

# 1999 EXISTING LAND USE INVENTORY

## *Eastern Suffolk County*



Prepared by

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# **1999 EXISTING LAND USE INVENTORY - EASTERN SUFFOLK COUNTY**

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**TABLE OF CONTENTS**

INTRODUCTION .....	1
Previous Land Use Studies .....	1
Study Objectives .....	1
METHODOLOGY .....	2
Data Management and Scale .....	2
Land Use Classification System .....	2
Land Use Inventory Process .....	8
Land Use Classification Conventions .....	8
Existing Land Use Map Accuracy .....	10
Time Frame .....	10
RESULTS OF THE LAND USE INVENTORY .....	11
REFERENCES .....	12

**LIST OF TABLES AND MAPS**

**TABLES**

Table 1. Land Use Classification System for Suffolk County .....	3
Table 2. Total Upland Acreage and Number of Parcels in Towns of Eastern Suffolk County - 1999 ..	11
Table 3. Land Use Acreage by Town for Eastern Suffolk County - 1999 .....	11

**MAPS**

The GIS maps that accompany this report are identified below.

# Existing Land Use Map Series - 1" = 2,000'

Town of Riverhead

Town of Southold

Town of Shelter Island

Town of Southampton

Town of East Hampton



## INTRODUCTION

### Previous Land Use Studies

Existing land use maps and tabulations of land use acreage data on a town-wide basis for the five towns of eastern Suffolk County (Riverhead, Southold, Shelter Island, Southampton and East Hampton) are available that reflect conditions in 1962 (Suffolk County Dept. of Planning 1962), 1966 (Nassau-Suffolk Regional Planning Board 1968) and 1981 (Long Island Regional Planning Board 1982). These studies, conducted on a County-wide basis, are useful in that they provide a general picture of the location and interrelationships of major land use types at different times in the past. However, each of these studies differs with respect to the methodology employed to classify categories of land use, the scale of the base maps used, the level of effort and techniques employed in verifying land use, the extent to which mapped land uses have been generalized, and how acreage figures were generated. Therefore, comparison of the results of these inventories to determine accurate trends is invalid.

The need for up-to-date, accurate land use data collected at a large scale was recognized in the Brown Tide Comprehensive Assessment and Management Program (BTCAMP) (Suffolk County Dept. of Health Services 1992). The land use inventory conducted in 1988 for the Peconic River/Flanders Bay watershed was prepared at tax map scale and field verified. The Department of Health Services Geographic Information System (GIS) was employed to plot the existing land use map for the study area showing 13 categories of land use and to generate acreage figures. The map, however, reflected generalized land use patterns, since digitized tax map coverages showing parcel boundaries were not available at that time. The recommendation was made in BTCAMP to conduct an in-depth analysis of existing land use, population and land available for development for the entire watershed of the Peconic Estuary System using GIS technology to plot maps and generate acreage data at tax map scale. The establishment of the Peconic Estuary Program (PEP) provided the vehicle and focus for implementing this recommendation.

As a result of the work performed under the PEP, the Suffolk County Department of Planning completed a land use inventory and analysis for the watershed of the Estuary that included 52% of the land area of the five east end towns (all of the Town of Shelter Island, 67% of the Town of Southold, 66% of the Town of East Hampton, 51% of the Town of Riverhead, and 36% of the Town of Southampton). The methodology employed and the GIS data and map products produced are described in the report *Peconic Estuary Program Existing Land Use Inventory* (1997). The decision was later made by the Suffolk County Department of Planning to assign staff on an as available basis to complete the land use inventory and analysis in a similar fashion for the entire land area within the jurisdiction of the five east end towns.

### Study Objectives

The objectives of this inventory are as follows:

- # Establish an accurate GIS existing land use data base at tax map scale (i.e., large scale) for eastern Suffolk County. This data base should be prepared using a consistent approach so that the results are comparable among the various municipal jurisdictions involved.
- # Prepare GIS existing land use maps in digital and print formats for each township.
- # Quantify existing land use acreage by general category and municipal jurisdiction.

## **METHODOLOGY**

### **Data Management and Scale**

The Suffolk County Planning Department's GIS was employed to link land use data with parcels shown on the Suffolk County Real Property Tax Map. [The Department's GIS consists of the following:

- ESRI's ArcInfo 8.0, ArcView 3.2 and MapInfo 5.0 GIS software
- Dell Poweredge 6300 dual processor Windows NT server with 1 gigabyte of RAM and 50 gigabytes of storage
- HP 1055cm color inkjet plotter
- Calcomp 9500 digitizer
- Four Windows NT workstations, each with 128K RAM and 8 gigabytes storage

Backup copies of all hard copy maps are archived in a plotter output format (GRA and HPGL) on a DLT tape format. To access digital maps on a PC running ArcView requires 64 megabytes of RAM and 8 gigabytes of storage.] Land use data were collected at tax map scale. Although the scale of the Suffolk County Real Property Tax Maps for the eastern towns vary, it is typically 1" = 300'. The existing land use display maps that accompany this report have been greatly reduced, i.e., the scale of these maps (1" = 2000') is an order of magnitude smaller than that of the tax maps. However, tax map parcel boundaries were not altered in any way by GIS manipulation. This preserved the sanctity of the parcel line work and land use data base. The extent to which small parcels can be visually distinguished depends on the scale selected for GIS map plotting.

### **Land Use Classification System**

Use of town tax assessor code data expedited the attainment of land use inventory objectives. These data sets were available in electronic format and keyed to Suffolk County tax map parcels. They provided a starting point for the land use inventory work.

Tax assessor codes are assigned to parcels for the purpose of raising revenue through real property taxation. There are literally scores of codes assigned to ratable property. To facilitate interpretation, the land use methodology grouped these codes under the following 13 general land use categories that are commonly used for regional planning purposes: low density residential ( $\leq 1$  d.u./acre), medium density residential ( $>1$  to  $<5$  d.u./acre), high density residential ( $\geq 5$  d.u./acre), commercial, industrial, institutional, recreation and open space, agriculture, vacant, transportation, utilities, waste handling and management, and surface waters. Table 1 shows the general land use categories and the property type classification and ownership codes assigned to each category. The groupings in this table do not necessarily reflect the divisions in the assessor's manual (New York State Division of Equalization and Assessment 1991). The 13 general land use categories are more suitable for characterizing community layout and function, determining land available for development, estimating future population levels and preparing master plans. Each and every parcel on the tax map was assigned to one (and only one) of the general categories.

**Table 1. Land Use Classification System for Suffolk County** (p.1 of 5)

**Low Density Residential ( $\leq 1$  d.u./acre)\* -**

**attribute code 1 - symbol #83 - yellow\*\***

210	One Family Year-Round Residence
220	Two Family Year-Round Residence
230	Three Family Year-Round Residence
240	Rural Residence with Acreage
250	Estate
260	Seasonal Residences
270	Mobile Home
312	Residential Land Including a Small Improvement (not used for living accommodations)
316	Waterfront Vacant Land Including a Small Improvement (not used for living accommodations)
439	Small Parking Garage
483	Converted Residence

**Medium Density Residential ( $>1$  to  $<5$  d.u./acre)\* -**

**attribute code 2 - symbol #84 - gold\*\***

210	One Family Year-Round Residence
220	Two Family Year-Round Residence
230	Three Family Year-Round Residence
260	Seasonal Residences
270	Mobile Home
312	Residential Land Including a Small Improvement (not used for living accommodations)
316	Waterfront Vacant Land Including a Small Improvement (not used for living accommodations)
439	Small Parking Garage
483	Converted Residence

**High Density Residential ( $\geq 5$  d.u./acre)\* -**

**attribute code 3 - symbol #92 - peru\*\***

210	One Family Year-Round Residence
220	Two Family Year-Round Residence
230	Three Family Year-Round Residence
260	Seasonal Residences
270	Mobile Home
271	Multiple Mobile Homes
280	Multiple Residences
312	Residential Land Including a Small Improvement (not used for living accommodations)
316	Waterfront Vacant Land Including a Small Improvement (not used for living accommodations)
410	Living Accommodations
411	Apartments
416	Mobile Home Parks (trailer parks, trailer courts)
439	Small Parking Garage
483	Converted Residence

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\*Parcels designated as residential require lot size calculation to determine residential density classification (low, medium or high density).

\*\*The symbol # and color assigned to each land use category were selected from the shadeset of **Colornames** in **ARC/INFO Ver 7.04**.

**Table 1. Land Use Classification System for Suffolk County (p.2 of 5)**

<b>Commercial -</b>			474 Billiards
<b>attribute code 4 - symbol #110 - red**</b>		480	Multiple Use of Multi purposes
414	Hotel	481	Downtown Row Type (with common wall)
415	Motel	482	Downtown Row Type (detached)
417	Camps, Cottages, Bungalows	484	One Story Small Structure
418	Inns, Lodges, Boarding & Rooming Houses, Tourists Homes, Fraternity & Sorority Houses	485	One Story Small Structure - Multi-occupant
420	Dining Establishments	486	Minimart
421	Restaurants	510	Entertainment Assembly
422	Diners & Luncheonettes	511	Legitimate Theaters
423	Snack Bars, Drive-Ins, Ice Cream Bars	512	Motion Picture Theaters
424	Night Clubs	513	Drive-in Theaters
425	Bar	514	Auditoriums, Exhibition & Exhibition Halls
426	Fast Food Franchises	515	Radio, T.V. & Motion Picture Studios
430	Motor Vehicle Services	520	Sports Assembly
431	Auto Dealers - Sales & Svc.	521	Stadiums, Arenas, Armories, Field Houses
432	Service & Gas Stations	522	Racetracks
433	Auto Body, Tire Shops, Other Related Auto Sales	530	Amusement Facilities
434	Automatic Car Wash	531	Fairgrounds
435	Manual Car Wash	532	Amusement Parks
436	Self-Service Car Wash	533	Game Farms
437	Parking Garage	534	Social Organizations
438	Parking Lot	540	Indoor Sports Facilities
450	Retail Services	541	Bowling Centers
451	Regional Shopping Centers	542	Ice or Roller Skating Rinks
452	Area of Neighborhood Shopping Centers	543	YMCAs, YWCAs, etc.
453	Large Retail Outlets	544	Health Spas
454	Large Retail Food Stores	545	Indoor Swimming Pools
455	Dealerships - Sales & Services (other than auto with large scale operation)	546	Other Indoor Sports
460	Bank & Office Buildings	550	Outdoor Sports Activities
461	Standard Bank/Single Occupant	554	Outdoor Swimming Pools
462	Drive-in Branch Bank	555	Riding Stables
463	Bank Complex w Office Bldg.	556	Ice or Roller Skating Rinks
464	Office Building	557	Other Outdoor Sports
465	Professional Building	570	Marinas
470	Miscellaneous Services	583	Resort Complexes
471	Funeral Homes	691	Professional Associations
472	Dog Kennels, Veterinary Clinics	<hr/> **The symbol # and color assigned to each land use category were selected from the shadeset of <b>Colornames</b> in <b>ARC/INFO Ver 7.04.</b>	
473	Greenhouses (retail sales)		

**Table 1. Land Use Classification System for Suffolk County (p.3 of 5)**

**Industrial -**

**attribute code 5 - symbol #127 - purple\*\***

440	Storage, Warehouse & Distribution Facilities
441	Gasoline, Fuel, Oil, Liquid Petroleum Storage and/or Distribution
442	Bottled Gas, Natural Gas Facilities
443	Grain & Feed Elevators, Mixers, Sales Outlets
444	Lumber Yards, Sawmills
445	Coal Yards, Bins
446	Cold Storage Facilities
447	Trucking Terminals
448	Piers, Wharves, Docks & Related Facilities
449	Other Storage, Warehouse & Distribution Facilities
475	Junkyards
710	Manufacturing & Processing
720	Mining and Quarrying
721	Sand & Gravel
740	Industrial Product Pipelines (non-utility companies)
741	Gas
742	Water
743	Brine
744	Petroleum Products
749	Other

**Institutional -**

**attribute code 6 - symbol #45 - deep sky blue\*\***

610	Education
611	Libraries
612	Schools
613	Colleges & Universities
614	Special Schools & Institutions
615	Other Educational Facilities
620	Religious
630	Welfare
631	Orphanages
632	Benevolent & Moral Associations
633	Homes for the Aged
640	Health
641	Hospitals
642	All Other Health Facilities
652	Office Building (Government)
653	Parking Lots (associated with government building)
660	Protection
661	Army, Navy, Air Force, Marine & Coast Guard installations, Radar, etc.
662	Police & Fire Protection, Electrical Signal Equipment & Other Facilities for Fire, Police, Civil Defense, etc.
670	Correctional
680	Cultural and Recreational
681	Cultural Facilities (museums, art galleries)
693	Indian Reservations
694	Animal Welfare Shelters

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\*\*The symbol # and color assigned to each land use category were selected from the shadeset of **Colornames** in **ARC/INFO Ver 7.04**.

**Table 1. Land Use Classification System for Suffolk County (p.4 of 5)**

**Recreation & Open Space -**

**attribute code 7 - symbol #70 - green\*\***

190	Fish, Game & Wildlife Preserves
552	Public Golf Courses
553	Private Golf Country Clubs
560	Improved Beaches
580	Camps, Camping Facilities and Resorts
	581 Camps
	582 Camping Facilities
590	Parks
	591 Playgrounds
	592 Athletic Fields
	593 Picnic Grounds
682	Nature Trails, Bike Paths, etc.
695	Cemeteries
920	Private Hunting & Fishing Clubs
930	State Owned Forest Land
	932 State Owned Land Other Than Forest Preserve
940	Reforested Land & Other Related Conservation Purposes
	941 State Owned Reforested Land
	942 County Owned Reforested Land
960	Public Parks
	961 State Owned Public Parks, Recreation Areas, and Other Multiple Uses
	962 County Owned Public Parks and Recreation Areas
	963 City/Town/Village Public Parks and Recreation Areas
970	Other Wild or Conservation Lands
	971 Wetlands, Either Privately or Governmentally Owned, Subject to Specific Restrictions as to Use
980	Taxable State Owned Conservation Easements
990	Other Taxable State Land Assessments
	993 Transition Assessments for Taxable State Owned Land
	994 Transition Assessment for Exempt State Owned Land

**Agriculture -**

**attribute code 8 - symbol #69 - lawn green\*\***

105	Agricultural Vacant Land (Productive)
110	Livestock & Products
	111 Poultry & Poultry Products
	112 Dairy Products
	113 Cattle, Calves, Hogs
	114 Sheep & Wool
	115 Honey & Beeswax
	116 Other Livestock: donkeys, goats
	117 Horse Farms
120	Field Crops
	129 Acquired Development Rights
130	Truck Crops - Mucklands
140	Truck Crops - Not Mucklands
150	Orchard Crops
	151 Apples, Pears, Peaches, Cherries, etc.
	152 Vineyards
160	Other Fruits
170	Nursery & Greenhouse
180	Specialty Farms
	182 Pheasants

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\*\*The symbol # and color assigned to each land use category were selected from the shadeset of **Colornames** in **ARC/INFO Ver 7.04**.

**Table 1. Land Use Classification System for Suffolk County (p.5 of 5)**

<b>Vacant -</b>	818	Gas Transmission & Distribution
<b>attribute code 9 - symbol #26 - white**</b>		
310 Residential	820 Water	
311 Residential Vacant Land	822 Water Supply	
313 Waterfront Vacant Lots	830 Communication	
314 Rural Vacant Lots ≤10 Acres	831 Telephone	
320 Rural	832 Telegraph	
321 Abandoned Agricultural Land	833 Radio	
322 Residential Vac. Land >10 A.	834 TV other than Community Antenna T.V.	
323 Other Rural Vacant Lands	835 Community Antenna T.V.	
330 Vacant Land Located in Commercial Areas	836 Telecommunications	
340 Vacant Land Located in Industrial Areas	847 Pipelines (used by utility companies)	
350 Urban Renewal or Slum Clearance	860 Special Franchise Property	
910 Private Wild & Forest Lands	861 Electric & Gas	
911 Forest Land	862 Water	
912 Forest Land	866 Telephone	
	867 Miscellaneous	
	868 Pipelines	
	869 Television	
<b>Transportation -</b>		
<b>attribute code 10 - symbol #33 - light grey**</b>		
650 Government	<b>Waste Handling &amp; Management -</b>	
651 Highway Garage	<b>attribute code 12 - symbol #28 - dk. slate grey**</b>	
692 Roads, Streets, Highways & Parkways, Express or Otherwise including Adjoining Land	850 Waste Disposal	
821 Flood Control	851 Solid Wastes	
840 Transportation	852 Landfills & Dumps	
841 Motor Vehicle	853 Sewage Treatment & Water Pollution Control	
842 Ceiling Railroad	854 Air Pollution Control	
843 Nonceiling Railroad		
844 Air	<b>Surface Waters -</b>	
846 Bridges, Tunnels & Subways	<b>attribute code 13 - symbol #52 - pale turquoise**</b>	
<b>Utilities -</b>	183 Aquatic: oysterlands	
<b>attribute code 11 - symbol #31 - lt. slate grey**</b>	315 Underwater Vacant Land	
810 Electric & Gas	845 Water (canal)	
812 Electric Power Generation - Coal Burning Plant	972 Land Under Water, Either Privately or Governmentally Owned	
813 Electric Power Generation - Oil Burning Plant		
814 Electric Power Generation - Nuclear Plant		
815 Electric Power Generation - Gas Burning Plant		
816 Gas Generation Plant		
817 Electric Transmission & Distribution		

\*\*The symbol # and color assigned to each land use category were selected from the shadeset of **Colornames** in **ARC/INFO Ver 7.04**.

## **Land Use Inventory Process**

The following is a brief listing of the steps in the process used for conducting the inventory of existing land use.

- # Using the GIS, combine tax map parcel line work with the three digit, tax assessor property code data and prepare a coverage at tax map scale for each town showing 13 general land use category attributes based on grouped assessor code data and residential density criteria.
- # Prepare large scale plots of all tax map sections located within each township. These plots show the land use attribute code numbers for the 13 general land use categories listed in Table 1, one of which is assigned to each tax map parcel.
- # Verify parcel attribute codes via field inspection, aerial photo interpretation, use of Real Property Tax Service Agency property data and owners list files, etc., and manually correct same where necessary on the tax map section plots.
- # Correct the GIS data base.
- # Merge the tax map section sheets and prepare preliminary, color-coded GIS existing land use maps for each township. Inspect and correct parcel line work and attribute codes, where needed.
- # Plot final, color-coded existing land use maps at desired scale.
- # Use the GIS to tabulate acreage figures by general land use category and municipal jurisdiction.

The steps in the process are conceptually simple. However, the level of effort required to prepare usable GIS coverages, verify and correct land use codes, and produce an accurate parcel-specific land use data base was quite substantial given the geographic extent of the area, the magnitude and complexity of the data bases involved, and the need to conduct extensive field verification.

## **Land Use Classification Conventions**

Experience gained with the initial phases of the land use inventory and field check process resulted in the establishment of several conventions that were used to simplify and expedite the work, and help assure that land use code attributes were being assigned in a consistent manner by the several staff members involved. These conventions are summarized below.

- # When more than one use was found to occur on a single parcel, the primary use of that parcel was determined and assigned to that parcel. Primary use is based on the relative intensity of the use in comparison with that of the other use(s) in question, with consideration also given to the areal extent of the use on the parcel. Typical examples follow:
  - A 100-acre parcel is used for both residential and agricultural purposes. Crops are grown on about 80 acres, 15 acres are in woodlands, and a house is located on site. Even though the parcel accommodates three uses (including vacant), it is assigned a classification of agriculture, since most of the parcel is dedicated to this use.
  - A two-story structure is located on a 10,000 sq. ft. lot in the retail portion of a central business district. A hardware store occupies the first story of the building and the second floor is used for an apartment. While used for both commercial and residential uses, this



parcel is classified as commercial, given the relative intensity of the uses in question and the prevailing nature of neighboring retail uses.

- A country estate is located on an 18-acre parcel, some of which is wooded, with the remainder used as pasture. This parcel is classified as low density residential, given the fact that it falls within the density criteria of  $\leq 1$  d.u./acre.

- A road right-of-way parcel traverses a bay, but the improved portion of the parcel does not extend over the water. The entire parcel is classified as transportation.

- # Dedicated common areas on tax map parcels in condominium/townhouse projects were classified as recreation and open space, since such areas are not available for development in the future. Small, privately owned parcels that are the sites for residential structures in these projects were classified as high density residential.
- # Agricultural land that had reverted to old field habitat due to non-use was classified as vacant. Actively cultivated lands and those recently left fallow were classified as agriculture.
- # When structures on improved parcels are unoccupied, the parcels are not classified as vacant. They are classified according to the type of structure present, i.e., commercial, industrial, residential, etc.
- # Whether a parcel is publicly owned or privately owned does not necessarily determine how that parcel is classified. For example, parcels classified as recreation and open space can be owned by property owners associations, private conservation groups, or private clubs, as well as public entities.
- # Privately owned, commercially oriented, intensive recreational activities, such as bowling alleys and sports complexes, are classified as commercial.
- # All publicly owned parks and conservation lands, whether actively or passively used, are classified as recreation and open space.
- # Parcels owned by the Suffolk County Water Authority were classified as utility, regardless of whether the parcels were improved or not.
- # The existing zoning designation of a parcel is not a factor in how that parcel is classified as to existing land use.
- # The number of residential structures on a parcel, as opposed to the number of dwelling units, was used in conjunction with parcel acreage to determine density, and hence, the classification of the parcel as low, medium or high density residential.
- # The context within which a parcel is located, i.e., the uses found on adjacent and nearby parcels, can often help in making judgments in the field as to how to classify that parcel.
- # Parcels that are adjacent to commercial uses in business districts and are used as parking lots in connection with these uses were classified as commercial. Parcels used for parking that are directly related to a nearby transportation use, e.g., ferry or railroad, were classified as transportation.

The tax map base shows property boundaries, and not geographical features, the extent of various "surface covers" or datums. Hence, the boundary of a parcel located on the shoreline may, or may not, coincide with the location of the land/sea interface. The apparent shoreline on the existing land use maps, i.e., the boundary between parcels classified as surface waters and adjacent parcels classified as one of the 12 upland land use categories, should not be interpreted as the water's edge or mean sea level, etc. Overlay of the tax map base on appropriate maps, such as USGS topographic maps, can indicate the extent to which the shorelines replicate each other.

A lake or pond located within a larger tax map parcel will not be shown on the existing land use map as surface waters. If the lake/pond is a separate parcel, i.e., the shoreline is a property boundary, then it will be classified and shown as surface waters on the map.

### **Existing Land Use Map Accuracy**

The Existing Land Use maps series shows thousands of parcels, each assigned to a land use category. In evaluating the accuracy of these maps, one has to consider two types of potential error. The first type is judgment error, resulting in the assignment of the wrong classification category to a particular parcel. The second type is attribute error, where the wrong classification is assigned to a parcel in the GIS data base, and this error is not detected in review of preliminary maps. Given the extensive level of effort devoted to the land use inventory, the staff is confident that the incidence of both types of error is very low. Users of the Existing Land Use map series and the acreage tabulations by land use category that are derived from the GIS data base should be aware of the methodology employed, so that proper interpretations can be made.

Further explanation may help to reduce confusion with respect to the differences between preliminary maps showing uses determined by assessor codes and existing land use maps prepared by using the land use methodology described herein. Each municipality can assign assessor codes to parcels in different ways according to local practice. In almost all towns, it is evident that publicly owned parcels and other non-ratables often are not assigned any category. In addition, the assessor code data sets vary greatly by town in the extent and frequency of update. The use of this methodology and field verification assured comparability of inventory results across municipal boundaries and their accuracy and suitability for planning purposes.

Another comment is warranted with respect to the relative accuracy of the acreage numbers in this report. The GIS calculates parcel area from digitized tax maps, which depict approximate parcel boundary locations. Original parcel surveys and/or deeds must be used to determine actual parcel location and acreage for purposes other than general land use inventory that require very accurate parcel data.

### **Time Frame**

The staff conducted the field verification of land use for the six towns in the PEP land use study area in a sequential fashion over an 18 month period beginning in 1994. On an as available basis, the staff conducted the land use inventory and analysis for that portion of eastern Suffolk not within the boundaries of the PEP from 1996 to 1999. During the process of GIS file correction and map preparation, changes in the use of major parcels within the PEP were noted after completion of field work. For all intents and purposes, the pattern of land uses as portrayed on the Existing Land Use map for each of the five east end towns should be considered as representative of 1999 conditions. This "snapshot" view of land use is, of course, static and will not reflect those incremental changes that have occurred as a result of more recent development activities.

## RESULTS OF THE LAND USE INVENTORY

The results of the existing land use inventory are portrayed in map and numerical formats. The full color, GIS computer generated maps portray the distribution of 13 land use categories as of 1999 within each of the five east end towns. The GIS was utilized to generate land use acreage data from the tax map parcel/land use data base. These data are grouped by land use category and local government jurisdiction.

The land area of the five east end towns encompasses approximately 221,000 acres. There are over 111,000 real property tax map parcels within this study area. The total upland acreage and number of real property tax map parcels by town are shown in Table 2. The town totals shown in both Table 2 and Table 3 include incorporated villages within the geographic boundaries of each town.

**Table 2. Total Upland Acreage and Number of Parcels in Towns of Eastern Suffolk County - 1999**

	Riverhead	Southold	Shelter Island	Southampton	East Hampton	Total
Upland Acreage Town-wide	43,297	34,767	7,247	88,963	46,996	221,270
Number of Parcels Town-wide	13,461	18,217	3,552	50,262	26,131	111,623

Table 3 is a summary of the upland acreage by land use category for each of the five east end towns. Approximately 57% of the east end acreage is in the following three land use categories: recreation and open space (24%); agriculture (16%); and vacant (17%). Nearly three-fourths of the recreation and open space acreage and the vacant property is situated on the south fork, and almost three-fourths of the agricultural acreage is located on the north fork. Residential development comprises 27% of the east end acreage. Commercial, industrial and institutional uses each account for 2% of the study area acreage. Eight percent of the study area has been assigned to the transportation category, which consists primarily of road and railroad right-of-ways.

**Table 3. Land Use Acreage by Town for Eastern Suffolk County - 1999**

	Riverhead	Southold	Shelter Island	Southampton	East Hampton	Total	Percent
Low density residential	2,094	5,566	1,810	15,194	7,953	32,617	15%
Medium density residential	3,187	4,300	837	10,935	5,768	25,027	11%
High density residential	761	236	14	580	405	1,996	1%
Commercial	999	654	146	2,182	619	4,600	2%
Industrial	3,661	149	12	789	266	4,877	2%
Institutional	618	1,242	123	2,244	294	4,521	2%
Recreation & open space	8,510	4,105	2,617	24,041	14,872	54,145	24%
Agriculture	16,860	9,758	156	7,940	1,495	36,209	16%
Vacant	4,139	6,008	1,371	15,023	10,899	37,440	17%
Transportation	2,225	2,423	131	9,318	4,075	18,172	8%
Utilities	157	241	3	493	243	1,137	1%
Waste handling	86	85	27	224	107	529	0%
<b>TOTAL</b>	<b>43,297</b>	<b>34,767</b>	<b>7,247</b>	<b>88,963</b>	<b>46,996</b>	<b>221,270</b>	<b>100%</b>

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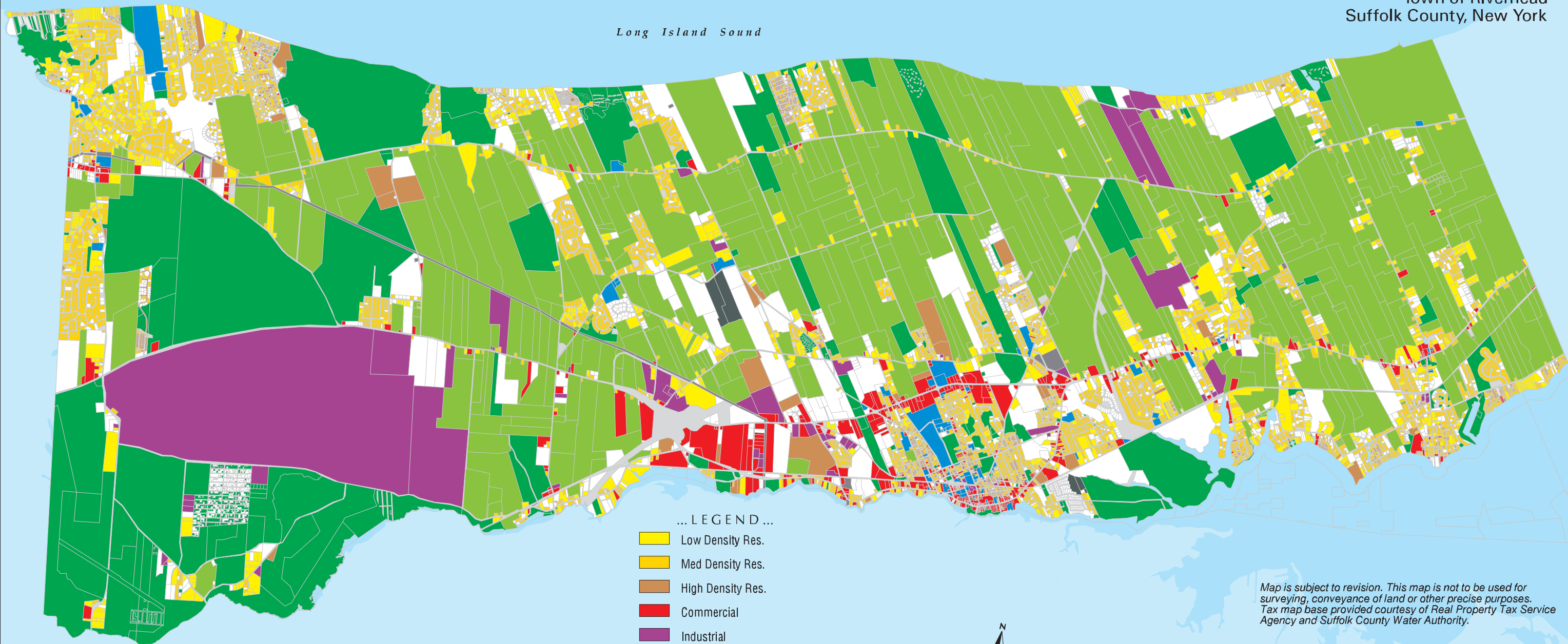
Suffolk County Dept. of Planning. 1997. Peconic Estuary Program Existing Land Use Inventory. Hauppauge, NY. (draft)

# TOWN OF RIVERHEAD

## LAND USE

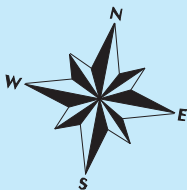
Town of Riverhead  
Suffolk County, New York

Long Island Sound



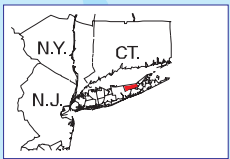
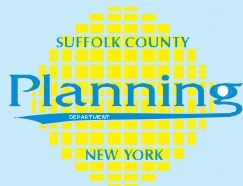
### ... LEGEND ...

- Low Density Res.
- Med Density Res.
- High Density Res.
- Commercial
- Industrial
- Institutional
- Rec Open Space
- Agriculture
- Vacant
- Transportation
- Utilities
- Waste Handling & Mgt.
- Surface waters



Map is subject to revision. This map is not to be used for surveying, conveyance of land or other precise purposes. Tax map base provided courtesy of Real Property Tax Service Agency and Suffolk County Water Authority.

Scale: 1 inch = 1 mile



LOCATION MAP

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Real Property Taxmap parcel linework used with permission of Suffolk County Real Property Tax Service Agency (R.P.T.S.A.). This rendering is a DRAFT MAP in that 1) the data displayed is an interagency or intra agency work\* produced for the purpose of identifying and correcting data. It is not a final agency determination. It is not statistical or factual compilation of data. In some cases correct data has been left out and questionable or inaccurate data has been exaggerated to help identify errors. In short this is a DRAFT MAP produced in an effort to aid in the correction of data and is not held out as being complete or accurate in any way.

\*excerpted from (F.O.I.L.) the provisions of the Freedom Of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g



# TOWN OF SOUTHOLD

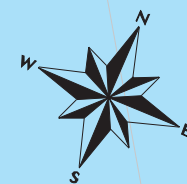
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## LAND USE

Town of Southold  
Suffolk County, New York



Long Island Sound

Great Peconic Bay

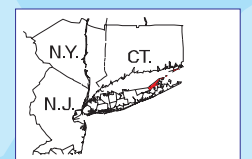
### ... LEGEND ...

- Low Density Res.
- Med Density Res.
- High Density Res.
- Commercial
- Industrial
- Institutional
- Rec Open Space
- Agriculture
- Vacant
- Transportation
- Utilities
- Waste Handling & Mgt.
- Surface waters

Scale: 1 inch = 1.5 miles



STEPHEN M. JONES  
Director of Planning



LOCATION MAP

# TOWN OF SHELTER ISLAND

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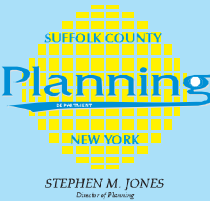
## LAND USE

Town of Shelter Island  
Suffolk County, New York

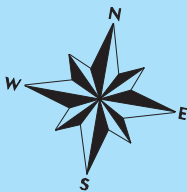
... LEGEND ...

- Low Density Res.
- Med Density Res.
- High Density Res.
- Commercial
- Industrial
- Institutional
- Rec Open Space
- Agriculture
- Vacant
- Transportation
- Utilities
- Waste Handling & Mgt.
- Surface waters

Scale: 1 inch = 3960 feet



LOCATION MAP



Noyack Bay

Gardiners Bay

Southold Bay



# TOWN OF SOUTHAMPTON

## LAND USE

Town of Southampton  
Suffolk County, New York

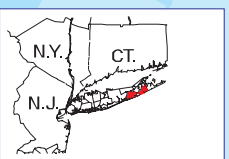
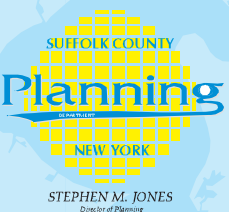
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Tax map base provided courtesy of Real Property Tax Service  
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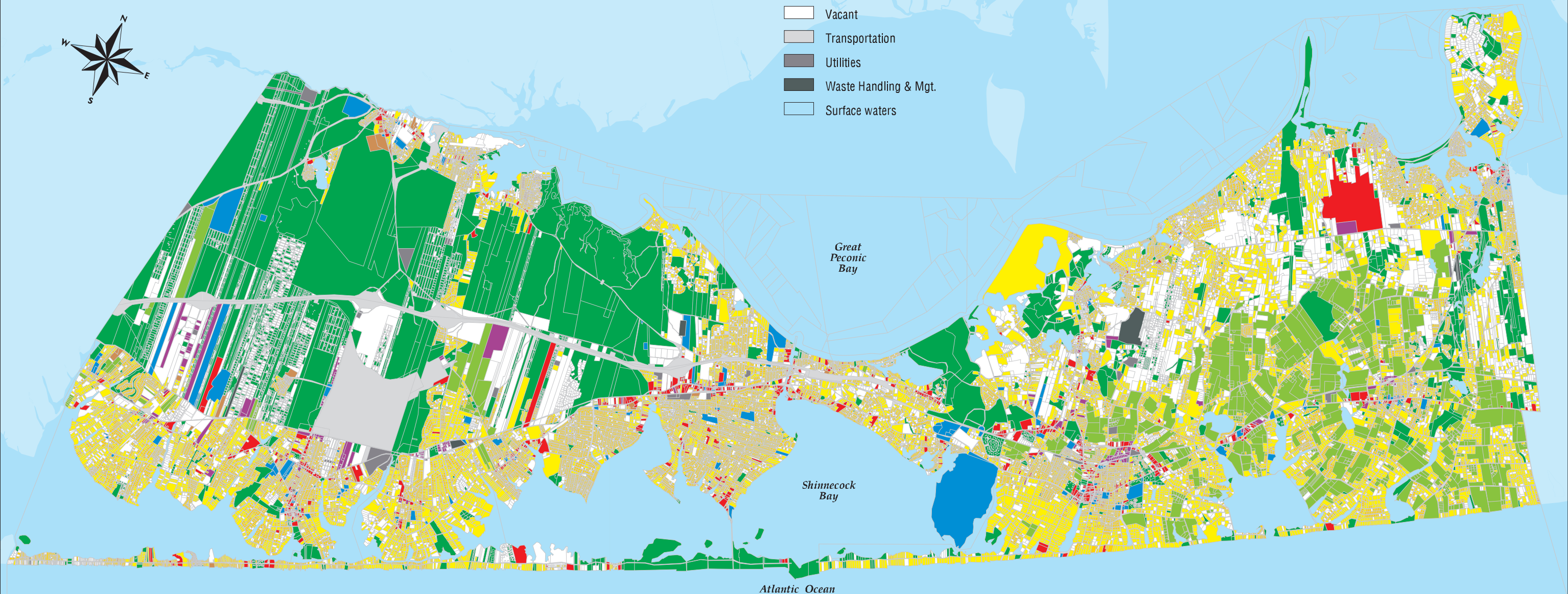
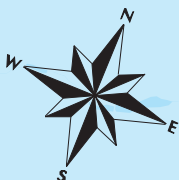
### ... LEGEND ...

- Low Density Res.
- Med Density Res.
- High Density Res.
- Commercial
- Industrial
- Institutional
- Rec Open Space
- Agriculture
- Vacant
- Transportation
- Utilities
- Waste Handling & Mgt.
- Surface waters



LOCATION MAP

Scale: 1 inch = 1.75 miles





# TOWN OF EASTHAMPTON

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## LAND USE

Town of East Hampton  
Suffolk County, New York

...LEGEND...

- Low Density Res.
- Med Density Res.
- High Density Res.
- Commercial
- Industrial
- Institutional
- Rec Open Space
- Agriculture
- Vacant
- Transportation
- Utilities
- Waste Handling & Mgt.
- Surface waters

Scale: 1 inch = 1.5 miles

