

Central Pine Barrens Joint Planning and Policy Commission

Robert J. Gaffney, *Chair*
Felix J. Grucci, Jr., *Vice Chair*
Vincent Cannuscio, *Member*
Ray E. Cowen, *Member*
James R. Stark, *Member*

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Session of December 18, 1996

Quogue Wildlife Refuge

Present: Mr. Cowen, Ms. Filmanski (for Commissioner Stark), Mr. Freleng (for Commissioner Cannuscio), Mr. Proios (for Commissioner Gaffney).

Resolution on the Letters of Interpretation Appeal of the U.S. Colium Corporation for Suffolk County Tax Map Parcels 900-195.2-2-3, 4, 6, and 7

Whereas, the Central Pine Barrens Comprehensive Land Use Plan (the “Plan”) contains a transferrable development rights program, the Pine Barrens Credit Program; and

Whereas, the first step in applying for Pine Barrens Credits is to obtain from the Pine Barrens Credit Clearinghouse a Letter of Interpretation for a parcel; and

Whereas, the U.S. Colium Corporation through its representative James Wightman applied for Letters of Interpretation for the above referenced tax map parcels on October 18, 1996; and

Whereas, the Pine Barrens Credit Clearinghouse allocated a total of 0.55 Pine Barrens Credits to the collective parcels in four Letters of Interpretation dated November 6, 1996; and

Whereas, the corporation’s representative filed an appeal of the Pine Barrens Credit allocation with the Commission pursuant to Section 6.7.3.3 of the Plan on November 22, 1996 seeking a “review/appeal of the assigned credit for this property” and seeking a “more equitable designation of 1 to 1 with prices closely reflecting the market at time of issue;” and

Whereas, the Commission placed the matter on its meeting agenda for December 18, 1996 and so notified the applicant’s representative; and

Whereas, the applicant’s representative did personally appear at the December 18, 1996 meeting; and

Whereas, the Commission considered the merits of the applicants’ arguments that, although the four parcels are “unsaleable” and were “unsaleable” prior to the enactment of the Long Island Pine Barrens Protection Act of 1993 and the subsequent Plan due to their remote location from improved roads and are undersized as per current zoning requirements, the value of the Credits allocated to the four parcels should be at least equal to the amount of money the applicants have paid in real property taxes for the time that they have owned the parcels; now therefore be it,

Resolved, that the Letter of Interpretation appeals on parcels 900-195.2-2-3, 4, 6 and 7 are denied for the following reasons:

1. Based upon the parcel’s locations, and upon the information provided by the applicant, no

unique or additional features of the parcel that warrant revising the allocations have been identified.

Record of Motion:

Motion by Mr. Cowen

Seconded By Mr. Freleng

Yea Votes:

Unanimous