

1999 LAND AVAILABLE FOR DEVELOPMENT

Eastern Suffolk County



Prepared by

Suffolk County Department of Planning

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October 2000

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TABLE OF CONTENTS

INTRODUCTION	1
METHODOLOGY	3
RESULTS OF THE LAND AVAILABLE FOR DEVELOPMENT ANALYSIS	8
REFERENCES	12
APPENDIX	13

LIST OF TABLES AND MAPS

TABLES

Table 1. Estimated Number of Dwelling Units Based on Existing Zoning	5
Table 2. Upland Acreage Available for Development in Eastern S. C. - 1999	8
Table 3. Residentially Zoned Land Available for Development in Eastern S. C. - 1999	9
Table 4. Potential Additional Dwelling Units in Eastern S. C. at Saturation	10
Table 5. Commercially Zoned Land Available for Development in Eastern S. C. - 1999	11
Table 6. Industrially Zoned Land Available for Development in Eastern S. C. - 1999	11

APPENDIX TABLES

Table A1. Land Available for Development Queries - Town of Riverhead	15
Table A2. Land Available for Development Queries - Town of Southold	16
Table A3. Land Available for Development Queries - Village of Greenport	17
Table A4. Land Available for Development Queries - Town of Shelter Island	18
Table A5. Land Available for Development Queries - Village of Dering Harbor	18
Table A6. Land Available for Development Queries - Town of Southampton	19
Table A7. Land Available for Development Queries - Village of North Haven	21
Table A8. Land Available for Development Queries - Village of Sag Harbor	21
Table A9. Land Available for Development Queries - Village of Quogue	22
Table A10. Land Available for Development Queries - Village of Southampton	23
Table A11. Land Available for Development Queries - Village of Westhampton Beach	24
Table A12. Land Available for Development Queries - Town of East Hampton	25
Table A13. Land Available for Development Queries - Village of East Hampton	26
Table A14. Land Available for Development - Town of Riverhead	28
Table A15. Land Available for Development - Town of Southold	29
Table A16. Land Available for Development - Village of Greenport	30
Table A17. Land Available for Development - Town of Shelter Island	31
Table A18. Land Available for Development - Village of Dering Harbor	32
Table A19. Land Available for Development - Town of Southampton	33
Table A20. Land Available for Development - Village of North Haven	34
Table A21. Land Available for Development - Village of Sag Harbor (Southampton)	35
Table A22. Land Available for Development - Village of Quogue	36
Table A23. Land Available for Development - Village of Southampton	37
Table A24. Land Available for Development - Village of Westhampton Beach	38
Table A25. Land Available for Development - Village of West Hampton Dunes	39
Table A26. Land Available for Development - Town of East Hampton	40
Table A27. Land Available for Development - Village of East Hampton	41
Table A28. Land Available for Development - Village of Sag Harbor (East Hampton)	42

MAPS

Land Available for Development Map Series

Town of Riverhead

Town of Southold

Town of Shelter Island

Town of Southampton

Town of East Hampton

INTRODUCTION

The 1999 existing land use inventory prepared by the Suffolk County Department of Planning (SCPD) shows in map and numerical formats the result, i.e., integrated history, of past development actions in the five east end towns of Suffolk County (Suffolk County Dept. of Planning 2000a). This characterization is important in analyzing future development scenarios. The following two related questions are of special significance to the five east end towns of Suffolk County.

1. How *can* eastern Suffolk County be developed in the future?
2. How *will* eastern Suffolk County be developed in the future?

The answer to question #1 is a function of how the land has been used in the past, what proportion of the land is available for development in the future, and the uses that are allowed on this available land as dictated by existing zoning regulations. The answer to question #2 will depend upon future land use decisions, and the extent to which the rules governing allowable use are modified to achieve some desired end or planning goal.

This report answers question #1. It describes how the study area could be used in the future given the constraints of existing zoning and various assumptions.

The methodology discussed in this report was used to identify, map and quantify the land available for development in eastern Suffolk County at tax map scale, using the 1999 Existing Land Use maps, municipal zoning maps and SCPD GIS coverages of zoning data, farmland preservation data, easement information, etc. **Land available for development is defined in this report as vacant land or land that has not yet been developed to the maximum extent as permitted by municipal zoning law.** Vacant parcels; agriculturally used property with intact development rights; residentially developed property capable of further residential subdivision according to zoning; and a select group of “special case” properties that are not included in any of the above three categories were considered as land available for development.

The methodology used for land available for development assumes that every parcel so designated will be residentially, commercially or industrially developed to the fullest extent according to town or village zoning regulations. In all cases, the projected use of a parcel available for development is determined by the existing zoning classification of that particular parcel. Designating a parcel of land available for development does not connote that the parcel should necessarily be developed. It simply states that under current zoning regulations, that parcel can be developed, or the existing use occurring on the parcel can be intensified. Current zoning serves as a blueprint for the type and intensity of future development one can expect within a municipality, and it is used as a planning tool to assist in the identification, mapping and quantification of the land available for development within the study area.

1999 Land Available for Development - Eastern Suffolk County

Land available for residential, commercial and industrial development in the study area was inventoried. Acreage and the number of tax map parcels were quantified for both commercially and industrially zoned land available for development. The acreage, number of tax parcels, and the potential number of dwelling units were calculated for all residentially zoned available land, and the results are displayed for each residential zoning classification. The land available for development analysis also included consideration of the re-development of a select group of parcels labeled in this report as “special case” properties. The “special case” properties are a collection of large parcels or large areas that meet one or more of criteria listed in the section on methodology.

The results of the land available for development analysis and data from the U. S. Census Bureau on the number of persons per household have been used to calculate saturation population estimates for each municipality, which are reported in a separate study (Suffolk County Dept. of Planning 2000b). Saturation population is the future potential population that would exist when all available land is developed in accord with existing zoning.

METHODOLOGY

The categories of land available for development in this analysis are defined as follows:

Residential

- vacant, residentially zoned, substandard property
- vacant, residentially zoned, non-subdividable property
- vacant, residentially zoned, subdividable property
- residentially developed, residentially zoned, subdividable property
- agriculturally used, residentially zoned, subdividable property

Commercial

- vacant, commercially zoned property
- agriculturally used, commercially zoned property

Industrial

- vacant, industrially zoned property
- agriculturally used, industrially zoned property

Special cases

- large, privately owned, recreation or conservation parcels capable of further intensification of development i.e., golf courses, gun and rod clubs, camps
- large, undeveloped, old-filed map areas
- government surplus property, i.e., mental health facilities, military installations
- large, unique parcels i.e., Gardiners Island

The methodology employed to analyze residentially, commercially and industrially zoned land available for development first requires an accurate, parcel-specific GIS tax map base and GIS coverages depicting parcel-specific land use (Suffolk County Dept. of Planning 2000a) and municipal zoning. Each parcel of land shown on the Suffolk County Real Property Tax Map base was assigned one land use classification attribute and one zoning classification attribute. When a single parcel is covered by two or more zoning districts, the primary zoning classification was determined and assigned to that parcel. This is the same process that was used when multiple land uses occurred on individual parcels, i.e., the principal use was assigned to the parcel in the existing land use inventory.

The land available for development was derived from queries of the GIS data base relating to land use, zoning, and parcel size. As a result of the queries, data records listing residentially, commercially, and industrially zoned land available for development were sorted and tabulated in Lotus spreadsheet files by municipal jurisdiction, zoning classification and parcel size for each of the following categories:

- vacant, residentially zoned, substandard property where the lot is at least 6,000

1999 Land Available for Development - Eastern Suffolk County

square feet in size, but less than the minimum lot size as required by existing zoning.

- vacant, residentially zoned, non-subdividable property where the lot size conforms to zoning requirements, but is less than twice the minimum lot size as required by existing zoning.
- vacant, residentially zoned, subdividable property where the lot size is greater than or equal to twice the minimum lot size as required by existing zoning.
- residentially used, residentially zoned, subdividable property where the lot size is greater than or equal to twice the minimum lot size as required by existing zoning.
- agriculturally used, residentially zoned, subdividable property (includes only parcels with development rights intact). (Note: land in State Agricultural Districts is considered available for development, since the development status of such land can change.)
- vacant, commercially zoned property.
- agriculturally used, commercially zoned property (includes only parcels with development rights intact).
- vacant, industrially zoned property.
- agriculturally used, industrially zoned property (includes only parcels with development rights intact).

The query statements that were applied to the GIS data to obtain land available for development by municipality are shown in Appendix I. These statements reflect the complexity of the land available for development methodology.

The number of parcels and acreage that fell into the above categories were quantified for each residential zoning classification within a municipality, and the results were then used to calculate the potential number of dwelling units that could be created from land available for development. The potential number of dwelling units within the vacant, residentially zoned, non-subdividable property categories is equal to the number of tax map parcels in the subject categories. A residentially zoned tax map parcel classified as vacant, residentially used or agriculturally used was considered subdividable and available for development if it was greater than or equal to twice the minimum lot size as required by existing zoning. Agriculturally used parcels with severed development rights owned by Suffolk County or town governments, farmland held in private conservation land trusts, and subdivision reserves for agricultural use owned by property owners associations were manually deleted from the GIS generated list of parcels available for development. However, land in State Agricultural Districts is considered available for development, since the development status of such land can change.

The potential number of dwelling units that could be accommodated on land available for development in the three residentially zoned, subdividable property categories (vacant, residentially used and agriculturally used) is calculated by multiplying the number of acres available for development by a dwelling unit yield per acre factor for each zoning classification. The dwelling unit yield factor was applied to the sum of the acreage available for development

1999 Land Available for Development - Eastern Suffolk County

within the residentially zoned, subdividable property categories (vacant, residentially used, and agriculturally used) for each zoning classification rather than to each parcel individually. It should be noted that the potential number of dwelling units that could be accommodated on land available for development in the residentially used, residentially zoned, subdividable property category was reduced by the number of residentially used, residentially zoned, subdividable tax map parcels within each zoning classification in order to take account of the existing development. The dwelling unit yield factors used to determine potential dwelling units are shown in Table 1 (Long Island Regional Planning Board 1978). The yield per acre factors for various zoning lot sizes in Table 1 represent average values associated with conventionally designed subdivision plats.

Table 1. Estimated Number of Dwelling Units Based on Existing Zoning

Zoning Lot Size (Sq. Ft.)	Lots Per Acre	Zoning Lot Size (Sq. Ft.)	Lots Per Acre	Zoning Lot Size (Sq. Ft.)	Lots Per Acre	Zoning Lot Size (Sq. Ft.)	Lots Per Acre	Zoning Lot Size (Sq. Ft.)	Lots Per Acre	Zoning Lot Size (Sq. Ft.)	Lots Per Acre
4,000	6.8	8,000	3.4	12,500	2.4	16,500	1.8	22,000	1.4	2 Acres	0.4
5,000	5.4	8,500	3.3	13,000	2.3	18,000	1.7	25,000	1.3	3 Acres	0.27
6,000	4.5	9,000	3.1	14,000	2.1	18,500	1.6	30,000	1.0	4 Acres	0.20
6,500	4.1	10,000	2.7	14,500	2.0	20,000	1.6	40,000	0.8	5 Acres	0.16
7,000	3.8	11,390	2.6	15,000	2.0	20,500	1.5	43,560	0.7		
7,500	3.6	12,000	2.5	16,000	1.9	21,780	1.5	60,000	0.6		

Source: *Long Island Comprehensive Waste Treatment Management Plan, Vol II, Table 9-2, p. 309.*

The calculation of the potential number of dwelling units from land available for development using the above methodology was further refined for the following reasons:

- # Through sanitary code regulation, the Suffolk County Dept. of Health Services (SCDHS) requires that a building lot proposed for residential development in an area served by public water contain a minimum lot size of 6,000 square feet for the issuance of a permit to construct an on-site subsurface sewage disposal system. Therefore, since most of the study area is not sewered and the SCDHS will not usually issue permits for new residential construction on lots that are less than 6,000 square feet, vacant lots of less than 6,000 square feet were not included in the land available for development analysis.
- # Portions of the study area in the Towns of Riverhead and Southampton lie within the boundaries of the Core Preservation Area of the Central Pine Barrens. Utilizing the policies and guidelines of the Central Pine Barrens Comprehensive Land Use Plan, it was decided that residentially developed parcels of any size located in the Core would not be considered available for additional subdivision activity (Central Pine Barrens Joint Planning and Policy Commission 1996). Vacant, residentially zoned parcels of any size located in the Core were classified as vacant, non-subdividable lots available for development because the owner of a large vacant parcel has the right to build one

residential dwelling unit on site. Parcels located in the Core with recorded Central Pine Barrens conservation easements¹ (parcels with severed development rights) were not included in the land available for development inventory.

- # The number of vacant lots remaining in partially developed subdivisions and old-filed map areas was counted in the land available for development analysis. It is highly unlikely that fully undeveloped old-filed map areas will ever be built as currently platted. Therefore, dwelling unit yield calculations for a fully undeveloped old-filed map area were based on minimum lot size as required by existing zoning for the old-filed map area as a whole. Fully undeveloped old-filed map areas were classified as “special cases.”

The number of potential dwelling units derived from the land available for development analysis should be interpreted as a maximum figure based on existing zoning. A site plan analysis of each parcel inventoried as available for development was not within the scope of this study. The land available for development analysis may overstate the actual number of potential dwelling units for the following reasons:

- # No attempt was made in the land available for development analysis to predict how dwelling unit yields could/would be reduced by natural resource characteristics (underwater lands, beaches, wetlands, dunes, bluffs, steep slopes, etc.) on a parcel-specific basis.
- # Only zoning regulations concerning permitted uses and required minimum lot size were considered in the land available for development analysis. The shape of the parcel was not considered in the suitability of the parcel for development. Parcels that meet the minimum lot size requirements may not necessarily meet setback requirements contained in local zoning ordinances.
- # The physical location of an existing house on a residentially developed, subdividable parcel was not considered in the land available for development analysis. A second residential structure would probably not meet zoning setback requirements if a house was already situated in the center of a parcel that was twice the minimum lot size required by zoning.

¹A Pine Barrens Credit (PBC) Certificate is a document issued on behalf of the Central Pine Barrens Joint Planning and Policy Commission which indicates the number of PBCs to which the owner of a particular parcel of land is entitled and which attests to the fact that the development rights of a particular parcel of land in a sending district of the Central Pine Barrens have been severed from the land by the recording of a conservation easement, and that these rights are available for sale or use (Central Pine Barrens Joint Planning and Policy Commission 1996). A PBC shall be allocated for each single family dwelling permitted on a residentially zoned parcel of land located within the Core Preservation Area based upon development yields similar to that listed in Table 1.

1999 Land Available for Development - Eastern Suffolk County

- # Any vacant or residentially used subdividable parcel may be prohibited from further subdivision and development through the existence of permanent easements unbeknownst to SCPD.

Quantification of commercially and industrially zoned land available for development was less complex than residentially zoned land available for development. The acreage and number of parcels of all commercially and industrially zoned land available for development (either currently vacant or agriculturally used) were aggregated by municipal jurisdiction. No attempt was made to determine the yield on available commercially and industrially zoned property. Although current zoning may permit further intensification of development on parcels already designated as commercially or industrially used, the land available for development analysis did not address the potential maximization of development according to zoning on existing commercially or industrially used property. Also, non-conforming residentially developed property situated on commercially or industrially zoned land was not considered for more intensive development in the land available for development analysis.

The inventory of land available for development was adjusted as necessary by an evaluation of special cases. The special case category includes:

- large, privately owned recreation and open space parcels not protected by development restrictions, permanent easements, etc. (Note: land subject to non-permanent easements is considered available for development, since the development status of such land can change.)
- large, non-residentially developed properties, some not in conformance with existing zoning, that have likely re-development potential (e.g., Calverton Airport, Bridgehampton Raceway, active sand mines).
- large, vacant old-filed subdivision mapped areas.

The conduct of this analysis for each of the five towns and nine villages in the study area required the judicious use of the Planning Department's GIS data bases on existing land use and municipal zoning. Numerous interim work maps were plotted, analyzed and subjected to manual adjustment, especially where data bases needed for some specific aspect of the work were not readily available or in a computerized format tied to the Suffolk County Real Property Tax Map. GIS queries were structured by the characteristics used to define the various categories of land available for development. The end result - the Land Available for Development Map Series and numeric tabulations - is the product of both GIS and manual manipulations.

RESULTS OF THE LAND AVAILABLE FOR DEVELOPMENT ANALYSIS

The results of the land available for development analysis are displayed in map and numerical formats. The full color, computer generated Land Available for Development Map Series that accompanies this report consists of a parcel-specific base map depicting the distribution of residentially, commercially and industrially zoned land available for development for each of the five east end towns. The numeric results of the analysis are discussed below.

The land area of the five east end towns encompasses approximately 221,000 acres on over 111,000 real property parcels. Table 2 illustrates the total amount of land available for development (residentially, commercially and industrially zoned) in contrast to the total upland acreage in the study area. **Nearly 83,000 acres (37%) of the upland acreage in eastern Suffolk County are still available for development.** In terms of acreage, residentially zoned land accounts for 90% of land available for development. Commercially and industrially zoned properties comprise 1% and 9%, respectively, of the acreage available for development.

Table 2. Upland Acreage Available for Development in Eastern Suffolk County - 1999

Municipality*	Riverhead	Southold	Shelter Island	South-ampton	East Hampton	Total
Town-wide Upland Acreage	43,297	34,767	7,247	88,963	46,996	221,270
Town-wide Upland Acreage Available for Development	22,267	15,105	2,647	27,895	14,871	82,785
% of Town-wide Upland Acreage Available for Development	51%	43%	37%	31%	32%	37%

*Town totals also include incorporated villages.

Table 3 depicts the number of acres, tax map parcels, and potential dwelling units by town (inclusive of villages) in residentially zoned land available for development categories. **Development of the residentially zoned available land under current zoning conditions (74,108 acres) has the potential for the creation of over 48,000 new dwelling units.**

1999 Land Available for Development - Eastern Suffolk County

Table 3. Residentially Zoned Land Available for Development in Eastern Suffolk County - 1999

Municipality*	Type of Developable Property	Acres	Tax Map Parcels	Potential Dwelling Units
Riverhead	Vacant Substandard	335	800	800
	Vacant Non-Subdividable	494	515	515
	Vacant Subdividable	2,187	308	2,273
	Residentially Developed Subdividable	1,316	520	946
	Agricultural Subdividable	9,948	371	8,740
	Special Cases	1,115	14	865
	Town Total	15,395	2,528	14,139
Southold	Vacant Substandard	1,294	2,217	2,217
	Vacant Non-Subdividable	961	617	617
	Vacant Subdividable	2,638	273	1,394
	Residentially Developed Subdividable	2,144	390	1,181
	Agricultural Subdividable	7,255	375	2,910
	Special Cases	297	9	119
	Town Total	14,589	3,881	8,438
Shelter Island	Vacant Substandard	355	493	493
	Vacant Non-Subdividable	459	330	330
	Vacant Subdividable	523	91	377
	Residentially Developed Subdividable	965	165	469
	Agricultural Subdividable	153	10	135
	Special Cases	154	3	58
	Town Total	2,609	1,092	1,862
Southampton	Vacant Substandard	3,561	4,425	4,425
	Vacant Non-Subdividable	3,246	2,044	2,044
	Vacant Subdividable	5,667	756	3,111
	Residentially Developed Subdividable	5,646	1,741	2,650
	Agricultural Subdividable	5,916	785	2,557
	Special Cases	2,960	43	602
	Town Total	26,996	9,794	15,389
East Hampton	Vacant Substandard	2,185	3,256	3,256
	Vacant Non-Subdividable	1,852	1,654	1,654
	Vacant Subdividable	3,136	370	1,309
	Residentially Developed Subdividable	2,457	614	949
	Agricultural Subdividable	1,177	151	484
	Special Cases	3,712	13	662
	Town Total	14,519	6,058	8,314
Eastern Suffolk	Grand Total	74,108	23,353	48,142

*Town totals also include incorporated villages.

1999 Land Available for Development - Eastern Suffolk County

Table 4 shows that in 1990 nearly 77,000 dwelling units existed in eastern Suffolk County. Maximization of residential development according to existing zoning could result in a total of almost 125,000 dwelling units in eastern Suffolk County - a 63% increase in the number of dwelling units that existed in 1990. (Table 4 shows the 1990 figures in terms of housing units based on U. S. Census Bureau data. The terms dwelling unit and housing unit are used interchangeably in this report.) The Town of Riverhead has the potential for the greatest percent change in dwelling units - well over twice the number of dwelling units that existed in 1990. The Town of Southampton has the potential for adding the greatest number of dwelling units - over 15,000 additional units.

Table 4. Potential Additional Dwelling Units in Eastern Suffolk County at Saturation

Municipality*	1990 Housing Units**	Potential Additional Dwelling Units at Saturation	Percentage Change in Dwelling Units from 1990 to Saturation
Riverhead	10,801	14,139	131%
Southold	12,979	8,438	65%
Shelter Island	2,148	1,862	87%
Southampton	33,795	15,389	46%
East Hampton	17,068	8,314	49%
Total	76,791	48,142	63%

Source: *PEP Population Analysis*, Table 5, p. 10.

* Town totals also include incorporated villages.

**A housing unit is equivalent to a dwelling unit.

The number of acres and tax map parcels classified as commercially or industrially zoned land available for development by municipality is shown in Tables 5 and 6, respectively.

Commercially and industrially zoned land available for development - 1,146 acres and 7,531 acres, respectively - represent 10% percent of the total land available for development in eastern Suffolk County. Approximately 50% of the commercially zoned land available for development and nearly 85% of the industrially zoned land available for development within the study area is located in the Town of Riverhead. Even if the acreage contained within the fence line of the Calverton Airport (2,913 acres under the "Special Cases" category) is subtracted from the total amount of industrially zoned available land, the Town of Riverhead still comprises approximately 73% of all industrially zoned land available for development within the study area.

1999 Land Available for Development - Eastern Suffolk County

Table 5. Commercially Zoned Land Available for Development in Eastern Suffolk County - 1999

Municipality*	Vacant Property		Agricultural Property		Special Cases		Total	
	Acres	Tax Map Parcels	Acres	Tax Map Parcels	Acres	Tax Map Parcels	Acres	Tax Map Parcels
Riverhead	443.4	187	138.6	10			582.0	197
Southold	152.4	112	19.4	9	23.5	1	195.3	122
Shelter Island	35.4	39	3.0	1			38.4	40
Southampton	248.4	286	19.1	10			267.5	296
East Hampton	62.4	126	0.1	1			62.5	127
Total	942.0	750	180.2	31	23.5	1	1,145.7	782

*Town totals also include incorporated villages.

Table 6. Industrially Zoned Land Available for Development in Eastern Suffolk County - 1999

Municipality*	Vacant Property		Agricultural Property		Special Cases		Total	
	Acres	Tax Map Parcels	Acres	Tax Map Parcels	Acres	Tax Map Parcels	Acres	Tax Map Parcels
Riverhead	640.1	112	2,654.4	57	2,995.5	4	6,290.0	173
Southold	138.1	31	183.2	7			321.3	38
Shelter Island								
Southampton	419.4	73	211.4	9			630.8	82
East Hampton	285.2	106	4.1	1			289.3	107
Total	1,482.8	322	3,053.1	74	2,995.5	4	7,531.4	400

*Town totals also include incorporated villages.

Tabulations of the number of acres and tax map parcels available for development, as well as projections of the potential additional number of dwelling units, were done for each town and village by municipal zoning category. The results are displayed in detail on spreadsheets in Appendix II.

REFERENCES

- Central Pine Barrens Joint Planning and Policy Commission. 1996. Central Pine Barrens Comprehensive Land Use Plan. Great River, NY.
- Long Island Regional Planning Board. 1978. The Long Island Comprehensive Waste Treatment Management Plan. Hauppauge, NY.
- Suffolk County Dept. of Planning. 2000a. 1999 Existing Land Use Inventory - Eastern Suffolk County. Hauppauge, NY.
- Suffolk County Dept. of Planning. 2000b. Saturation Population Analysis - Eastern Suffolk County. Hauppauge, NY.
- Suffolk County Dept. of Planning. 1997. Peconic Estuary Program Population Analysis. Hauppauge, NY.

APPENDIX

List of Appendices

- Appendix I. Land Available for Development Queries by Municipality
- Appendix II. Land Available for Development by Municipality

APPENDIX I

This appendix contains tables of query statements that were applied to the Suffolk County Department of Planning GIS data files to obtain information on land available for development by municipality. There are four separate query tables for each of the five towns and nine villages comprising eastern Suffolk County. Land available for development was derived from queries of the GIS data base relating to land use, zoning, and parcel size as shown in columns 3, 4 and 5 of all the tables in this appendix. As a result the queries, data records were produced listing individual parcels available for development along with their corresponding acreage size and zoning classification. The queries contained in the tables were designed to produce records of information on land available for development according to the following categories:

- vacant, residentially zoned, non-subdividable property*
- vacant, residentially zoned, subdividable property
- residentially used, residentially zoned, subdividable property
- agriculturally used, residentially zoned, subdividable property
- vacant, commercially zoned property
- agriculturally used, commercially zoned property
- vacant, industrially zoned property
- agriculturally used, industrially zoned property

(Note: in the following appendix tables, the letters “na” indicate that a query was not applicable for a particular zoning classification within one or more of the above land available for development categories.)

*The vacant, residentially zoned, non-subdividable property classification was subsequently divided into the following two classifications:

- vacant, residentially zoned, substandard property - individual lots at least 6,000 square feet in size but less than the minimum required by zoning
- vacant, residentially zoned, non-subdividable property - individual lots range in size from that required by zoning up to twice the minimum required by zoning

1999 Land Available for Development - Eastern Suffolk County

Table A1. Land Available for Development Queries - Town of Riverhead

Minimum Lot Area (sq. ft.)		Query Criteria			Total	
Zoning Category		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
Agr. A	40,000	vacant (9)	Agr. A	<1.837		
Res. A	40,000	vacant (9)	Res. A	<1.837		
Res. B	30,000	vacant (9)	Res. B	<1.378		
Res. C	20,000	vacant (9)	Res. C	<0.919		
Res. D	20,000	vacant (9)	Res. D	<0.919		
Res. E	160,000	vacant (9)	Res. E	<7.347		
Nat. Res. Pr.	160,000	vacant (9)	NRP	<7.347		
Rec.	15 acres	vacant (9)	Rec.	all lots		
Res. RC	15 acres	vacant (9)	RC	all lots		
Res. RDC	10 acres	vacant (9)	RDC	all lots		
Total Residential						
Commercial		vacant (9)	com.*	all lots		
Industrial		vacant (9)	ind.**	all lots		
Vacant Subdividable Lots						
Agr. A	40,000	vacant (9)	Agr. A	≥1.837		
Res. A	40,000	vacant (9)	Res. A	≥1.837		
Res. B	30,000	vacant (9)	Res. B	≥1.378		
Res. C	20,000	vacant (9)	Res. C	≥0.919		
Res. D	20,000	vacant (9)	Res. D	≥0.919		
Res. E	160,000	vacant (9)	Res. E	≥7.347		
Nat. Res. Pr.	160,000	vacant (9)	NRP	≥7.347		
Rec.	15 acres	na	na	na	na	na
Res. RC	15 acres	na	na	na	na	na
Res. RDC	10 acres	na	na	na	na	na
Total Residential						
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Residential Subdividable Lots						
Agr. A	40,000	low dens. res.(1)	Agr. A	≥1.837		
Res. A	40,000	low dens. res.(1)	Res. A	≥1.837		
Res. B	30,000	low dens. res.(1)	Res. B	≥1.378		
Res. C	20,000	low dens. res.(1), med. dens. res.(2)	Res. C	≥0.919		
Res. D	20,000	low dens. res.(1), med. dens. res.(2)	Res. D	≥0.919		
Res. E	160,000	low dens. res.(1)	Res. E	≥7.347		
Nat. Res. Pr.	160,000	low dens. res.(1)	NRP	≥7.347		
Rec.	15 acres	na	na	na	na	na
Res. RC	15 acres	na	na	na	na	na
Res. RDC	10 acres	na	na	na	na	na
Total Residential						
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Agricultural Lots						
Agr. A	40,000	agriculture(8)	Agr. A	all lots		
Res. A	40,000	agriculture(8)	Res. A	all lots		
Res. B	30,000	agriculture(8)	Res. B	all lots		
Res. C	20,000	agriculture(8)	Res. C	all lots		
Res. D	20,000	agriculture(8)	Res. D	all lots		
Res. E	160,000	agriculture(8)	Res. E	all lots		
Nat. Res. Pr.	160,000	agriculture(8)	NRP	all lots		
Rec.	15 acres	agriculture(8)	Rec.	all lots		
Res. RC	15 acres	agriculture(8)	RC	all lots		
Res. RDC	10 acres	agriculture(8)	RDC	all lots		
Total Residential						
Commercial		agriculture(8)	com.*	all lots		
Industrial		agriculture(8)	ind.**	all lots		
* Commercial zoning category includes: Resort Business (Bus. A); Shopping Center (Bus. B); Neighborhood Business (Bus. C); Rural Neighborhood Business (Bus. CR); General Business (Bus. D); General Business (Bus. E); Professional Service Business (Bus. PB); Office/Service; Manufacturers Outlet Center Overlay (Bus. F); and Tourist Business (Bus. G).						
** Industrial zoning category includes: Light Industry (Ind. A); General Industry (Ind. B); and Defense Institutional.						

1999 Land Available for Development - Eastern Suffolk County

Table A2. Land Available for Development Queries - Town of Southold

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
R-400 Res.	400,000	vacant (9)	R-400	<18.366		
R-200 Res.	200,000	vacant (9)	R-200	<9.183		
R-120 Res.	120,000	vacant (9)	R-120	<5.510		
Agr. Cons.	80,000	vacant (9)	AC	<3.674		
R-80 Res.	80,000	vacant (9)	R-80	<3.674		
R-40 Res.	40,000	vacant (9)	R-40	<1.837		
Hamlet		vacant (9)	HD	all lots		
Affordable		vacant (9)	AHD	all lots		
Res. Office	40,000	vacant (9)	RO	<1.837		
Total Residential						
Commercial		vacant (9)	com.*	all lots		
Industrial		vacant (9)	ind.**	all lots		
Vacant Subdividable Lots						
R-400 Res.	400,000	vacant (9)	R-400	≥18.366		
R-200 Res.	200,000	vacant (9)	R-200	≥9.183		
R-120 Res.	120,000	vacant (9)	R-120	≥5.510		
Agr. Cons.	80,000	vacant (9)	AC	≥3.674		
R-80 Res.	80,000	vacant (9)	R-80	≥3.674		
R-40 Res.	40,000	vacant (9)	R-40	≥1.837		
Hamlet		na	na	na	na	na
Affordable		na	na	na	na	na
Res. Office	40,000	vacant (9)	RO	≥1.837		
Total Residential						
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Residential Subdividable Lots						
R-400 Res.	400,000	low dens. res.(1)	R-400	≥18.366		
R-200 Res.	200,000	low dens. res.(1)	R-200	≥9.183		
R-120 Res.	120,000	low dens. res.(1)	R-120	≥5.510		
Agr. Cons.	80,000	low dens. res.(1)	AC	≥3.674		
R-80 Res.	80,000	low dens. res.(1)	R-80	≥3.674		
R-40 Res.	40,000	low dens. res.(1)	R-40	≥1.837		
Hamlet		na	na	na	na	na
Affordable		na	na	na	na	na
Res. Office	40,000	low dens. res.(1)	RO	≥1.837		
Total Residential						
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Agricultural Lots						
R-400 Res.	400,000	agriculture (8)	R-400	all lots		
R-200 Res.	200,000	agriculture (8)	R-200	all lots		
R-120 Res.	120,000	agriculture (8)	R-120	all lots		
Agr. Cons.	80,000	agriculture (8)	AC	all lots		
R-80 Res.	80,000	agriculture (8)	R-80	all lots		
R-40 Res.	40,000	agriculture (8)	R-40	all lots		
Hamlet		agriculture (8)	HD	all lots		
Affordable		agriculture (8)	AHD	all lots		
Res. Office	40,000	agriculture (8)	RO	all lots		
Total Residential						
Commercial		agriculture (8)	com. *	all lots		
Industrial		agriculture (8)	ind. **	all lots		
* Commercial zoning category includes: Resort Residential (RR); Limited Business (LB); Hamlet Business (HB); General Business (B); Marine Business (MI); and Marine Business (MII).						
** Industrial zoning category includes: Light Industrial Office/Park (LIO); and Light Industrial (LI).						

1999 Land Available for Development - Eastern Suffolk County

Table A3. Land Available for Development Queries - Village of Greenport

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
R-1 Res.	10,000	vacant (9)	R-1	<.460		
R-2 Res.	7,500	vacant (9)	R-2	<.345		
Total Residential						
Commercial		vacant (9)	com.*	all lots		
Industrial		vacant (9)	ind.**	all lots		
Vacant Subdividable Lots						
R-1 Res.	10,000	vacant (9)	R-1	≥.460		
R-2 Res.	7,500	vacant (9)	R-2	≥.345		
Total Residential						
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Residential Subdividable Lots						
R-1 Res.	10,000	low dens. res.(1) med. dens. res.(2)	R-1	≥.460		
R-2 Res.	7,500	low dens. res.(1) med. dens. res.(2)	R-2	≥.345		
Total Residential						
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Agricultural Lots						
R-1 Res.	10,000	agriculture (8)	R-1	all lots		
R-2 Res.	7,500	agriculture (8)	R-2	all lots		
Total Residential						
Commercial		agriculture (8)	com. *	all lots		
Industrial		agriculture (8)	ind. **	all lots		
* Commercial zoning category includes: Retail Commercial (CR); and Waterfront Commercial (WC).						
** Industrial zoning category includes: General Commercial (CG).						

1999 Land Available for Development - Eastern Suffolk County

Table A4. Land Available for Development Queries - Town of Shelter Island

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
AA Res.	80,000	vacant (9)	AA Res.	<3.674		
A Res.	40,000	vacant (9)	A Res.	<1.837		
A-1 Res.	40,000	vacant (9)	A-1 Res.	<1.837		
C Res.	30,000	vacant (9)	C Res.	<1.378		
Total Residential						
Commercial		vacant (9)	com.*	all lots		
Vacant Subdividable Lots						
AA Res.	80,000	vacant (9)	AA Res.	≥3.674		
A Res.	40,000	vacant (9)	A Res.	≥1.837		
A-1 Res.	40,000	vacant (9)	A-1 Res.	≥1.837		
C Res.	30,000	vacant (9)	C Res.	≥1.378		
Total Residential						
Commercial		na	na	na	na	na
Residential Subdividable Lots						
AA Res.	80,000	low dens. res.(1)	AA Res.	≥3.674		
A Res.	40,000	low dens. res.(1)	A Res.	≥1.837		
A-1 Res.	40,000	low dens. res.(1)	A-1 Res.	≥1.837		
C Res.	30,000	low dens. res.(1)	C Res.	≥1.378		
Total Residential						
Commercial		na	na	na	na	na
Agricultural Lots						
AA Res.	80,000	agriculture(8)	AA Res.	all lots		
A Res.	40,000	agriculture(8)	A Res.	all lots		
A-1 Res.	40,000	agriculture(8)	A-1 Res.	all lots		
C Res.	30,000	agriculture(8)	C Res.	all lots		
Total Residential						
Commercial		agriculture(8)	com.*	all lots		
* Commercial zoning category includes: Business (B); and Restricted Business (B-1).						

* Commercial zoning category includes: Business (B); and Restricted Business (B-1).

Table A5. Land Available for Development Queries - Village of Dering Harbor

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
A Res.	3.0 acres	vacant (9)	A Res.	<6.000		
B Res.	1.5 acres	vacant (9)	B Res.	<3.000		
Total						
Vacant Subdividable Lots						
A Res.	3.0 acres	vacant (9)	A Res.	≥6.000		
B Res.	1.5 acres	vacant (9)	B Res.	≥3.000		
Total						
Residential Subdividable Lots						
A Res.	3.0 acres	low dens. res.(1)	A Res.	≥6.000		
B Res.	1.5 acres	low dens. res.(1)	B Res.	≥3.000		
Total						
Agricultural Lots						
A Res.	3.0 acres	Agricultural (8)	A Res.	all lots		
B Res.	1.5 acres	Agricultural (8)	B Res.	all lots		
Total						

1999 Land Available for Development - Eastern Suffolk County

Table A6. Land Available for Development Queries - Town of Southampton

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
CR-200	200,000	vacant (9)	CR-200	<9.183		
CR-120	120,000	vacant (9)	CR-120	<5.510		
CR-80	80,000	vacant (9)	CR-80	<3.674		
CR-60	60,000	vacant (9)	CR-60	<2.755		
CR-40	40,000	vacant (9)	CR-40	<1.837		
R-120	120,000	vacant (9)	R-120	<5.510		
R-80	80,000	vacant (9)	R-80	<3.674		
R-60	60,000	vacant (9)	R-60	<2.755		
R-40	40,000	vacant (9)	R-40	<1.837		
R-20	20,000	vacant (9)	R-20	<0.919		
R-15	15,000	vacant (9)	R-15	<0.689		
R-10	10,000	vacant (9)	R-10	<0.460		
MF-44	44,000	vacant (9)	MF-44	all lots		
SC-44	44,000	vacant (9)	SC-44	all lots		
MFPRD	220,000	vacant (9)	MFPRD	all lots		
MHS-40	40,000	vacant (9)	MHS-40	all lots		
Total Residential						
Commercial		vacant (9)	com.*	all lots		
Industrial		vacant (9)	ind.**	all lots		
Vacant Subdividable Lots						
CR-200	200,000	vacant (9)	CR-200	≥9.183		
CR-120	120,000	vacant (9)	CR-120	≥5.510		
CR-80	80,000	vacant (9)	CR-80	≥3.674		
CR-60	60,000	vacant (9)	CR-60	≥2.755		
CR-40	40,000	vacant (9)	CR-40	≥1.837		
R-120	120,000	vacant (9)	R-120	≥5.510		
R-80	80,000	vacant (9)	R-80	≥3.674		
R-60	60,000	vacant (9)	R-60	≥2.755		
R-40	40,000	vacant (9)	R-40	≥1.837		
R-20	20,000	vacant (9)	R-20	≥0.919		
R-15	15,000	vacant (9)	R-15	≥0.689		
R-10	10,000	vacant (9)	R-10	≥0.460		
MF-44	44,000	na	na	na	na	na
SC-44	44,000	na	na	na	na	na
MFPRD	220,000	na	na	na	na	na
MHS-40	40,000	na	na	na	na	na
Total Residential						
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na

1999 Land Available for Development - Eastern Suffolk County

Table A6. Land Available for Development Queries - Town of Southampton

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Residential Subdividable Lots						
CR-200	200,000	low dens. res.(1)	CR-200	≥9.183		
CR-120	120,000	low dens. res.(1)	CR-120	≥5.510		
CR-80	80,000	low dens. res.(1)	CR-80	≥3.674		
CR-60	60,000	low dens. res.(1)	CR-60	≥2.755		
CR-40	40,000	low dens. res.(1)	CR-40	≥1.837		
R-120	120,000	low dens. res.(1)	R-120	≥5.510		
R-80	80,000	low dens. res.(1)	R-80	≥3.674		
R-60	60,000	low dens. res.(1)	R-60	≥2.755		
R-40	40,000	low dens. res.(1)	R-40	≥1.837		
R-20	20,000	low dens. res.(1) med. dens. res.(2)	R-20	≥0.919		
R-15	15,000	low dens. res.(1) med. dens. res.(2)	R-15	≥0.689		
R-10	10,000	low dens. res.(1) med. dens. res.(2)	R-10	≥0.460		
MF-44	44,000	na	na	na	na	na
SC-44	44,000	na	na	na	na	na
MFPRD	220,000	na	na	na	na	na
MHS-40	40,000	na	na	na	na	na
Total Residential						
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Agricultural Lots						
CR-200	200,000	agriculture(8)	CR-200	all lots		
CR-120	120,000	agriculture(8)	CR-120	all lots		
CR-80	80,000	agriculture(8)	CR-80	all lots		
CR-60	60,000	agriculture(8)	CR-60	all lots		
CR-40	40,000	agriculture(8)	CR-40	all lots		
R-120	120,000	agriculture(8)	R-120	all lots		
R-80	80,000	agriculture(8)	R-80	all lots		
R-60	60,000	agriculture(8)	R-60	all lots		
R-40	40,000	agriculture(8)	R-40	all lots		
R-20	20,000	agriculture(8)	R-20	all lots		
R-15	15,000	agriculture(8)	R-15	all lots		
R-10	10,000	agriculture(8)	R-10	all lots		
MF-44	44,000	agriculture(8)	MF-44	all lots		
SC-44	44,000	agriculture(8)	SC-44	all lots		
MFPRD	220,000	agriculture(8)	MFPRD	all lots		
MHS-40	40,000	agriculture(8)	MHS-40	all lots		
Total Residential						
Commercial		agriculture(8)	com.*	all lots		
Industrial		agriculture(8)	ind.**	all lots		
* Commercial zoning category includes: Village Business (VB); Highway Business (HB); Shopping Center Business (SCB); Office (OD); Motels (MTL); and Resort and Waterfront Business (RWB).						
** Industrial zoning category includes: Light Industry (LI-40) and Light Industry (LI-200).						

1999 Land Available for Development - Eastern Suffolk County

Table A7. Land Available for Development Queries - Village of North Haven

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
R-1 Res.	80,000	vacant (9)	R-1	<3.674		
R-2 Res.	40,000	vacant (9)	R-2	<1.837		
Total						
Vacant Subdividable Lots						
R-1 Res.	80,000	vacant (9)	R-1	≥3.674		
R-2 Res.	40,000	vacant (9)	R-2	≥1.837		
Total						
Residential Subdividable Lots						
R-1 Res.	80,000	low dens. res.(1)	R-1	≥3.674		
R-2 Res.	40,000	low dens. res.(1)	R-2	≥1.837		
Total						
Agricultural Lots						
R-1 Res.	80,000	agriculture (8)	R-1	all lots		
R-2 Res.	40,000	agriculture (8)	R-2	all lots		
Total						

Table A8. Land Available for Development Queries - Village of Sag Harbor

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
R-20 Res.	20,000	vacant (9)	R-20	<.919		
MI Res.	40,000	vacant (9)	MI	all lots		
MF Res.	217,800	vacant (9)	MF	all lots		
Total Residential						
Commercial		vacant (9)	com.*	all lots		
Vacant Subdividable Lots						
R-20 Res.	20,000	vacant (9)	R-20	≥.919		
MI Res.	40,000	na	na	na	na	na
MF Res.	217,800	na	na	na	na	na
Total Residential						
Commercial		na	na	na	na	na
Residential Subdividable Lots						
R-20 Res.	20,000	low dens. res.(1) med dens. res.(2)	R-20	≥.919		
MI Res.	40,000	na	na	na	na	na
MF Res.	217,800	na	na	na	na	na
Total Residential						
Commercial		na	na	na	na	na
Agricultural Lots						
R-20 Res.	20,000	agriculture (8)	R-20	all lots		
MI Res.	40,000	agriculture (8)	MI	all lots		
MF Res.	217,800	agriculture (8)	MF	all lots		
Total Residential						
Commercial		agriculture (8)	com.*	all lots		
* Commercial zoning category includes: Resort Motel (RM); Village Business (VB); Waterfront (WF); and Marine (MA).						

* Commercial zoning category includes: Resort Motel (RM); Village Business (VB); Waterfront (WF); and Marine (MA).

1999 Land Available for Development - Eastern Suffolk County

Table A9. Land Available for Development Queries - Village of Quogue

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
Res. A-1	43,500	vacant (9)	Res. A-1	<1.998		
Res. A-2	43,500	vacant (9)	Res. A-2	<1.998		
Res. A-3	43,500	vacant (9)	Res. A-3	<1.998		
Res. A-4	20,000	vacant (9)	Res. A-4	<0.919		
Res. A-5	20,000	vacant (9)	Res. A-5	<0.919		
Res. A-7	43,500	vacant (9)	Res. A-7	<1.998		
Res. A-8	87,000	vacant (9)	Res. A-8	<3.995		
Res. A-9	35,000	vacant (9)	Res. A-9	<1.607		
Bus. B-1		vacant (9)	Bus. B-1	all lots		
Bus. B-2		vacant (9)	Bus. B-2	all lots		
Ind. LI-1		vacant (9)	Ind. LI-1	all lots		
Ind. LI-2		vacant (9)	Ind. LI-2	all lots		
Vacant Subdividable Lots						
Res. A-1	43,500	vacant (9)	Res. A-1	≥1.998		
Res. A-2	43,500	vacant (9)	Res. A-2	≥1.998		
Res. A-3	43,500	vacant (9)	Res. A-3	≥1.998		
Res. A-4	20,000	vacant (9)	Res. A-4	≥0.919		
Res. A-5	20,000	vacant (9)	Res. A-5	≥0.919		
Res. A-7	43,500	vacant (9)	Res. A-7	≥1.998		
Res. A-8	87,000	vacant (9)	Res. A-8	≥3.995		
Res. A-9	35,000	vacant (9)	Res. A-9	≥1.607		
Residential Subdividable Lots						
Res. A-1	43,500	low dens. res.(1)	Res. A-1	≥1.998		
Res. A-2	43,500	low dens. res.(1)	Res. A-2	≥1.998		
Res. A-3	43,500	low dens. res.(1)	Res. A-3	≥1.998		
Res. A-4	20,000	low dens. res.(1) med dens. res.(2)	Res. A-4	≥0.919		
Res. A-5	20,000	low dens. res.(1) med dens. res.(2)	Res. A-5	≥0.919		
Res. A-7	43,500	low dens. res.(1)	Res. A-7	≥1.998		
Res. A-8	87,000	low dens. res.(1)	Res. A-8	≥3.995		
Res. A-9	35,000	low dens. res.(1)	Res. A-9	≥1.607		
Agricultural Lots						
Res. A-1	43,500	agriculture(8)	Res. A-1	all lots		
Res. A-2	43,500	agriculture(8)	Res. A-2	all lots		
Res. A-3	43,500	agriculture(8)	Res. A-3	all lots		
Res. A-4	20,000	agriculture(8)	Res. A-4	all lots		
Res. A-5	20,000	agriculture(8)	Res. A-5	all lots		
Res. A-7	43,500	agriculture(8)	Res. A-7	all lots		
Res. A-8	87,000	agriculture(8)	Res. A-8	all lots		
Res. A-9	35,000	agriculture(8)	Res. A-9	all lots		
Bus. B-1		agriculture(8)	Bus. B-1	all lots		
Bus. B-2		agriculture(8)	Bus. B-2	all lots		
Ind. LI-1		agriculture(8)	Ind. LI-1	all lots		
Ind. LI-2		agriculture(8)	Ind. LI-2	all lots		

1999 Land Available for Development - Eastern Suffolk County

Table 10. Land Available for Development Queries - Village of Southampton

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
R-120	120,000	vacant (9)	R-120	<5.510		
R-80	80,000	vacant (9)	R-80	<3.673		
R-60	60,000	vacant (9)	R-60	<2.755		
R-40	40,000	vacant (9)	R-40	<1.837		
R-20	20,000	vacant (9)	R-20	<0.919		
R-12.5	12,500	vacant (9)	R-12.5	<0.574		
R-7.5	7,500	vacant (9)	R-7.5	<0.345		
MF-20	10,890	vacant (9)	MF-20	all lots		
MF-25	21,780	vacant (9)	MF-25	all lots		
VB		vacant (9)	VB	all lots		
HB		vacant (9)	HB	all lots		
OD		vacant (9)	OD	all lots		
MTL		vacant (9)	MTL	all lots		
HA		vacant (9)	HA	all lots		
MD		vacant (9)	MD	all lots		
LI		vacant (9)	LI	all lots		
Vacant Subdividable Lots						
R-120	120,000	vacant (9)	R-120	≥5.510		
R-80	80,000	vacant (9)	R-80	≥3.673		
R-60	60,000	vacant (9)	R-60	≥2.755		
R-40	40,000	vacant (9)	R-40	≥1.837		
R-20	20,000	vacant (9)	R-20	≥0.919		
R-12.5	12,500	vacant (9)	R-12.5	≥0.574		
R-7.5	7,500	vacant (9)	R-7.5	≥0.345		
Residential Subdividable Lots						
R-120	120,000	low dens. res.(1)	R-120	≥5.510		
R-80	80,000	low dens. res.(1)	R-80	≥3.673		
R-60	60,000	low dens. res.(1)	R-60	≥2.755		
R-40	40,000	low dens. res.(1)	R-40	≥1.837		
R-20	20,000	low dens. res.(1) med. dens. res.(2)	R-20	≥0.919		
R-12.5	12,500	low dens. res.(1) med. dens. res.(2)	R-12.5	≥0.574		
R-7.5	7,500	low dens. res.(1) med. dens. res.(2)	R-7.5	≥0.345		
Agricultural Lots						
R-120	120,000	agriculture(8)	R-120	all lots		
R-80	80,000	agriculture(8)	R-80	all lots		
R-60	60,000	agriculture(8)	R-60	all lots		
R-40	40,000	agriculture(8)	R-40	all lots		
R-20	20,000	agriculture(8)	R-20	all lots		
R-12.5	12,500	agriculture(8)	R-12.5	all lots		
R-7.5	7,500	agriculture(8)	R-7.5	all lots		
MF-20	10,890	agriculture(8)	MF-20	all lots		
MF-25	21,780	agriculture(8)	MF-25	all lots		
VB		agriculture(8)	VB	all lots		
HB		agriculture(8)	HB	all lots		
OD		agriculture(8)	OD	all lots		
MTL		agriculture(8)	MTL	all lots		
HA		agriculture(8)	HA	all lots		
MD		agriculture(8)	MD	all lots		
LI		agriculture(8)	LI	all lots		

1999 Land Available for Development - Eastern Suffolk County

Table A11. Land Available for Development Queries - Village of Westhampton Beach

Minimum Lot Area (sq. ft.)		Query Criteria			Total	
Zoning Category		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
R-1 Res.	40,000	vacant (9)	R-1 Res.	<1.837		
R-2 Res.	20,000	vacant (9)	R-2 Res.	<0.919		
R-3 Res.	20,000	vacant (9)	R-3 Res.	<0.919		
R-4 Res.	15,000	vacant (9)	R-4 Res.	<0.689		
R-5 Res.	6,000	vacant (9)	R-5 Res.	<0.276		
MF-20 Res.	7,260	vacant (9)	MF-20 Res.	all lots		
Marina		vacant (9)	Marina	all lots		
B-1 Bus.		vacant (9)	B-1 Bus.	all lots		
B-2 Bus.		vacant (9)	B-2 Bus.	all lots		
B-3 Bus.		vacant (9)	B-3 Bus.	all lots		
I-1 Ind.		vacant (9)	I-1 Ind.	all lots		
Vacant Subdividable Lots						
R-1 Res.	40,000	vacant (9)	R-1 Res.	≥1.837		
R-2 Res.	20,000	vacant (9)	R-2 Res.	≥0.919		
R-3 Res.	20,000	vacant (9)	R-3 Res.	≥0.919		
R-4 Res.	15,000	vacant (9)	R-4 Res.	≥0.689		
R-5 Res.	6,000	vacant (9)	R-5 Res.	≥0.276		
Residential Subdividable Lots						
R-1 Res.	40,000	low dens. res.(1)	R-1 Res.	≥1.837		
R-2 Res.	20,000	low dens. res.(1) med. dens. res.(2)	R-2 Res.	≥0.919		
R-3 Res.	20,000	low dens. res.(1) med. dens. res.(2)	R-3 Res.	≥0.919		
R-4 Res.	15,000	low dens. res.(1) med. dens. res.(2)	R-4 Res.	≥0.689		
R-5 Res.	6,000	low dens. res.(1) med. dens. res.(2)	R-5 Res.	≥0.276		
Agricultural Lots						
R-1 Res.	40,000	agriculture(8)	R-1 Res.	all lots		
R-2 Res.	20,000	agriculture(8)	R-2 Res.	all lots		
R-3 Res.	20,000	agriculture(8)	R-3 Res.	all lots		
R-4 Res.	15,000	agriculture(8)	R-4 Res.	all lots		
R-5 Res.	6,000	agriculture(8)	R-5 Res.	all lots		
MF-20 Res.	7,260	agriculture(8)	MF-20 Res.	all lots		
Marina		agriculture(8)	Marina	all lots		
B-1 Bus.		agriculture(8)	B-1 Bus.	all lots		
B-2 Bus.		agriculture(8)	B-2 Bus.	all lots		
B-3 Bus.		agriculture(8)	B-3 Bus.	all lots		
I-1 Ind.		agriculture(8)	I-1 Ind.	all lots		

1999 Land Available for Development - Eastern Suffolk County

Table A12. Land Available for Development Queries - Town of East Hampton

Minimum Lot Area (sq. ft.)		Query Criteria			Total	
Zoning Category		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
A5 Res.	200,000	vacant (9)	A5	<9.183		
A3 Res.	125,000	vacant (9)	A3	<5.740		
A2 Res.	84,000	vacant (9)	A2	<3.857		
A Res.	40,000	vacant (9)	A	<1.837		
B Res.	20,000	vacant (9)	B	<.919		
MF Res.	170,000	vacant (9)	MF	all lots		
Total Residential						
Commercial		vacant (9)	com.*	all lots		
Industrial		vacant (9)	ind.**	all lots		
Vacant Subdividable Lots						
A5 Res.	200,000	vacant (9)	A5	≥9.183		
A3 Res.	125,000	vacant (9)	A3	≥5.740		
A2 Res.	84,000	vacant (9)	A2	≥3.857		
A Res.	40,000	vacant (9)	A	≥1.837		
B Res.	20,000	vacant (9)	B	≥.919		
MF Res.	170,000	na	na	na	na	na
Total Residential						
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Residential Subdividable Lots						
A5 Res.	200,000	low dens. res.(1)	A5	≥9.183		
A3 Res.	125,000	low dens. res.(1)	A3	≥5.740		
A2 Res.	84,000	low dens. res.(1)	A2	≥3.857		
A Res.	40,000	low dens. res.(1)	A	≥1.837		
B Res.	20,000	low dens. res.(1) med. dens. res.(2)	B	≥.919		
MF Res.	170,000	na	na	na	na	na
Total Residential						
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Agricultural Lots						
A5 Res.	200,000	agriculture (8)	A5	all lots		
A3 Res.	125,000	agriculture (8)	A3	all lots		
A2 Res.	84,000	agriculture (8)	A2	all lots		
A Res.	40,000	agriculture (8)	A	all lots		
B Res.	20,000	agriculture (8)	B	all lots		
MF Res.	170,000	agriculture (8)	MF	all lots		
Total Residential						
Commercial		agriculture (8)	com. *	all lots		
Industrial		agriculture (8)	ind. **	all lots		
* Commercial zoning category includes: Central Business (CB); Neighborhood Business (NB); Resort (RS); and Waterfront (WF).						
** Industrial zoning category includes: Commercial Industrial (CI).						

1999 Land Available for Development - Eastern Suffolk County

Table A13. Land Available for Development Queries - Village of East Hampton

Minimum Lot Area (sq. ft.)		Query Criteria			Total	
Zoning Category		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Non-Subdividable Lots						
R-160	160,000	vacant (9)	R-160	<7.346		
R-80	80,000	vacant (9)	R-80	<3.673		
R-40	40,000	vacant (9)	R-40	<1.837		
R-20	20,000	vacant (9)	R-20	<.919		
R-12	12,000	vacant (9)	R-12	<.551		
Commercial		vacant (9)	C	all lots		
Manufacturing		vacant (9)	M	all lots		
Vacant Subdividable Lots						
R-160	160,000	vacant (9)	R-160	≥7.346		
R-80	80,000	vacant (9)	R-80	≥3.673		
R-40	40,000	vacant (9)	R-40	≥1.837		
R-20	20,000	vacant (9)	R-20	≥.919		
R-12	12,000	vacant (9)	R-12	≥.551		
Residential Subdividable Lots						
R-160	160,000	low dens. res.(1)	R-160	≥7.346		
R-80	80,000	low dens. res.(1)	R-80	≥3.673		
R-40	40,000	low dens. res.(1)	R-40	≥1.837		
R-20	20,000	low dens. res.(1) med. dens. res.(2)	R-20	≥.919		
R-12	12,000	low dens. res.(1) med. dens. res.(2)	R-12	≥.551		
Agricultural Lots						
R-160	160,000	agriculture (8)	R-160	all lots		
R-80	80,000	agriculture (8)	R-80	all lots		
R-40	40,000	agriculture (8)	R-40	all lots		
R-20	20,000	agriculture (8)	R-20	all lots		
R-12	12,000	agriculture (8)	R-12	all lots		
Commercial		agriculture (8)	C	all lots		
Manufacturing		agriculture (8)	M	all lots		

APPENDIX II

This appendix contains the results of the land available for development analysis. The number of acres and tax map parcels available for development (residential, commercial and industrial) by municipal zoning category, as well as projections of the potential number of housing units at full development, are displayed in this appendix for each of the five towns and nine villages comprising eastern Suffolk County.

1999 Land Available for Development - Eastern Suffolk County

Table A14. Land Available for Development: Town of Riverhead - Town Total - 1999

		ZONING CATEGORY										
	Total Residential	Agr. A	Res. A	Res. B	Res. C	Res. D	Res. E	Nat. Res. P	Rec.	Res. RC	Commercial	Industrial
<i>Minimum Required Lot Area (sq. ft.)</i>		40,000	40,000	30,000	20,000	20,000	160,000	160,000	653,400	653,400		
<i>Lot Yield Factor (lots per acre)</i>		0.80	0.80	1.00	1.60	1.60	0.20	0.20	1.60	2.70		
Vacant Substandard Property												
Acres	335.0	60.3	108.8	0.6	90.2	5.3		68.8	1.0			
Tax Map Parcels	800	103	231	1	334	18		111	2			
Potential Dwelling Units	800	103	231	1	334	18		111	2			
Vacant Non-Subdividable Property*												
Acres	494.2	201.3	89.7	1.0	134.0	10.8	8.6	48.8			443.4	640.1
Tax Map Parcels	515	187	77	1	220	19	2	9			187	112
Potential Dwelling Units	515	187	77	1	220	19	2	9				
Vacant Subdividable Property												
Acres	2,187.1	1,034.3	509.0	5.8	471.1	32.7	13.1		82.8	38.3		
Tax Map Parcels	308	72	33	1	179	20	1		1	1		
Potential Dwelling Units	2,273	824	406	5	750	51	2		132	103		
Residentially Developed Subdividable Property												
Acres	1,316.3	414.5	251.6	8.3	543.2	34.4		64.3				
Tax Map Parcels	520	104	53	2	333	24		4				
Potential Dwelling Units	946	224	147	6	531	30		8				
Agricultural Subdividable Property												
Acres	9,947.5	7,000.3	2,103.0	23.7	606.7	13.9		35.3		164.6	138.6	2,654.4
Tax Map Parcels	371	274	45	4	42	2		1		3	10	57
Potential Dwelling Units	8,740	5,596	1,681	23	967	22		7		444		
Special Cases**												
Acres	1,114.7	862.4	156.5		23.2			72.6				2,995.5
Tax Map Parcels	14	7	2		1			4				4
Potential Dwelling Units	865	689	125		37			14				
Total												
Acres	15,394.8	9,573.1	3,218.6	39.4	1,868.4	97.1	21.7	289.8	83.8	202.9	582.0	6,290.0
Tax Map Parcels	2,528	747	441	9	1,109	83	3	129	3	4	197	173
Potential Dwelling Units	14,139	7,623	2,667	36	2,839	140	4	149	134	547		
* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.												
**Special cases include:												
3 parcels (2,913.0 acres zoned Defense Institutional) now owned by the Town of Riverhead, 1 parcel (82.5 acres zoned Tourist Destination/Ind. C) owned by Calverton Links Ltd., 4 parcels (72.6 acres zoned Natural Resources Protection) owned by the Peconic River Sportman's Club, 2 parcels (150.5 acres zoned Agriculture A) owned by the Long Island National Golf Course, 1 parcel (89.5 acres zoned Agr. A) owned by the S. C. Boy Scouts of America,						1 parcel (150.0 acres zoned Agr. A) owned by the Long Island Beagle Club, 1 parcel (166.4 acres zoned Agr. A) owned by the Cherry Creek Golf Course, 2 parcels (306.0 acres zoned Agr. A) owned by the North Fork Preserve, 1 parcel (18.6 acres zoned Res. A) owned by the Diocese of Long Island, 1 parcel (137.9 acres zoned Res. A) owned by Cornell Cooperative Extension of N. C., 1 parcel (23.2 acres zoned Res. C) owned by the N.C. Police Boys Club.						

1999 Land Available for Development - Eastern Suffolk County

Table A15. Land Available for Development: Town of Southold - Town Total (excluding Fishers I. & Robins I.) - 1998												
	Zoning Category											
	Total Residential	R-400 Res.	R-200 Res.	R-120 Res.	Agr. Cons.	R-80 Res.	R-40 Res.	Hamlet	Affordable	Res. Office	Commercial	Industrial
<i>Minimum Required Lot Area</i>		400,000	200,000	120,000	80,000	80,000	40,000	10,000	10,000	40,000		
<i>Lot Yield Factor (lots/acre)</i>		0.08	0.16	0.30	0.40	0.40	0.80	2.70	2.70	0.80		
Vacant Substandard Property												
Acres	1,291.9	5.1	17.2		193.8	317.0	758.8					
Tax Map Parcels	2,205	1	12		212	313	1,667					
Potential Building Lots	2,205	1	12		212	313	1,667					
Vacant Non-Subdividable Property*												
Acres	958.6		41.6		188.3	305.0	411.4		11.0	1.3	151.3	138.1
Tax Map Parcels	604		7		78	126	371		20	2	105	31
Potential Building Lots	604		7		78	126	371		20	2		
Vacant Subdividable Property												
Acres	2,627.2		20.9		878.0	1,250.7	397.1	75.8		4.7		
Tax Map Parcels	267		2		77	104	78	5		1		
Potential Building Lots	1,364		3		346	497	311	204		3		
Residentially Developed Subdividable Property												
Acres	2,109.4		10.3		420.6	987.6	503.8	185.0		2.1		
Tax Map Parcels	329		1		54	106	164	3		1		
Potential Building Lots	1,124				111	283	234	496				
Agricultural Subdividable Property												
Acres	7,254.5		179.8		5,564.2	1,356.8	153.7				19.4	183.2
Tax Map Parcels	375		11		241	88	35				9	7
Potential Building Lots	2,910		28		2,222	538	122					
Special Cases**												
Acres	296.6				127.1	162.4	7.1				23.5	0.0
Tax Map Parcels	9				3	5	1				1	0
Potential Building Lots	119				50	64	5					
Total												
Acres	14,538.2	5.1	269.8		7,372.0	4,379.5	2,231.9	260.8	11.0	8.1	194.2	321.3
Tax Map Parcels	3,789	1	33		665	742	2,316	8	20	4	115	38
Potential Building Lots	8,326	1	50		3,019	1,821	2,710	700	20	5		
*Individual lots range in size from that required by zoning up to twice the minimum required by zoning. **Special cases include: 1 parcel (31.1 acres zoned R-80 Res.) owned by Nofo Associates, 4 parcels (127.1 acres zoned Agr. Cons. and 7.1 acres zoned R-40 Res.) owned by the North Fork CC,												
1 parcel (23.5 acres zoned Resort Residential) owned by Eli Kampgrounds, 4 parcels (131.4 acres zoned R-80 Res.) owned by the Islands End Golf and CC.												

Table A16. Land Available for Development: Village of Greenport - 1995					
	ZONING CATEGORY				
	Total Residential	R-1 Res.	R-2 Res.	Commercial	Industrial
Minimum Required Lot Area -sq ft		10,000	7,500		
Lot Yield Factor (Lots/Acre)		2.70	3.60		
Vacant Substandard Property					
Acres	2.1	0.9	1.2		
Tax Map Parcels	12	5	7		
Potential Dwelling Units	12	5	7		
Vacant Non-Subdividable Property*					
Acres	2.7		2.7	1.1	
Tax Map Parcels	13		13	7	
Potential Dwelling Units	13		13		
Vacant Subdividable Property					
Acres	10.8	9.0	1.8		
Tax Map Parcels	6	3	3		
Potential Dwelling Units	30	24	6		
Residentially Developed Subdividable Property					
Acres	35.0	8.2	26.8		
Tax Map Parcels	61	13	48		
Potential Dwelling Units	57	9	48		
Agricultural Subdividable Property					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Special Cases					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Total					
Acres	50.6	18.1	32.5	1.1	
Tax Map Parcels	92	21	71	7	
Potential Dwelling Units	112	38	74		
*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.					

Table A17. Land Available for Development: Town of Shelter Island - Town Total - 1995

		ZONING CATEGORY				
	Total Residential	AA Res.	A Res.	A-1 Res.	C Res.	Commercial
<i>Minimum Required Lot Area -sq ft</i>		<i>80,000</i>	<i>40,000</i>	<i>40,000</i>	<i>30,000</i>	
<i>Lot Yield Factor (Lots/Acre)</i>		<i>0.4</i>	<i>0.8</i>	<i>0.8</i>	<i>1.0</i>	
Vacant Substandard Property						
Acres	333.1	205.3	73.8	19.6	34.4	
Tax	478	254	117	29	78	
Potential Dwelling Units	478	254	117	29	78	
Vacant Non-Subdividable Property*						
Acres	437.1	197.2	145.4		94.5	35.4
Tax Map Parcels	323	94	129		100	39
Potential Dwelling Units	323	94	129		100	
Vacant Subdividable Property						
Acres	487.0	105.2	242.7		139.1	
Tax Map Parcels	89	14	38		37	
Potential Dwelling Units	369	40	192		137	
Residentially Developed Subdividable Property						
Acres	933.1	449.2	180.9	2.1	300.9	
Tax Map Parcels	161	26	36	1	98	
Potential Dwelling Units	461	151	108		202	
Agricultural Subdividable Property						
Acres	152.6	22.5	18.9		111.2	3.0
Tax Map Parcels	10	2	4		4	1
Potential Dwelling Units	135	9	15		111	
Special Cases						
Acres	139.7	139.7				
Tax Map Parcels	1	1				
Potential Dwelling Units	55	55				
Total						
Acres	2,482.6	1,119.1	661.7	21.7	680.1	38.4
Tax Map Parcels	1,062	391	324	30	317	40
Potential Dwelling Units	1,821	603	561	29	628	

*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

**Special cases include:

1 parcel (139.7 acres zoned AA Res.) owned by the Gardiners Bay Country Club.

Table A18. Land Available for Development: Village of Dering Harbor - 1995

		ZONING CATEGORY	
	Total Residential	A Res.	B Res.
<i>Minimum Required Lot Area -sq ft</i>		130,680	65,340
<i>Lot Yield Factor (Lots/Acre)</i>		0.27	0.60
Vacant Substandard Property			
Acres	22.1	18.7	3.4
Tax	15	8	7
Potential Dwelling Units	15	8	7
Vacant Non-Subdividable Property*			
Acres	22.3	20.5	1.8
Tax Map Parcels	7	6	1
Potential Dwelling Units	7	6	1
Vacant Subdividable Property			
Acres	36.2	36.2	
Tax Map Parcels	2	2	
Potential Dwelling Units	8	8	
Residentially Developed Subdividable Property			
Acres	31.4	19.0	12.4
Tax Map Parcels	4	1	3
Potential Dwelling Units	8	4	4
Agricultural Subdividable Property			
Acres			
Tax Map Parcels			
Potential Dwelling Units			
Special Cases			
Acres	14.4	14.4	
Tax Map Parcels	2	2	
Potential Dwelling Units	3	3	
Total			
Acres	126.4	108.8	17.6
Tax Map Parcels	30	19	11
Potential Dwelling Units	41	29	12

*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

**Special cases include:

2 parcel (14.4 acres zoned A Res.) owned by the Gardiners Bay Country Club.

1999 Land Available for Development - Eastern Suffolk County

Table A19. Land Available for Development: Town of Southhampton - Town Total - 1999

		Zoning Category																	
	Total Residential	CR-200	CR-120	CR-80	CR-60	CR-40	R-120	R-80	R-60	R-40	R-20	R-15	R-10	MF-44	SC-44	MFPRD	MHS-40	Com-mercial	In-dustrial
Minimum Required Lot Area (sq. ft.)		200,000	120,000	80,000	60,000	40,000	120,000	80,000	60,000	40,000	20,000	15,000	10,000	44,000	44,000	220,000	40,000		
Lot Yield Factor (lots/acre)		0.16	0.27	0.40	0.60	0.80	0.27	0.40	0.60	0.80	1.60	2.00	2.70	2.60	5.20	3.70	0.80		
Vacant Substandard Property																			
Acres	3,100.1	1,313.1	219.6	256.1	67.0	47.2	152.7	324.3	191.5	320.7	155.0	37.3	14.7	0.9					
Tax Map Parcels	3,754	1,067	186	253	87	115	115	347	232	643	498	132	78	1					
Potential Building Lots	3,755	1,067	186	253	87	115	115	347	232	643	498	132	78	2					
Vacant Non-Subdividable Property*																			
Acres	2,555.6	862.4	143.3	186.8	18.1	60.3	40.3	343.7	124.5	460.7	241.9	49.2	24.4					199.2	397.2
Tax Map Parcels	1,515	145	37	75	10	46	11	138	71	389	400	110	83					213	54
Potential Building Lots	1,515	145	37	75	10	46	11	138	71	389	400	110	83						
Vacant Subdividable Property																			
Acres	5,272.7	1,570.1	405.4	494.8	44.5	117.6	6.7	1,002.8	439.4	639.5	441.7	72.9	23.8	5.6	7.9				
Tax Map Parcels	659	72	28	51	8	21	1	70	38	128	166	48	26	1	1				
Potential Building Lots	2,817	251	108	197	25	93	1	400	263	511	705	145	63	14	41				
Residentially Developed Subdividable Property																			
Acres	4,408.7	169.0	708.5	499.6	40.2	98.5	94.4	534.3	255.0	947.1	818.6	183.1	60.4						
Tax Map Parcels	1,355	8	8	57	10	22	14	57	49	274	596	168	92						
Potential Building Lots	2,145	18	182	142	14	56	11	156	103	483	713	197	70						
Agricultural Subdividable Property																			
Acres	5,658.9	367.1	97.1	2,530.7	282.9	175.8	1,113.1	590.7	181.6	166.7	153.2							19.1	201.8
Tax Map Parcels	741	30	12	329	44	23	111	101	23	22	46							10	8
Potential Building Lots	2,423	57	26	1,011	169	140	300	236	108	132	244								
Special Cases**																			
Acres	2,859.5	670.2	658.2	269.4			1,251.7			10.0									
Tax Map Parcels	39	3	9	4			22			1									
Potential Building Lots	548	43	53	107			337			8									
Total																			
Acres	23,855.5	4,951.9	2,232.1	4,237.4	452.7	499.4	2,658.9	2,795.8	1,192.0	2,544.7	1,810.4	342.5	123.3	6.5	7.9			218.3	599.0
Tax Map Parcels	8,063	1,325	280	769	159	227	274	713	413	1,457	1,706	458	279	2	1			223	62
Potential Building Lots	13,203	1,581	592	1,785	305	450	775	1,277	777	2,166	2,560	584	294	16	41				

*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

**Special cases include:

3 parcels (97.6 acres zoned CR-200 and 19.0 acres zoned R-120) owned by the Long Island Country Club,
6 parcels (65.6 acres zoned CR-120) owned by the Nassau Council of Girl Scouts Inc.,
2 parcels (85.7 acres zoned R-120) owned by the Westhampton Beach Golf Club,
1 parcel (522.4 acres zoned CR-200 - received approval for one golf course and 20 dwelling units) owned by the Bridgehampton Road Races Corp.,
1 parcel (50.2 acres zoned CR-200) owned by the Sand Land Corp.,
1 parcel (568.7 acres zoned CR-120 - covenant restricts development potential to 30 dwelling units) owned by Louis Bacon,
3 parcels (23.9 acres zoned CR-120 and 10.0 acres zoned R-40) owned by the estate of P.Salm,

1 parcel (222.6 acres zoned CR-80) owned by the Atlantic Golf Club,
2 parcels (39.6 acres zoned CR-80) owned by Hampton Heath Inc. and Greensbridge Inc. (Poxabogue GC),
1 parcel (104.3 acres zoned R-120) owned by the Noyac Land Corp. (Noyac Golf & CC),
4 parcels (307.1 acres zoned R-120) owned by the ECH Holding Corp.,
4 parcels (282.6 acres zoned R-120) owned by the Shinnecock Hills Golf Club,
2 parcels (237.9 acres zoned R-120) owned by the National Golf Links of America,
4 parcels (166.4 acres zoned R-120) owned by the Southampton Golf Club,
4 parcels (48.7 acres at R-120 and 7.2 acres at CR-80) owned by Bridgehampton Assoc. Inc. (Bridgehampton Golf Course).

Table A20. Land Available for Development: Village of North Haven - 1999

		ZONING CATEGORY	
	Total Residential	R-1 Res.	R-2 Res.
<i>Minimum Required Lot Area -sq ft</i>		<i>80,000</i>	<i>40,000</i>
<i>Lot Yield Factor (Lots/Acre)</i>		<i>0.40</i>	<i>0.80</i>
Vacant Substandard Property			
Acres	131.0	118.9	12.1
Tax	120	94	26
Potential Dwelling Units	120	94	26
Vacant Non-Subdividable Property*			
Acres	244.9	236.2	8.7
Tax Map Parcels	123	115	8
Potential Dwelling Units	123	115	8
Vacant Subdividable Property			
Acres	106.5	87.9	18.6
Tax Map Parcels	21	18	3
Potential Dwelling Units	49	35	14
Residentially Developed Subdividable Property			
Acres	237.6	227.1	10.5
Tax Map Parcels	24	19	5
Potential Dwelling Units	74	71	3
Agricultural Subdividable Property			
Acres			
Tax Map Parcels			
Potential Dwelling Units			
Special Cases			
Acres			
Tax Map Parcels			
Potential Dwelling Units			
Total			
Acres	720	670.1	49.9
Tax Map Parcels	288	246	42
Potential Dwelling Units	366	315	51

*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

Table A21. Land Available for Development: Village of Sag Harbor (portion within Southampton) - 1999

		ZONING CATEGORY			
	Total Residential	R-20 Res.	MI Res.	MF Res.	Commercial
<i>Minimum Required Lot Area -sq ft</i>		20,000	40,000	217,800	
<i>Lot Yield Factor (Lots/Acre)</i>		1.60	0.8	0.16	
Vacant Substandard Property					
Acres	10.3	10.3			
Tax	37	37			
Potential Dwelling Units	37	37			
Vacant Non-Subdividable Property*					
Acres	28.6	28.6			4.1
Tax Map Parcels	49	49			4
Potential Dwelling Units	49	49			
Vacant Subdividable Property					
Acres	19.0	19.0			
Tax Map Parcels	7	7			
Potential Dwelling Units	30	30			
Residentially Developed Subdividable Property					
Acres	47.0	47.0			
Tax Map Parcels	37	37			
Potential Dwelling Units	38	38			
Agricultural Subdividable Property					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Special Cases					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Total					
Acres	104.9	104.9			4.1
Tax Map Parcels	130	130			4
Potential Dwelling Units	154	154			

*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

1999 Land Available for Development - Eastern Suffolk County

Table A22. Land Available for Development: Village of Quogue - 1999

		Zoning Category									
	Total Residential	Res. A-1	Res. A-2	Res. A-3	Res. A-4	Res. A-5	Res. A-7	Res. A-8	Res. A-9	Commercial	Industrial
<i>Minimum Required Lot Area- sq. ft.</i>		43,500	43,500	43,500	20,000	20,000	43,500	87,000	35,000		
<i>Lot Yield Factor (lots/acre)</i>		0.70	0.70	0.70	1.60	1.60	0.70	0.40	0.90		
Vacant Substandard Property											
Acres	90.9	1.5	0.4	18.9		2.4		45.5	22.2		
Tax Map Parcels	167	5	1	31		7		48	75		
Potential Building Lots	167	5	1	31		7		48	75		
Vacant Non-Subdividable Property*											
Acres	206.9	3.2	4.5	88.5	0.6	5.6		87.4	17.1	2.6	19.8
Tax Map Parcels	143	2	4	77	1	10		33	16	4	14
Potential Building Lots	143	2	4	77	1	10		33	16		
Vacant Subdividable Property											
Acres	159.8	6.8		53.3		3.5		77.1	19.1		
Tax Map Parcels	28	3		10		1		10	4		
Potential Building Lots	93	4		37		5		30	17		
Residentially Developed Subdividable Property											
Acres	370.7	66.7		96.9	23.0	19.4		145.8	18.9		
Tax Map Parcels	107	25		26	16	18		15	7		
Potential Building Lots	148	21		41	20	13		43	10		
Agricultural Subdividable Property											
Acres											
Tax Map Parcels											
Potential Building Lots											
Special Cases**											
Acres	65.0							65.0			
Tax Map Parcels	2							2			
Potential Building Lots	26							26			
Total											
Acres	893.3	78.2	4.9	257.6	23.6	30.9		420.8	77.3	2.6	19.8
Tax Map Parcels	447	35	5	144	17	36		108	102	4	14
Potential Building Lots	577	32	5	186	21	35		180	118	0	0

*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.
 **Special cases include:
 2 parcels (65.0 acres zoned Res. A-8) owned by the Quogue Field Club.

1999 Land Available for Development - Eastern Suffolk County

Table A23. Land Available for Development: Village of Southhampton - 1999

		Zoning Category										
	Total Residential	R-120	R-80	R-60	R-40	R-20	R-12.5	R-7.5	MF-20	MF-25	Commercial	Industrial
<i>Minimum Required Lot Area-sq. ft.</i>		120,000	80,000	60,000	40,000	20,000	12,500	7,500	10,890	21,780		
<i>Lot Yield Factor (lots/acre)</i>		0.27	0.40	0.60	0.80	1.60	2.40	3.60	2.60	1.50		
Vacant Substandard Property												
Acres	130.8	84.8	30.9		8.0	6.7		0.2	0.2			
Tax Map Parcels	136	63	31		20	20		1	1			
Potential Building Lots	136	63	31		20	20		1	1			
Vacant Non-Subdividable Property*												
Acres	107.2	29.9	31.4		22.7	19.3	2.1	0.5	1.3		30.0	0.2
Tax Map Parcels	87	9	12		20	36	5	2	3		33	3
Potential Building Lots	87	9	12		20	36	5	2	3			
Vacant Subdividable Property												
Acres	59.9	9.0	13.7		13.5	15.8	6.9	1.0				
Tax Map Parcels	20	1	3		5	5	4	2				
Potential Building Lots	61	2	5		10	25	16	3				
Residentially Developed Subdividable Property												
Acres	361.0	199.8	110.4		19.5	23.6	7.7					
Tax Map Parcels	86	23	23		8	28	4					
Potential Building Lots	81	30	21		7	9	14					
Agricultural Subdividable Property												
Acres	256.8	74.8	144.9		8.4	20.5	8.2					9.6
Tax Map Parcels	44	4	31		2	4	3					1
Potential Building Lots	134	20	57		6	32	19					
Special Cases												
Acres												
Tax Map Parcels												
Potential Building Lots												
Total												
Acres	915.7	398.3	331.3		72.1	85.9	24.9	1.7	1.5		30.0	9.8
Tax Map Parcels	373	100	100		55	93	16	5	4		33	4
Potential Building Lots	499	124	126		63	122	54	6	4			

*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

1999 Land Available for Development - Eastern Suffolk County

Table A24. Land Available for Development: Village of Westhampton Beach - 1999									
		Zoning Category							
	Total Residential	R-1 Res.	R-2 Res.	R-3 Res.	R-4 Res.	R-5 Res.	MF-20 Res.	Commercial	Industrial
<i>Minimum Required Lot Area-sq. ft.</i>		40,000	20,000	20,000	15,000	6,000	7,260		
<i>Lot Yield Factor(lots/acre)</i>		0.80	1.60	1.60	2.00	4.50	3.70		
Vacant Substandard Property									
Acres	32.7	21.9	3.1	2.7	5.0				
Tax Map Parcels	74	37	10	8	19				
Potential Building Lots	74	37	10	8	19				
Vacant Non-Subdividable Property*									
Acres	84.8	51.7	4.7	9.3	18.9	0.2		12.5	2.2
Tax Map Parcels	112	45	8	19	39	1		32	2
Potential Building Lots	112	45	8	19	39	1			
Vacant Subdividable Property									
Acres	46.5	19.4	5.7	18.9	2.5				
Tax Map Parcels	20	6	5	6	3				
Potential Building Lots	59	15	9	30	5				
Residentially Developed Subdividable Property									
Acres	221.3	82.8	42.1	85.3	9.0	2.1			
Tax Map Parcels	132	29	27	60	11	5			
Potential Building Lots	164	37	40	76	7	4			
Agricultural Subdividable Property									
Acres									
Tax Map Parcels									
Potential Building Lots									
Special Cases**									
Acres	35.0	35.0							
Tax Map Parcels	2	2							
Potential Building Lots	28	28							
Total									
Acres	420.3	210.8	55.6	116.2	35.4	2.3		12.5	2.2
Tax Map Parcels	340	119	50	93	72	6		32	2
Potential Building Lots	437	162	67	133	70	5			
*Individual lots range in size from that required by zoning up to twice the minimum required by zoning. **Special cases include: 2 parcels (35.0 acres zoned R-1 Res.) owned by the Westhampton Beach Golf Club.									

Table A25. Land Available for Development: Village of West Hampton Dunes - 1999

		ZONING CATEGORY
	Total Residential	R-40
<i>Minimum Required Lot Area -sq ft</i>		<i>40,000</i>
<i>Lot Yield Factor (Lots/Acre)</i>		<i>0.80</i>
Vacant Substandard Property		
Acres	64.9	64.9
Tax	137	137
Potential Dwelling Units	137	137
Vacant Non-Subdividable Property*		
Acres	17.6	17.6
Tax Map Parcels	15	15
Potential Dwelling Units	15	15
Vacant Subdividable Property		
Acres	2.6	2.6
Tax Map Parcels	1	1
Potential Dwelling Units	2	2
Residentially Developed Subdividable Property		
Acres		
Tax Map Parcels		
Potential Dwelling Units		
Agricultural Subdividable Property		
Acres		
Tax Map Parcels		
Potential Dwelling Units		
Special Cases		
Acres		
Tax Map Parcels		
Potential Dwelling Units		
Total		
Acres	85.1	85.1
Tax Map Parcels	153	153
Potential Dwelling Units	154	154

*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

Table A26. Land Available for Development: Town of East Hampton - Town Total - 1999									
		ZONING CATEGORY							
	Total Residential	A5 Res.	A3 Res.	A2 Res.	A Res.	B Res.	MF Res.	Commercial	Industrial
Minimum Required Lot Area -sq ft		200,000	125,000	84,000	40,000	20,000	170,000		
Lot Yield Factor (Lots/Acre)		0.16	0.27	0.40	0.70	1.60			
Vacant Substandard Property									
Acres	1,953.7	330.0	419.3	462.0	312.5	429.9			
Tax Map Parcels	2,981	166	273	420	587	1,535			
Potential Building Lots	2,981	166	273	420	587	1,535			
Vacant Non-Subdividable Property*									
Acres	1,744.0	183.3	190.5	392.5	480.7	497.0		60.0	285.2
Tax Map Parcels	1,564	29	48	162	428	897		122	106
Potential Building Lots	1,564	29	48	162	428	897			
Vacant Subdividable Property									
Acres	3,097.1	1,041.9	822.7	626.2	386.0	220.3			
Tax Map Parcels	352	38	39	70	82	123			
Potential Building Lots	1,254	166	220	249	268	351			
Residentially Developed Subdividable Property									
Acres	2,237.8	182.1	504.6	510.9	706.3	333.9			
Tax Map Parcels	545	7	34	65	158	281			
Potential Building Lots	843	21	101	137	334	250			
Agricultural Subdividable Property									
Acres	1,109.8	8.1	123.7	865.6	106.7	5.7		0.1	4.1
Tax Map Parcels	136	2	3	88	29	14		1	1
Potential Building Lots	459		33	344	73	9			
Special Cases									
Acres	3,712.4	3,318.6	279.5	70.8	43.5				
Tax Map Parcels	13	1	4	7	1				
Potential Building Lots	662	530	74	28	30				
Total									
Acres	13,854.8	5,064.0	2,340.3	2,928.0	2,035.7	1,486.8		60.1	289.3
Tax Map Parcels	5,591	243	401	812	1,285	2,850		123	107
Potential Building Lots	7,763	912	749	1,340	1,720	3,042			
*Individual lots range in size from that required by zoning up to twice the minimum required by zoning. **Special cases include: 2 parcels (43.5 acres zoned A Res. and 79.2 acres zoned A3 Res.) owned by the East Hampton Golf Course, 2 parcels (27.8 acres zoned A3 Res.) owned by Boys Harbor, 7 parcels (70.8 acres zoned A2 Res.) owned by the South Fork Golf Course, 1 parcel (3,318.6 acres zoned A5 Res.) owned by Sarah D. Gardiner, 1 parcel (172.5 acres zoned A3 Res.) owned by the Nassau Council of Girl Scouts.									

Table A27. Land Available for Development: Village of East Hampton - 1999								
		Zoning Category						
	Total Residential	R-160	R-80	R-40	R-20	R-12	Commercial	Industrial
<i>Minimum Required Lot Area square feet</i>		<i>160,000</i>	<i>80,000</i>	<i>40,000</i>	<i>20,000</i>	<i>12,000</i>		
<i>Lot Yield Factor Lots Per Acre</i>		<i>0.20</i>	<i>0.40</i>	<i>0.80</i>	<i>1.60</i>	<i>2.50</i>		
Vacant Substandard Property								
Acres	208.0	109.8	86.3	3.9	8.0			
Tax Map Parcels	186	63	85	6	32			
Potential Building Lots	186	63	85	6	32			
Vacant Non-Subdividable Property*								
Acres	81.9	36.6	29.8		15.5		1.0	
Tax Map Parcels	43	8	13		22		3	
Potential Building Lots	43	8	13		22			
Vacant Subdividable Property								
Acres	21.7		4.1		17.6			
Tax Map Parcels	10		1		9			
Potential Building Lots	29		1		28			
Residentially Developed Subdividable Property								
Acres	199.2	81.6	43.4	9.4	64.8			
Tax Map Parcels	55	9	7	4	35			
Potential Building Lots	88	7	10	3	68			
Agricultural Subdividable Property								
Acres	67.3	49.2	10.4		7.7			
Tax Map Parcels	15	11	2		2			
Potential Building Lots	25	9	4		12			
Special Cases								
Acres								
Tax Map Parcels								
Potential Building Lots								
Total								
Acres	578.1	277.2	174.0	13.3	113.6		1.0	
Tax Map Parcels	309	91	108	10	100		3	
Potential Building Lots	371	87	113	9	162			

*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

Table A28. Land Available for Development: Village of Sag Harbor (portion in Town of East Hampton) - 1999

		ZONING CATEGORY			
	Total Residential	R-20	MI Res.	MF Res.	Commercial
<i>Minimum Required Lot Area -sq ft</i>		20,000	40,000	217,800	
<i>Lot Yield Factor (Lots/Acre)</i>		1.60	0.80	0.16	
Vacant Substandard Property					
Acres	23.5	23.5			
Tax	89	89			
Potential Dwelling Units	89	89			
Vacant Non-Subdividable Property*					
Acres	26.0	26.0			1.4
Tax Map Parcels	47	47			1
Potential Dwelling Units	47	47			
Vacant Subdividable Property					
Acres	16.7	16.7			
Tax Map Parcels	8	8			
Potential Dwelling Units	26	26			
Residentially Developed Subdividable Property					
Acres	20.3	20.3			
Tax Map Parcels	14	14			
Potential Dwelling Units	18	18			
Agricultural Subdividable Property					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Special Cases					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Total					
Acres	86.5	86.5			1.4
Tax Map Parcels	158	158			1
Potential Dwelling Units	180	180			

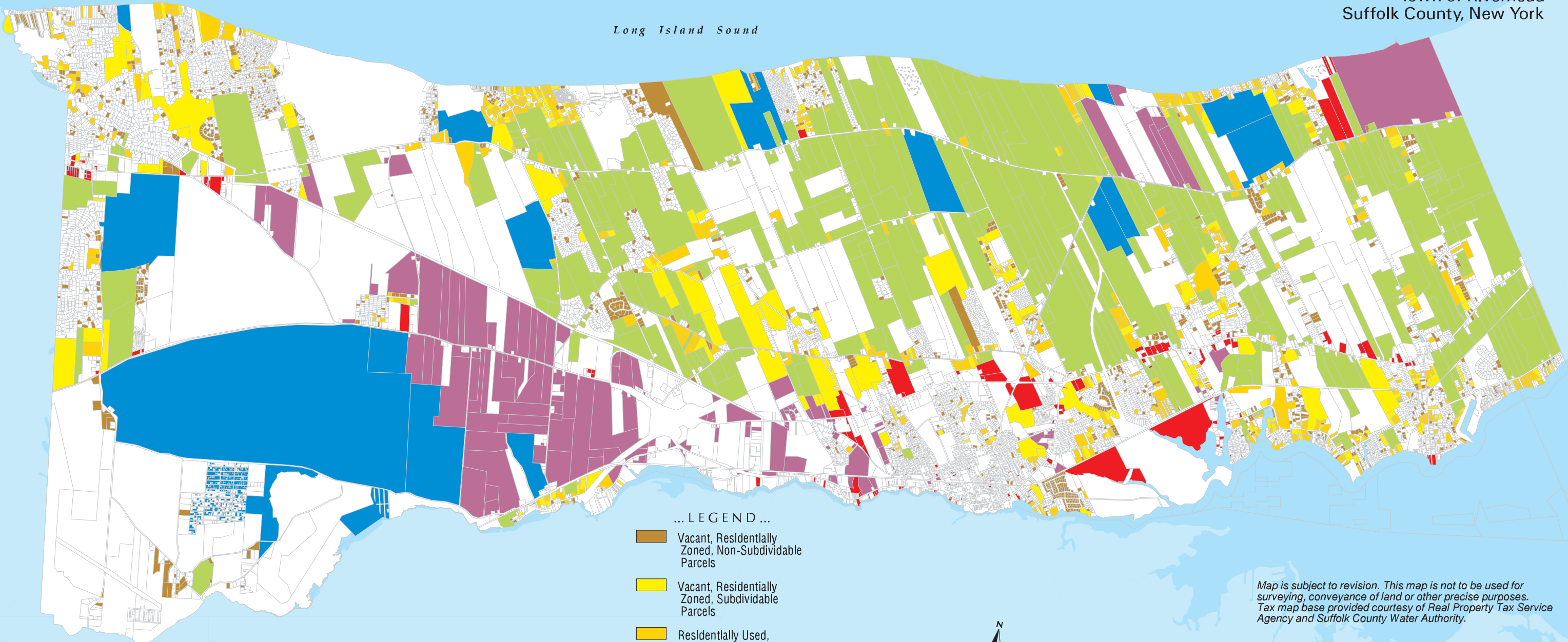
*Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

TOWN OF RIVERHEAD

LAND AVAILABLE

Town of Riverhead
Suffolk County, New York

Long Island Sound

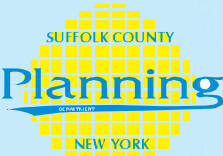


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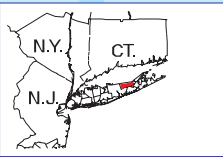
- Vacant, Residentially Zoned, Non-Subdividable Parcels
- Vacant, Residentially Zoned, Subdividable Parcels
- Residentially Used, Residentially Zoned, Subdividable Parcels
- Agriculturally Used, Residentially Zoned, Subdividable Parcels
- Vacant or Agriculturally Used, Commercially Zoned Parcels
- Vacant or Agriculturally Used, Industrially Zoned Parcels
- Special Cases (see text)

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



STEPHEN M. JONES
Director of Planning



LOCATION MAP

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*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

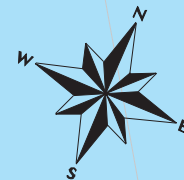
TOWN OF SOUTHOLD

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Tax map base provided courtesy of Real Property Tax Service
Agency and Suffolk County Water Authority.*

Long Island Sound



Great
Peconic
Bay

LAND AVAILABLE

Town of Southold
Suffolk County, New York

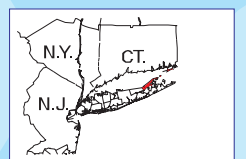
... LEGEND ...

- Vacant, Residentially Zoned, Non-Subdividable Parcels
- Vacant, Residentially Zoned, Subdividable Parcels
- Residentially Used, Residentially Zoned, Subdividable Parcels
- Agriculturally Used, Residentially Zoned, Subdividable Parcels
- Vacant or Agriculturally Used, Commercially Zoned Parcels
- Vacant or Agriculturally Used, Industrially Zoned Parcels
- Special Cases (see text)

Scale: 1 inch = 1.5 miles



STEPHEN M. JONES
Director of Planning



LOCATION MAP

TOWN OF SHELTER ISLAND

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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

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.

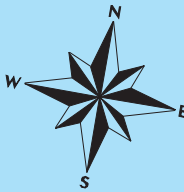
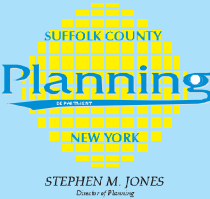
LAND AVAILABLE

Town of Shelter Island
Suffolk County, New York

... LEGEND ...

-  Vacant, Residentially Zoned, Non-Subdividable Parcels
-  Vacant, Residentially Zoned, Subdividable Parcels
-  Residentially Used, Residentially Zoned, Subdividable Parcels
-  Agriculturally Used, Residentially Zoned, Subdividable Parcels
-  Vacant or Agriculturally Used, Commercially Zoned Parcels
-  Vacant or Agriculturally Used, Industrially Zoned Parcels
-  Special Cases (see text)

Scale: 1 inch = 3960 feet



Noyack Bay

Gardiners Bay

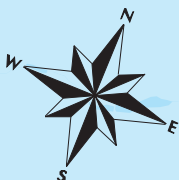
Southold Bay

TOWN OF SOUTHAMPTON

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Suffolk County Real Property Tax Service Agency (R.P.T.S.A.).
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Tax map base provided courtesy of Real Property Tax Service
Agency and Suffolk County Water Authority.

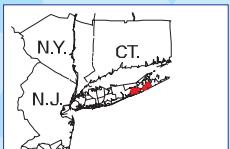
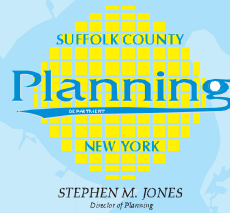


... LEGEND ...

- Vacant, Residentially Zoned, Non-Subdividable Parcels
- Vacant, Residentially Zoned, Subdividable Parcels
- Residentially Used, Residentially Zoned, Subdividable Parcels
- Agriculturally Used, Residentially Zoned, Subdividable Parcels
- Vacant or Agriculturally Used, Commercially Zoned Parcels
- Vacant or Agriculturally Used, Industrially Zoned Parcels
- Special Cases (see text)

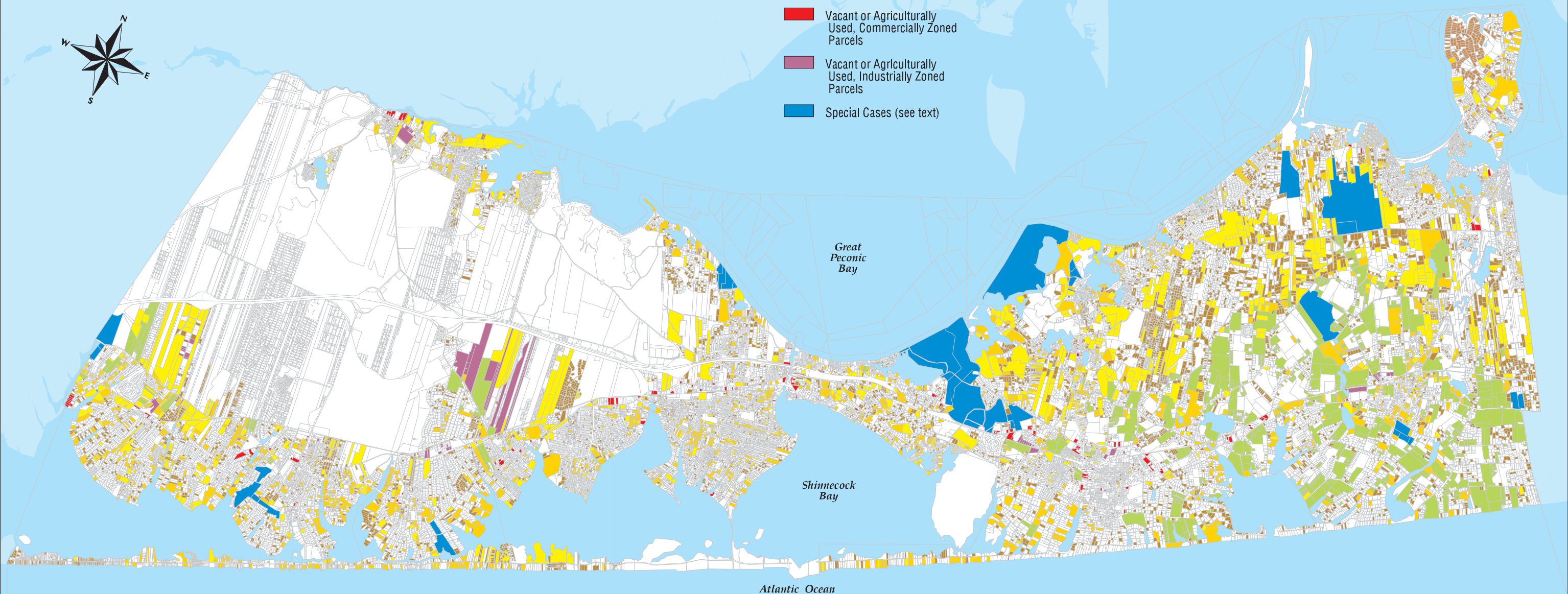
LAND AVAILABLE

Town of Southampton
Suffolk County, New York



LOCATION MAP

Scale: 1 inch = 1.75 miles



TOWN OF EASTHAMPTON

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LAND AVAILABLE

Town of East Hampton
Suffolk County, New York

...LEGEND...

-  Vacant, Residentially Zoned, Non-Subdividable Parcels
-  Vacant, Residentially Zoned, Subdividable Parcels
-  Residentially Used, Residentially Zoned, Subdividable Parcels
-  Agriculturally Used, Residentially Zoned, Subdividable Parcels
-  Vacant or Agriculturally Used, Commercially Zoned Parcels
-  Vacant or Agriculturally Used, Industrially Zoned Parcels
-  Special Cases (see text)

Scale: 1 inch = 1.5 miles

