

**PROPOSED  
OPEN SPACE INDEX  
FOR  
HUNTINGTON**

**APPROVED  
December 27, 1974  
Hunt. Town Bd.**

**HUNTINGTON CONSERVATION ADVISORY COUNCIL**

**PRICE \$ 4.00**

**PROPOSED  
OPEN SPACE INDEX  
FOR  
HUNTINGTON**

**September 1974**

**Huntington Conservation Advisory Council  
William A. McAneny, Chairman**

**THIS REPORT IS PRINTED ON RECYCLED PAPER**

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## FOREWORD FOR HUNTINGTON TOWN BOARD

"The residents of Huntington have a large stake in promoting the establishment of permanent open space, and in securing park lands for both recreation and conservation."  
(Comprehensive Plan, pg. 56, May 1964)

Open space can be defined as any land that conveys a positive sense of natural or rural spaciousness. It should exhibit abundant vegetation, scenic vistas, or pastoral serenity. It can be totally undeveloped land or it can be partially developed with the manmade objects screened from view. Open space in Huntington takes a wide variety of forms and lends itself to many imaginative ways of preservation.

Huntington's commitment to conservation and preservation of open space is not new. This is reflected in its subdivision decisions, in its acquisition of land for parks, and in other ways. However, New York State has added to its laws a relatively new feature which can help Huntington give open space preservation greater visibility and weight in Town decisions. This new feature is needed to insure a high degree of success in protecting Huntington's remaining open space.

The General Municipal Law of New York State, Article 12-F, section 239-y\*, now provides for the creation of an "open space index" to be prepared by a local Conservation Advisory Council and to be approved by a local Town Board. The open space index is a list and a map of open areas worthy of review specifically for conservation or preservation recommendations.

The law further provides for the Town Board to redesignate the Conservation Advisory Council as a Conservation Board to conduct the reviews and to make recommendations concerning properties on the open space index. Each application received by the Town Board, Town Planning Board, Department of Engineering, Building and Housing, or other administrative body which seeks approval for the use or

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\* See Appendix A for excerpt of the statute.

development of a property on the index will be reviewed by the Conservation Board.

Huntington needs an approved open space index. The Town has reached the stage of development where a limited number of large properties remain which can be protected for their natural resource value, wildlife habitat, scenic beauty, visual relief, and quiet enjoyment. The Conservation Board, through the open space index, will cause these properties to be treated with greater care in the decisions about their future use and will lead to a range of protection action not limited to acquisition by the Town.

Accordingly, the Huntington Conservation Advisory Council has prepared an open space list and map for the Town.\* The proposed index represents the best thinking and judgment of the citizens on the CAC, influenced during the preparation of the index by discussions with other citizen groups and Town officials. The proposed index indicates priorities for conservation and preservation, describes the basis for these priorities, and suggests a variety of actions to be taken. It is the intent that some properties be recommended for Town or County acquisition, other properties be subject to conservation easements, and a number of owners be approached to obtain development rights or land itself by gift or purchase. Of course, some of the properties will be developed. Here the purpose of the Conservation Board review will be to promote the most environmentally sound development.

The Open Space Index will be useful to several Town departments as well as to the official boards. It can be used for site selection of drainage projects, new parks, and municipal development. It can be used for re-zoning, water recharge planning, and greenbelt planning. Support by the Town Board and various Town departments is essential for successful use of the index.

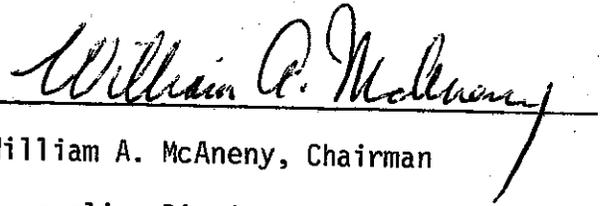
WE URGE PROMPT ADOPTION OF A RESOLUTION APPROVING THE INDEX AND DESIGNATING THE COUNCIL AS THE CONSERVATION BOARD SO THAT PROPER USE OF THE INDEX MAY PROCEED.

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\* The list is presented as Appendix B; the map is contained in the pocket inside the back cover.

This project was funded on a matching basis by the Ford Foundation and the Town of Huntington. We are interested in sharing Huntington's experience with other communities. This report therefore includes considerable detail on the preparation of our index and is written for readership throughout New York State.

HUNTINGTON CONSERVATION ADVISORY COUNCIL

A handwritten signature in cursive script, reading "William A. McAneny", is written over a horizontal line.

William A. McAneny, Chairman

Jacqueline Binnian

Edwin Marcus

Robert Mealey

Joy Squires

Anita Tannuzzo

Ruth Wood

## A MESSAGE FOR OTHER COMMUNITIES

An Open Space Index is a reference tool prepared by Conservation Councils in New York State under Article 12-F, Section 239-y of the General Municipal Law. The tool enables Councils to assist their town officials in decisions affecting open space. Since this is a relatively new tool, the experience of creating Huntington's Open Space Index will be of interest to other communities.

However, this index is prepared specific to Huntington. It is therefore necessary to understand the nature of our town and its open space needs before deriving conclusions for application elsewhere.

Huntington is a suburban town of over 200,000 residents on a land area of about 93 square miles or 60,000 acres. The Township comprises four incorporated villages and a large unincorporated area. This Open Space Index covers the unincorporated area of town or about 50,000 acres. The land use in these areas may be described principally as single family dwellings plus associated commercial space. There is also a modest amount of light industry. The nature of the town is therefore largely residential and there is great interest and value placed on the environmental quality of life and recreation in Huntington.

The town is already largely developed. Less than 10% of its land area consists of unimproved parcels. Perhaps another 10% consists of large partly-developed properties. Much of the developed land is already built to the specifications of zoning. A small amount (4%) of the unincorporated acreage is in open space format, that is, it exists as town and county parks or as natural areas preserved by The Nature Conservancy. Thus, the open space available for action is more limited than would be the case for many more rural towns. In Huntington, this means that there is a premium placed on forms of action that will get the most open space benefit

from individual properties scattered throughout the Town.

Several aspects of our work may be of interest to other communities regardless of size or stage of development: the tools we used, the professional assistance we received\*, our definition of open space, our priorities for preservation, the uses planned for the index, and the information will be kept on record. Much of our experience in preparing the index has been summarized in Appendix E to this report. To the extent that our experience is useful to other communities, we welcome and encourage the broad use of this report.

HUNTINGTON CONSERVATION ADVISORY COUNCIL

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\* Gordian Associates, Inc., an environmental management consulting firm assisted in the preparation of this report.

## HUNTINGTON'S OPEN SPACE INDEX

### A. WHAT IS AN OPEN SPACE INDEX?

Open space is an important factor in providing physical and psychological relief from the noise and disturbances of the job and the home. The openness, natural condition, diversity of visual experience, and sunlight and fresh air of open space are critical to such relief. Open space preservation also serves to protect natural resources: trees and other vegetation, ponds, groundwater, and shoreline, to name a few.

These very amenities which attract people to move to a town are often diminished, degraded or made inaccessible by development. Until recently, the planning and zoning boards, the building departments and other officials who affect how land is used had no formal mechanism for creating and maintaining an inventory of specific open areas generally acknowledged as worth protecting.

Recognizing the value of giving open space preservation greater visibility and weight in land use decisions, New York State created enabling legislation for the appointment of Conservation Advisory Councils composed of interested citizens. In the legislation, the councils were provided with an opportunity to assist their town officials in decisions affecting open space.

The elements of the opportunity are as follows:

- \* the Conservation Advisory Council makes a list and a map of open areas to be earmarked for preservation or other special conservation treatment. Exhibit 1, following page 2, summarizes the materials which comprise the Open Space Index and its supporting documentation.

- \* the Council submits for Town Board approval the list and map along with a descriptive report which indicates its priorities, stating which areas most urgently require attention.
- \* approval by the Town Board qualifies the list and map together as "the open space index" for the Town; authorization by the Town Board gives the Conservation Advisory Council the official role of an open space review board, called a Conservation Board.
- \* all applications to agencies of the Town which affect properties on the open space index are subject to review by the Conservation Board for its recommendations.

The enabling legislation\* is broad in its definition of potential open areas which may appear on the index:

"...any area characterized by natural scenic beauty or whose existing openness, natural condition or present state of use, if preserved, would enhance the present or potential value of abutting or surrounding development or would establish a desirable pattern of development or would offer substantial conformance with the planning objectives of the municipality or would maintain or enhance the conservation of natural [historical] or scenic resources."

The properties on the list may be public property or private property and may be, but are not limited to, open areas to be set aside out of subdivision plats, publicly owned lands, and areas owned by nonpublic organizations.

The areas recommended for Huntington's Open Space Index \*\* are characterized by ponds, woods, wetlands, farms, open fields, steep slopes with erodible soils, and other significant attributes. Huntington's Index is composed of privately held lands because these lands are the predominant targets of future open space action. When the community is fully developed,

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\* See Appendix A.  
 \*\* See Appendix B.

EXHIBIT 1

OPEN SPACE INDEX MATERIALS

LIST OF OPEN AREAS

Property Identification/Location Number  
One-Line Description of Property  
C.A.C. Priority Rating for Property  
Approximate Acreage  
Ecological Descriptors  
Zoning

MAP OF OPEN AREAS

Property Identification/Location Number  
Approximate Boundaries

C.A.C. FILES

Property Description from Field Inspection  
Notebook on Ownership  
Data Sheets from On-Site Research

a feeling of openness will exist only to the extent that today's parks and privately held undeveloped lands are wisely preserved, enhanced, or developed.

The index is a "living" document, of course, as new properties can be added and as properties already on the list change. Thus, an open space index is a continuing reference tool which officially identifies open areas acknowledged as worthy of special review when decisions are being made which change them.

B. WHY HAVE AN OPEN SPACE INDEX?

Huntington's population grew rapidly in the 1950's and 1960's as shown in Exhibit 2. As the Town grew from under 50,000 residents to over 200,000 residents, its broad patterns of development were established and the majority of its open land was put to use.

Aerial photographs, land use maps and simple observations indicate that there is a diminishing number of large, natural tracts which represent future relief from full development of the Town or which possess unique ecological values. Despite efforts to retain as much open space as possible in the planning process and to acquire the most desirable properties for parks, Huntington is still losing its remaining natural resource areas to development. Some of these properties are more than open fields or large grassy areas. Some properties still have the characteristics of an earlier era in Huntington: berry-bearing bushes and shrubs, wild apple and cherry trees providing a feeding ground for a hundred different species of birds; freshwater ponds and surrounding vegetation providing visual relief; the presence of foxes and other animals normally found in more rural areas. These descriptions are abundant in the 1967 Wildlife Census by the Audubon Society.

EXHIBIT 2  
HUNTINGTON POPULATION  
(000's)

300

Comprehensive Plan, 1964  
Estimate of 1980 "leveling off" population

200

100

1900

1920

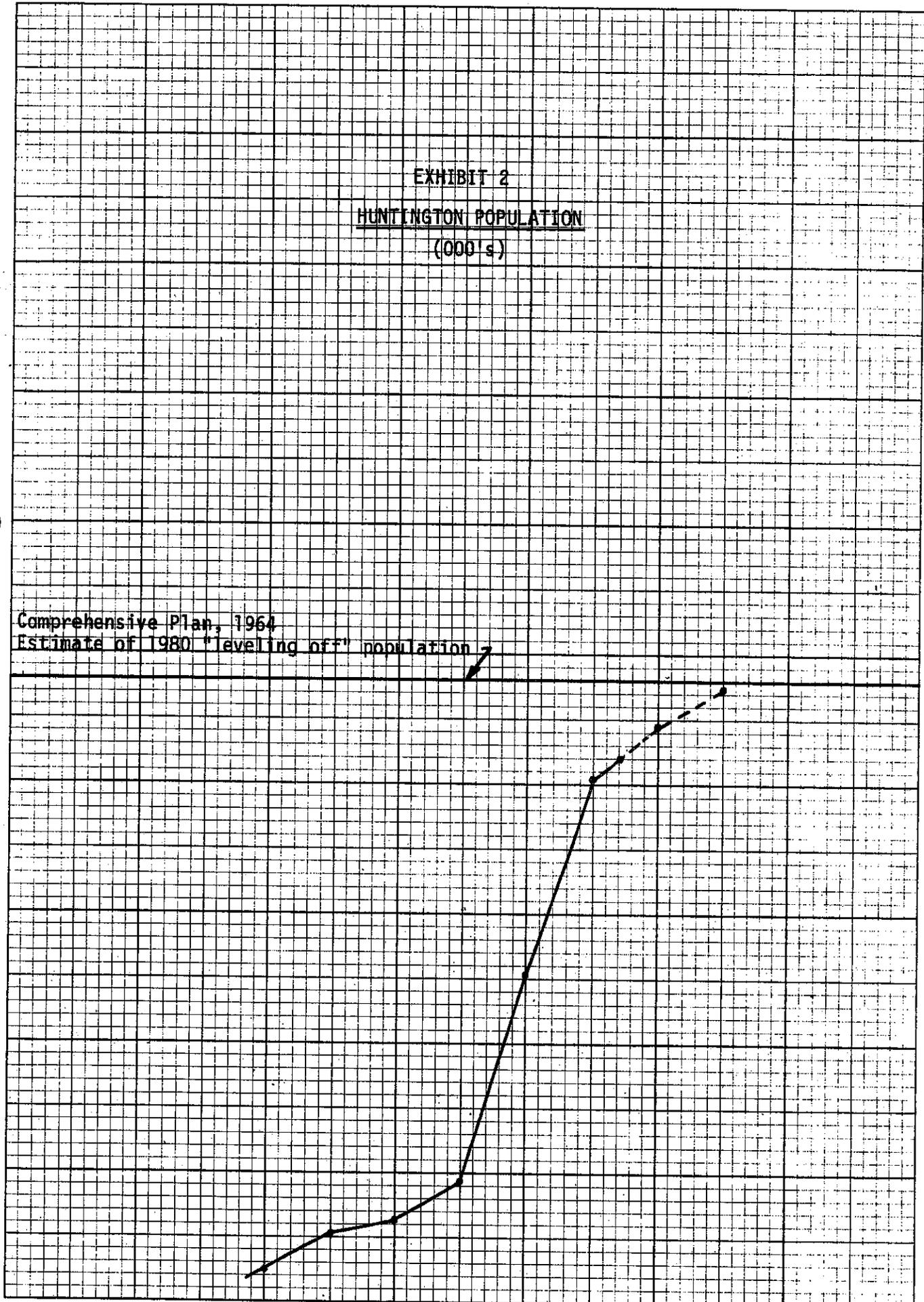
1940

1960

1980

2000

YEAR



It is difficult to take each property on a case-by-case basis as it becomes threatened by decisions about its future use. It is necessary, instead, to give preservation and conservation of open space the same degree of organized stewardship that is accorded to other town activities. It is necessary to assemble an official inventory of the most significant properties, to invite all with knowledge of natural resources and wildlife to comment on and contribute to the inventory, and to prepare in advance an organized approach to conservation and preservation.

Today the opportunities for preserving open space are diminished. Much of the large, natural areas are already developed. The open space not yet fully developed may be categorized as vacant parcels (those with no structures), operating farms, and underbuilt land (where zoning and subdivision regulations theoretically permit more dwellings than are currently on a parcel).

Parcels in any of the above categories are generally prime candidates for development. The larger parcels are also the remaining potential for significant open space with public benefit.

The vacant land is relatively easy to identify. Only 51 parcels over ten acres remain in this category. Total vacant land in these large parcels amounts to only 1368 acres, according to records of the Huntington Tax Assessor.

Operating farms still encompass 1600 acres, divided among about 90 such farms.

Some farms will be developed. Their buildable terrain and their easy access by major roads will be attractive to residential and commercial developers. The visibility of these properties on the Index, however, will encourage a concerted effort to identify those farms which should be pre-

served as farms, or those which should be planned as part of greenbelts or trail systems.

There is no accurate inventory of underbuilt land. Yet it is this category that contains some of the most significant wildlife habitats, forested slopes, ponds, and other ecological assets. Though the planning process already offers the opportunity for developers' plans for these properties to be reviewed by environmental professionals, it is difficult to perform a thorough analysis of each and every property at the time of the review. The Index therefore identifies the properties to be monitored, establishes priorities among them, and calls for data-gathering and analysis on some of the properties prior to development application review. Moreover, some decisions affecting the land are not given the same full visibility of subdivision decisions in the planning process. Permits to build or modify structures, permits to move earth and permits to remove trees can result in changes in the nature of a property. The Index should serve as an additional official guide for determining if an environmental review is warranted by the nature of properties on the list.

Altogether, the prospect for strengthening open space considerations in these decisions is enhanced if an approved index is available which selects the most significant properties for special review. The index alerts all departments, boards and other agencies to the areas where special review will be required. It also requires the Conservation Board to suggest how the properties should be preserved or used. Finally, it gives the Town an early input for taking action in advance of development proposals and places a responsibility on the Conservation Board for constructive suggestions. With an approved index, in advance of specific applications for development, the Conservation Board will work with various departments to work out an open

space preservation plan and will begin to work with property owners to obtain support.

The Index has identified about 9500 acres in total open area or about 6700 acres outside of the eight largest parcels. This amounts to less than 20% of the unincorporated area. Huntington's diminishing open space is scarce enough to warrant special review and ample enough to affect the future character of the town.

C. HOW IS AN OPEN SPACE INDEX USED?

The use of an open space index is fairly simple as laid out in the enabling legislation. A number of agencies of the town receive applications which propose changes to a property; these changes may be re-subdivision, modification of a house, removal of trees, earthmoving, or road widening as common examples. The open space index is to be circulated to all agencies which have jurisdiction over such applications with the instruction that any application which affects a property listed on the index shall be reviewed by the Conservation Board for its recommendation prior to a decision. The Conservation Board must respond within 45 days.

The above description should apply equally to decisions being made by town departments which cause government structures to be built, streets to be put in, roads to be widened, parks to be developed, or other construction or action to be taken which could change the characteristics of property on the list.

Exhibit 3 shows a proposed distribution list for the list and map which constitute the proposed Open Space Index. These agencies will be made cog-

EXHIBIT 3

AGENCIES REQUIRING COGNIZANCE OF OPEN SPACE INDEX

The following agencies are considered to have significant influence on land use decisions affecting properties listed on the Open Space Index and are therefore to receive copies of the Index and to notify the Conservation Advisory Council of recommendations or anticipated decisions accordingly:

Town Board

Town Planning Board

Town Department of Planning

Town Department of Engineering, Building & Housing

Town Department of Environmental Protection

Town Department of Parks and Recreation

Town Attorney

Zoning Board of Appeals

Superintendent of Highways

Department of Public Works

nizant of the content and purpose of the index and will have an opportunity to review how their own activities should be geared to open space needs.

The CAC has defined priorities which explain why one property is in more immediate need of consideration than others. Each priority level carries with it a range of possible actions which might be recommended. Exhibit 4 displays the priorities used in developing the index. For those properties (Priority 1) immediately threatened by development or by natural forces such as erosion, the CAC may recommend acquisition of the parcel or acquisition of development rights (an easement), or a change in zone, or stronger enforcement of existing ordinances. The recommendations will vary with the nature of the site and the nature of the threat.

Priority 2 properties, those of high ecological value not yet directly threatened, will be discussed with Town officials as to the best solution and the course of action the Town should take. The objective will be to formulate policy in advance of any immediate threat.

The objective of setting priorities and identifying properties is to insure that open space is given the same consideration as other factors in granting or denying permits, in determining where to locate public facilities and structures, what lands to acquire, and in deciding future uses of public property.

#### D. HOW CAN THE INDEX BE USED IN HUNTINGTON?

The commitment of the CAC in our town is substantial, as its past activities indicate. In addition, Huntington is fortunate in having its own Department of Environmental Protection. With these resources, it will

EXHIBIT 4

C.A.C. PRIORITIES FOR OPEN SPACE PRESERVATION AND CONSERVATION  
(SUMMARY)\*

PRIORITY 1

Definition: Open space under immediate threat (natural or man-made) of development, damage to natural features, or other loss of natural value

Implication: Calls for immediate affirmative action to preserve the property or to conserve its open space value and natural features

PRIORITY 2

Definition: Open space with above average to superior ecological features and/or designation as future Town park

Implication: Calls for immediate study for affirmative preservation action in the near future

PRIORITY 3

Definition: Properties with slopes in excess of 15% on all or part of the parcel

Implication: Calls for restrictions on design and plan for development, zone change or complete preservation depending upon site

PRIORITY 4

Definition: Properties which include some segment worthy of preservation

Implication: Calls for review of actions affecting ecological features

PRIORITY 5

Definition: Property of value as open area because of its proximity to parks, schools or other locational reason

Implication: Calls for explicit decision in land use planning by governing agencies

PRIORITY 6

Definition: Other open areas worthy of review

Implications: Calls for case-by-case review

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\* See Appendix C for further detail.

be possible to go well beyond reacting to development proposals affecting listed properties.

First, when a property on the index is up for review, it will be necessary to bring to bear as much detail about the property as possible in a 45-day period. The CAC has begun, in advance of the review, to enlarge its volunteer group to work up greater detail on the properties. This will involve additional field work and discussions with Town officials who possess much of the data in their departments. Sample data sheets are shown in Appendix D.

Second, the CAC plans to work with various groups which reach the public at large (e.g., Huntington Audubon Society, garden clubs, League of Women Voters, science departments of schools) to begin an education campaign in support of open space preservation. This will be aimed also at obtaining volunteers who would report on the status of listed properties and their surrounding land use.

Third, the index is being tied into the work of the environmental updating of Huntington's Comprehensive Plan. The CAC Chairman is a member of the Advisory Committee to the consultants who are performing the studies. Discussions among the CAC, the consultants and the Department of Environmental Protection have resulted in several specific recommendations. Using resource inventories compiled in prior years, and referring to the land use maps which will soon be completed in connection with the planning work, the Department of Environmental Protection will further document the vegetation and ponds for a number of the highest priority properties on the list. This will be the beginning of a continual involvement of DEP staff in contributing to the maintenance of the Open Space Index.

Similarly, the several departments involved in locating new public facilities will be approached to determine if the areas for such facilities

can be sized and sited in a way to gain additional open space preservation. Moreover, discussions with the tax assessor have already been held to explore the potential of tax relief in cases where easements result in public access. Finally, there may be properties on the Index which are critical to the drainage pattern in a particular area. The Department of Engineering, Building and Housing will have an opportunity to indicate its land use needs and preferences for drainage and recharge through the Open Space Index.

E. WHAT DOES HUNTINGTON'S OPEN SPACE INDEX INCLUDE?

The proposed index includes 164 properties distributed throughout the town. Taken as a whole, the index represents the most complete inventory of "underbuilt" and vacant land with potential for open space conservation and preservation yet available. The index covers a total of 9500 acres.

Almost all the properties on the list are over ten acres as this was a specification for the work of the CAC. There are, however, a few smaller parcels of significant value as shown in Exhibit 5.

The list and map which are presented in this report are supplemented with CAC files which have been assembled to support the index. The file folders compiled for each listed property contain write-ups of field inspections and miscellaneous data gleaned from aerial photos, examination of tax assessor records and reviews of maps of farmland and subdivisions. The

EXHIBIT 5

ACREAGE COVERED BY OPEN SPACE INDEX\*

<u>QUADRANT</u>	<u>TOTAL ACRES**</u>	<u>PROPERTIES**</u>	<u>SIZE DISTRIBUTION OF AREAS</u>					
			<u>UNDER 10</u>	<u>10- 25</u>	<u>25- 50</u>	<u>50- 100</u>	<u>100- 200</u>	<u>OVER 200</u>
Northeast	1500	44	6	16	11	10	1	0
Northwest	2300	47	13	11	10	7	4	2†
Southeast	2000	38	4	14	5	8	7	0
Southwest	<u>3700</u>	<u>35</u>	<u>2</u>	<u>11</u>	<u>3</u>	<u>9</u>	<u>4</u>	<u>6††</u>
Total	9500	164	25	52	29	34	16	8

\* All acreage figures are approximations; acreage is estimated from 1"=1600' map with approximate boundaries indicated by CAC.

\*\* Rounded to nearest hundred; excluding the 8 largest properties, the total is 6700 acres.

\*\* Properties may include several parcels each.

† One property covers 400 acres, the other is 200+ acres.

†† Including properties of 200, 220, 230, 340, 360 and 820 acres.

folders will eventually contain results of more detailed field surveys along with CAC analysis of the priority rating and best use of the property.

The Index does not include existing parks and beaches, although these may be added in the future. For reference purposes, they are listed in Appendix F (Town parks and beaches) and Appendix G (county and state parks).

F. ONCE THE INDEX IS APPROVED, THEN WHAT?

Once the Index is approved and the CAC is redesignated as a Conservation Board, the Index will be distributed to departments and boards whose planning and decisions affect the properties listed. The list and map of properties will be made available as public information.

The CAC will make arrangements with the various offices which receive applications for permits, variances and plan approvals for the CAC to be notified of applications as soon as they are known.

Updating the Index will be accomplished through meetings between CAC representatives and Town officials and by reports of volunteers describing changes in listed properties and surrounding land use.

Once the Index is official, the CAC will seek to formalize the continuing process of open space planning, using the Index as the focus of open space considerations in siting of parks, greenbelts, trails, and public facilities. All known methods of preserving open space will be explored and exploited to the maximum benefit of the Town. A number of these methods are cited in Appendix H.

G. WHAT REMAINS TO BE DONE?

In addition to the tasks involved in obtaining approval of the proposed Open Space Index, there are a number of other steps remaining

to bring the index itself to the most useful condition. In the continuing process of readying the index for use in reviews, the following steps must be accomplished, both as an organized and scheduled effort and as an as-needed assignment when properties come up for review:

- \* complete on-site surveys
- \* obtain ownership and boundary information from County tax map
- \* add zoning information to the descriptive folders
- \* determine within which watershed each parcel lies
- \* add slopes and soils data from the Soil Conservation Service map
- \* organize public education campaign

When the information related to privately owned properties is completed by the CAC, and when the consultants land use maps are available, the CAC will seek assistance from the Department of Planning and the Department of Parks and Recreation to identify public (County, State, Town) land on the Index.

Wetlands are currently being inventoried by the State and by Huntington's Department of Environmental Protection. Studies by Marine Sciences Research Center (Stony Brook)<sup>1</sup> and by the Office of Planning Services (New York State)<sup>2</sup> contain discrepancies in the inventory of wetlands. When these are reconciled, those wetlands which are part of the unincorporated areas of Town can then be added to the Index.

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1/ "The Marine Wetlands of Nassau & Suffolk Counties, New York", prepared by Marine Sciences Research Center, State University of New York, Stony Brook, New York in cooperation with the Nassau Suffolk Regional Planning Board, April 1972.

2/ "Long Island Marine Wetlands--Status, Value, and Preservation Potentials", prepared by the Metropolitan New York District Office, Office of Planning Services, in cooperation with the N.Y.S. Department of Environmental Conservation, March 1972.

APPENDIX A  
ENABLING LEGISLATION FOR CONSERVATION  
ADVISORY COUNCIL AND CONSERVATION BOARD

STATE OF NEW YORK  
ARTICLE 12-F, GENERAL MUNICIPAL LAW

Section 239-x. Creation of conservation advisory council. 1. The local legislative body of any city, town or village may create a conservation advisory council, hereafter called the council, to advise in the development, management and protection of its natural resources. Such council shall direct itself toward accomplishing the following:

(a) Conduct researches into the land area of the municipality for which it was created;

(b) Seek to coordinate the activities of unofficial bodies organized for similar purposes and to cooperate with other official municipal bodies active in the area of community planning for the particular municipality;

(c) It may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which in its judgment it deems necessary for its work;

(d) It shall keep an inventory and map as defined in section two hundred thirty-nine-y of this article, of all open areas within the municipality with the plan of obtaining information pertinent to proper utilization of such open lands including lands owned by the state, any other municipality within the state or by the particular municipality itself;

(e) It shall keep an inventory and map of all open marsh lands, swamps and all other wet lands in a like manner, and may recommend to the governing body of the municipality a program for ecologically suitable utilization of all such areas;

(f) It shall keep accurate records of its meetings and actions and shall file an annual report with the local legislative body of the municipality on or before the thirty-first day of December of each and every year. Once approved, such legislative body shall forward a copy of this report to the state commissioner of environmental conservation;

(g) In addition to the foregoing, carry out any other duties, tasks, or responsibilities, consistent with the objectives of this article, assigned to it by resolution of the local legislative body creating the said council.

2. When authorized by resolution of the local legislative body, a council may accept by gift, grant, bequest, or otherwise, money or other personal property in the name of the municipality, for use in furtherance of the provisions of this act. A local legislative body may accept by gift, conditional or unconditional, grant, devise or otherwise, real property in fee, or any lesser interest, including conveyance with limitations or reversions, for the purposes of this act.

In addition, upon the written recommendation of the council the local legislative body may acquire by purchase in fee or any lesser interest, through negotiation or by condemnation, such real or personal property as may be needed to fulfill the purpose of this act.

3. Such council shall consist of not less than three nor more than nine members who shall be appointed by the local legislative body and serve at the pleasure of such body for a term not exceeding two years. Such local legislative body may, notwithstanding any inconsistent provision of law, appoint up to two members to the council who are between the ages of sixteen and twenty-one.

4. The presiding officer or chairman of the council shall be designated by the local legislative body from among the members so appointed to the council. The local legislative body shall have authority to remove any member of said council so appointed for cause, after a public hearing, if requested. A vacancy shall be filled for the unexpired term in the same manner as an original appointment. The local legislative body may provide for compensation to be paid to the members of the council and may provide for the payment of the expenses of the members of the council actually and necessarily incurred in the performance of their duties. Such council may appoint such employees as it

may from time to time see fit, all within appropriation made therefore.

5. In the case where the local legislative body is a town board, such salaries, charges and expenses so permitted by an appropriation of the town board for such council shall be a charge upon the taxable property of that part of the town outside of incorporated villages and shall be assessed, levied and collected therefrom in the same manner as other town charges.

6. To assist a council in carrying out its functions, powers and duties, it may request the department of environmental conservation to:

(a) prepare reports outlining objectives, priorities and proposed relationships of the council to the local legislative body;

(b) prepare description of work to be undertaken, advantageous techniques to be used and suggested roles of council members;

(c) provide research on conservation facts and procedures;

(d) provide, on a consulting basis, technical and research assistance as may be required to assist the council in carrying out its work and to enable the council to offer recommendations to the local legislative body;

(e) describe particular areas of natural resources within the city, town or village, as the case may be, which require particular attention by the council.

7. Within thirty days following the establishment of a council, written notification thereof shall be sent by the local legislative body to the state commissioner of environmental conservation.

8. Any conservation advisory council heretofore created pursuant to the provisions of section sixty-four-b of the town law is hereby continued with the same powers and duties as when originally created.

Section 239-y. Designation of council as conservation board. 1. As used in this section, the following words and phrases shall have the following meanings:

(a) "Open area". Any area characterized by natural scenic beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present or potential value of abutting or surrounding development or would establish a desirable pattern of development or would offer substantial conformance with the planning objectives of the municipality or would maintain or enhance the conservation of natural or scenic resources.

(b) "Conservation open areas inventory". An inventory of open areas within the municipality with each such area identified, described and listed according the priority of acquisition or preservation.

(c) "Conservation open areas map". A map or maps identifying open areas within the municipality which are earmarked for preservation, including but not limited to open areas that are required to be set aside out of subdivision plats, publicly owned open areas, open areas preserved by non-public organizations and open areas having conservation, historical or scenic significance.

(d) "Open space index". The conservation open areas inventory and conservation open areas map after acceptance and approval by the local legislative body.

2. The local legislative body of any city, town or village, which has heretofore created a conservation advisory council may, by resolution, redesignate such council as a conservation board provided such council has prepared and submitted to the local legislative body the conservation open area inventory and map which are accepted and approved by the local legislative body as the open space index of the municipality.

3. General powers and duties of conservation boards. To further assist a city, town or village in the development of sound open area planning and assure preservation of natural and scenic resources on the local level, a conservation board shall:

(a) Review each application received by the local legislative body or by the building department, zoning board, planning board, board of appeals

or other administrative body, which seeks approval for the use or development of any open area listed in the open space index. The conservation board shall submit a written report to the referral body within forty-five days of receipt of such application. Such report shall evaluate the proposed use or development of the open area in terms of the open area planning objectives of the municipality and shall include the effect of such use or development on the open space index. The report shall make recommendations as to the most appropriate use or development of the open area and may include preferable alternative use proposals consistent with open areas conservation. A copy of every report shall be filed with the legislative body;

(b) Make available for public inspection at the office of the conservation board copies of all such reports of the conservation board;

(c) Notify the department of environmental conservation of its creation within thirty days of the resolution of the legislative body;

(d) Perform any duties assigned to it by resolution of the legislative body.

4. In addition to the foregoing a conservation board may:

(a) Exercise any of the functions and responsibilities heretofore granted to conservation advisory councils;

(b) Request the assistance of the department of environmental conservation in the preparation of any report.

APPENDIX B  
PROPOSED OPEN SPACE INDEX FOR HUNTINGTON  
LIST OF PROPERTIES

- Part I Identification, Description, Conservation Board Priority Evaluation
- Part II Identification, Acres, Ecological Descriptors, Zoning

APPENDIX B (PART I)

PROPOSED OPEN SPACE INDEX FOR HUNTINGTON  
List of Properties

NORTHWEST QUADRANT

- NW 1. Woodland, south and east of East Neck Road. (3)\*
- NW 2. Drainage area between Gaines Road and Fleets Cove Road. (1)
- NW 3. Gucher Estate and others on Little Neck. (3)
- NW 4. Wooded hillside, Brothers of the Sacred Heart, Little Neck. (3)
- NW 5. Camp Alvernia, Little Neck. (3)
- NW 6. Priscilla Williams estate and others, Cold Spring Harbor. (3)
- NW 7. Mahan and others, field near East Side School, Cold Spring Harbor. (2)
- NW 8. Boardman estate and others on Goose Hill Road, Cold Spring Harbor. (6)
- NW 9. Huntington Country Club. (4)
- NW 10. Wooded hillside on Southdown Road. (6)
- NW 11. Woodland west of Paulings' Pond. (4)
- NW 12. Steep hillside on West Shore Road. (3)
- NW 13. Steep hillside on Wall Street. (1)
- NW 14. Milldam outparcels. (1)
- NW 15. Nursery on north side of East Main Street, Huntington. (6)
- NW 16. Crescent Club. (4)
- NW 17. Farmland and nursery between Old Northport and Greenlawn Roads. (4)
- NW 18. Farmland south of Greenlawn Road. (6)
- NW 19. Road northwest of 25A and Centershore Road. (1)
- NW 20. Wooded hillside in triangle of 25A, Centershore and Centerport Roads. (3)
- NW 21. Jones Marsh, Cold Spring Harbor. (2)

(continued)

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\* figures in brackets indicate CAC priority

NORTHWEST QUADRANT (continued)

- NW 22. Walter Page estate and others. (3)
- NW 23. Steep hillside west side of Oakwood Road. (1)
- NW 24. Steep hillside east side of Oakwood Road. (3)
- NW 25. District #3 school property and adjoining properties to south between Woodhull Road, Delaware Street and Spring Road. (1 & 4)
- NW 26. Wooded hillside on west side of Park Avenue, north of Bartlett Park. (1)
- NW 27. Carpenter property on north side of Old Field Road. (4)
- NW 28. Tilden farm. (4)
- NW 29. Farm south of Cuba Hill and Greenlawn Road. (4)
- NW 30. Dairy farm west of Lake Road. (1)
- NW 31. Gardiner farm and Hazeltine property east of Lake Road, south of Dunlop Road. (1)
- NW 32. Farmland at northeast intersection of Pulaski and Lake Road. (6)
- NW 33. Wooded hillside and drainage area east of Harbor Road. (2)
- NW 34. Kraft estate and others west of Woodbury Road. (4)
- NW 35. WGSN antenna site. (6)
- NW 36. Open field north of East 5th Street adjacent to Manor Field. (5)
- NW 37. Open field at northwest intersection of Pulaski and Park Avenue. (1)
- NW 38. Stream area south of West Rogues Path. (2)
- NW 39. Farmland, north and south of Pulaski Road, west of Oakwood Road. (1)
- NW 40. Lenox Road Ponds. (4)
- NW 41. Property adjacent to Town park land northeast of Park Avenue and Little Plains Road. (5)
- NW 42. Brand Nursery, SE of Park Avenue and Little Plains Road. (6)
- NW 43. Vacant land, Park Avenue and Dix Hills Road. (6)
- NW 44. Cold Spring Hills Country Club and Eastern Military Academy. (4)

(continued)

NORTHWEST QUADRANT (continued)

- NW 45. Library property and others, west side of Depot Road, north of Thompson Pl. (5)
- NW 46. Drainage area, east of Depot Road, north of Maplewood Road. (4)
- NW 47. Highpoint Ski Club. (3)

NORTHEAST QUADRANT

- NE 1. Hogan and Morgan Estates and others. (1)
- NE 2. U. S. Dredging Company, Sand City. (2)
- NE 3. Kirschbaum Property. (1)
- NE 4. Crab Meadow Outparcels, E. Waterview Street. (1)
- NE 5. Geisler Beach upland. (1)
- NE 6. Indian Hills Country Club. (1)
- NE 7. Fresh Pond Drainage Area. (2)
- NE 8. Crab Meadow Outparcel, Makamah Road. (5)
- NE 9. Indian Hills Country Club, Davis Estate and others. (4)
- NE 10. Hilly property, NW intersection of Fort Salonga and Fresh Pond Roads.
- NE 11. Ingraham Property, Wetland, Waterside Avenue. (2)
- NE 12. Fuchs Pond and adjoining properties, east of Waterside Avenue. (1)
- NE 13. Woodland, Norwood Road, adjacent Lilco Right-of-Way and Crab Meadow Park. (4)
- NE 14. Woodland and open space, southeast of Fort Salonga Road and Makamah Road intersection. (4)
- NE 15. SHR stables and adjacent steep terrain, Fort Salonga Road and Vause Street. (3)
- NE 16. Fort Salonga Day Camp. (4)
- NE 17. Woodland, Middleville, Old Bridge and Bread and Cheese Hollow Roads. (4)
- NE 18. Church Pond and drainage area west of Twin Pond. (1 & 2)
- NE 19. Suffolk County Girl Scouts and others, Bread and Cheese Hollow Roads. (3)
- NE 20. Richter's Orchard, Pulaski Road, East Northport. (3)
- NE 21. Wooded hillside, Pulaski, Deposit and Bread and Cheese Hollow Roads. (3)
- NE 22. Farmland between Pulaski Road and Long Island Railroad. (6)
- NE 23. Vacant land adjacent to Bellrose School. (5)

(continued)

NORTHEAST QUADRANT (CONTINUED)

- NE 24. Farm land between Pulaski Road and Long Island Railroad. (6)
- NE 25. Van Cott Nursery and others, east of Harborfields High School. (5)
- NE 26. Pine Hollow Nursery. (6)
- NE 27. Farmland and woods, northwest of Pulaski and Elwood Roads. (5)
- NE 28. Open land between Pulaski Road and Clay Pitts Road. (5)
- NE 29. Laurel Hill Nursery, northwest corner Elwood Road and Clay Pitts Road. (6)
- NE 30. Ackerly Farm, Stoothoff Road. (5)
- NE 31. School District #1 property, Manor Road and Carrol Place. (6)
- NE 32. De Lea Sod Farm and Nursery, Elwood Road. (5)
- NE 33. Woodland, west of Newfoundland Avenue, north of Cuba Hill Road. (4)
- NE 34. Wooded Hilltop, south of Cuba Hill Road, west of Greenleaf. (4)
- NE 35. Silberstein Farm, south of John Glenn High School. (5)
- NE 36. Schrakamp Nursery, Larkfield Road. (6)
- NE 37. Bishop McDonald Camp, Burr Road. (5)
- NE 38. Sod farm and field, adjacent Manor Plains School, Greenlawn. (5)
- NE 39. Woodworth and Wilder properties, Godfrey Avenue. (2)
- NE 40. Beh Estate, Godfrey Lane. (1)
- NE 41. Poultry farm and nursery west of Cuba Hill School. (5)
- NE 42. Missionary Sisters of St. Benedict, Cuba Hill and Warner Roads. (4)
- NE 43. Mediavilla Property, Jericho Turnpike, Warner Road and Manor Road. (3)
- NE 44. New York State Right-of-Way, Jericho Turnpike and Elwood Road. (4)

SOUTHWEST QUADRANT

- SW 1. Golf Course, Jericho Turnpike at Nassau-Suffolk line. (4)
- SW 2. Wooded hillside, Jericho Turnpike, west of Walt Whitman High School. (2)
- SW 3. Wooded hill with frontage on Jericho Turnpike, west of Alpine Way. (4)
- SW 4. Kamp Kaufman Boy Scout Camp and others. (1 & 2)
- SW 5. Woodland with pond, east of Hartman Hill Road. (2)
- SW 6. Lands between Camp Kaufman Boy Scout Camp and West Hills Park. (2)
- SW 7. Steep wooded hillsides with ponds east of Pigeon Hill Road. (2)
- SW 8. OakRidge Nursery, east of Mt. Golda Cemetery on Old Country Road. (6)
- SW 9. Farm land and nursery, Old Country Road, west of Wintergreen Drive. (4)
- SW 10. Hill and Tree Golf Course, woods and farms on Nassau County border between Long Island Expressway and Northern State Parkway. (2)
- SW 11. Straight Improvement Corp. property, east of Mt. Misery Road and contiguous lands to west of Mt. Misery Road and south of Northern State Parkway. (2)
- SW 12. Farmland, north and south of Old Country Road, east of Round Swamp Road. (4)
- SW 13. Overgrown fields, northwest of New York Avenue and Old Country Road. (6)
- SW 14. Truck and sod farms, Pinelawn and Old Country Roads. (5)
- SW 15. Woodland, north of Old South Path. (4)
- SW 16. Alley Pond Nursery, East Neck Road. (6)
- SW 17. Woodland, Walt Whitman Road, north of Long Island Expressway. (4)
- SW 18. Field, northern apex Walt Whitman Road and Route 110. (6)
- SW 19. Partially cultivated fields, Route 110 and Pinelawn Roads. (5)
- SW 20. Sandbank and woodlands at Nassau County border, south of Long Island Expressway. (3 & 4)
- SW 21. Open field, Melville Park Road and Route 110. (6)
- SW 22. Woodland and fields south of Duryea Road. (5 & 6)
- SW 23. Gray's Nursery, north of Duryea Road. (6)

(continued)

SOUTHWEST QUADRANT (CONTINUED)

- SW 24. Sod Farm, Pinelawn and Baylis Roads. (5)
- SW 25. Farm, Pinelawn and Old East Neck Roads. (5)
- SW 26. Open land, apex of Half Hollow and Old East Neck Roads. (5)
- SW 27. Cultivated fields, Half Hollow and Old East Neck Roads. (6)
- SW 28. Nursery and farm, Half Hollow Road, south of Long Island Expressway. (5)
- SW 29. Wellwood Nursery and others, Colonial Springs Road and Old East Neck Road. (2)
- SW 30. St. Rose's and farmland, Ruland Road and Route 110. (5 & 6)
- SW 31. Farmland, Ruland and Republic Roads. (6)
- SW 32. Farmland and fields, Sloane Drive and Ruland Road. (6)
- SW 33. USDAN - Colonial Springs Road. (4)
- SW 34. Excavated land on Babylon border, west of Bagatelle Road. (3)
- SW 35. Wooded hillside and drainage area, west of Bagatelle Road, north of Weinman Boulevard. (3)

SOUTHEAST QUADRANT

- SE 1. Hren nursery on both sides of Jericho Turnpike. (6)
- SE 2. Wooded ridge south of Jericho Turnpike, east of Old Country Road. (3)
- SE 3. King's Dairy. (4)
- SE 4. Wooded hillside south of Deer Park Road. (3)
- SE 5. Nursery and farmland between East Deer Park Road, Jericho Turnpike and Daley Road. (4)
- SE 6. Field on southwest corner of Jericho Turnpike and Larkfield Road. (6)
- SE 7. Fields and wooded hillside on Caledonia Road, south of Signal Court. (6)
- SE 8. Chas. Stoll property on Caledonia Road, west of Robin Road. (2)
- SE 9. Museum of Natural History property on Deer Park Avenue and De Forest Road. (4)
- SE 10. Woods and open land north of Hauppauge Road. (4)
- SE 11. Commack Hills Golf Course. (4)
- SE 12. Field at southwest corner of Wolf Hill and Melrose Roads. (6)
- SE 13. Nursery and others on Deer Park Avenue, north of Wolf Hill Road. (1)
- SE 14. Havermeyer Estate on Deer Park Road, north of Vanderbilt Parkway. (2)
- SE 15. Fields and woodland west of Carll's Straight Path, south of Vanderbilt Parkway. (2)
- SE 16. Farm and woodland east of Carll's Straight Path, north of Patri Court. (6)
- SE 17. Fields and wooded hillside along Commack Road between Long Island Expressway and Northern State Parkway. (3)
- SE 18. Woodland and small nursery east of Carman Road, north of Melrose Road. (6)
- SE 19. Horse farm, north of Vanderbilt Parkway, across from Half Hollow Hills High School (6)
- SE 20. Overgrown fields and wooded hillside including Park Shore Day Camp on east side of Deer Park Avenue. (4 & 3)
- SE 21. Cultivated fields at northeast corner of Carman Road and Half Hollow Road. (6)
- SE 22. Woodland, north of Long Island Expressway, east of Burr's Lane Jr. High School. (4)
- SE 23. Golf course, south of Half Hollow Hills High School, north of Long Island Expressway. (4)

(continued)

SOUTHEAST QUADRANT (CONTINUED)

- SE 24. District #5 wooded lot adjacent to Half Hollow Hills High School. (1)
- SE 25. Madonna Heights Religious Order grounds and others between Burr's Lane and Bagatelle Road. (4 & 2)
- SE 26. Nursery on west side of Burr's Lane, north of Lilco Right-of-Way. (5)
- SE 27. Half Hollow Nursery, south of Long Island Expressway. (4)
- SE 28. Farm on west side of Deer Park Road, south of Long Island Expressway. (5)
- SE 29. Piece on east side of Deer Park Road, including farm, nursery, stable and others between MacNiece Place and Lilco Right-of-Way. (5 & 4)
- SE 30. Pine barrens south of Long Island Expressway, north of Dix Highway. (2)
- SE 31. Sand banks and wooded hillside south of Long Island Expressway. (3)
- SE 32. Woodland south west of Dix Highway, north of Gleason Drive. (2)
- SE 33. McIntyre property west of Deer Park Road, south of Half Hollow Road. (4)
- SE 34. Golf course and other hilly property south of Ryder Avenue, east of Truxton Road. (4)
- SE 35. Hilly woodland east of Burr's Lane on Babylon border. (4)
- SE 36. Hick's Nursery on Babylon town line on Burr's Lane. (1)
- SE 37. Old race track on east side of Baldwin Path on Babylon line. (5)
- SE 38. Woodland, fields and stables on east side of Pine Acre Boulevard and Babylon line. (5)

**APPENDIX B, PART II**

**LIST OF PROPERTIES**

**IDENTIFICATION, ACRES, ECOLOGICAL DESCRIPTORS, ZONING**

## ECOLOGICAL DESCRIPTORS

<u>CODE</u>	<u>DESCRIPTORS</u>
W	Woodland, forest, second-growth woodland
F	Field, farm, meadow, nursery; now or previously under cultivation. Also includes areas excavated for sand and gravel.
P	Pond, stream, or other surface water. Fresh or saltwater wetlands.
L	Landscaped area; land groomed or cleared or otherwise showing development, other than farms. Includes golf courses, estates, parks, camps.
B	Beach or bay frontage; waterfront property.
S	Steep slopes with erosion potential.

NORTHWEST QUADRANT

<u>AREA I.D.</u>	<u>APPROXIMATE ACRES</u>	<u>DESCRIPTORS</u>	<u>ZONING</u>
NW 1	30.0	W,S	R-40, R-20
NW 2	2.9	P	R-5
NW 3	53.5	W,S,B	R-20, R-40
NW 4	46.4	W,S	R-20
NW 5	11.2	L,S,B	R-20
NW 6	74.6	W,S,B	R-80
NW 7	62.9	F,P	R-80
NW 8	23.5	L	R-80
NW 9	141.6	L	R-40, R-80
NW 10	5.3	W	R-10
NW 11	5.9	W	R-10
NW 12	20.0	W,L,S	R-7, R-10
NW 13	9.4	W,S	R-5, R-10
NW 14	8.8	W,F	R-7, R-5, I-4
NW 15	13.5	F	C-3, R-10, R-40
NW 16	181.0	L	R-40
NW 17	59.9	F,L	R-10, R-40
NW 18	8.2	F	R-40
NW 19	8.8	P	R-7, R-10, C-6
NW 20	12.3	W,S	C-6, R-80
NW 21	7.6	P,B	R-80
NW 22	88.7	W,S	R-80, R-40, R-10, C-8
NW 23	15.9	W,S	R-5
NW 24	27.0	W	R-7, I-5
NW 25	68.8	W,L	R-10

NORTHWEST QUADRANT (Continued)

<u>AREA I.D.</u>	<u>APPROXIMATE ACRES</u>	<u>DESCRIPTORS</u>	<u>ZONING</u>
NW 26	12.3	W,S	R-7
NW 27	16.5	F	R-40
NW 28	33.5	F	R-40
NW 29	7.6	F,P	R-40
NW 30	124.6	F,P	R-20, R-40, I-4
NW 31	91.1	F,P	R-40
NW 32	41.1	F	R-40
NW 33	139.3	W,S,P	R-80
NW 34	35.8	L	R-80
NW 35	29.4	F	R-20
NW 36	22.9	F	I-1
NW 37	29.4	F	I-1
NW 38	27.0	W,P	R-20
NW 39	413.1	F	R-40, R-20, R-80, 4-10, I-3
NW 40	18.2	P	R-10, R-15
NW 41	1.8	F	R-40
NW 42	8.8	F	R-10
NW 43	10.0	W	R-10
NW 44	225.7	L,P	R-80, R-20, R-10, C-6
NW 45	3.5	W,P	R-15
NW 46	7.6	W	R-15
NW 47	25.3	W,S	R-10

NORTHEAST QUADRANT

<u>AREA I.D.</u>	<u>APPROXIMATE ACRES</u>	<u>DESCRIPTORS</u>	<u>ZONING</u>
NE 1	56.4	W,S,B	R-20, R-80
NE 2	44.1	B	R-5
NE 3	18.8	L,B	R-40
NE 4	20.6	L,B	R-5
NE 5	8.8	F	R-40
NE 6	123.4	L,B	R-40
NE 7	50.0	P,W	R-40, R-10, C-6
NE 8	1.8	L	R-40
NE 9	73.5	W,L,P	R-40
NE 10	8.8	L	R-40
NE 11	47.7	W,P,S	R-40
NE 12	71.7	P,W	R-40
NE 13	19.4	W	R-40
NE 14	51.1	W	R-40
NE 15	26.4	L,S	R-40
NE 16	17.0	L	R-40
NE 17	11.8	W	R-40
NE 18	81.1	P,W	R-80
NE 19	94.6	W,S	R-40
NE 20	21.7	F,S	R-40
NE 21	24.1	W,S	R-40, I-5
NE 22	26.4	F	R-20
NE 23	4.7	F	R-40
NE 24	7.6	F	R-40
NE 25	38.8	F	R-40

NORTHEAST QUADRANT(Continued)

<u>AREA I.D.</u>	<u>APPROXIMATE ACRES</u>	<u>DESCRIPTORS</u>	<u>ZONING</u>
NE 26	5.9	W,S,B	R-40
NE 27	30.0	F,W	R-40
NE 28	21.2	F	R-40
NE 29	12.9	F	R-40
NE 30	16.5	F	R-20
NE 31	12.3	F	R-40
NE 32	41.1	F	R-40
NE 33	35.8	W	R-40
NE 34	10.0	W	R-40
NE 35	57.6	W	R-40
NE 36	11.8	F	R-20
NE 37	22.9	F,L	R-20
NE 38	76.4	F	R-40
NE 39	38.8	L	R-40
NE 40	27.6	L	R-40
NE 41	17.0	F	R-40
NE 42	21.2	L	R-40
NE 43	93.4	F,S	R-40
NE 44	37.0	F,W	C-6, R-40

SOUTHWEST QUADRANT

<u>AREA I.D.</u>	<u>APPROXIMATE SIZE</u>	<u>DESCRIPTORS</u>	<u>ZONING</u>
SW 1	53.5	L	R-40
SW 2	51.7	W	R-40,R-80
SW 3	16.5	W	C-6,R-40
SW 4	340.3	W,P	R-40,R-80
SW 5	65.8	W,P	R-80
SW 6	201.6	W,S	R-80
SW 7	77.6	P,W,S	R-40
SW 8	24.1	F	R-40
SW 9	62.3	F	R-40
SW 10	191.0	F,W	R-40
SW 11	355.6	W,F	R-80,R-40
SW 12	70.5	F	R-80,R-40
SW 13	14.7	F	C-2,R-40
SW 14	216.9	F	R-40
SW 15	40.6	W	R-40
SW 16	31.1	F	R-40
SW 17	21.7	W,F	R-40
SW 18	16.5	F	I-1
SW 19	24.1	F	I-1,C-2
SW 20	816.9	W,F,S	R-40,I-2
SW 21	19.4	F	C-10
SW 22	87.0	F	I-1,R-40
SW 23	8.2	F,W	R-40,I-1
SW 24	141.6	F	R-40,I-1
SW 25	17.0	F	R-40

SOUTHWEST QUADRANT (Continued)

<u>AREA I.D.</u>	<u>APPROXIMATE SIZE</u>	<u>DESCRIPTORS</u>	<u>ZONING</u>
SW 26	6.5	F	R-40
SW 27	11.2	F	R-40
SW 28	138.1	F	R-40
SW 29	168.1	W,F	R-40
SW 30	67.0	F,L	R-40,I-3,I-1
SW 31	30.6	F	R-40
SW 32	62.9	F	R-40,I-1
SW 33	233.3	W,L	R-40
SW 34	19.4	F,S	
SW 35	16.5	W,S	

SOUTHEAST QUADRANT

<u>AREA I.D.</u>	<u>APPROXIMATE SIZE</u>	<u>DESCRIPTORS</u>	<u>ZONING</u>
SE 1	60.5	F	R-5,C-6,R-40
SE 2	23.5	W,S	R-40
SE 3	91.1	F	R-40,C-6
SE 4	44.7	W,S	R-40
SE 5	121.1	F	R-40
SE 6	21.7	F	C-6,I-2,I-3
SE 7	9.4	F	R-40
SE 8	5.9	F,L,P	R-40
SE 9	123.4	W	R-40
SE 10	75.2	W,F	R-40
SE 11	167.5	L,P	R-80
SE 12	16.5	F	I-1
SE 13	18.2	F	R-40
SE 14	18.8	P,L	R-40
SE 15	39.4	P,W	R-40
SE 16	14.7	F,W	R-40
SE 17	166.9	F,W	R-40,R-20,C-11
SE 18	22.9	W,F	R-40
SE 19	13.5	F	R-40
SE 20	67.0	F,W	R-40,R-RM
SE 21	8.8	F	R-40
SE 22	17.6	W	R-40
SE 23	35.3	L	R-40
SE 24	15.9	W	R-40
SE 25	142.8	W	R-40

SOUTHEAST QUADRANT (Continued)

<u>AREA I.D.</u>	<u>APPROXIMATE SIZE</u>	<u>DESCRIPTORS</u>	<u>ZONING</u>
SE 26	4.7	F	R-40
SE 27	49.4	F	R-40
SE 28	12.9	F	R-40
SE 29	122.8	F	R-40
SE 30	21.7	W	R-40
SE 31	24.7	F,W,S	R-40
SE 32	11.8	W	R-40
SE 33	72.3	F,W	R-40
SE 34	55.8	L	R-40
SE 35	53.5	W	R-40
SE 36	103.4	F,W	R-40
SE 37	63.5	W	R-40
SE 38	27.0	F,W	R-40

## APPENDIX C

### C.A.C. PRIORITIES FOR OPEN SPACE PRESERVATION AND CONSERVATION

In the text of this report, a summary of the priorities is presented. This appendix provides greater insight into the thinking behind the priorities established.

#### PRIORITY 1

A property classified as Priority 1 requires affirmative action. The action may be public acquisition, in whole or in part, a protective easement or agreement, a change in zone, or simply enforcement of laws and ordinances applicable to the situation. Thus the action may conserve a particular feature or part of the property or may preserve the entire property.

The threat which requires the action may be natural forces which erode or otherwise damage the natural features, public activity (including vandalism) which is encouraged by the location or some other aspect of the property, development applications (subdivision plat being submitted, zoning change being considered, building permit being issued), Town decisions (park acquisition, location of new public facility), a prospective change in ownership of the property, or any other immediate threat to the condition of the property or its availability as open space.

Generally, properties classified in this priority possess exceptional natural characteristics. However, a property otherwise bearing a lower priority would be Priority 1 if new information indicated an immediate threat.

## PRIORITY 2

Properties classified as Priority 2 are exclusively those with above average to superior ecological quality. Though there is no immediate threat to these properties, immediate study is needed to determine affirmative action in the near future. Priority 2 properties are those which will be a loss if they are changed or developed. The factors which contribute to this evaluation include but are not limited to:

- a. presence of surface water
- b. salt or fresh water marsh
- c. wildlife habitat
- d. natural and aesthetic beauty; scenic value
- e. unusual flora
- f. climax forest
- g. other ecological characteristics distinguishing the property from its surrounding areas

Priority 2 also includes properties which are considered to be essential to future open space needs, especially in heavily developed areas. Some properties may already have been identified as future Town parks.

## PRIORITY 3

Properties in this classification are exclusively those with slopes in excess of 15% on all or part of the land. The CAC preference is to retain these slopes in natural vegetation to prevent erosion and as a common sense approach to preserving open areas where development is difficult anyway.

One alternative action to preservation in some of these cases may be restrictions on the design and plan for development.

## PRIORITY 4

These are properties which include some segment worthy of preservation although the property as a whole is only of average interest for

ecological review. The action to be recommended in these cases is expected to focus on the impact of the development on the specific segments of the property worthy of preservation.

#### PRIORITY 5

This priority applies to properties of value as open area because of proximity to parks, schools, or other land uses which will be enhanced by the additional open area. The action called for in these reviews will be on a case-by-case basis.

The C.A.C. will encourage the various government agencies which use land to identify and take cognizance of such properties in their land use planning. This applies to the acquisition of new acreage and to the disposition of "surplus" property.

#### PRIORITY 6

This category includes all open area not otherwise classified. There is a continuing need for open areas for groundwater recharge, for "urban shaping" and for continued deployment as farmland. These areas must be reviewed on a case-by-case basis.

Open space needs cannot be determined entirely on a quantitative basis. The inclusion of a property in a particular priority class is in part judgemental. However, the judgement must be made in the affirmative in order to ensure open space consideration in the land use process. The above priorities represent the best efforts by the C.A.C. to combine the natural and human values of the land with the threat that the land may be damaged or lost to the residents of Huntington as part of its open space.

APPENDIX D

DATA SHEETS FOR DETAILED FIELD SURVEYS

To ensure consistency, a designated group of people should complete Section I for all properties. Field observations, recorded in Section II, will substantiate, clarify, or alter information obtained from maps and records in Section I. All entries should be initialed and dated. When possible, maps, sketches and photographs should accompany written descriptions.

I. PROPERTY DESCRIPTION

<u>Characteristic</u>	<u>Source</u>
1. Parcel Number	Open Space Index Map
2. Quadrant	Open Space Index Map
3. Boundaries	Roads and Highways Map (roads and outstanding features) or Town Tax Records (meets and bounds)
4. Owner(s) of Record	Town Tax Records or Field Observation
5. Size in acres, by property	Town Tax Records or Open Space Index. More than one property may comprise a parcel.
6. Surrounding Land Use	Aerial photos
7. Average Slope in feet/mile	USGS Topographic Map
8. Predominant Soil Types	Soil Conservation Service Map
9. Predominant Vegetation	Department of Environmental Protection Vegetation Map
10. Watershed	USGS Topographic Map
11. Wildlife	1966 Huntington Audubon Society Report describes several areas.

Characteristic

Source

12. Zoning

Planning Department Zoning Map

II. FIELD OBSERVATION

Characteristic

Observations

1. Boundaries

Consistent with Section I?

2. Owner(s)

Are neighbors present to verify ownership?

3. Size in Acres

Does size recorded in Section I seem a reasonable estimate?

4. Surrounding Land Use

Generally consistent with Section I?  
Recent changes in land use.  
Record evidence of recent construction, new drainage, erosion or storm damage.  
Identify possible sources of pollution: cesspools; bridle paths; salt from nearby roads; garbage or litter.  
Any undeveloped land nearby?  
Indicate location and obtain ownership, if possible.

5. Average Slope

Consistent with Section I?  
Irregularities.  
Diversity.

6. Erosion

Evidence of sheet or gully erosion.  
Erosion or disturbances around man-made structures.  
Note on map.

7. Soil

General description: silt, sand, clay, etc.  
Condition.

8. Vegetation

General description: % forest, % second growth, % meadow, % farm.  
Dominant species.  
Farmland: % fallow land, % total acreage.  
Condition of vegetation.  
Evidence of irrigation.  
Sketch location of vegetation.

Characteristic

Observations

9. Surface Water

Any ponds or streams?

If pond present: size, sketch access, drainage into pond (drain pipes, gullies, streams), water level (unusually high or low), surrounding man-made features, nature of surface (oil, dust, algae), condition of bottom (sand, silt, organic detritus), water quality, use, shoreline vegetation (% and type).

If stream present: size, origin, drainage into stream, water level, water quality.

10. Wildlife

Habitats and food plentiful or sparse?  
Complex or simple wildlife relationships?  
Types observed: birds, reptiles, amphibians, mammals, insects.  
Evidence of wildlife: nests, tracks, trails, excretions, etc.  
Habitat and food supply: dead trees and branches, trees with holes, brush piles, thickets or brushy edges, nut and fruit trees, seed-bearing plants.

11. Zoning

Consistent with Section I?

## APPENDIX E

### PREPARATION OF AN OPEN SPACE INDEX

#### A. HOW DO YOU GET STARTED?

You must have the medium and you must have the desire. The medium is the Conservation Advisory Council. The desire should be to review and comment on development plans for open space in your municipality. A CAC gets started by deciding that it wants the review privilege and it wants it badly enough to put forth the time and effort necessary to compile an index. The index implies a commitment of future time as well, since the review procedure will become an obligation that must be discharged as often as a developer submits a plan involving open space listed in the index. In Huntington, there will be the additional effort of working with Town officials even where there are not yet applications to review but where the CAC can suggest preservation by means other than outright purchase of the property.

Once the crucial decision is made in favor of an index, you must write down your objectives and a plan of attack, assemble your tools, determine how much of the work can be done by volunteers, estimate your budget to pay for tools and professional assistance (if needed), and line up your work force.

Your objectives are important since the value of the finished index depends on numerous factors unique to your community. You may have a high population density or a low one, a sympathetic town board or an apathetic one, a master plan or no master plan, an ecologically oriented planning board or a development minded one. You must determine how much information you want on file about each of the properties in your index. Keep in mind that development plans are filed year round, and it is difficult to make a natural resource survey when there is a foot of snow on the ground.

It is essential to write down your objectives. This can avoid false starts, wasted time, and confusion in selling your project to your governing officials. Written objectives also provide unambiguous guidelines for volunteers, no matter when they might be called upon to participate.

Possible objectives could include the following:

1. The minimum property size to be considered.
2. The extent of various zoning to be considered. (You may decide to exclude industrial-zoned properties, for example, if your local ordinances provide no latitude for the environmental recommendations you might make.)
3. The ecological data you will record for each property, such as surface water, vegetation, wildlife activity, soils and topography (for erosion control), and water recharge potential.
4. Whether your final index will be a map, a card index, a computer printout, or some other record.
5. Your expected completion date (is there a need to hurry?).
6. The distribution you will give to the final index.

In establishing the objectives listed above, the CAC must bear in mind the goals for use of the index. Will the CAC, for example, want to:

- \* act only on those large parcels where acquisition by government agencies is the only realistic alternative to approval of a developer's plan?
- \* recommend, for site plans which are likely to win approval, specific design and layout changes which protect the open space?
- \* seek zoning changes to protect certain areas?
- \* campaign among landowners for preservation of smaller parcels?

The answers to these questions should affect minimum parcel size selected

for the index, documentation assembled, and ultimately the commitment of time and effort.

B. HOW DO YOU FUND THE PROJECT?

Somewhere along the line you are going to do something or need something that costs money. You may have to buy maps, file cabinets, printing, or professional advice. You may have to hire temporary help or pay mileage charges to people who make on-site inspections of your listed properties. In any event, once you have prepared a detailed plan, you should be able to identify all areas of potential cost.

The logical place to obtain funds is in your annual budget, if you have one. This may mean a delay in the start of your project until next year's budget is authorized. The Town of Huntington paid for its index with a Ford Foundation grant plus matching funds provided by the Town via the conventional budget route. If you do not have an annual budget or other source of income, your expenses can be covered by submitting claim vouchers to your municipal controller or treasurer. It would be wise to get approval in advance of the expenditure from the head of your local government. Services such as map-making and typing may be obtained from local government departments without charge.

C. WHAT TOOLS ARE AVAILABLE?

This question relates to information which helps to identify and describe candidate properties for the index. The most important source of this information is people--citizens who have lived in town long enough and who value natural resources enough to know many of the best properties. This base can then be expanded with the help of a few tools.

First, maps of the town give good perspective on land use. In particular, these maps are helpful if available:

schools and recreation map, which shows on a background of streets and highways the location, size, and nature of existing and proposed parks.

USGS survey map, which shows on a background of streets and highways the location of ponds and the topography.

tax map of the Town, which shows individual parcel boundaries in relation to streets and which is keyed to ownership and assessment rolls.

LUNR materials from New York State, which show natural resources (ponds, forests, etc.) from aerial photography taken in 1969.

soil and slope map from the Soil Conservation Service, which shows areas of steep slopes and erodible soils.

sewer agency map showing topography on a background of streets.

Of greatest use are aerial photos of the town. These are available as prints and are most useful at a scale of 200'=1". Stereo-pair aerial photos, which are viewed through special lenses for 3-dimensional effect, give an opportunity for realistic visual inspection of detailed areas.

D. WHAT WAS HUNTINGTON'S ACTION PLAN?

In August, 1973, the C.A.C. met with Gordian Associates, an environmental management consulting firm, to discuss goals for the index, to review the information required by law and desired by C.A.C., to review the tools available, and to set forth an action plan.

The action plan included a trial period for 1) brainstorming among about 50 people (an evening at the L.I. Nature Conservancy) to produce an initial list of candidate properties, 2) assembly for an initial group of 20 parcels, a topographic map and the identity of the owners, 3) preparing a format for recording field observations, 4) conducting

training sessions for volunteers, and 5) completing actual field trips for the 20 parcels.

E. HOW AND WHY WAS THE PLAN MODIFIED?

It is perhaps inevitable that some deviation from plan is necessary. In Huntington's case, some of the tools were found to be difficult to use and some of the decisions made were modified to provide a more useful index. In addition, some of the steps in ecological data acquisition were put off until later. Specifically, the following changes in approach were made, for the reasons cited:

Use of aerial photographs. The index team resorted to aerial photographs to identify open space areas. This was found to be the fastest and most effective way to create an open space map, under the circumstances. The Suffolk County tax map was not available when needed, and the Huntington tax records did not provide the information without a great deal of searching. The resulting open space map was checked against Planning Department records to eliminate properties already covered by an approved subdivision map.

Minimum property size. The minimum lot size was increased from 5 acres to 10 acres. It is the intent to include all parcels larger than 10 acres, plus any parcel less than 10 acres that has environmental or open space significance. A number of parcels smaller than 10 acres appear on the final map because of specific knowledge on the part of a team member or a volunteer.

Zoning. The final index includes all categories of zoning.

Ecological survey. It was intended to compile ecological data by on-site investigation of each parcel as part of the basic index. This was postponed because of time and access limitations. Instead, a "drive-by" survey was made of each parcel, noting any facts that could be determined quickly

from roads surrounding the parcel. The on-site investigation is still planned for a selection of the properties because of its importance in substantiating review recommendations to be made by the CAC.

Priorities. The assignment of priorities was started in three categories. This was later expanded to the present six priority groups to better reflect the relative urgencies for preservation.

APPENDIX F

TOWN PARKS AND BEACHES

Huntington's 61 town parks and 9 beaches are not listed in the Open Space Index. This appendix is provided to indicate the extent to which Huntington has provided recreational open space.

<u>SCHOOL DISTRICT # 1 ELWOOD</u>	<u>ACRES</u>
1. Arboretum & Botanical Garden Park Manor Road, Elwood	7.5
2. Clay Pitts Park Clay Pitts Road	8.1
3. Elwood Park Cuba Hill Road	10.0
4. Manor Plains Nature Area Manor Road	12.0
5. Verleye Avenue Park Verleye Avenue	8.0
<u>SCHOOL DISTRICT # 2 COLD SPRING HARBOR</u>	
6. Cold Spring Harbor Park N.Y.S. Rt. 25-A	3.5
7. Squadron Hill Park Lawrence Hill Road	4.0
8. West Neck Beach West Neck Road, Inc. Village of Lloyd Harbor	27.0
<u>SCHOOL DISTRICT # 3 HUNTINGTON</u>	
9. Camp Dogwood Park Cedar Drive, Huntington	8.5
10. Columbia St. Park Columbia St.	4.3
11. Crescent Beach Crescent Beach Road	11.0
12. Crescent Beach Annex Park Crescent Beach Road	22.0

13.	Gold Star Battalion Beach West Shore Road	8.5
14.	Halesite Park East Shore Road	1.7
15.	Heckscher Park Prime Avenue	18.6
16.	Manor Field Park Lenox Road and Fifth Street	11.2
17.	Mill Dam Park Mill Dam Road and West Shore Road	47.7
18.	Pauldings Pond Southdown Road	0.7
19.	Village Green Park Park Avenue and 25-A	8.0

SCHOOL DISTRICT # 4 NORTHPORT-EAST NORTHPORT

20.	Bellerose Manor Park Elwood Road	7.0
21.	Caravan Park Caravan Court, East Northport	12.0
22.	Cow Harbor Park Woodbine Avenue	3.5
23.	Crab Meadow Park Waterside Road, Northport	408.6
24.	Crab Meadow Beach Waterside Road, Northport	9.4
25.	Asharoken Beach Asharoken Road, Northport	12.0
26.	East Northport Park Larkfield Road, East Northport	10.2
26A.	Geisslers Beach Makamah Road	9.0
27.	Meadowlark Park Middleville Road	60.0
28.	Veterans Park Bellerose Avenue, East Northport	13.2

29.	Hobart Beach Eaton's Neck Road, Eaton's Neck	17.5
<u>SCHOOL DISTRICT # 5 DIX HILLS</u>		
30.	Arboretum Park Three Pence Drive, Dix Hills	9.5
31.	Caledonia Park Caledonia Road, Dix Hills	8.5
32.	Candlewood Path Park Highland Boulevard, Dix Hills	13.3
33.	Barrington - Farmington Hill Farmington Lane, Dix Hills	43.2
34.	Dix Hills Park Vanderbilt Parkway, Dix Hills	145.0
35.	Country Village Park Elderwood Lane, South Huntington	1.0
36.	Deforest Nature Park Deforest Road, Dix Hills	11.2
37.	Gleason Drive Park Gleason Drive, Dix Hills	7.0
38.	Levitt Park property South Service Road, L.I.E., Dix Hills	103.0
39.	Melville Park Sweet Hollow Road, Melville	5.1
40.	Lower Melville Park Colonial Springs Road, Melville	10.6
41.	Melville Rifle Range Bethpage Spanoli Road, Melville	9.0
42.	Northpoint Park Dix Highway, Dix Hills	5.0
43.	Otsego Park Weymouth Street, Dix Hills	48.8
44.	Walt Whitman Park Old New York Avenue, South Huntington	9.4
45.	Wolf Hill Park Wolf Hill Road, South Huntington	13.7

46.	Woodedge Park Oriole Way, Dix Hills	1.6
47.	Strathmore Park Thorngrove Lane, Dix Hills	50.0
<u>SCHOOL DISTRICT # 6 HARBORFIELDS, GREENLAWN</u>		
48.	Centerport Beach Little Neck Road, Centerport	11.6
49.	Centerport Park Little Neck Road, Centerport	11.2
50.	Fleets Cove Beach Fleets Cove Road, Huntington	5.6
51.	Greenlawn Park Pulaski Road, Greenlawn	11.5
52.	Frazer Drive Park Frazer Drive, Greenlawn	14.2
53.	Head of the Harbor Park Route 25-A, Centerport	19.3
54.	Little Plains Park Tufts Place, Greenlawn	12.0
55.	Partridge Lane Pond Arnold Drive, Huntington	1.5
56.	Robin Park	1.0
57.	Salem Ridge Park N.Y.S. Rt. 25-A, Centerport	8.0
58.	Twin Ponds Rt. 25-A, Centerport	7.1
<u>SCHOOL DISTRICT # 10 COMMACK</u>		
59.	Cedar Road Park Cedar Road, Commack	14.7
60.	Colby Drive Park Colby Drive, Commack	19.3
61.	Commack Sr. High Park Vanderbilt Parkway, Commack	20.0

- |     |  |     |
|-----|--|-----|
| 62. | Sunshine Acres Park<br>Town Line Road, Commack | 9.3 |
| 63. | Wicks Park<br>Wicks Road, Commack              | 9.5 |

SCHOOL DISTRICT # 13 SOUTH HUNTINGTON

- |     |   |      |
|-----|---|------|
| 64. | Depot Road Park<br>19th Street East, Huntington Station         | 5.0  |
| 65. | Eleventh Street Park<br>11th Street, Huntington Station         | 1.0  |
| 66. | Knickerbocker Knolls Park<br>Schoenfield Lane, South Huntington | 0.7  |
| 67. | Koster Park<br>Engelke Road, South Huntington                   | 6.0  |
| 68. | Oakwood Road Park<br>Oakwood Road, South Huntington             | 13.0 |

APPENDIX G

COUNTY AND STATE PARKLAND

Suffolk County and New York State own parklands in the Town of Huntington that contribute to the open space inventory, but are not included in the Open Space Index. The County park acquisition program is still active and several hundred acres may be added to the roster of county parks by the time acquisition is complete.

UNINCORPORATED AREAS

<u>Approx. Acreage</u>	<u>Name</u>	<u>Owned By</u>
160	Crabmeadow, East Watershed Makamah Road	Suffolk Co.
102	Jackson Park Warner Road, Elwood	Suffolk Co.
31	Coindre Hall Brown's Road (incl. 11 acres in Lloyd Harbor)	Suffolk Co.
435	West Hills Park	Suffolk Co.
42	Vanderbilt Museum Centershore Road, Centerport	Suffolk Co.
29	Bethpage State Park	N.Y.S.

APPENDIX H  
TECHNIQUES OF OPEN SPACE PRESERVATION

The following summary lists techniques which have been proven effective in preserving open space. Other techniques may also exist and be effective. This summary is not intended to be comprehensive, but merely to indicate a wide range of methods, involving both purchase and acquisition by other means.

A. Purchase

Purchase in Full

- Acquisition of title through negotiated payment or through condemnation.
- Token payment combined with philanthropy.

Delayed Purchase

- Purchase of an option to buy at a later date.
- Purchase of sections over a period of time to provide tax benefits to seller.

Purchase in Part

- Purchase of development rights, e.g., Suffolk County farm preservation program.
- Purchase of scenic or conservation easement.
- Payment of reduced price and lease-back of premises to owner for lifetime occupancy or specified term occupancy.

B. No Purchase

Governmental Action

- Modified subdivision - acquisition of part of a subdivision through use of Section 281 of the Town Law.
- Planned Unit Development (PUD) - acquisition of part of a property being developed under PUD concepts as a fully structured community, including parks and buffer zones.

- Cluster development - open space resulting from an approved cluster plan; title remains with the property owners.
- Obtaining conservation or scenic easements in exchange for tax reductions.

#### Private Organizations

- Purchase of natural areas for purpose of preservation; The Nature Conservancy and National Audubon Society have branches in Huntington, as well as many other communities throughout New York and the rest of the country.

#### Individual Philanthropy

- Donation by property owner in whole or in part, at one time or over several years (for tax purposes).
- Provision in a will for title passing to a land preservation agency upon the death of the owner.
- Donation of financial gifts for the purpose of buying specific open space properties.