

Chapter 6: Pine Barrens Credit Program

CLUP Amendment Section	Title	New Proposal?	Parking Lot Item?	ECL Amendment Proposed?	AC Resolution	Commission action	Comments
6.3	Allocation of Pine Barrens Credits						
6.3.1	Method of allocation						
6.3.1.1	Development yield factors and computation for single family residentially zoned property						
6.3.1.1.4	If zoning allows one dwelling unit per forty thousand square feet						
6.3.1.1.5	If zoning allows one dwelling unit per sixty thousand square feet						
6.3.1.1.6	If zoning allows one dwelling unit per eighty thousand square feet						
6.3.1.1.7	If zoning allows one dwelling unit per one hundred twenty thousand square feet						
6.3.1.1.9	If zoning allows one dwelling unit per two hundred thousand square feet						
6.3.1.1.12	A fractional allocation of a Pine Barrens Credit shall be rounded upward						
6.3.1.1.13	If zoning allows one dwelling unit per thirty thousand square feet						
Figure 6-1	Pine Barrens Credit Program development yield factors for single family residentially zoned property						

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Figure 6-1a	Pine Barrens Credit allocation examples for single family residentially zoned property						
6.3.2	Allocation for property zoned for other than single family residential use		X				
Figure 6-2	Pine Barrens Credit program development yield factors for property zoned for other than single family residential use						
6.3.3.4	Partially improved parcels shall receive a decreased allocation						
6.3.3.5	In situation where a development project site contains a parcel that is split						
6.3.3.6	Pine Barrens Credits can only be allocated to partially developed parcels when the parcel size is at least twice the minimum						
6.3.3.7	In allocating Credits to portion(s) of an otherwise eligible parcel						
6.3.3.8	No allocation of Credits shall be made to any parcel or portion thereof upon which an ownership overlap condition						
6.4.2.1	Brookhaven Pine Barrens Credit Program overview						
6.4.2.2	Brookhaven “As of Right” Residential Overlay district specifications						
6.4.2.2.2	Brookhaven total yield						

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6.4.2.2.3	Brookhaven approval subject to criteria						
6.4.2.2.4	Brookhaven criteria						
6.4.2.3	Innovative strategies for the redemption of Brookhaven Pine Barrens Credits						
6.4.2.4.1	Transfers from Hydrogeologic Zone 3 to Hydrogeologic Zone 6						
6.4.2.4.3	Brookhaven townwide policy						
Figure 6-3	Brookhaven Residential Overlay district as of right receiving area map						
Figure 6-4	Riverhead as of right receiving area map Area "A" and Area "B"						
6.4.4.1	Overview of the Southampton Pine Barrens Credit Program						
Figure 6-7	Southampton as of right receiving area map						
Figure 6-8	Southampton receiving area parcels						
6.4.5	Suffolk County Sanitary Code						

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6.5	Pine Barrens Credit use planning						
6.5.2.3	Pine Barrens Credit receiving capacity Plan certification requirement		X		X		
6.5.2.4	Certification of Pine Barrens Credit receiving capacity plan upon utilization of designated as of right receiving areas.		X		X		
6.5.4	Intermunicipal redemptions of Pine Barrens Credits						
6.5.5	Permanency of Pine Barrens Credit Redemptions		X		X		
6.5.6	Redemption of Pine Barrens Credits within the core Preservation Area prohibited						
6.6.2.2	Authority of the Board of Advisors						
6.6.2.9	To issue Letters of Interpretation						
6.7.3.3	Extensions of deadline for filing an appeal						
6.7.3.4	LOI appeal hearing						
6.7.3.6	New Section regarding legal remedies	X	X		X		

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6.7.4	Detail of Step 1: Applying for a Pine Barrens Credit Certificate						
6.7.4.1	After receiving a Letter of Interpretation						
6.7.4.3	The Clearinghouse will provide to the applicant a conservation easement						
6.7.4.4	The Clearinghouse will utilize a current survey						
6.7.4.5	The Commission will issue and update policies on title insurance						
6.7.5.3	The conservation easement will then be recorded with the County Clerk						
6.7.5.4	The Clearinghouse will then issue a Pine Barrens Credit Certificate						
6.7.6.1	Expiration of the Letters of Interpretation						
6.7.6.3	Notification of the Clearinghouse of Pine Barrens Credit usage						
6.7.6.4	Tax status of the subject property						
6.7.6.6	Issuance of a full Pine Barrens Credit for certain roadfront parcels						

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6.7.6.7	Minimum Pine Barrens Credit allocation						
6.8	Registry, Reports, and Other Publicly Accessible Information for Pine Barrens Credits						
6.8.1	Establishment and maintenance of the Pine Barrens Credit Registry						
6.8.3	Distribution of the annual report						

Notes:

- The term “Parking Lot” refers to those proposed CLUP amendments for which consensus was not achieved and/or for which questions or issues were raised during the four technical worksessions conducted in conjunction with the Commission member technical and professional staffs from the Fall of 2010 through the Fall of 2011.
- References:
 - Proposed CLUP amendments dated 9/12/10
 - Summary of CLUP Parking Lot Items dated 2/6/12
- The table contains the following:
 - Proposed amendments for which there were no “Parking Lot” issues (no “X” is indicated in any column)
 - Proposed amendments with “Parking Lot” issues (denoted with an ‘X’ in the “Parking Lot Item” column)
 - Issues which were not covered by the proposed CLUP amendments but were raised for the first time during the technical and professional worksession. These were placed on the “Parking Lot” (denoted with an ‘X’ in the “New Proposal” column)
 - “AC Resolution” indicates the Advisory Committee voted to adopt a resolution pertaining to the particular section, or a portion thereof
- Items omitted from the table are the 1995 CLUP sections for which no amendments were proposed and for which there were no “Parking Lot” items.