

5.3.3.5 Development in the Compatible Growth Area that requires Pine Barrens Credit

redemptions. *(Source: Pine Barrens Credit Clearinghouse resolution of 3/20/09 recommending the addition of this section, and the 4/22/09 Pine Barrens Advisory Committee resolution endorsing that Clearinghouse recommendation. The Clearinghouse reiterated its support for this provision at its 10/9/09 meeting. At its 1/15/10 meeting, the Clearinghouse revised its recommendation, with the major change being the replacement of their original recommendation for a 50% requirement with a 25% requirement, and no specific waiver mention. As noted above, this new text reuses Section number 5.3.3.5, previously assigned to a different, and now relocated, standard.)*

Each town shall require the redemption of Pine Barrens Credits for those development projects within the Central Pine Barrens Compatible Growth Area, without regard to the type of “sewage disposal system” (as defined by the Suffolk County Department of Health Services, Division of Environmental Quality, “Standards for Approval of Plans and Construction for Sewage Disposal Systems for Other Than Single-Family Residences”, hereinafter referred to within this section as the “SCDHS standard”) proposed for the development project, that increase the density, intensity, or other measures of land use development, including, but not limited to, changes of zone.

Standard

5.3.3.5.1 Pine Barrens Credit Redemption Requirement

Each Town shall require the redemption of Pine Barrens Credits in an amount equal to no less than twenty five percent (25%) of the difference between the development project’s “density load” (as defined by the SCDHS standard) in excess of the development project site’s “population density equivalent” (as defined by the SCDHS standard), divided by 300 for any development project in the Compatible Growth Area that increases the density, intensity, or other measures of land use development, including, but not limited to, changes of zones. The type of “sewage disposal system” (as defined by the SCDHS standard) proposed for the development project shall have no effect in determining the required number of Pine Barrens Credits to be redeemed on such a development project.