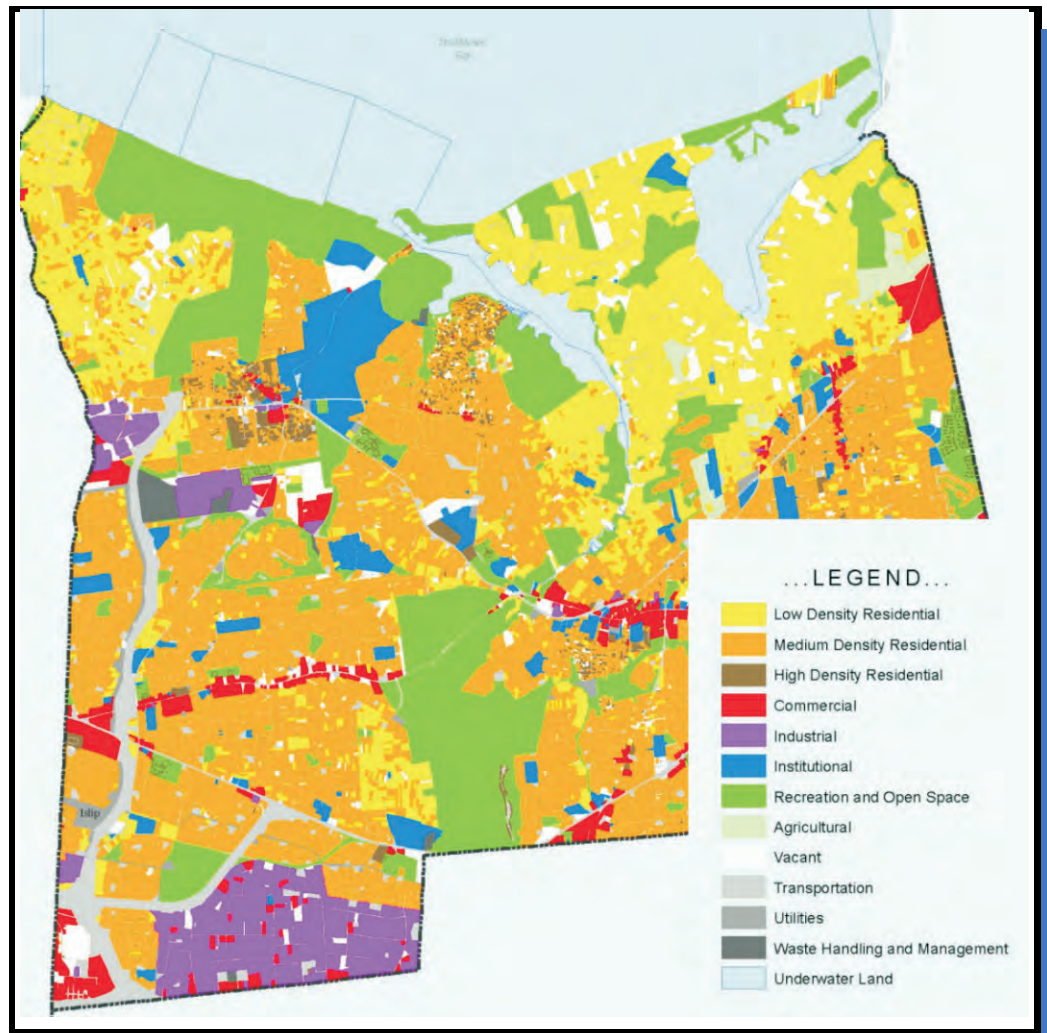


2007 Existing Land Use Inventory Western Suffolk County

June 2007



Suffolk County Department of Planning
Suffolk County ■ New York

2007 EXISTING LAND USE INVENTORY
Western Suffolk County

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**2007 EXISTING LAND USE INVENTORY
Western Suffolk County**

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Table of Contents

INTRODUCTION 1
 Previous Land Use Studies 1
 Study Objectives 2

METHODOLOGY 3
 Data Management and Scale 3
 Land Use Inventory Process 9
 Land Use Classification Conventions 9
 Existing Land Use Map Accuracy 11
 Time Frame 11

RESULTS OF THE LAND USE INVENTORY 12

REFERENCES 14

APPENDIX 15
 Appendix Table 1. Upland Land Use Acreage for the Town of Huntington
 and Villages – 2007 17
 Appendix Table 2. Upland Land Use Acreage for the Town of Babylon
 and Villages – 2007 17
 Appendix Table 3. Upland Land Use Acreage for the Town of Smithtown
 and Villages – 2007 18
 Appendix Table 4. Upland Land Use Acreage for the Town of Islip
 and Villages – 2007 18
 Appendix Table 5. Upland Land Use Acreage for the Town of Brookhaven
 and Villages – 2007 19

MAPS 21
 Town of Babylon - Existing Land Use 2007
 Town of Brookhaven - Existing Land Use 2007
 Town of Huntington - Existing Land Use 2007
 Town of Islip Existing - Land Use 2007
 Town of Smithtown - Existing Land Use 2007

INTRODUCTION

Previous Land Use Studies

Existing land use maps and tabulations of land use acreage data on a town-wide basis for the ten towns within Suffolk County 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 and detail 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 Department of Health Services (SCDHS) 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 SCDHS 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.

Parcel specific land use data and GIS color maps that reflect 1995 conditions were prepared by the Suffolk County Planning Department (SCPD) for a portion of the five eastern towns and a small section of the Town of Brookhaven under the PEP. As a result of the work performed under the PEP, the SCPD 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. The decision was later made by the SCPD 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. This effort resulted in a 1999 land use inventory with parcel specific land use data and GIS color maps for all of eastern Suffolk County.

A land use inventory was conducted by the SCPD in 2001 for the watershed area within western Suffolk County contributing groundwater underflow to the north shore embayments and Long Island Sound. As a result of this effort, more than one half of the acreage in the Town of Smithtown and more than one third of the acreage in the Town of Huntington was inventoried and mapped. The study area boundary also included the northwest corner of the Town of Brookhaven as well as a very small portion of the Town of Islip. In order to complete the land use puzzle for all of Suffolk County, the SCPD decided to devote the necessary resources to finish the land use inventory for all of western Suffolk County, similar to what had been done for eastern Suffolk County. This report completes that land use inventory effort for Suffolk County that was begun over a decade ago under the Peconic Estuary Program.

Study Objectives

The objectives of this land use inventory are as follows:

- Establish an accurate GIS existing land use data base at tax map scale (i.e., large scale) for the five west end towns of 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 a GIS existing land use map in digital and print formats for each west end 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 ArcGIS 9.1, ArcView 9.1
- Dell Poweredge 6300 dual processor Windows NT server with 1 gigabyte of RAM and 50 gigabytes of storage
- HP 1055cm color inkjet plotter
- Four Windows XP workstations, each with 1 gigabyte of RAM and 80 gigabytes storage

Backup copies of all hard copy maps are archived in a ArcGIS.mxd format and Adobe Acrobat PDF 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. 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. The hard copy map contained in this report depicting land use in each of the towns within the study area boundary is constrained by the 11" x 17" format. This report, with a color land use map included, is on the Suffolk County website (www.co.suffolk.ny.us). The online map can be magnified to any scale and printed.

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 (≤ 1 d.u./acre), medium density residential (>1 to <5 d.u./acre), high density residential (≥ 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 Office of Real Property Services 2003). 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 (1 of 5)

Low Density Residential

(≤ 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

(≥ 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

*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 (2 of 5)

Commercial

attribute code 4 - symbol #110 - red**

- 414 Hotel
- 415 Motel
- 417 Camps, Cottages, Bungalows
- 418 Inns, Lodges, Boarding & Rooming Houses, Tourists Homes, Fraternity & Sorority Houses
- 420 Dining Establishments
 - 421 Restaurants
 - 422 Diners & Luncheonettes
 - 423 Snack Bars, Drive-Ins, Ice Cream Bars
 - 424 Night Clubs
 - 425 Bar
 - 426 Fast Food Franchises
- 430 Motor Vehicle Services
 - 431 Auto Dealers - Sales & Svc.
 - 432 Service & Gas Stations
 - 433 Auto Body, Tire Shops, Other Related Auto Sales
 - 434 Automatic Car Wash
 - 435 Manual Car Wash
 - 436 Self-Service Car Wash
 - 437 Parking Garage
 - 438 Parking Lot
- 450 Retail Services
 - 451 Regional Shopping Centers
 - 452 Area of Neighborhood Shopping Centers
 - 453 Large Retail Outlets
 - 454 Large Retail Food Stores
 - 455 Dealerships - Sales & Services (other than auto with large scale operation)
- 460 Bank & Office Buildings
 - 461 Standard Bank/Single Occupant
 - 462 Drive-in Branch Bank
 - 463 Bank Complex w Office Bldg.
 - 464 Office Building
 - 465 Professional Building
- 470 Miscellaneous Services
 - 471 Funeral Homes
 - 472 Dog Kennels, Veterinary Clinics
 - 473 Greenhouses (retail sales)
 - 474 Billiards

- 480 Multiple Use of Multi purposes
 - 481 Downtown Row Type (with common wall)
 - 482 Downtown Row Type (detached)
 - 484 One Story Small Structure
 - 485 One Story Small Structure - Multi-occupant
 - 486 Minimart
- 510 Entertainment Assembly
 - 511 Legitimate Theaters
 - 512 Motion Picture Theaters
 - 513 Drive-in Theaters
 - 514 Auditoriums, Exhibition & Exhibition Halls
 - 515 Radio, T.V. & Motion Picture Studios
- 520 Sports Assembly
 - 521 Stadiums, Arenas, Armories, Field Houses
 - 522 Racetracks
- 530 Amusement Facilities
 - 531 Fairgrounds
 - 532 Amusement Parks
 - 533 Game Farms
 - 534 Social Organizations
- 540 Indoor Sports Facilities
 - 541 Bowling Centers
 - 542 Ice or Roller Skating Rinks
 - 543 YMCAs, YWCAs, etc.
 - 544 Health Spas
 - 545 Indoor Swimming Pools
 - 546 Other Indoor Sports
- 550 Outdoor Sports Activities
 - 554 Outdoor Swimming Pools
 - 555 Riding Stables
 - 556 Ice or Roller Skating Rinks
 - 557 Other Outdoor Sports
- 570 Marinas
- 583 Resort Complexes
- 691 Professional Associations

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 (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

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 (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 Right
- 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

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 (5 of 5)

Vacant

*attribute code 9 - symbol #26 - white***

- 310 Residential
 - 311 Residential Vacant Land
 - 313 Waterfront Vacant Lots
 - 314 Rural Vacant Lots ≤ 10 Acres
- 320 Rural
 - 321 Abandoned Agricultural Land
 - 322 Residential Vac. Land >10 A.
 - 323 Other Rural Vacant Lands
- 330 Vacant Land Located in Commercial Areas
- 340 Vacant Land Located in Industrial Areas
- 350 Urban Renewal or Slum Clearance
- 910 Private Wild & Forest Lands
 - 911 Forest Land
 - 912 Forest Land

Transportation

*attribute code 10 - symbol #33 - light grey***

- 650 Government
 - 651 Highway Garage
- 692 Roads, Streets, Highways & Parkways, Express or Otherwise incl. Adjoining Land
- 821 Flood Control
- 840 Transportation
 - 841 Motor Vehicle
 - 842 Ceiling Railroad
 - 843 Nonceiling Railroad
 - 844 Air
 - 846 Bridges, Tunnels & Subways

Utilities

*attribute code 11- symbol #31- lt. slate grey***

- 810 Electric & Gas
 - 812 Electric Power Generation - Coal Burning Plant
 - 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
- 818 Gas Transmission & Distribution
- 820 Water
 - 822 Water Supply
- 830 Communication
 - 831 Telephone
 - 832 Telegraph
 - 833 Radio
 - 834 TV other than Community Antenna TV
 - 835 Community Antenna T.V.
 - 836 Telecommunications
- 847 Pipelines (used by utility companies)
- 860 Special Franchise Property
 - 861 Electric & Gas
 - 862 Water
 - 866 Telephone
 - 867 Miscellaneous
 - 868 Pipelines
 - 869 Television

Waste Handling & Management

*attribute code 12-symbol #28 - dk. slate grey***

- 850 Waste Disposal
 - 851 Solid Wastes
 - 852 Landfills & Dumps
 - 853 Sewage Treatment & Water Pollution Control
 - 854 Air Pollution Control

Surface Waters

*attribute code 13 - symbol #52 - pale turquoise***

- 183 Aquatic: oysterlands
- 315 Underwater Vacant Land
- 845 Water (canal)
- 972 Land Under Water, Either Privately or Governmentally Owned

*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.

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.

- Update the SCPD line work coverage of the tax map to include the most recent parcel line work (new subdivisions, roads and consolidations) in order to be consistent with the way town tax assessor property code data is stored. The tax map coverages for the five west end towns were updated in 2006/2007.
- Using the GIS, superimpose tax map parcel line work and tax assessor property code data over the most recent digital orthophotography (2004) for each of the west end towns.
- Screen check tax assessor property code data against digital orthophotography to verify accuracy of those parcels labeled as vacant, open space/recreation or agricultural and correct land use attribute number on the fly where necessary.
- Prepare large scale plots of all tax map sections located within each township. These plots show the land use attribute code numbers based on grouped assessor code data and residential density criteria 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 for all other land use categories other than vacant, open space/recreation and agricultural via aerial photo interpretation; recent commercial, industrial and high density residential studies and inventories; and use of the SC Real Property Tax Service Agency property data and the tax records of the Suffolk County Treasurer's Office. Manually correct land use attribute code 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 for the 13 general land use categories within each 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 number of parcels reviewed, and the magnitude and complexity of the data bases involved.

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

2007 EXISTING LAND USE INVENTORY

Western Suffolk County

- 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 ≤ 1 d.u. per 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 map shows thousands of parcels, each assigned to a land use category. In evaluating the accuracy of this map, 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 map. 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 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 the Existing Land Use map 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 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 in-house verification of land use for the Town of Babylon and those portions of the Towns of Huntington, Smithtown, Brookhaven and Islip not within the study boundary of the *Long Island Sound Study – Suffolk County North Shore Watershed Management Program* in the last half of 2006 and the first half of 2007. For all intents and purposes, the pattern of land uses as portrayed on the Existing Land Use map should be considered as representative of 2007 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 Existing Land Use map portrays the distribution of 13 land use categories as of 2007 within each of the five towns comprising western Suffolk County. 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.

Table 2. Upland Acres & Number of Parcels Western Suffolk County Towns – 2007

	Upland Acreage	Number of Parcels
Babylon	35,951	65,707
Huntington	60,132	70,616
Islip	68,110	94,457
Smithtown	34,369	41,269
Brookhaven	166,598	174,320
TOTAL	365,160	446,369

*Town totals include incorporated villages.

Table 2 illustrates that the upland land area within the five west end towns of Suffolk County encompasses approximately 365,000 acres. There are over 446,000 real property tax map parcels within this study area. The five west end towns account for 62% of the upland

acreage in Suffolk County and 80% of all the parcels within the County. The town totals shown in both Table 2 and Table 3 include incorporated villages within the geographic boundaries of each town.

Table 3 is a summary of the upland acreage by land use category for each of the five west end towns. Residential development comprises 41% of the study area acreage. More than one of every five acres within the five west end towns is classified as recreation and open space. Sixteen percent of the study area has been assigned to the transportation category, which consists primarily of road and railroad right-of-ways and airports. The commercial and industrial land use categories each account for 3% of the study area acreage. Six percent of the acreage in the five west end towns is institutional and only 5% is vacant. The agriculture, utilities, and waste handling and management categories account collectively for less than 3% of the study area acreage. The surface water category includes only freshwater bodies that are shown on the tax map as a separate parcel, i.e., the shoreline is a property boundary. A freshwater body contained within a larger tax map parcel will not be shown on the existing land use map as surface waters. The acreage of the saltwater embayments is not included in the upland acreage figures for Tables 2 and 3 and Appendix Tables 1 through 5.

2007 EXISTING LAND USE INVENTORY
Western Suffolk County

Table 3. Upland Land Use Acreage by Town for Western Suffolk County – 2007*

	Huntington	Babylon	Smithtown	Islip	Brookhaven	TOTAL	PERCENT
Low Density Residential	13,641	107	5,377	2,008	13,711	34,845	10%
Medium Density Residential	16,632	6,196	11,112	21,546	40,125	95,612	26%
High Density Residential	2,650	5,559	534	4,342	6,319	19,404	5%
Commercial	2,444	1,505	1,445	2,430	4,707	12,531	3%
Industrial	905	2,254	1,447	3,063	2,963	10,632	3%
Institutional	3,016	1,243	1,522	4,552	11,832	22,165	6%
Recreational & Open Space	8,588	11,411	5,912	14,624	42,989	83,523	23%
Agriculture	638	31	229	81	3,971	4,949	1%
Vacant	2,013	564	1,348	1,637	13,392	18,954	5%
Transportation	8,627	6,801	5,029	13,068	23,587	57,112	16%
Utilities	904	134	260	546	2,466	4,310	1%
Waste Handling	73	146	154	213	537	1,124	0%
TOTAL	60,132	35,951	34,369	68,110	166,598	365,160	100%

*Town totals include incorporated villages.

Appendix tables 1 through 5 depict upland land use acreage for the towns of Huntington, Babylon, Smithtown, Islip and Brookhaven and their respective villages as of

2007. The acreage figures for the transportation category in Tables 1 through 5 are available only on a town-wide basis which includes villages and unincorporated areas of the towns.

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APPENDIX

Appendix Table 1. Upland Land Use Acreage for the Town of Huntington and Villages – 2007

	Town of Huntington Uninc. Area	Village of Asharoken	Village of Huntington Bay	Village of Lloyd Harbor	Village of Northport	TOWN TOTAL	PER- CENT
Low Density Residential	9,880	270	279	2,959	253	13,641	23%
Medium Density Residential	15,818	79	182	8	545	16,632	28%
High Density Residential	2,503	3	10	0	134	2,650	4%
Commercial	2,351	0	9	0	84	2,444	4%
Industrial	905	0	0	0	0	905	2%
Institutional	2,685	2	0	275	54	3,016	5%
Recreation & Open Space	6,295	3	45	2,101	143	8,588	14%
Agriculture	638	0	0	0	0	638	1%
Vacant	1,169	496	25	292	30	2,013	3%
Transportation*						8,627	14%
Utilities	881	5	0	10	8	904	2%
Waste Handling	73	0	0	0	0	73	0%
TOTAL	43,199	859	551	5,646	1,251	60,132	100%

* Transportation acreage is available only on a town-wide basis (includes villages and unincorporated town areas).

Appendix Table 2. Upland Land Use Acreage for the Town of Babylon and Villages – 2007

	Town of Babylon Uninc. Area	Village of Amityville	Village of Lindenhurst	Village of Babylon	TOWN TOTAL	PERCENT
Low Density Residential	70	10	3	25	107	0%
Medium Density Residential	4,659	478	558	501	6,196	17%
High Density Residential	4,183	222	819	335	5,559	15%
Commercial	1,188	100	124	92	1,505	4%
Industrial	2,107	73	67	7	2,254	6%
Institutional	956	112	110	65	1,243	3%
Recreation & Open Space	11,182	42	56	130	11,410	32%
Agriculture	31	0	0	0	31	0%
Vacant	468	25	51	20	564	2%
Transportation*					6,801	19%
Utilities	119	1	2	13	134	0%
Waste Handling	146	0	0	0	146	0%
TOTAL	25,109	1,064	1,790	1,187	35,950	100%

* Transportation acreage is available only on a town-wide basis (includes villages and unincorporated town areas).

Appendix Table 3. Upland Land Use Acreage for the Town of Smithtown and Villages – 2007

	Town of Smithtown Uninc.	Village of Head of the Harbor	Village of Nissequogue	Village of the Branch	TOWN TOTAL	PERCENT
Low Density Residential	2,800	1,090	1,458	30	5,377	16%
Medium Density Residential	10,773	49	25	266	11,112	32%
High Density Residential	522	1	1	10	534	2%
Commercial	1,375	0	0	70	1,445	4%
Industrial	1,447	0	0	0	1,447	4%
Institutional	1,400	30	39	53	1,522	4%
Recreation & Open Space	5,064	215	541	92	5,912	17%
Agriculture	88	109	32	0	229	1%
Vacant	973	145	206	23	1,348	4%
Transportation*					5,029	15%
Utilities	250	10	0	0	260	1%
Waste Handling	154	0	0	0	154	0%
TOTAL	24,846	1,649	2,302	543	34,369	100%

* Transportation acreage is available only on a town-wide basis (includes villages and unincorporated town areas).

Appendix Table 4. Upland Land Use Acreage for the Town of Islip and Villages – 2007

	Town of Islip Uninc.	Village of Brightwaters	Village of Ocean Beach	Village of Saltaire	Village of Islandia	TOWN TOTAL	PERCENT
Low Density Residential	1,976	10	0	0	21	2,008	3%
Medium Density Residential	20,885	342	4	49	266	21,546	32%
High Density Residential	4,238	18	54	31	1	4,342	6%
Commercial	2,182	17	3	1	227	2,430	4%
Industrial	2,903	4	0	0	156	3,063	4%
Institutional	4,510	1	4	2	34	4,552	7%
Recreation & Open Space	14,300	18	3	42	261	14,624	21%
Agriculture	60	0	0	0	20	81	0%
Vacant	1,530	6	2	14	85	1,637	2%
Transportation*						13,068	19%
Utilities	486	5	1	0	55	546	1%
Waste Handling	212	0	0	0	0	213	0%
TOTAL	53,282	421	73	140	1,127	68,110	100%

* Transportation acreage is available only on a town-wide basis (includes villages and unincorporated town areas).

Appendix Table 5. Upland Land Use Acreage for the Town of Brookhaven and Villages – 2007

	Town of Brookhaven Uninc. Area	Village of Belle Terre	Village of Bellport	Village of Old Field	Village of Patchogue
Low Density Residential	11,816	364	185	884	44
Medium Density Residential	37,359	40	341	11	485
High Density Residential	5,779	0	13	0	234
Commercial	4,300	0	20	0	147
Industrial	2,908	1	0	0	44
Institutional	11,378	7	50	44	80
Recreation & Open Space	42,096	35	167	242	98
Agriculture	3,971	0	0	0	0
Vacant	13,004	44	24	83	73
Transportation*					
Utilities	2,385	0	7	0	16
Waste Handling	530	0	0	0	1
TOTAL	135,524	493	807	1,264	1,222

* Transportation acreage is available only on a town-wide basis (includes villages and unincorporated town areas).

Appendix Table 5. Upland Land Use Acreage for the Town of Brookhaven and Villages – 2007 *Cont'd*

	Village of Poquott	Village of Port Jefferson	Village of Shoreham	Village of Lake Grove	TOWN TOTAL	PERCENT
Low Density Residential	58	191	98	72	13,711	8%
Medium Density Residential	148	697	91	952	40,125	24%
High Density Residential	13	126	1	153	6,319	4%
Commercial	0	72	1	166	4,707	3%
Industrial	0	10	0	1	2,963	2%
Institutional	2	184	14	74	11,832	7%
Recreation & Open Space	5	280	32	35	42,989	26%
Agriculture	0	0	0	0	3,971	2%
Vacant	11	78	6	70	13,392	8%
Transportation*					23,587	14%
Utilities	4	42	10	3	2,466	1%
Waste Handling	0	6	0	0	537	0%
TOTAL	240	1,685	251	1,525	166,598	100%

* Transportation acreage is available only on a town-wide basis (includes villages and unincorporated town areas).

MAPS

TOWN OF BABYLON

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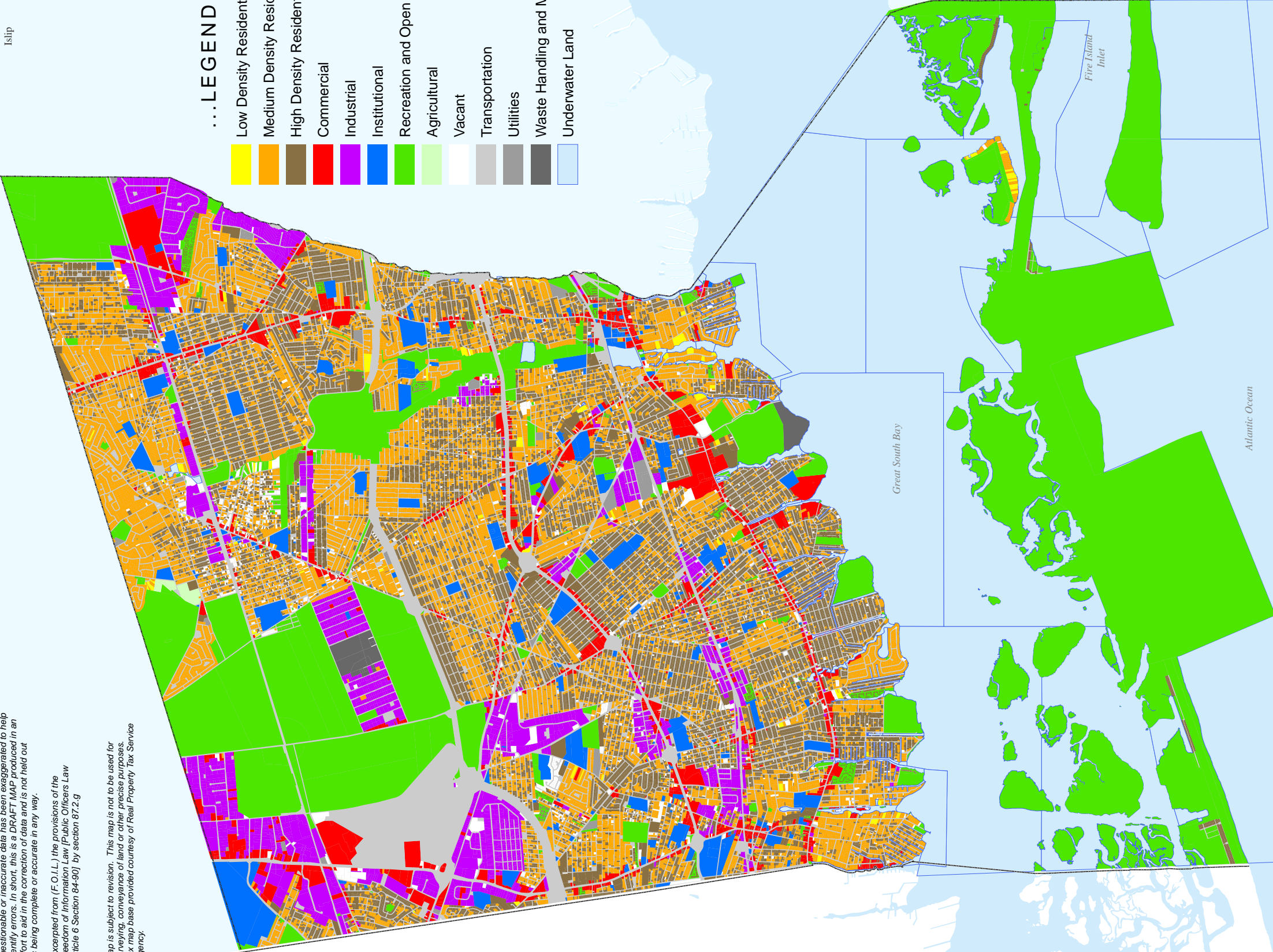
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Huntington

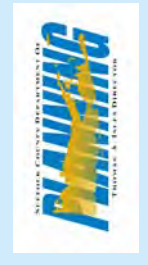
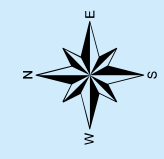
Islip

...LEGEND...

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land

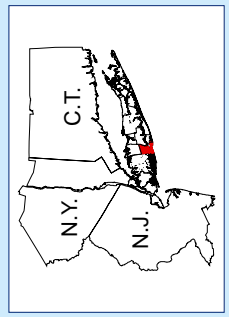


NASSAU COUNTY



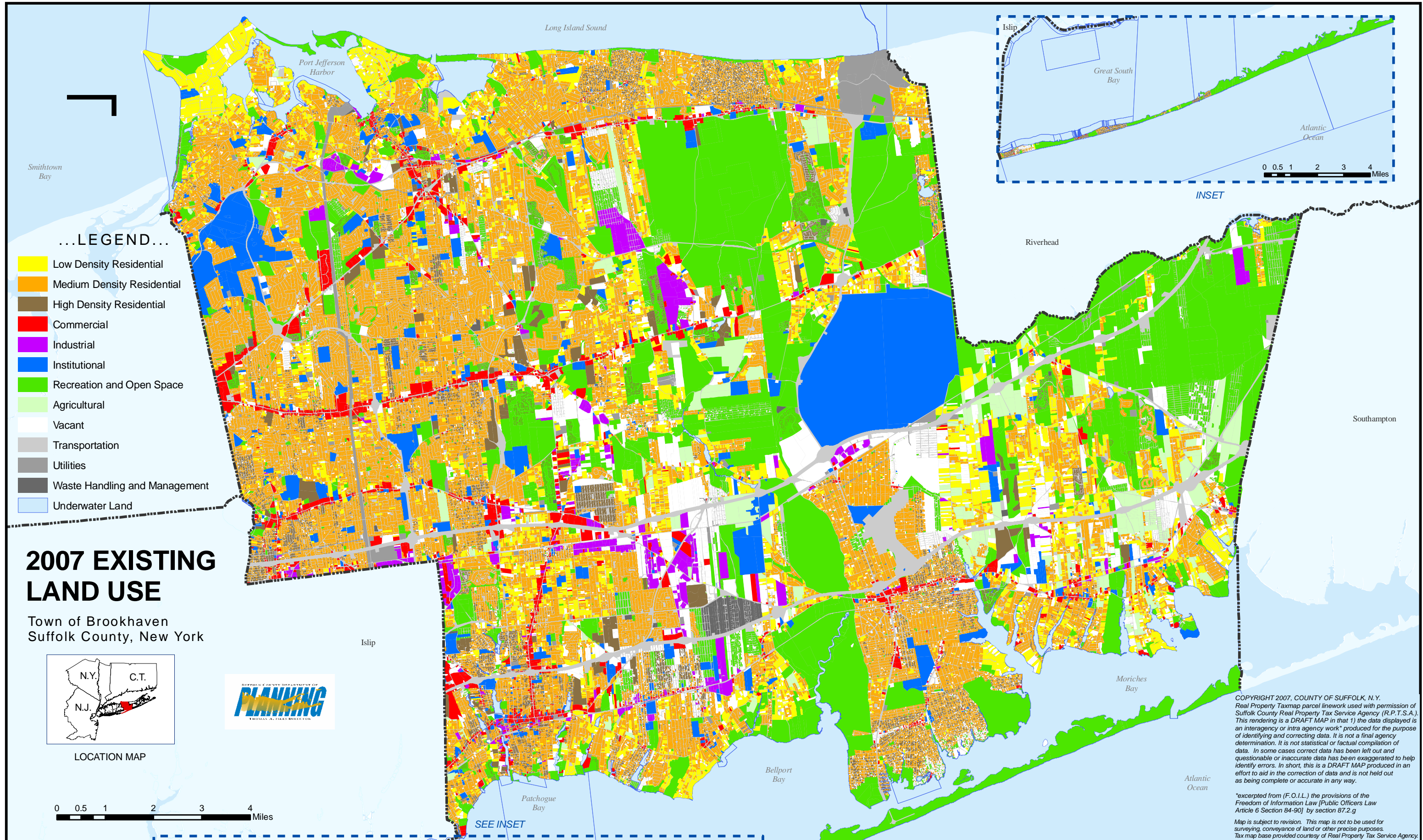
2007 EXISTING LAND USE

Town of Babylon
Suffolk County, New York



LOCATION MAP

TOWN OF BROOKHAVEN

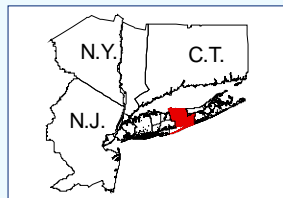


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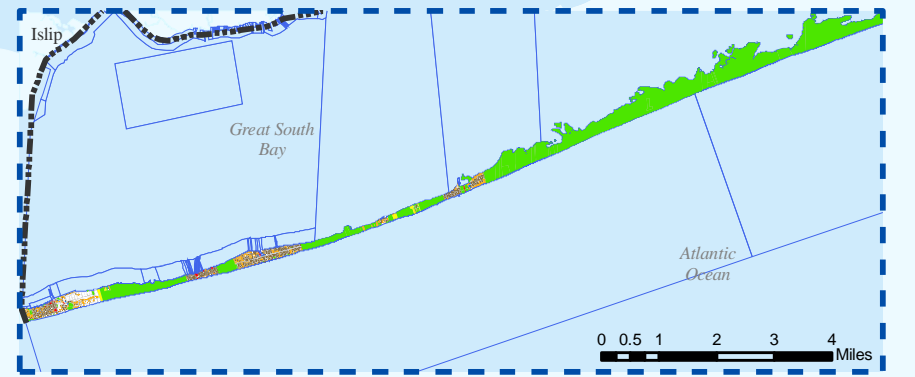
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- Institutional
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- Agricultural
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- Utilities
- Waste Handling and Management
- Underwater Land

2007 EXISTING LAND USE

Town of Brookhaven
Suffolk County, New York



LOCATION MAP



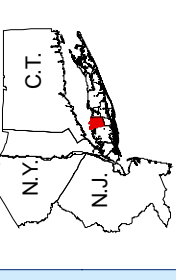
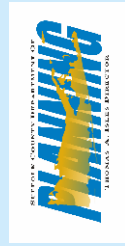
INSET

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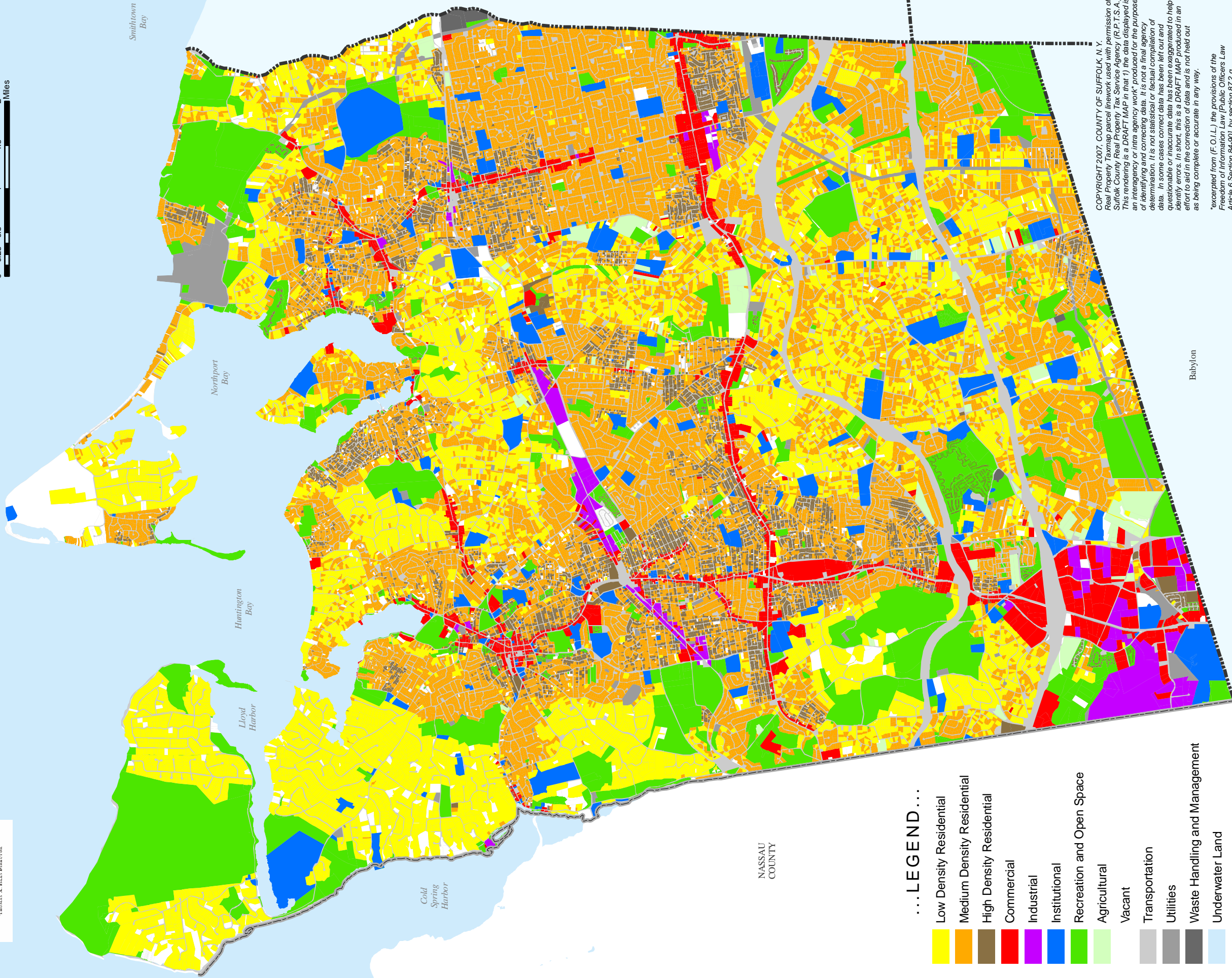
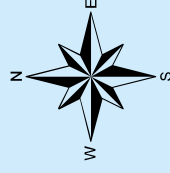
TOWN OF HUNTINGTON

2007 EXISTING LAND USE

Town of Huntington
Suffolk County, New York



LOCATION MAP



... LEGEND ...

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land

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Babylon

NASSAU
COUNTY

TOWN OF ISLIP

2007 EXISTING LAND USE

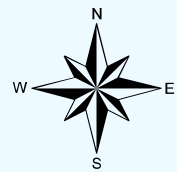
Town of Islip
Suffolk County, New York



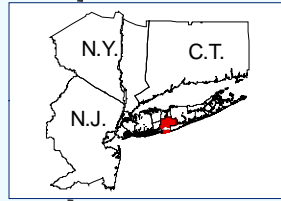
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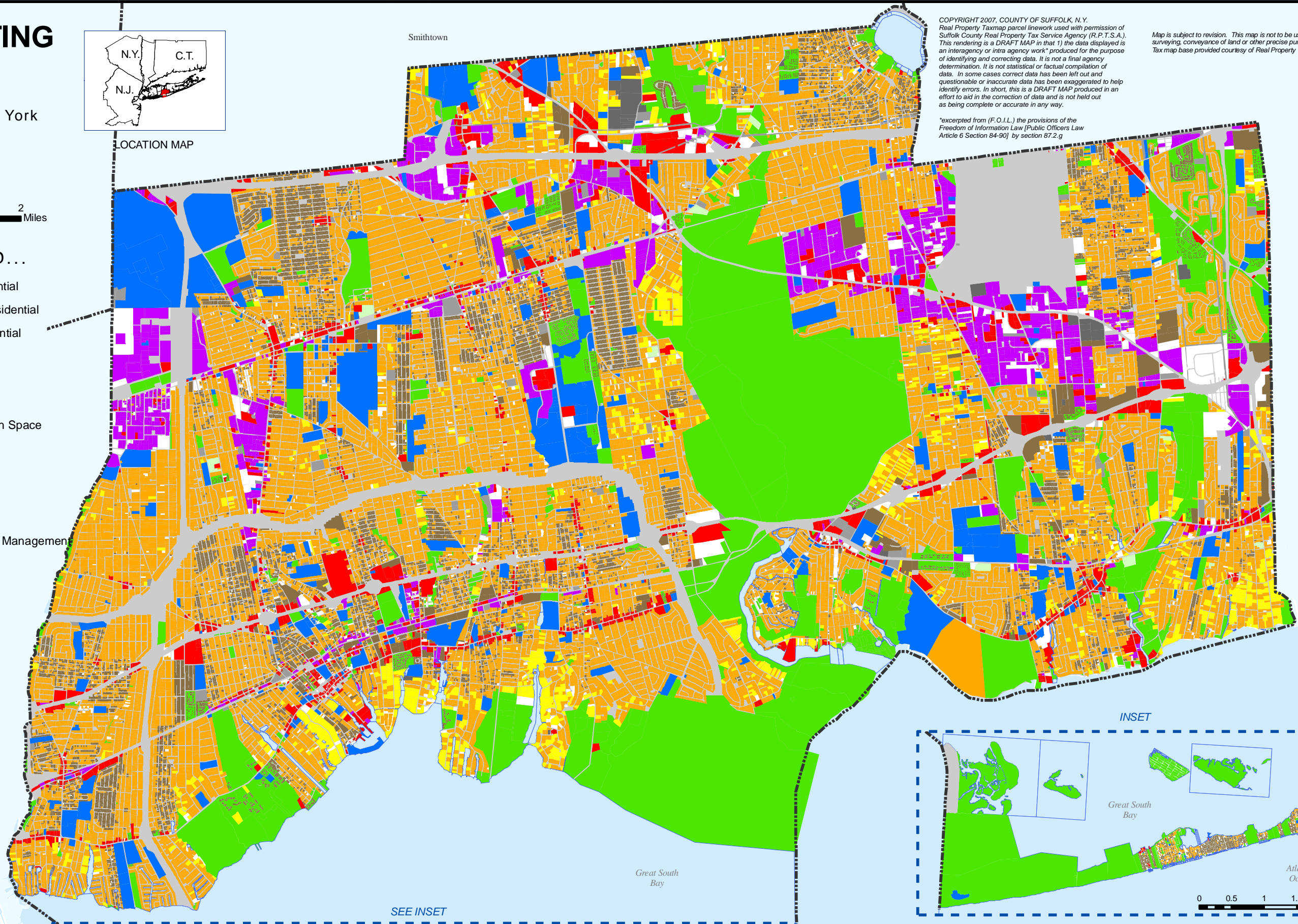
- Low Density Residential
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- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land



Babylon



LOCATION MAP



Smithtown

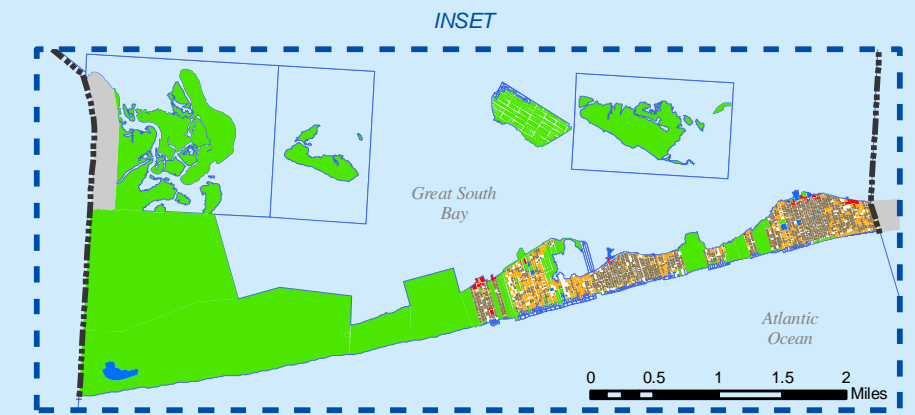
Brookhaven

SEE INSET

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TOWN OF SMITHTOWN

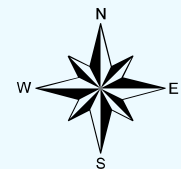
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...LEGEND...

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- Industrial
- Institutional
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- Underwater Land



Huntington

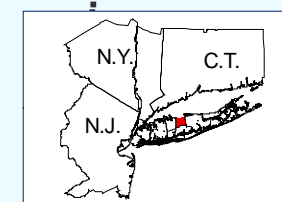
Smithtown Bay

Brookhaven

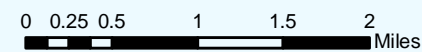
Islip

2007 EXISTING LAND USE

Town of Smithtown
Suffolk County, New York



LOCATION MAP





STEVE LEVY
SUFFOLK COUNTY EXECUTIVE