

# Southold Town Land Preservation: Are We Winning the Race?

Al Krupski, Southold Town Supervisor

Lilly McCullough, Southold Town Land Preservation Coordinator

Tim Caufield, VP (Ret.), Peconic Land Trust

# Introduction

- ▶ Land Preservation 101: Who? How? What?
- ▶ What's Left To Do?
- ▶ Resources & Contact Information

# LP 101: Who's Involved?



# LP 101: What Is Land Preservation?

- ▶ Property interests = bundle of sticks
- ▶ Preservation methods:
  - ▶ Fee title
  - ▶ Conservation easements

# LP 101: How Do We Fund Land Preservation?

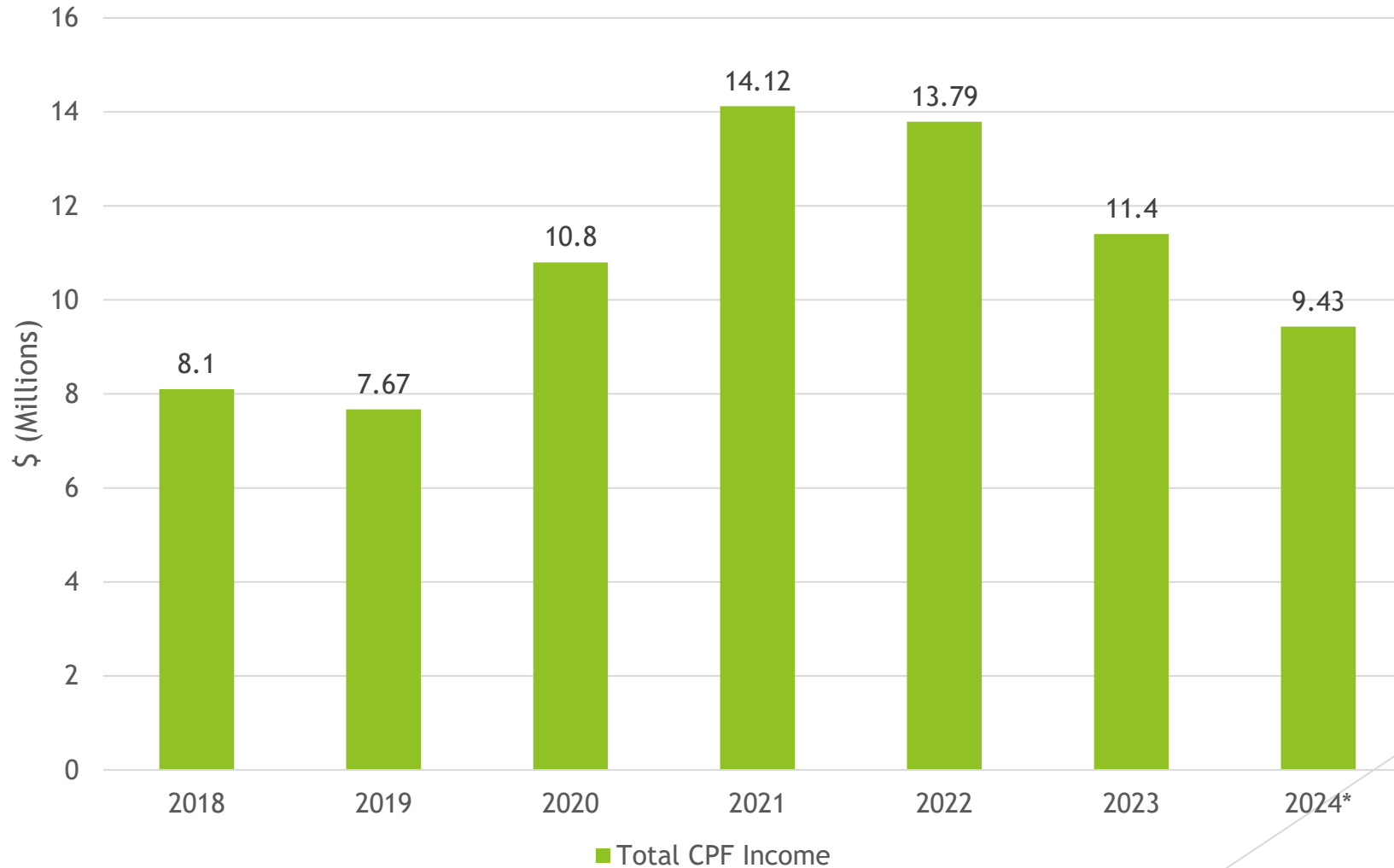
- ▶ Town Resources
  - ▶ Peconic Bay Region Community Preservation Fund (Town Law § 64-e, Southold Town Code Chapter 17)
  - ▶ Bonding
- ▶ Other Funding Sources
  - ▶ County
  - ▶ State & Federal - Grant Funding
  - ▶ Land Trusts/Private Fundraising

# LP 101: Community Preservation Fund (CPF)

- ▶ Established in 1998
- ▶ 2% transfer tax on real estate transactions
- ▶ Use governed by Town Law § 64-e
- ▶ Collected more than \$150 million

# CPF Revenue in Southhold Town

CPF Annual Revenue (2018-Present)



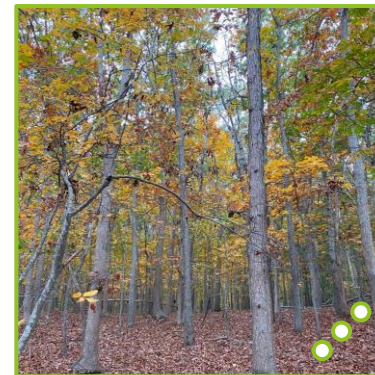
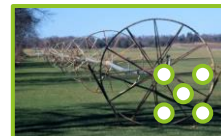
# What Makes a Good Land Preservation Project?

“Community Character” includes:

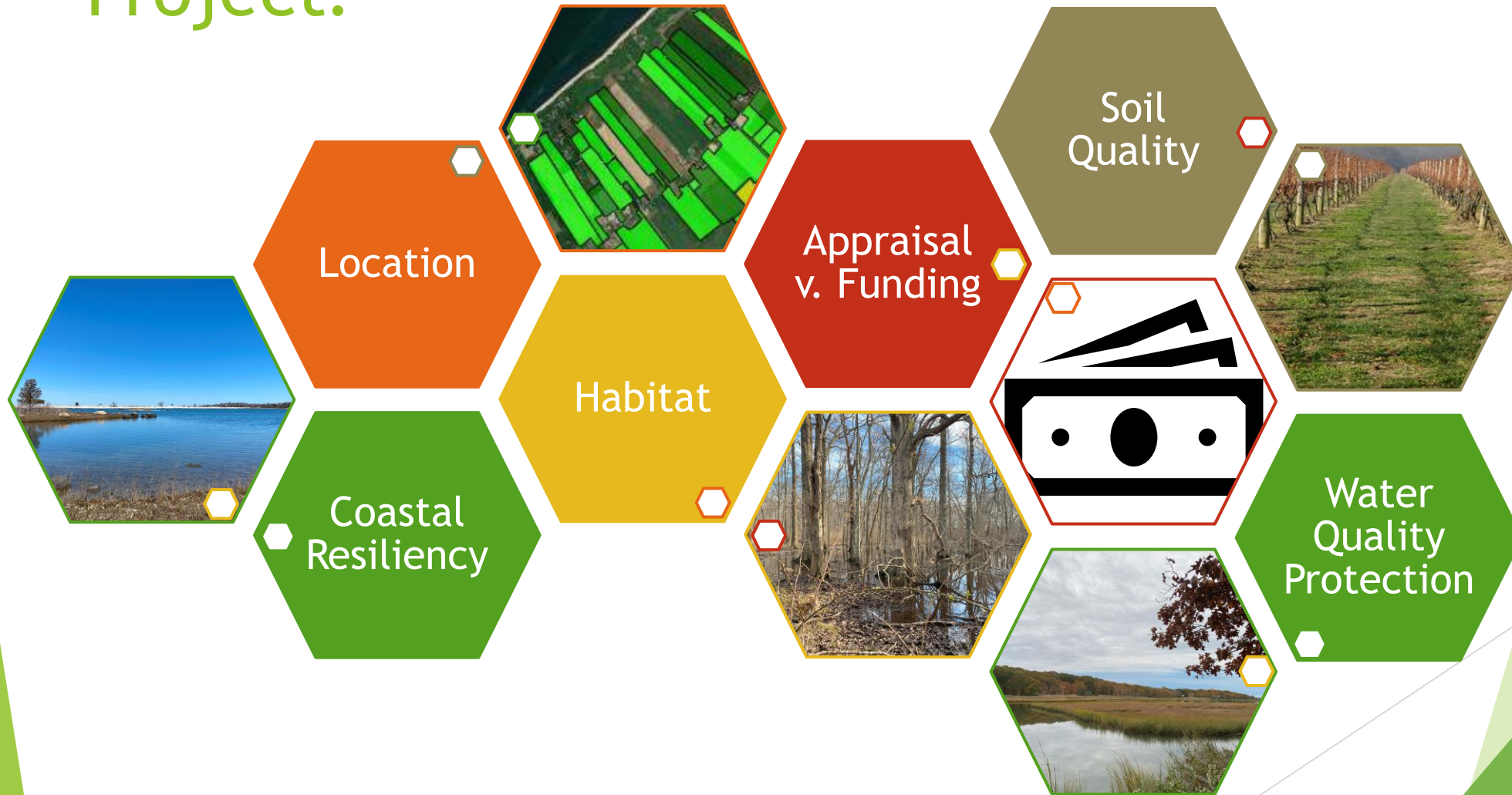
- ▶ Parks, nature preserves, recreation areas\*
- ▶ Open space, including agricultural lands\*
- ▶ Lands of exceptional scenic value\*
- ▶ Fresh and saltwater marshes/wetlands\*
- ▶ Aquifer recharge areas\*
- ▶ Undeveloped shoreline\*
- ▶ Wildlife refuges
- ▶ Pine barrens
- ▶ Unique or threatened ecological area
- ▶ Forested land\*
- ▶ Public access to streams, waterways, other public lands\*
- ▶ Historic properties
- ▶ Protection of fisheries and water-dependent uses



# What Makes a Good Land Preservation Project?



# What Makes a Good Land Preservation Project?

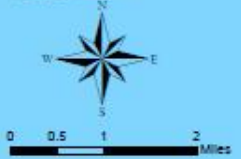


# Town of Southold

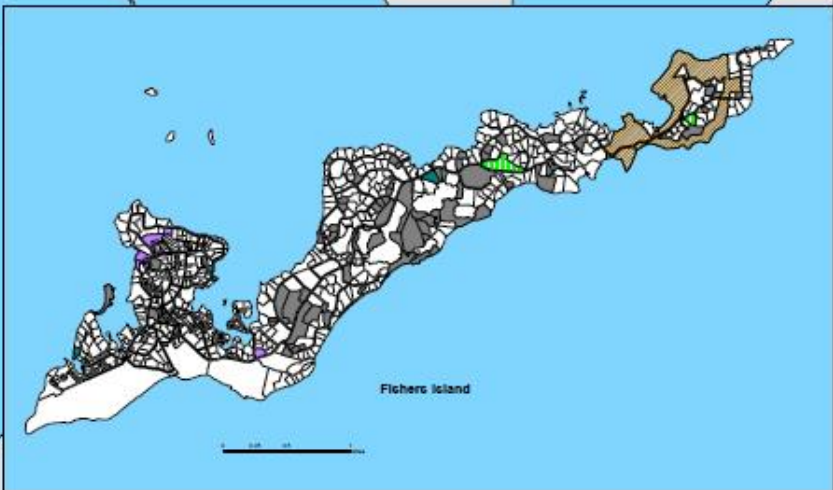
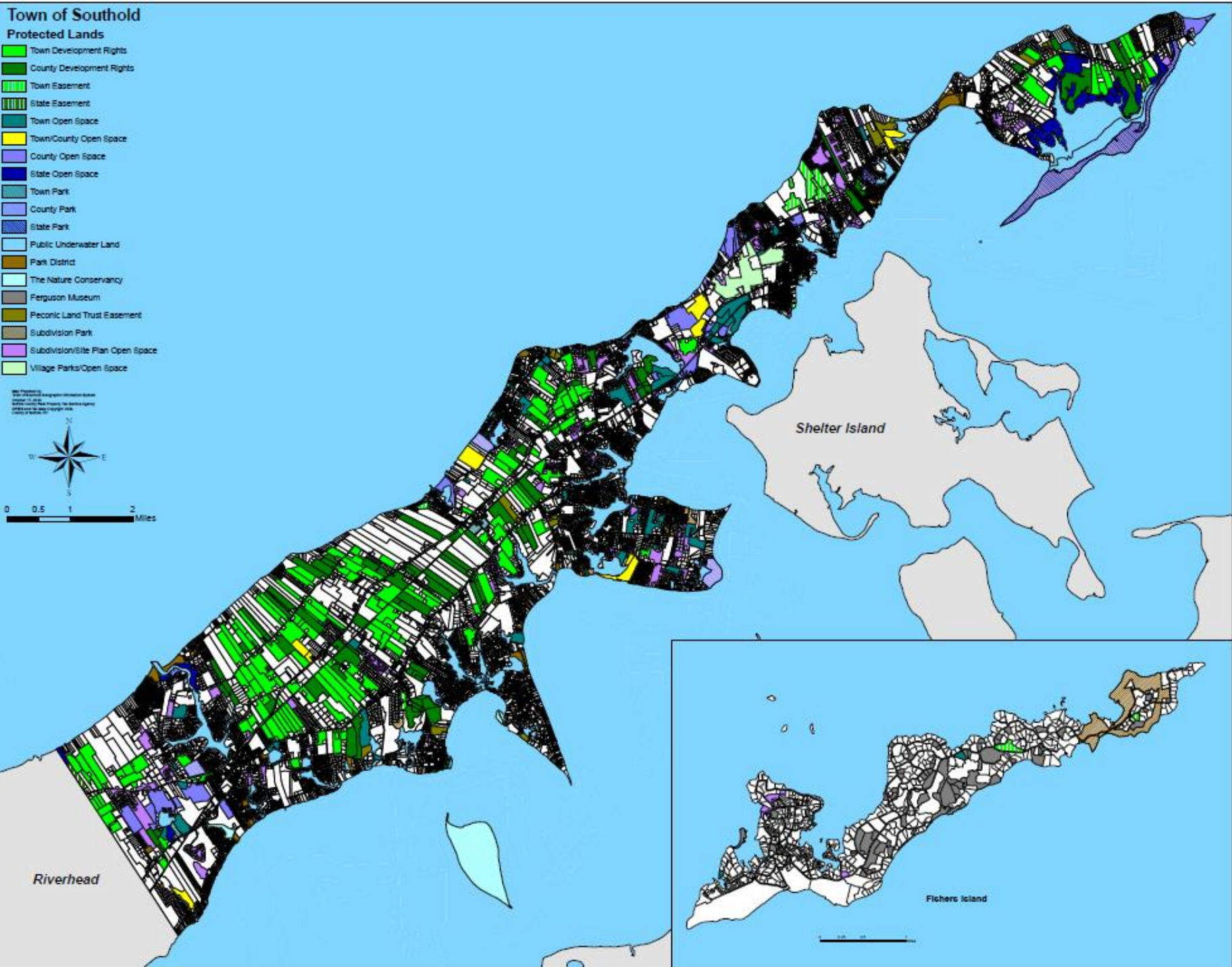
## Protected Lands

- Town Development Rights
- County Development Rights
- Town Easement
- State Easement
- Town Open Space
- Town/County Open Space
- County Open Space
- State Open Space
- Town Park
- County Park
- State Park
- Public Underwater Land
- Park District
- The Nature Conservancy
- Ferguson Museum
- Peconic Land Trust Easement
- Subdivision Park
- Subdivision/Site Plan Open Space
- Village Parks/Open Space

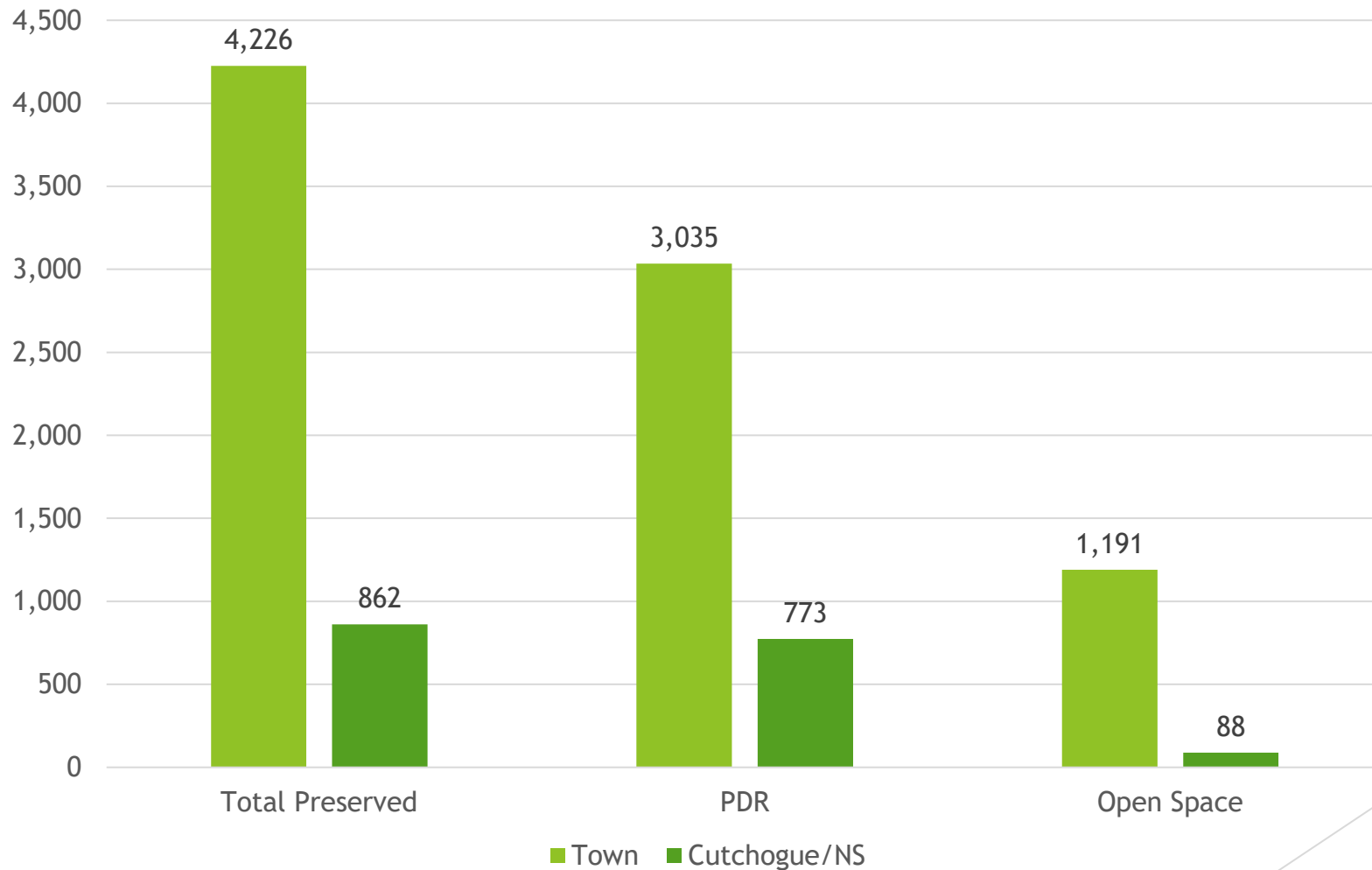
Map prepared by  
Southold Planning Board  
2010





0 0.5 1 2 Miles



# Southhold Town Land Preservation By Project Type



# Town of Southold Community Preservation Project Plan June 27, 2016 Update

-  Parcel in Plan
-  Parcel Already Protected as of June 27, 2016
-  Public Underwater Land

## Notes:

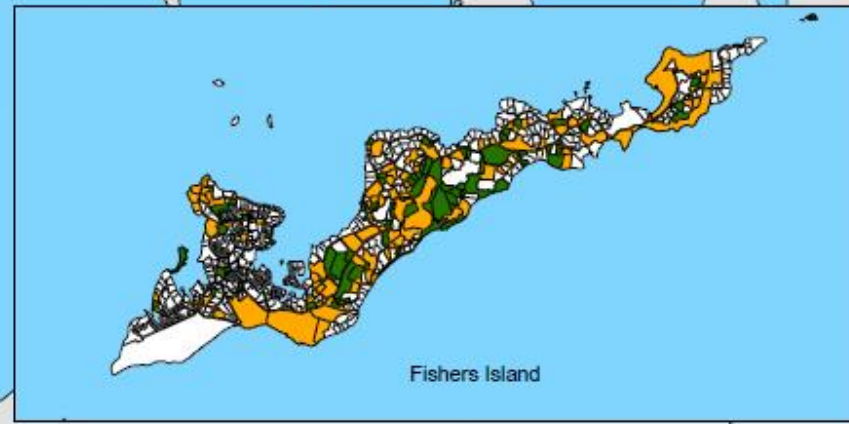
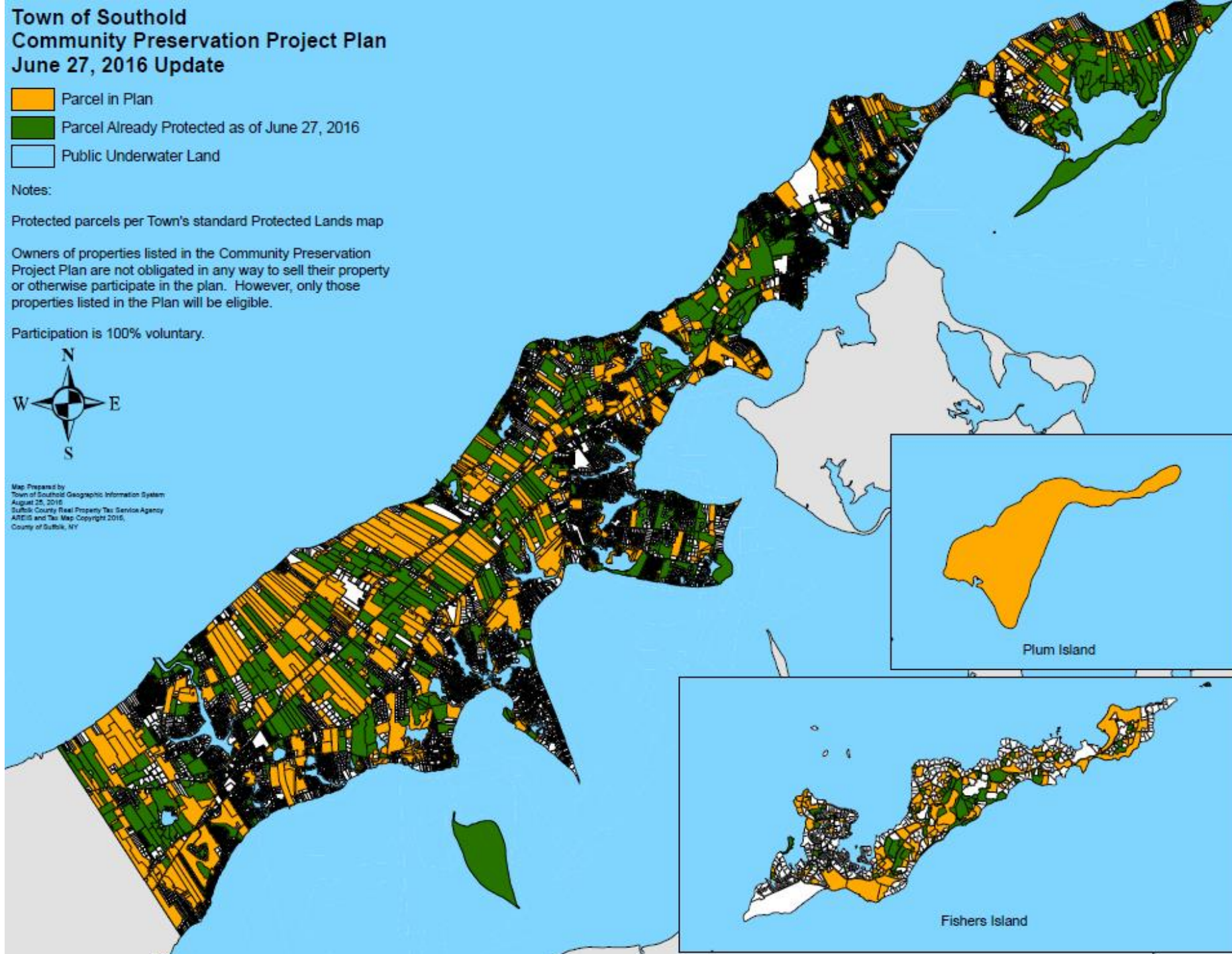
Protected parcels per Town's standard Protected Lands map

Owners of properties listed in the Community Preservation Project Plan are not obligated in any way to sell their property or otherwise participate in the plan. However, only those properties listed in the Plan will be eligible.

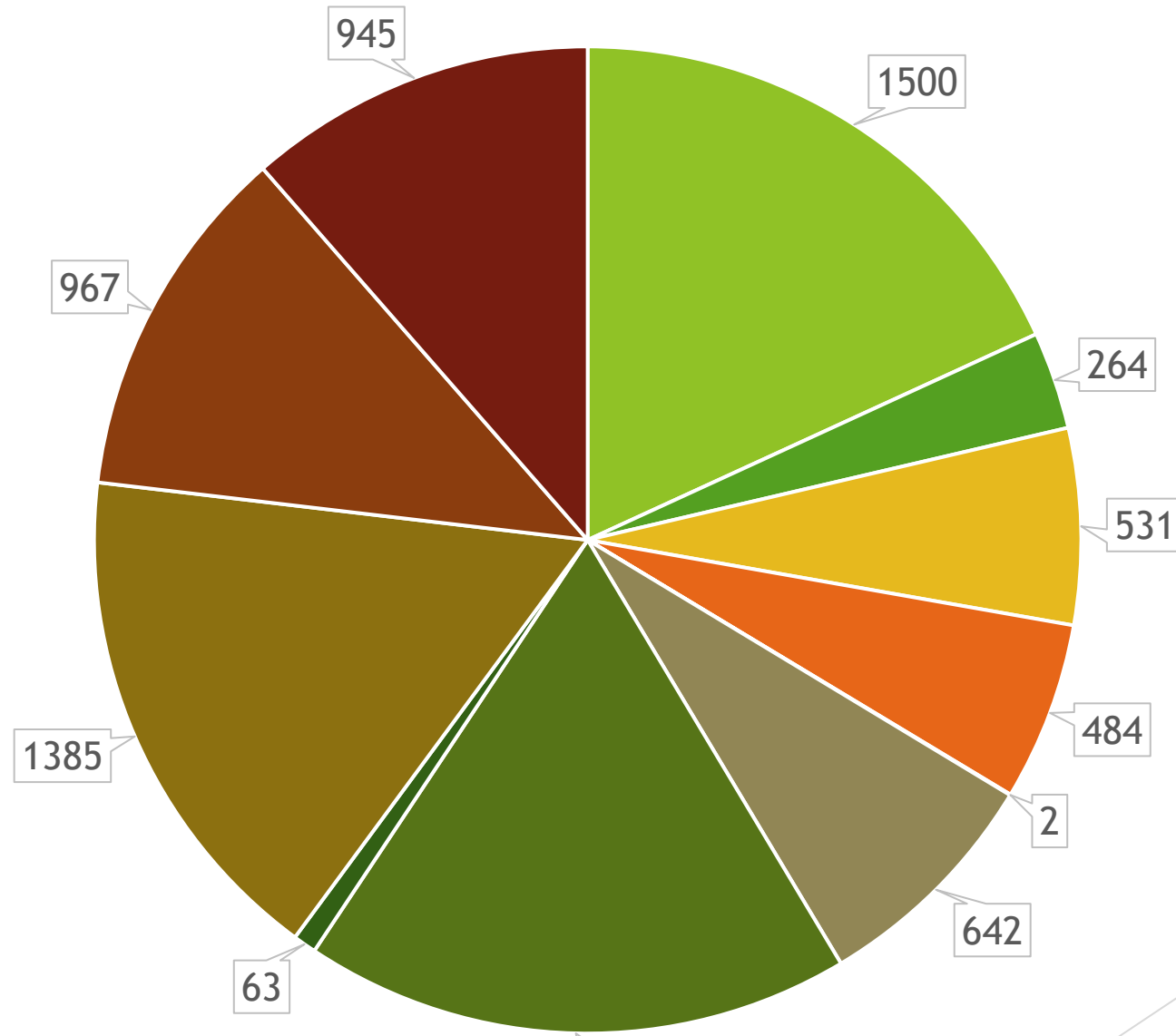
Participation is 100% voluntary.



Map Prepared by  
Town of Southold Geographic Information System  
August 25, 2016  
Suffolk County Real Property Tax Service Agency  
ARIS and Tax Map Copyright 2016,  
County of Suffolk, NY



# Land Eligible for Preservation by Hamlet (Acres)



Cutchogue

Greenport Village

East Marion

Laurel

1481

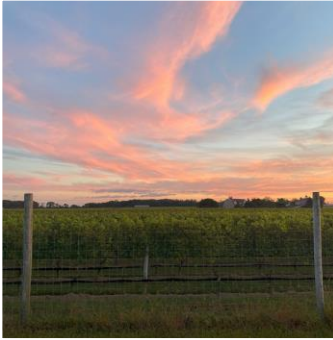
Fishers Island

Mattituck

Greenport

New Suffolk

# What Can You Do?



Preserve

Reach Out



Enjoy!

# Resources

- ▶ <https://www.southholdtownny.gov/>
  - ▶ [Maps and Trails](#)
    - ▶ Protected Lands
    - ▶ Public Trails
  - ▶ [Land Preservation Page](#)
    - ▶ Applications
    - ▶ Community Preservation Project Plan
    - ▶ FAQs



# Contact Information

- ▶ Lilly McCullough, Southold Town Land Preservation Coordinator
  - ▶ Phone: (631) 765-5711
  - ▶ Office Location: Southold Town Hall Annex, Second Floor
  - ▶ Email: [lillianm@southoldtownny.gov](mailto:lillianm@southoldtownny.gov)

The background features abstract, overlapping green geometric shapes in various shades, including light lime green, medium green, and dark forest green, creating a modern, layered effect.

# Public-Private Partnerships & the Story of Downs Farm Preserve

Timothy Caufield, VP (Ret.), Peconic Land Trust



# Anne & Thomas J. Hubbard

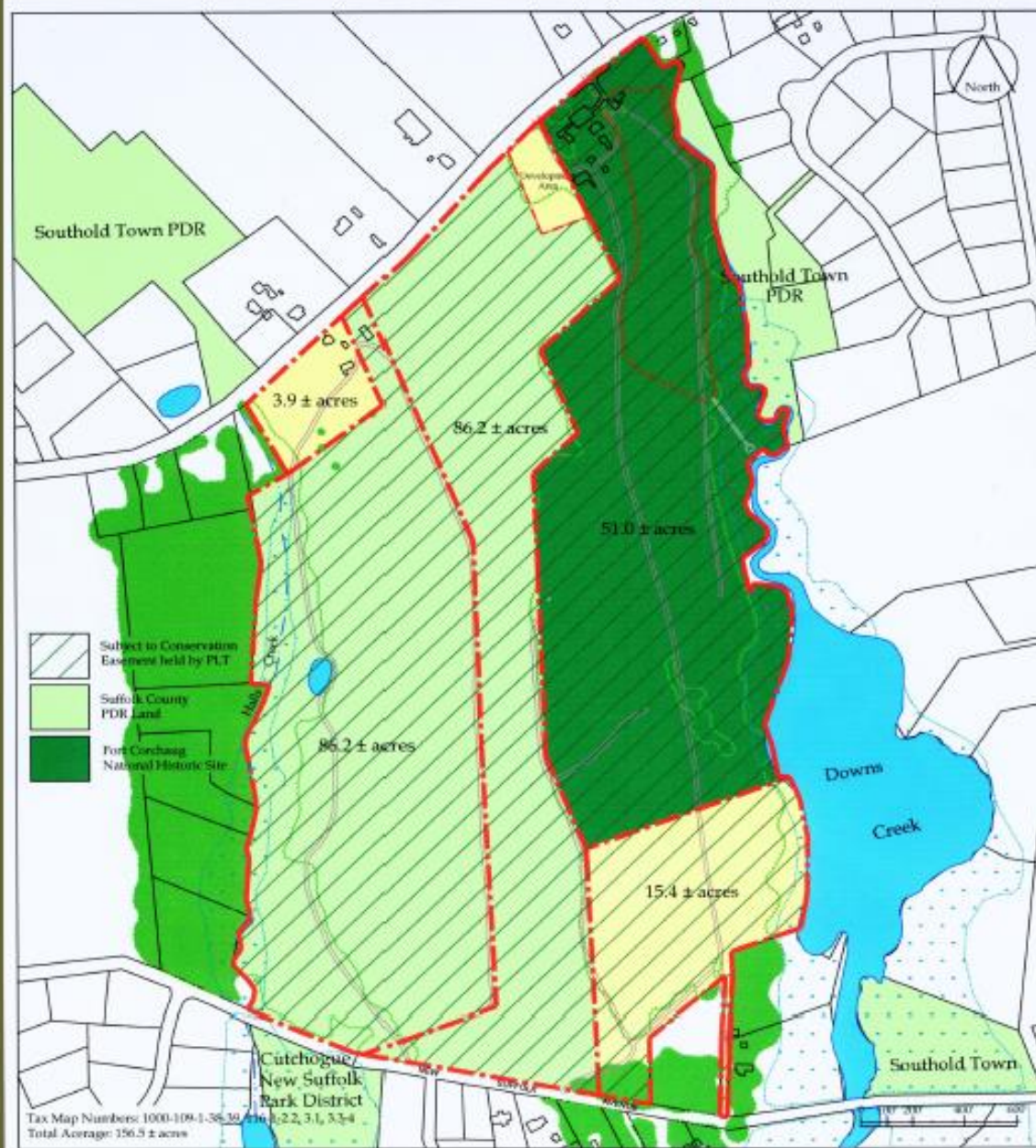


# The Hubbards & the Peconic Land Trust





# Land Conservation at Down's Farm Study Area



## PHASE ONE:

1. Town Purchase of Preserve	\$1,000,000
2. NYS Parks Grant	\$200,000
3. Suffolk County Farmland PDR	\$300,000
4. Local Historical Society Contributions	\$100,000
5. Private Purchase of Restricted Farmland	\$300,000
6. Private Conservation Easement on Farmland	
7. Private Purchase of Southern Woodlot	\$300,000
8. Private Conservation Easement on Southern Woodlot	

## PHASE TWO:

1. Suffolk County Farmland PDR	\$500,000
2. Private Purchase of Restricted Farmland	\$500,000
3. Gift of Stewardship Center to PLT	\$250,000

**Total Value: \$4,250,000**

## Public/Private Partnership:

Total Public Sector Involvement	\$2,000,000
Total Private Sector Involvement	\$2,250,000