

Credit Program Milestones and Initiatives

3/15/95	The Commission endorses proposed Suffolk County Health Code Article 6 changes relating to development rights transfers within the Central Pine Barrens.
1995	The Pine Barrens Credit Clearinghouse receives a ten-year, \$5 million interest-free loan in 1995 from the Northville Industries Restoration and Replacement Settlement funds obtained by the New York State Department of Environmental Conservation to use to foster the purchase of Pine Barrens credits. Also this year, the Suffolk County Department of Health Services undertakes changes to the County Health Code relating to Transfer of Development Rights (TDR) in the Pine Barrens.
1996	A Pine Barrens Credit certificate is issued to property owner Nicholas Aliano for the first parcel protected by the PBC Program, which is located in Brookhaven Town. Also this year, Dr. James Nicholas conducts an economic study of the value of development within the three pine barrens towns.
11/26/96	A Pine Barrens Credit certificate is issued to property owner Morris Abramson for the first Town of Southampton parcel to be protected.
10/08/97	A ceremony commemorating the protection of the 100th acre by the PBC Program is held. Presentations included a plaque awarded to Jagel Family Associates which acknowledged their participation in the PBC Program helped to reach this milestone.
1997	The first purchase of credits by the Clearinghouse occurs resulting in the first parcels protected in the Towns of Riverhead and Southampton, a total of 100 acres. Also this year, Suffolk County purchased 47.9 Pine Barrens credits for \$479,900 from Olin F. Warner Jr., the former owner of the Olin Warner Duck Farm, located in the Town of Riverhead Core Preservation area. This was also the first Riverhead parcel to be protected by a credit certificate.
8/26/99	The credit sale auction of 14 credits owned by the Clearinghouse resulted in four credits from the Town of Brookhaven being sold for \$158,000 and 10 credits from the Town of Riverhead being sold for \$156,000, for a total of \$314,000. The credits auctioned off were purchased by the Clearinghouse from multiple owners in the Towns of Brookhaven and Riverhead.
2001	An offer is made by the Clearinghouse to purchase Brookhaven Pine Barrens credits over a two-phase process. This resulted in the purchase of 0.2 credits from Campo Brothers for \$40,000 per credit and 1.0 credit from Robert Borowski for \$30,000 per credit. There were 12.73 Credits purchased in 2002 from multiple owners, all for \$40,000 per Credit. Phase 1, which ended on July 30, 2001, involved an offer to the current holders of credits (i.e., those with actual Credit Certificates) and Letter of Interpretation (LOI) holders. Phase 2, which ended on September 6, involved the purchase of credits from other Core Preservation Area property owners.

2005	<p>The 309-acre WJF Realty property, located in the globally-rare Dwarf Pine Plains, is protected through a partnership of Suffolk County, the Town of Southampton and The Nature Conservancy. This also settled long-standing litigation between WJF and the Town of Southampton over various development proposals through the years. The state utilized \$3.67 million from the Environmental Protection Fund (EPF) to acquire 154 acres of the property and Suffolk County acquired the remaining 154 acres. In addition, 100 acres of this property received Pine Barrens credits and was protected through a permanent conservation easement held by the Commission. This 100-acre portion of the WJF property had the underlying fee title purchased by Suffolk County and New York State and was selected to host the Dwarf Pine Plains Interpretive Trail that was created as a cooperative effort by the state, county and Suffolk County Water Authority.</p>
2008	<p>Nassau County Boy Scouts' 403-acre Schiff Scout Camp (formerly known as Camp Wauwepex) is the largest parcel of land protected with a conservation easement through the Pine Barrens Credit Program and received 99.78 Pine Barrens Credits.</p>
2011	<p>An offer is made by the Credit Clearinghouse to purchase Pine Barrens credits from credit owners in Brookhaven Town. A total of 10.19 credits are purchased from six credit owners, with prices ranging from \$65,000 to \$94,000 per credit (with an average price of \$88,646 per credit). Credits owned by the Credit Clearinghouse are made available to developers and others who may need them for redemption purposes, such as for additional sanitary flow or to obtain an increase in the number of residential units for a residential project.</p>
2013	<p>The Town of Brookhaven adopts the Carmans River Conservation and Management Plan to promote the protection of the Carmans River and its surrounding watershed area. The plan contains numerous recommendations and strategies to protect the Carmans River watershed area, including the proposal that additional watershed land be added to both the Core Preservation Area and the Compatible Growth Area of the Central Pine Barrens.</p> <p>To implement this recommendation in the town's plan, the New York State Legislature approved a law in 2013 amending New York State Environmental Conservation Law Article 57, otherwise known as the Long Island Pine Barrens Protection Act, resulting in the net addition of 1,883 acres to the Core Preservation Area and 2,479 acres to the Compatible Growth Area. The town's plan estimated that approximately 135 additional Pine Barrens Credits would be potentially generated in the expanded Core.</p>
2015	<p>In October of 2015, the first Credit Program transaction within the newly expanded Carmans River watershed part of the Core was accomplished when Enchanted Forest II LLC completed a Pine Barrens Credit transaction resulting in the preservation of nearly 45 acres of land consisting of 136 individual lots. In exchange, the property owner received more than 51 Pine Barrens Credits.</p>