

PINE BARRENS CREDIT CLEARINGHOUSE

JAMES T.B. TRIPP, ESQ., CHAIRMAN

ANDREW P. FRELENG, AICP, VICE CHAIRMAN

VINCENT J. CANNUSCIO, MEMBER

RICHARD W. HANLEY, MEMBER

MITCHELL H. PALLY, ESQ., MEMBER

Pine Barrens Credit Clearinghouse Board of Advisors Meeting Summary for January 10, 2000 (FINAL) Commission Office Great River, New York 10:00 A.M.

Present: Board members present were Mr. Tripp (representing the Town of Brookhaven); Mr. Pally (representing the State of New York); Mr. Freleng (representing the County of Suffolk) and Mr. Hanley (representing the Town of Riverhead). Also in attendance were Mr. Rigano, General Counsel to the Commission and Commission Staff members included Mr. Corwin, Ms. Trezza, Ms. Jakobsen, Ms. Carter and Mr. Rizzo. Additional attendees are shown on the attached sign-in sheet.

The meeting was chaired by Mr. Tripp and called to order at 10:10 a.m.

1. Administrative

• Public Comment Period

Summary: Walter Olsen, CPR, stated that the prices that the Clearinghouse is purchasing credits for in the Town of Southampton should be higher. He stated that they should be raised from \$5,600.00 to \$15,000.00. He felt that raising the Clearinghouse purchase price would stimulate the market for credit sale within the Town.

• County Treasurer's Report

Summary: Ms. Christina Cooke distributed the financial report for the month of November 1999 to Board members. She stated that at next months meeting an annual report as well as the monthly report. There were no disbursements this month and the total interest accrued was \$33,691.37. Ms. Cooke asked the Board members for direction on what to do with the CD that is coming due on January 21, 2000. This matter will be discussed after the discussion on the Brookhaven initiative later in the meeting.

2. Pine Barrens Credit Applications

• Letter of Interpretation applications

Summary: There are no Letter of Interpretation applications pending at this time.

• Pine Barrens Credit Certificates

P.O. BOX 587, 3525 SUNRISE HIGHWAY, 2ND FLOOR, GREAT RIVER, NEW YORK 11739-0587

631-224-2604 / FAX 631-224-7653

<http://pb.state.ny.us>

Summary: There are no certificates pending at this time.

3. Program Implementation

- **Southampton Reverse Auction**

Summary: Mr. Rizzo explained that the strike price for the reverse auction will be \$20,000.00. Contracts are presently being signed by Mr. Zizzi and the interested parties.

- **Brookhaven Initiative**

Summary: Mr. Rizzo compiled and totaled all of the responses to the Brookhaven initiative for the Board members to discuss. A discussion ensued on how to determine a purchase price and how many credits should be purchased at this time. There were concerns on how to arrive at a price without interfering with the open market. Jim Tripp suggested that they purchase credits for \$47,500.00 so that the Board would be able to maximize their credit purchase and not exceed the one million dollar cap.

A motion was made by Mr. Freleng and seconded by Mr. Hanley to enter executive session. The motion was passed unanimously.

At this point Mr. Tripp made a motion regarding the Brookhaven Initiative.

A motion was made by Mr. Tripp and seconded by Mr. Pally to purchase credits under the Brookhaven Initiative up to and including credits tendered for \$47,500.00. The motion was passed unanimously.

- **Ratification of meeting summary from the October 19,1999 meeting**

Summary: A motion was made by Mr. Pally and seconded by Mr. Hanley to adopt the meeting summary of October 19,1999 as written. The motion was passed unanimously.

- **Next Meeting**

Summary: The next meeting of the Pine Credit Clearinghouse Board of Advisors will be held on February 15, 10:00 am, at the Commission office in Great River.

After a brief discussion on how much funding would need to be on hand to accomplish the purchasing of pine barrens credits under the goal of the Brookhaven Initiative the following motion was made.

A motion was made by Mr. Tripp and seconded by Mr. Freleng to authorize Ray Corwin and Mark Rizzo to advise the County Treasurers office on the financial status needed to complete the Brookhaven Initiative. The motion was passed unanimously.

Dominic Nicolazzi asked Board members if they would be offering more money for landowners who wanted more for their credits than the Clearinghouse is willing to pay.

Walter Olsen stated that he had a real problem with people who offered their credits for an amount less than the \$47,5000 amount getting more than what they asked for, as well as the people who asked for more not getting anything. He also stated that he would like to see this initiative done in the Town of Southampton as soon as possible. Jim Tripp stated that he would like to work with the Town of Southampton to improve their program, if they are willing to do so.

- Status of New Riverhead Receiving Areas (not on the agenda)
Summary: Mr. Hanley from the Town of Riverhead stated that the proposed additional receiving areas have been approved by the Town Board . A public hearing will be held on this matter and a resolution will be forwarded to the Commission and Clearinghouse members.

A motion was made by Mr. Freleng and seconded by Mr. Hanley to adjourn the meeting The motion was passed unanimously.

TO BE ATTACHED

- 1. Sign-in Sheet**
- 2. County Treasurers Report**
- 3. Totals on offers received in Brookhaven initiative**
- 4. Handout on easement protected lands and pine barrens credits as of 1/3/00**

PINE BARRENS CREDIT CLEARINGHOUSE

JAMES T.B. TRIPP, ESQ., CHAIRMAN

ANDREW P. FRELENG, AICP, VICE CHAIRMAN

VINCENT J. CANNUSCIO, MEMBER

RICHARD W. HANLEY, MEMBER

MITCHELL H. PALLY, ESQ., MEMBER

Pine Barrens Credit Clearinghouse Board of Advisors Meeting Summary for January 28, 2000 (FINAL) Commission Office Great River, New York 12:00 P.M.

Present: Board members present were Mr. Tripp (representing the Town of Brookhaven); Mr. Freleng (representing the County of Suffolk); Mr. Phillips (representing the Town of Southampton) and Mr. Hanley (representing the Town of Riverhead). Also in attendance were Mr. Rigano, General Counsel to the Commission and Commission Staff members included Mr. Corwin, Ms. Trezza, Ms. Jakobsen, Ms. Plunkett, Ms. Carter and Mr. Rizzo. Additional attendees are shown on the attached sign-in sheet.

The meeting was chaired by Mr. Tripp and called to order at 12:20 p.m. There was no quorum present at this time.

1. Administrative

• Public Comment Period

Summary: There was no public comment at this time.

2. Program Implementation Initiatives

• Brookhaven Initiative

Summary: Mr. Tripp initiated a discussion on the resolution that was passed at the last Clearinghouse meeting regarding the \$47,500.00 per credit purchase price for the Brookhaven initiative. He stated that some problems have risen concerning the purchase price and competition with the open market. He mentioned that after discussions with Counsel it was decided that the purchase price was too high and should be changed to reflect the price that credits were sold for at the Credit Auction in August 1999. The price that credits were sold for was \$40,000.00. A discussion ensued on what to pay property owners that offered to sell their credits for less than \$40,000.00.

At this point Mr. Hanley arrived.

Mr. Freleng representative from the County of Suffolk feels that the property owner

P.O. BOX 587, 3525 SUNRISE HIGHWAY, 2ND FLOOR, GREAT RIVER, NEW YORK 11739-0587

631-224-2604 / FAX 631-224-7653

<http://pb.state.ny.us>

should get what they were willing to sell for not more. He stated that if they offered their credits for \$10,000.00 they should not receive \$20,000.00.

Dominic Nicolazzi questioned the Board members on their statement that the original purchase price was "too high" when he just sold two PBCs for \$50,000.00 each just this past week. He also stated that everybody listed as potential sellers under this offer below the \$47,500.000 mark only has Letters of Interpretation. Most of the potential sellers above the \$47,500.00 mark are certificate holders where a contract could be signed tomorrow and the Clearinghouse would have credits in their possession. At this point a discussion ensued on how to arrive at a purchase price and property owner eligibility for this offer.

A motion was made by Mr. Tripp and seconded by Mr. Freleng to rescind the offer to purchase credits under the Brookhaven Initiative up to and including credits tendered for \$47,500.00 that was made at the January 10, 2000 meeting. The motion was passed unanimously.

A motion was made by Mr. Tripp and seconded by Mr. Hanley to extend to all participants who submitted transmittal forms by the due date in the Brookhaven offer a purchase price of \$40,000.00 per credit, unless they offered to sell for less, then they would get what they offered their PBCs for. This is subject to a conversation with Commission Counsel and the County Attorney. This offer will be on a first come first serve basis incase of over subscription. A letter will be sent to all participants concerning this issue. Any parcel that has a title problem the owner will be required to fix the title problem within thirty days of being notified by the Clearinghouse. The motion was passed unanimously.

TO BE ATTACHED

- 1. Sign-in Sheet**

PINE BARRENS CREDIT CLEARINGHOUSE

JAMES T.B. TRIPP, ESQ., *CHAIRMAN*

ANDREW P. FRELENG, AICP, *VICE CHAIRMAN*

VINCENT J. CANNUSCIO, *MEMBER*

RICHARD W. HANLEY, *MEMBER*

MITCHELL H. PALLY, ESQ., *MEMBER*

Clearinghouse Agenda (Final)
May 16, 2000, 3:00 P.M.
Commission Office, Great River, New York

1. Administrative

- Public Comment Period
- Ratification of meeting summaries of March 21, 2000 (previously distributed)
- County Treasurer's report

2. Pine Barrens Credit Application

- Letter of Interpretation Applications
- Pine Barrens Credit Certificates

3. Program Implementation Initiatives

- Status of Brookhaven Initiative
- Status Southampton Reverse Auction
- Planned Retirement Community Zoning Development Yield Factor (Brookhaven)
- Status of Proposed New Receiving areas in the Town of Riverhead
- Purchase of Brookhaven PBCs by Dr. Nand Narain
- Offer to purchase Brookhaven PBCs Charles Voorhis
- Purchase of Riverhead PBCs by Stan Mishkin extension requested (to be distributed)

Next Clearinghouse Meeting: ?

Location: ?

P.O. BOX 587, 3525 SUNRISE HIGHWAY, 2ND FLOOR, GREAT RIVER, NEW YORK 11739-0587

631-224-2604 / FAX 631-224-7653

<http://pb.state.ny.us>

PINE BARRENS CREDIT CLEARINGHOUSE

JAMES T.B. TRIPP, ESQ., CHAIRMAN

ANDREW P. FRELENG, AICP, VICE CHAIRMAN

VINCENT J. CANNUSCIO, MEMBER

RICHARD W. HANLEY, MEMBER

MITCHELL H. PALLY, ESQ., MEMBER

Pine Barrens Credit Clearinghouse Board of Advisors Meeting Summary for March 21, 2000 (FINAL) Commission Office Great River, New York 3:00 P.M.

Present: Board members present were Mr. Tripp (representing the Town of Brookhaven); Mr. Pally (representing the State of New York); Mr. Freleng (representing the County of Suffolk); Mr. Phillips (representing the Town of Southampton) and Mr. Hanley (representing the Town of Riverhead). Also in attendance were Mr. Rigano, General Counsel to the Commission and Commission Staff members included Mr. Corwin, Ms. Trezza, Ms. Jakobsen, Ms. Plunkett, Ms. Carter and Mr. Rizzo. Additional attendees are shown on the attached sign-in sheet.

The meeting was chaired by Mr. Tripp and called to order at 10:10 a.m.

4. Administrative

- Public Comment Period

Summary: Jack Selleck from the Long Island Country Club addressed an issue regarding the Brookhaven initiative. He stated that he felt that the first come first serve basis of being picked was unfair. Mr. Tripp responded by stating that all of applicants have been put on a waiting list and that he would be considered next time.

- Ratification of meeting summaries from December 9, 1999, January 10, 2000 and January 28, 2000

Summary: A motion was made by Mr. Freleng and seconded by Mr. Pally to approve the meeting summaries from December 9, 1999, January 10, 2000 and January 28, 2000 as written. The motion was approved unanimously.

- County Treasurer's Report

Summary: Ms. Christina Cooke distributed the financial report for the month of December 1999. She stated that the only activity for the month of December was the interest accrued. Ms. Cooke also mentioned that the last page of the report is a recap of the financial activity for the year 1999 with the year end balance being \$5,905,487.86. Although she didn't have the January 2000 report she stated that \$455,000.00 was taken out of the municash account to purchase PBCs from Campo Brothers and Dominic

P.O. BOX 587, 3525 SUNRISE HIGHWAY, 2ND FLOOR, GREAT RIVER, NEW YORK 11739-0587

631-224-2604 / FAX 631-224-7653

<http://pb.state.ny.us>

Nicolazzi. She also stated that the municash account is low and she would recommend transferring the money from the CD that is coming due on March 31, 2000 to that account. The Board members authorized her to do so when the time comes.

- Jack Hanley plaque presentation

Summary: Lorraine Trezza, Commission staff informed Board members that there will be a short ceremony at the next Commission meeting on March 29, 2000 at Riverhead Town Hall honoring Jack Hanley for his work and accomplishments as a member of the Clearinghouse Board. She urged all interested parties to attend.

5. Pine Barrens Credit Applications

- Letter of Interpretation applications

Summary: There are no Letter of Interpretation applications pending at this time.

- Pine Barrens Credit Certificates

Summary: There are no Credit certificates pending at this time.

6. Program Implementation

- Status of Brookhaven Initiative

Summary: Mark Rizzo, Clearinghouse Staff, stated that 23.8 PBCs have been purchased from Campo Brothers and Dominic Nicolazzi, 1.00 PBCs will be purchased from Josephine Borowski and 0.20 PBCs will be purchased from Leo Canalizo. Bill Spitz mentioned that Ray Cowen stated that he felt that the Brookhaven initiative was an "abject failure" because it was supposed to deal with small property owners and not people that were purchasing PBCs to sell for a profit. Mr. Tripp responded by saying that the idea was to accumulate PBCs as quickly as possible to have a supply on hand for people that needed them, in that respect the exercise was a success.

- Status of Southampton Reverse Auction

Summary: Mark Rizzo stated that the contracts have been signed and the title searches have been done. There are a few landowners that have title problems that will have to be cleared up before the deal can be closed. A discussion ensued on the Commission Title Policy and how to speed up the Reverse Auction process.

- Status of New Receiving areas in Riverhead

Summary: Rick Hanley stated that there was a Town Board meeting held today, March 21, 2000, on the new proposed receiving areas within the Town of Riverhead. He mentioned that the meeting went well and that the Town Board will adopt these areas at their next meeting on April 4, 2000.

- Purchase of Riverhead PBCs by Stan Mishkin, extension requested (letter to be

distributed)

Summary: Mr. Mishkin sent a letter (see attached) to the Clearinghouse Board asking for an extension on the purchase period. He explained that he needs the Riverhead Town Board to approve the new receiving areas as well as his site plan. Rick Hanley stated that the extension request is legitimate and should be granted.

A motion was made by Mr. Freleng and seconded by Mr. Hanley to grant Mr. Mishkin an extension on his purchase of PBCs within the Town of Riverhead until the next Clearinghouse meeting. The motion was passed unanimously.

- Offer to purchase Brookhaven PBCs by Dr. Nand Narain (letter to be distributed)
Summary: Mark Rizzo distributed a letter that was received from Dr. Nand Narain asking to purchase 0.66 PBCs in the Town of Brookhaven from the Clearinghouse. The letter initiated a discussion on how to sell the PBCs that the Clearinghouse has accumulated during the offer that was made to pine barrens property owners in the Town of Brookhaven. Mr. Tripp suggested having another auction, but that would take several months to get together. Mr. Freleng stated that the Clearinghouse intended to gather PBCs for the purpose of selling them to who ever needs them. He also stated that 0.66 PBCs should be sold to Dr. Narain at \$40,000 per PBC since that is what the Clearinghouse paid for them.

A motion was made by Mr. Freleng and seconded by Mr. Phillips to offer 0.66 PBCs for sale to Dr. Narain for \$40,000 per credit. The transaction must be completed within 30 days or the offer will expire. The motion was passed unanimously.

A discussion ensued on whether or not to hold another auction to sell the PBCs that the Clearinghouse owns in the Town of Brookhaven. Mr. Tripp will speak with the Town of Brookhaven prior to the next meeting to see exactly what the demand for PBCs is within the Town. This issue will be discussed at the next meeting.

- Next Meeting
Summary: The next meeting of the Pine Credit Clearinghouse Board of Advisors will be held on May 16, 3:00 pm, at the Commission office in Great River.

A motion was made by Mr. Pally and seconded by Mr. Freleng to adjourn the meeting and enter an executive session. The motion was passed unanimously.

TO BE ATTACHED

- 1. Sign-in Sheet**
- 2. County Treasurers Report**
- 3. Correspondence from Nand Narain**

4. **Correspondence from Stanley Mishkin**
5. **Legal notice published on proposed receiving areas within the Town of Riverhead**
6. **Pine Barrens Credit Program Statistics**

Pine Barrens Credit Clearinghouse

JAMES T.B. TRIPP, ESQ., CHAIRMAN

ANDREW P. FRELENG, AICP, VICE CHAIRMAN

VINCENT J. CANNUSCIO, MEMBER

RICHARD W. HANLEY, MEMBER

MITCHELL H. PALLY, ESQ., MEMBER

Pine Barrens Credit Clearinghouse Board of Advisors Meeting Summary for June 27, 2000 (FINAL - Approved 8/29/00) Commission Office Great River, New York 3:00 P.M.

Present: Board members present were Mr. Tripp (representing the Town of Brookhaven); Mr. Pally (representing the State of New York); Mr. Freleng (representing the County of Suffolk) and Mr. Hanley (representing the Town of Riverhead). Also in attendance were Mr. Rigano, General Counsel to the Commission and Commission Staff members included Mr. Corwin, Ms. Trezza, Ms. Jakobsen, Ms. Plunkett, Ms. Carter and Mr. Rizzo. Additional attendees are shown on the attached sign-in sheet.

The meeting was chaired by Mr. Tripp and called to order at 10:10 a.m.

1. Administrative

- **Public Comment Period**

Summary: There was no public comment at this time

- **Ratification of meeting summaries from March 21, 2000**

Summary: A motion was made by Mr. Hanley and seconded by Mr. Freleng to approve the meeting summary from March 21, 2000 as amended. The motion was approved unanimously.

- **County Treasurer's Report**

Summary: Ms. Christina Cooke forwarded the financial report for the months of January, February and March 2000. Ms. Cooke was not able to attend the meeting. She has asked if she could do quarterly reports as opposed to monthly reports, because there hasn't been much activity within the Clearinghouse accounts. She stated that the only activity that has taken place within the three month period being reported on has been interest accrued and disbursements of \$952,000.00 to Dominic Nicolazzi and Camp

2. Pine Barrens Credit Applications

- Letter of Interpretation applications
Summary: There are no Letter of Interpretation applications pending at this time.

- Pine Barrens Credit Certificates
Summary: There are no Credit certificates pending at this time.

3. Program Implementation

- Status of Brookhaven Initiative
Summary: The contracts have been signed, the participants have 30 days to comply and respond to the offer before the next person on the list is considered. Jim Tripp stated that Dennis Moran has retired from the Health Department and a meeting should be set up with his replacement to bring him up to speed on the PBC transactions within the Town of Brookhaven and recently the lack there of. A meeting will be set up in the near future.

- Status of Southampton Reverse Auction
Summary: Mark Rizzo stated that two easements have been sent out totaling 8.55 credits. These transactions should be finalized within the next month or the next person on the waiting list will be contacted. There are several title problems among the people that are involved with this offer. It was stated that this process was started approximately a year ago and still has not been completed. A discussion ensued on how to speed the process up and satisfy the purchasers and what to do regarding bad title (most of the parcels have overlaps). It was decided to look into putting together a policy for small parcels with title problems, including overlap parcels. Donna Plunkett stated that staff could try to put a map together showing the overlaps within the Town of Southampton in the Core. Most of the overlaps are with the County. Ray Corwin suggested that a policy be put together between the County and the Clearinghouse regarding overlap parcels that the County is involved in. A bill should be put forth for the Suffolk County Legislature to approve on this issue. Jim Tripp stated that conservation easements in these cases would have to be developed with special language. Andy Freleng will talk to Steve Jones and Allan Grecco regarding this issue. Parcels with overlaps involving private property will have to be looked into further.

- Status of New Receiving areas in Riverhead
Summary: Rick Hanley stated that the new receiving areas have been approved by the Town Board. He will forward the code amendment to

Commission staff.

- Purchase of Riverhead PBCs by Stan Mishkin, extension requested (letter to be distributed)

Summary: Mr. Mishkin sent a letter (see attached) to the Clearinghouse Board asking for an extension on the purchase period. He explained that he needs the Riverhead Town Board to approve the new receiving areas at their meeting on May 16, 2000. Rick Hanley stated that the receiving areas were approved on June 1, 2000 by the Town Board and that his request for an extension on the purchase of PBCs is legitimate.

A motion was made by Mr. Pally and seconded by Mr. Freleng to grant Mr. Mishkin an extension on his purchase of PBCs within the Town of Riverhead until the next Clearinghouse meeting. The motion was passed unanimously.

- Offer to purchase Brookhaven PBCs by Dr. Nand Narain (letter to be distributed)

Summary: Mark Rizzo distributed a letter that was received from Dr. Nand Narain(see attached). The letter states that he will need an extension regarding the purchase of PBCs from the Clearinghouse. There are approvals he needs from the Town of Brookhaven before he can proceed.

A motion was made by Mr. Pally and seconded by Mr. Hanley to grant Mr. Narain an extension on his purchase of PBCs within the Town of Brookhaven until the next Clearinghouse meeting. The motion was passed unanimously.

- Offer to purchase Brookhaven PBCs by Ashley Development Corp. (letter to be distributed)

Summary: Mark Rizzo distributed a letter received from Nelson, Pope & Voorhis regarding the purchase of one PBC from the Clearinghouse for \$40,000.00 for a client of theirs. After a brief discussion it was decided to sell one PBC to Ashley Development Corp. for the above mentioned \$40,000.00 per credit.

A motion was made by Mr. Freleng and seconded by Mr. Pally to sell one Pine Barrens Credit to Ashley Development Corp. at a selling price of \$40,000.00, to be closed on by the next Clearinghouse meeting. The

motion was carried unanimously.

A motion was made by Mr. Pally and seconded by Mr. Hanley to authorize Mr. Tripp and Mr. Freleng to sell Brookhaven PBCs as needed until further notice. The motion was carried unanimously.

- Next Meeting

Summary: The next meeting of the Pine Credit Clearinghouse Board of Advisors will be held on August 29, 2000 at 9:00 am, at the Commission office in Great River.

A motion was made by Mr. Pally and seconded by Mr. Freleng to adjourn the meeting and enter an executive session. The motion was passed unanimously.

TO BE ATTACHED

- 1. Sign-in Sheet**
- 2. County Treasurers Report**
- 3. Correspondence from Nand Narain**
- 4. Correspondence from Stanley Mishkin**
- 5. Correspondence from Nelson, Pope & Voorhis**
- 6. Pine Barrens Credit Program Statistics**

PINE BARRENS CREDIT CLEARINGHOUSE

JAMES T.B. TRIPP, ESQ., *CHAIRMAN*

ANDREW P. FRELENG, AICP, *VICE CHAIRMAN*

VINCENT J. CANNUSCIO, *MEMBER*

RICHARD W. HANLEY, *MEMBER*

MITCHELL H. PALLY, ESQ., *MEMBER*

Pine Barrens Credit Clearinghouse Board of Advisors Meeting Summary for August 29, 2000 (FINAL - Approved 11/21/00) Commission Office Great River, New York 9:00 A.M.

Present: Board members present were Mr. Tripp (representing the Town of Brookhaven); Mr. Pally (representing the State of New York); Mr. Freleng (representing the County of Suffolk); Mr. Hanley (representing the Town of Riverhead) and Herb Phillips (representing the Town of Southampton. Also in attendance were Mr. Rigano, General Counsel to the Commission and Commission Staff members included Mr. Corwin, Ms. Trezza, Ms. Jakobsen, Ms. Plunkett, Ms. Carter and Mr. Rizzo. Additional attendees are shown on the attached sign-in sheet.

The meeting was chaired by Mr. Tripp and called to order at 9:10 a.m.

1. Administrative

• Public Comment Period

Summary: There was no public comment at this time

• Ratification of meeting summary from June 27, 2000

Summary: A motion was made by Mr. Freleng and seconded by Mr. Hanley to approve the meeting summary from June 27, 2000 as written. The motion was approved unanimously.

• County Treasurer's Report

Summary: Ms. Christina Cooke forwarded the financial report for the months of April, May and June 2000. There were no disbursements during those months. The only activity that occurred during that time period was interest accrued and a deposit of \$13,600.00 for the purchase of PBCs in the Town of Brookhaven by Dr. Nand Narain.

2. Pine Barrens Credit Applications

• Letter of Interpretation applications

Summary: There are no Letter of Interpretation applications pending at this time.

• Pine Barrens Credit Certificates

Summary: There are no Credit certificates pending at this time.

3. Program Implementation

• Status of Southampton Reverse Auction

Summary: The reverse auction has not been completed due to outstanding title problems with

P.O. BOX 587, 3525 SUNRISE HIGHWAY, 2ND FLOOR, GREAT RIVER, NEW YORK 11739-0587

631-224-2604 / FAX 631-224-7653

<http://pb.state.ny.us>

three of the applicants. The next three people on the list will be contacted to see if they are still interested in selling their credits at the price that Mr. Zizzi is interested in paying. Mr. Zizzi originally needed 10 credits but is now looking for more. Staff is looking to complete the reverse auction as soon as possible.

Mr. Phillips mentioned a proposed Planned Development District (PDD) that is being looked at in the Town of Southampton that would include 116 units and would probably involve the use of PBCs. He stated that it involved 125 acres zoned 5 acre zoning. He stated that they are also looking for a zone change and that is where the use of PBCs would come in. Jim Tripp suggested sending a letter to the Town of Southampton stating that the area being looked at for the PDD is in a planned receiving area and that PBCs can be used instead of a zone change. He also mentioned that the Clearinghouse should be looking into ways to bank PBCs in the Town of Southampton the way they have for Brookhaven.

Ray Corwin suggested that the Town Board be made aware of the existing overlap and title problems and should also consider relaxing the rule that states that PBCs can not cross school district lines without Town Board approval. Andy Freleng stated that he has gone to the County regarding the overlap problem and they are willing to look into what they can do to help with this problem. They would want something in return such as a conservation easement. Mr. Freleng will look into this matter further and report back at another meeting.

A motion was made by Mr. Pally and seconded by Mr. Freleng to contact the Town of Southampton Town Board and Planning Board regarding the proposed Planned Development district and the potential use of Pine Barrens Credits. The motion was carried unanimously.

A discussion ensued on how to jump start the Pine Barrens credit program in the Town of Southampton. Walter Olsen, CPR, stated that the Town Board should lift the school district restriction, it just complicates the process. He also stated that the Riverhead school district has become an area for low income housing and a dumping ground for the Town of Southampton. He discussed that the situation should be reversed and that upscale housing needs to be built, but the Town ends up bankrupting the property owner with all the costs that are incurred during the development process so that they can't build.

- Purchase of Brookhaven PBCs by Dr. Nand Narain
Summary: Dr. Narain is not looking to purchase anymore PBCs at this time. During discussions he has had with the Town of Brookhaven he has concluded that he has purchased enough PBCs to satisfy his building requirements.
- Offer to purchase Brookhaven PBCs by Charles Voorhis (letter to be distributed)
Summary: Correspondence was received from Charles Voorhis, Nelson, Pope and Voorhis regarding the purchase of a PBC in the Town of Brookhaven. He states that an extension is needed on the purchase of the PBC because the Town is still reviewing the subdivision. He is asking the Board for a two month extension until they get subdivision approval from the Town.

A motion was made by Mr. Freleng and seconded by Mr. Pally to accept the extension request from Charles Voorhis for the purchase of one Pine Barrens Credit in the Town of Brookhaven until October 31, 2000. The motion was carried unanimously.

- Purchase of Riverhead PBCs by Stan Mishkin,
Summary: The purchase was completed on August 16, 2000. In total Mr. Mishkin purchased 12 PBCs in the Town of Riverhead.

- Results of Meeting with Suffolk County Health Department
Summary: Mark Rizzo reported on the meeting that took place with the Suffolk County Department of Health regarding the use of Pine Barrens Credits. He stated that Dennis Moran has retired so they met with other health department staff to bring them up to speed on the program. The principle people that they would be dealing with is Steve Costa and Jim Pimm. They would like to educate their counter staff on the ability and rewards of using PBCs. They discussed producing a brochure to help inform people on the Pine Barrens Credit Program and how it works with regards to the Health Department.

- Next Meeting
Summary: The next meeting of the Pine Barren Credit Clearinghouse Board of Advisors will be on October 31, 2000, 9:00 am at the Commission Office in Great River.

A motion was made by Mr. Tripp and seconded by Mr. Phillips to adjourn the meeting. The motion was carried unanimously.

TO BE ATTACHED

1. **Sign-in Sheet**
2. **County Treasurers Report**
3. **Correspondence from Nelson, Pope & Voorhis**

PINE BARRENS CREDIT CLEARINGHOUSE

JAMES T.B. TRIPP, ESQ., CHAIRMAN
ANDREW P. FRELENG, AICP, VICE CHAIRMAN
VINCENT J. CANNUSCIO, MEMBER
RICHARD W. HANLEY, MEMBER
MITCHELL H. PALLY, ESQ., MEMBER

Pine Barrens Credit Clearinghouse Board of Advisors Meeting Summary for October 30, 2000 (FINAL - Approved 11/21/00) Commission Office Great River, New York 2:00 P.M.

Present: Board members present were Mr. Freleng (representing the County of Suffolk); Mr. Hanley (representing the Town of Riverhead) and Ed Deyermond (representing the Town of Southampton. Also in attendance were Commission Staff members Mr. Corwin, Ms. Trezza, Mr. Rizzo, Ms. Jakobsen, Ms. Plunkett and Mr. Randolph. Additional attendees are shown on the attached sign-in sheet.

There was no quorum present. The meeting was chaired by Mr. Freleng and called to order at 2:20 p.m.

1. Administrative

• Public Comment Period

Summary: There was no public comment at this time

• Ratification of meeting summary from August 29, 2000

Summary: There were no changes made to the minutes by the Board members in attendance. The ratification of the minutes is being held until the next meeting due to a lack of a quorum.

• County Treasurer's Report

Summary: Ms. Christina Cooke went over the financial report for the months of July, August and September 2000 for the Board members. She stated that during that time period the interest accrued was \$78,554.74. There was an additional deposit of \$102,000.00 from the purchase of Riverhead PBCs by Stanley Mishkin. Assets totaling \$5,305,912.70 at the end of September 2000.

2. Pine Barrens Credit Applications

• Letter of Interpretation applications

Summary: Mark Rizzo stated that a Letter of Interpretation was issued for 4.48 PBCs under Harrick Horse Farm to the old owners. Since there are new owners that makes the old letter null and void. The question that staff has for the Board is under the old ownership one PBC was subtracted for a one family home. When staff did a site visit, additional living facilities and bathrooms were found. The bathrooms found in the residential units(3) are used year round. The bathrooms in the barns(2) are used seasonally. The original allocation that was given in 1998 did not include the above mentioned facilities. Staffs recommendation is to reduce the credit allocation by four PBCs, which would leave the new owners with an allocation of 0.48 PBCs. A discussion ensued on sewage flow and Health

Department issues. Mr. Freleng stated that credits could be deducted for the apartments and bathroom facilities that are used year round. He also stated that the bathrooms that are in the barn aren't used year round and might not count as much as the ones located within the residential units. It was suggested that staff look into this matter further and report back at the next meeting. The applicant was told to submit a Certificate of Occupancy from the Town of Brookhaven for the parcel.

Dominic Nicolazzi submitted an application for a Letter of Interpretation (LOI) on a parcel that he purchased. The previous LOI expired when the ownership changed. He stated that the Suffolk County Tax Map indicates that the parcel is 1.8 acres, but the tax bill states that it is 2 acres. He also stated that there are title problems on this parcel as well. Mr. Freleng felt that since that tax bill reflex 2 acres, credits should be allocated on that number. He also stated that in the past the tax assessors data has been used in determining credit allocations, and that should be done in this case. The staff will issue a letter supporting the tax assessor's data.

- Pine Barrens Credit Certificates

Summary: There are no Credit certificates pending at this time.

3. Program Implementation

- Status of Southampton Reverse Auction

Summary: Mr. Rizzo stated that 9.2 PBCs have been purchased to date by Mr. Zizzi. There are six property owners currently going through title searches to fill the 0.8 PBC void. This matter will be discussed further at an upcoming meeting.

- Purchase of Brookhaven PBCs by Charles Voorhis (Completed)

Summary: The purchase has been completed. The PBC was bought for \$40,000.00 by Charles Voorhis.

- Data for Southampton Town (Vice Chair to discuss)

Summary: Andy Freleng suggested that staff take a look at property within the Core in the Town of Southampton that has not been purchased and calculate the amount of PBCs that would be generated from these parcels. This would show how many credits could be made available to developers if needed. He stated that the Town of Southampton is looking at various zone changes. Developers are stating that there are no credits out there, the analysis would show them what is out there for them to utilize. He also stated that the "no crossing" of school district line does not help the situation and might what to be reconsidered. Mr. Freleng also mentioned that a pamphlet was produced several years ago in the Town of Southampton regarding the number of Pine Barrens Credits available in each School District. Staff will look into the matter and discuss with the Town of Southampton options.

- Next Meeting

Summary: The next meeting of the Pine Barren Credit Clearinghouse Board of Advisors will be on Tuesday November 21, 2000, 2:00 pm at the Commission Office in Great River.

TO BE ATTACHED

- 1. Sign-in Sheet**
- 2. County Treasurers Report**
- 3. Staff Report on Dominic Nicolazzi**
- 4. Staff Report on Hidden Pond Stables**

PINE BARRENS CREDIT CLEARINGHOUSE

JAMES T.B. TRIPP, ESQ., CHAIRMAN

ANDREW P. FRELENG, AICP, VICE CHAIRMAN

VINCENT J. CANNUSCIO, MEMBER

RICHARD W. HANLEY, MEMBER

MITCHELL H. PALLY, ESQ., MEMBER

Pine Barrens Credit Clearinghouse Board of Advisors Meeting Summary for November 21, 2000 (FINAL - Approved 2/27/01) Commission Office Great River, New York 4:00 P.M.

Present: Board members present were Mr. Tripp (representing the Town of Brookhaven); Mr. Pally (representing the State of New York); Mr. Freleng (representing the County of Suffolk); Mr. Hanley (representing the Town of Riverhead) and Mr. Phillips (representing the Town of Southampton). Also in attendance were Commission Staff members including Mr. Corwin, Ms. Jakobsen, Ms. Plunkett, Ms. Carter and Mr. Rizzo. Additional attendees are shown on the attached sign-in sheet.

The meeting was chaired by Mr. Freleng and called to order at 4:00 p.m.

1. Administrative

• Public Comment Period

Summary: There was no public comment at this time

• Ratification of meeting summaries from August 29, 2000 and October 30, 2000

Summary: A motion was made by Mr. Phillips and seconded by Mr. Hanley to approve the meeting summaries from August 29, 2000 and October 30, 2000 as written. The motion was approved unanimously.

2. Pine Barrens Credit Applications

• Letter of Interpretation applications

Summary: Mr. Rizzo stated that at the previous meeting of the Clearinghouse the Board had requested additional information from Hidden Pond Stables regarding their Letter of Interpretation ("LOI") application. (Specifically Certificate of Occupancy "CO") Mr. Rizzo stated that he had spoke to Ms. Jolly one of the owners of Hidden Pond Stables, and she advised that she was still working on providing the "CO" to the Clearinghouse. Mr. Rizzo then summarized the Hidden Pond LOI application and asked Mr. Pim from the Suffolk County Department of Health Services who was present, specific questions regarding sewage flow relating to the Sanitary Code. Mr. Pim advised the Board that the bathrooms in the stable areas should be treated the same way that an ice skating ring is treated under Sanitary Code.

• Pine Barrens Credit Certificates

Summary: There are no Credit certificates pending at this time.

3. Program Implementation

P.O. BOX 587, 3525 SUNRISE HIGHWAY, 2ND FLOOR, GREAT RIVER, NEW YORK 11739-0587

631-224-2604 / FAX 631-224-7653

<http://pb.state.ny.us>

- Suffolk County Department of Health Services discussion of Activities
Summary: Mr. Jim Pim Chairman of the Suffolk County Department of Health Services Board of Review appeared to discuss activities of the Health Department. He answered numerous questions from the Board, staff, and public relating to Health Department activities with regards to the Pine Barrens Program. Mr. Tripp arrived at this point in the meeting.
- Discussion of Pine Barrens Credit Program Outreach
Summary: Board members discussed what type of activities could be used to educate developers. Including setting up meetings with developers or holding informational sessions.
- Next Meeting
Summary: The next meeting of the Pine Barrens Credit Clearinghouse Board of Advisors will be on January 30, 2001, 3:00 pm at the Commission Office in Great River.

A motion was made by Mr. Freleng and seconded by Mr. Tripp to adjourn the meeting. The motion was carried unanimously.

TO BE ATTACHED

1. **Sign-in Sheet**