# *Existing Land Use*

Nassau - Suffolk Regional Planning Board

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February 29, 1968

Honorable County Executives
and Members of the Nassau and Suffolk Counties
Boards of Supervisors
Mineola and Riverhead, New York

Gentlemen:

It is with pleasure that we submit for your consideration the first published report in our comprehensive planning series entitled "Existing Land Use". This report is a complete compendium of all existing uses of land, both private and public, in the two counties. The information has been tabulated according to municipalities and school districts.

Since this information is vital data for all planning work, we feel it will be of great value to all the public agencies of Nassau and Suffolk Counties.

Very truly yours,

LEONARD W. HALL
Chairman

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The preparation of this report was financially aided through a Federal Grant from the Department of Housing and Urban Development, authorized by Section 701 of the Housing Act of 1954, as amended.

## PREFACE

Nassau and Suffolk Counties abounding in farm plains and other natural attributes are familiar to millions of persons for their residential and recreation opportunities. The counties have also achieved the dubious distinction of being one of the fastest growing regions in the United States. The future retention of priceless natural resources and the assurance of orderly growth can only be accomplished through intelligent planning. One of the first steps in the planning process is the determination of existing conditions. The inventory and analysis of existing land uses are a vital preliminary to comprehensive planning.

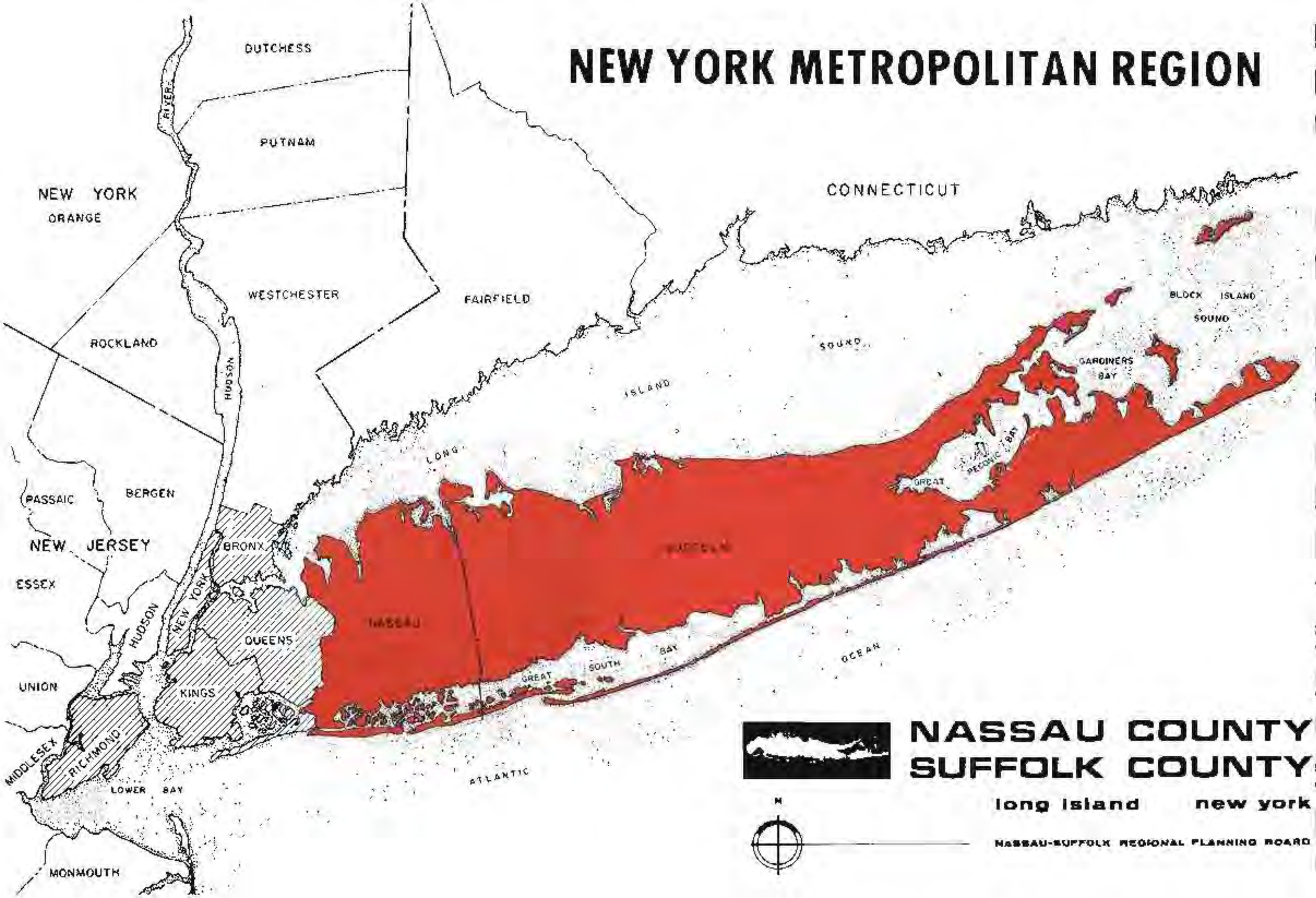
This report is a synopsis of the department's findings of existing land uses in the two counties. The information was originally prepared in a very detailed fashion on a town-by-town basis on maps at a scale of 1 inch = 200 feet for the western five towns of Suffolk County. The eastern five towns of Suffolk County were recorded on maps at a scale of 1 inch = 100 feet. The Nassau County tax map, at various scales, was used in that county. The classification of land uses includes one hundred separate categories under the major headings of Residential, Commercial, Industrial, Transportation-Utilities-Communications, Institutional, Recreation and Open Space, Agriculture, Roadways, Vacant, and Water Uses.

In order, however, to allow for wide distribution, it is necessary to substitute generalized maps in this report for the more detailed ones. The original maps are available for use at the regional planning office at Hauppauge for those in need of more definitive breakdowns.

The study was carried out by the combined efforts of the Nassau and Suffolk Planning Commissions and the Nassau-Suffolk Regional Planning Board. The statistical breakdowns provide land use information for all the municipalities of Nassau and Suffolk Counties including unincorporated areas and for all the school districts. The information for Nassau County has been programmed and coded for data processing to enable an efficient updating of future land use changes. It is intended that Suffolk County's land use information will be similarly recorded at such time as the county develops a unified system of property records.

February 15, 1968 L. E. K.

# NEW YORK METROPOLITAN REGION




## NASSAU COUNTY
## SUFFOLK COUNTY

long island new york

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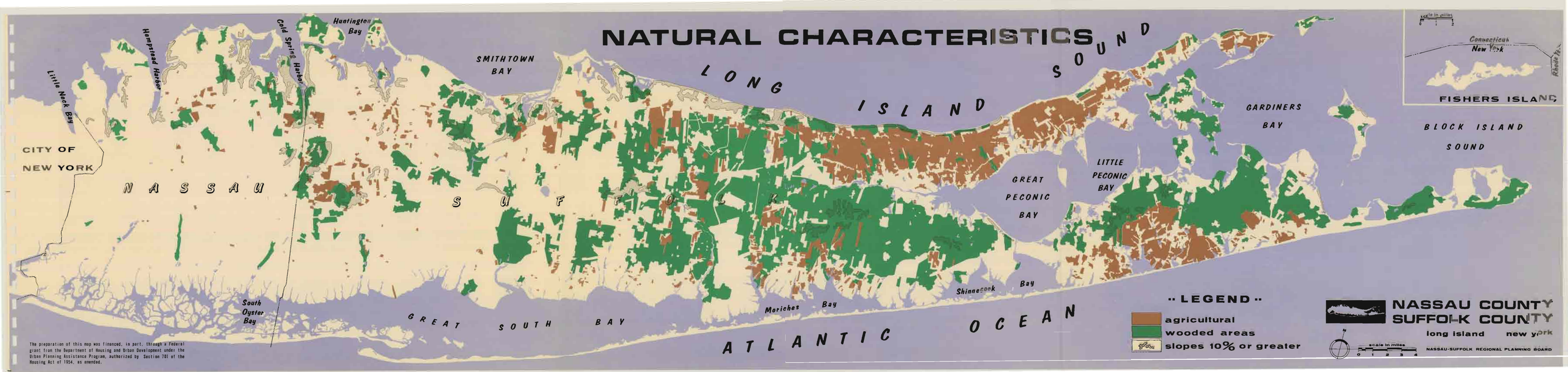
NASSAU-SUFFOLK REGIONAL PLANNING BOARD

# NATURAL CHARACTERISTICS




·· LEGEND ··

- agricultural
- wooded areas
- slopes 10% or greater

**NASSAU COUNTY**
**SUFFOLK COUNTY**
long island new york

scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

The preparation of this map was financed, in part, through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended.

## *Physical Characteristics*

*Location*—Nassau and Suffolk Counties, with their streams, lakes, rivers, ocean, bays and sound frontages exceeding 1,000 linear miles in total, are familiar natural attributes to millions of persons for resort and recreation opportunities. Long Island Sound on the north and the Atlantic Ocean on the south and east afford a decidedly unique advantage for the proper development of marine resources. The south shore is paralleled by barrier beaches which create bays between the south shore of the Island and the ocean from Long Beach on the west to the Hamptons in the Town of Southampton, Jones, Fire Island, Moriches and Shinnecock Inlets connect these bays to the ocean. This portion of the Long Island peninsula is over 100 miles long and 20 miles wide at its widest point, which is near the Nassau-Suffolk boundary. The major land area extends eastward from the Queens-Brooklyn and Nassau County border for approximately 60 miles to Riverhead. East of Riverhead two forks or peninsulas, continue eastward separated by the waters of Peconic and Gardiners Bays. The northern fork terminates at Orient Point and is approximately 20 miles in length. The southern fork terminates at Montauk and is about 44 miles long. The land area of the two counties is approximately 1,200 square miles.

*Topography*—The topography is uniform with a gentle to moderate downward slope from the north to the south shore. A high ridge of glacial origin running approximately east and west from the northwesterly corner of Nassau County and then running in a southeasterly direction through Nassau from the north shore reaches an elevation of about 300 feet above sea level. North of the ridge the topography is generally abrupt with an overall slope to Long Island Sound. South of the ridge is a long gentle slope terminating in the marsh and meadow land which borders the bays on the south. Four main river watershed valleys are located in Suffolk County. These are the Nissequogue in the Town of Smithtown, Connetquot in the Town of Islip, Carmans in the Town of Brookhaven, and the Peconic which is found in the Towns of Riverhead, Brookhaven and Southampton.

*Geological Description*—The area is mainly composed of the unconsolidated deposits of sand, gravel and clay laid down in more or less parallel beds on a hard bedrock surface. The rock floor is tilted downward in a southeasterly direction so that from a position of surface outcroppings in the northwest end of Long Island (Queens County) it reaches a depth of 2,100 feet below sea level beneath Fire Island. The subsoil is generally sandy of yellow color except on the ocean side of the south shore dunes which are of light gray sea sand. The topsoil has been particularly suited for agricultural uses. Elsewhere the ground is generally covered with scrub growth, mostly oaks and pine. North of the glacial ridge there is an abundance of flora including many of the hardwoods as well as evergreen cover.

*Water Supply*—The water supply is obtained entirely from ground water. Natural replenishment of this supply is derived solely from precipitation, i.e., rain, snow and sleet, which averages 42 inches per year. It has been estimated that approximately 50 per cent of the precipitation is lost due to evaporation, stream flow and other factors, so that only about half of the precipitation reaches the water bearing strata. On the basis of past experience and engineering projections, the ground water reservoir appears to be adequate to serve an estimated population of approximately 5 million persons in the two counties.[17]

*Marine Environment*—The estuarian marshes and the off-shore waters, diverse in terms of salinity and temperature, abound in a variety of shell and fin fish. The inland fresh waters, particularly in Suffolk County, have an abundance of trout and bass. It also should be mentioned here that another of the marine resources is the sand and gravel deposits which are particularly rich in the lands under the Long Island Sound and on the north shore of the Island.

*Climate*—Nassau-Suffolk enjoys the temperate zone qualities of a four-season year. The summer temperatures average 75-85 degrees. This is in contrast with a winter average of 25-35 degrees. Extremes beyond these figures are of short duration. Spring and Autumn temperatures fluctuate between these two ranges and can generally be termed mild with an average of 60-65 degrees.

The only abnormal occurrences that Nassau-Suffolk is subject to are hurricanes. These storms, with winds of more than 70 miles per hour and prolonged heavy rains, usually result in extensive property damage. Fortunately, these storms have rarely occurred. The most severe was in September of 1938. The Great South Beach (Fire Island) was breached at five locations. One of these break-throughs was allowed to remain and is now the Shinnecock Inlet.

*Flora*—The flora of Long Island indicates various stages of ecological succession. In the main, the majority of the woodlands (the Barrens) are covered with pitch pine and white oak reflecting the sandy nature of the soil. However, there are areas of richer soil, particularly along the glacial ridge and in the river valleys, sustaining a variety of cover. Among the deciduous trees are the Sycamore, Red and Black Oak, American Beech, Red Maple, Sugar Maple, Norway Maple, Hickory, Black Walnut, Common Birch, Sour Gum, Black Birch, Aspen and Elm. The evergreens include the Red Cedar, American Holly and White Pine. Two of these stands are particularly noteworthy. The Prosser Pines at Yaphank is the only virgin stand of White Pine timber on Long Island. They are mature trees. The second is the "Sunken Forest" stand of American Holly on Fire Island. The shrubs include Viburnum, Shadbush, American Chestnut, Blueberry, Northern Bayberry, Beach Plum, Laurel, Azaleas. In addition are the many horticultural species introduced over the years. The flowers, ferns, etc., are too numerous for mention here.

*Characteristics Map*—Plate No. 3 on the preceding page shows the natural characteristics of Nassau and Suffolk Counties. The map indicates slopes greater than ten percent, farm areas, wooded areas, and waterways.

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[17] Col. Thomas H. Wiggin. **Report on A Comprehensive Plan for the Development and Distribution of the Available Water Supply of Suffolk County, Long Island, N. Y.** (Suffolk County, New York, Suffolk County Water Authority, January, 1957), p. 24.

## *Method*

The uses to which land is put can be categorized in numerous ways. Therefore, the first step in the undertaking of a land use analysis is the determination of a classification system. The classes must be inclusive enough to insure that all uses are covered; clearly defined to avoid ambiguity; and kept to a minimum to avoid duplication and erroneous listings. For regional purposes, it was felt adequate to confine the study to ten major groupings: residential, commercial, industrial, transportation-utilities-communications, institutional, recreation-open space, agriculture, roadways, vacant, and water. These were further subdivided to cover significant types into one hundred uses.

The following Table indicates the classification breakdown:

TABLE IV
LAND USE CLASSIFICATIONS

| | Category | Detail |
|---|---|---|
| **Residential** | | |
| | Residential | Single Family |
| | | Two-Family |
| | | Multi-Family |
| | | Farm Houses |
| | | Estates |
| | | Rooming & Boarding Houses |
| | | Seasonal Houses |
| | | Trailers |
| **Commercial** | | |
| | Hotels-Motels | Commercial establishments in which short term lodging is the major business activity — |
| | | Hotels |
| | | Motels |
| | | Cabins |
| | Retail & Services | Establishments whose **main** purpose is the sale or rendering of a personal service on a retail level and not listed under "offices". |
| | Automotive | Service Stations |
| | | Dealers |
| | | Repair, painting and washing |
| | | Tire sales |
| | | Seat cover installation |
| | Marine | Boat yards and marinas (private) |
| | | Sales and services |
| | | Fishery services |
| | | Boat storage |
| | Recreational | Amusement parks |
| | | Beaches and pools (profit oriented) |
| | | Billiards |
| | | Bowling |
| | | Dance (school, hall, studio, etc.) |
| | | Day camps and nursery schools |
| | | Miniature golf and driving ranges |
| | | Theaters — indoor and drive-in |
| | | Sports arenas, skating rinks |
| | | Race tracks |
| | Offices | Banks, credit agencies and loan companies |
| | | Insurance, Real Estate & Title companies |
| | | Investment and securities |
| | | Advertising, blueprinting and mailing services |
| | | Doctors, dentists & legal services |
| | | Medical labs and animal hospitals |
| | | Employment and travel agencies |
| **Industrial** | | |
| | Manufacturing | Production of a product—finished or unfinished |
| | | Food products |
| | | Printing, publishing and bookbinding |
| | Non-Manufacturing | Warehousing, wholesaling |
| | | Distributors |
| | | Construction material, welding shops |
| | | General contractors, masonry |
| | | Salvage and junk yards |
| | | Coal and oil bulk stations |
| | Mining | Used and abandoned sand pits |
| **Transportation-Utilities-Communications** | | |
| | Utilities | Pumping stations |
| | | Water rights-of-way |
| | | Electric rights-of-way |
| | | Water and sewer treatment plants |
| | Transportation | Railroads |
| | | Airports |
| | | Taxi stands, bus depots, truck terminals |
| | Communication | Radio and T.V. transmission sites |
| | | Telephone and telegraph |
| **Institutional** | | |
| | Public | Schools (elementary, junior and senior high school) |
| | | Colleges and universities |
| | | Municipal buildings |
| | | Courts |
| | | Hospitals |
| | | Post offices |
| | | Indian reservations |
| | | Fire stations |
| | Quasi-Public | Churches, convents, seminaries |
| | | Colleges and universities |
| | | Nursing and rest homes |
| | | Schools—parochial and private |
| | | Synagogues and temples |
| | | Fraternal organizations |
| | | Hospitals |

TABLE IV (Con't.)

| | | |
|---|---|---|
| **Recreation and Open Space** | | |
| | Public | Beaches and pools |
| | | Golf courses, conservation and wildlife areas, arboretum |
| | | Cemeteries |
| | | Marinas and boat ramps |
| | | Parks |
| | | Playgrounds (not school connected) |
| | Quasi-Public | Beach clubs, golf clubs, gun clubs |
| | | Cemeteries, scout camps and all non-profit recreation |
| **Agriculture** | | |
| | Agriculture | Crop |
| | | Orchard |
| | | Poultry and ducks |
| | | Dairy and livestock |
| | | Nursery |
| | | Greenhouse |
| **Roadways** | | |
| | Streets & Parking | All streets, public or private, paved or unpaved |
| | | Driveways for a single use |
| | | Public parking |
| | | Private parking |
| | | Parking garages |
| | Parkways | Existing and proposed (finalized) |
| | Expressways | Existing and proposed (finalized) |
| **Vacant** | | |
| | Vacant | Tidal land |
| | | Land not in use |
| | | Land containing abandoned buildings |
| | | Urban renewal—approved areas |
| **Water** | | |
| | Inland | Recharge basins, drainage areas |
| | | Lakes and inland fresh water |
| | Tidal | South Shore only: |
| | | Channels and bays (excludes Peconic Bay) |
| | | Wetlands—conservation water areas |

The next step was the selection of base maps. For the western five towns of Suffolk County base maps at a scale of 1 inch = 200 feet were used. In Nassau County maps were taken from the series used for general County assessment purposes. The Suffolk County series utilize the maps prepared for the Suffolk County Sewer Commission. For the eastern five towns of Suffolk County, Long Island Lighting Company maps, at a scale of 1 inch = 100 feet, were used. This choice of maps was necessitated by the availability of current map series. While it would have been more ideal to utilize a single series at a uniform scale, we had to realistically limit the program. A further divergence in the base maps is that the Nassau series reflect property ownerships whereas the series for Suffolk County does not contain such information.

The entire identification of land uses was conducted in the field. The survey teams were initially trained as a single team to avoid ambiguous or spurious interpretation of usage. The information for Nassau County was coded for computerized operations allowing for future changes in land use to be kept on a current basis. This was not possible for the Suffolk information due to the lack of exact property information. Several further judgments were made relative to the Suffolk portion of the study.

Since property information was lacking, assumptions were made on the basis of the zoning for the particular area. In addition, leeway was taken in regard to residential parcels. Those properties with one residence on a plot larger than necessary under current zoning were considered as residential for that portion obviously used, and vacant for the balance. This is reasonable in that it is probable to expect the future development of the surplus land and therefore, it should be reflected in the current vacant inventory.

The information collected in the field was then transferred at the office on a base map to a scale of 1 inch = 2400 feet. This map was color coded after it was reduced to a scale of 1 inch = 1 mile. For presentation in this report, the individual uses were generalized under the ten major headings, thereby allowing for the reduction of the 1 inch = 1 mile map (approximately 10 feet in length) to the 4 foot long maps that are contained herein. The statistical data of land uses in the next portion of this report indicates the amount of acreage devoted to each general grouping of uses, but is arranged under 22 headings. This is to allow a comparison with earlier land use studies conducted in 1956 for Nassau County and in 1962 for Suffolk County.

## *Analysis By Municipality*

The current survey provides a separation of land use statistics by Town, City, Village and School district for both counties. Table V on the following pages contains the complete set of tabulations. It is possible to gain valuable insights into the significance of these statistics by comparing them with earlier studies. By this method it is possible to learn the rates of change within groupings and the shift in changes between groupings. Two earlier studies, the 1956 *Nassau Land Use* study and the 1962 *Suffolk Existing Land Use* study were used respectively for the following comparisons.

In Nassau there were significant use changes in size and direction among the three towns. For example, total residential acreage increased 3,000 acres in Oyster Bay and 4,500 in Hempstead, while a net decrease of 200 acres occurred in North Hempstead. This latter change resulted in estate lands being converted to non-residential uses.

Commercial and industrial land increased over 500 acres in Oyster Bay, less than 100 in Hempstead, and in North Hempstead a decrease in sand mining is the cause of a 250 acre decrease.

Roadways increased 300 acres in Hempstead, 900 acres in North Hempstead and 1,350 in Oyster Bay. The construction of the Long Island and Wantagh-Oyster Bay Expressways accounts for the differences in the towns.

Recreational land, private and public, has increased almost 1,000 acres in both Hempstead and North Hempstead and just under 3,500 in Oyster Bay. Private golf clubs are responsible for part of the large increase in Oyster Bay.

As expected, vacant land has decreased in all towns with Oyster Bay losing over 10,000 acres at the rate of 1,000 acres per year. Hempstead has 3,000 acres less while North Hempstead lost a total of 1,250 acres.

The utilization of vacant land for built-up uses over the past decade is a good indication of the rapid urbanization of all parts of Nassau County.

This growth is particularly evident in the pressures placed on the school districts. Inland districts experiencing large drops in vacant land acreage were Plainview—2,187 to 349, Syosset—3,484 to 1,205, Herricks—776 to 268, Jericho—2,709 to 945, and Hicksville —591 to 145. In 1956 only the Floral Park school district had less than 50 acres of vacant land. Now there are a dozen districts which are in this category. The school districts retaining the largest amount of vacant lands are Oyster Bay, Locust Valley, Syosset, Jericho and Port Washington, all of which have estate villages within their boundaries where low density zoning deters mass home building.

In Suffolk County the land developed for residential use has increased approximately 40 per cent over the five-year period covered by the two surveys. Of this, 70 per cent occurred in the five western towns with Brookhaven experiencing most of the urban growth. The town nearly doubled in residential acreage increasing from approximately 11,400 acres to a little over 22,700 acres. In the east, the towns of Southampton and East Hampton showed the greatest change, increasing by approximately 4,800 acres and 2,100 acres of built-up uses respectively.

Enlargement of the commercial sector reflects residential growth. In the west, commercial gains were primarily in retail service and automotive. New shopping centers and large retail outlet stores account for sizeable acreage jumps in Babylon, Brookhaven and Islip. The eastern towns reflect a different trend. They cater to a tourist-oriented market as witnessed by an approximate 15 per cent increase in hotel-motel accommodations. The Town of Southampton exhibits the greatest numerical increase.

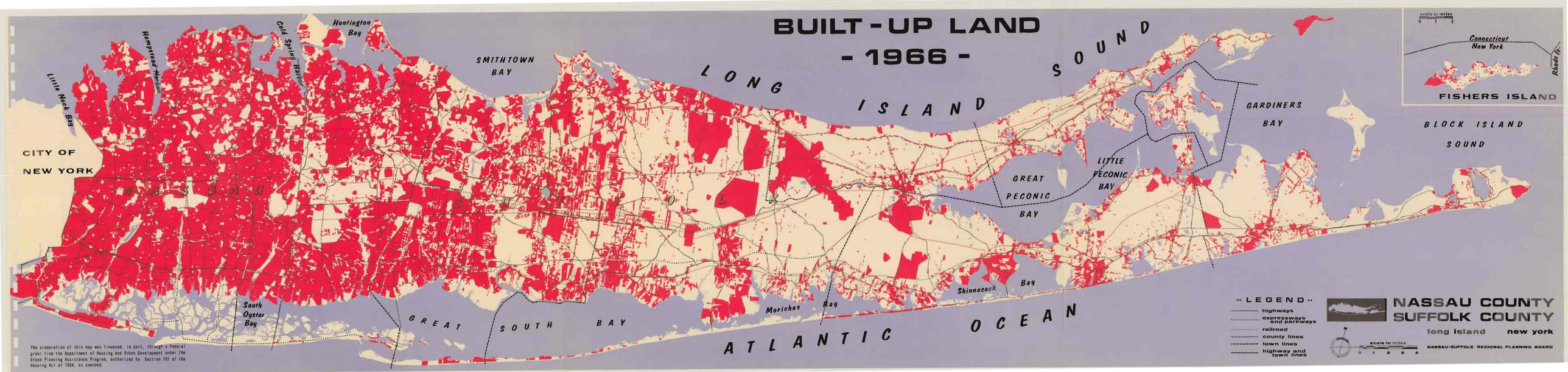
The availability of open land has also attracted industry to western Suffolk County. Unfortunately, a realistic comparison with the earlier land use study is not possible due to the reclassification of certain uses. In the 1962 report, transportation and utilities were aggregated under the industrial heading. In the current listing, transportation-communication-utilities is contained in a separate category.

The transportation section is recognizable in the earlier land use report. However, communication-utility acreage figures are buried in other categories, specifically, Industrial, Institutional and Vacant. Large parcels of land assigned to this new division were airports, railroad rights-of-way, Long Island Lighting Company rights-of-way, communication centers such as R.C.A. holdings and Press Wireless.

The extent of land used for various recreational and open space activities increased by 50 per cent from 1961 to 1966. In actual numbers this meant a growth of approximately 50,000 acres. Public acquisition of land for park and recreational purposes and private acquisition of land for golf courses attest this growth. Several major land holdings now in the public domain are the Fire Island National Seashore in the Towns of Islip and Brookhaven, Crabmeadow Park in Huntington, William Floyd Estate in Brookhaven, and Peconic River Preserve in the Towns of Brookhaven, Riverhead and Southampton.

Plate 4 on the following page depicts the built-up land uses of Nassau and Suffolk Counties.

# BUILT-UP LAND
## - 1966 -




·· LEGEND ··

- highways
- expressways and parkways
- railroad
- county lines
- town lines
- highway and town lines

**NASSAU COUNTY**
**SUFFOLK COUNTY**
long island new york

scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

The preparation of this map was financed, in part, through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended.

# MUNICIPALITIES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NASSAU COUNTY
SUFFOLK COUNTY
long island new york

scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

# TABLE V COMPILATION OF LAND USE STATISTICS BY SCHOOL DISTRICTS AND MUNICIPALITIES

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| **TOWN of HEMPSTEAD** | 35,315 | 39 | 82 | 1,222 | 372 | 126 | 676 | 223 | 3 | 458 | 533 | — | 1 | 893 | 1 | 2,686 | 938 | 4 | 4,810 | 2,111 | 8 | 209 | — | 12,843 | 2,331 | 283 | 17 | 4,971 | 5 | 722 | 19,460 | 22 | 91,264 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Hempstead | 959 | 47 | 1 | 90 | 32 | — | 4 | 31 | 8 | 11 | 19 | — | 1 | 16 | 1 | 26 | 103 | 6 | 141 | 2 | 7 | 17 | 1 | 446 | 28 | — | 23 | 103 | 5 | 2 | — | — | 2,031 |
| 2 Uniondale | 1,338 | 31 | — | 112 | 14 | — | 158 | 16 | 7 | 187 | 14 | — | 5 | 113 | 3 | 229 | 228 | 11 | 28 | 113 | 3 | 12 | — | 663 | 278 | — | 22 | 784 | 18 | 11 | — | — | 4,298 |
| 3 East Meadow | 2,436 | 46 | 3 | 82 | 16 | — | 27 | 12 | 3 | 3 | 4 | — | — | 37 | 1 | 407 | 53 | 9 | 940 | 1 | 18 | 54 | 1 | 907 | 223 | — | 21 | 59 | 1 | 83 | — | 2 | 5,347 |
| 4 North Bellmore | 1,388 | 65 | — | 12 | 11 | — | 2 | 7 | 2 | 6 | 1 | — | — | 3 | — | 123 | 5 | 6 | 1 | 1 | — | 20 | 1 | 402 | 7 | — | 22 | 65 | 3 | 19 | — | 1 | 2,137 |
| 5 Levittown | 2,526 | 60 | — | 59 | 6 | — | 12 | 7 | 2 | — | — | — | — | 18 | — | 198 | 27 | 5 | 88 | 2 | 2 | 25 | 1 | 801 | 204 | 40 | 25 | 91 | 2 | 87 | — | 2 | 4,191 |
| 6 Seaford | 824 | 18 | — | 23 | 11 | 17 | — | 1 | 1 | 2 | 5 | — | — | 3 | — | 73 | 10 | 2 | 312 | 181 | 11 | 2 | — | 297 | 24 | 62 | 9 | 208 | 5 | 9 | 2,429 | 54 | 4,493 |
| 7 Bellmore | 627 | 23 | 1 | 31 | 11 | 4 | 1 | 4 | 2 | 1 | 6 | — | — | 22 | 1 | 76 | 4 | 3 | 164 | 2 | 6 | 1 | — | 306 | 31 | — | 12 | 107 | 4 | 8 | 1,374 | 50 | 2,781 |
| 8 Roosevelt | 636 | 56 | — | 23 | 7 | — | — | 2 | 3 | 5 | 8 | — | 1 | 8 | 1 | 53 | 14 | 6 | 21 | — | 2 | — | — | 233 | 56 | — | 26 | 44 | 4 | 19 | — | 2 | 1,129 |
| 9 Freeport | 1,527 | 28 | — | 80 | 26 | 50 | 8 | 12 | 3 | 28 | 26 | — | 1 | 22 | — | 57 | 20 | 1 | 526 | 3 | 10 | 1 | — | 535 | 205 | — | 13 | 326 | 6 | 1 | 2,051 | 37 | 5,504 |
| 10 Baldwin | 1,599 | 59 | — | 55 | 10 | 5 | 6 | 4 | 3 | 8 | 7 | — | 1 | 14 | 1 | 98 | 10 | 4 | 68 | — | 3 | 1 | — | 516 | — | — | 19 | 273 | 10 | 2 | 40 | 2 | 2,716 |
| 11 Oceanside | 1,753 | 17 | 1 | 49 | 26 | 17 | 22 | 5 | 1 | 55 | 43 | — | 1 | 111 | 1 | 106 | 35 | 1 | 27 | 160 | 2 | 8 | — | 629 | 33 | — | 6 | 558 | 5 | — | 6,838 | 65 | 10,476 |
| 12 Malverne | 668 | 45 | — | 12 | 7 | — | 1 | 2 | 1 | 6 | 6 | — | 1 | 14 | 1 | 50 | 3 | 4 | 231 | — | 16 | 14 | 1 | 260 | 1 | — | 18 | 57 | 4 | 146 | — | 10 | 1,478 |
| 13 Valley Stream | 1,287 | 61 | — | 15 | 8 | — | 1 | 6 | 1 | — | 15 | — | 1 | 11 | 1 | 86 | 13 | 5 | 128 | — | 6 | 7 | — | 374 | 106 | — | 23 | 31 | 1 | 19 | — | 1 | 2,107 |
| 14 Woodmere-Hewlett | 1,399 | 57 | — | 36 | 8 | — | 1 | 3 | 2 | — | 4 | — | — | 74 | 3 | 81 | 9 | 4 | 58 | 85 | 6 | 6 | — | 404 | — | — | 17 | 69 | 3 | 11 | 200 | 9 | 2,448 |
| 15 Lawrence-Cedarhurst | 2,030 | 30 | 5 | 58 | 19 | 1 | — | 8 | 1 | 2 | 202 | — | 3 | 30 | — | 93 | 14 | 2 | 321 | 439 | 11 | 1 | — | 632 | — | 151 | 11 | 810 | 12 | — | 2,016 | 30 | 6,832 |
| 16 Elmont | 1,608 | 48 | 28 | 42 | 12 | — | 402 | 4 | 15 | 4 | 7 | — | — | 15 | — | 112 | 10 | 4 | 33 | 249 | 9 | 6 | — | 627 | 77 | — | 21 | 48 | 1 | 35 | — | 1 | 3,319 |
| 17 Franklin Square | 950 | 63 | — | 45 | 11 | — | — | 9 | 4 | 8 | 5 | — | 1 | 4 | — | 42 | 10 | 3 | 15 | 1 | 1 | 11 | 1 | 359 | — | — | 24 | 39 | 3 | 7 | — | — | 1,516 |
| 18 Garden City | 1,805 | 52 | 22 | 20 | 5 | — | 3 | 22 | 2 | 19 | 12 | — | 1 | 72 | 2 | 119 | 219 | 10 | 111 | 383 | 14 | — | — | 539 | — | — | 15 | 114 | 3 | 39 | — | 1 | 3,504 |
| 19 East Rockaway | 407 | 51 | — | 15 | 3 | 5 | 3 | 2 | 4 | — | 5 | — | 1 | 75 | 9 | 20 | 7 | 3 | 47 | — | 6 | 1 | — | 141 | — | — | 18 | 20 | 3 | — | 45 | 6 | 796 |
| 20 Lynbrook | 755 | 54 | — | 41 | 17 | — | 3 | 4 | 5 | 6 | 21 | — | 2 | 22 | 2 | 42 | 19 | 4 | 18 | 50 | 5 | 1 | — | 330 | — | — | 24 | 49 | 4 | — | 13 | 1 | 1,391 |
| 21 Rockville Centre | 1,190 | 61 | 1 | 27 | 12 | — | 8 | 7 | 3 | — | 7 | — | — | 15 | 1 | 33 | 31 | 3 | 58 | 99 | 8 | 1 | — | 426 | 9 | — | 22 | 41 | 2 | — | — | — | 1,965 |
| 22 Floral Park (1) | 580 | 60 | — | 15 | 10 | — | 2 | — | 3 | 6 | 9 | — | 2 | 35 | 4 | 27 | 5 | 3 | 13 | — | 1 | — | — | 211 | 15 | — | 23 | 12 | 1 | 24 | — | 2 | 964 |
| 23 Wantagh | 1,050 | 27 | 1 | 21 | 12 | 2 | 4 | 19 | 2 | 11 | 13 | — | 1 | 5 | — | 75 | 16 | 2 | 468 | — | 12 | — | — | 359 | 414 | 30 | 21 | 181 | 5 | 1 | 1,169 | 30 | 3,851 |
| 24 Valley Stream | 502 | 57 | — | 21 | 8 | — | 1 | 9 | 4 | 1 | 20 | — | 2 | 12 | 1 | 36 | 7 | 5 | 29 | — | 3 | — | — | 199 | — | — | 23 | 29 | 3 | 3 | 6 | 1 | 883 |
| 25 Merrick | 1,020 | 19 | 1 | 23 | 9 | 12 | — | 4 | 1 | — | 2 | — | — | 10 | — | 102 | 17 | 2 | 445 | — | 8 | 1 | — | 369 | 271 | — | 12 | 271 | 5 | 18 | 2,851 | 53 | 5,426 |
| 26 Island Trees | 768 | 53 | — | 19 | 14 | — | — | 3 | 2 | 36 | 2 | — | 3 | 13 | 1 | 79 | 1 | 5 | 34 | 2 | 2 | 11 | 1 | 364 | — | — | 25 | 77 | 5 | 37 | — | 3 | 1,460 |
| 27 West Hempstead | 919 | 55 | 4 | 31 | 6 | — | 2 | 7 | 3 | 5 | 11 | — | 1 | 4 | — | 46 | 26 | 4 | 51 | — | 3 | 4 | — | 312 | 52 | — | 22 | 52 | 3 | 139 | — | 8 | 1,671 |
| 28 Long Beach | 1,012 | 35 | 12 | 37 | 4 | — | 1 | 4 | 2 | 2 | 4 | — | — | 41 | 1 | 79 | 11 | 3 | 412 | 338 | 26 | — | — | 510 | 3 | — | 18 | 301 | 10 | — | 155 | 5 | 2,926 |
| 29 North Merrick | 759 | 58 | — | 6 | 4 | — | 2 | 4 | 1 | — | — | — | — | — | — | 68 | 7 | 6 | 12 | — | 1 | 4 | — | 192 | 230 | — | 32 | 15 | 1 | 2 | — | — | 1,305 |
| 30 Valley Stream | 554 | 50 | — | 99 | 18 | — | — | 4 | 11 | 16 | 20 | — | 3 | 30 | 3 | 25 | 1 | 2 | 4 | — | — | — | — | 274 | — | — | 25 | 61 | 6 | — | — | — | 1,106 |
| 31 Island Park | 355 | 34 | 1 | 20 | 14 | 13 | 1 | 1 | 5 | 14 | 19 | — | 3 | 42 | 4 | 24 | 1 | 2 | 6 | — | 1 | — | — | 183 | — | — | 18 | 64 | 6 | — | 273 | 26 | 1,031 |
| 1 Westbury (1) | 4 | 17 | 1 | 1 | 1 | — | 1 | — | 17 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 8 | — | — | 35 | 7 | 30 | — | — | — | 23 |
| 5 New Hyde Park (1) | 80 | 50 | — | 2 | — | — | — | — | 1 | 16 | 16 | — | 20 | 2 | 1 | 1 | 2 | 2 | — | — | — | — | — | 35 | — | — | 22 | 5 | 3 | — | — | — | 159 |
| CITY OF LONG BEACH | 748 | 47 | 4 | 34 | 3 | — | 1 | 3 | 3 | 2 | 4 | — | — | 22 | 1 | 14 | 9 | 1 | 162 | 1 | 10 | — | — | 393 | — | — | 25 | 54 | 3 | — | 136 | 9 | 1,590 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Atlantic Beach | 153 | 36 | 5 | 3 | — | — | — | 1 | 2 | — | — | — | — | 5 | 1 | — | — | — | 68 | 20 | 21 | — | — | 41 | — | 9 | 12 | 15 | 4 | — | 100 | 24 | 420 |
| Bellerose | 54 | 68 | — | 3 | 2 | — | — | — | 6 | — | 1 | — | 1 | — | — | — | — | — | 1 | — | 1 | — | — | 18 | — | — | 23 | 1 | 1 | — | — | — | 80 |
| Cedarhurst | 242 | 57 | — | 19 | 6 | — | — | 1 | 6 | — | 2 | — | — | 12 | 3 | 22 | 5 | 6 | 5 | — | 1 | — | — | 102 | — | 5 | 25 | 5 | 1 | — | 2 | — | 428 |
| East Rockaway | 441 | 66 | — | 12 | 2 | 3 | 2 | 2 | 3 | — | 5 | — | 1 | 4 | 1 | 12 | 17 | 4 | 4 | — | 1 | — | — | 143 | — | — | 21 | 14 | 2 | — | 6 | 1 | 667 |
| Floral Park (1) | 487 | 61 | — | 10 | 6 | — | 9 | — | 3 | 6 | 5 | — | 1 | 28 | 4 | 19 | 5 | 3 | 12 | — | 2 | — | — | 175 | — | — | 22 | 11 | 1 | 24 | — | 3 | 797 |
| Freeport | 1,706 | 54 | — | 80 | 28 | 42 | 4 | 13 | 5 | 28 | 22 | — | 2 | 23 | 1 | 57 | 26 | 3 | 113 | 3 | 4 | 1 | — | 577 | 76 | — | 17 | 165 | 5 | 3 | 207 | 7 | 3,174 |
| Garden City (1) | 1,750 | 51 | 22 | 20 | 5 | — | 3 | 21 | 2 | 19 | 12 | — | 1 | 72 | 2 | 119 | 200 | 9 | 116 | 383 | 15 | — | — | 520 | — | — | 15 | 112 | 3 | 39 | — | 1 | 3,413 |
| Hempstead | 1,248 | 54 | 1 | 92 | 32 | — | 4 | 30 | 7 | 11 | 19 | — | 1 | 41 | 2 | 39 | 75 | 5 | 46 | 2 | 2 | 17 | 1 | 545 | 7 | — | 24 | 117 | 5 | 1 | — | — | 2,327 |

## TABLE V (Continued)

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
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| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| **TOWN of HEMPSTEAD** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hewlett Bay Park | 160 | 64 | — | — | — | — | — | — | — | — | — | — | — | — | — | 26 | — | 10 | — | — | — | — | — | 29 | — | — | 12 | 16 | 6 | 4 | 14 | 7 | 249 |
| Hewlett Harbor | 254 | 47 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 118 | 22 | — | — | 53 | — | — | 10 | 10 | 2 | — | 107 | 20 | 542 |
| Hewlett Neck | 100 | 71 | — | — | — | — | — | — | — | — | — | — | — | 1 | 1 | — | — | — | — | 4 | 3 | — | — | 20 | — | — | 14 | 1 | 1 | — | 15 | 11 | 141 |
| Island Park | 144 | 53 | — | 8 | 3 | 2 | — | 1 | 5 | 1 | 2 | — | 1 | 2 | 1 | 6 | 1 | 3 | 6 | — | 2 | — | — | 68 | — | — | 25 | 6 | 2 | — | 20 | 7 | 270 |
| Lawrence | 693 | 23 | — | 10 | — | — | — | 1 | — | — | — | — | — | 5 | — | 47 | 5 | 2 | 122 | 63 | 6 | — | — | 174 | — | 48 | 7 | 388 | 13 | — | 1,433 | 48 | 2,989 |
| Lynbrook | 759 | 58 | — | 46 | 18 | — | 3 | 5 | 6 | 6 | 24 | — | 2 | 25 | 2 | 25 | 9 | 3 | 21 | — | 2 | 2 | — | 313 | — | — | 24 | 48 | 4 | — | — | — | 1,304 |
| Malverne | 419 | 63 | — | 6 | — | — | — | 1 | 1 | — | 1 | — | — | 15 | 2 | 33 | 3 | 5 | 2 | — | — | 10 | 2 | 158 | — | — | 24 | 16 | 2 | 1 | — | — | 665 |
| Mineola (1) | 5 | 45 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 6 | — | — | 55 | — | — | — | — | — | 11 |
| New Hyde Park (1) | 148 | 62 | — | 2 | — | — | — | — | 1 | 11 | 11 | — | 9 | 2 | 1 | 2 | 2 | 2 | 1 | — | — | — | — | 55 | — | — | 23 | 5 | 2 | — | — | — | 239 |
| Rockville Centre | 1,276 | 58 | 1 | 33 | 19 | — | 17 | 9 | 4 | — | 9 | — | — | 26 | 1 | 27 | 96 | 6 | 109 | 4 | 5 | 2 | — | 461 | — | — | 21 | 46 | 2 | 46 | 15 | 3 | 2,196 |
| South Floral Park | 35 | 55 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 2 | 3 | — | — | — | — | — | 20 | — | — | 31 | 7 | 11 | — | — | — | 64 |
| Stewart Manor | 85 | 69 | — | 2 | — | — | — | — | 2 | — | — | — | — | — | — | 5 | — | 4 | — | 2 | 2 | — | — | 29 | — | — | 24 | — | — | — | — | — | 123 |
| Valley Stream | 1,272 | 56 | — | 58 | 31 | — | 1 | 14 | 5 | 1 | 36 | — | 2 | 47 | 2 | 65 | 9 | 3 | 85 | — | 4 | — | — | 564 | — | — | 25 | 67 | 3 | 8 | — | — | 2,258 |
| Woodsburgh | 104 | 37 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 70 | 43 | 41 | — | — | 25 | — | — | 9 | 1 | — | — | 35 | 13 | 278 |
| UNINCORPORATED COMMUNITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Baldwin | 1,131 | 59 | — | 47 | 9 | 1 | 6 | 4 | 4 | 8 | 7 | — | 1 | 21 | 1 | 75 | 7 | 4 | 57 | — | 3 | 1 | — | 382 | 23 | — | 21 | 111 | 6 | 14 | 4 | 1 | 1,908 |
| Baldwin Harbor | 398 | 52 | — | 7 | 1 | 4 | — | — | 2 | — | — | — | — | — | — | 30 | 1 | 4 | 7 | — | 1 | — | — | 124 | — | — | 16 | 164 | 21 | — | 36 | 5 | 772 |
| Bay Park | 105 | 35 | — | — | — | — | — | — | — | — | — | — | — | 85 | 28 | 4 | — | 1 | 25 | 1 | 9 | — | — | 45 | — | — | 15 | 11 | 4 | — | 24 | 8 | 300 |
| Bellerose Terrace | 39 | 48 | — | 2 | 2 | — | — | — | 5 | — | 3 | — | 4 | 2 | 2 | — | — | — | — | — | — | — | — | 18 | 15 | — | 41 | — | — | — | — | — | 81 |
| Bellmore | 804 | 52 | 1 | 33 | 12 | 4 | 1 | 5 | 4 | 1 | 6 | — | — | 22 | 1 | 87 | 5 | 6 | 57 | 2 | 4 | 1 | — | 301 | 1 | — | 20 | 121 | 8 | 3 | 82 | 5 | 1,549 |
| East Atlantic Beach | 62 | 26 | — | 1 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 19 | 82 | 42 | — | — | 43 | 7 | — | 21 | 24 | 10 | — | 1 | — | 239 |
| East Meadow | 1,881 | 43 | 3 | 72 | 12 | — | 27 | 10 | 3 | 11 | 4 | — | — | 28 | 1 | 363 | 28 | 9 | 927 | 1 | 21 | 47 | 1 | 692 | 152 | — | 19 | 63 | 1 | 54 | — | 1 | 4,375 |
| Elmont | 1,052 | 45 | 28 | 30 | 7 | — | 395 | 3 | 20 | 3 | 3 | — | — | 18 | 1 | 104 | 7 | 5 | — | 244 | 10 | 4 | — | 408 | 12 | — | 18 | 32 | 1 | 7 | — | — | 2,357 |
| Franklin Square | 1,131 | 62 | — | 43 | 12 | — | — | 13 | 4 | 2 | 9 | — | 1 | 4 | — | 71 | 8 | 4 | 35 | 1 | 2 | 9 | — | 427 | 17 | — | 24 | 43 | 2 | 12 | — | 1 | 1,837 |
| Freeport (uninc) | — | — | — | — | — | 8 | — | — | 2 | — | 4 | — | 1 | — | — | — | 7 | — | — | — | — | — | — | — | 56 | — | 17 | 140 | 42 | — | 126 | 38 | 334 |
| Garden City East | 129 | 6 | 1 | 87 | 6 | — | 157 | 10 | 13 | 177 | 13 | — | 9 | 63 | 3 | 71 | 186 | 12 | — | — | — | — | — | 254 | 181 | — | 21 | 713 | 35 | 10 | — | — | 2,058 |
| Garden City South | 154 | 63 | — | 10 | 3 | — | — | 1 | 6 | 7 | 2 | — | 4 | 1 | — | — | 1 | — | — | — | — | — | — | 61 | — | — | 25 | 5 | 2 | — | — | — | 245 |
| Hewlett | 315 | 55 | — | 25 | 6 | — | 1 | 3 | 6 | — | 2 | — | — | 8 | 1 | 22 | 8 | 5 | — | 11 | 2 | 3 | 1 | 123 | — | — | 22 | 35 | 6 | 7 | — | 1 | 569 |
| Inwood | 386 | 32 | — | 23 | 12 | — | — | 2 | 3 | 2 | 167 | — | 14 | 4 | — | 23 | 4 | 2 | 14 | 125 | 11 | 1 | — | 110 | — | 68 | 15 | 168 | 14 | — | 112 | 9 | 1,221 |
| Island Park (uninc) | 214 | 37 | 1 | 12 | 10 | 11 | 1 | — | 6 | 13 | 17 | — | 5 | 41 | 7 | 18 | — | 3 | — | — | — | — | — | 117 | — | — | 20 | 59 | 10 | — | 64 | 11 | 578 |
| Lakeview | 245 | 32 | — | 1 | 4 | — | — | — | 1 | 6 | 1 | — | 1 | — | — | 15 | 1 | 2 | 215 | — | 28 | 1 | — | 95 | 10 | — | 14 | 42 | 5 | 138 | — | 18 | 774 |
| Levittown | 2,753 | 60 | — | 77 | 20 | — | 12 | 9 | 3 | 36 | 3 | — | 1 | 38 | 1 | 251 | 13 | 6 | 76 | 3 | 2 | 18 | — | 978 | 88 | 19 | 23 | 122 | 3 | 105 | — | 2 | 4,621 |
| Lido Beach | 168 | 15 | 8 | — | — | — | — | 1 | 1 | — | — | — | — | 19 | 2 | 65 | — | 6 | 193 | 337 | 49 | — | — | 61 | 2 | — | 6 | 235 | 22 | — | 1 | — | 1,090 |
| Malverne (uninc) | 78 | 53 | — | 1 | 1 | — | — | — | 1 | — | — | — | — | 1 | 1 | — | — | — | 5 | — | 3 | 4 | 3 | 25 | 27 | — | 36 | 4 | 3 | — | — | — | 146 |
| Merrick | 1,195 | 45 | 1 | 25 | 10 | 12 | 1 | 5 | 2 | — | 2 | — | — | 10 | — | 134 | 17 | 6 | 50 | — | 2 | 1 | — | 394 | 168 | — | 21 | 270 | 10 | 22 | 330 | 13 | 2,647 |
| North Bellmore | 1,079 | 63 | — | 11 | 10 | — | 2 | 6 | 2 | 6 | 1 | — | — | 3 | — | 111 | 3 | 7 | 1 | 1 | — | 19 | 1 | 322 | 59 | — | 22 | 48 | 3 | 18 | — | 1 | 1,700 |
| North Merrick | 720 | 65 | — | 6 | 4 | — | 1 | 3 | 1 | — | — | — | — | — | — | 37 | 7 | 4 | 2 | — | — | 5 | — | 169 | 142 | — | 28 | 16 | 1 | 2 | — | — | 1,114 |
| North New Hyde Park (1) | — | — | — | — | — | — | — | — | — | 5 | 5 | — | 100 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 10 |
| North Valley Stream | 658 | 54 | — | 13 | 3 | — | 1 | 1 | 1 | — | 4 | — | — | 2 | — | 34 | 12 | 4 | 83 | 3 | 7 | 4 | — | 208 | 143 | — | 29 | 7 | 1 | 33 | — | 3 | 1,209 |
| North Wantagh | 645 | 53 | — | 3 | 1 | — | 1 | — | — | — | — | — | — | 3 | — | 26 | 14 | 3 | 48 | 1 | 4 | 25 | 2 | 214 | 147 | 21 | 31 | 46 | 4 | 23 | — | 2 | 1,218 |
| Oceanside | 1,467 | 47 | 1 | 44 | 19 | 19 | 15 | 4 | 3 | 55 | 41 | — | 3 | 83 | 3 | 116 | 33 | 5 | 25 | 160 | 6 | 8 | — | 526 | — | — | 17 | 391 | 13 | — | 88 | 3 | 3,095 |
| Point Lookout | 65 | 40 | — | 2 | 1 | — | — | 1 | 2 | — | — | — | — | — | — | — | 2 | 1 | 41 | — | 25 | — | — | 39 | — | — | 24 | 10 | 6 | — | — | — | 161 |
| Roosevelt | 569 | 51 | — | 22 | 5 | — | 5 | 1 | 3 | 4 | 8 | — | 1 | 8 | 1 | 53 | 10 | 6 | 32 | — | 3 | — | — | 203 | 146 | — | 31 | 46 | 4 | 9 | — | 1 | 1,121 |

## TABLE V (Continued)

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
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| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| **TOWN of HEMPSTEAD** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNINCORPORATED COMMUNITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Seaford | 788 | 45 | — | 21 | 10 | 17 | — | 1 | 3 | 2 | 4 | — | — | — | — | 72 | 10 | 5 | 178 | 35 | 12 | 2 | — | 279 | — | 51 | 19 | 201 | 11 | 9 | 78 | 5 | 1,758 |
| South Hempstead | 164 | 44 | — | 1 | 1 | — | — | 1 | 1 | — | — | — | — | — | — | 6 | 5 | 3 | — | 95 | 26 | — | — | 58 | 32 | — | 24 | 7 | 2 | — | — | — | 370 |
| Uniondale | 862 | 52 | — | 21 | 8 | — | 2 | 5 | 2 | 5 | 1 | — | — | 18 | 1 | 138 | 22 | 10 | 11 | 113 | 8 | 11 | 1 | 281 | 107 | — | 23 | 49 | 3 | — | — | — | 1,654 |
| Valley Stream South | 293 | 52 | — | 69 | 1 | — | — | — | 12 | 16 | 16 | — | 6 | 2 | — | 36 | 1 | 7 | 2 | — | — | — | — | 85 | — | — | 15 | 37 | 7 | 2 | 6 | 1 | 566 |
| Wantagh | 1,084 | 43 | 1 | 23 | 13 | 2 | 4 | 19 | 2 | 11 | 14 | — | 1 | 8 | — | 75 | 16 | 4 | 203 | — | 8 | — | — | 328 | 348 | 41 | 28 | 189 | 7 | 1 | 154 | 6 | 2,534 |
| West Atlantic Beach | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 98 | 51 | 100 | — | — | — | — | — | — | — | — | — | — | — | 149 |
| West Hempstead | 1,010 | 55 | 4 | 36 | 6 | — | 2 | 7 | 3 | 5 | 11 | — | 1 | 4 | — | 46 | 27 | 4 | 139 | — | 8 | 9 | — | 344 | 40 | — | 21 | 56 | 3 | 103 | — | 6 | 1,849 |
| Westbury South | 499 | 59 | — | 5 | 3 | — | — | 4 | 1 | 1 | — | — | — | — | — | 54 | 23 | 9 | 10 | — | 1 | 1 | — | 208 | — | — | 25 | 8 | 1 | 26 | — | 3 | 842 |
| Woodmere | 889 | 52 | — | 12 | 3 | 1 | — | 3 | 1 | — | 35 | — | 2 | 64 | 4 | 39 | 2 | 2 | 1 | 56 | 3 | 3 | — | 284 | — | 20 | 18 | 215 | 13 | — | 72 | 4 | 1,699 |
| South Shore Waters & Islands | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1,318 | 146 | 8 | — | — | 138 | 335 | — | 3 | 177 | 1 | — | 16,189 | 88 | 18,303 |
| **TOWN of NO. HEMPSTEAD** | 18,478 | 54 | 7 | 474 | 126 | 8 | 52 | 95 | 2 | 542 | 224 | 1,009 | 5 | 390 | 1 | 1,160 | 570 | 5 | 854 | 1,859 | 8 | 179 | 1 | 4,522 | 606 | 425 | 16 | 2,555 | 7 | 287 | — | 1 | 34,422 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Westbury (2) | 1,821 | 53 | 1 | 36 | 10 | — | 1 | 5 | 7 | 109 | 66 | 2 | 5 | 18 | 1 | 92 | 55 | 4 | 42 | 182 | 7 | 43 | 1 | 451 | 224 | 93 | 22 | 183 | 5 | 9 | — | — | 3,443 |
| 2 East Williston | 1,694 | 63 | — | 9 | 2 | — | — | — | — | 17 | 3 | — | 1 | 3 | — | 21 | 129 | 6 | 33 | 116 | 6 | 72 | 3 | 251 | 101 | 90 | 16 | 108 | 4 | 41 | — | 2 | 2,690 |
| 3 Roslyn (3) | 1,982 | 59 | 1 | 42 | 16 | — | 19 | 16 | 3 | 50 | 12 | 6 | 2 | 60 | 2 | 108 | 50 | 5 | 108 | 43 | 4 | 11 | — | 489 | 11 | 44 | 16 | 258 | 8 | 36 | — | 1 | 3,362 |
| 4 Port Washington | 2,962 | 43 | 1 | 46 | 8 | 8 | 5 | 7 | 1 | 67 | 32 | 1,001 | 16 | 46 | 1 | 288 | 49 | 5 | 228 | 609 | 12 | 4 | — | 660 | — | — | 10 | 870 | 13 | 14 | — | — | 6,905 |
| 5 New Hyde Park (2) | 762 | 53 | — | 45 | 16 | — | 1 | 5 | 5 | 28 | 40 | — | 5 | 96 | 7 | 40 | 16 | 4 | 4 | — | — | — | — | 345 | — | — | 24 | 27 | 2 | 6 | — | — | 1,431 |
| 6 Manhasset | 2,026 | 64 | 2 | 86 | 8 | — | 3 | 8 | 3 | 1 | 11 | — | — | 32 | 1 | 213 | 39 | 8 | 48 | 30 | 2 | 6 | — | 404 | — | — | 13 | 211 | 7 | 24 | — | 1 | 3,152 |
| 7 Great Neck | 3,975 | 56 | 1 | 97 | 25 | — | 17 | 18 | 2 | 138 | 19 | — | 2 | 53 | 1 | 179 | 144 | 5 | 326 | 537 | 12 | 5 | — | 850 | 106 | 93 | 15 | 495 | 7 | 56 | — | 1 | 7,134 |
| 9 Herricks | 1,271 | 46 | — | 30 | 4 | — | 4 | 10 | 2 | 7 | — | — | — | 11 | — | 127 | 56 | 7 | 50 | 281 | 12 | 1 | — | 420 | 65 | 105 | 21 | 268 | 10 | 46 | — | 2 | 2,756 |
| 10 Mineola | 843 | 53 | — | 48 | 20 | — | 2 | 25 | 6 | 58 | 32 | — | 6 | 36 | 2 | 58 | 30 | 5 | 11 | — | 1 | — | — | 377 | — | — | 24 | 43 | 3 | 20 | — | 1 | 1,603 |
| 11 Carle Place | 477 | 46 | — | 30 | 13 | — | — | 1 | 4 | 66 | 7 | — | 7 | 15 | 1 | 34 | 1 | 3 | 4 | — | — | 15 | 1 | 201 | 99 | — | 29 | 66 | 6 | 18 | — | 2 | 1,047 |
| 1 Glen Head-Sea Cliff (3) | 145 | 49 | 1 | 2 | — | — | — | — | 1 | — | 2 | — | 1 | 20 | 7 | — | — | — | — | 61 | 21 | 22 | 7 | 25 | — | — | 8 | 15 | 5 | 5 | — | 2 | 298 |
| 15 Jericho (3) | 417 | 93 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 13 | — | — | 3 | 8 | 2 | 12 | — | 3 | 450 |
| 22 Floral Park (2) | 103 | 68 | — | 3 | 4 | — | — | — | 5 | 1 | — | — | 1 | — | — | — | 1 | 1 | — | — | — | — | — | 36 | — | — | 24 | 3 | 2 | — | — | — | 151 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Baxter Estates | 59 | 54 | — | 7 | 1 | — | — | 1 | 8 | — | — | — | — | 5 | 5 | — | — | — | — | — | — | — | — | 21 | — | — | 19 | 15 | 14 | — | — | — | 109 |
| East Hills (3) | 877 | 62 | — | 9 | 3 | — | 2 | 2 | 1 | 41 | — | — | 3 | 5 | — | 64 | 31 | 7 | 2 | — | — | — | — | 210 | 2 | 105 | 22 | 47 | 3 | 20 | — | 2 | 1,426 |
| East Williston | 215 | 58 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 11 | 3 | 5 | 63 | 18 | 1 | — | 61 | — | — | 17 | 7 | 2 | 6 | — | 2 | 369 |
| Floral Park (2) | 73 | 69 | — | 2 | 2 | — | — | — | 4 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 27 | — | — | 25 | 2 | 2 | — | — | — | 106 |
| Flower Hill | 636 | 58 | 1 | 3 | 6 | — | — | 6 | 1 | 1 | — | — | — | 4 | — | 4 | 16 | 2 | 34 | 82 | 11 | — | — | 147 | — | — | 13 | 155 | 14 | — | — | — | 1,095 |
| Garden City (2) | — | — | — | — | — | — | — | — | — | 1 | — | — | 00 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1 |
| Great Neck | 567 | 65 | 1 | 14 | 3 | — | — | — | 2 | 3 | 10 | — | 2 | 10 | 1 | 30 | 19 | 6 | 33 | 1 | 4 | 2 | — | 150 | — | — | 17 | 23 | 3 | — | — | — | 866 |
| Great Neck Estates | 313 | 64 | — | 7 | 1 | — | — | — | 2 | — | — | — | — | 3 | 1 | 5 | — | 1 | 13 | — | 3 | — | — | 84 | — | — | 17 | 63 | 13 | — | — | — | 489 |
| Great Neck Plaza | 87 | 44 | — | 27 | 4 | — | — | 4 | 18 | — | 1 | — | 1 | 10 | 5 | 5 | 1 | 3 | 4 | 2 | 3 | — | — | 49 | — | — | 25 | 5 | 3 | — | — | — | 199 |
| Kensington | 144 | 92 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1 | 1 | 3 | — | — | 2 | 8 | 5 | — | — | — | 156 |
| Kings Point | 1,431 | 67 | — | — | — | — | — | — | — | — | — | — | — | 2 | — | 24 | 58 | 4 | 218 | 10 | 11 | — | — | 182 | — | — | 9 | 200 | 9 | — | — | — | 2,125 |
| Lake Success | 356 | 30 | — | 6 | 1 | — | 15 | 4 | 2 | 38 | 4 | — | 4 | 4 | — | 107 | 15 | 10 | 15 | 304 | 26 | — | — | 80 | 75 | 57 | 18 | 84 | 7 | 40 | — | 3 | 1,205 |
| Manorhaven | 171 | 52 | 1 | 11 | 1 | 7 | — | — | 6 | 23 | 1 | — | 7 | — | — | 1 | — | — | 42 | — | 13 | — | — | 50 | — | — | 15 | 18 | 6 | — | — | — | 326 |
| Mineola (2) | 612 | 52 | — | 33 | 15 | — | 2 | 23 | 6 | 54 | 25 | — | 7 | 21 | 2 | 38 | 23 | 5 | 7 | — | 1 | — | — | 288 | — | — | 24 | 38 | 3 | 7 | — | 1 | 1,186 |
| Munsey Park | 208 | 63 | — | 8 | 1 | — | 1 | — | 3 | — | — | — | — | 3 | 1 | 11 | 8 | 6 | 7 | — | 2 | — | — | 69 | — | — | 21 | 12 | 4 | — | — | — | 328 |

## TABLE V (Continued)

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| **TOWN of NO. HEMPSTEAD** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| New Hyde Park (2) | 174 | 60 | — | 11 | 5 | — | — | 2 | 6 | 2 | 4 | — | 2 | — | — | 7 | 4 | 4 | 4 | — | 1 | — | — | 77 | — | — | 26 | 2 | 1 | — | — | — | 292 |
| North Hills | 437 | 25 | — | — | — | — | — | — | — | — | — | — | — | 3 | — | 138 | 32 | 10 | 105 | 463 | 32 | — | — | 46 | 52 | 122 | 13 | 348 | 2 | 11 | — | 1 | 1,757 |
| Old Westbury (3) | 2,441 | 71 | — | 1 | — | — | — | 4 | — | — | — | — | — | 1 | — | 35 | 142 | 5 | 24 | 91 | 3 | 90 | 3 | 125 | 143 | 105 | 11 | 204 | 6 | 36 | — | 1 | 3,442 |
| Plandome | 222 | 71 | — | — | — | — | — | — | — | — | — | — | — | 20 | 6 | 4 | 3 | 2 | 1 | — | — | 2 | 1 | 41 | — | — | 13 | 20 | 6 | 2 | — | 1 | 315 |
| Plandome Heights | 92 | 75 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 5 | — | 4 | — | — | 18 | — | — | 15 | 7 | 6 | — | — | — | 122 |
| Plandome Manor | 160 | 45 | — | — | — | — | — | — | — | — | — | — | — | 1 | — | — | — | — | — | 96 | 27 | — | — | 27 | — | — | 8 | 47 | 13 | 21 | — | 6 | 352 |
| Port Washington North | 81 | 26 | — | 10 | 1 | — | 2 | — | 4 | 23 | 11 | 65 | 31 | — | — | — | — | — | — | 3 | 1 | — | — | 33 | — | — | 10 | 78 | 25 | 8 | — | 3 | 315 |
| Roslyn | 112 | 29 | — | 16 | 2 | — | 17 | 5 | 11 | 5 | 3 | — | 2 | 27 | 7 | 31 | 7 | 10 | 19 | 3 | 6 | — | — | 59 | — | — | 15 | 75 | 20 | — | — | — | 381 |
| Roslyn Estates | 203 | 74 | — | 4 | 1 | — | — | — | 2 | — | — | — | — | 1 | — | 4 | — | 1 | — | — | — | — | — | 48 | — | — | 17 | 9 | 3 | 5 | — | 2 | 275 |
| Roslyn Harbor (3) | 475 | 75 | — | — | — | — | — | — | — | — | — | — | — | 1 | — | — | 2 | — | — | 61 | 10 | 22 | 3 | 40 | — | — | 6 | 26 | 4 | 6 | — | 1 | 633 |
| Russell Gardens | 60 | 55 | — | 1 | 4 | — | — | 2 | 6 | — | — | — | — | — | — | — | — | — | 9 | — | 8 | — | — | 23 | — | — | 21 | 10 | 9 | — | — | — | 109 |
| Saddle Rock | 112 | 66 | — | — | — | — | — | — | — | — | — | — | — | 1 | 1 | 8 | — | 5 | 2 | — | 1 | — | — | 25 | — | — | 15 | 12 | 7 | 9 | — | 5 | 169 |
| Sands Point | 1,365 | 50 | — | — | — | 1 | 1 | — | — | — | — | — | — | — | — | 193 | 29 | 8 | 119 | 378 | 18 | 2 | — | 146 | — | — | 5 | 504 | 18 | 5 | — | — | 2,743 |
| Thomaston | 168 | 62 | — | 4 | 3 | — | — | — | 3 | — | 1 | — | — | 10 | 4 | 11 | 2 | 5 | 8 | — | 3 | 2 | 1 | 54 | — | — | 20 | 7 | 3 | — | — | — | 270 |
| Westbury | 765 | 51 | 1 | 32 | 7 | — | — | 2 | 3 | 15 | 7 | — | 1 | 6 | — | 36 | 20 | 4 | 10 | 91 | 7 | 25 | 2 | 287 | 152 | — | 29 | 47 | 3 | 8 | — | 1 | 1,511 |
| Williston Park | 249 | 64 | 1 | 12 | 5 | — | — | 6 | 6 | — | — | — | — | — | — | 5 | 8 | 3 | 3 | — | 1 | — | — | 95 | — | — | 24 | 5 | 1 | 2 | — | 1 | 390 |
| UNINCORPORATED COMMUNITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Albertson | 237 | 53 | — | 9 | 3 | — | — | 1 | 3 | — | 6 | — | 1 | 19 | 4 | 5 | — | 1 | — | — | — | — | — | 117 | 13 | — | 29 | 26 | 6 | 11 | — | 3 | 447 |
| Carle Place | 249 | 40 | — | 17 | 12 | — | — | 1 | 5 | 66 | 6 | — | 11 | 9 | 1 | 34 | 1 | 6 | 4 | — | 1 | 12 | 2 | 121 | 34 | — | 25 | 46 | 7 | 17 | — | 3 | 629 |
| Garden City Park | 383 | 51 | — | 33 | 6 | — | 3 | 4 | 6 | 26 | 20 | — | 6 | 4 | 1 | 29 | 2 | 4 | 6 | — | 1 | 1 | — | 185 | — | — | 25 | 31 | 4 | 22 | — | 3 | 755 |
| Glenwood Landing (3) | 14 | 27 | 1 | 1 | — | — | — | — | 4 | — | 2 | — | 3 | 20 | 40 | — | — | — | — | — | — | — | — | 9 | — | — | 18 | 4 | 8 | — | — | — | 51 |
| Great Neck (uninc) | 385 | 65 | — | 13 | 6 | — | 1 | 8 | 5 | — | 1 | — | — | 14 | 2 | 1 | 6 | 1 | 20 | 5 | 4 | 6 | 1 | 112 | — | — | 19 | 17 | 3 | 1 | — | — | 596 |
| Greenvale (3) | 33 | 29 | — | 6 | 2 | — | — | — | 7 | — | — | — | — | 12 | 10 | 1 | 1 | 2 | — | 12 | 10 | 11 | 10 | 30 | — | — | 26 | 7 | 6 | — | — | — | 115 |
| Herricks | 423 | 63 | — | 1 | — | — | — | — | — | — | 2 | — | — | 7 | 1 | 54 | — | 8 | 22 | 2 | 4 | — | — | 132 | 15 | — | 22 | 2 | — | 10 | — | 1 | 670 |
| Manhasset | 1,051 | 66 | 2 | 77 | 8 | — | 2 | 8 | 6 | 1 | 12 | — | 1 | 8 | 1 | 50 | 56 | 7 | 35 | 44 | 5 | 3 | — | 205 | — | — | 13 | 30 | 2 | — | — | — | 1,592 |
| New Cassel | 370 | 39 | — | 17 | 5 | — | — | — | 2 | 94 | 59 | 2 | 16 | 14 | 1 | 21 | 7 | 3 | 8 | — | 1 | 2 | — | 189 | 95 | — | 30 | 71 | 7 | 2 | — | — | 956 |
| North New Hyde Park (2) | 625 | 49 | — | 50 | 13 | — | 2 | 2 | 5 | 119 | 20 | — | 11 | 94 | 7 | 25 | 12 | 3 | — | — | — | — | — | 274 | — | — | 21 | 39 | 3 | 4 | — | — | 1,279 |
| Old Westbury (uninc) | 7 | 70 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 2 | — | — | 20 | — | — | | — | 10 | 10 |
| Port Washington | 955 | 35 | — | 18 | 6 | — | 1 | 5 | 1 | 20 | 19 | 942 | 36 | 37 | 1 | 95 | 11 | 4 | 34 | 56 | 3 | 2 | — | 350 | — | — | 13 | 181 | 7 | — | — | — | 2,732 |
| Roslyn Heights | 534 | 57 | — | 9 | 3 | — | — | 5 | 2 | 3 | 9 | — | 1 | 17 | 2 | 24 | 14 | 4 | 32 | 55 | 9 | — | — | 158 | 20 | 37 | 23 | 11 | 1 | 13 | — | 1 | 944 |
| Searingtown | 312 | 55 | — | 2 | — | — | — | — | — | 5 | — | — | 1 | 2 | — | 61 | 27 | 16 | 4 | 36 | 7 | — | — | 90 | — | — | 16 | 14 | 2 | 11 | — | 2 | 564 |
| **TOWN of OYSTER BAY** | 35,908 | 48 | 24 | 780 | 184 | 20 | 249 | 111 | 2 | 1,548 | 215 | 64 | 2 | 715 | 1 | 1,552 | 2,554 | 5 | 4,375 | 2,455 | 9 | 1,668 | 2 | 7,009 | 1,276 | 839 | 12 | 7,755 | 10 | 822 | 5,140 | 8 | 75,263 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Glen Head-Sea Cliff (1) | 2,635 | 54 | — | 30 | 4 | 3 | 3 | 7 | 1 | 14 | 14 | 8 | 1 | 38 | 1 | 78 | 79 | 3 | 40 | 620 | 14 | 414 | 8 | 448 | — | — | 9 | 450 | 9 | 3 | — | — | 4,888 |
| 2 Syosset-Woodbury | 4,278 | 49 | 3 | 109 | 17 | 2 | 35 | 7 | 2 | 262 | 14 | — | 3 | 196 | 2 | 186 | 140 | 4 | 67 | 103 | 2 | 456 | 5 | 720 | 464 | 304 | 17 | 1,205 | 14 | 110 | — | 1 | 8,678 |
| 3 Locust Valley-Bayville | 5,703 | 58 | 4 | 23 | 3 | 5 | 70 | 3 | 2 | — | 3 | — | — | 32 | — | 121 | 320 | 4 | 393 | 868 | 13 | 208 | 2 | 533 | — | — | 5 | 1,456 | 15 | 80 | — | 1 | 9,825 |
| 4 Plainview-Old Bethpage | 2,195 | 41 | 5 | 34 | 7 | — | 4 | 5 | 1 | 281 | 10 | — | 5 | 72 | 1 | 231 | 87 | 6 | 1,009 | 8 | 19 | 29 | 1 | 620 | 177 | 195 | 18 | 349 | 6 | 95 | — | 2 | 5,413 |
| 5 Glen Cove | 2,359 | 54 | — | 78 | 9 | 5 | 11 | 13 | 3 | 104 | 8 | — | 3 | 27 | 1 | 95 | 219 | 7 | 179 | 143 | 7 | 14 | — | 551 | — | — | 13 | 400 | 9 | 121 | — | 3 | 4,336 |
| 6 Oyster Bay-East Norwich | 4,781 | 59 | — | 27 | 15 | 1 | 7 | 4 | 1 | — | 20 | 26 | 1 | 47 | 1 | 129 | 375 | 6 | 83 | 292 | 5 | 160 | 2 | 395 | — | — | 5 | 1,734 | 21 | 32 | — | — | 8,128 |
| 7 Nassau Co. Hospital | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 105 | 100 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 105 |
| 15 Jericho (1) | 3,453 | 47 | 6 | 26 | 5 | — | 55 | 19 | 2 | 64 | 6 | — | 1 | 51 | 1 | 147 | 942 | 15 | 326 | 321 | 9 | 265 | 3 | 432 | 82 | 171 | 9 | 945 | 13 | 55 | — | 1 | 7,371 |
| 17 Hicksville | 2,102 | 49 | 3 | 165 | 72 | — | 11 | 18 | 6 | 234 | 85 | 30 | 8 | 122 | 3 | 152 | 62 | 5 | 162 | 10 | 4 | 24 | 1 | 719 | 65 | — | 18 | 145 | 3 | 69 | — | 2 | 4,250 |

## TABLE V (Continued)

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| **TOWN of OYSTER BAY** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 Plainedge | 1,060 | 58 | — | 69 | 9 | — | 3 | 2 | 5 | — | 1 | — | — | 9 | — | 85 | 33 | 6 | 13 | — | 1 | 9 | — | 364 | 49 | 68 | 26 | 32 | 2 | 30 | — | 2 | 1,836 |
| 21 Bethpage | 944 | 34 | — | 35 | 8 | — | 25 | 2 | 2 | 543 | 29 | — | 20 | 35 | 1 | 82 | 29 | 4 | 320 | — | 11 | 9 | — | 362 | 143 | 93 | 21 | 93 | 3 | 62 | — | 2 | 2,814 |
| 22 Farmingdale (5) | 1,985 | 54 | — | 61 | 17 | — | 4 | 15 | 3 | 38 | 18 | — | 2 | 53 | 1 | 107 | 34 | 4 | 220 | 6 | 6 | 5 | — | 663 | 251 | 8 | 25 | 139 | 4 | 59 | — | 2 | 3,683 |
| 23 Massapequa | 2,888 | 26 | 2 | 92 | 11 | 3 | 21 | 15 | 1 | 7 | 4 | — | — | 24 | — | 113 | 33 | — | 1,563 | 50 | 14 | — | — | 977 | 38 | — | 9 | 258 | 2 | 86 | 5,119 | 46 | 11,304 |
| 2 Cold Spring Harbor (4) | 1,187 | 64 | — | — | — | — | — | — | — | — | — | — | — | 2 | — | 13 | 55 | 4 | — | 34 | 2 | 71 | 4 | 80 | — | — | 4 | 409 | 22 | 18 | — | 1 | 1,869 |
| 6 Amityville (5) | 328 | 44 | 1 | 30 | 7 | 1 | — | — | 5 | 1 | 3 | — | 1 | 4 | 1 | 13 | 41 | 7 | — | — | — | 2 | — | 140 | 7 | — | 20 | 137 | 19 | 2 | 21 | 3 | 738 |
| 3 Roslyn (1) | 10 | 40 | — | 1 | — | — | — | 1 | 8 | — | — | — | — | 3 | 12 | — | — | — | — | — | — | 2 | 8 | 5 | — | — | 20 | 3 | 12 | — | — | — | 25 |
| CITY OF GLEN COVE | 2,359 | 54 | — | 78 | 9 | 5 | 11 | 13 | 3 | 104 | 8 | — | 3 | 27 | 1 | 95 | 219 | 7 | 179 | 143 | 7 | 14 | — | 551 | — | — | 13 | 400 | 9 | 121 | — | 3 | 4,336 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bayville | 430 | 47 | — | 10 | 1 | 5 | 20 | 2 | 4 | — | 2 | — | — | — | — | 13 | 29 | 5 | 65 | 23 | 10 | — | — | 137 | — | — | 15 | 187 | 20 | — | — | — | 924 |
| Brookville | 1,718 | 64 | — | — | — | — | 7 | — | — | — | — | — | — | 45 | 2 | 60 | 129 | 7 | 179 | 20 | 7 | — | — | 106 | — | — | 4 | 418 | 16 | 5 | — | — | 2,687 |
| Centre Island | 391 | 55 | — | — | — | — | — | — | — | — | — | — | — | — | — | 2 | — | — | — | 14 | 2 | — | — | 47 | — | — | 7 | 252 | 36 | — | — | — | 706 |
| Cove Neck | 602 | 76 | — | — | — | — | — | — | — | — | — | — | — | — | — | 53 | — | 7 | — | — | — | 7 | — | 13 | — | — | 3 | 112 | 14 | — | — | — | 787 |
| East Hills (1) | 17 | 71 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 2 | 8 | — | — | 2 | — | — | 8 | 3 | 13 | — | — | — | 24 |
| Farmingdale | 376 | 54 | — | 37 | 7 | — | — | 4 | 7 | 4 | 12 | — | 2 | 28 | 4 | 34 | 8 | 6 | — | 4 | 1 | — | — | 127 | — | — | 18 | 52 | 7 | 3 | — | — | 696 |
| Lattingtown | 1,367 | 55 | — | — | — | — | — | — | — | — | — | — | — | 2 | — | 68 | 126 | 8 | 33 | 250 | 11 | — | — | 104 | — | — | 4 | 533 | 21 | — | — | — | 2,483 |
| Laurel Hollow | 1,243 | 67 | — | 1 | — | — | — | — | — | — | — | — | — | 2 | — | 13 | 55 | 4 | — | 37 | 2 | 63 | 4 | 85 | — | — | 4 | 351 | 19 | 18 | — | 1 | 1,868 |
| Massapequa Park | 881 | 63 | — | 15 | 1 | — | 1 | 2 | 1 | — | — | — | — | 13 | 1 | 33 | 1 | 2 | — | 1 | — | 1 | — | 330 | 6 | — | 24 | 76 | 5 | 5 | 32 | 3 | 1,398 |
| Matinecock | 909 | 55 | — | 4 | 1 | — | — | — | — | — | — | — | — | 4 | — | — | 87 | 5 | 74 | 336 | 25 | — | — | 53 | — | — | 3 | 191 | 11 | 4 | — | — | 1,663 |
| Mill Neck | 1,183 | 71 | — | — | — | — | 1 | — | — | — | — | — | — | 18 | 1 | 1 | 83 | 5 | 12 | — | 1 | — | — | 46 | — | — | 3 | 252 | 15 | 66 | — | 4 | 1,662 |
| Muttontown | 2,713 | 70 | — | 3 | — | — | 48 | — | 1 | 3 | — | — | — | — | — | — | — | — | 20 | 197 | 5 | 26 | 1 | 140 | — | — | 4 | 735 | 19 | 14 | — | — | 3,899 |
| Old Brookville | 1,474 | 58 | — | — | — | — | — | — | — | — | — | 8 | — | — | — | 1 | 37 | 1 | — | 237 | 9 | 443 | 17 | 98 | — | — | 4 | 239 | 10 | — | — | — | 2,537 |
| Old Westbury (1) | 704 | 39 | — | 1 | — | — | — | — | — | — | — | — | — | 4 | — | 1 | 604 | 33 | — | 114 | 5 | 181 | 10 | 39 | — | 9 | 3 | 155 | 9 | 7 | — | — | 1,819 |
| Oyster Bay Cove | 1,820 | 68 | — | — | — | — | — | — | — | — | — | — | — | 6 | — | 12 | 41 | 2 | — | — | — | 150 | 6 | 86 | — | 2 | 3 | 538 | 20 | 2 | — | — | 2,657 |
| Roslyn Harbor (1) | 29 | 24 | — | — | — | — | — | — | — | — | — | — | — | 2 | 2 | — | — | — | — | 73 | 61 | — | — | 6 | — | — | 5 | 9 | 8 | — | — | — | 119 |
| Sea Cliff | 431 | 57 | — | 6 | 2 | — | — | — | 1 | — | — | — | — | 3 | — | 12 | 23 | 5 | 21 | 60 | 11 | 1 | — | 152 | — | — | 20 | 41 | 5 | — | — | — | 752 |
| Upper Brookville | 1,435 | 52 | — | — | — | — | — | — | — | — | — | 2 | — | — | — | 24 | 329 | 13 | — | 187 | 7 | 155 | 6 | 92 | — | — | 3 | 553 | 20 | | — | — | 2,778 |
| UNINCORPORATED COMMUNITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bayville (uninc.) | 22 | 8 | 4 | 2 | — | — | — | — | 2 | — | — | — | — | — | — | — | — | — | 175 | — | 64 | — | — | 10 | — | — | 4 | 61 | 22 | — | — | — | 274 |
| Bethpage | 852 | 36 | — | 33 | 7 | — | 25 | 13 | 3 | 553 | 29 | — | 25 | 44 | 2 | 73 | 29 | 4 | 21 | — | 1 | 4 | — | 310 | 128 | 86 | 22 | 109 | 5 | 40 | — | 2 | 2,356 |
| East Norwich | 303 | 44 | — | 5 | 2 | — | — | — | 1 | — | — | — | — | — | — | 16 | 1 | 2 | 4 | 135 | 20 | 7 | — | 68 | — | — | 10 | 141 | 20 | 11 | — | 2 | 693 |
| Glen Head | 518 | 49 | — | 18 | 1 | — | — | 3 | 2 | 14 | 1 | — | 1 | 4 | — | 38 | 18 | 5 | — | 186 | 18 | 13 | 1 | 111 | — | — | 10 | 140 | 13 | 3 | — | — | 1,068 |
| Glenwood Landing (1) | 249 | 44 | — | 7 | — | 3 | — | 5 | 3 | — | 13 | — | 2 | 33 | 6 | 27 | 2 | 5 | 19 | 90 | 19 | 11 | 2 | 81 | — | — | 14 | 24 | 4 | — | — | — | 564 |
| Greenvale (1) | 28 | 58 | — | 1 | — | — | 3 | — | 8 | — | — | — | — | — | — | — | — | — | — | — | — | 3 | 6 | 10 | — | — | 21 | 3 | 6 | — | — | — | 48 |
| Hicksville | 2,145 | 49 | 3 | 168 | 71 | — | 11 | 16 | 5 | 243 | 85 | 30 | 8 | 123 | 3 | 167 | 62 | 5 | 164 | 10 | 4 | 24 | 1 | 753 | 65 | — | 19 | 142 | 3 | 77 | — | 2 | 4,359 |
| Jericho | 977 | 35 | 6 | 21 | 7 | — | 57 | 21 | 4 | 64 | 6 | — | 3 | 32 | 1 | 105 | 211 | 11 | 167 | 186 | 13 | 75 | 3 | 313 | 103 | 169 | 21 | 227 | 8 | 46 | — | 2 | 2,793 |
| Locust Grove | 539 | 40 | — | 28 | 4 | — | — | 2 | 3 | 113 | 3 | — | 9 | 75 | 6 | 60 | 15 | 6 | 6 | — | — | — | — | 238 | 40 | 119 | 29 | 87 | 6 | 25 | — | 2 | 1,354 |
| Locust Valley | 361 | 58 | — | 7 | 2 | — | — | 1 | 2 | — | 1 | — | — | 20 | 3 | 24 | — | 4 | 15 | 61 | 12 | — | — | 78 | — | — | 12 | 46 | 7 | 10 | — | 2 | 626 |
| Massapequa | 1,416 | 60 | — | 23 | 6 | 3 | 2 | 8 | 2 | 7 | 3 | — | — | 6 | — | 32 | 21 | 2 | 182 | 6 | 8 | — | — | 455 | — | — | 19 | 81 | 3 | 15 | 79 | 4 | 2,345 |
| Massapequa East | 807 | 53 | 2 | 55 | 4 | — | 18 | 5 | 5 | — | 2 | — | — | 4 | — | 56 | 35 | 6 | 98 | 43 | 9 | — | — | 242 | 12 | — | 17 | 106 | 7 | 22 | 22 | 3 | 1,533 |
| North Massapequa | 974 | 50 | — | 47 | 5 | — | — | 2 | 3 | — | 1 | — | — | 1 | — | 73 | 11 | 4 | 251 | — | 13 | 1 | — | 344 | 143 | 24 | 26 | 21 | 1 | 43 | — | 2 | 1,941 |
| Old Bethpage | 432 | 18 | — | 4 | — | — | — | — | — | 73 | 13 | — | 3 | 61 | 2 | 43 | 148 | 8 | 1,327 | — | 54 | 11 | — | 159 | 41 | — | 8 | 127 | 5 | 20 | — | 1 | 2,459 |

## TABLE V (Continued)

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
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| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| **TOWN of OYSTER BAY** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNINCORPORATED COMMUNITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Oyster Bay | 334 | 44 | — | 22 | 13 | 1 | 7 | 4 | 6 | — | 20 | 25 | 6 | 28 | 4 | 22 | 15 | 5 | 59 | 1 | 8 | — | — | 113 | — | — | 15 | 85 | 11 | 14 | — | 2 | 763 |
| Plainedge | 503 | 54 | — | 29 | 7 | — | 5 | 1 | 5 | — | — | — | — | 21 | 2 | 16 | 20 | 4 | 7 | 2 | 1 | 8 | 1 | 193 | 23 | 46 | 28 | 35 | 4 | 14 | — | 1 | 930 |
| Plainview | 1,937 | 50 | 5 | 40 | 7 | — | 4 | 5 | 2 | 213 | 1 | — | 6 | 12 | — | 198 | 45 | 6 | 75 | 8 | 2 | 23 | 1 | 541 | 218 | 209 | 25 | 222 | 6 | 106 | — | 3 | 3,869 |
| South Farmingdale | 852 | 58 | — | 15 | 8 | — | 2 | — | 2 | 30 | 1 | — | 2 | 4 | — | 50 | 5 | 4 | 38 | — | 3 | 2 | — | 272 | 109 | — | 26 | 41 | 3 | 29 | — | 2 | 1,458 |
| Syosset | 1,062 | 56 | — | 22 | 7 | 1 | 11 | 4 | 2 | 60 | 8 | — | 4 | 37 | 2 | 92 | 75 | 9 | 47 | 3 | 3 | 4 | — | 174 | — | 56 | 12 | 201 | 11 | 23 | — | 1 | 1,887 |
| West Amityville | 328 | 44 | 1 | 30 | 7 | 1 | — | — | 5 | 1 | 3 | — | 1 | 4 | 1 | 13 | 41 | 7 | — | — | — | 2 | — | 140 | 7 | — | 20 | 137 | 19 | 2 | 21 | 3 | 738 |
| Woodbury | 1,186 | 37 | 3 | 48 | 5 | — | 15 | — | 2 | 69 | — | — | 2 | 51 | 2 | 23 | 29 | 2 | 7 | 26 | 1 | 432 | 14 | 164 | 346 | 121 | 20 | 622 | 20 | 39 | — | 1 | 3,186 |
| South Shore Waters & Islands | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 1,128 | — | 18 | — | — | 14 | 38 | — | 1 | — | — | 39 | 4,986 | 80 | 6,205 |
| **TOWN of BABYLON** | 8,380 | 18 | 10 | 490 | 120 | 20 | 30 | 50 | 2 | 860 | 120 | 120 | 2 | 880 | 2 | 1,370 | 210 | 4 | 4,390 | 1,110 | 12 | 370 | 1 | 4,150 | 470 | — | 10 | 8,820 | 19 | 30 | 13,380 | 30 | 45,380 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Babylon | 510 | 10 | — | 30 | — | 10 | — | 10 | 1 | 10 | 20 | — | 1 | 30 | 1 | 70 | 10 | 2 | 2,250 | — | 47 | — | — | 240 | 190 | — | 9 | 1,390 | 29 | — | — | — | 4,770 |
| 2 West Babylon | 1,100 | 27 | — | 100 | 30 | — | — | — | 3 | 70 | 10 | 10 | 2 | 80 | 2 | 100 | — | 2 | 280 | 230 | 13 | 90 | 2 | 490 | 90 | — | 14 | 1,430 | 35 | — | — | — | 4,110 |
| 3 North Babylon | 1,340 | 41 | — | 50 | 10 | — | — | — | 2 | — | 10 | — | — | 10 | — | 100 | — | 3 | 390 | — | 12 | 70 | 2 | 590 | 80 | — | 21 | 620 | 19 | — | — | — | 3,270 |
| 4 Lindenhurst | 1,650 | 48 | — | 110 | 30 | 10 | — | — | 4 | 30 | 20 | — | 2 | 40 | 1 | 160 | 10 | 5 | 50 | — | 1 | — | — | 700 | — | — | 20 | 660 | 19 | — | — | — | 3,470 |
| 5 Copiague | 1,000 | 34 | — | 60 | 10 | — | 20 | — | 3 | 100 | 20 | — | 4 | 120 | 4 | 70 | 80 | 5 | 90 | 10 | 4 | 30 | 1 | 480 | 30 | — | 18 | 800 | 27 | — | — | — | 2,920 |
| 6 Amityville (3) | 590 | 27 | 10 | 50 | 20 | — | — | 10 | 4 | 30 | 10 | — | 2 | 10 | — | 30 | 80 | 5 | 20 | 10 | 2 | 10 | — | 340 | 10 | — | 16 | 970 | 44 | — | — | — | 2,200 |
| 7 Deer Park | 1,060 | 29 | — | 20 | 10 | — | — | 10 | 1 | 130 | 20 | — | 4 | 90 | 3 | 600 | 10 | 17 | 30 | — | 1 | 20 | — | 520 | — | — | 14 | 1,150 | 31 | — | — | — | 3,670 |
| 9 Wyandanch | 320 | 15 | — | 10 | — | — | — | — | 1 | 40 | — | — | 2 | 20 | 1 | 20 | 10 | 1 | 450 | 160 | 29 | — | — | 280 | — | — | 13 | 790 | 38 | — | — | — | 2,100 |
| 5 Half Hollow Hills (4) | 400 | 15 | — | 40 | — | — | 10 | 10 | 2 | 260 | — | 110 | 14 | 30 | 1 | 150 | 10 | 6 | 820 | 150 | 36 | 140 | 5 | 230 | — | — | 8 | 360 | 13 | — | — | — | 2,720 |
| 22 Farmingdale (3) | 410 | 15 | — | 20 | 10 | — | — | 10 | 1 | 190 | 10 | — | 7 | 450 | 17 | 70 | — | 3 | 10 | 550 | 20 | 10 | — | 280 | 70 | — | 13 | 650 | 24 | — | — | — | 2,740 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amityville | 390 | 27 | — | 40 | 10 | — | — | 10 | 4 | 10 | 10 | — | 1 | 10 | 1 | 30 | 60 | 6 | 20 | — | 1 | 30 | 2 | 240 | — | — | 16 | 620 | 42 | — | — | — | 1,480 |
| Babylon | 520 | 26 | — | 40 | — | — | — | 10 | 2 | 10 | 20 | — | 1 | 20 | 1 | 50 | 20 | 3 | 70 | — | 5 | — | — | 250 | — | — | 13 | 980 | 49 | — | — | — | 1,990 |
| Lindenhurst | 1,120 | 49 | — | 70 | 20 | 10 | — | — | 4 | 30 | 10 | — | 2 | 20 | 1 | 100 | 10 | 5 | 20 | — | 1 | — | — | 420 | — | — | 18 | 460 | 20 | — | — | — | 2,290 |
| UNINCORPORATED COMMUNITIES | 6,350 | 24 | 10 | 340 | 90 | 10 | 30 | 30 | 2 | 810 | 80 | 120 | 4 | 830 | 3 | 1,190 | 120 | 5 | 4,280 | 1,110 | 21 | 340 | 1 | 3,240 | 470 | — | 14 | 6,760 | 26 | — | — | — | 26,210 |
| **TOWN of BROOKHAVEN** | 22,720 | 11 | 30 | 610 | 140 | 90 | 200 | 70 | 1 | 460 | 470 | 130 | 1 | 9,560 | 4 | 9,200 | 560 | 5 | 6,680 | 2,030 | 4 | 11,560 | 5 | 9,280 | — | 930 | 5 | 92,210 | 44 | 300 | 41,140 | 20 | 208,370 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Three Village (6) | 3,180 | 23 | — | 60 | — | — | 10 | — | 1 | 200 | 150 | — | 3 | 730 | 5 | 790 | 60 | 6 | 320 | 250 | 4 | 1,030 | 8 | 800 | — | — | 6 | 5,960 | 44 | — | — | — | 13,540 |
| 3 Pt. Jefferson Sta. | 1,280 | 26 | — | 30 | 10 | — | 10 | — | 1 | 60 | 20 | — | 2 | 70 | 1 | 90 | 10 | 2 | — | 30 | 1 | 130 | 3 | 310 | — | — | 6 | 2,880 | 58 | — | — | — | 4,930 |
| 4 Bellport | 1,680 | 15 | — | 30 | 10 | 10 | — | 10 | 1 | 70 | 20 | — | 1 | 70 | 1 | 360 | 10 | 3 | — | 150 | 1 | 420 | 4 | 660 | — | 180 | 8 | 7,230 | 66 | — | — | — | 10,910 |
| 5 Sachem (6) (7) | 1,920 | 19 | — | 40 | 20 | — | — | 10 | 1 | 10 | 40 | — | 1 | 520 | 5 | 230 | 80 | 3 | 120 | 20 | 1 | 220 | 2 | 830 | — | 220 | 10 | 6,000 | 58 | — | — | — | 10,280 |
| 6 Port Jefferson | 360 | 15 | — | 30 | — | — | — | — | 1 | — | 20 | — | 1 | 30 | 1 | 90 | 60 | 6 | 10 | 150 | 7 | — | — | 200 | — | — | 9 | 1,450 | 60 | — | — | — | 2,400 |
| 7 Mt. Sinai | 280 | 9 | — | 20 | — | — | — | — | 1 | — | — | — | — | — | — | 30 | 10 | 1 | 30 | — | 1 | 1,120 | 35 | 140 | — | — | 4 | 1,540 | 49 | — | — | — | 3,170 |
| 8 Miller Place | 900 | 24 | — | 10 | — | — | — | — | — | — | — | — | — | — | — | 10 | 20 | 1 | — | 70 | 2 | 940 | 25 | 310 | — | — | 8 | 1,540 | 40 | — | — | — | 3,800 |
| 9 Rocky Point | 1,240 | 20 | — | 20 | 10 | — | 10 | — | 1 | 10 | — | — | — | 3,540 | 57 | 10 | 20 | — | — | 70 | 1 | 260 | 4 | 380 | — | — | 6 | 660 | 11 | — | — | — | 6,230 |
| 10 Shoreham | 390 | 10 | — | — | — | — | — | — | — | — | — | — | — | 180 | 5 | 640 | 20 | 17 | 20 | — | 1 | 500 | 13 | 230 | — | — | 6 | 1,810 | 48 | — | — | — | 3,790 |
| 11 Middle Country | 3,020 | 30 | — | 60 | 10 | — | 10 | 10 | 1 | — | — | 20 | — | 80 | 1 | 190 | 30 | 2 | 90 | — | 1 | 200 | 2 | 920 | — | — | 9 | 5,360 | 54 | — | — | — | 10,000 |
| 12 Middle Island | 1,600 | 5 | — | 80 | 10 | — | 30 | 10 | — | 60 | 120 | 50 | 1 | 1,790 | 5 | 4,640 | 20 | 14 | 610 | 650 | 4 | 2,180 | 6 | 1,250 | — | — | 4 | 20,520 | 61 | — | — | — | 33,620 |

## TABLE V (Continued)

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
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| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| **TOWN of BROOKHAVEN** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 South Manor | 150 | 2 | — | — | — | — | — | — | — | — | — | 20 | — | 130 | 2 | — | — | — | — | 10 | — | 850 | 15 | 200 | — | — | 3 | 4,750 | 78 | — | — | — | 6,110 |
| 22 East Manor | 30 | — | — | — | — | — | 80 | — | 1 | — | — | — | — | 730 | 10 | — | — | — | 20 | 270 | 4 | 430 | 6 | 150 | — | 20 | 2 | 5,700 | 77 | — | — | — | 7,430 |
| 24 Patchogue | 3,030 | 24 | 10 | 130 | 50 | 40 | 10 | 30 | 2 | 30 | 60 | — | 1 | 100 | 1 | 130 | 70 | 1 | 70 | 20 | 1 | 170 | 1 | 920 | — | 30 | 8 | 7,620 | 61 | — | — | — | 12,520 |
| 30 South Haven | 40 | 1 | — | — | — | — | — | — | — | — | — | — | — | 40 | 1 | — | 80 | 2 | 950 | — | 20 | 170 | 4 | 70 | — | 100 | 4 | 3,080 | 68 | — | — | — | 4,530 |
| 31 West Manor (9) | 20 | 1 | — | — | — | — | — | — | — | — | — | — | — | 40 | 1 | 1,760 | — | 47 | — | — | — | 150 | 4 | 60 | — | — | 1 | 1,750 | 46 | — | — | — | 3,780 |
| 32 William Floyd | 2,290 | 22 | 10 | 40 | 10 | — | 30 | — | 1 | 10 | 10 | — | — | 200 | 2 | 140 | 30 | 2 | 590 | — | 6 | 590 | 6 | 1,150 | — | 210 | 13 | 4,950 | 48 | — | — | — | 10,260 |
| 33 Center Moriches | 460 | 15 | 10 | 20 | — | 20 | — | — | 2 | — | 10 | — | — | 20 | 1 | 30 | 20 | 2 | 10 | 10 | 1 | 210 | 6 | 210 | — | 90 | 10 | 1,880 | 63 | — | — | — | 3,000 |
| 34 East Moriches | 180 | 4 | — | 10 | 10 | 20 | — | — | 1 | — | 10 | — | — | 60 | 1 | 30 | — | — | 50 | 60 | 2 | 1,010 | 20 | 200 | — | 80 | 6 | 3,320 | 66 | — | — | — | 5,040 |
| 1 Wading River (9) | 20 | 3 | — | — | — | — | — | — | — | — | — | — | — | — | — | 30 | — | 3 | — | 10 | 1 | 160 | 21 | 20 | — | — | 3 | 540 | 69 | — | — | — | 780 |
| 2 Riverhead (9) (10) | 20 | 1 | — | — | — | — | — | — | — | — | — | 40 | 2 | 1,210 | 50 | — | — | — | — | 10 | — | — | — | 50 | — | — | 2 | 1,070 | 45 | — | — | — | 2,400 |
| 14 Fire Island (7) | 340 | 25 | — | 20 | — | — | 10 | — | 2 | 10 | — | — | 1 | 10 | 1 | — | 20 | 1 | 10 | 20 | 2 | 50 | 4 | 120 | — | — | 9 | 740 | 55 | — | — | — | 1,350 |
| 11 Eastport (10) | 30 | 1 | — | — | — | — | — | — | — | — | 10 | — | — | 10 | — | — | — | — | — | 230 | 8 | 770 | 26 | 100 | — | — | 3 | 1,860 | 62 | — | — | — | 3,010 |
| 5 Bayport-Blue Point (7) | 260 | 6 | — | 10 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 3,780 | — | 94 | — | — | — | — | — | — | — | — | — | — | — | 4,050 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Belle Terre | 160 | 28 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 10 | 2 | — | — | 60 | — | — | 10 | 350 | 60 | — | — | — | 580 |
| Bellport | 350 | 38 | — | 10 | — | — | — | — | 1 | — | — | — | — | — | — | 20 | — | 2 | 10 | 160 | 18 | — | — | 100 | — | — | 11 | 280 | 30 | — | — | — | 930 |
| Old Field | 440 | 35 | — | — | — | — | — | — | — | — | — | — | — | — | — | 10 | 10 | 2 | 20 | — | 2 | — | — | 70 | — | — | 5 | 690 | 56 | — | — | — | 1,240 |
| Patchogue | 390 | 28 | — | 80 | 10 | 30 | — | 10 | 9 | 20 | 30 | — | 4 | 20 | 1 | 10 | 10 | 1 | 40 | 20 | 4 | — | — | 180 | — | — | 13 | 550 | 40 | — | — | — | 1,400 |
| Poquott | 110 | 39 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 20 | — | — | 7 | 150 | 54 | — | — | — | 280 |
| Port Jefferson | 370 | 21 | — | 30 | — | — | — | — | 2 | — | 30 | 10 | 2 | 30 | 2 | 80 | 80 | 9 | 10 | 140 | 8 | 10 | — | 150 | — | — | 8 | 860 | 48 | — | — | — | 1,800 |
| Shoreham | 70 | 23 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 80 | — | — | 27 | 150 | 50 | — | — | — | 300 |
| UNINCORPORATED COMMUNITIES | 20,830 | 13 | 30 | 490 | 130 | 60 | 200 | 60 | 1 | 440 | 410 | 120 | 1 | 9,510 | 6 | 9,080 | 460 | 6 | 6,600 | 1,700 | 5 | 11,550 | 7 | 8,620 | — | 930 | 6 | 89,180 | 55 | — | — | — | 160,400 |
| **TOWN of EAST HAMPTON** | 3,300 | 7 | 110 | 100 | 20 | 30 | — | 10 | 1 | 20 | 70 | 20 | — | 1,000 | 2 | 610 | 30 | 1 | 4,100 | 900 | 11 | 2,420 | 5 | 2,090 | — | — | 5 | 30,850 | 66 | 880 | — | 2 | 46,560 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 East Hampton | 1,210 | 8 | 20 | 40 | 10 | — | — | 10 | 1 | 20 | 10 | — | — | 60 | — | 60 | 10 | — | 980 | 380 | 9 | 1,320 | 9 | 580 | — | — | 4 | 10,420 | 69 | — | — | — | 15,130 |
| 2 Wainscott | 190 | 4 | — | 10 | — | — | — | — | — | — | — | 20 | — | 740 | 17 | — | — | — | 10 | — | — | 550 | 12 | 120 | — | — | 3 | 2,870 | 64 | — | — | — | 4,510 |
| 3 Amagansett | 580 | 7 | 20 | 10 | 10 | — | — | — | — | — | 40 | — | — | 130 | 2 | 10 | — | — | 2,180 | 70 | 28 | 510 | 6 | 380 | — | — | 5 | 4,220 | 52 | — | — | — | 8,160 |
| 4 Springs | 660 | 8 | — | 10 | — | 10 | — | — | — | — | — | — | — | — | — | 10 | — | — | 140 | 210 | 5 | 30 | 1 | 410 | — | — | 5 | 6,410 | 81 | — | — | — | 7,890 |
| 5 Sag Harbor (10) | 80 | 14 | — | — | — | — | — | — | — | — | 10 | — | 2 | — | — | 10 | 10 | 3 | 20 | 10 | 5 | 10 | 2 | 80 | — | — | 14 | 340 | 60 | — | — | — | 570 |
| 6 Montauk | 580 | 6 | 70 | 30 | — | 20 | — | — | 1 | — | 10 | — | — | 70 | 1 | 520 | 10 | 6 | 810 | 190 | 10 | — | — | 520 | — | — | 6 | 6,590 | 70 | — | — | — | 9,420 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| East Hampton | 620 | 21 | — | 10 | — | — | — | — | — | — | — | — | — | 10 | — | 10 | 10 | 1 | 80 | 230 | 10 | 460 | 16 | 210 | — | — | 7 | 1,320 | 45 | — | — | — | 2,960 |
| Sag Harbor (10) | 60 | 12 | — | — | — | — | — | — | — | — | — | — | — | — | — | 10 | 10 | 4 | 20 | 10 | 6 | 10 | 2 | 80 | — | — | 15 | 310 | 61 | — | — | — | 510 |
| UNINCORPORATED COMMUNITIES | 2,620 | 6 | 110 | 90 | 20 | 30 | — | 10 | 1 | 20 | 70 | 20 | — | 990 | 2 | 590 | 10 | 2 | 4,000 | 660 | 11 | 1,950 | 5 | 1,800 | — | — | 4 | 29,220 | 69 | — | — | — | 42,210 |

## TABLE V (Continued)

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
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| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| **TOWN of HUNTINGTON** | 17,560 | 29 | 10 | 590 | 110 | 20 | 110 | 110 | 2 | 320 | 170 | 440 | 2 | 730 | 1 | 2,560 | 640 | 5 | 3,610 | 1,480 | 8 | 4,170 | 7 | 5,000 | 480 | 450 | 10 | 21,420 | 36 | 130 | — | — | 60,110 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Elwood | 1,270 | 32 | — | 40 | 10 | — | — | — | 1 | 10 | 10 | — | 1 | 20 | 1 | 80 | 30 | 3 | 20 | — | 1 | 460 | 12 | 320 | — | — | 8 | 1,600 | 41 | — | — | — | 3,870 |
| 2 Cold Spring Harbor (3) | 2,640 | 33 | — | 10 | — | — | — | — | — | — | 10 | — | — | 10 | — | 120 | 310 | 5 | 1,530 | 220 | 22 | 110 | 1 | 360 | — | — | 5 | 2,770 | 34 | — | — | — | 8,090 |
| 3 Huntington | 2,200 | 35 | — | 150 | 30 | 10 | 10 | 20 | 3 | 30 | 60 | 10 | 2 | 40 | 1 | 170 | 70 | 4 | 120 | 200 | 5 | 240 | 4 | 760 | — | — | 12 | 2,140 | 34 | — | — | — | 6,260 |
| 4 Northport | 2,790 | 29 | — | 80 | 10 | 10 | 10 | 10 | 1 | 10 | 30 | 110 | 2 | 300 | 3 | 800 | 30 | 9 | 720 | 180 | 10 | 330 | 3 | 860 | — | — | 9 | 3,240 | 34 | — | — | — | 9,520 |
| 5 Half Hollow Hills (5) | 2,890 | 17 | — | 30 | 10 | — | 50 | 70 | 1 | 190 | 40 | 320 | 3 | 210 | 1 | 980 | 90 | 6 | 730 | 410 | 7 | 2,520 | 15 | 850 | 390 | 380 | 10 | 6,700 | 40 | — | — | — | 16,860 |
| 6 Harborfields | 1,820 | 38 | — | 20 | — | — | 20 | — | 1 | 40 | 10 | — | 1 | 40 | 1 | 130 | 20 | 3 | 70 | 150 | 5 | 230 | 5 | 620 | — | — | 13 | 1,570 | 33 | — | — | — | 4,740 |
| 10 Commack (6) | 1,240 | 36 | — | 50 | 10 | — | — | — | 2 | 10 | — | — | — | 80 | 2 | 90 | 10 | 3 | 190 | 20 | 6 | 150 | 4 | 420 | 80 | 70 | 17 | 1,040 | 30 | — | — | — | 3,460 |
| 13 South Huntington | 2,710 | 38 | 10 | 210 | 40 | — | 20 | 10 | 4 | 30 | 10 | — | 1 | 30 | — | 190 | 80 | 4 | 230 | 300 | 7 | 130 | 2 | 810 | 10 | — | 11 | 2,360 | 33 | — | — | — | 7,180 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Asharoken | 210 | 39 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 40 | 7 | 40 | — | — | 7 | 250 | 47 | — | — | — | 540 |
| Huntington Bay | 310 | 42 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 30 | 110 | 19 | 80 | 11 | 80 | — | — | 11 | 130 | 17 | — | — | — | 740 |
| Lloyd Harbor | 1,760 | 29 | — | — | — | — | — | — | — | — | 10 | — | — | — | — | 50 | 300 | 6 | 1,460 | 50 | 25 | 260 | 5 | 230 | — | — | 4 | 1,850 | 31 | — | — | — | 5,970 |
| Northport | 300 | 20 | — | 20 | — | 10 | — | — | 2 | 10 | 10 | 110 | 9 | 10 | 1 | 20 | 10 | 2 | 30 | — | 2 | 220 | 14 | 220 | — | — | 14 | 550 | 36 | — | — | — | 1,520 |
| UNINCORPORATED COMMUNITIES | 14,980 | 29 | 10 | 570 | 110 | 10 | 110 | 110 | 2 | 310 | 150 | 330 | 2 | 720 | 1 | 2,490 | 330 | 6 | 2,090 | 1,320 | 7 | 3,570 | 7 | 4,430 | 480 | 450 | 10 | 18,640 | 36 | — | — | — | 51,210 |
| **TOWN of ISLIP** | 18,150 | 21 | 30 | 590 | 150 | 40 | 120 | 80 | 1 | 320 | 220 | 180 | 1 | 2,000 | 2 | 3,110 | 730 | 4 | 7,430 | 820 | 10 | 640 | 1 | 5,720 | 1,140 | 390 | 8 | 24,240 | 28 | 320 | 20,470 | 24 | 86,890 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Bay Shore | 2,430 | 45 | 10 | 240 | 40 | 10 | 40 | 20 | 7 | 40 | 20 | — | 1 | 50 | 1 | 130 | 40 | 3 | 30 | 200 | 4 | — | — | 710 | 70 | — | 14 | 1,360 | 25 | — | — | — | 5,440 |
| 2 Islip | 1,280 | 41 | — | 40 | 20 | 10 | 20 | 10 | 3 | 20 | 30 | — | 2 | 10 | — | 70 | 30 | 3 | 10 | — | — | — | — | 410 | 80 | — | 16 | 1,120 | 35 | — | — | — | 3,160 |
| 3 East Islip | 1,750 | 23 | — | 40 | 20 | — | 10 | 10 | 1 | 50 | 10 | 10 | 1 | 30 | — | 70 | 80 | 2 | 3,160 | 240 | 46 | 90 | 1 | 540 | 190 | — | 10 | 1,200 | 16 | — | — | — | 7,500 |
| 4 Sayville | 930 | 28 | 10 | 50 | 10 | 10 | — | — | 2 | 10 | 30 | — | 1 | 120 | 4 | 80 | 90 | 5 | 280 | 50 | 10 | 110 | 3 | 240 | — | — | 7 | 1,370 | 40 | — | — | — | 3,390 |
| 5 Bayport-Blue Point (8) | 710 | 31 | — | 10 | 10 | — | — | — | 1 | — | 10 | — | — | 80 | 4 | 50 | 10 | 3 | — | 120 | 5 | 110 | 5 | 190 | — | — | 8 | 970 | 43 | — | — | — | 2,270 |
| 6 Hauppauge (6) | 820 | 21 | — | 10 | — | — | — | — | — | 40 | 10 | 10 | 2 | 60 | 2 | 50 | 10 | 2 | 10 | — | — | 60 | 2 | 270 | — | 140 | 11 | 2,270 | 60 | — | — | — | 3,760 |
| 7 Connetquot | 1,850 | 13 | 10 | 40 | 20 | — | — | — | 1 | 70 | 20 | — | 1 | 1,300 | 9 | 90 | 190 | 2 | 1,990 | 180 | 14 | 110 | 1 | 960 | — | 110 | 7 | 7,570 | 52 | — | — | — | 14,520 |
| 9 West Islip | 2,080 | 52 | — | 50 | 10 | 10 | 10 | 20 | 3 | 10 | — | — | — | 40 | 1 | 160 | 60 | 6 | 30 | 10 | 1 | 100 | 3 | 480 | 250 | — | 18 | 650 | 16 | — | — | — | 3,960 |
| 12 Brentwood | 4,170 | 41 | — | 60 | 10 | — | 10 | 10 | 1 | 40 | 70 | 140 | 2 | 110 | 1 | 1,320 | 210 | 15 | 140 | — | 1 | 30 | — | 1,150 | 510 | 80 | 17 | 2,210 | 22 | — | — | — | 10,270 |
| 13 Central Islip | 1,600 | 29 | — | 30 | 10 | — | 10 | — | 1 | 10 | 20 | — | 1 | 50 | 1 | 1,010 | 10 | 19 | 250 | — | 5 | 10 | — | 500 | 40 | 60 | 11 | 1,810 | 33 | — | — | — | 5,420 |
| 14 Fire Island | 220 | 11 | — | — | — | — | — | — | — | — | — | — | — | — | — | 70 | — | 3 | 1,510 | — | 74 | — | — | — | — | — | — | 250 | 12 | — | — | — | 2,050 |
| 5 Sachem (6) (8) | 310 | 8 | — | 20 | — | — | 20 | 10 | 1 | 30 | — | 20 | 1 | 150 | 3 | 10 | — | — | 20 | 20 | 1 | 20 | — | 270 | — | — | 6 | 3,460 | 80 | — | — | — | 4,360 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Brightwaters | 360 | 65 | 10 | 10 | — | — | — | — | 4 | — | — | — | — | 10 | 2 | 10 | — | 2 | — | — | — | — | — | 120 | — | — | 22 | 30 | 5 | — | — | — | 560 |
| Ocean Beach | 70 | 78 | — | — | — | — | — | — | — | — | — | — | — | — | — | 10 | — | 11 | — | — | — | — | — | — | — | — | — | 10 | 11 | — | — | — | 90 |
| Saltaire | 40 | 25 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 120 | 75 | — | — | — | 160 |
| UNINCORPORATED COMMUNITIES | 17,680 | 27 | 20 | 580 | 150 | 40 | 120 | 80 | 2 | 320 | 220 | 180 | 1 | 1,990 | 3 | 3,090 | 730 | 6 | 7,420 | 820 | 13 | 640 | 1 | 5,600 | 1,140 | 390 | 10 | 24,080 | 37 | — | — | — | 65,290 |

## TABLE V (Continued)

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| **TOWN of RIVERHEAD** | 1,600 | 4 | 10 | 130 | 40 | 10 | 10 | 10 | 1 | 70 | 70 | — | — | 6,790 | 15 | 80 | 180 | 1 | 1,980 | 1,330 | 8 | 19,550 | 45 | 1,370 | — | — | 3 | 10,200 | 23 | 160 | — | — | 43,590 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Wading River (8) | 180 | 5 | — | 10 | — | — | — | — | — | — | — | — | — | 1,050 | 30 | — | — | — | 20 | 450 | 13 | 750 | 21 | 110 | — | — | 4 | 970 | 27 | — | — | — | 3,540 |
| 2 Riverhead (8) (10) | 1,410 | 4 | 10 | 120 | 40 | 10 | 10 | 10 | 1 | 70 | 70 | — | — | 5,730 | 15 | 80 | 180 | 1 | 1,960 | 880 | 7 | 18,260 | 46 | 1,250 | — | — | 3 | 9,040 | 23 | — | — | — | 39,130 |
| 11 Laurel (11) | 10 | 1 | — | — | — | — | — | — | — | — | — | — | — | 10 | 1 | — | — | — | — | — | — | 540 | 74 | 10 | — | — | 1 | 170 | 23 | — | — | — | 740 |
| 31 West Manor (8) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 20 | 100 | — | — | — | 20 |
| **TOWN of SHELTER ISLAND** | 660 | 9 | 30 | 10 | — | — | — | — | 1 | — | — | 10 | — | 10 | — | 10 | — | — | 50 | 2,350 | 33 | 80 | 1 | 410 | — | — | 5 | 3,680 | 50 | 30 | 20 | 1 | 7,350 |
| SCHOOL DISTRICT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Shelter Island | 660 | 9 | 30 | 10 | — | — | — | — | 1 | — | — | 10 | — | 10 | — | 10 | — | — | 50 | 2,350 | 33 | 80 | 1 | 410 | — | — | 6 | 3,680 | 50 | 30 | 20 | 1 | 7,350 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dering Harbor | 10 | 6 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 10 | 20 | 19 | — | — | 20 | — | — | 13 | 100 | 62 | — | — | — | 160 |
| UNINCORPORATED COMMUNITIES | 650 | 9 | 30 | 10 | — | — | — | — | 1 | — | — | 10 | — | 10 | — | 10 | — | — | 40 | 2,330 | 33 | 80 | 1 | 390 | — | — | 5 | 3,580 | 50 | — | — | — | 7,140 |
| **TOWN of SMITHTOWN** | 8,640 | 25 | 10 | 310 | 60 | — | 50 | 30 | 1 | 290 | 40 | 20 | 1 | 570 | 2 | 1,440 | 380 | 5 | 3,010 | 210 | 9 | 1,240 | 4 | 2,700 | 590 | — | 10 | 14,760 | 43 | 130 | — | — | 34,480 |
| CENTRAL SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Smithtown | 4,020 | 23 | 10 | 160 | 40 | — | 30 | 10 | 2 | 170 | 30 | 10 | 1 | 60 | — | 190 | 200 | 2 | 1,240 | 100 | 8 | 1,050 | 6 | 1,140 | — | — | 7 | 8,660 | 51 | — | — | — | 17,120 |
| 5 Kings Park | 1,410 | 21 | — | 60 | — | — | — | — | 1 | 30 | — | 10 | 1 | 40 | 1 | 850 | 150 | 15 | 1,140 | 30 | 17 | 100 | 1 | 490 | 230 | — | 11 | 2,200 | 32 | — | — | — | 6,740 |
| 1 Three Village (8) | 140 | 30 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 30 | — | — | 6 | 300 | 64 | — | — | — | 470 |
| 5 Sachem (7) (8) | 140 | 26 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 90 | — | — | 17 | 300 | 57 | — | — | — | 530 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 Hauppauge (7) | 1,230 | 29 | — | 20 | — | — | — | 10 | 1 | 30 | 10 | — | 1 | 360 | 8 | 230 | 10 | 6 | 310 | 70 | 9 | — | — | 330 | 70 | — | 9 | 1,600 | 37 | — | — | — | 4,280 |
| 10 Commack (4) | 1,700 | 33 | — | 70 | 20 | — | 20 | 10 | 2 | 60 | — | — | 1 | 110 | 2 | 170 | 20 | 4 | 320 | 10 | 6 | 90 | 2 | 620 | 290 | — | 17 | 1,700 | 33 | — | — | — | 5,210 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Head of the Harbor | 520 | 27 | — | — | — | — | — | — | — | — | — | — | — | — | — | 10 | — | 1 | 80 | 160 | 13 | 200 | 10 | 100 | — | — | 5 | 830 | 44 | — | — | — | 1,900 |
| Nissequogue | 440 | 20 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 50 | 2 | 70 | 10 | 4 | 50 | 2 | 110 | — | — | 5 | 1,510 | 67 | — | — | — | 2,240 |
| Village of the Branch | 190 | 34 | — | 20 | — | — | — | — | 4 | — | — | — | — | — | — | 20 | 20 | 7 | — | — | — | — | — | 30 | — | — | 5 | 280 | 50 | — | — | — | 560 |
| UNINCORPORATED COMMUNITIES | 7,490 | 25 | 10 | 290 | 60 | — | 50 | 30 | 2 | 290 | 40 | 20 | 1 | 570 | 2 | 1,410 | 310 | 6 | 2,860 | 40 | 10 | 990 | 3 | 2,460 | 590 | — | 10 | 12,140 | 41 | — | — | — | 29,650 |

## TABLE V (Continued)

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| **TOWN of SOUTHAMPTON** | 8,500 | 7 | 120 | 240 | 50 | 60 | 670 | 10 | 1 | 120 | 120 | 160 | — | 2,500 | 2 | 2,850 | 500 | 3 | 3,130 | 2,230 | 5 | 12,450 | 11 | 4,020 | — | 130 | 4 | 51,710 | 47 | 650 | 19,310 | 18 | 109,530 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 Remsenberg | 410 | 9 | 20 | 10 | — | 20 | — | — | 1 | — | — | 30 | — | — | — | — | — | — | — | 10 | — | 290 | 6 | 130 | — | — | 3 | 3,840 | 81 | — | — | — | 4,760 |
| 2 Westhampton Beach | 1,110 | 8 | 10 | 70 | — | 10 | 70 | — | 1 | 10 | 40 | 10 | — | 60 | — | 2,130 | 20 | 16 | 940 | 270 | 9 | 230 | 2 | 360 | — | — | 3 | 8,340 | 61 | — | — | — | 13,680 |
| 3 Quogue | 430 | 8 | 10 | — | — | — | — | — | — | 30 | — | — | 1 | 30 | 1 | 130 | — | 3 | 120 | 200 | 6 | 40 | 1 | 210 | — | — | 4 | 3,780 | 76 | — | — | — | 4,980 |
| 5 Hampton Bays | 1,170 | 16 | 40 | 20 | 10 | 20 | — | — | 1 | — | 10 | — | — | 80 | 1 | 20 | 10 | — | 180 | 90 | 4 | — | — | 580 | — | 100 | 9 | 5,130 | 69 | — | — | — | 7,460 |
| 6 Southampton | 1,870 | 12 | 10 | 60 | 20 | — | 10 | 10 | 1 | — | 20 | — | — | 240 | 2 | 310 | 40 | 2 | 860 | 120 | 6 | 3,150 | 20 | 870 | — | — | 6 | 7,810 | 51 | — | — | — | 15,400 |
| 8 Hayground | 120 | 3 | — | 20 | — | — | 10 | — | 1 | — | — | — | — | 40 | 1 | — | — | — | — | 120 | 3 | 3,070 | 64 | 240 | — | — | 5 | 1,090 | 23 | — | — | — | 4,710 |
| 9 Bridgehampton | 410 | 6 | — | 10 | 10 | — | — | — | — | — | 40 | 10 | 1 | 40 | 1 | — | 10 | — | 40 | 150 | 3 | 3,080 | 47 | 250 | — | — | 4 | 2,510 | 38 | — | — | — | 6,560 |
| 10 Sagaponack | 180 | 7 | — | — | — | — | — | — | — | — | — | — | — | 10 | — | — | — | — | — | 30 | 1 | 1,940 | 69 | 120 | — | — | 4 | 530 | 19 | — | — | — | 2,810 |
| 11 Eastport (8) | 200 | 28 | — | — | — | — | — | — | — | — | — | — | — | 10 | 1 | — | — | — | — | — | — | 10 | 1 | 40 | — | — | 6 | 470 | 64 | — | — | — | 730 |
| 12 North Haven | 440 | 27 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 190 | 11 | — | — | 110 | — | — | 7 | 890 | 55 | — | — | — | 1,630 |
| 13 Tuckahoe | 410 | 9 | 20 | 10 | — | — | 20 | — | 1 | — | — | — | — | 60 | 1 | 20 | 400 | 10 | 40 | 690 | 17 | 200 | 4 | 260 | — | 30 | 7 | 2,240 | 51 | — | — | — | 4,400 |
| 14 Noyac | 270 | 8 | — | 10 | — | — | 540 | — | 17 | — | — | — | — | — | — | — | — | — | 240 | 160 | 12 | 30 | 1 | 140 | — | — | 4 | 1,910 | 58 | — | — | — | 3,300 |
| 17 East Quogue | 520 | 11 | — | 10 | — | 10 | — | — | — | — | — | 60 | 2 | 30 | 1 | — | — | — | 20 | — | — | 340 | 7 | 240 | — | — | 5 | 3,560 | 74 | — | — | — | 4,790 |
| 2 Riverhead (8) (9) | 750 | 7 | 10 | 10 | — | — | 20 | — | — | 70 | 10 | 50 | 1 | 1,890 | 16 | 240 | 10 | 2 | 640 | 150 | 7 | 30 | — | 310 | — | — | 3 | 7,460 | 64 | — | — | — | 11,650 |
| 5 Sag Harbor (12) | 210 | 8 | — | 10 | 10 | — | — | — | 1 | 10 | — | — | — | 10 | — | — | 10 | — | 50 | 50 | 4 | 40 | 2 | 160 | — | — | 6 | 2,150 | 79 | — | — | — | 2,710 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| North Haven | 440 | 27 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 150 | 9 | — | — | 90 | — | — | 5 | 970 | 59 | — | — | — | 1,650 |
| Quogue | 420 | 16 | — | — | — | — | — | — | — | — | — | — | — | 10 | — | 10 | — | — | 40 | 100 | 5 | 10 | — | 170 | — | — | 7 | 1,870 | 71 | — | — | — | 2,630 |
| Sag Harbor (12) | 90 | 15 | — | 20 | — | — | — | — | 4 | — | — | — | — | — | — | — | — | — | 20 | — | 4 | — | — | 40 | — | — | 7 | 400 | 70 | — | — | — | 570 |
| Southampton | 780 | 20 | — | 40 | 20 | — | — | — | 2 | — | 10 | — | — | 30 | 1 | 70 | 30 | 3 | 10 | 20 | 1 | 560 | 14 | 300 | — | — | 8 | 1,970 | 51 | — | — | — | 3,840 |
| Westhampton Beach | 510 | 32 | 20 | 30 | — | 10 | — | — | 4 | 10 | 10 | — | 1 | 10 | 1 | 40 | 10 | 3 | 30 | 50 | 5 | — | — | 120 | — | — | 8 | 730 | 46 | — | — | — | 1,580 |
| UNINCORPORATED COMMUNITIES | 6,260 | 8 | 100 | 150 | 30 | 50 | 670 | 10 | 1 | 110 | 100 | 160 | 1 | 2,450 | 3 | 2,730 | 460 | 4 | 3,030 | 1,910 | 6 | 11,880 | 15 | 3,300 | — | 130 | 4 | 45,770 | 58 | — | — | — | 79,300 |
| **TOWN of SOUTHOLD** | 2,280 | 1 | 30 | 100 | 10 | 30 | 10 | — | 1 | 20 | 60 | 20 | — | 350 | 1 | 960 | 30 | 3 | 400 | 1,960 | 7 | 11,920 | 34 | 1,790 | — | — | 5 | 13,930 | 40 | 190 | 510 | 2 | 34,600 |
| SCHOOL DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 Orient | 100 | 3 | — | — | — | 10 | — | — | — | — | — | — | — | — | — | 840 | — | 22 | 320 | — | 9 | 1,340 | 35 | 110 | — | — | 3 | 1,060 | 28 | — | — | — | 3,780 |
| 3 East Marion | 120 | 11 | — | — | — | — | — | — | — | — | 10 | 10 | 2 | — | — | — | — | — | — | 10 | 1 | 260 | 24 | 70 | — | — | 6 | 610 | 56 | — | — | — | 1,090 |
| 4 Fishers Island | 260 | 10 | — | 20 | — | — | — | — | 1 | — | — | — | — | 190 | 7 | 20 | — | 1 | — | 170 | 7 | — | — | 320 | — | — | 12 | 1,590 | 62 | — | — | — | 2,570 |
| 5 Southold | 490 | 9 | — | 20 | 10 | — | — | — | 1 | — | 10 | — | — | 30 | 1 | 30 | — | 1 | 30 | 50 | 2 | 1,980 | 38 | 340 | — | — | 6 | 2,160 | 42 | — | — | — | 5,150 |
| 7 Peconic | 90 | 4 | 10 | — | — | — | — | — | — | — | — | — | — | 20 | 1 | 10 | — | — | — | 10 | — | 1,330 | 59 | 70 | — | — | 4 | 720 | 32 | — | — | — | 2,260 |
| 8 East Cutchogue | 160 | 7 | — | — | — | — | — | — | — | — | — | — | — | 10 | — | — | — | — | 10 | 20 | 2 | 1,070 | 48 | 140 | — | — | 6 | 820 | 37 | — | — | — | 2,230 |
| 9 Mattituck | 420 | 7 | — | 20 | — | — | — | — | — | 10 | 10 | 10 | — | 50 | 1 | 20 | 10 | — | 20 | 10 | — | 3,700 | 60 | 350 | — | — | 6 | 1,620 | 26 | — | — | — | 6,250 |
| 10 Greenport | 320 | 5 | 20 | 30 | — | 20 | 10 | — | 1 | 10 | 20 | — | 1 | 30 | 1 | 30 | 10 | 1 | 10 | 1,490 | 24 | 380 | 6 | 200 | — | — | 3 | 3,610 | 58 | — | — | — | 6,190 |
| 11 Laurel (9) | 130 | 9 | — | 10 | — | — | — | — | 1 | — | — | — | — | 10 | 1 | — | — | — | 10 | 40 | 4 | 750 | 52 | 60 | — | — | 4 | 420 | 29 | — | — | — | 1,430 |
| 12 Cutchogue | 130 | 6 | — | — | — | — | — | — | — | — | 10 | — | — | 10 | — | 10 | 10 | 1 | — | 150 | 7 | 1,020 | 48 | 100 | — | — | 5 | 710 | 33 | — | — | — | 2,150 |
| 15 New Suffolk | 60 | 8 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 10 | 1 | 90 | 11 | 30 | — | — | 4 | 610 | 76 | — | — | — | 800 |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Greenport | 110 | 30 | — | 30 | — | 10 | — | — | 10 | — | 10 | — | 3 | 10 | 3 | 10 | 10 | 5 | 10 | — | 3 | — | — | 60 | — | — | 16 | 110 | 30 | — | — | — | 370 |
| UNINCORPORATED COMMUNITIES | 2,170 | 7 | 30 | 70 | 10 | 20 | 10 | — | — | 20 | 50 | 20 | — | 340 | 1 | 950 | 20 | 3 | 390 | 1,960 | 7 | 11,920 | 36 | 1,730 | — | — | 5 | 13,820 | 41 | — | — | — | 33,530 |

## *Bi-County Land use Profile*

Nassau and Suffolk Counties have a combined area of 1,372 square miles—or more than 878,000 acres. This includes 194 square miles of inland and tidal water areas, or 14 percent of the total. This category includes lakes, rivers, bays, marshlands, recharge basins and drainage areas. Since the water areas are not considered as buildable lands, they are discounted from the balance of the following discussion.

According to the 1966 field survey the major uses of the acreage are—residential-21 percent, recreation and open space-7 percent, public and quasi-public buildings-4 percent, and commercial and industrial-2 percent. Service uses such as transportation-communications-utilities occupy 3 percent of the land, while all types of roadways account for 8 percent.

The remaining categories are those which will be all or partially occupied by the foregoing uses sometime in the future. They are vacant land which is now 33 percent of the total area and agriculture occupying 8 percent. One of the most important items these figures indicate is that even though Nassau and Suffolk Counties are among the fastest growing counties in the nation, more than 41 percent of the land is still available for development. A further examination of these two undeveloped land uses over a period of time yields a clear insight into the rapidity with which urbanization has accelerated the demands on land.

It is possible to pinpoint a few trends over the last five years in Suffolk County and for ten years in Nassau County since the last complete land use analyses were done in 1961 and 1956 respectively.

Vacant land in Suffolk has decreased from 68 percent of the total land area to 40 percent. Agricultural land has declined from 14 percent to 10 percent. The chief beneficiaries of this reduction were residential land, up to 90,000 acres or an increase from 11 percent to 14 percent and recreational which almost doubled from the 28,000 figure in 1961. Industrial land and transportation-utilities-communications increased from 2 percent to 5 percent to a new total of almost 30,000 acres.

There was a similar sharp decrease of vacant land in Nassau. In 1956 it accounted for 21 percent of the total area of the county and in 1966 only 7 percent. Agricultural land was classified as vacant in the 1956 survey. However, it amounted to only a few thousand acres. Now there are just over 2,000 or 1 percent in this category.

The significance of this analysis is that land is being converted from open uses to residential and other uses at an alarming rate. If present trends continue, Suffolk County's open lands could easily disappear over the next two decades.

Residential land use increased from 41 percent to 45 percent during the last decade, so there are now approximately 90,000 acres occupied by all types of housing. Residential land in each county occupies 90,000 acres. Since there are 400,000 more people in Nassau this reflects the smaller lot sizes and greater percentage of multi-family units located there.

Recreational land in Nassau County increased from 6 percent to 8 percent and now occupies over 16,000 acres. Land being used for industry and transportation-utilities-communications remained at 3 percent despite internal changes within this broad category. The earlier report had one overall total so individual increases or decreases cannot be obtained.

Land occupied by the commercial and industrial uses is about 10,000 acres in each county, or 1 percent of the total land area of Suffolk and 2 percent of land area of Nassau County. However, Nassau County is almost at the saturation stage. With the exception of Mitchel Field, there is less than 1,000 acres potentially available for future commercial and industrial expansion. Suffolk County has an almost unlimited supply of available land for such purposes on the basis of what the county can reasonably expect to attract and support.

Recreational land occupies almost 50,000 acres in Suffolk and one-third of that total in Nassau. There is a similar relationship between institutional land—25,000 in Suffolk and 9,000 in Nassau. Also there are 11,000 mores acres of roadways in Suffolk and over 62,000 mores acres of agricultural land. Vacant land shows the sharpest difference—272,000 acres in Suffolk to only 15,000 acres in Nassau. Most of this land is primarily open land and highly suited for development. Table VI on the following page contains the summary of land use statistics.

Plate 5, depicting the existing land uses in Nassau and Suffolk Counties in 1966, clearly illustrates the location and physical interrelationships of the various major groupings of land usage. Some of the consequences of unplanned growth are apparent from an examination of the map. For example, it is possible to see strips of commercial use which line most roadways; industrial areas that are isolated from main transportation routes; and vast areas of housing that are totally void of open space. Overall, it is apparent that there are few focal points of community design, but a repetition of unrelated uses occupying vast amounts of land.

# TABLE VI SUMMARY TABULATIONS OF LAND USES FOR THE TOWNS IN NASSAU AND SUFFOLK COUNTIES AND BI-COUNTY TOTALS.

| | RESIDENTIAL | | COMMERCIAL | | | | | | | INDUSTRIAL | | | | Trans. Utilities Communica. | | INSTITUTIONAL | | | RECREATION | | | AGRICULTURE | | ROADWAYS | | | | VACANT | | WATER | | | TOTAL AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Hotels & Motels | Retail & Services | Auto | Marine | Recreational | Office | | Manufacturing | Non-Mfg. | Mining | | | | Public | Quasi-Public | | Public | Private | | | | Streets & Parking | Parkways | Expressways | | | | Inland | Tidal | | |
| | Acres | % | Acres | Acres | Acres | Acres | Acres | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres | Acres | % | Acres | % | Acres | Acres | Acres | % | Acres | % | Acres | Acres | % | Acres |
| NASSAU COUNTY | 89,701 | 45 | 113 | 2,476 | 682 | 154 | 977 | 429 | 2 | 2,548 | 972 | 1,073 | 2 | 1,998 | 1 | 5,398 | 4,062 | 5 | 10,039 | 6,425 | 8 | 2,056 | 1 | 24,374 | 4,213 | 1,547 | 15 | 15,281 | 7 | 1,831 | 24,600 | 13 | 200,949 |
| Town of Hempstead | 35,315 | 39 | 82 | 1,222 | 372 | 126 | 676 | 223 | 3 | 458 | 533 | — | 1 | 893 | 1 | 2,686 | 938 | 4 | 4,810 | 2,111 | 8 | 209 | — | 12,843 | 2,331 | 283 | 17 | 4,971 | 5 | 722 | 19,460 | 22 | 91,264 |
| Town of No. Hempstead | 18,478 | 54 | 7 | 474 | 126 | 8 | 52 | 95 | 2 | 542 | 224 | 1,009 | 5 | 390 | 1 | 1,160 | 570 | 5 | 854 | 1,859 | 8 | 179 | 1 | 4,522 | 606 | 425 | 16 | 2,555 | 7 | 287 | — | 1 | 34,422 |
| Town of Oyster Bay | 35,908 | 48 | 24 | 780 | 184 | 20 | 249 | 111 | 2 | 1,548 | 215 | 64 | 2 | 715 | 1 | 1,552 | 2,554 | 5 | 4,375 | 2,455 | 9 | 1,668 | 2 | 7,009 | 1,276 | 839 | 12 | 7,755 | 10 | 822 | 5,140 | 8 | 75,263 |
| SUFFOLK COUNTY | 91,790 | 14 | 390 | 3,170 | 700 | 300 | 1,200 | 370 | 1 | 2,480 | 1,340 | 1,100 | 1 | 24,390 | 4 | 22,190 | 3,260 | 4 | 34,780 | 14,420 | 7 | 64,400 | 9 | 36,530 | 2,680 | 1,900 | 6 | 271,820 | 40 | 2,820 | 94,830 | 14 | 676,860 |
| Town of Babylon | 8,380 | 18 | 10 | 490 | 120 | 20 | 30 | 50 | 2 | 860 | 120 | 120 | 2 | 880 | 2 | 1,370 | 210 | 4 | 4,390 | 1,110 | 12 | 370 | 1 | 4,150 | 470 | — | 10 | 8,820 | 19 | 30 | 13,380 | 30 | 45,380 |
| Town of Brookhaven | 22,720 | 11 | 30 | 610 | 140 | 90 | 200 | 70 | 1 | 460 | 470 | 130 | 1 | 9,560 | 4 | 9,200 | 560 | 5 | 6,680 | 2,030 | 4 | 11,560 | 5 | 9,280 | — | 930 | 5 | 92,210 | 44 | 300 | 41,140 | 20 | 208,370 |
| Town of East Hampton | 3,300 | 7 | 110 | 100 | 20 | 30 | — | 10 | 1 | 20 | 70 | 20 | — | 1,000 | 2 | 610 | 30 | 1 | 4,100 | 900 | 11 | 2,420 | 5 | 2,090 | — | — | 5 | 30,850 | 66 | 880 | — | 2 | 46,560 |
| Town of Huntington | 17,560 | 29 | 10 | 590 | 110 | 20 | 110 | 110 | 2 | 320 | 170 | 440 | 2 | 730 | 1 | 2,560 | 640 | 5 | 3,610 | 1,480 | 8 | 4,170 | 7 | 5,000 | 480 | 450 | 10 | 21,420 | 36 | 130 | — | — | 60,110 |
| Town of Islip | 18,150 | 21 | 30 | 590 | 150 | 40 | 120 | 80 | 1 | 320 | 220 | 180 | 1 | 2,000 | 2 | 3,110 | 730 | 4 | 7,430 | 820 | 10 | 640 | 1 | 5,720 | 1,140 | 390 | 8 | 24,240 | 28 | 320 | 20,470 | 24 | 86,890 |
| Town of Riverhead | 1,600 | 4 | 10 | 130 | 40 | 10 | 10 | 10 | 1 | 70 | 70 | — | — | 6,790 | 15 | 80 | 180 | 1 | 1,980 | 1,330 | 8 | 19,550 | 45 | 1,370 | — | — | 3 | 10,200 | 23 | 160 | — | — | 43,590 |
| Town of Shelter Island | 660 | 9 | 30 | 10 | — | — | — | — | 1 | — | — | 10 | — | 10 | — | 10 | — | — | 50 | 2,350 | 33 | 80 | 1 | 410 | — | — | 5 | 3,680 | 50 | 30 | 20 | 1 | 7,350 |
| Town of Smithtown | 8,640 | 25 | 10 | 310 | 60 | — | 50 | 30 | 1 | 290 | 40 | 20 | 1 | 570 | 2 | 1,440 | 380 | 5 | 3,010 | 210 | 9 | 1,240 | 4 | 2,700 | 590 | — | 10 | 14,760 | 43 | 130 | — | — | 34,480 |
| Town of Southampton | 8,500 | 8 | 120 | 240 | 50 | 60 | 670 | 10 | 1 | 120 | 120 | 160 | — | 2,500 | 2 | 2,850 | 500 | 3 | 3,130 | 2,230 | 5 | 12,450 | 12 | 4,020 | — | 130 | 4 | 51,710 | 47 | 650 | 19,310 | 18 | 109,530 |
| Town of Southold | 2,280 | 1 | 30 | 100 | 10 | 30 | 10 | — | 1 | 20 | 60 | 20 | — | 350 | 1 | 960 | 30 | 3 | 400 | 1,960 | 7 | 11,920 | 34 | 1,790 | — | — | 5 | 13,930 | 40 | 190 | 510 | 2 | 34,600 |
| BI-COUNTY | 181,491 | 21 | 503 | 5,646 | 1,382 | 454 | 2,177 | 799 | 1 | 5,028 | 2,312 | 2,173 | 1 | 26,388 | 3 | 27,588 | 7,322 | 4 | 44,819 | 20,845 | 7 | 66,456 | 8 | 60,904 | 6,893 | 3,447 | 8 | 287,101 | 33 | 4,651 | 119,430 | 14 | 877,809 |

# COMMERCIAL LAND
## - 1966 -


·· LEGEND ··

- highways
- expressways and parkways
- railroad
- county lines
- town lines
- highway and town lines

**NASSAU COUNTY**
**SUFFOLK COUNTY**
long island new york

scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

The preparation of this map was financed, in part, through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended.


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# *Analysis of Major Land Uses*

*Residential*

*Commercial*

*Industrial*

*Recreational*

## RESIDENTIAL

*Historical Aspects*

First settlements dating back to the mid 1600's include Oyster Bay, Freeport, Cold Spring Harbor, Setauket, Sag Harbor, East Hampton Village, and Southold. Land ownership was by special patents for large tracts of land, some in excess of sixty square miles, held by a few individuals. Many of these colonies were settled for maritime purposes and therefore, quite naturally, developed along the shore areas. To sustain these maritime communities and to create a more balanced environment, new settlers turned to the soil and the raising of livestock for their livelihood. The climate and good soil conditions of Long Island attracted greater numbers to an agrarian pursuit and eventually agricultural communities developed.

In the mid 19th century farming reached a peak in Nassau County and gave rise to farming centers such as Hicksville and Farmingdale. In fact, the terminous of the railroad at Hicksville in 1837 established that area as a major population center. The railroad in general acted as a magnet. Its extension down the center of the Island and terminating at Greenport in Suffolk County in 1844 helped to create new settlement along its entire route.
During the 1880's the first resort settlements appeared on Long Island in places such as Long Beach and Massapequa. The north shore with its sheltered inlets and harbors, i.e., Sea Cliff, Glen Cove, Cold Spring Harbor, Huntington, encouraged tourist-oriented settlements catering to middle class people who traveled the excursion boats from New York City in seeking recreation and relaxation. At about the same time Southampton and East Hampton became the exclusive playground for the more affluent segment of the society.

Major estate growth did not occur until the 1920's when the so called "Gold Coast" developed between Great Neck and Huntington as typified by F. Scott Fitzgerald in the Great Gatsby. This type of settlement continued up until World War II at which time the estates began to break up and disappear under the pressures of increased urbanization.

At the end of the 19th century suburban communities began to develop near the New York City line. Examples of these are Lawrence, Woodmere, Hewlett, East Rockaway, Rockville Centre, and Garden City. At the turn of the century, large settlements existed in Baldwin, Lynbrook, and Mineola. Additional areas were opened up by the extension of the railroad along the north and south shores of the Island.



*Physical Aspects*

Plate 6 depicts in a generalized fashion the current development of residential land use in the two counties.
The major type of residential use is the single family detached home which comprises more than 80% of all housing units in Nassau and over 90% in Suffolk.

Single family homes assume different characteristics in different parts of the Region. For example, on the North Shore from Great Neck to Belle Terre the residential areas are mainly typified by large lots ranging in size from 1 acre to over 100 acres. There are scattered estates also found along the South Shore which were established because of the proximity to the bays and oceanfront. However, in recent years the vast majority have been subdivided into smaller parcels. The greatest concentration of estates still remaining on the South Shore can be found in the Hamptons.

Early subdivision tracts in Nassau County were comprised of small lots of approximately 6,000 sq. ft. Portions of the 5 western towns in Suffolk also had development of homes on these small size lots. During the last decade the homebuilding that has taken place in eastern Nassau and most of Suffolk has occurred on lots of one quarter of an acre or greater. This occurred due to the policies of local governments to upzone land in order to hold back population growth.

Seasonal housing is an additional type of residential land use which is most prevalent in Suffolk County. Heavy concentrations of this housing exist in the 5 eastern towns and Mastic Beach, Lake Ronkonkoma and Sound Beach-Rocky Point. Currently much of this seasonal housing is subject to conversion to year round use especially in the westernmost communities.

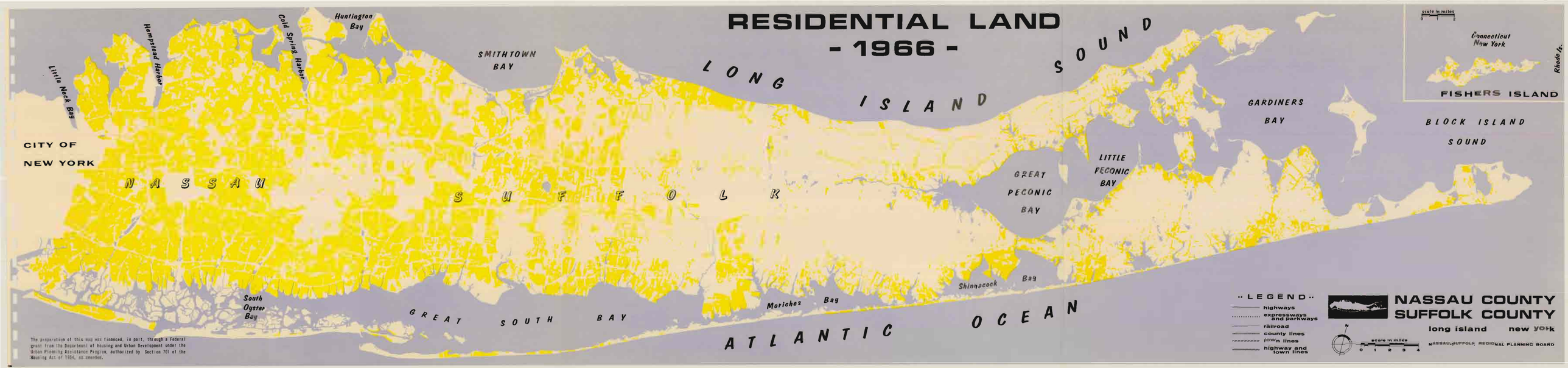
Trailer units which are also included in the residential land totals are found primarily in the towns of Riverhead and Southampton and are located both on individual plots and in trailer parks.

Most of the existing multi-family housing is concentrated in western Nassau County. Densities around 50 fam/ac are found in Great Neck, Long Beach, Freeport and Hempstead. Lower density garden apartments are more scattered and are now located in most communities throughout the Region. The Towns of Babylon and Islip have the greatest concentration of apartments in Suffolk County with densities averaging around 15 fam/ac.

In the early 20th century the road system was improved and expanded and the subsequent wide spread use of the automobile, allowing for increased mobility, opened up many new areas for development hitherto generally inaccessible. This increased mobility became the catalyst for small and large tract development beginning in western Nassau in the period following World War I and extending into eastern Nassau at the close of World War II. Levittown is an example of this latter period. As land became scarce in Nassau County during the early 1950's rapid growth followed in western Suffolk. This same pattern of development has now reached well into central Suffolk County.

FARMSTEAD

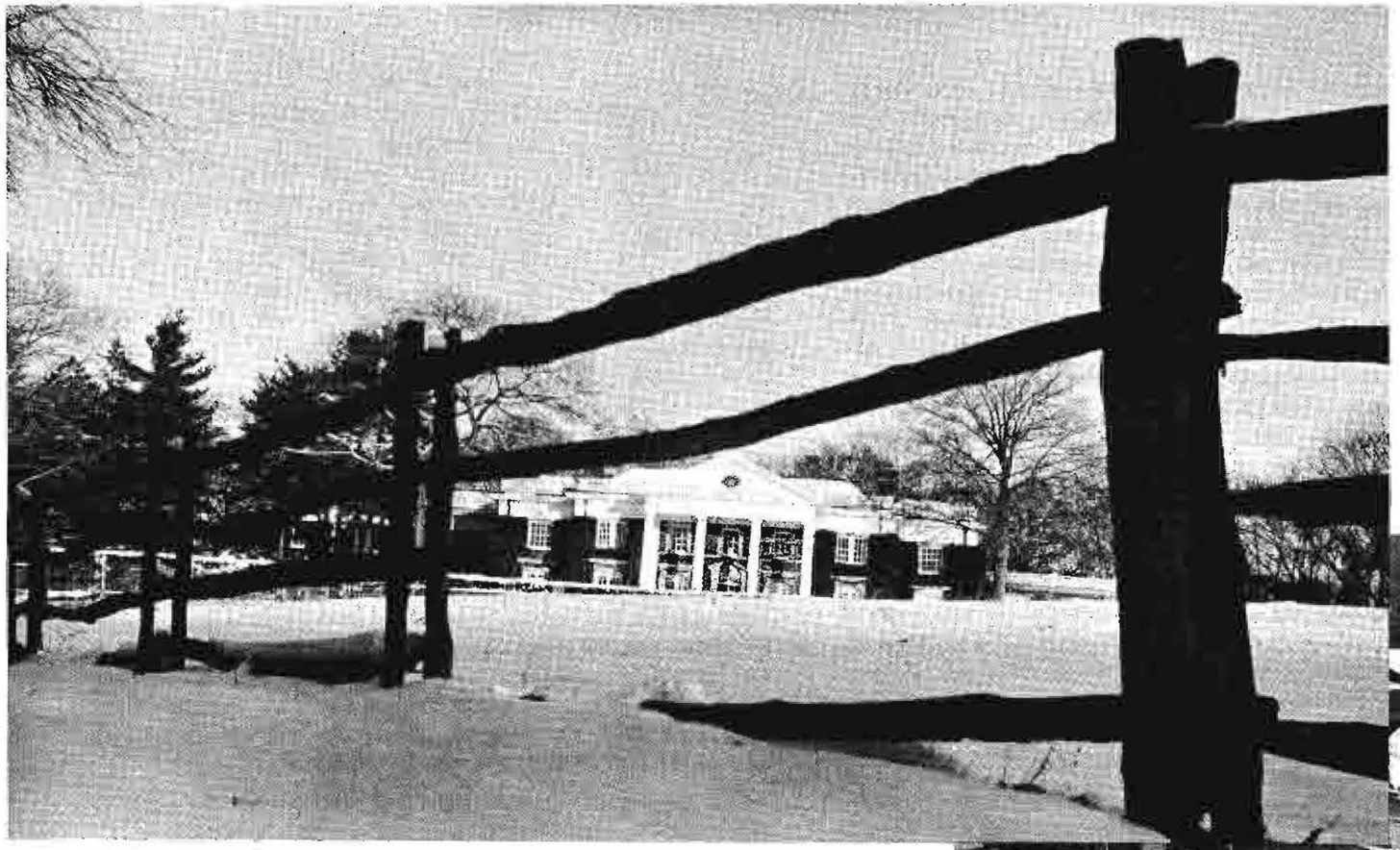
# RESIDENTIAL LAND
## - 1966 -

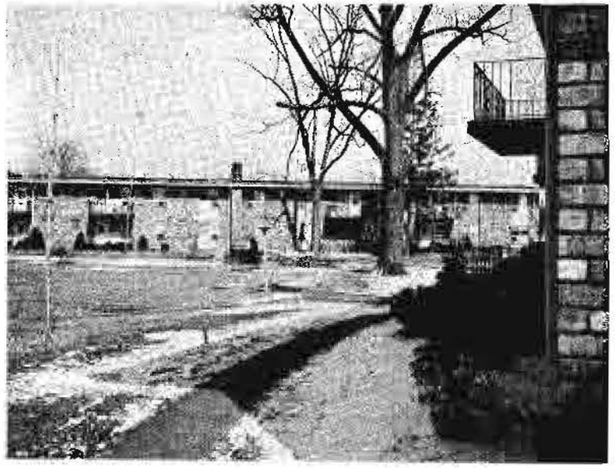



**NASSAU COUNTY**
**SUFFOLK COUNTY**
long island new york

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

The preparation of this map was financed, in part, through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended.





**NORTH SHORE ESTATE** (above)

**GARDEN APARTMENTS** (upper right)

**TYPICAL SINGLE FAMILY DEVELOPMENT** (lower right)

## COMMERCIAL

*Historical Aspects*

Commercial development has traditionally followed residential development. Its early beginnings were rooted in the barter or simple trade agreement. The buyer and seller were generally not restricted to any particular place for their immediate transactions. Permanancy of location was established when communities developed. The early settlements on Long Island, especially in the coastal areas, developed commercial centers of activity. They were located in a minimum time-distance relationship to the surrounding population. In economic terms they were market-oriented. These maritime settlements, and the adjacent farming areas, existed in a state of mutual dependence; the former requiring food, the latter requiring imported goods and specialized services. Typical of these early coastal centers were Freeport, Oyster Bay, Roslyn, Manhasset, Huntington, Northport, Port Jefferson and Greenport.

As the Island continued to be settled and as new technology created diversification and specialization, new commercial centers were formed and existing centers were expanded to reflect the times. Several of these centers acquired specialty shops and certain kinds of business activities that were geared to a specific segment of society. These centers grew in importance and tended to attract people from near and far. (The question of which came first, the people or the specialty shops, is a moot one since they probably were inter-connected). One can say then that these special centers catered not only to a local market but to a regional one as well. Hempstead Village and Great Neck serve as good examples of early commercial center growth, expansion and ultimate attraction as regional centers. It should be noted that Hempstead Village was by far the larger of the two in serving a regional area.

In the decades immediately following World War II, automobile ownership available to a larger percentage of the population permitted a new form of commercial development. Contrary to the traditional location of business in downtown centers, the new commercial activities were automobile-oriented and located along major arterial routes. Its major effect was to reduce some of the influence of local and regional central business districts. Although an ongoing process, strip-commercial had its greatest momentum during the late 1940's and early 1950's. Jericho Turnpike and Montauk Highway exemplify this spread, strip-commercial.

In the latter part of the 1950's and on into the present, a new regional center complex has emerged. Like strip-commercial it is based on an improved highway system and was created to meet the demands of a mobile population. Its major tenet reversed the theory of a regional central business district. Instead of attracting people to a major shopping area, the major stores made the move to locate in suburban areas near development. Large tract subdivisions in Nassau, and then in Suffolk, and the new and easy forms of credit have encouraged this type of development. These complexes, generally located at the periphery development are easily accessible with large parking areas for their customers. They contain one or two major department stores and have a host of ancillary and complementary stores and specialty shops. To cite several examples: Green Acres, Lake Success, Roosevelt Field in Nassau; and South Shore Mall, Great South Bay and Walt Whitman in Suffolk.

*Physical Aspects*

For the purpose of this report commercial activity was confined to six major categories—Hotel and Motel, Retail and Services, Automotive, Marine, Recreational, and Office. The total commercial acreage for Nassau-Suffolk was approximately 10,960 acres or 1 percent of the total land area. Plate 7 on the following page depicts the commercial land uses.

The largest of the six categories is Retail and Services representing a little over 50 percent of the total commercial area in each county. It includes most of neighborhood business (part of which is strip-commercial), local and regional shopping centers, and downtown business districts. Most of the increases in this category reflects a growth in the development of regional shopping centers and major retail stores especially in the Towns of Babylon, Brookhaven and Islip.

Hotel and Motel activity is approximately 5 percent of the total commercial area in Nassau-Suffolk. Out of a total of 500 acres, 60 percent, or 300 acres, is found in eastern Suffolk and, out of the remaining 40 percent, almost half is found in western Suffolk. This is indicative of Suffolk County's, and more specifically eastern Suffolk's, role in catering to a tourist-oriented market.

Automotive varies little in total acreage (680 acres in Nassau and 700 acres in Suffolk). It also varies little as a percentage of total commercial when comparing the two counties. As a type of land use it is found quite often in strip-commercial. It includes primarily gas stations, service centers, and automotive retail outlets.

TABLE VII
NASSAU-SUFFOLK REGIONAL SHOPPING CENTERS

| | Acres | Year Opened | No. of Empl. | No. of Stores | Stores 40,000 sq. ft. |
|---|---|---|---|---|---|
| Bar Harbour | 30 | 1956 | 500 | 40 | 1 |
| Big H | 26 | 1962 | 1,000 | 25 | 2 |
| Gardiner Manor | 42 | 1959 | 1,500 | 40 | 2 |
| Great South Bay | 70 | 1957 | — | 34 | 2 |
| Green Acres | 78 | 1956 | 3,000 | 93 | 2 |
| Lake Success | 20 | 1956 | 400 | 35 | 1 |
| Mid-Island Plaza | 70 | 1956 | 2,200 | 89 | 1 |
| Nesconset Center | 90 | 1969 | 3,500 | 60 | 4 |
| Roosevelt Field | 100 | 1956 | 4,300 | 125 | 3 |
| South Shore Mall | 65 | 1963 | 1,200 | 42 | 2 |
| Walt Whitman | 68 | 1962 | 2,000 | 85 | 2 |

Source—Long Island Daily Review

There are approximately 300 acres in Marine commercial and 1,200 acres in Recreational commercial in Suffolk as compared to 150 acres and 980 acres respectively, in Nassau. The difference and growth in recreational activities is caused by large land acquisitions. One such purchase is Southampton's newly acquired race track. Both figures again underscore Suffolk's popularity as a resort area in attracting the tourist trade.

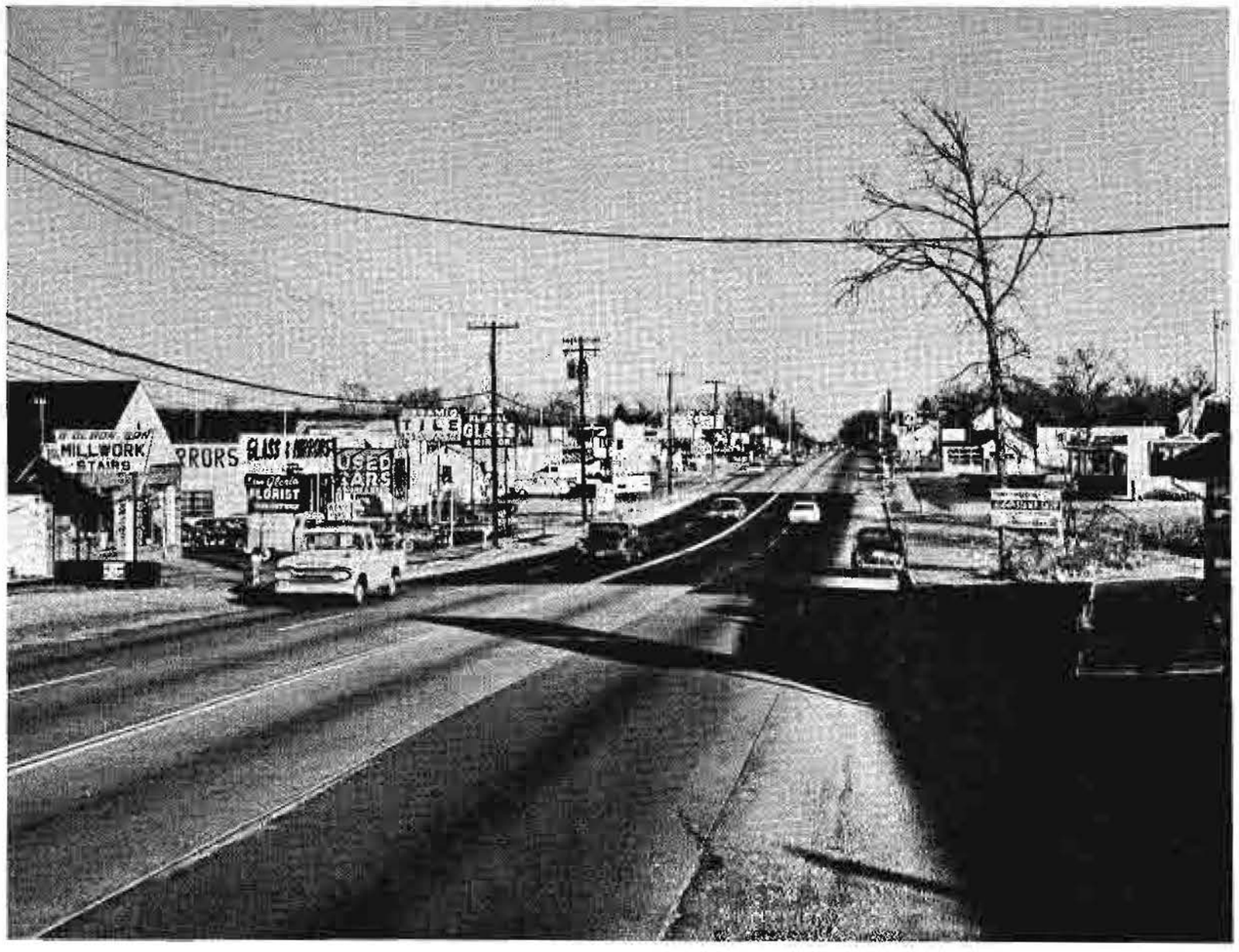
Office use not only includes the small professional free standing office but the large financial and business offices as well. Consequently, one might expect, the heaviest concentrations of this type of development are in Nassau and western Suffolk (8 percent of the total commercial in the western areas as compared to 2 percent in eastern Suffolk). Table VIII contains the percentage breakdowns.

TABLE VIII
PERCENTAGE OF COMMERCIAL BY CATEGORY IN THE REGION

| | Hotel & Motel | Retail & Service | Auto | Marine | Recreational | Office | Total |
|---|---|---|---|---|---|---|---|
| Nassau | 3% | 51% | 14% | 3% | 20% | 9% | 100% |
| Suffolk | 6% | 52% | 11% | 5% | 20% | 6% | 100% |
| Bi-County | 5% | 51% | 13% | 4% | 20% | 7% | 100% |
| Nassau & Western Suffolk | 2% | 56% | 14% | 4% | 16% | 8% | 100% |
| Eastern Suffolk | 16% | 31% | 7% | 7% | 37% | 2% | 100% |

CENTRAL BUSINESS DISTRICT

SHOPPING PLAZA




STRIP COMMERCIAL

REGIONAL SHOPPING CENTER

## INDUSTRIAL

The earliest industries on Long Island can be classified into two distinct types—land-oriented and water-oriented. The former type can be characterized by the large areas throughout the Island that were used for cattle raising and general farming. The latter includes the whaling industry which reached a peak in Sag Harbor during the period from 1750 to 1850, the shipbuilding trade which was important from the seventeenth century until after World War II, and fishing and shellfish cultivation which has continued to the present.

The processing of wheat was an early industry conducted in grist mills. The vestiges of this once important land use still exist in Saddle Rock and Roslyn.

The agricultural industry was later expanded to include dairy and poultry farming and fruit cultivation and currently constitutes an important segment of the land use and economy of Eastern Suffolk County.

The advent of the railroad in the middle of the 19th century, made it possible for industry to locate away from the waterfront. However, almost a century passed before the industries existing on Long Island changed from an agricultural orientation to general manufacturing.

The shore areas did not cease to be a major source of industrial land use. Sand and gravel operations and oil terminals came into existance late in the 19th century.

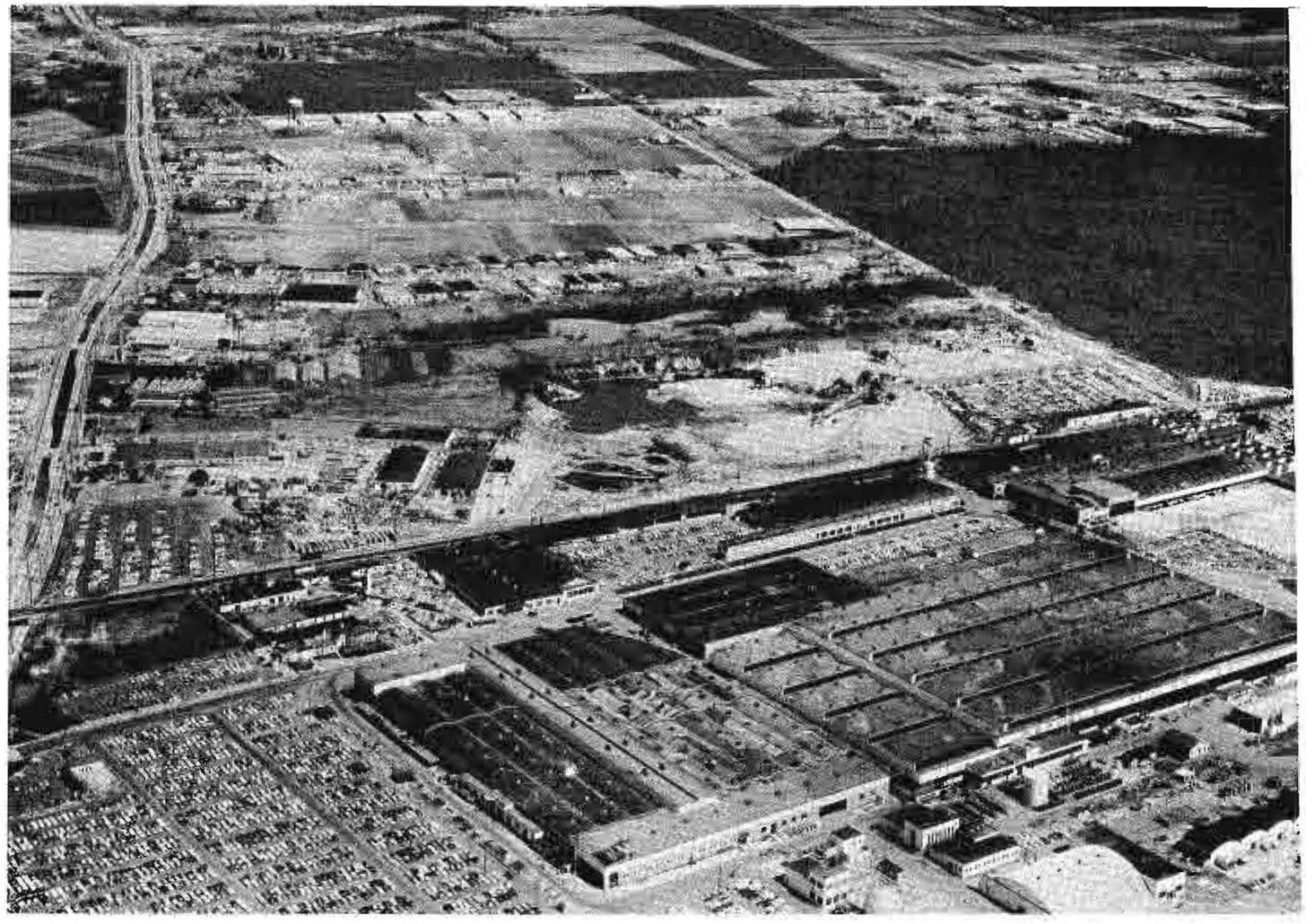
In the last three decades new types of industrial land use appeared in both counties. The most significant was the manufacture of aircraft products followed by the expansion of related electrical industries. After World War II, the huge population expansion has led to the creation of large-scale wholesale and service activities.

The railroad lines throughout Nassau and Suffolk counties historically attracted most of the industrial location due to the dependence upon the railroad for the movement of raw materials and finished products.

This pattern has now changed as industrial complexes have developed near major roads with the improvements in vehicular travel.

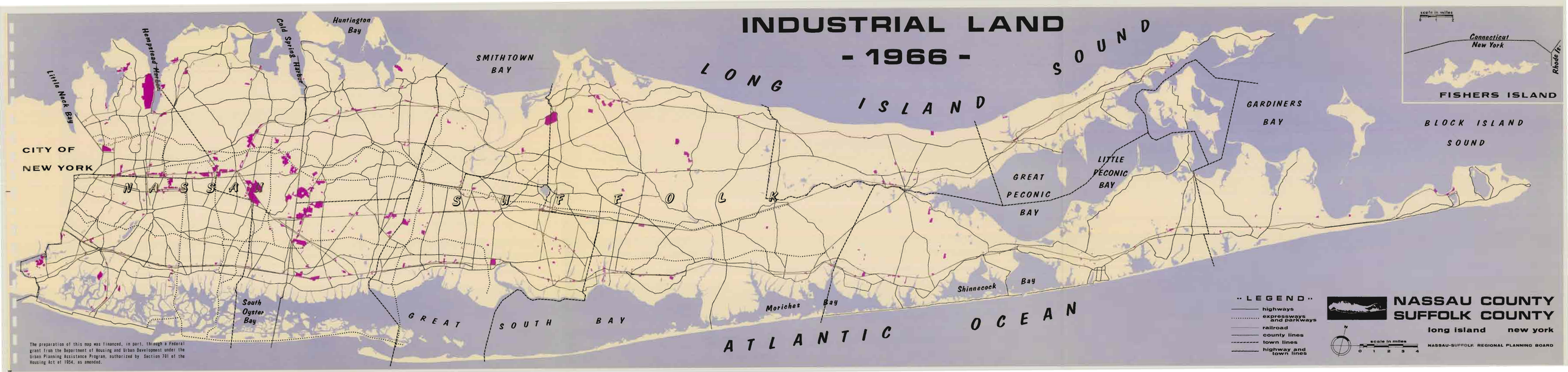
This general trend has become more pronounced with the construction of the Long Island Expressway which serves as an arterial connector for trucking between New York City and the major centers of industrial activity on Long Island. The industrial land map, plate 8, shows concentrations of industry which are directly accessible to the expressway.

Agriculture, although an important industrial use, is not depicted on this plate. This use can be found on other plates. In addition, special uses, such as Grumman Aircraft at Calverton which is a major industrial operation, were classified according to its major heading which is Transportation-Communications-Utilities and can be found on Plate 5. Other airport facilities, radio transmission areas and generating plants which are industrial-type groupings are also shown on this plate. The Brookhaven Laboratory is also an industrial use but is shown under its primary classification as a public institution and appears on plate 5.



**INDUSTRIAL USES**

# INDUSTRIAL LAND
## - 1966 -

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**LEGEND**

- highways
- expressways and parkways
- railroad
- county lines
- town lines
- highway and town lines

**NASSAU COUNTY**
**SUFFOLK COUNTY**
long island new york

scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

## RECREATION

*Historical Aspects*

Recreation land use has taken many forms both active and passive. In relatively undeveloped areas the woodlands, shore frontages and agricultural lands can all be considered part of the inventory of open areas that may be utilized for passive recreation. As urbanization increases and the passive land uses are lost to development, the community remains with active recreational facilities as a residual of the once vast open spaces. However, the remaining passive lands, through increasing awareness of their value on the part of the public, have recently been included in the region's recreational land inventory.

Historically, the majority of Nassau's and Suffolk's active recreational land uses are of recent origin. Playing fields did exist in the early colonial period of Long Island. They have almost entirely vanished in the ensuing years by conversion to more intensive use. New recreational uses were subsequently relegated to peripheral, less important land. A few exceptions to this general trend exist as a result of community pride or the philanthropic actions of private citizens through the creation of parks, arboretums and conservation sanctuaries. An example of early park preservation existing today is the Village Green and Town Pond of East Hampton Village, dating from the English Puritan Settlement in 1649. Several colonial greens may also be found in the other early settlements of Suffolk County. In Nassau County, Hempstead's Town Green is almost entirely lost to the dynamics of urban redevelopment. Few public recreational lands were developed during the ensuing years up until the end of World War I.

However, Long Island did provide a summer haven to many of the residents of New York City who would venture out each year to use the vast open stretches of beaches and uplands. This yearly arrival of vacationers spelled economic stability to many of the shore front communities. The communities awaited the seasonal return of their wealthy neighbors who generated a complete calendar of social activity. Private clubs for horseback riding, golf, tennis and yachting exist to this day to serve this sector of the population.

The post-World War I decades witnessed extensive growth in New York City and its immediate environs. Economic pressures forced a concentrated pattern of development to the exclusion of open space provisions for recreational use. At the time, it appeared sensible to assume that Nassau, Suffolk and the other satellite counties of New York, New Jersey and Connecticut would provide the large area recreational needs of the central region. However, improved accessibility to the outer ring of the central city soon brought rapid development to the suburbs, hastening the depletion of this needed recreational resource. Suburban development in Nassau during the early part of the twentieth century prompted the towns and villages to establish bathing beaches for their residents. As a result, it became increasingly difficult to provide this type of recreation for the non-resident.

It wasn't until the 1920's and 1930's that the major steps were taken to provide recreational facilities on Long Island for the general public. The State of New York, under the leadership of Robert Moses of the Long Island State Park Commission, acquired some 600 acres west of the Fire Island lighthouse reservation and the Hither Hills State Park near Montauk in 1924.[18] The commission acquired Wildwood State Park in 1925, Sunken Meadow State Park, Belmont Lake State Park and Orient Beach State Park in the following years. In 1929, Heckscher State Park was obtained through a substantial fund donation by August Heckscher. This acquisition followed extensive litigation by local residents to block the creation of the park. The Bayard Cutting Arboretum was donated to the State in 1936 by Mrs. Bayard James in memory of her father.

In 1925, the state obtained 2200 acres of city water supply areas in Nassau County from the City of New York to be used for park and parkway purposes. This provided for the creation of Valley Stream, Hempstead Lake and Massapequa State Parks and much of the needed rights-of-way to construct Southern State, Meadowbrook, Wantagh and Bethpage State Parkways. The most prominent action of the Long Island State Park Commission during this period was the acquisition of a major portion of the barrier beach in Nassau County in 1926, now known as the Jones Beach State Park. Impetus for construction of these facilities resulted from the depression of the 1930's. State and federal public works and relief programs provided the manpower and funds for park development.

The accelerated growth of Nassau communities following the end of World War II spurred additional park development by local governments. This was augmented by the addition of Salisbury Park—the first county park to be built in Nassau.

The rapid urbanization of the last two decades has focused public attention on the need to set aside land for present active recreational use and to preserve open lands for future generations. New York State provided the means for such action in 1960 and 1962 by presenting to the electorate park and conservation bond referenda which were overwhelmingly passed. Largely through the use of these funds, Suffolk County increased its county park and conservation holdings by more than 8,500 acres between 1960 and 1965. During this same period, the State Park Commission extended the acreage of many of its facilities in Nassau and Suffolk Counties. They also acquired three new parks—Southside Sportsmans Club, the Wyandanch Club, and Caumsett Park—comprising some 5,400 acres.

In 1963, the last major barrier beach acquisitions began which will insure some thirty miles of additional shore front preservation under the National Park Service of the United States Department of the Interior. Known as the Fire Island National Seashore, these acquisitions extend from the Robert Moses State Park (formerly Fire Island State Park) at Fire Island Inlet to Moriches Inlet near the Town of Southampton.

*Physical Aspects*

The recreational land use map, plate 9, depicts all recreational land uses, both public and private, as well as several other land classifications having permanent open space significance. For example, numerous marsh islands are included for their conservation importance since they afford the ecological environment so necessary for sustaining marine life and migratory fowl. Also included are the several large cemeteries which, for their park-like open qualities, may be considered as serving a passive use. Probably the most controversial use so included is that of municipal sanitary land fill sites. These were included because they are a predominantly open use which in time, as they are completely filled and reclaimed by the municipality, will offer large tracts of land best suited to recreational pursuits.

By far the largest recreational land holdings are in the public domain both in aggregate acreage and as single facilities. Of this public land, state acreage is greatest constituting over 32,000 acres of which approximately half are located in each county.

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[18] History of the Long Island State Parks by Chester R. Blakelock, Long Island State Park Commission 1959

State parks offer varied facilities in both active and passive recreational pursuits. Major features include bathing beaches, picnic areas, horseback riding, golf courses, playfields, and camping grounds.

County parks also represent a large percentage of the recreational land inventory. Again as in the state parks these offer varied facilities. The most prominent of all such facilities is Salisbury Park in Nassau County which is extensively developed with multitype play facilities and devices. In Suffolk County, Smith Point Park, primarily a bathing beach, is the only large park developed at this time. The newly created County Parks Department is planning the development of several of its parks to include golf, marina facilities, picnicking, camping and the like. At this time, Suffolk's parks are particularly attractive as wilderness areas and as such afford a special type of recreation not found in its western neighbor. These lands have long been of special significance for upland game shooting while duck hunting predominates in the wetlands along both shores.

Local government has provided many smaller parks. The facilities they offer is also varied. The combined length of local beaches constitutes a major portion of the Long Island Sound beach frontage. Local governments also supply the public with the greatest number of pleasure berths and launching ramps. Boating has become a major recreational activity enjoyed by many residents and several of the larger shore front county parks are now planning marine facilities to meet the increased demand.

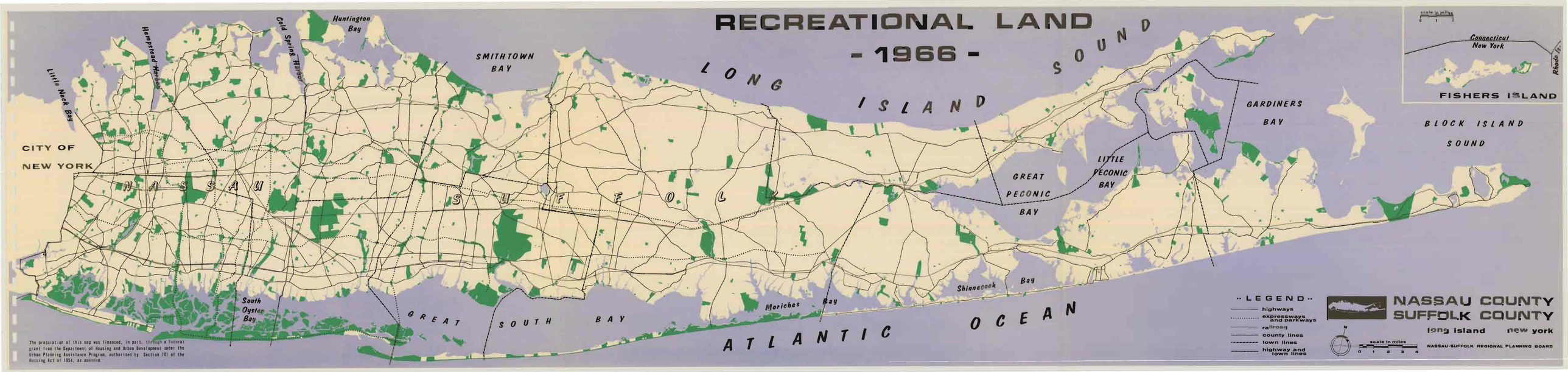
Many of the smaller parks (one to fifteen acres) have been acquired by the towns in Nassau County through the exercise of Nassau County subdivision regulations, and in the towns of western Suffolk County through required land or fee dedications from realty subdividers. Herein, a subdivider is either required to set aside a given percentage of his land for a local park or pay into a special park fund a prescribed fee relative to his lot yield. In the case of the fee arrangement, the municipality in accordance with a comprehensive park plan may pool the resources received from several subdividers in order to construct a system of larger well spaced community parks. This program has proven particularly effective in the Town of Smithtown because of such provision being included in early subdivision regulations.

Golf courses form the major recreational land uses held by the private sector. There are approximately 75 private courses in the two-county area, whereas in Nassau County these clubs are primarily for exclusive membership only, in Suffolk County many are open as daily fee courses or permit public use at given periods.

At the present time recreational land comprises seven percent of the total land area in the Nassau-Suffolk region.

JONES BEACH STATE PARK

# RECREATIONAL LAND
## - 1966 -




·· LEGEND ··

- highways
- expressways and parkways
- railroad
- county lines
- town lines
- highway and town lines

**NASSAU COUNTY**
**SUFFOLK COUNTY**
long island new york

scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

The preparation of this map was financed, in part, through a federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended.

# *Vacant Land Capacity Analysis*

Land use patterns are partially created or shaped by legislative action. In other words, the zoning codes enacted by municipalities are contributory to the resultant development. One action usually complements the other. It is normal to expect that zoning, which is a tool for implementing a plan, is devised after the communities' goals for desirable land uses have been determined. Once the zoning ordinance is in effect, the possible development of a municipality is fairly well confined within the limits of the code. The relevance of current zoning to this study is that the development possible in the two counties can be determined by evaluating the zoned capacities of the vacant uses in the Counties. An analysis of this type serves several purposes. It can yield a quantitative measure of the commercial and industrial potential of the County. The planner is also afforded a simple, quick answer as to what the future of the community will be if present trends continue. In addition, evaluations can readily be made as to the future public needs created by this development.

All of these maps will be reviewed in subsequent reports dealing with alternative land use development patterns to the year 1985 and therefore will not be covered within this report. However, analysis of vacant land yields additional information which will be covered at this time. On the assumption that current zoning will remain stable, it is possible to determine the saturation population when all vacant lands will be fully utilized. The following map, plate 10, indicates in generalized terms present zoning of all vacant lands in the two counties. Vacant parcels which had no access or were undersized according to current zoning, were individually judged as to the probability of the land being used for new homes. In addition, portions of many oversized lots were classified as buildable even though the land might appear to be in use at present. Vacant land zoned for multi-family housing was calculated at the maximum number of units. Residentially zoned agricultural land was classified as buildable and calculated the same as vacant land. The only other non-vacant land use included in the figures to obtain future lot yield was land around large estates on the north shore, or large homes in built-up areas elsewhere. This land was included in residential totals but is a potential source for new housing when subdivided.

In order to determine the population potential it is necessary to determine the quantities of vacant land in each of the permitted zone categories. This was accomplished by placing transparent overlays indicating zoning districts over the land use maps. The vacant lands were then calculated by zone use by direct measurement. The balance of the analysis is mathematical.

The following example is illustrative of the method. Assuming a vacant tract of 100 acres in a one-acre residential zone, the total number of houses might be anticipated to be 100. However, in developing land, public services such as streets, sumps and park sites must be provided. Therefore, the actual number of houses permitted is determined by multiplying the total area by a factor representing the public lands. Expressed mathematically, $Tv = (fxA)$. Where Tv is the total number of houses permitted on the vacant land, f is the factor and A is the total vacant acreage.

TABLE IX

| Zoning category | House factor<br>No. Houses per acre |
|---|---|
| 1/4 acre | 2.5 |
| 1/3 acre | 2.1 |
| 1/2 acre | 1.5 |
| 1 acre | .7 |
| 2 acres | .4 |

In this case the factor is 0.7. This tract would therefore yield 70 houses. These public needs are partially exclusive of the lot size required for each home. With each zone category, whether it be 1/4, 1/3, 1/2, one acre, etc. more land is utilized than is apparent from the terminology. By examining hundreds of subdivision designs in the various residentially zoned sizes, the staff arrived at the average possible number of homes per acre.

The ultimate population that can be accommodated is estimated by adding to the current population the number of additional persons that are anticipated under current zoning if all the vacant land is utilized. Since residential usage is normally expressed in the number of dwelling units or households, it becomes necessary to translate these terms into persons per household. Expressed mathematically, $Pv = (TvxPh)$. WherePv is the total population allowed on the vacant land, Tv is the total houses on the vacant land and Ph is the average number of persons per household. In this study Ph was assumed to vary between 3.5 and 3.8. On this basis the 100-acre tract could yield a population ranging from 245 to 266 persons.

The total building lots and apartment units that could be built in both counties will be 587,461. From this, the 27,511 units in Nassau County were multiplied by 3.5, the projected household size in the period up to saturation, to obtain a population increase based on available land of 96,303 persons. When added to the estimated 1966 population of 1,407,936, a total of 1,504,239 is reached.

There will be 559,950 new dwelling units possible in Suffolk County. To this a 3.6 household size for the eastern five towns and 3.8 for the western five towns was applied to obtain the potential population of 2,076,090. A different household size is used since more of the growth in Western Suffolk will be in single family homes than in Nassau where apartments yield fewer persons per unit. Potentially smaller families in parts of Eastern Suffolk account for choice of the lower figure. When added to the 1966 estimated population of 947,650, a saturation figure of 3,023,740 is reached. The bi-county total at saturation would be 4,527,979 an increase of 2,172,393 over 1966.

*Conclusion*—It is recognized that the expectation of every vestige of vacant land in the two counties being used for residential purposes is remote. There will be changes to other land uses and there will be parcels held in large tracts for estate purposes. Nevertheless, the possibility of accommodating a population in excess of 4-1/2 million under current zoning raises several questions. Have the two counties the natural resources to support such a population? Will these zoning patterns tend to foster the scatteration of land uses? Is the zoning comprehensive enough to insure against breakdowns? What are the repercussions on land use as a result of current zoning?

A full discussion and consideration of possible solutions will be made in subsequent reports. Land use alternatives and the consequences of each alternative will be examined in the "Existing Land Use Analysis" and "Future Land Use Alternatives" reports. These reports are scheduled for completion during 1968-1969 and are portions of the Comprehensive Plan Series.
The economic and fiscal ramifications will be dealt with in separate studies. The housing and social objectives will be contained in the "Residential Market Analysis" report.

The tables on the following pages indicate by municipalities and school districts the saturation population possible in each area according to the capacity of currently zoned vacant land.

# TABLE X POPULATION SATURATION ESTIMATES

## Nassau County School Districts

| | | 1966 Population | Potential Increase | Saturation Population |
|---|---|---|---|---|
| TOWN OF HEMPSTEAD | | 818,288 | 40,972 | 859,260 |
| SCHOOL DISTRICTS | | | | |
| 1 | Hempstead | 26,966 | 1,386 | 28,352 |
| 2 | Uniondale | 33,320 | 770 | 34,090 |
| 3 | East Meadow | 60,224 | 655 | 60,879 |
| 4 | North Bellmore | 29,273 | 1,061 | 30,334 |
| 5 | Levittown | 59,527 | 168 | 59,695 |
| 6 | Seaford | 17,643 | 1,246 | 18,889 |
| 7 | Bellmore | 13,126 | 2,471 | 15,597 |
| 8 | Roosevelt | 16,554 | 550 | 17,104 |
| 9 | Freeport | 35,650 | 644 | 36,294 |
| 10 | Baldwin | 35,458 | 980 | 36,438 |
| 11 | Oceanside | 40,662 | 1,698 | 42,360 |
| 12 | Malverne | 16,100 | 1,005 | 17,105 |
| 13 | Valley Stream | 31,310 | 357 | 31,667 |
| 14 | Woodmere-Hewlett | 23,161 | 270 | 23,431 |
| 15 | Lawrence-Cedarhurst | 33,774 | 1,582 | 35,356 |
| 16 | Elmont | 46,809 | 1,050 | 47,859 |
| 17 | Franklin Square | 25,500 | 501 | 26,001 |
| 18 | Garden City | 26,307 | 896 | 27,203 |
| 19 | East Rockaway | 11,988 | 32 | 12,020 |
| 20 | Lynbrook | 19,450 | 1,036 | 20,486 |
| 21 | Rockville Centre | 23,903 | 973 | 24,876 |
| 22 | Floral Park (1) | 18,261 | 259 | 18,520 |
| 23 | Wantagh | 20,362 | 886 | 21,248 |
| 24 | Valley Stream | 14,695 | 172 | 14,867 |
| 25 | Merrick | 21,606 | 1,064 | 22,670 |
| 26 | Island Trees | 19,400 | 207 | 19,607 |
| 27 | West Hempstead | 18,269 | 725 | 18,994 |
| 28 | Long Beach | 34,349 | 16,758 | 51,107 |
| 29 | North Merrick | 16,347 | 235 | 16,582 |
| 30 | Valley Stream | 17,500 | 634 | 18,134 |
| 31 | Island Park | 8,500 | 599 | 9,099 |
| 5 | New Hyde Park (1) | 2,230 | 102 | 2,332 |
| 1 | Westbury (1) | 64 | — | 64 |
| TOWN OF NORTH HEMPSTEAD | | 232,605 | 16,562 | 249,167 |
| SCHOOL DISTRICTS | | | | |
| 1 | Westbury (2) | 20,936 | 1,925 | 22,861 |
| 2 | East Williston | 9,828 | 770 | 10,598 |
| 3 | Roslyn (3) | 19,140 | 2,160 | 21,300 |
| 4 | Port Washington | 30,541 | 2,303 | 32,844 |
| 5 | New Hyde Park (2) | 21,401 | 263 | 21,664 |
| 6 | Manhasset | 16,258 | 4,081 | 20,339 |
| 7 | Great Neck | 48,050 | 2,730 | 50,780 |
| 9 | Herricks | 26,020 | 651 | 26,671 |
| 10 | Mineola | 25,293 | 543 | 25,836 |
| 11 | Carle Place | 11,143 | 214 | 11,357 |
| 1 | Glen Head-Sea Cliff (3) | 500 | 81 | 581 |
| 15 | Jericho (3) | 125 | 788 | 913 |
| 22 | Floral Park (2) | 3,370 | 53 | 3,423 |
| TOWN OF OYSTER BAY | | 357,043 | 38,769 | 395,812 |
| SCHOOL DISTRICTS | | | | |
| 1 | Glen Head-Sea Cliff (1) | 15,800 | 4,239 | 20,039 |
| 2 | Syosset-Woodbury | 30,915 | 5,467 | 36,382 |
| 3 | Locust Valley-Bayville | 14,350 | 6,381 | 20,731 |
| 4 | Plainview-Old Bethpage | 35,726 | 766 | 36,492 |
| 5 | Glen Cove | 25,600 | 4,568 | 30,168 |
| 6 | Oyster Bay-East Norwich | 13,300 | 7,070 | 20,370 |
| 7 | Nassau Co. Hospital | 102 | — | 102 |
| 15 | Jericho (1) | 13,875 | 2,366 | 16,241 |
| 17 | Hicksville | 48,044 | 592 | 48,636 |
| 18 | Plainedge | 25,345 | 252 | 25,597 |
| 21 | Bethpage | 22,092 | 574 | 22,666 |
| 22 | Farmingdale (5) | 45,424 | 588 | 46,012 |
| 23 | Massapequa | 59,100 | 1,971 | 61,071 |
| 2 | Cold Spring Harbor (4) | 1,350 | 893 | 2,243 |
| 6 | Amityville (5) | 5,900 | 3,042 | 8,942 |
| 3 | Roslyn (1) | 120 | — | 120 |

## Suffolk County School Districts

| | | 1966 Population | Potential Increase | Saturation Population |
|---|---|---|---|---|
| TOWN OF BABYLON | | 186,170 | 90,750 | 276,920 |
| SCHOOL DISTRICTS | | | | |
| 1 | Babylon | 11,260 | 14,840 | 26,100 |
| 2 | West Babylon | 25,380 | 18,390 | 43,770 |
| 3 | North Babylon | 29,240 | 6,720 | 35,960 |
| 4 | Lindenhurst | 41,850 | 7,480 | 49,330 |
| 5 | Copiague | 23,620 | 7,120 | 30,740 |
| 6 | Amityville (3) | 13,620 | 12,850 | 26,470 |
| 7 | Deer Park | 23,520 | 8,480 | 32,000 |
| 9 | Wyandanch | 7,210 | 7,420 | 14,630 |
| 5 | Half Hollow Hills (4) | 6,760 | 3,790 | 10,550 |
| 22 | Farmingdale (3) | 3,710 | 3,660 | 7,370 |
| TOWN OF BROOKHAVEN | | 179,140 | 708,240 | 887,380 |
| SCHOOL DISTRICTS | | | | |
| | Three Village (6) | 16,860 | 30,500 | 47,360 |
| 3 | Port Jefferson Station | 12,480 | 15,560 | 28,040 |
| 4 | Bellport | 12,900 | 42,740 | 55,640 |
| 5 | Sachem (6) (7) | 21,580 | 43,490 | 65,070 |
| 6 | Port Jefferson | 3,560 | 8,310 | 11,870 |
| 7 | Mt. Sinai | 1,450 | 15,880 | 17,330 |
| 8 | Miller Place | 4,290 | 13,430 | 17,720 |
| 9 | Rocky Point | 4,980 | 5,120 | 10,100 |
| 10 | Shoreham | 1,990 | 11,870 | 13,860 |
| 11 | Middle Country | 25,570 | 39,030 | 64,600 |
| 12 | Middle Island | 12,820 | 154,930 | 167,750 |
| 21 | South Manor | 1,270 | 41,190 | 42,460 |
| 22 | East Manor | 260 | 46,060 | 46,320 |
| 24 | Patchogue | 27,590 | 61,530 | 89,120 |
| 30 | South Haven | 420 | 23,940 | 24,360 |
| 31 | West Manor (9) | 220 | 13,820 | 14,040 |
| BROOKHAVEN (Cont'd.) | | 1966 Population | Potential Increase | Saturation Population |
| 32 | William Floyd | 19,870 | 38,310 | 58,180 |
| 33 | Center Moriches | 4,150 | 14,440 | 18,590 |
| 34 | East Moriches | 2,100 | 38,150 | 40,250 |
| 1 | Wading River (9) | 120 | 3,820 | 3,940 |
| 2 | Riverhead (9) (10) | 250 | 12,490 | 12,740 |
| 5 | Bayport-Blue Point (7) | 3,690 | 4,300 | 7,990 |
| 11 | Eastport (10) | 480 | 29,330 | 29,810 |
| 14 | Fire Island (8) | 240 | — | 240 |
| TOWN OF EAST HAMPTON | | 10,930 | 153,710 | 164,640 |
| SCHOOL DISTRICTS | | | | |
| 1 | East Hampton | 5,040 | 47,730 | 52,770 |
| 2 | Wainscott | 460 | 12,390 | 12,850 |
| 3 | Amagansett | 1,560 | 19,970 | 21,530 |
| 4 | Springs | 1,510 | 31,990 | 33,500 |
| 5 | Sag Harbor (10) | 1,110 | 3,980 | 5,090 |
| 6 | Montauk | 1,250 | 37,650 | 38,900 |
| TOWN OF HUNTINGTON | | 168,950 | 139,190 | 308,140 |
| SCHOOL DISTRICTS | | | | |
| 1 | Elwood | 11,420 | 9,740 | 21,160 |
| 2 | Lloyd Harbor (3) | 5,690 | 4,920 | 10,610 |
| 3 | Huntington | 34,160 | 25,900 | 60,060 |
| 4 | Northport | 33,500 | 28,420 | 61,920 |
| 5 | Half Hollow Hills (5) | 14,540 | 26,190 | 40,730 |
| 6 | Harbor Fields | 17,420 | 11,720 | 29,140 |
| 10 | Commack (6) | 14,020 | 6,120 | 20,140 |
| 13 | South Huntington | 38,200 | 26,180 | 64,380 |
| TOWN OF ISLIP | | 234,000 | 132,790 | 375,790 |
| SCHOOL DISTRICTS | | | | |
| 1 | Bayshore | 29,830 | 8,430 | 38,260 |
| 2 | Islip | 15,490 | 7,480 | 22,970 |
| 3 | East Islip | 22,130 | 6,260 | 28,390 |
| 4 | Sayville | 15,100 | 11,930 | 27,030 |
| 5 | Bayport-Blue Point | 6,310 | 7,740 | 14,050 |
| 6 | Hauppauge (6) | 6,000 | 7,330 | 13,330 |
| 7 | Connetquot | 21,810 | 28,360 | 50,170 |
| 9 | West Islip | 26,460 | 5,890 | 32,350 |
| 12 | Brentwood | 62,850 | 12,630 | 75,480 |
| 13 | Central Islip | 31,820 | 11,790 | 43,610 |
| 14 | Fire Island (8) | 860 | 4,280 | 5,140 |
| 5 | Sachem (6) (8) | 4,340 | 20,670 | 25,010 |
| TOWN OF RIVERHEAD | | 17,630 | 296,240 | 313,870 |
| SCHOOL DISTRICTS | | | | |
| 1 | Wading River (8) | 1,130 | 8,080 | 9,210 |
| 2 | Riverhead (8) (10) | 16,370 | 279,490 | 295,860 |
| 11 | Laurel (11) | 120 | 8,430 | 8,550 |
| 31 | West Manor (8) | 10 | 240 | 250 |

## TABLE X (Continued)

Nassau County Municipalities

| | 1966 Population | Potential Increase | Saturation Population |
|---|---|---|---|
| TOWN OF SHELTER ISLAND | 1,500 | 16,870 | 18,370 |
| SCHOOL DISTRICT | | | |
| 1 Shelter Island | 1,500 | 16,870 | 18,370 |
| TOWN OF SMITHTOWN | 92,090 | 77,410 | 169,500 |
| SCHOOL DISTRICTS | | | |
| 1 Smithtown | 46,600 | 48,770 | 95,370 |
| 5 Kings Point | 21,480 | 10,370 | 31,850 |
| 1 Three Village (8) | 170 | 460 | 630 |
| 5 Sachem (7) (8) | 340 | 2,770 | 3,110 |
| 6 Hauppauge (7) | 8,300 | 4,950 | 13,250 |
| 10 Commack (4) | 15,200 | 10,090 | 25,290 |
| TOWN OF SOUTHAMPTON | 32,830 | 231,220 | 264,050 |
| SCHOOL DISTRICTS | | | |
| 1 Remsenburg | 1,200 | 1,330 | 2,530 |
| 2 Westhampton Beach | 4,100 | 27,100 | 31,200 |
| 3 Quogue | 1,440 | 11,320 | 12,760 |
| 5 Hampton Bays | 6,120 | 21,160 | 27,280 |
| 6 Southampton | 6,320 | 41,100 | 47,420 |
| 8 Hayground | 320 | 13,460 | 13,780 |
| 9 Bridgehampton | 1,600 | 20,750 | 22,350 |
| 10 Sagaponack | 400 | 7,920 | 8,320 |
| 11 Eastport (8) | 690 | 2,070 | 2,760 |
| 12 Northaven | 870 | 1,670 | 2,540 |
| 13 Tuckahoe | 850 | 10,300 | 11,150 |
| 14 Noyac | 500 | 7,240 | 7,740 |
| 17 East Quogue | 2,810 | 13,900 | 16,710 |
| 2 Riverhead (8) (9) | 3,690 | 25,110 | 28,800 |
| 5 Sag Harbor (12) | 1,920 | 14,820 | 16,740 |
| TOWN OF SOUTHOLD | 15,410 | 229,670 | 245,080 |
| SCHOOL DISTRICTS | | | |
| 2 Orient | 1,000 | 21,770 | 22,770 |
| 3 East Marion | 550 | 7,650 | 8,200 |
| 4 Fishers Island | 330 | 15,380 | 15,710 |
| 5 Southold | 3,400 | 37,200 | 40,600 |
| 7 Peconic | 530 | 18,660 | 19,190 |
| 8 East Cutchogue | 990 | 16,500 | 17,490 |
| 9 Mattituck | 2,830 | 48,470 | 51,300 |
| 10 Greenport | 3,800 | 35,610 | 39,410 |
| 11 Laurel (9) | 770 | 10,630 | 11,400 |
| 12 Cutchogue | 830 | 15,550 | 16,380 |
| 15 New Suffolk | 380 | 2,250 | 2,630 |

| | 1966 Population | Potential Increase | Saturation Population |
|---|---|---|---|
| HEMPSTEAD | 818,747 | 36,801 | 858,548 |
| CITY OF LONG BEACH | 28,860 | 14,277 | 43,137 |
| VILLAGES: | | | |
| Atlantic Beach | 1,039 | 480 | 1,519 |
| Bellrose | 1,152 | 25 | 1,177 |
| Cedarhurst | 6,854 | 39 | 6,893 |
| East Rockaway | 11,749 | 91 | 11,840 |
| Floral Park (part) | 15,493 | 228 | 15,721 |
| Freeport | 38,885 | 665 | 39,550 |
| Garden City | 24,787 | 886 | 25,673 |
| Hempstead | 38,801 | 1,586 | 40,387 |
| Hewlett Bay Park | 511 | 56 | 567 |
| Hewlett Harbor | 1,604 | 49 | 1,653 |
| Hewlett Neck | 557 | 7 | 564 |
| Island Park | 4,842 | 98 | 4,940 |
| Lawrence | 5,999 | 266 | 6,265 |
| Lynbrook | 21,181 | 1,029 | 22,210 |
| Malverne | 9,981 | 266 | 10,247 |
| Mineola (part) | 70 | 0 | 70 |
| New Hyde Park (part) | 4,474 | 109 | 4,583 |
| Rockville Centre | 26,595 | 977 | 27,572 |
| South Floral Park | 1,346 | 196 | 1,542 |
| Stewart Manor | 2,529 | 0 | 2,529 |
| Valley Stream | 39,263 | 501 | 39,764 |
| Woodsburgh | 941 | 7 | 948 |
| UNINCORPORATED COMM. | 531,234 | 17,963 | 549,197 |
| OYSTER BAY | 354,529 | 38,792 | 393,321 |
| CITY OF GLEN COVE | 25,332 | 4,568 | 29,900 |
| VILLAGES: | | | |
| Bayville | 5,064 | 2,856 | 7,920 |
| Brookville | 2,642 | 347 | 2,989 |
| Centre Island | 293 | 441 | 734 |
| Cove Neck | 306 | 333 | 639 |
| Farmingdale | 7,693 | 312 | 8,005 |
| Lattingtown | 1,662 | 1,019 | 2,681 |
| Laurel Hollow | 1,291 | 910 | 2,201 |
| Massapequa Park | 22,018 | 924 | 22,942 |
| Mattinecock | 865 | 378 | 1,243 |
| Mill Neck | 998 | 833 | 1,831 |
| Muttontown | 1,723 | 3,997 | 5,720 |
| Old Brookville | 1,366 | 2,125 | 3,491 |
| Old Westbury (part) | 438 | 1,008 | 1,446 |
| Oyster Bay Cove | 1,198 | 2,237 | 3,435 |
| Roslyn Harbor (part) | 191 | 32 | 223 |
| Sea Cliff | 5,798 | 424 | 6,222 |
| Upper Brookville | 1,201 | 1,043 | 2,244 |
| UNINCORPORATED COMM. | 274,450 | 15,005 | 289,455 |

| | 1966 Population | Potential Increase | Saturation Population |
|---|---|---|---|
| NORTH HEMPSTEAD | 232,605 | 16,562 | 249,167 |
| VILLAGES: | | | |
| Baxter Estates | 1,167 | 74 | 1,241 |
| East Hills | 8,600 | 277 | 8,877 |
| East Williston | 2,885 | 49 | 2,934 |
| Floral Park (part) | 2,415 | 18 | 2,433 |
| Flower Hill | 4,728 | 1,103 | 5,831 |
| Great Neck | 10,330 | 119 | 10,449 |
| Great Neck Estates | 3,406 | 119 | 3,525 |
| Great Neck Plaza | 5,478 | 39 | 5,517 |
| Kensington | 1,135 | 781 | 1,916 |
| Kings Point | 5,878 | 662 | 6,540 |
| Lake Success | 3,190 | 49 | 3,239 |
| Manorhaven | 4,805 | 217 | 5,022 |
| Mineola (part) | 22,208 | 427 | 22,635 |
| Munsey Park | 2,912 | 154 | 3,066 |
| New Hyde Park (part) | 6,466 | 53 | 6,519 |
| North Hills | 334 | 998 | 1,332 |
| Old Westbury (part) | 1,988 | 2,510 | 4,498 |
| Plandome | 1,553 | 98 | 1,651 |
| Plandome Heights | 960 | 53 | 1,013 |
| Plandome Manor | 829 | 123 | 952 |
| Pt. Washington No. | 2,299 | 634 | 2,933 |
| Roslyn | 2,549 | 522 | 3,071 |
| Roslyn Estates | 1,488 | 60 | 1,548 |
| Roslyn Harbor (part) | 958 | 112 | 1,070 |
| Russell Gardens | 1,350 | 95 | 1,445 |
| Saddle Rock | 1,034 | 11 | 1,045 |
| Sands Point | 2,510 | 707 | 3,217 |
| Thomaston | 3,104 | 63 | 3,167 |
| Westbury | 14,713 | 466 | 15,179 |
| Williston Park | 8,986 | 77 | 9,063 |
| UNIC. COMMUNITIES | 102,347 | 5,992 | 108,239 |

## TABLE X (Continued)

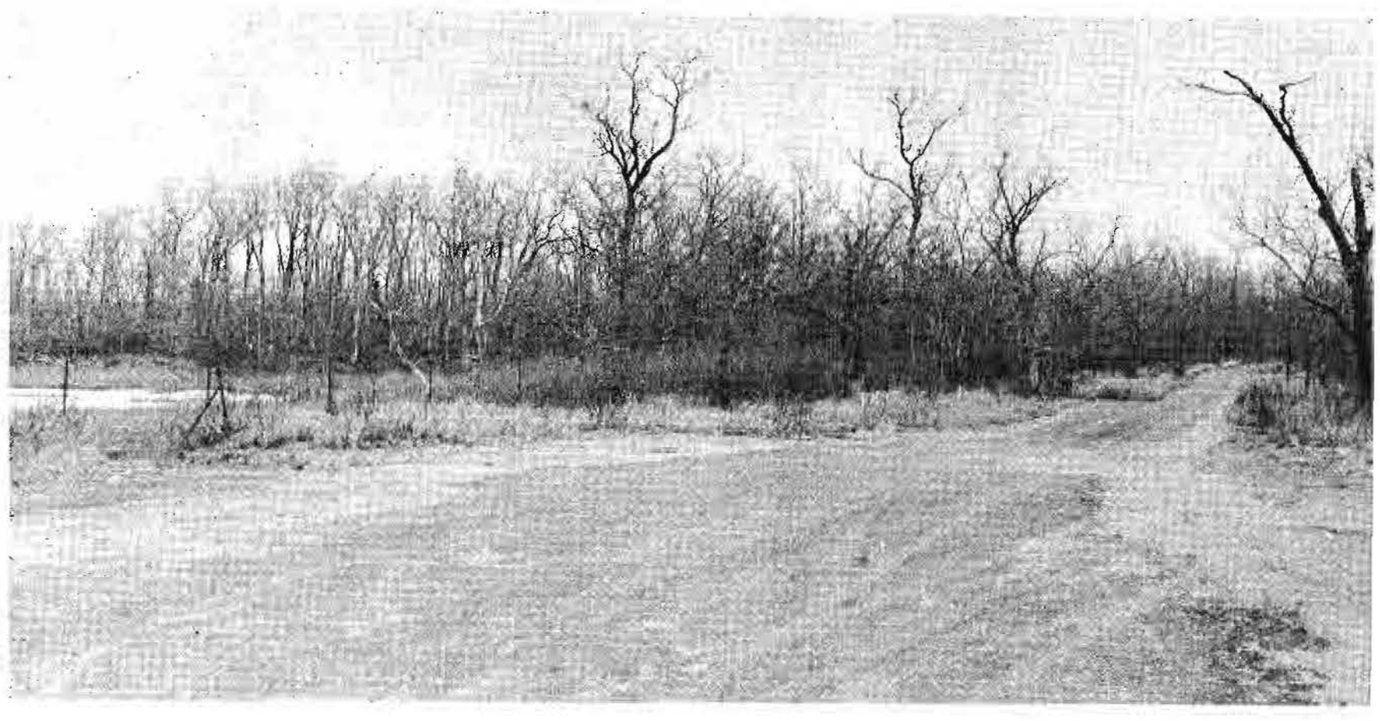
Suffolk County Municipalities

| | 1966 Population | Potential Increase | Saturation Population |
|---|---|---|---|
| BABYLON | 186,170 | 90,750 | 276,920 |
| VILLAGES: | | | |
| Amityville | 9,160 | 9,590 | 18,750 |
| Babylon | 12,820 | 13,130 | 25,950 |
| Lindenhurst | 25,430 | 5,720 | 31,150 |
| UNIC. COMMUNITIES | 138,760 | 62,310 | 201,070 |
| BROOKHAVEN | 179,140 | 708,240 | 887,380 |
| VILLAGES: | | | |
| Belle Terre | 440 | 960 | 1,400 |
| Bellport | 2,770 | 1,790 | 4,560 |
| Oldfield | 590 | 1,030 | 1,620 |
| Patchogue | 9,680 | 8,490 | 18,170 |
| Poquott | 390 | 630 | 1,020 |
| Port Jefferson | 4,440 | 5,860 | 10,300 |
| Shoreham | 280 | 730 | 1,010 |
| UNIC. COMMUNITIES | 160,550 | 688,750 | 849,300 |
| EAST HAMPTON | 10,930 | 153,710 | 164,640 |
| VILLAGES: | | | |
| East Hampton | 2,040 | 7,920 | 9,960 |
| Sag Harbor (10) | 1,080 | 2,720 | 3,800 |
| UNIC. COMMUNITIES | 7,810 | 143,070 | 150,880 |
| HUNTINGTON | 168,950 | 139,190 | 308,140 |
| VILLAGES: | | | |
| Asharoken | 410 | 1,130 | 1,540 |
| Huntington Bay | 1,560 | 640 | 2,200 |
| Lloyd Harbor | 3,150 | 2,860 | 6,010 |
| Northport | 6,820 | 8,990 | 15,810 |
| UNIC. COMMUNITIES | 157,010 | 125,570 | 282,580 |
| ISLIP | 243,000 | 132,790 | 375,790 |
| VILLAGES: | | | |
| Brightwaters | 3,540 | 180 | 3,720 |
| Ocean Beach | 110 | 680 | 790 |
| Saltaire | 60 | 3,600 | 3,660 |
| UNIC. COMMUNITIES | 239,290 | 128,330 | 367,620 |
| RIVERHEAD | 17,630 | 296,240 | 313,870 |
| SHELTER ISLAND | 1,500 | 16,870 | 18,370 |
| VILLAGES: | | | |
| Dering Harbor | 20 | 290 | 310 |
| UNIC. COMMUNITIES | 1,480 | 16,580 | 18,060 |
| SMITHTOWN | 92,090 | 77,410 | 169,500 |
| VILLAGES: | | | |
| Head of the Harbor | 710 | 1,700 | 2,410 |
| Nissequogue | 710 | 2,630 | 3,340 |
| Vill. of the Branch | 1,530 | 1,540 | 3,070 |
| UNIC. COMMUNITIES | 89,140 | 71,540 | 160,680 |
| SOUTHAMPTON | 32,830 | 231,220 | 264,050 |
| VILLAGES: | | | |
| North Haven | 590 | 1,570 | 2,160 |
| Quogue | 740 | 7,290 | 8,030 |
| Sag Harbor (12) | 1,510 | 8,700 | 10,210 |
| Southampton | 4,830 | 7,570 | 12,400 |
| Westhampton Beach | 1,800 | 2,930 | 4,730 |
| UNIC. COMMUNITIES | 23,360 | 203,160 | 226,520 |
| SOUTHOLD | 15,410 | 229,670 | 245,080 |
| VILLAGES: | | | |
| Greenport | 2,770 | 1,950 | 4,720 |
| UNIC. COMMUNITIES | 12,640 | 227,720 | 240,360 |

| | 1966 Population | Potential Increase | Saturation Population |
|---|---|---|---|
| NASSAU: | 1,407,936 | 96,303 | 1,504,239 |
| SUFFOLK: | 947,650 | 2,076,090 | 3,023,740 |
| BI-COUNTY: | 2,355,586 | 2,172,393 | 4,527,979 |

**Table Footnotes:**

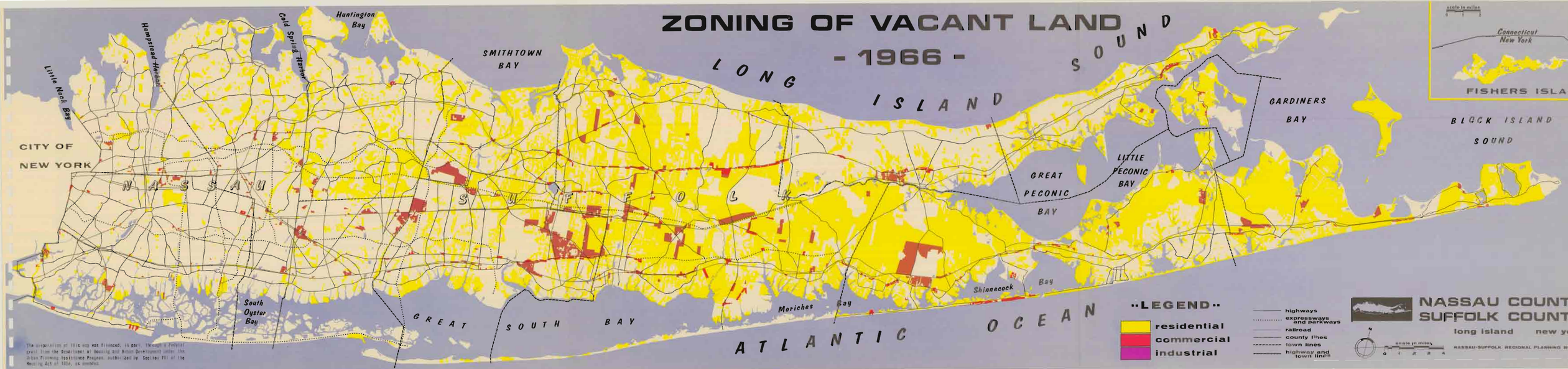
(1) For remainder see Town of North Hempstead
(2) For remainder see Town of Hempstead
(3) For remainder see Town of Oyster Bay
(4) For remainder see Town of Huntington
(5) For remainder see Town of Babylon
(6) For remainder see Town of Smithtown
(7) For remainder see Town of Islip
(8) For remainder see Town of Brookhaven
(9) For remainder see Town of Riverhead
(10) For remainder see Town of Southampton
(11) For remainder see Town of Southold
(12) For remainder see Town of East Hampton



**VACANT BUILDABLE LAND**

# ZONING OF VACANT LAND

## - 1966 -

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**LEGEND**

- residential
- commercial
- industrial

- highways
- expressways and parkways
- railroad
- county lines
- town lines
- highway and town lines

**NASSAU COUNTY**
**SUFFOLK COUNTY**
long island new york

N
scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD