

Pine Barrens Credit Clearinghouse Board of Advisors

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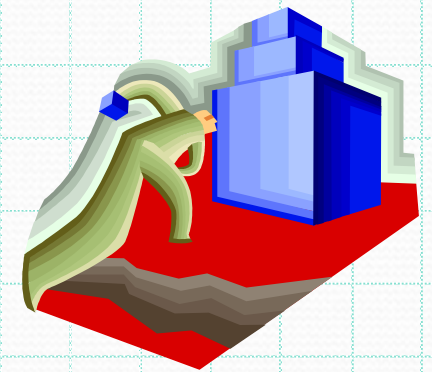
Pine Barrens Credit Clearinghouse
624 Old Riverhead Rd.
Westhampton Beach,
New York
11978

631-288-1079



PBCs 1-2-3

How to Obtain Pine Barrens Credits (PBCs) for Your Project



Prepared by the Central Pine Barrens
Credit Clearinghouse

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Visit our website for more information on the Pine
Barrens Credit Program at:
www.pb.state.ny.us

Who Decides How Many Credits Are Required for Your Project?

Suffolk County Department of Health Services (SCDHS) Board of Review
Town Board or Planning Department

When May Your Project Require PBCs?

1. The Suffolk County Department of Health Services (SCDHS) Board of Review:

- a change in an existing building's use or an increase in floor area that results in a design sanitary flow rate exceeding SCDHS Article 6 limits
- a new project that exceeds the allowed sanitary volume specified by SCDHS Article 6

2. The Town Board or Planning Department:

- a project that increases the number of units or homes above what is allowed by zoning.
- a change in land use or zoning

Note: In the Town of Southampton, Pine Barrens Credits must be transferred within the same school district they are generated. Inter-town transfers need approval from both towns.

How Do You Obtain PBCs for Your Project?

Obtain a Copy of the Pine Barrens Credit Clearinghouse Registry

➢ The monthly registry contains contact information for potential sellers of Pine Barrens Credits in the form of a Credit Certificate that states the owner's name and the number of credits they own. You negotiate directly with the seller for the purchase of these credits. (see note)

➢ The monthly registry identifies individuals with Letters of Interpretation (LOIs) for their parcels. The LOI provides an estimate of the number of credits they may receive when they successfully complete the process with the Clearinghouse. They can be contacted as potential sellers of credits, however, they will need to:

- apply for a credit certificate
- have a title search completed that indicates marketable title, and
- have a conservation easement placed on their parcel before a credit certificate can be issued.

➢ To obtain a copy of the registry, go to the Pine Barrens Credit Program's Web Page at:

http://www.pb.state.ny.us/chart_pbc_main_page.htm

Click on **Registry** and print out or call 631-288-1079 to have a copy mailed.

How Do You Complete a PBC Transaction?

1. After you negotiate the transaction for credits with the Owner (identified as the Seller or Grantor of Credits on the Certificate), both you (identified as the purchaser or Grantee on the certificate) and the owner must complete and sign the back left side of the Credit Certificate.
2. The Credit Certificate and a copy of the bill of sale must be sent to the Credit Clearinghouse by you or the former owner where it is recorded as conveyed (sold or transferred) and retained on file. A new certificate in your name, as the new Owner, will be sent to you by the Clearinghouse.
3. The Credit Certificate in your name is provided to (redeemed at) the Town or SCDHS that required the credits for your project. The Town or SCDHS sends the redeemed Credit Certificate back to the Credit Clearinghouse to record and permanently file.

Notification is sent back from the Credit Clearinghouse to the Town or SCDHS that the redemption has been accepted and project review can be finalized.