	$74,400.00
1000 10000 0300 016000	18	7/12/1984	$55,122.00
1000 10700 0400 001001	32	7/12/1984	$110,453.00
1000 09400 0300 004002	27	2/13/1986	$78,150.00
1000 05900 0900 030008	12	10/31/1986	$64,800.00
1000 05900 0900 028002	14	1/8/1987	$72,430.00
1000 11000 0800 001001	12	9/28/1989	$213,055.00
1000 09600 0200 005000	22	11/20/1989	$189,300.00
1000 06900 0500 015001 & 018	62	6/27/1991	$695,979.20
Tax Map #	**Acres**	**Date**	**Total Price**

1000 07500 0600 009004	28	7/18/1991	$335,679.60
1000 09500 0400 005001	41.	8/6/1991	$501,348.00
1000 08600 0100 003002	21	9/5/1991	$260,448.00
1000 10100 0200 024001	16	11/5/1992	$145,260.00
1000 11000 0100 001000	18	10/7/1993	$287,978.00
1000 12500 0100 002026, 027, 028 & 029	17	6/1/1994	$177,975.00
1000 09500 0300 003003	36	6/29/1994	$295,970.00
1000 08500 0200 018000	65	8/9/1994	$559,070.50
1000 08300 0200 013000	37	3/14/1995	$299,768.00
1000 08300 0200 010003 p/o	10.7	3/24/1998	$80,670.75
1000 11600 0100 p/o 002000	47.5	1/14/2000	$499,159.50
1000 03800 0100 001003 p/o	27.5	7/25/2001	$385,532.00
1000 01300 0200 007008 p/o	12	8/28/2001	$222,000.00
1000 10800 0100 001001	19.7	7/10/2002	$255,708.00
1000 10200 0600 p/o 020001	15.7	10/9/2002	$783,750.00
1000 10000 0200 p/o 005002	12	8/19/2003	$333,931.71
1000 05600 0100 p/o 011001	50.8	7/23/2004	$2,200,201.02
1000 03100 0600 028001	12	10/4/2004	$273,000.00
1000 02000 0100 001003	16.5	9/19/2005	$660,100.00
1000 02000 0300 003000	7	12/1/2005	$350,000.00
1000 05100 0300 004003	20	12/21/2005	$611,364.90
1000 08300 0200 011005	40	2/16/2007	$1,131,853.60
1000 01800 0600 005000	7	2/22/2008	$688,750.00
1000 10300 1100 022000	5	4/3/2012	$434,168.10
Total	**1515**		**$15,466,205.88**

SUFFOLK COUNTY OPEN SPACE ACQUISITIONS

Tax Map #.	ACRES	COUNTY SHARE	DATE
1000 04000 0100 024000	2.03	$140,000.00	11/17/1986
1000 01500 0900 002000	48.13	$4,100,000.00	1/15/1988
1000 01500 0900 006000	inc.	inc.	1/15/1988
1000 12500 0100 001000	48.60	$777,310.40	12/22/1994
1000 12100 0300 007001 p/o	30.00	$480,019.20	2/7/1996
1000 04000 0200 005000	5.50	$100,000.00	3/18/1998
1000 04000 0200 022000	5.50	$100,000.00	3/18/1998
1000 04000 0200 004000	6.27	$300,000.00	12/29/1998
1000 12100 0400 010000	7.62	$360,000.00	9/8/1999
1000 04400 0200 014000	75.42	$696,894.00	10/12/1999
1000 04400 0400 003001	inc.	inc.	10/12/1999
1000-121-04-9.1 p/o	55.76	$1,040,000.00	10/25/1999
1000 02200 0300 019000	21.64	$450,000.00	11/17/1999
1000 02200 0300 020000	inc.	inc.	11/17/1999
1000 02200 0300 021000	inc.	inc.	11/17/1999
1000 02200 0300 022000	inc.	inc.	11/17/1999
1000 12100 0400 008002	9.11	$225,000.00	6/20/2000
1000 12100 0400 008003	inc.	inc.	6/20/2000
1000 04400 0400 005000	53.16	$300,000.00	10/16/2001
1000 04500 0100 009000	inc.	inc.	10/16/2001
1000 11300 1200 015000	37.30	$1,495,500.00	4/30/2002
1000 03100 0500 001002	14.99	$473,000.00	5/30/2002
1000 12100 0500 p/o 004001	59.42	$1,604,340.00	12/22/2003
1000 06800 0200 010000	2.00	$550,000.00	8/30/2005
1000 06800 0100 001000	inc.	inc.	8/30/2005
1000 05300 0200 004000	3.28	$39,400.80	1/26/2006
1000 05900 0100 021008	1.38	$225,000.00	10/18/2006
1000 05900 0500 002001	1.17	$773,600.00	3/28/2007
1000 05900 0500 002003 p/o	inc.	inc.	3/28/2007
1000 05900 0500 027000	inc.	inc.	3/28/2007
1000 05600 0100 005001	7.32	$805,000.00	3/22/2007
1000 05600 0500 009000	0.72	$400,000.00	5/15/2007
1000 05300 0100 009000	12.59	$1,200,000.00	1/11/2008
1000 05800 0100 001000	57.05	$6,561,555.00	4/7/2008
1000 06800 0100 017002	inc.	inc.	4/7/2008
1000 06800 0100 017003	inc.	inc.	4/7/2008
1000 08700 0600 012001	45.03	$4,000,000.00	6/11/2008
1000 05600 0600 001000	2.37	$237,400.00	8/26/2008

1000 12500 0100 005004	7.89	$789,460.00	6/30/2009
TAX MAP NO.	**ACRES**	**COUNTY SHARE**	**DATE**
1000 03100 0700 007000	6.39	$766,260.00	3/25/2010
1000 04000 0100 023000 p/o	6.12	$1,700,000.00	3/31/2010
1000 03400 0400 019001	17.42	$1,480,785.00	6/30/2010
TOTAL	***651***	***$32,170,524.40***	

New York State Land Preservation in Southold Town

Tax Map #	Acres	Date of acquisition	Location
39.-1-2.2	351.92	8/30/1929	Orient Beach State Park
39.-1-2.2	2.52	4/25/1957	Orient Beach State Park
39.-1-2.2	5.96	11/20/1967	Orient Beach State Park
20.-3-7.2	6.89	6/24/1974	Long Beach Bay TWL
125.-1-8.1	14.4	3/22/1977	Laurel Lake FAS
99.-3-23.1	19.7	5/24/1983	Oregon Marsh TWL
99.-3-23.1	7.29	1/27/1986	Oregon Marsh TWL
99.-3-23.1	1.4	1/27/1986	Oregon Marsh TWL
27.-5-2	12.39	12/7/1987	Long Beach Bay TWL
27.-2-3.3	1.77	7/11/1988	Long Beach Bay TWL
27.-2-3.4	1.65	7/11/1988	Long Beach Bay TWL
27.-2-5	0.75	8/10/1988	Long Beach Bay TWL
27.-4-11	0.9	11/18/1988	Long Beach Bay TWL
23.-1-22	2.16	12/12/1988	Oyster Ponds WAS
18.-6-17.2	16.2	1/1/1989	Long Beach Bay TWL
18.-6-18.2	3.3	1/1/1989	Long Beach Bay TWL
19.-1-14.8	9.43	4/17/1989	Long Beach Bay TWL
19.-1-2	5.18	7/7/1989	Long Beach Bay TWL
19.-1-10.8	22	8/15/1989	Long Beach Bay TWL
19.-1-16.1	1.3	8/15/1989	Long Beach Bay TWL
19.-1-17.1	2.17	8/15/1989	Long Beach Bay TWL
20.-3-14.4	15.94	9/25/1989	Long Beach Bay TWL
19.-1-20.1	3.22	11/29/1989	Long Beach Bay TWL
18.-6-19.4	0.82	11/30/1989	Long Beach Bay TWL
18.-6-28	3.57	11/30/1989	Long Beach Bay TWL
19.-1-4.1	2.85	11/30/1989	Long Beach Bay TWL
19.-1-7.6	119.8	11/30/1989	Long Beach Bay TWL
19.-1-15.4	5.42	11/30/1989	Long Beach Bay TWL
20.-3-1.3	48.49	11/30/1989	Long Beach Bay TWL
27.-5-1	4.26	11/30/1989	Long Beach Bay TWL
27.-5-7.3	68.86	11/30/1989	Long Beach Bay TWL
20.-3-3.4	10.92	1/1/1990	Long Beach Bay TWL
32.-1-15	2.22	9/11/1990	Long Beach Bay TWL
19.-1-8.3	10.77	10/19/1990	Long Beach Bay TWL
19.-1-9.1	4.01	10/26/1990	Long Beach Bay TWL
20.-3-6.3	8.6	10/26/1990	Long Beach Bay TWL
27.-4-9.5	1.38	10/26/1990	Long Beach Bay TWL
27.-5-4	9.73	10/26/1990	Long Beach Bay TWL
27.-5-6	6.23	10/26/1990	Long Beach Bay TWL
32.-1-2.2	6.38	10/26/1990	Long Beach Bay TWL

32.-1-4.2	2.5	10/26/1990	Long Beach Bay TWL
32.-1-6.2	0.71	10/26/1990	Long Beach Bay TWL
32.-1-14.3	4.21	10/26/1990	Long Beach Bay TWL
15.-8-24	5.05	10/16/1997	Orient Beach State Park
15.-8-14.3	1.37	8/3/1999	Orient Beach State Park
99.-4-2	5.34	7/10/2001	Mattituck Creek WAS
99.-4-28.1	4.81	1/3/2002	Mattituck Creek WAS
99.-4-3	1.73	6/26/2002	Mattituck Creek WAS
112.-1-22	10.4	9/30/2003	Hallockville State Park
99.-4-28.1	0.9	8/27/2004	Mattituck Creek WAS
99.-4-28.1	3.5	11/2/2005	Mattituck Creek WAS
99.-4-4	1.61	5/16/2008	Mattituck Creek WAS
	864.88		

Southold Town Land Preservation Program

Town of Southold Purchases of Development Rights

Tax Map No. as of 9/2012	Project Tax Map	Acres	Sale Date	Purchase Price	Federal or State Grant Funding	Town Share
75.-2-15.2	75.-2-15.2	18.42	2/28/1986	$80,200	$0	$80,200
101.-1-7.2	101.-1-7.2	21.82	2/28/1986	$93,200	$0	$93,200
97.-8-31.2	97.-8-31.2	21.74	3/3/1986	$137,000	$0	$137,000
18.-6-14.9	18.-6-14.9	62.86	3/13/1986	$308,600	$0	$308,600
19.-1-10.6 (see 19-1-10.7)	19.-1-10.6	3.50	9/18/1987	$123,750	$0	$123,750
19.-1-10.7 (see 19-1-10.6)	19.-1-10.7	16.70	9/18/1987	***	***	***
75.-7-1.5	75.-7-1.5	22.52	10/2/1987	$123,200	$0	$123,200
20.-1-3.7 (see 20-3-5.1)	20.-1-3.2	28.64	10/6/1988	$385,000	$0	$385,000
20.-3-5.1 (see 20-1-3.7)	20.-3-5.1	9.27	10/6/1988	***	***	***
109.-1-8.8	109.-1-8.8	26.66	5/16/1989	$161,200	$0	$161,200
84.-1-4.5	84.-1-4.5	17.18	5/13/1992	$171,400	$0	$171,400
69.-5-19	69.-5-19	16.00	11/5/1992	$126,000	$0	$126,000
55.-1-8.3 (see 55-1-8.4 & 55-2-9.4)	55.-1-8.3	22.56	11/25/1992	$403,000	$0	$403,000
55.-1-8.4 (see 55-1-8.3 & 55-2-9.4)	55.-1-8.4	18.30	11/25/1992	***	***	***
55.-2-9.4 (see 55-1-8.3 & 8.4)	55.-2-9.4	19.15	11/25/1992	***	***	***
107.-5-6.3	107.-5-6.3	20.00	3/9/1993	$190,000	$0	$190,000
94.-3-3.3	94.-3-3.3	25.31	4/27/1993	$190,000	$0	$190,000
113.-7-19.26	113.-7-19.26	30.00	6/29/1993	$300,000	$0	$300,000
84.-4-13	84.-4-13	5.20	7/16/1993	$32,400	$0	$32,400
97.-1-12.7	97.-1-12.7	14.81	7/16/1993	$93,000	$0	$93,000
20.-1-2.2	20.-1-2.2	20.00	10/5/1993	$270,000	$0	$270,000
120.-5-1 (see 121-1-1.6)	120.-5-1	28.86	1/25/1996	$265,000	$0	$265,000
121.-1-1.6 (see 120-5-1)	121.-1-1.6	5.03	1/25/1996	***	***	***
75.-1-17.2	75.-1-17.2	19.57	3/13/1996	$88,000	$0	$88,000
73.-1-3.4	73.-1-3.4	13.90	4/16/1996	$110,200	$0	$110,200
112.-1-9.1	112.-1-9.1	64.00	5/29/1996	$544,000	$0	$544,000
100.-4-5.4	100.-4-5.4	36.31	6/24/1996	$290,500	$0	$290,500
52.-5-59.10	52.-5-59.10	32.99	9/6/1996	$236,000	$0	$236,000
112.-1-8.2	112.-1-8.2	36.33	9/22/1996	$163,500	$0	$163,500
95.-4-14.3	95.-4-14.3	28.52	7/14/1997	$171,100	$0	$171,100
125.-1-6.4	125.-1-6.4	11.12	10/8/1997	$89,000	$60,000	$29,000
86.-1-9.3	86.-1-9.3	37.28	11/25/1997	$262,200	$0	$262,200
108.-3-6.3	108.-3-6.3	17.58	1/7/1998	$114,300	$85,725	$28,575

97.-1-16.4	97.-1-16.4	13.30	4/2/1998	$117,900	$0	$117,900
75.-1-15.4	75.-1-15.1	23.00	5/8/1998	$179,400	$0	$179,400
107.-11-10 (see 115-2-3)	107.-11-10	14.34	1/12/1999	***	***	***
115.-2-3 (see 107-11-10& 115-2-3)	115.-2-3	49.78	1/12/1999	$449,450	$337,500	$111,950
102.-4-5.3	102.-4-5.3	14.61	1/13/1999	$113,880	$0	$113,880
102.-4-6.1 (see 109-1-24.4)	102.-4-6.1	22.75	2/5/1999	$517,275	$316,168	$201,107
109.-1-24.4 (see 102-4-6.1)	109.-1-24.4	34.25	2/5/1999	***	***	***
85.-3-11.2	85.-3-11.2	43.65	3/29/1999	$336,100	$183,831	$152,269
63.-1-1.5	63.-1-1.5	8.58	12/29/1999	$103,000	$0	$103,000
83.-3-2.2	83.-3-2.1	12.72	1/24/2000	$127,200	$85,659	$41,541
100.-4-3.2	100.-4-3	21.27	3/20/2000	$183,600	$0	$183,600
100.-4-2.2	100.-4-2	22.10	6/21/2000	$256,000	$0	$256,000
55.-1-11.1 (see 55-1-11.2, 11.3, 11.4)	55.-1-11.1	3.63	12/21/2000	Gift	Gift	Gift
59.-4-8.1 (see 59-4-9.1 & 63-1-16)	59.-4-8	5.73	12/21/2000	Gift	Gift	Gift
59.-10-2	59.-10-2	7.85	12/21/2000	Gift	Gift	Gift
74.-2-15	74.-2-15	6.89	12/21/2000	Gift	Gift	Gift
69.-1-9.1	69.-1-9	34.06	2/12/2001	$398,003	$0	$398,003
102.-2-2.7	102.-2-2.3	16.06	2/23/2001	$189,288	$0	$189,288
96.-2-11 (see 96-3-4.1 & 5)	96.-2-11	56.55	3/5/2001	$655,980	$0	$655,980
96.-5-13	102.-2-23	23.09	3/15/2001	$229,538	$157,056	$72,482
74.-5-15	75.-5-1	11.98	5/1/2001	$161,730	$121,646	$40,084
107.-10-3.2	107-10-p/o 3	19.37	6/25/2001	$221,724	$252,794	$128,482
107.-10-6.3	107-10-p/o 6	13.30	6/25/2001	$159,552	***	***
96.-3-2.2	96.-3-2	16.83	11/14/2001	$156,711	$0	$156,711
115.-2-9.3	115.-2-9.1	18.14	12/12/2001	$363,800	$0	$363,800
95.-1-4.3	95-1-4	32.27	4/15/2002	$645,400	$478,354	$167,046
19.-1-1.4	19.-1-1.2	29.53	5/22/2002	$425,000	$0	$425,000
74.-4-(4.1 - 4.6)	74.-4-(4.1-4.6)	12.25	8/22/2002	$400,000	$0	$400,000
88.-1-10.2	88.-1-10	10.15	3/27/2003	$213,112	$0	$213,112
115.-2-10.2 (see 108-2-3)	115-2-10	25.16	5/29/2003	$528,299	$264,150	$264,149
115.-8-3.5	115.-8-3.3	24.54	8/25/2003	$613,545	$282,850	$330,695
74.-4-4.9	74.-4-4.9	4.59	4/29/2004	$260,000	$0	$260,000
112.-1-7.5 & 112.-1-7.6	112.-1-7	30.54	4/29/2004	$909,300	$689,549	$219,751
19.-1-11.6	19.-1-11.3	8.41	6/3/2004	$197,201	$0	$197,201
95.-4-9.2 (see 95-4-10)	95.-4- p/o 9	4.25	9/23/2004	$170,184	$0	$170,184
95.-4-10 (see 95-4-9)	95-4-10	19.70	9/23/2004	$689,360	$0	$689,360
96.-5-14	102.-2-23.4	9.00	9/23/2004	$202,699	$0	$202,699

63.-2-6.2	63-2-6	7.13	11/18/2004	$196,075	$0	$196,075
69.-1-6.2	69.-1-6	35.09	12/1/2004	$973,482	$310,451	$663,031
84.-1-8.1	84.-1-8	20.92	1/12/2005	$603,621	$460,670	$142,951
100.-4-8.2	100.-4-p/o 8	31.18	2/18/2005	$1,021,078	$510,538	$510,540
121.-2-5 & 122.-1-2.5	122.-1-2.2	8.51	5/4/2005	$255,426	$0	$255,426
51.-2-8.6	51.-2-7 & 8	21.86	6/14/2005	$801,213	$0	$801,213
84.-4-6.4	84-4-p/o6.1	46.22	6/14/2005	$1,294,216	$889,330	$404,886
83.-2-9.3	83.-2-9.1	17.02	8/24/2005	$359,048	$0	$359,048
102.-2-23.7	102.-2-23.5	6.00	2/9/2006	$270,000	$0	$270,000
120.-3-11.14	120.-3-11.12	34.50	3/10/2006	$1,897,500	$1,125,385	$772,115
84.-2-2.4	84.-2-2.1	19.94	6/15/2006	$813,592	$0	$813,592
94.-3-1.12	94.-3-1.6	13.23	7/28/2006	$767,172	$0	$767,172
95.-1-5.2	95-1-p/o 5	23.75	10/19/2006	$651,900	$325,950	$325,950
69.-3-10.8	69.-3-10.1	22.23	11/2/2006	$620,487	$0	$620,487
109.-1-13.2	109.-1-p/o 13	42.13	12/13/2006	$2,864,779	$68,000	$2,796,779
69.-3-9.3	69.-3-9.3	15.96	2/14/2007	$1,149,098	$0	$1,149,098
94.-3-1.13	94.-3-1.3	10.00	3/29/2007	$780,000	$0	$780,000
94.-4-2 (see 100-2-6.1)	94.-4-2	5.00	5/9/2007	$448,000	$0	$448,000
100.-2-6.3 (see 94-4-2)	100.-2--p/o 6.1	24.11	5/9/2007	$1,880,424	$719,464	$1,160,960
96.-2-10.2	96.-2-10	25.69	5/11/2007	$1,849,939	$924,970	$924,970
113.-13-1.4	113.-13-1.2	16.57	6/20/2007	$1,118,192	$74,615	$1,043,577
101.-1-2.6 & 101.-1-2.7	101.-1-p/o2.3	17.20	9/19/2007	$1,320,415	$0	$1,320,415
101.-2-22.2	101.-2-p/o22	5.20	9/19/2007	$374,695	$0	$374,695
97.-4-19.2	97.-4-p/o19	9.79	10/12/2007	$763,940	$0	$763,940
84.-1-13	84.-1-13	14.27	5/13/2008	$1,070,138	$431,868	$638,270
63.-1-25.4	63.-1-25	21.04	6/9/2008	$1,683,440	$0	$1,683,440
54.-3-24.5	54.-3-24.1	45.24	11/13/2008	$3,575,512	$0	$3,575,512
95.-4-6.2	95.-4-p/o 6	6.54	11/20/2008	$517,000	$0	$517,000
69.-4-8.8	69.-4-8.1	6.01	12/8/2008	$408,977	$0	$408,977
19.-1-14.10	19.-1-14.7	23.13	3/3/2009	$1,788,720	$0	$1,788,720
120.-3-11.16	120.-3-11.11	18.38	8/31/2009	$1,082,660	$0	$1,082,660
18.-4-7.7	18.-4-7.1	18.83	5/13/2010	$1,421,310	$748,306	$673,004
86.-1-10.12	86.-1-10.9	29.04	8/3/2010	$2,407,536	$990,000	$1,417,536
84.-1-12.6	84.-1-11 & 12.1	26.67	12/8/2010	$1,733,661	$870,000	$863,661
120.-3-11.18	120.-3-11.9	8.16	12/9/2010	$502,797	$0	$502,797
125.-3-4.5	125.-3-4.1	10.26	12/9/2010	$610,102	$0	$610,102
107.-10-10.4	107.-10-10.1	8.26	3/30/2011	$520,626	$0	$520,626
54.-7-21.7	54.-7-21.4	28.99	8/3/2011	$1,812,075	$0	$1,812,075
102.-2-16.3	102.-2-16.1	22.50	8/3/2011	$135,288	$0	$135,288
19.-1-8.8	19.-1-8.4	30.24	11/3/2011	$2,535,246	$1,267,623	$1,267,623
108.-4-1.4	108.-4-1.1	20.00	12/19/2011	$1,220,000	$61,000	$1,159,000
107.-5-1.4	107.-5-1.1	12.68	1/26/2012	$824,434	$0	$824,434
		2325.87		$62,619,791	$13,093,451	$49,526,340

Town of Southold Purchases of Open Space

Tax Map Number (as of 9/2012)	Project Tax Map No.	Acres	Purchase Price	Town Share	Type	Sale Date
115.-3-23.1	115.-3-23.1	1.9	$140,000	$140,000	Fee Title	11/14/90
99.-4-1	99.-4-1	1.3	$450,000	$450,000	Fee Title	02/23/93
50.-6-4	50.-6-4	5.0	$150,000	$150,000	Fee Title	02/02/95
50.-6-5.7, 5.11	50.-6-5.7, 5.11	1.9	$75,000	$75,000	Fee Title	02/02/95
116.-1-3.3	116.-1-3.3	51.0	$1,200,000	$1,200,000	Fee Title	06/30/97
115.-3-1.4	115.-3-1.4	10.7	gift	gift	Fee Title	06/26/98
6.-4-11 & 6-8-6	6.-4-11 & 6-8-6	1.5	$378,000	$378,000	Fee Title	03/15/99
22.-3-22.1	22.-3-22.1	21.6	$900,000	$450,000	Fee Title	11/17/99
116.-1-9.2	116.-1-9	5.0	gift	gift	Fee Title	12/28/99
86.-2-12.1	86.-2-12.1	1.0	gift	gift	Fee Title	01/18/00
70.-8-1	70.-8-1	6.0	$180,000	$180,000	Fee Title	08/30/00
56.-4-4	56.-4-4	0.3	gift	gift	Fee Title	11/22/00
56.-1-6	56.-1-6	23.0	$400,000	$400,000	Fee Title	12/20/00
44.-4-5 & 45-1-9.1	44.-4-5 & 45-1-9	53.2	$600,000	$300,000	Fee Title	10/16/01
54.-6-20	59.-3-28.4	22.3	gift	gift	Fee Title	12/28/01
56.-4-16	56.-4-16	1.3	$60,000	$60,000	Fee Title	01/16/02
23.-1-20.1	23.-1-20.1	0.5	$4,000	$4,000	Fee Title	05/30/02
31-5-1.2	31-5-1.2	15.0	$946,000	$471,000	Fee Title	05/30/02
106-6-20.3	106-6-14 & 20	25.1	$490,987	$490,987	Fee Title	08/06/02
68.-3-7	68.-3-7	9.0	gift	gift	Easement	01/08/03
53.-1-7 & 53-3-15.1	53.-1-7 & 53-3-15.1	5.0	$76,000	$76,000	Fee Title	05/13/03
5.-1-8	5.-1-8	3.6	gift	gift	Easement	07/21/03
53-2-5	53-2-5	2.5	$12,550	$12,550	Fee Title	08/29/03
55.-2-24.2	55.-2-24.2	7.2	gift	gift	Easement	12/17/03
55.-5-2.4	55.-5-2.4	3.2	gift	gift	Easement	12/17/03
56.-1-10.1	56.-1-8.1 & 10	27.8	$347,000	$347,000	Fee Title	12/17/03
63.-1-16	63.-1-16	1.0	gift	gift	Easement	12/17/03
121.-5-4.4	121.-5-4.1	10.0	$270,000	$270,000	Fee Title	12/22/03
106.-1-7	106.-1-7	0.9	$40,000	$40,000	Fee Title	06/03/04
79.-2-7.7	79.-2-7	25.8	$948,032	$948,032	Fee Title	06/17/04
79.-5-20.15	79.-5-20.13	16.0	$561,640	$561,640	Fee Title	06/17/04
79.-4-17.25	79.-4-17.17	36.9	$1,307,937	$1,307,937	Fee Title	12/01/04
87.-1-26.2	87.-1-26	2.1	$45,000	$45,000	Fee Title	01/12/05
59.-1-20.1	59.-1-20.1	0.7	$56,000	$56,000	Easement	04/14/05
45-5-5	45-5-5	47.3	$2,250,000	$2,250,000	Fee Title	07/12/05
125.-1-14	125.-1-14	30.8	$2,900,000	$2,900,000	Fee Title	07/20/05
56.-5-12.1	56.-5-12.1	0.6	$5,000	$5,000	Fee Title	02/07/06

53.-3-2	53.-3-2	10.7	$637,500	$637,500	Fee Title	05/18/06
113-4-1	113-4-1	0.8	$200,000	$200,000	Fee Title	06/28/06
109.-5-16.3 & 109-6-15	109.-5-16 & 109-6-15	12.7	$551,540	$551,540	Easement	08/01/06
57.-1-43	57.-1-43	0.5	$5,000	$5,000	Fee Title	08/24/06
125.-1-6.3	125.-1-6.3	10.7	$1,068,370	$1,068,370	Fee Title	11/30/06
74.-1-3	74.-1-3	0.5	$5,000	$5,000	Fee Title	12/21/06
54.-5-55.1	54.-5-55.1	0.2	$2,500	$2,500	Easement	05/11/07
9.-8-2.1	9.-8-2	2.4	$770,000	$770,000	Fee Title	10/18/07
45.-5-7.3	45.-5-7.1, 7.2 & 47-2-33, 34 & 53-1-18	35.4	$4,500,000	$4,500,000	Fee Title	03/26/08
58.-1-1.1	58.-1-1 & 68-1-17.2, 17.3	57.1	$13,123,110	$5,096,820	Fee Title	04/07/08
79.-8-16.1	79.-8-16 & 81.-2-5	21.9	$2,604,000	$2,604,000	Fee Title	06/04/08
87.-6-12.1	87.-6-12.1	45.0	$8,000,000	$4,000,000	Fee Title	06/11/08
115.-12-1	115.-12-1	0.1	gift	gift	Fee Title	12/10/08
45.-5-3.1 &4	45.-5-3&4	23.8	$538,000	$538,000	Fee Title	02/16/11
53.-1-p/o1.2 & 1.3	53.-1-p/o1.2 & 1.3	28.7	$1,125,000	$562,500	Fee Title	09/12/12
53.-1-p/o1.2	53.-1-p/o1.2	0.7	$150,000	$150,000	Fee Title	09/12/12
		729.1	$48,073,166	$34,259,376		

Town of Southold Purchases of Development Rights & Open Space
Summary by year

Year	Acres of Development Rights	Acres of Open Space	**Total Acres Preserved**
1986	125	0	125
1987	43	0	43
1988	38	0	38
1989	27	0	27
1990	0	2	2
1991	0	0	0
1992	93	0	93
1993	115	1	117
1994	0	0	0
1995	0	7	7
1996	237	0	237
1997	77	51	128
1998	54	11	65
1999	188	28	216
2000	80	30	111
2001	209	75	285
2002	74	42	116
2003	60	69	129
2004	119	80	198
2005	146	81	227
2006	162	36	198
2007	130	3	132
2008	93	160	253
2009	42	0	42
2010	93	0	93
2011	123	24	147
Totals	**2326**	**700**	**3026**

Appendix E

Southold Town Tracking Report

The following is the tracking report the Town uses to track the rate of preservation as land is developed or preserved.

Town of Southold
Land Tracking Summary for the 2nd Quarter of 2012 (April 1, 2012 through June 30, 2012)
Prepared August 14th, 2012

The most meaningful numbers from the attached Tracking report to focus on are as follows: Residential Subdivision Rate, Residential Development Rate, Preservation Rate and Density Reduction. All of the other numbers and definitions are used to calculate these four numbers. This page of the report will summarize these four numbers for both the current quarter and cumulatively from April 1, 2004 on for the target areas (buildable subdividable R-40, R-80 and AC). In addition a summary of the Target Area follows indicating the acreages within the target area that have been developed and preserved and the acreages that are still available for development.

2nd Quarter of 2012 Summary

Residential Subdivision Rate: 0, that is no new building lots were approved
Residential Development Rate: 1 dwelling unit per 3 acres
Preservation Rate: 54%
Density Reduction: 40%

Cumulative Summary from April 1, 2004 on

Residential Subdivision Rate: 1 building lot per 14 acres
Residential Development Rate: 1 dwelling unit per 48 acres
Preservation Rate: 95%
Density Reduction: 94%

Target Area Summary as of June 30th, 2012

Zone	R-40	R-80	AC	Total
Target acreage as of 4/1/2004	450	2361	5033	7844
Acreage developed since 4/1/2004	7	15	32	54
Acreage preserved since 4/1/2004	55	482	1025	1562
Target acreage still available for development	**388**	**1864**	**3976**	**6228**

Town of Southold
Land Tracking Summary for the 2nd Quarter of 2012 (April 1, 2012 through June 30, 2012)
Prepared August 14th, 2012

Introduction

Information in this report is based on final approvals for subdivisions, building permits, land closings and variances. Projects that involve both preservation and Planning approvals for non-subdividable lots will not be tracked until both components of the projects are complete. A cumulative summary covering all activity from April 1, 2004 onward is included in this report.

Acres of Subdividable Buildable Land that is considered the Town's target as of April 1, 2004:
R-40 450
R-80 2361
AC 5033

These acreages are estimates based on the Town's GIS database as of April 1, 2004 and represent the subdividable buildable land in the R-40, R-80 and AC zoning districts. These numbers will change over time as additional information about individual parcels becomes available. The numbers will also change due to future rezonings approved by the Town Board and conversion of target land to/from Community Facilities (e.g. schools). Unbuildable land includes wetlands, rights of way, Coastal Erosion Hazard areas, land developed residentially prior to April 1, 2004, preserved land, beaches, etc. and is not included in the acreages above based on the best information currently available. Future tracking reports will note changes to the numbers presented above. The numbers presented above do not match those included in the 2003 DGEIS due to corrections made to the DGEIS work. For parcels that are split between both AC & R-80 zoning the parcels were assumed to be completely within the larger of the two areas for calculating the numbers above. To be subdividable a parcel must contain at least twice the minimum zoning acreage of buildable land. All numbers presented below are based on Town-wide activity excluding Fishers Island.

Definitions

Density Reduction Preservation: Preservation of buildable land that contributes to density reduction, for example development rights purchases.

Non-density Reduction Preservation: Preservation of buildable land that does not contribute to density reduction, for example clustered open space created through the subdivision process.

Density reduction non-preservation: Land that contributed to density reduction but that is not considered preserved, for example certain covenants and restrictions.

Acreage of Preservation: The acreage of preservation is calculated as the sum of DENSITY REDUCTION PRESERVATION and NON-DENSITY REDUCTION PRESERVATION.

Residential Subdivision Rate: The residential subdivision rate is calculated as NUMBER OF NON-SUBDIVIDABLE BUILDABLE RESIDENTIAL PARCELS CREATED divided by the sum of ACREAGE OF NON-SUBDIVIDABLE BUILDABLE RESIDENTIAL PARCELS CREATED and ACREAGE OF PRESERVATION and DENSITY REDUCTION NON-PRESERVATION. ACREAGE OF NON-SUBDIVIDABLE BUILDABLE RESIDENTIAL PARCELS will also include ROW and recharge areas created through the subdivision process. The NUMBER OF NON-SUBDIVIDABLE BUILDABLE RESIDENTIAL PARCELS CREATED includes those created by both the Planning Board and the ZBA. Only ZBA approvals that create new parcels compared to the Town Assessors' records as of April 1, 2004 will be included in the numbers above. Further subdividable parcels will not be tracked until they become non-subdividable or preserved.

Residential Development Rate: The residential development rate is calculated as NUMBER OF NEW RESIDENTIAL BUILDING UNITS ISSUED PERMITS divided by the sum of ACREAGE OF NEW RESIDENTIAL BUILDING UNITS ISSUED PERMITS and ACREAGE OF PRESERVATION and DENSITY REDUCTION NON-PRESERVATION. Note that the NUMBER OF NEW RESIDENTIAL BUILDING UNITS ISSUED PERMITS may not equal the number of new residential building permits actually issued in cases where permits for multiple family dwellings are issued. Building permits issued on subdividable parcels will be included in this number with the developed acreage being equal to the minimum zoning acreage. Should this development end up as part of a subdivision where it is clustered to a smaller parcel or within a defined building envelope then the parcel or envelope size will be considered the developed acreage and the numbers above will be adjusted. Renewal, accessory, remodeling, etc. building permits are not included above.

Preservation Rate: The preservation rate is calculated as ACREAGE OF PRESERVATION divided by the sum of ACREAGE OF PRESERVATION and ACREAGE OF NEW RESIDENTIAL BUILDING UNITS ISSUED PERMITS and DENSITY REDUCTION NON-PRESERVATION.

Density Reduction: The density reduction is calculated as the difference of NUMBER OF NEW RESIDENTIAL BUILDING UNITS ALLOWED BY ZONING and NUMBER OF NEW RESIDENTIAL BUILDING UNITS ISSUED PERMITS divided by NUMBER OF NEW RESIDENTIAL BUILDING UNITS ALLOWED BY ZONING. The NUMBER OF NEW

RESIDENTIAL BUILDING UNITS ALLOWED BY ZONING is calculated as the sum of DENSITY REDUCTION PRESERVATION and DENSITY REDUCTION NON-PRESERVATION multiplied by the subdivision factor from the 2020 Comp Plan update plus the NUMBER OF NEW RESIDENTIAL BUILDING UNITS ISSUED PERMITS.

The factors for the Density Reduction calculation are as follows:

Subdivision Factors			
Zone	**Creating 2 lots**	**Creating 3-4 lots**	**Creating 5 or more lots**
R-40	.980	.958	.926
R-80	.490	.479	.463
AC	.490	.479	.463

In cases where the Planning Department has accepted a yield map this yield supersedes the sum of DENSITY REDUCTION PRESERVATION and DENSITY REDUCTION NON-PRESERVATION multiplied by the subdivision factor from the 2020 Comp Plan update part of the calculation noted above.

Tracking Statistics for the period April 1, 2012 through June 30, 2012

For the following numbers the Target acreage is the buildable subdividable land in the R-40, R-80 & AC zones. Non-target acreage is anything in other zoning districts, non-subdividable land in the R-40, R-80 & AC zones and unbuildable land.

Target Acreage:

Number of Non-Subdividable Buildable Residential Parcels Created	0
Number of Parcels Above Allowed By ZBA Variance	0
Acreage of Non-Subdividable Buildable Residential Parcels Created	0
Density Reduction Preservation	5.3
Non-Density Reduction Preservation	0
Density Reduction Non-Preservation	0.4
Acreage of Preservation	5.3
Number of New Residential Building Units Issued Permits	3
Acreage of New Residential Building Units Issued Permits	4
Number of New Residential Building Units Allowed By Zoning	5

Residential subdivision rate: 0
Residential development rate: 1 dwelling unit per 3 acres
Preservation rate: 54%
Density reduction: 40%

Total Target Acreage Preserved 5.3
Zoning Breakdown:
AC Acreage Preserved 5.3

Type of Preservation Breakdown:

Acreage Preserved through County PDR	5.3

Total Target Acreage Developed	3 units on 4 acres
Zoning Breakdown:	
R-80 Acreage Developed	1 units on 2.1 acres
AC Acreage Developed	2 units on 1.9 acres

Non-Target Acreage:

Total Non-target Buildable Acreage Preserved	0
Total Non-target Unbuildable Acreage Preserved	0.05
Total Non-target Acreage Developed	2.85
Building units on Non-target Acreage Developed	3
ZBA accessory apartment approvals	1

Cumulative Summary for April 1, 2004 through June 30, 2012

Target Acreage:

Number of Non-Subdividable Buildable Residential Parcels Created	127
Number of Parcels Above Allowed By ZBA Variance	2
Acreage of Non-Subdividable Buildable Residential Parcels Created	217
Density Reduction Preservation	1518
Non-Density Reduction Preservation	44
Density Reduction Non-Preservation	25
Acreage of Preservation	1562
Number of New Residential Building Units Issued Permits	34
Acreage of New Residential Building Units Issued Permits	54
Number of New Residential Building Units Allowed By Zoning	651

Residential subdivision rate: 1 building lot per 14 acres
Residential Development rate: 1 dwelling unit per 48 acres
Preservation rate 95%
Density reduction 94%

Total Target Acreage Preserved 1562

Zoning Breakdown:

R-40 Acreage Preserved	55
R-80 Acreage Preserved	482
AC Acreage Preserved	1025

Type of Preservation Breakdown:

Acreage Preserved through Town PDR	912
Acreage Preserved through Town Fee Title Purchase	146
Acreage Preserved through Town Clustered Open Space	49
Acreage Preserved through Town Conservation Easement	0.5
Acreage Preserved through Town Planning C&R	12.5
Acreage Preserved through Town/County Partnership Fee Title Purchase	54
Acreage Preserved through County PDR	231
Acreage Preserved through County Fee Title Purchase	40
Acreage Preserved through Peconic Land Trust	117

Total Target Acreage Developed……34 units on 54 acres

Zoning Breakdown:

R-40 Acreage Developed…… 8 units on 7 acres
R-80 Acreage Developed…… 7 units on 15 acres
AC Acreage Developed……19 units on 32 acres

Non-Target Acreage:

Total Non-target Buildable Acreage Preserved 101.01

Zoning Breakdown:

R-40 Acreage Preserved	4.49
R-80 Acreage Preserved	9.39

R-200 Acreage Preserved	34.58
AC Acreage Preserved	7.61
MII Acreage Preserved	2.82
RO Acreage Preserved	1.27
LB Acreage Preserved	2.88
LIO Acreage Preserved	37.04
LI Acreage Preserved	0.93

Non-Target Acreage(continued):

Type of Preservation Breakdown:

Acreage Preserved through Town Fee Title purchase	45.38
Acreage Preserved through Town PDR	37.46
Acreage Preserved through Town Easement	0.34
Acreage Preserved through County PDR	7.91
Acreage Preserved through County Fee Title Purchase	0.92
Acreage Preserved through County Transfer to Parks	6.35
Acreage Preserved through NYS DEC purchase	2.65

Total Non-target Unbuildable Acreage Preserved	191
Total Non-target Acreage Developed	283
Building units on Non-target Acreage Developed	332
ZBA accessory apartment approvals	15

Appendix F

Excerpt from the Agriculture Chapter Draft

1. Retaining & advancing the industry of agriculture

Goal 1.1 Ensure Southold Town Code & policies encourage and advance the business of agriculture.

Farming has been part of Southold town for its entire history. Over the years there have been major transitions from one type of farming to another, necessitated by the changing marketplace, and competition from other places. The ability for agriculture to make transitions is essential to the continuation of farming in Southold. The Town must find ways to ensure its regulations and development rights easements allow for enough flexibility to allow agricultural businesses to flourish, while continuing to balance the needs of the public safety and quality of life.

Objectives

1) Provide written policies and procedures for agricultural site plans, including a handout at the Building Department and Planning Board counters.

The Town Code provides for agricultural site plan applications to have some of the technical requirements waived, though the specific procedures for these waivers are not clear. A detailed policy and procedure handout would help applicants understand the requirements. In addition, land-based structures used for aquaculture should also be included under this policy.

Responsible Parties: Planning Board
Possible Partnerships: Building Department, Agricultural Advisory Committee
Timeline: 2014

2) Review Town Code to ensure the language allows for diversity and new ideas in farming uses and activities. The Town Code needs to be updated so it is flexible on future agricultural practices, and is consistent with the definitions and policies of the New York State Department of Agriculture and Markets while also balancing the public health, safety and welfare.

a. Exempt certain agricultural structures/uses from site plan review.

Site plans are required for the purpose of ensuring the public health, safety and welfare. Some agricultural structures are of a type, size or location where there is little or no possible impact to the public, or may not actually be considered “structures” because of their function (seasonal hoophouses are an example of this).

b. Broaden Town Code to specifically allow on-farm processing of any type of crop into retail and wholesale-ready products (e.g. pies, preserves, chips, wine, beer, vodka),

including the processing of livestock. Products must be primarily made from what is grown on the property, as well as on other farmland owned or leased by the person or company conducting the processing. Being able to convert a crop into a value-added product may be essential to agriculture's future success as a business in Southold.

c. Amend the definitions in Town Code to be consistent and up-to-date with current and future agricultural practices (Chapters 70, 72, 240, 280).

d. Add definitions to the Town Code to clarify agricultural-related terms where necessary.

e. Define a development right and what uses remain after development rights are purchased.

   In other words, is the purchase of a development right simply to prohibit residential development? What uses remain intact after a sale of development rights? Clarify this in the Town Code.

f. On land where development rights have been sold to the Town (Town-preserved farmland), consider providing for equal agricultural rights as land that has not had its development rights sold to allow for on-farm marketing and other structures and uses

g. Explore ways to allow farms to have multiple agricultural uses without having to satisfy the minimum lot size requirement for each use.

h. Consider bringing back the "set-off" for active farms only, with strict new rules to prevent the incremental subdivision into many lots over time. This is to allow for the creation of one lot for a family member without having to go through the full subdivision process. Considerations would include whether a viable farm is left behind, the appropriate size of the setoff parcel, and ensuring it is one-time only allowance.

i. Clarify what is currently allowed under Town Code for aquaculturists to retail their harvest in Southold. If impediments exist due to an aquaculturist's location in the water rather than on land, consider finding a way to remove or lessen the impediments through amendments to the Town Code to allow retail sales of aquaculture products at farmstands.

j. Land containing ancillary land-based structures used for aquaculture should be included in the Agricultural District and be eligible for the Agricultural Assessment.

k. Consider an increase in the lot coverage for greenhouses.

   Currently the lot coverage for any structure is 20% on most agricultural land. Greenhouse operations or even high tunnels to extend the growing season need to be able to cover a higher percentage of land to maximize efficiency.

A sliding scale of lot coverage may be advisable, with smaller parcels being allowed a higher percentage. Drainage of stormwater must be considered ahead of time for high percentage of lot coverage with impervious surfaces.

Responsible Parties: Agricultural Advisory Committee
Possible Partnerships: Building Department, Planning Board, Land Preservation Committee, Long Island Farm Bureau, Long Island Wine Council
Timeline: 2014

3) Refer development applications related to agriculture to the Agricultural Advisory Committee for an opinion (in certain cases).

There are applications to the Town for development and/or permits where the applicant must show that the property is agricultural. In most cases this can be determined by checking to see if the parcel is in the agricultural district, receiving the agricultural assessment, or is obviously cultivated. Not all parcels that could be considered "agricultural", however, fall into those categories. In those cases where it is not clear that a parcel is part of an active farm, the Agricultural Advisory Committee could be asked to provide an opinion based on their experience and knowledge of agriculture in Southold.

Responsible Parties: Agricultural Advisory Committee
Possible Partnerships: Building Department, Planning Board, Zoning Board of Appeals, Board of Trustees
Timeline: 2014

4) Review future Town Purchase of Development Rights (PDR) easements to ensure the language allows for diversity and new ideas in farming uses and activities.

Responsible Parties: Agricultural Advisory Committee
Possible Partnerships: Planning Board, Land Preservation Committee
Timeline: 2014

5) In future Town Purchase of Development Rights easements, allow for a residence within the easement area.

Reserving one development right for a residence within the easement will allow for more flexibility in the future location. This development right would be retained by the owner of the property (and thus would not be purchased by the Town).

Responsible Parties: Agricultural Advisory Committee
Possible Partnerships: Land Preservation Committee, Planning Board
Timeline: 2014