



TDR PROGRAM SUMMARY FREQUENTLY ASKED QUESTIONS (FAQS)

1. *How will the TDR Program work?*

The program involves designation of sending zones which primarily include larger farm parcels in the rural areas of the Town where there is a goal of preservation. Parcels would be eligible for recognition of a number of credits related to their size and potential development yield based on their zoning. Applicants would file for recognition of credits associated with their parcel, and the assigned credits would be a salable commodity.

Receiving zones associated with the HALO of each of Southold's hamlets would be designated as overall receiving zones. The zoning districts within the HALO boundaries would be modified through a TDR program local law that would identify the means by which credits could be redeemed in exchange for increased utilization of parcels in accordance with guidelines established for individual zoning districts within the HALO's.

TDR credits would be exchanged privately and exchanges between buyer and seller could be facilitated by the real estate market, as well as by the Town through a listing of TDR credits issued, which would be researched by landowners, developers and investors seeking to pursue development in the HALO's in conformance with the credit redemption options. One sending credit would equal one receiving credit and once transferred, the credit would be extinguished.

2. *Is the program voluntary or mandatory?*

The program that is proposed is voluntary, and not mandatory.

3. *Where are the Sending Areas located?*

A list and map of specific parcels has been created and included in the DSGEIS and on Town's web site as part Section 4.1 of the TDR Planning Report. Sending parcels generally include buildable parcels larger than 7 acres, not in a HALO that have Agricultural District or Individual Commitment status.

4. *Where are the Receiving Areas located?*

Receiving areas are outlined in detail the DSGEIS and on the Town's web site as part of Section 4.2 of the TDR Planning Report. Receiving parcels only include lands in HALO areas that would result in the redemption of credits based on a land use application that involves Single Family Homes, Two-Family Homes, Multiple Family Dwellings, Detached Accessory Dwelling Units, and potentially for Planned Development District projects at such time in the future when the Town Board enacts a PDD local law, subject to the provisions included in TDR Report.

5. *How do I participate if I own land within a Sending Area?*

A sending area landowner would contact the Town, make application on forms to be provided, obtain a TDR credit certificate, and seek a private purchaser for the credits.

6. *How do I participate if I own land in a Receiving Area?*

A receiving area landowner would contact the Town, make application for a land use development in conformance with one or more of the options available to achieve density increase using TDR's and process the application with the applicable Board.



7. *Who benefits from this program?*

The residents and visitors of the Town of Southold benefit from continuing land preservation of rural areas and retention of the bucolic character associated with the Town. *Sending area landowners* benefit from an additional option to gain monetary value for their land, and their continued ability to utilize the underlying value of the land absent the development rights. *Landowners, developers and investors* benefit from an additional mechanism to facilitate compatible and planned development projects that provide return on investment. *HALO communities* benefit from investment in their hamlet areas resulting in redevelopment and compatible land use which strengthens the hamlets and achieves other land preservation goals. *Local businesses* benefit from an increased local consumer/customer base.

8. *How can the TDR's be used on the Receiving Area Properties?*

TDR's can be used on receiving area properties for the purpose of increasing density of Single Family Homes, Two-Family Homes, Multiple Family Dwellings, Detached Accessory Dwelling Units, and potentially for Planned Development District projects at such time in the future when the Town Board enacts a PDD local law.

9. *How much do TDR's cost?*

The cost of TDR credits will be market based. It is expected that the Town's continuing PDR program will provide a benchmark for TDR credit value, but the ultimate cost will be determined between buyer and seller based on supply and demand.

10. *How is the value of the TDR's established?*

The value of TDR's is established by creating potential for redemption of TDR credits in connection with land use and development that brings a return on investment to a landowner, developer or investor.

11. *What will be the Town's role in implementing and monitoring the program?*

It is expected that the Town will implement the program by complying with SEQRA and creating legislation in the form of a TDR local law which would be adopted by the Town Board in conformance with the requirements established under New York State Town Law. Once enacted, it is expected that the Town will implement the program through issuance of credit certificates to sending area landowners, and will facilitate the redemption of TDR credits through the land use review process for landowners and developers of projects within the receiving areas. The Town will record redeemed TDR's in a manner that ensures that parcels from which credits are transferred are recognized as having no residual development rights. The Town will monitor the program and make adjustments as necessary to facilitate its success in conformance with applicable laws. As envisioned, the Town Planning Board, Town Board, potentially the Zoning Board of Appeals and the Town Clerk would all be involved in various aspects of program implementation. The Town may in the future pursue a credit registry or credit bank; however, this is not essential to the initial program.