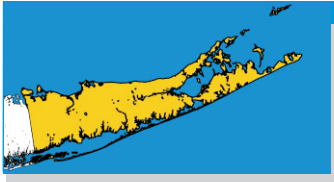
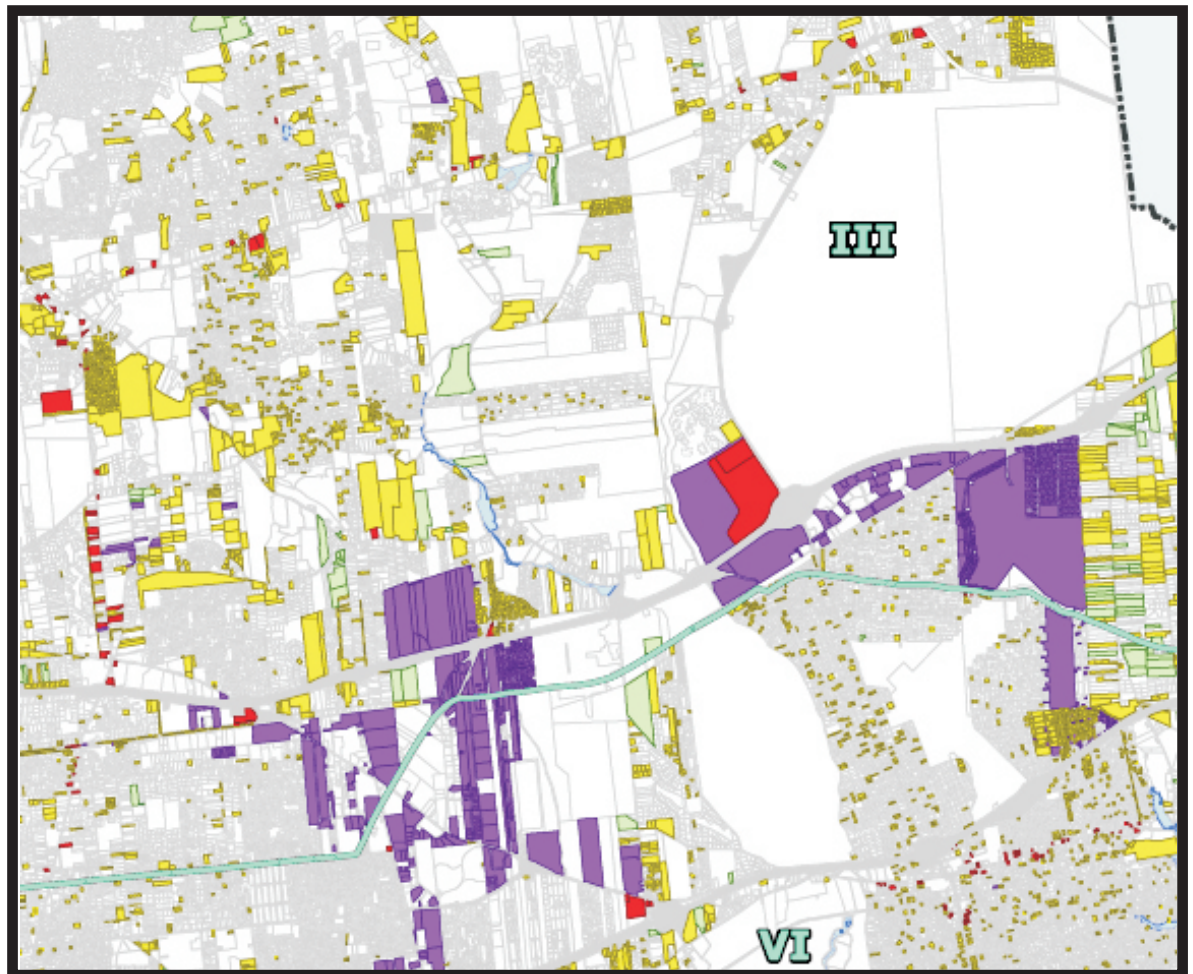


LAND AVAILABLE FOR DEVELOPMENT AND POPULATION ANALYSIS WESTERN SUFFOLK COUNTY



October 2009



COMPREHENSIVE GROUNDWATER MANAGEMENT PLAN



SUFFOLK COUNTY DEPARTMENT OF PLANNING

Suffolk County ■ New York

**LAND AVAILABLE FOR DEVELOPMENT AND
POPULATION ANALYSIS
WESTERN SUFFOLK COUNTY**

October 2009

Suffolk County Department of Planning
H. Lee Dennison Building – 4th Floor
100 Veterans Memorial Highway
P.O. Box 6100
Hauppauge, New York 11788

Steve Levy
Suffolk County Executive

SUFFOLK COUNTY DEPARTMENT OF PLANNING

Thomas A. Isles, AICP
DIRECTOR OF PLANNING

REPORT PREPARATION

DeWitt S. Davies, Ph.D.
Chief Environmental Analyst

Peter K. Lambert
Principal Planner

Carl Lind
Cartographer

Kate Oheim
Assistant Cartographer

Michael Mulé
Senior Planner

Barbara DelGiudice
Administrative Support

Suffolk County Department of Planning
Hauppauge, New York
October 2009

Table of Contents

	<u>Page</u>
Land Available for Development – Western Suffolk County...	7
Introduction.....	9
Methodology	10
Results.....	11
References.....	15
Appendix.....	17
Appendix Table 1 - Land Use (acres) by Village, Town and Groundwater Management Zone (GMZ).....	18
Appendix Table 2 - Land Available for Development (acres) by Census Designated Place, Land Use & Zoning Category	22
Population Analysis – Western Suffolk County	25
Introduction.....	27
Study Objectives	27
Methodology	27
Data Sources	27
Procedure	28
Results.....	30
Population, 2007	30
Seasonal Population, 2007	30
Future Population.....	31
Future Seasonal Population.....	33
Future Population by Community.....	34
Future Population by Groundwater Management Zone.....	36
Summary	37
References	39
Appendix.....	41
Appendix Table 1 - Population and Population Density	42
Appendix Table 2 - Future Population and Population Density	46
Maps.....	51
Town of Babylon - Land Available for Development	52
Town of Brookhaven - Land Available for Development	53
Town of Huntington - Land Available for Development	54
Town of Islip - Land Available for Development	55
Town of Smithtown - Land Available for Development.....	56

List of Tables and Charts

	<u>Page</u>
Land Available for Development – Western Suffolk County	
Table 1 – Upland Acreage Available for Development – Western Suffolk County	11
Table 2 – Land Available for Development (acres) by Town, Land Use & Zoning Category	11
Table 3 – Land Use (acres) by Groundwater Management Zone	13
Table 4 – Land Available for Development (acres) by Groundwater Management Zone, Land Use & Zoning Category	14
Population Analysis – Western Suffolk County	
Table 1 – Population and Population Density, 2007, Western Suffolk County	30
Table 2 – Seasonal Population and Seasonal Population Density, 2007, Western Suffolk County	31
Table 3 – Year-Round Population in 2007 and Future, Western Suffolk County	31
Table 4 – Future Population Density and 2007 Population Density, Western Suffolk County	32
Table 5 – Seasonal Population in 2007 and Future, Western Suffolk County	33
Table 6 – Future Seasonal Population Density and 2007 Seasonal Population Density, Western Suffolk County	33
Table 7 – CDPs/Villages with the Highest Future Percentage Population Increase	34
Table 8 – CDPs/Villages with the Highest Future Numerical Population Increase	35
Table 9 – Current and Future Population by Groundwater Management Zone, Western Suffolk County	36
Chart 1 – Year-Round Population in 2007 and Potential Additional Year-Round Population, Western Suffolk County	32
Chart 2 – Future Year-Round Population Increase 2007 to Future, Western Suffolk County	37
Chart 3 – Future Percentage Year-Round Population Increase 2007 to Future, Western Suffolk County	37

**LAND AVAILABLE FOR DEVELOPMENT
WESTERN SUFFOLK COUNTY**

INTRODUCTION

This report was prepared by the Suffolk County Department of Planning for the Suffolk County Department of Health Services (SCDHS) in support of the development of the Suffolk County Comprehensive Water Resources Management Plan. The Department of Planning was asked to analyze land available for development in western Suffolk County, i.e., the Towns of Babylon, Brookhaven, Huntington, Islip and Smithtown. For the purposes of this analysis, land available for development is defined to include the following:

- a.) residentially zoned lots, $\geq 6,000$ square feet that are vacant, or agriculturally used with intact development rights (i.e., unprotected agricultural lands); and
- b.) commercially and industrially zoned lots that are vacant.

Existing zoning serves as a blueprint for the type and intensity of future development one can expect to occur within a municipality. Land available for development information can be used to characterize a development scenario that reflects how such land can be used in the future, subject to the constraints of existing zoning regulations. Given the above, this scenario does not include consideration of any hypothetical future land use decisions regarding the extent to which the rules governing allowable use on available parcels are modified to achieve some desired planning goal or outcome.

The methodology outlined in the next section was used to identify, map and quantify the land available for development, as defined above, in the study area at tax map scale. Four categories of land available for development are shown on the 11" x 17", foldout maps for each of the five towns included at the end of this report. Data are tabulated and grouped by town, census designated place (CDP), incorporated village and Groundwater Management Zone (GMZ). It should be reiterated that this analysis focused on vacant and unprotected agriculturally used parcels. It did not consider the potential increase in yield that could occur on residentially used parcels capable of further subdivision under existing zoning, nor did it include the extent to which existing commercial or industrial uses could be intensified, under such zoning. The identification of "special case" properties that are now developed or underutilized and included in proposed redevelopment projects under review at the county, town or village level, is also not within the scope of this analysis.

The data on land available for development that is residentially zoned was used to calculate estimates of future population, as described in the "Population Analysis - Western Suffolk County" portion of this report. The information contained herein on potential population increases as available land is developed under current zoning, will be used by the SCDHS to assess the impacts of development on public water supplies and to devise strategies and measures needed to protect those supplies.

METHODOLOGY

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

- Agricultural residentially zoned lots $\geq 6,000$ square feet (unprotected agricultural lands)
- Vacant residentially zoned lots $\geq 6,000$ square feet
- Vacant commercially zoned lots
- Vacant industrially zoned lots

The methodology employed to analyze residentially, commercially and industrially zoned land available for development first requires an accurate, parcel-specific GIS tax map base (Suffolk County Real Property Tax Service Agency 2007) with attributes including parcel-specific land use and municipal zoning. Each parcel of land shown on the Suffolk County Real Property Tax Map Base (2007) has been assigned one land use classification attribute based on information contained in the report - *2007 Existing Land Use Inventory - Western Suffolk County* (Suffolk County Department of Planning 2007), as updated; and one zoning classification attribute. When a single parcel is covered by two or more zoning districts, the primary zoning classification was determined and assigned to that parcel. This is the same process that was used when multiple land uses occurred on individual parcels, i.e., the principal use was assigned to the parcel in the existing land use inventory. Using Arc GIS 9.3 software, parcels were selected from the Suffolk County Real Property Tax Map Base with attributes indicating either unprotected agricultural or vacant land uses. From this selection, all parcels less than 6,000 square feet were removed with the exception of those vacant parcels that were either commercially or industrially zoned. This group of properties was then exported to create a unique GIS shapefile for each CDP and incorporated village. To simplify the multitude of local zoning categories, a generalized classification system was coded to these files in order to broadly identify residentially, commercially and industrially zoned parcels. Each parcel was then coded with the GMZ in which it fell. Data were then queried, culled and tabulated to display land available for development within each town, CDP, incorporated village and GMZ. Color GIS maps showing land available for development in each town were prepared.

RESULTS

The results of this analysis are displayed in map and numerical formats. The color, computer generated maps that accompany this report consist of a parcel-specific base map for each of the five towns in the study area depicting the distribution of residentially, commercially and industrially zoned land available for development, as defined previously. The numeric results of the analysis are discussed below.

The land area in the five western towns encompasses about 320,000 acres. Table 1 illustrates the total amount of land available for development in contrast to the total upland acreage in the study area. Approximately 21,600 acres (6.7%) of the upland acreage in the study area are still available for development. The Town of Brookhaven has the largest acreage available for development (15,560 acres), as well as the highest percentage of upland area available (10.6%). The Town of Babylon has the smallest acreage available (469 acres; 1.5% of upland area available).

Table 1 - Upland Acreage Available for Development - Western Suffolk County

Town	Babylon	Brookhaven	Huntington	Islip	Smithtown	Total
Upland Acreage	30,464	146,855	53,468	58,967	30,693	320,477
Acreage Available for Development	469	15,560	2,508	1,631	1,440	21,608
% of Upland Acreage Available for Development	1.5%	10.6%	4.7%	2.8%	4.7%	6.7%

Town totals of available land by land use and zoning category are shown in Table 2. There are 16,608 acres of residentially zoned land available for development in the study area, compared to a total of 1,011 acres of available land zoned commercial, and 3,989 acres zoned industrial.

Table 2 - Land Available for Development (acres) by Town, Land Use & Zoning Category

Town	Agricultural Zoned Residential ≥ 6,000 sqft	Vacant Zoned Residential ≥ 6,000 sqft	Vacant Zoned Commercial	Vacant Zoned Industrial	TOTAL
Babylon	31	309	24	105	469
Brookhaven	2,345	9,601	702	2,912	15,560
Huntington	580	1,853	31	44	2,508
Islip	42	680	165	744	1,631
Smithtown	158	1,009	89	184	1,440
TOTAL	3,156	13,452	1,011	3,989	21,608

Appendix Table 1 shows a much finer breakdown of the land available in each category by CDPs in each of the five towns. There are 22 incorporated villages and 95 unincorporated places in the study area. The data in this table were used to calculate future population estimates in the population analysis part of this report.

The SCDHS requested a breakdown of existing land use and land available for development data by GMZ in the five western towns. Appendix Table 2 shows land use acreage data in 12 categories by village, unincorporated area, town and GMZ. These data were used to prepare Table 3, which shows the distribution of land use acreages that occur within each of the six GMZs in the five western towns (GMZ I, II, III, VI, VII and VIII), and the total acreage of each GMZ.

Land available for development acreage in each of the GMZs has been calculated. Table 4 shows the total acreage available in each of the GMZs, and the acreage breakdown for the four categories of land available for development inventoried in this analysis.

Table 3 Land Use (acres) by Groundwater Management Zone

Groundwater Management Zone	Land Use												Total
	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Industrial	Institutional	Recreation & Open Space	Agricultural	Vacant	Transportation	Utilities	Waste Handling & Management	
I	10,999	36,081	5,296	5,221	5,155	6,371	14,578	806	3,057	5,189	1,642	412	94,805
II	1	57	89	247	587	373	291	0	13	42	49	0	1,748
III	6,484	14,838	2,499	1,688	1,662	7,310	28,069	2,826	7,035	1,529	552	88	74,580
VI	3,840	14,849	2,923	1,849	1,143	2,502	10,457	1,414	4,671	1,426	234	433	45,742
VII	991	15,781	7,455	2,270	2,000	2,839	20,430	11	1,101	2,736	254	153	56,020
VIII	12,512	14,004	1,435	1,290	152	2,561	10,009	327	2,713	945	1,562	41	47,550
Total	34,825	95,611	19,696	1,2564	10,700	21,956	83,834	5,383	18,590	11,867	4,294	1,126	320,447

**Table 4 - Land Available for Development (acres) by Groundwater Management Zone,
Land Use & Zoning Category**

Groundwater Management Zone	Agricultural Zoned Residential ≥ 6000 sqft	Vacant Zoned Residential ≥ 6000 sqft	Vacant Zoned Commercial	Vacant Zoned Industrial	TOTAL
<i>I</i>	653	1,886	230	809	3,578
<i>II</i>	0	4	3	5	12
<i>III</i>	1,962	4,604	386	1,933	8,886
<i>VI</i>	989	3,253	237	960	5,440
<i>VII</i>	0	609	82	214	905
<i>VIII</i>	199	2,449	74	67	2,788
TOTAL	3,804	12,805	1,011	3,989	21,608

REFERENCES

Suffolk County Dept. of Planning. 2007. *2007 Existing Land Use Inventory - Western Suffolk County*. Hauppauge, NY.

APPENDIX

Appendix Table 1 - Land Available for Development (acres) by Census Designated Place, Land Use & Zoning Category

Places (2000 Census Designated Places)	Agricultural Zoned Residential ≥ 6000 sqft	Vacant Zoned Residential ≥ 6000 sqft	Vacant Zoned Commercial	Vacant Zoned Industrial	TOTAL
TOWN OF BABYLON					
INCORPORATED VILLAGES					
Amityville	0	8	7	8	23
Babylon	0	14	0	0	14
Lindenhurst	0	29	5	3	37
UNINCORPORATED PLACES					
Copiague	0	26	1	1	29
Deer Park	0	18	1	6	25
East Farmingdale	0	1	0	56	58
Fire Island	0	0	0	0	0
Gilgo/Oak Beach/Captree	0	1	0	0	1
North Amityville	0	52	2	0	54
North Babylon	0	11	1	0	12
North Lindenhurst	0	27	1	4	32
West Babylon	0	53	3	6	62
Wheatley Heights	31	2	0	0	32
Wyandanch	0	67	4	20	90
Remainder of Town	0	0	0	0	0
Total Town of Babylon	31	309	24	105	469
TOWN OF BROOKHAVEN					
INCORPORATED VILLAGES					
Belle Terre	0	44	0	0	44
Bellport	0	23	0	0	23
Lake Grove	0	55	10	0	65
Old Field	0	83	0	0	83
Patchogue	0	46	5	18	69
Poquott	0	10	0	0	10
Port Jefferson	0	67	9	0	76
Shoreham	0	6	0	0	6
UNINCORPORATED PLACES					
Blue Point	29	41	1	0	72
Brookhaven	47	256	1	16	321
Calverton	0	82	12	0	94
Center Moriches	132	388	10	73	603
Centereach	0	214	23	0	237
Coram	60	648	89	7	803
East Moriches	418	524	8	38	987
East Patchogue	67	375	66	6	514
East Shoreham	186	71	0	0	257
Eastport	461	187	1	0	649
Farmingville	65	92	10	0	167
Fire Island	0	56	1	0	57
Gordon Heights	0	140	9	0	149

Appendix Table 1 - Land Available for Development (acres) by Census Designated Place, Land Use & Zoning Category (Continued)

Places (2000 Census Designated Places)	Agricultural Zoned Residential ≥ 6000 sqft	Vacant Zoned Residential ≥ 6000 sqft	Vacant Zoned Commercial	Vacant Zoned Industrial	TOTAL
Holbrook	0	8	3	0	11
Holtsville	33	105	2	39	178
Lake Ronkonkoma	0	39	6	5	50
Manorville	934	1,311	13	627	2,884
Mastic	5	281	11	118	415
Mastic Beach	0	252	9	0	260
Medford	71	460	58	226	816
Middle Island	18	480	5	12	515
Miller Place	156	304	15	3	478
Moriches	31	140	2	0	174
Mount Sinai	6	178	2	21	207
North Bellport	6	237	23	184	450
North Patchogue	0	67	7	22	96
Port Jefferson Station	5	83	6	72	166
Ridge	27	398	12	0	437
Rocky Point	0	129	8	1	137
Selden	0	62	2	0	63
Setauket - East Setauket	31	186	39	1	257
Shirley	1	212	38	72	323
Sound Beach	0	46	20	0	66
Stony Brook	0	59	1	0	60
Terryville	13	48	11	30	103
Yaphank	191	460	155	1,191	1,997
Remainder of Town	0	1	0	129	130
Total Town of Brookhaven	2,993	8,954	702	2,912	15,560
TOWN OF HUNTINGTON					
INCORPORATED VILLAGES					
Asharoken	0	488	0	0	488
Huntington Bay	0	13	0	0	13
Lloyd Harbor	0	291	0	0	291
Northport	0	26	0	0	26
UNINCORPORATED PLACES					
Centerport	0	38	2	0	40
Cold Spring Harbor	0	79	0	0	79
Commack	3	31	1	5	41
Dix Hills	84	97	1	0	182
East Northport	15	98	0	0	113
Eatons Neck	0	52	0	0	52
Elwood	158	74	7	4	242
Fort Salonga	26	103	1	0	131
Greenlawn	21	40	0	0	61
Halesite	0	16	0	0	16
Huntington	9	134	1	1	145
Huntington Station	0	65	8	0	72
Melville	251	90	3	33	377
South Huntington	1	38	6	0	45

Appendix Table 1 - Land Available for Development (acres) by Census Designated Place, Land Use & Zoning Category (Continued)

Places (2000 Census Designated Places)	Agricultural Zoned Residential ≥ 6000 sqft	Vacant Zoned Residential ≥ 6000 sqft	Vacant Zoned Commercial	Vacant Zoned Industrial	TOTAL
West Hills	12	79	0	1	93
Remainder of Town	0	0	0	0	0
Total Town of Huntington	580	1,853	31	44	2,508
TOWN OF ISLIP					
INCORPORATED VILLAGES					
Brightwaters	0	5	0	0	5
Islandia	4	32	24	29	88
Ocean Beach	0	0	0	0	0
Saltaire	0	10	0	0	10
UNINCORPORATED PLACES					
Bay Shore	0	41	25	14	80
Bayport	5	23	33	72	133
Baywood	0	12	0	44	56
Bohemia	0	24	3	72	99
Brentwood	12	54	6	95	168
Central Islip	7	47	16	1	71
East Islip	0	22	4	1	27
Fire Island	0	14	1	0	15
Gilgo/Captree/Oak Beach	0	0	0	0	0
Great River	0	2	0	39	41
Hauppauge	0	65	13	26	105
Holbrook	0	50	2	187	239
Holtsville	1	6	4	0	11
Islip	0	51	4	15	70
Islip Terrace	0	6	4	0	10
North Bay Shore	0	24	2	47	73
North Great River	0	32	0	0	32
Oakdale	0	36	10	6	51
Ronkonkoma	0	39	1	81	120
Sayville	4	36	6	13	59
West Bay Shore	0	5	0	2	7
West Islip	0	22	5	0	27
West Sayville	10	20	2	1	33
Remainder of Town	0	0	0	0	0
Total Town of Islip	42	680	165	744	1,631

Appendix Table 1 - Land Available for Development (acres) by Census Designated Place, Land Use & Zoning Category (Continued)

Places (2000 Census Designated Places)	Agricultural Zoned Residential ≥ 6000 sqft	Vacant Zoned Residential ≥ 6000 sqft	Vacant Zoned Commercial	Vacant Zoned Industrial	TOTAL
TOWN OF SMITHTOWN					
INCORPORATED VILLAGES					
Head of the Harbor	66	145	0	0	211
Nissequogue	32	205	0	0	237
Village of the Branch	0	23	0	0	23
UNINCORPORATED PLACES					
Commack	0	33	12	69	114
Fort Salonga	8	93	0	6	107
Hauppauge	0	38	3	31	73
Kings Park	0	163	2	18	183
Lake Ronkonkoma	0	14	4	0	18
Nesconset	0	66	39	18	123
Saint James	1	71	9	5	86
Smithtown	50	158	20	36	264
Remainder of Town	0	0	0	0	0
Total Town of Smithtown	158	1,009	89	184	1,439

22

Place	GMZ	Low Density Residential		Medium Density Residential		High Density Residential		Commercial		Industrial		Institutional		Recreation & Open Space		Agricultural		Vacant		Transportation		Utilities		Waste Handling & Management		Grand Total	
TOWN OF BABYLON																											
	VII	10	478	202	100	73	112	73	0	25	19	1	0	1,093													
	VII	25	501	324	93	7	65	144	0	21	40	13	0	1,231													
	VII	3	558	815	125	69	108	63	0	51	27	2	0	1,821													
	I	11	1,139	428	172	301	107	1,453	31	54	103	13	0	3,812													
	II	0	57	34	126	457	187	254	0	5	31	3	0	1,153													
	VII	57	3,463	3,673	899	1,347	655	9,564	0	412	1,038	101	146	21,355													
	I	11	1,139	428	172	301	107	1,453	31	54	103	13	0	3,812													
	II	0	57	34	126	457	187	254	0	5	31	3	0	1,153													
	VII	94	4,999	5,014	1,217	1,496	940	9,843	0	509	1,124	117	146	25,499													
	All	105	6,194	5,476	1,515	2,254	1,234	11,550	31	568	1,258	133	146	30,464													
TOWN OF BROOKHAVEN																											
	VIII	364	40	0	0	1	7	35	0	44	4	0	0	497													
	VI	185	341	13	20	0	50	167	0	24	2	7	0	809													
	I	72	952	127	166	1	74	71	0	70	71	3	0	1,606													
	VIII	884	11	0	0	0	44	242	0	83	36	0	0	1,300													
	VI	44	485	236	147	44	80	98	0	73	19	16	1	1,242													
	VIII	58	148	13	0	0	2	5	0	11	4	4	0	244													
	I	39	158	30	30	0	33	58	0	24	2	2	0	375													
	VIII	156	539	68	42	10	147	259	0	55	18	40	5	1,339													
	VIII	98	91	1	1	0	14	32	0	6	2	10	0	253													
	I	750	6,585	656	950	316	1,759	1,288	43	628	438	609	20	14,043													
	III	6,484	14,838	2,499	1,688	1,662	7,310	28,069	2,826	7,035	1,529	552	88	74,580													
	VI	3,148	10,584	2,116	1,334	949	1,635	8,558	1,383	4,308	1,187	116	424	35,743													
	VII	16	114	191	9	0	3	3,120	0	71	0	1	0	3,526													
	VIII	1,407	5,244	581	324	38	650	1,080	82	551	229	1,112	0	11,300													
	I	861	7,695	812	1,146	317	1,866	1,416	43	722	511	614	20	16,023													
	III	6,484	14,838	2,499	1,688	1,662	7,310	28,069	2,826	7,035	1,529	552	88	74,580													
	VI	3,378	11,410	2,364	1,502	992	1,765	8,823	1,383	4,404	1,207	139	425	37,794													
	VII	16	114	191	9	0	3	3,120	0	71	0	1	0	3,526													
	VIII	2,966	6,073	663	367	49	864	1,654	82	750	292	1,166	6	14,932													
	All	13,704	40,130	6,530	4,712	3,021	11,807	43,082	4,335	12,982	3,539	2,472	539	146,855													
TOWN OF HUNTINGTON																											
	VIII	270	79	3	0	0	2	3	0	496	9	5	0	868													
	VIII	279	182	10	9	0	0	45	0	25	3	0	0	554													

Appendix Table 2 - Land Use (acres) by Village, Town and Groundwater Management Zone (GMZ) Continued

Place	GMZ	Low Density Residential		Medium Density Residential		High Density Residential		Commercial			Industrial			Institutional			Recreation & Open Space			Agricultural			Vacant			Transportation			Utilities			Waste Handling & Management		Grand Total			
		Residential	Density	Residential	Density	Residential	Density	Commercial	Industrial	Institutional	Open Space	Agricultural	Vacant	Transportation	Utilities	Management	Total																				
Village of Lloyd Harbor	VIII	2,959	8	0	0	0	0	0	0	275	2,101	0	292	204	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,849						
Village of Northport	I	3	18	1	3	0	0	0	0	0	4	0	2	4	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38						
Village of Northport	VIII	250	527	133	81	0	0	54	139	0	0	0	28	6	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,223						
Unincorporated Town	I	8,242	13,955	2,181	2,060	763	2,257	4,759	684	945	1,597	535	73	38,051	595	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	38,051					
Unincorporated Town	II	1	0	55	121	131	185	37	0	8	12	45	0	595	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	595						
Unincorporated Town	VIII	1,636	1,861	321	178	15	163	1,508	4	230	71	305	0	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	6,291						
Town Total	I	8,245	13,973	2,182	2,063	763	2,257	4,763	684	947	1,601	538	73	38,088	595	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	38,088					
Town Total	II	1	0	55	121	131	185	37	0	8	12	45	0	595	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	595					
Town Total	VIII	5,394	2,657	468	268	15	494	3,796	4	1,071	293	324	0	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,785					
Grand Total	All	13,640	16,631	2,705	2,451	908	2,937	8,596	688	2,026	1,905	908	73	53,468	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	53,468					
TOWN OF ISLIP																																					
Village of Brightwaters	VII	10	342	18	17	4	1	18	0	6	4	5	0	425	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	425					
Village of Islandia	I	21	266	7	228	156	34	261	20	85	32	54	0	1,165	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	1,165					
Village of Ocean Beach	VII	0	4	54	4	0	4	3	0	2	0	1	0	73	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	73					
Village of Saltaire	VII	0	49	31	1	0	2	42	0	14	1	0	0	140	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	140					
Unincorporated Town	I	643	7,170	1,595	819	2,256	1,777	5,332	19	818	1,995	234	199	22,857	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	22,857					
Unincorporated Town	VI	462	3,439	559	347	151	738	1,634	30	267	219	95	8	7,949	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	7,949					
Unincorporated Town	VII	871	10,273	2,146	1,022	500	1,889	7,402	11	500	1,607	132	6	26,357	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	26,357					
Total Town	I	665	7,436	1,602	1,047	2,412	1,811	5,593	39	903	2,027	288	199	24,022	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	24,022					
Total Town	VI	462	3,439	559	347	151	738	1,634	30	267	219	95	8	7,949	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	7,949					
Total Town	VII	881	10,668	2,249	1,044	504	1,897	7,466	11	521	1,612	137	6	26,996	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	26,996					
Grand Total	All	2,008	21,544	4,409	2,438	3,067	4,446	14,693	81	1,692	3,858	520	213	58,967	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	58,967					
TOWN OF SMITHTOWN																																					
Village of Head of the Harbor	VIII	1,090	49	1	0	0	30	215	109	145	21	10	0	1,670	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	1,670					
Village of Nissequogue	VIII	1,460	25	1	0	0	39	539	32	206	45	0	0	2,347	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	2,347					
Village of the Branch	VIII	30	266	10	70	0	53	92	0	23	7	0	0	550	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	550					
Unincorporated Town	I	1,217	5,838	272	793	1,361	331	1,354	8	430	947	188	119	12,859	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	12,859					
Unincorporated Town	VIII	1,572	4,935	291	585	89	1,081	3,713	99	517	287	62	35	13,267	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	13,267					
Town Total	I	1,217	5,838	272	793	1,361	331	1,354	8	430	947	188	119	12,859	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	12,859					
Town Total	VIII	4,152	5,274	303	655	89	1,202	4,559	240	892	360	72	35	17,834	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	17,834					
Grand Total	All	5,368	11,112	576	1,448	1,450	1,533	5,913	249	1,322	1,307	260	154	30,693	6,291	38,088	595	14,785	53,468	73	0	0	0	0	0	0	0	0	0	0	0	30,693					

**POPULATION ANALYSIS
WESTERN SUFFOLK COUNTY**

INTRODUCTION

The Suffolk County Department of Planning has characterized the five western towns of Suffolk County with respect to existing land use and land available for development. As available land is developed or otherwise used, activities associated with land use will change as well, which in turn changes the resident population. Understanding this changing human dimension is necessary for prudent decision-making. Hence, an analysis of the current and future population of western Suffolk County is the subject of this report. For the purposes of this report, **the future population is the potential population that would exist when all available land is developed in accord with existing zoning.**

It should be noted that any future population calculations are based on present-day information. This information can change. **In the future, some of the land available for development in the study area is likely to be re-zoned.** These zoning changes can increase or decrease residential housing unit densities on the affected lands. Similarly, **redevelopment can take place which may change the existing housing stock, usually resulting in an increased housing density on those properties.** Further, future land acquisition and farmland development rights purchases by all levels of government will reduce the amount of land available for development. Each of these factors can alter the magnitude of future growth in population and the number of housing units. In addition, **residentially developed subdividable property was not considered in this analysis, since such land is technically developed. Therefore, these estimates of future population growth can be considered very conservative.**

Study Objectives

The objectives of this population analysis are as follows:

- Calculate the population and population density for each groundwater management zone, town, census designated place (CDP), and incorporated village in western Suffolk County, for the year 2007.
- Calculate the seasonal population and density for each groundwater management zone, town, census designated place (CDP), and incorporated village in western Suffolk County, for the year 2007.
- Calculate the future population and population density for each groundwater management zone, town, census designated place (CDP), and incorporated village in western Suffolk County as if all available land is developed in accord with existing zoning.
- Calculate the future seasonal population and density for each groundwater management zone, town, census designated place (CDP), and incorporated village in western Suffolk County as if all available land is developed in accord with existing zoning.

METHODOLOGY

Data Sources

Several data sources were used in producing the information contained in this report. For the 2007 baseline population and household size data, the report *2007 Long Island Population Survey* (Long Island Power Authority 2008) was used. This publication reliably estimates current population of Long Island's towns, incorporated villages, and census designated places (CDPs) by using U.S. Census data from the 2000 U.S. Census and estimates additional population based on new electric meters.

Information concerning vacant residentially zoned land available for development was reported in the section of this report titled *Land Available for Development* (Suffolk County Department of Planning 2009). Information on the number of seasonal housing units was obtained from 2000 Census data from the U.S. Census Bureau.

Procedure

The 2007 population and household size (persons per household) data in this report, in conjunction with land use information, was used to estimate total future population in western Suffolk County. In calculating future population, the number of additional future housing units was first determined. The number of acres of residentially zoned land by town, CDP/village, and groundwater management zone (GMZ) was determined and reported in the section of this report titled *Land Available for Development*. The location of the land available for development within each town, CDP/village and groundwater management zone was viewed on a map in conjunction with a map of existing zoning for each town and incorporated village. Based on the predominant zoning and lot size of parcels available for development, a development yield factor¹ was determined for each CDP/village within each town and groundwater management zone. That development yield factor, when multiplied by the number of acres available for development, yielded the number of future additional housing units under existing zoning for each area.

When recent zoning changes were known to have been approved, further additional housing units were added in addition to the estimate of potential future housing units. **Pending or future zoning changes on land available for development or for redevelopment were not included in the calculations.**

Next, the number of future housing units that are used for seasonal purposes was calculated. It was assumed that the percentage of housing units that are seasonal would remain the same in the future as in 2000 (the most recent figures available). The percentage of housing units that are seasonal is very small in almost all of the CDP/villages in western Suffolk County (1.8%). This percentage is so small that it would likely be offset by year-round households being temporarily vacant due to year-round residents travelling away from home. Therefore, seasonal housing was only calculated where there were more than 100 seasonal housing units in a CDP/village. The percentage of housing units that were seasonal in 2000 for each of those CDP/villages was applied to the total future housing units for each of those CDP/villages. This calculation yielded the total number of future seasonal housing units.

Next, the future year-round population was calculated. The number of future additional *year-round* housing units was calculated by subtracting the potential additional seasonal housing units from the total potential additional housing units. It was assumed that the persons per household figure would be the same at in the future as it was in 2007². The additional future year-round housing units were then multiplied by 2007 persons per household figure in each CDP/village to yield the estimated additional future population in each area. When this figure was added to the existing 2007 population obtained from LIPA's *2007 Long Island Population Survey*, an estimate of total future population when all land is developed in accord with existing zoning was obtained.

Finally, an estimate of future seasonal population was calculated. The number of future additional seasonal housing units (previously calculated) was multiplied by an estimated four persons per household³ to yield the additional future seasonal population. When added to the future year-round population, an estimate of future seasonal plus year-round population was then obtained.

The population in each groundwater management zone was estimated by allocating the estimated proportion of each CDP/village that lies in each GMZ, and then summing the population of each CDP/village in

each GMZ for each GMZ. Calculations of future additional population and seasonal population by GMZ were then computed similar to the method for each CDP/village described above.

Population densities were also computed for the present (2007) and future population and seasonal population for each area by dividing the population of each area by the land area in square miles and acres.

¹ The yield factors on page 3 of the Nassau-Suffolk Regional Planning Board's 1976 *208 Study: Areawide Waste Treatment Management, Population Estimates and Projections* were used as a guide.

² Major shifts in average household size took place in Suffolk County between 1950 and 1990, but household size has been fairly stable since then and is expected to remain so in the future.

³ Seasonal homes generally house several people at once. For these reasons, the household size in seasonal housing units is estimated to be four persons per household, which is higher than the year-round household size.

RESULTS

Population, 2007

The base year of 2007 was selected for current population data, because it coincides with the year of the land use analysis for western Suffolk County. The population in western Suffolk County in 2007 was estimated by the Long Island Power Authority to be 1,364,571. Of the five towns that comprise western Suffolk County, the Town of Brookhaven had the highest population at 489,255, but the lowest population density because of its relatively large size. Table 1 summarizes the population and population density in each of the five western Suffolk County towns.

Table 1. Population and Population Density, 2007, Western Suffolk County.

Town	Population, 2007	Population Density, 2007	
		Persons Per Square Mile	Persons Per Acre
Babylon	217,833	4,167	6.5
Brookhaven	489,255	1,887	2.9
Huntington	203,834	2,169	3.4
Islip	333,650	3,169	5.0
Smithtown	119,999	2,240	3.5
Western Suffolk	1,364,571	2,418	3.8

Source: LIPA, U.S. Census Bureau, Suffolk County Planning Department

The highest population density among the five western Suffolk towns is in the Town of Babylon, followed by the Town of Islip. Appendix Table 1 contains the population and population density for each CDP/village, Town, and groundwater management zone.

Seasonal Population, 2007

In western Suffolk County, the seasonal population is generally insignificant. Only 1.8% of the housing units in western Suffolk are seasonal units. For the vast majority of communities in western Suffolk, the population in these relatively few seasonal homes was not considered. For those communities, the seasonal population is considered to be the same as the year-round population. However, in a handful of communities, especially on Fire Island, there are significant numbers of seasonal or second homes. For communities with more than 100 seasonal homes in the 2000 Census, seasonal population was computed. Table 2 summarizes the seasonal population and seasonal population density in each of the five western Suffolk County towns.

Table 2. Seasonal Population* and Seasonal Population Density, 2007, Western Suffolk County.

Town	Additional Seasonal Population, 2007	Total Seasonal Population, 2007	Seasonal Population Density, 2007	
			Persons Per Square Mile	Persons Per Acre
Babylon	536	218,369	4,167	6.5
Brookhaven	12,680	501,935	1,887	2.9
Huntington	0	203,834	2,169	3.4
Islip	9,344	342,994	3,169	5.0
Smithtown	0	119,999	2,240	3.5
Western Suffolk	22,560	1,387,131	2,418	3.8

* In communities with 100 or more seasonal homes in 2000.

Source: Suffolk County Planning Department

In western Suffolk County, the largest seasonal population occurs in the Town of Brookhaven, mostly on Fire Island, increasing its total population by 2.6% at seasonal times. The Town of Islip also has a seasonal increase of 2.8%, also mostly occurring on Fire Island. Appendix Table 1 contains the seasonal population and seasonal population density for each CDP/village, Town, and groundwater management zone.

Future Population

Total year-round population under future development conditions in each town, CDP/village, and groundwater management zone in western Suffolk County was calculated. In western Suffolk County, if all available land is developed in accord with existing zoning, the year-round population is expected to increase to 1,437,125. This figure represents an increase of 72,554 persons or 5% over the 2007 population figure. Table 3 is a summary of the year-round population in western Suffolk County by town in 2007 and in the future when all land available for development is developed in accord with existing zoning.

Table 3. Year-Round Population in 2007 and Future, Western Suffolk County.

Town	Year-Round Population, 2007	Additional Future Population	Future Year-Round Population	% Change 2007 to Future
Babylon	217,833	4,168	222,001	2%
Brookhaven	489,255	42,469	531,724	9%
Huntington	203,834	8,207	212,041	4%
Islip	333,650	12,303	345,953	4%
Smithtown	119,999	5,406	125,405	5%
Western Suffolk	1,364,571	72,554	1,437,125	5%

Source: LIPA, Suffolk County Planning Department

In western Suffolk County, the largest increase in potential population exists in the Town of Brookhaven, in both absolute and percentage terms. The future population of the Town of Brookhaven would increase by more than 42,000 residents, or 9% higher than the 2007 population. The increases in the other four towns are less significant. Chart 1 shows the increase in year-round population in each western Suffolk town between 2007 and in the future.

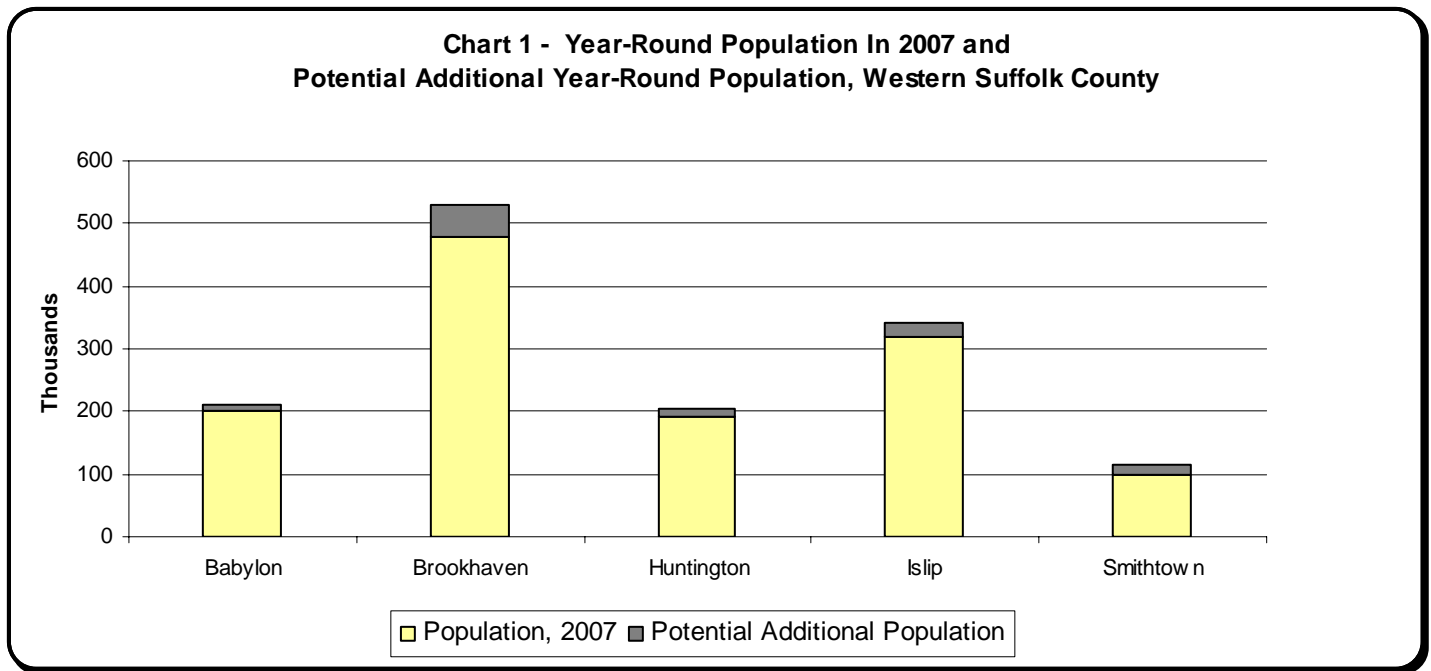


Table 4 is a summary of the year-round population density in western Suffolk County by town in 2007 and in the future when all land available for development is developed in accord with existing zoning.

Table 4. Future Population Density and 2007 Population Density, Western Suffolk County.

Town	Population Density, 2007		Future Population Density	
	Persons Per Square Mile	Persons Per Acre	Persons Per Square Mile	Persons Per Acre
Babylon	4,167	6.5	4,246	6.6
Brookhaven	1,887	2.9	2,051	3.2
Huntington	2,169	3.4	2,257	3.5
Islip	3,169	5.0	3,286	5.1
Smithtown	2,240	3.5	2,341	3.7
Western Suffolk	2,418	3.8	2,589	4.0

Source: LIPA, U.S. Census Bureau, Suffolk County Planning Department

Appendix Table 2 contains the future population and future population density for each CDP/village, Town, and groundwater management zone in western Suffolk County.

Future Seasonal Population

Total seasonal population under future development conditions in each town, CDP/village, and groundwater management zone in western Suffolk County was calculated. In western Suffolk County, if all available land is developed in accord with existing zoning, the total seasonal population is expected to increase to 1,461,320. This figure represents an increase of 74,189 persons or 5% over the 2007 seasonal population figure. Table 5 is a summary of the seasonal population in western Suffolk County by town in 2007 and in the future when all land available for development is developed in accord with existing zoning.

Table 5. Seasonal Population in 2007 and Future, Western Suffolk County.

Town	Total Seasonal Population, 2007	Additional Future Seasonal Population	Future Total Seasonal Population	% Change 2007 to Future
Babylon	218,369	4,174	222,543	2%
Brookhaven	501,935	43,703	545,638	9%
Huntington	203,834	8,207	212,041	4%
Islip	342,994	12,699	355,693	4%
Smithtown	119,999	5,406	125,405	5%
Western Suffolk	1,387,131	74,189	1,461,320	5%

Source: LIPA, Suffolk County Planning Department

In western Suffolk County, once again the largest increase in potential population exists in the Town of Brookhaven, in both absolute and percentage terms. The future seasonal population of the Town of Brookhaven would increase by more than 43,000 residents, or 9% higher than the 2007 seasonal population. The increases in the other four towns are less significant.

Table 6 is a summary of the seasonal population density in western Suffolk County by town in 2007 and in the future when all land available for development is developed in accord with existing zoning.

Table 6. Future Seasonal Population Density and 2007 Seasonal Population Density, Western Suffolk County.

Town	Seasonal Population Density, 2007		Future Seasonal Population Density	
	Persons Per Square Mile	Persons Per Acre	Persons Per Square Mile	Persons Per Acre
Babylon	4,177	6.5	4,257	6.7
Brookhaven	1,936	3	2,104	3.3
Huntington	2,169	3.4	2,257	3.5
Islip	3,258	5.1	3,379	5.3
Smithtown	2,240	3.5	2,341	3.7
Western Suffolk	2,458	3.8	2,589	4.0

Source: LIPA, U.S. Census Bureau, Suffolk County Planning Department

Appendix Table 2 contains the future seasonal population and future seasonal population density for each CDP/village, Town, and groundwater management zone in western Suffolk County.

Future Population by Community

While the overall future population increase was calculated to be 5% in western Suffolk County overall, there are strong variations among communities. The majority of CDPs/villages had future growth rates in year-round population of less than 10%. Yet 26 communities had future population growth greater than 10%. Table 7 lists the communities with the largest future percentage population increases.

Table 7. CDPs/Villages with the Highest Future Percentage Population Increase.

Rank	CDP/Village	Future Population Increase
1	Eastport (Brookhaven portion)	111%
2	Asharoken village	74%
3	East Moriches	61%
4	Saltaire village	34%
5	Islandia village	33%
6	East Shoreham	22%
7	North Great River	22%
8	Gordon Heights	21%
9	Blue Point	21%
10	Center Moriches	20%
11	Yaphank	20%
12	Manorville	19%
13	Brookhaven	18%
14	Nissequogue village	18%
15	Head of the Harbor village	17%

Source: Suffolk County Planning Department

Several of the communities in Table 7 show large percentage increases in future population, but their total populations are small. The communities that are expected to have the largest *numerical* population increase in the future are listed in Table 8.

Table 8. CDPs/Villages with the Highest Future Numerical Population Increase.

Rank	CDP/Village	Future Population Increase
1	Coram	4,455
2	East Moriches	3,439
3	Brentwood	2,930
4	Medford	2,646
5	Manorville	2,528
6	Central Islip	2,191
7	Shirley	2,047
8	Miller Place	2,010
9	Mastic Beach	2,002
10	Smithtown	1,997
11	North Bellport	1,923
12	Huntington Station	1,804
13	Mastic	1,590
14	Middle Island	1,524
15	Center Moriches	1,480

Source: Suffolk County Planning Department

Most of the communities with the largest numerical increases in future population are located in the Town of Brookhaven. Appendix Table 2 contains information about future population growth in each CDP/Village, Town, and groundwater management zone.

Future Population by Groundwater Management Zone

Current and future population was also calculated by groundwater management zone for western Suffolk County. Table 9 shows the current and future estimated population by groundwater management zone, along with the percentage change in population.

Table 9. Current and Future Population by Groundwater Management Zone, Western Suffolk County.

GMZ	Population, 2007	Future Population	% Change
I	464,421	481,211	4%
II	3,875	3,883	0%
III	180,422	200,048	11%
VI	189,879	209,007	10%
VII	369,489	377,631	2%
VIII	156,485	165,342	6%

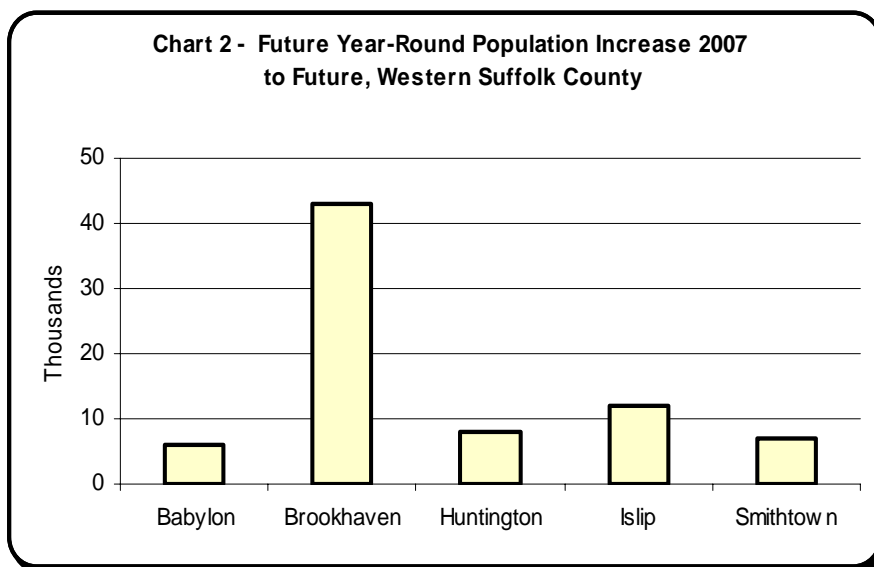
Source: Suffolk County Planning Department

Appendix Tables 1 and 2 contain more detailed information about expected future population by groundwater management zone, including seasonal population.

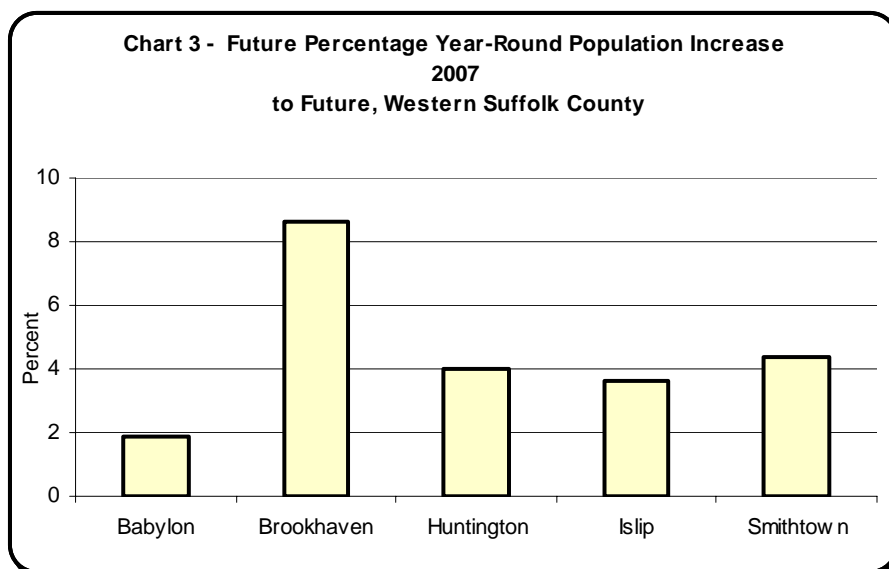
SUMMARY

Based on an analysis of land use, zoning, and vacant and agricultural land available for development, the number of potential additional housing units was determined for each town, CDP/village and groundwater management zone in western Suffolk County. From these figures, the number of potential seasonal housing units was calculated, as well as the total year-round population and seasonal population under future development conditions.

The year-round future population in western Suffolk County is 1,437,125 persons, an increase of 72,554 persons over the population in 2007. Of the study area towns, the largest potential year-round population increase is in the Town of Brookhaven. (See Chart 2.)



In percentage terms, the year-round population in western Suffolk County would increase by 5% over the year-round population in 2007 under future development conditions. Of the study area towns, the largest potential percentage increase in year-round population is also in the Town of Brookhaven. (See Chart 3.)



Based on an analysis of future year-round population and potential seasonal housing units at future, the potential *year-round plus seasonal population* was determined for each town, CDP/village, and groundwater management zone in western Suffolk County under future development conditions. The results of this analysis were similar to the analysis for the year-round population. Detailed data by Town, CDP/village, and groundwater management zone are displayed in Appendix Table 1, and Appendix Table 2.

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- U. S. Department of Commerce, Bureau of the Census. 2000 Census of Population and Housing.
- U. S. Department of Commerce, Bureau of the Census. 2000 Census TIGER/Line Digital Map.

APPENDIX

Appendix Table 1.
Population and Population Density
Western Suffolk County, New York

	Year-round Population 2007	Pop. Density Persons per:		Year-Round Plus Seasonal Population	Seasonal Pop. Density Persons per:	
<i>2000 Census Designated Place</i>		sq. mi.	acre		sq. mi.	acre
TOWN OF BABYLON						
INCORPORATED VILLAGES						
Amityville	9,869	4,722	7.4	9,869	4,722	7.4
Babylon	12,798	5,310	8.3	12,798	5,310	8.3
Lindenhurst	28,464	7,590	11.9	28,464	7,590	11.9
UNINCORPORATED PLACES						
Copiasque	22,528	7,062	11.0	22,528	7,062	11.0
Deer Park	29,066	4,643	7.3	29,066	4,643	7.3
East Farmingdale (including SUNY)	5,844	1,018	1.6	5,844	1,018	1.6
Fire Island (part)	0	0	0.0	0	0	0.0
Gilgo-Oak Beach-Captree (part)	329	191	0.3	865	503	0.8
North Amityville	17,265	7,105	11.1	17,265	7,105	11.1
North Babylon	18,192	5,398	8.4	18,192	5,398	8.4
North Lindenhurst	12,028	6,331	9.9	12,028	6,331	9.9
West Babylon	44,419	5,761	9.0	44,419	5,761	9.0
Wheatley Heights	5,218	3,865	6.0	5,218	3,865	6.0
Wyandanch	11,642	2,664	4.2	11,642	2,664	4.2
remainder of town	171	34	0.1	171	34	0.1
Total Town of Babylon	217,833	4,167	6.5	218,369	4,177	6.5
TOWN OF BROOKHAVEN						
INCORPORATED VILLAGES						
Belle Terre	858	986	1.5	858	986	1.5
Bellport	2,399	1,643	2.6	2,823	1,934	3.0
Lake Grove	11,013	3,696	5.8	11,013	3,696	5.8
Old Field	988	480	0.7	988	480	0.7
Patchogue	12,183	5,415	8.5	12,183	5,415	8.5
Poquott	993	2,257	3.5	993	2,257	3.5
Port Jefferson	8,159	2,693	4.2	8,159	2,693	4.2
Shoreham	423	961	1.5	423	961	1.5
UNINCORPORATED PLACES						
Blue Point	4,721	2,652	4.1	4,721	2,652	4.1
Brookhaven	3,824	632	1.0	3,824	632	1.0
Calverton (part)	1,342	304	0.5	1,342	304	0.5
Center Moriches	7,248	1,447	2.3	7,248	1,447	2.3
Centereach	29,640	3,724	5.8	29,640	3,724	5.8
Coram	38,770	2,811	4.4	38,770	2,811	4.4
East Moriches	5,670	1,042	1.6	6,130	1,127	1.8
East Patchogue	21,772	2,617	4.1	21,772	2,617	4.1
East Shoreham	6,218	1,217	1.9	6,218	1,217	1.9
Eastport (part)	917	267	0.4	917	267	0.4
Farmingville	17,574	3,888	6.1	17,574	3,888	6.1
Fire Island (part)	138	23	0.0	7,178	1,194	1.9
Gordon Heights	3,576	2,116	3.3	3,576	2,116	3.3
Holbrook (part)	5,190	4,676	7.3	5,190	4,676	7.3
Holtsville (part)	15,376	2,504	3.9	15,376	2,504	3.9
Lake Ronkonkoma (part)	15,756	4,305	6.7	15,756	4,305	6.7
Manorville	13,435	530	0.8	13,435	530	0.8

Appendix Table 1. Continued
Population and Population Density
Western Suffolk County, New York

	Year-round Population	Pop. Density Persons per:		Year-Round Plus Seasonal Population	Seasonal Pop. Density Persons per:	
	2007	sq. mi.	acre		sq. mi.	acre
2000 Census Designated Place						
Mastic (including Poospatuck)	17,020	3,877	6.1	17,020	3,877	6.1
Mastic Beach	12,679	2,997	4.7	14,071	3,326	5.2
Medford	24,122	2,291	3.6	24,122	2,291	3.6
Middle Island	11,025	1,336	2.1	11,025	1,336	2.1
Miller Place	12,676	1,758	2.7	12,676	1,758	2.7
Moriches	2,898	1,486	2.3	2,898	1,486	2.3
Mount Sinai	10,689	2,028	3.2	10,689	2,028	3.2
North Bellport	12,308	2,647	4.1	12,308	2,647	4.1
North Patchogue	8,170	3,836	6.0	8,170	3,836	6.0
Port Jefferson Station	7,991	3,027	4.7	7,991	3,027	4.7
Ridge	14,240	1,057	1.7	14,800	1,099	1.7
Rocky Point	10,822	1,046	1.6	11,906	1,150	1.8
Selden	22,330	4,792	7.5	22,330	4,792	7.5
Setauket-East Setauket	16,538	1,955	3.1	16,538	1,955	3.1
Shirley	27,673	2,486	3.9	28,161	2,530	4.0
Sound Beach	10,257	3,856	6.0	10,953	4,118	6.4
Stony Brook (including SUNY)	22,646	3,036	4.7	23,182	3,108	4.9
Terryville	11,388	3,548	5.5	11,388	3,548	5.5
Yaphank	5,600	401	0.6	5,600	401	0.6
remainder of town		0	0.0	0	0	0.0
Total Town of Brookhaven	491,262	1,887	2.9	501,935	1,936	3.0
TOWN OF HUNTINGTON						
INCORPORATED VILLAGES						
Asharoken	650	474	0.7	650	474	0.7
Huntington Bay	1,538	1,493	2.3	1,538	1,493	2.3
Lloyd Harbor	3,796	406	0.6	3,796	406	0.6
Northport	7,743	3,352	5.2	7,743	3,352	5.2
UNINCORPORATED PLACES						
Centerport	5,564	2,612	4.1	5,564	2,612	4.1
Cold Spring Harbor	5,056	1,359	2.1	5,056	1,359	2.1
Commack (part)	12,522	3,339	5.2	12,522	3,339	5.2
Dix Hills	26,492	1,661	2.6	26,492	1,661	2.6
East Northport	21,128	3,605	5.6	21,128	3,605	5.6
Eatons Neck	1,466	1,451	2.3	1,466	1,451	2.3
Elwood	11,185	2,316	3.6	11,185	2,316	3.6
Fort Salonga (part)	5,859	1,233	1.9	5,859	1,233	1.9
Greenlawn	13,663	3,723	5.8	13,663	3,723	5.8
Halesite	2,647	3,078	4.8	2,647	3,078	4.8
Huntington	18,814	2,499	3.9	18,814	2,499	3.9
Huntington Station	30,974	5,704	8.9	30,974	5,704	8.9
Melville	19,460	1,719	2.7	19,460	1,719	2.7
South Huntington	9,612	2,844	4.4	9,612	2,844	4.4
West Hills	5,665	1,144	1.8	5,665	1,144	1.8
remainder of town		0	0.0	0	0	0.0
Total Town of Huntington	203,834	2,169	3.4	203,834	2,169	3.4

Appendix Table 1. Continued
Population and Population Density
Western Suffolk County, New York

	Year-round Population	Pop. Density Persons per:		Year-Round Plus Seasonal Population	Seasonal Pop. Density Persons per:	
<i>2000 Census Designated Place</i>	2007	sq. mi.	acre		sq. mi.	acre
TOWN OF ISLIP						
INCORPORATED VILLAGES						
Brightwaters	3,291	3,358	5.2	3,291	3,358	5.2
Islandia	3,225	1,446	2.3	3,225	1,446	2.3
Ocean Beach	153	1,093	1.7	2,245	16,036	25.1
Saltaire	46	164	0.3	1,414	5,050	7.9
UNINCORPORATED PLACES						
Bay Shore	24,293	4,610	7.2	24,293	4,610	7.2
Bayport	9,564	2,578	4.0	9,564	2,578	4.0
Baywood	7,692	3,419	5.3	7,692	3,419	5.3
Bohemia	10,461	1,198	1.9	10,461	1,198	1.9
Brentwood (includes Pilgrim)	56,456	4,996	7.8	56,456	4,996	7.8
Central Islip	32,691	4,503	7.0	32,691	4,503	7.0
East Islip	14,754	3,590	5.6	14,754	3,590	5.6
Fire Island (part)	216	129	0.2	5,080	3,024	4.7
Gilgo/Oak Beach/Captree (part)	0	0	0.0	0	0	0.0
Great River	1,553	338	0.5	1,553	338	0.5
Hauppauge (part)	10,262	2,040	3.2	10,262	2,040	3.2
Holbrook (part)	23,496	4,115	6.4	23,496	4,115	6.4
Holtsville (part)	3,045	3,713	5.8	3,045	3,713	5.8
Islip	21,093	3,906	6.1	21,093	3,906	6.1
Islip Terrace	5,727	4,033	6.3	5,727	4,033	6.3
North Bay Shore	15,443	5,182	8.1	15,443	5,182	8.1
North Great River	3,958	1,736	2.7	3,958	1,736	2.7
Oakdale	8,858	2,668	4.2	8,858	2,668	4.2
Ronkonkoma	20,382	2,495	3.9	20,382	2,495	3.9
Sayville	17,609	3,184	5.0	17,609	3,184	5.0
West Bay Shore	5,155	2,157	3.4	5,155	2,157	3.4
West Islip	29,057	4,687	7.3	29,057	4,687	7.3
West Sayville	5,170	2,780	4.3	6,190	3,328	5.2
remainder of town	0	0	0.0	0	0	0.0
Total Town of Islip	333,650	3,169	5.0	342,994	3,258	5.1
TOWN OF SMITHTOWN						
INCORPORATED VILLAGES						
Head of the Harbor	1,529	542	0.8	1,529	542	0.8
Nissequoque	1,586	421	0.7	1,586	421	0.7
Village of the Branch	1,981	2,107	3.3	1,981	2,107	3.3
UNINCORPORATED PLACES						
Commack (part)	24,321	2,927	4.6	24,321	2,927	4.6
Fort Salonga (part)	4,054	952	1.5	4,054	952	1.5

Appendix Table 1. Continued
Population and Population Density
Western Suffolk County, New York

	Year-round Population 2007	Pop. Density Persons per:		Year-Round Plus Seasonal Population	Seasonal Pop. Density Persons per:	
		sq. mi.	acre		sq. mi.	acre
2000 Census Designated Place						
Kings Park	16,843	2,860	4.5	16,843	2,860	4.5
Lake Ronkonkoma (part)	4,579	3,634	5.7	4,579	3,634	5.7
Nesconset	13,401	3,499	5.5	13,401	3,499	5.5
Saint James	13,610	2,998	4.7	13,610	2,998	4.7
Smithtown	27,580	2,324	3.6	27,580	2,324	3.6
remainder of town	0	0	0.0	0	0	0.0
Total Town of Smithtown	111,491	2,240	3.5	119,999	2,240	3.5
 GRAND TOTALS	 1,358,070	 2,418	 3.8	 1,387,131	 2,458	 3.8
 HYDROGEOLOGIC ZONES						
Zone I	464,421	3,135	4.9	464,421	3,135	4.9
Zone II	3,875	1,419	2.2	3,875	1,419	2.2
Zone III	180,422	1,548	2.4	180,982	1,553	2.4
Zone VI	189,879	2,657	4.2	200,703	2,808	4.4
Zone VII	369,489	4,221	6.6	378,349	4,322	6.8
Zone VIII	156,485	2,106	3.3	158,801	2,137	3.3

Data source: LIPA Long Island Population Survey 2007, Suffolk County Department of Planning

Prepared by the Suffolk County Department of Planning

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Appendix Table 2.

**Future Population and Population Density
Western Suffolk County, New York**

2000 Census Designated Place	Future Year-round Population	Future Pop. Density		% Change In Population 2007 to Future	Future Year-round Plus Seasonal Population	Future Seasonal Pop. Density	
		Persons per: sq. mi.	acre			Persons per: sq. mi.	acre
TOWN OF BABYLON							
INCORPORATED							
VILLAGES							
Amityville	10,421	4,986	7.8	6%	10,421	4,986	7.8
Babylon	12,917	5,360	8.4	1%	12,917	5,360	8.4
Lindenhurst	28,786	7,676	12.0	1%	28,786	7,676	12.0
UNINCORPORATED							
PLACES							
Copiague	22,938	7,191	11.2	2%	22,938	7,191	11.2
Deer Park	29,243	4,671	7.3	1%	29,243	4,671	7.3
East Farmingdale (including SUNY)	5,855	1,020	1.6	0%	5,855	1,020	1.6
Fire Island (part)	0	0	0.0	0%	0	0	0.0
Gilgo-Oak Beach-Captree (part)	333	193	0.3	1%	875	508	0.8
North Amityville	17,721	7,293	11.4	3%	17,721	7,293	11.4
North Babylon	18,309	5,433	8.5	1%	18,309	5,433	8.5
North Lindenhurst	12,253	6,449	10.1	2%	12,253	6,449	10.1
West Babylon	44,989	5,835	9.1	1%	44,989	5,835	9.1
Wheatley Heights	5,483	4,062	6.3	5%	5,483	4,062	6.3
Wyandanch	12,581	2,879	4.5	8%	12,581	2,879	4.5
remainder of town	171	34	0.1	0%	171	34	0.1
Total Town of Babylon	222,001	4,246	6.6	2%	222,543	4,257	6.7
TOWN OF BROOKHAVEN							
INCORPORATED							
VILLAGES							
Belle Terre	947	1,089	1.7	10%	947	1,089	1.7
Bellport	2,465	1,688	2.6	3%	2,901	1,987	3.1
Lake Grove	11,270	3,782	5.9	2%	11,270	3,782	5.9
Old Field	1,089	529	0.8	10%	1,089	529	0.8
Patchogue	12,727	5,656	8.8	4%	12,727	5,656	8.8
Poquott	1,037	2,357	3.7	4%	1,037	2,357	3.7
Port Jefferson	8,595	2,837	4.4	5%	8,595	2,837	4.4
Shoreham	434	987	1.5	3%	434	987	1.5
UNINCORPORATED							
PLACES							
Blue Point	5,697	3,200	5.0	21%	5,697	3,200	5.0
Brookhaven	4,498	743	1.2	18%	4,498	743	1.2
Calverton (part)	1,491	337	0.5	11%	1,491	337	0.5
Center Moriches	8,728	1,742	2.7	20%	8,728	1,742	2.7
Centereach	30,300	3,806	5.9	2%	30,300	3,806	5.9
Coram	43,225	3,135	4.9	11%	43,225	3,135	4.9
East Moriches	9,109	1,674	2.6	61%	9,941	1,827	2.9

Appendix Table 2. Continued

Future Population and Population Density
Western Suffolk County, New York

2000 Census Designated Place	Future Year-round Population	Future Pop. Density Persons per:		% Change In Population 2007 to Future	Future Year-round Plus Seasonal Population	Future Seasonal Pop. Density Persons per:	
		sq. mi.	acre			sq. mi.	acre
East Patchogue	22,966	2,760	4.3	5%	22,966	2,760	4.3
East Shoreham	7,610	1,489	2.3	22%	7,610	1,489	2.3
Eastport (part)	1,937	565	0.9	111%	1,937	565	0.9
Farmingville	18,420	4,075	6.4	5%	18,420	4,075	6.4
Fire Island (part)	148	25	0.0	7%	7,613	1,267	2.0
Gordon Heights	4,323	2,558	4.0	21%	4,323	2,558	4.0
Holbrook (part)	5,265	4,743	7.4	1%	5,265	4,743	7.4
Holtsville (part)	15,907	2,591	4.0	3%	15,907	2,591	4.0
Lake Ronkonkoma (part)	16,097	4,398	6.9	2%	16,097	4,398	6.9
Manorville	15,963	629	1.0	19%	15,963	629	1.0
Mastic (including Poospatuck)	18,610	4,239	6.6	9%	18,610	4,239	6.6
Mastic Beach	14,681	3,471	5.4	16%	16,296	3,853	6.0
Medford	26,768	2,542	4.0	11%	26,768	2,542	4.0
Middle Island	12,549	1,521	2.4	14%	12,549	1,521	2.4
Miller Place	14,686	2,037	3.2	16%	14,686	2,037	3.2
Moriches	3,219	1,651	2.6	11%	3,219	1,651	2.6
Mount Sinai	11,353	2,154	3.4	6%	11,353	2,154	3.4
North Bellport	14,231	3,060	4.8	16%	14,231	3,060	4.8
North Patchogue	8,463	3,973	6.2	4%	8,463	3,973	6.2
Port Jefferson Station	8,423	3,190	5.0	5%	8,423	3,190	5.0
Ridge	15,340	1,139	1.8	8%	15,944	1,184	1.8
Rocky Point	11,619	1,123	1.8	7%	12,784	1,235	1.9
Selden	22,648	4,860	7.6	1%	22,648	4,860	7.6
Setauket-East Setauket	17,169	2,029	3.2	4%	17,169	2,029	3.2
Shirley	29,720	2,670	4.2	7%	30,246	2,718	4.2
Sound Beach	10,653	4,005	6.3	4%	11,376	4,277	6.7
Stony Brook (including SUNY)	22,932	3,074	4.8	1%	23,479	3,147	4.9
Terryville	11,702	3,645	5.7	3%	11,702	3,645	5.7
Yaphank	6,707	480	0.7	20%	6,707	480	0.7
remainder of town	3	0	0.0	0%	3	0	0.0
Total Town of Brookhaven	531,724	2,051	3.2	9%	545,638	2,104	3.3

TOWN OF HUNTINGTONINCORPORATED
VILLAGES

Asharoken	1,133	827	1.3	74%	1,133	827	1.3
Huntington Bay	1,571	1,525	2.4	2%	1,571	1,525	2.4
Lloyd Harbor	4,168	446	0.7	10%	4,168	446	0.7
Northport	7,964	3,448	5.4	3%	7,964	3,448	5.4

Appendix Table 2. Continued

Future Population and Population Density
Western Suffolk County, New York

2000 Census Designated Place	Future Year-round Population	Future Pop. Density		% Change In Population 2007 to Future	Future Year-round Plus Seasonal Population	Future Seasonal Pop. Density	
		Persons per:				Persons per:	
		sq. mi.	acre			sq. mi.	acre
UNINCORPORATED PLACES							
Centerport	5,782	2,715	4.2	4%	5,782	2,715	4.2
Cold Spring Harbor	5,193	1,396	2.2	3%	5,193	1,396	2.2
Commack (part)	12,691	3,384	5.3	1%	12,691	3,384	5.3
Dix Hills	26,906	1,687	2.6	2%	26,906	1,687	2.6
East Northport	22,018	3,757	5.9	4%	22,018	3,757	5.9
Eatons Neck	1,524	1,509	2.4	4%	1,524	1,509	2.4
Elwood	11,773	2,437	3.8	5%	11,773	2,437	3.8
Fort Salonga (part)	6,124	1,289	2.0	5%	6,124	1,289	2.0
Greenlawn	13,947	3,800	5.9	2%	13,947	3,800	5.9
Halesite	2,804	3,261	5.1	6%	2,804	3,261	5.1
Huntington	19,826	2,633	4.1	5%	19,826	2,633	4.1
Huntington Station	32,778	6,036	9.4	6%	32,778	6,036	9.4
Melville	20,381	1,800	2.8	5%	20,381	1,800	2.8
South Huntington	9,689	2,867	4.5	1%	9,689	2,867	4.5
West Hills	5,769	1,166	1.8	2%	5,769	1,166	1.8
remainder of town	0	0	0.0	0%	0	0	0.0
Total Town of Huntington	212,041	2,257	3.5	4%	212,041	2,257	3.5
TOWN OF ISLIP							
INCORPORATED VILLAGES							
Brightwaters	3,328	3,396	5.3	1%	3,328	3,396	5.3
Islandia	4,282	1,920	3.0	33%	4,282	1,920	3.0
Ocean Beach	153	1,096	1.7	0%	2,251	16,078	25.1
Saltaire	61	220	0.3	34%	1,545	5,519	8.6
UNINCORPORATED PLACES							
Bay Shore	25,145	4,771	7.5	4%	25,145	4,771	7.5
Bayport	9,764	2,632	4.1	2%	9,764	2,632	4.1
Baywood	7,796	3,465	5.4	1%	7,796	3,465	5.4
Bohemia	10,644	1,219	1.9	2%	10,644	1,219	1.9
Brentwood (includes Pilgrim)	59,386	5,255	8.2	5%	59,386	5,255	8.2
Central Islip	34,882	4,805	7.5	7%	34,882	4,805	7.5
East Islip	14,860	3,616	5.6	1%	14,860	3,616	5.6
Fire Island (part)	228	136	0.2	5%	5,327	3,171	5.0
Gilgo/Oak Beach/Captree (part)	0	0	0.0	0%	0	0	0.0
Great River	1,564	340	0.5	1%	1,564	340	0.5
Hauppauge (part)	10,990	2,185	3.4	7%	10,990	2,185	3.4
Holbrook (part)	24,041	4,210	6.6	2%	24,041	4,210	6.6
Holtsville (part)	3,075	3,750	5.9	1%	3,075	3,750	5.9

Appendix Table 2. Continued**Future Population and Population Density****Western Suffolk County, New York**

2000 Census Designated Place	Future Year-round Population	Future Pop. Density Persons per:		% Change In Population 2007 to Future	Future Year-round Plus Seasonal Population	Future Seasonal Pop. Density Persons per:	
		sq. mi.	acre			sq. mi.	acre
Islip	21,495	3,981	6.2	2%	21,495	3,981	6.2
Islip Terrace	5,781	4,071	6.4	1%	5,781	4,071	6.4
North Bay Shore	15,783	5,296	8.3	2%	15,783	5,296	8.3
North Great River	4,812	2,111	3.3	22%	4,812	2,111	3.3
Oakdale	9,294	2,799	4.4	5%	9,294	2,799	4.4
Ronkonkoma	20,702	2,534	4.0	2%	20,702	2,534	4.0
Sayville	18,084	3,270	5.1	3%	18,084	3,270	5.1
West Bay Shore	5,190	2,172	3.4	1%	5,190	2,172	3.4
West Islip	29,250	4,718	7.4	1%	29,250	4,718	7.4
West Sayville	5,361	2,882	4.5	4%	6,420	3,452	5.4
remainder of town	0	0	0.0	0%	0	0	0.0
Total Town of Islip	345,953	3,286	5.1	4%	355,693	3,379	5.3

TOWN OF SMITHTOWN**INCORPORATED
VILLAGES**

Head of the Harbor	1,783	632	1.0	17%	1,783	632	1.0
Nissequoque	1,864	494	0.8	18%	1,864	494	0.8
Village of the Branch	2,083	2,216	3.5	5%	2,083	2,216	3.5

**UNINCORPORATED
PLACES**

Commack (part)	24,486	2,947	4.6	1%	24,486	2,947	4.6
Fort Salonga (part)	4,273	1,003	1.6	5%	4,273	1,003	1.6
Hauppauge (part)	10,779	1,868	2.9	3%	10,779	1,868	2.9
Kings Park	17,839	3,029	4.7	6%	17,839	3,029	4.7
Lake Ronkonkoma (part)	4,695	3,726	5.8	3%	4,695	3,726	5.8
Nesconset	13,865	3,620	5.7	3%	13,865	3,620	5.7
Saint James	14,162	3,119	4.9	4%	14,162	3,119	4.9

Appendix Table 2. Continued

Future Population and Population Density

Western Suffolk County, New York

<i>2000 Census Designated Place</i>	Future Year-round Population	Future Pop. Density Persons per:		% Change In Population 2007 to Future	Future Year-round Plus Seasonal Population	Future Seasonal Pop. Density Persons per:	
		sq. mi.	acre			sq. mi.	acre
Smithtown	29,577	2,492	3.9	7%	29,577	2,492	3.9
remainder of town	0	0	0.0	0%	0	0	0.0
Total Town of Smithtown	125,405	2,341	3.7	5%	125,405	2,341	3.7
 GRAND TOTALS	 1,437,125	 2,546	 4.0	 5%	 1,461,320	 2,589	 4.0

HYDROGEOLOGIC ZONES

Zone I	481,211	3,249	5.1	4%	481,211	3,249	5.1
Zone II	3,883	1,422	2.2	0%	3,883	1,422	2.2
Zone III	200,048	1,717	2.7	11%	200,653	1,722	2.7
Zone VI	209,007	2,924	4.6	10%	220,940	3,091	4.8
Zone VII	377,631	4,314	6.7	2%	386,853	4,420	6.9
Zone VIII	165,342	2,225	3.5	6%	167,778	2,258	3.5

Data source: LIPA Long Island Population Survey 2007, Suffolk County Department of Planning

Prepared by the Suffolk County Department of Planning

9/29/09 N:/PLambert/Water Resources Management Plan/Appendix1.xls

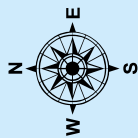
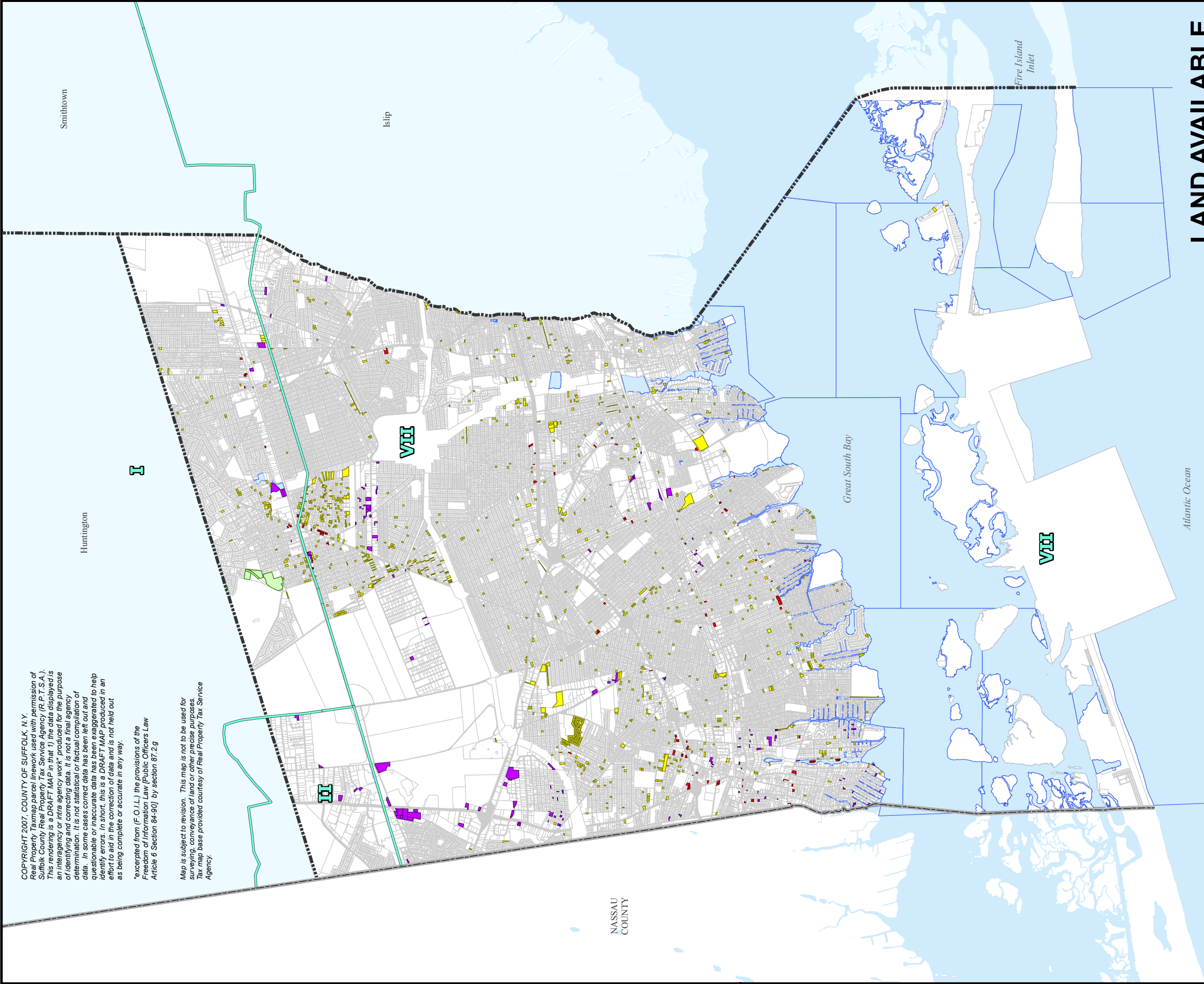
MAPS

TOWN OF BABYLON

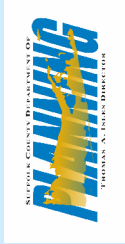
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1 in = 1.1 miles

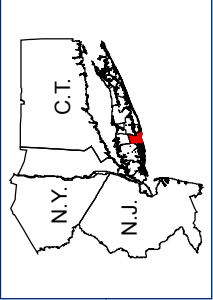


...LEGEND...

- Groundwater Management Zone
- Suffolk County Land Use by Zoning Category**
- Agricultural Residentially Zoned Lots ≥ 6,000 sqft
- Vacant Residentially Zoned Lots ≥ 6,000 sqft
- Vacant Commercially Zoned Lots
- Vacant Industrially Zoned Lots
- Suffolk County Real Property Tax Map Base, 2007
- Suffolk County Real Property Tax Map Base, 2007 - Underwater Land

LAND AVAILABLE FOR DEVELOPMENT Computed from 2007 Tax Map Base

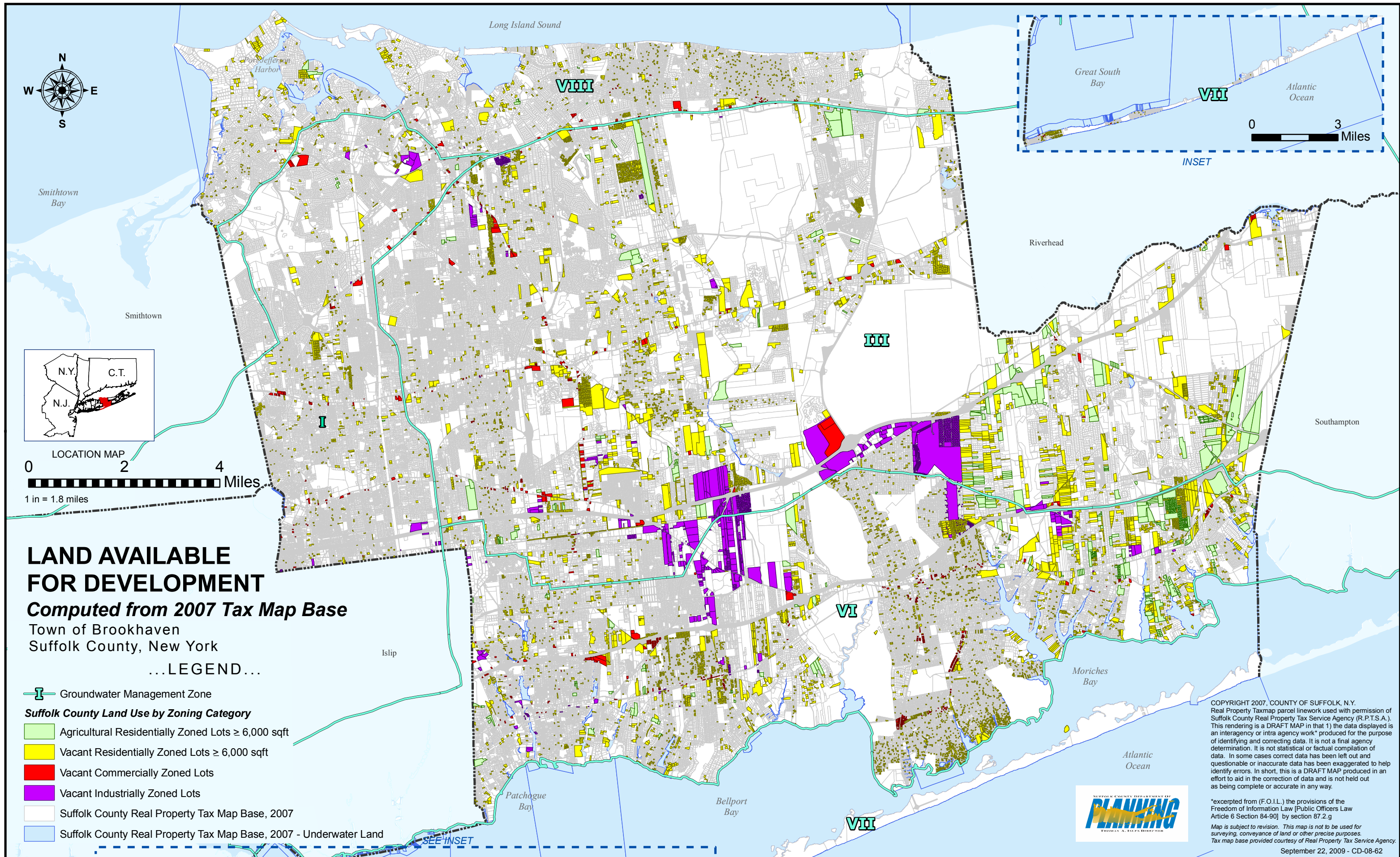
Town of Babylon
Suffolk County, New York



LOCATION MAP

September 22, 2009 - CD-08-62

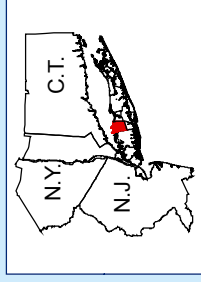
TOWN OF BROOKHAVEN



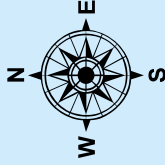
TOWN OF HUNTINGTON

LAND AVAILABLE FOR DEVELOPMENT Computed from 2007 Tax Map Base

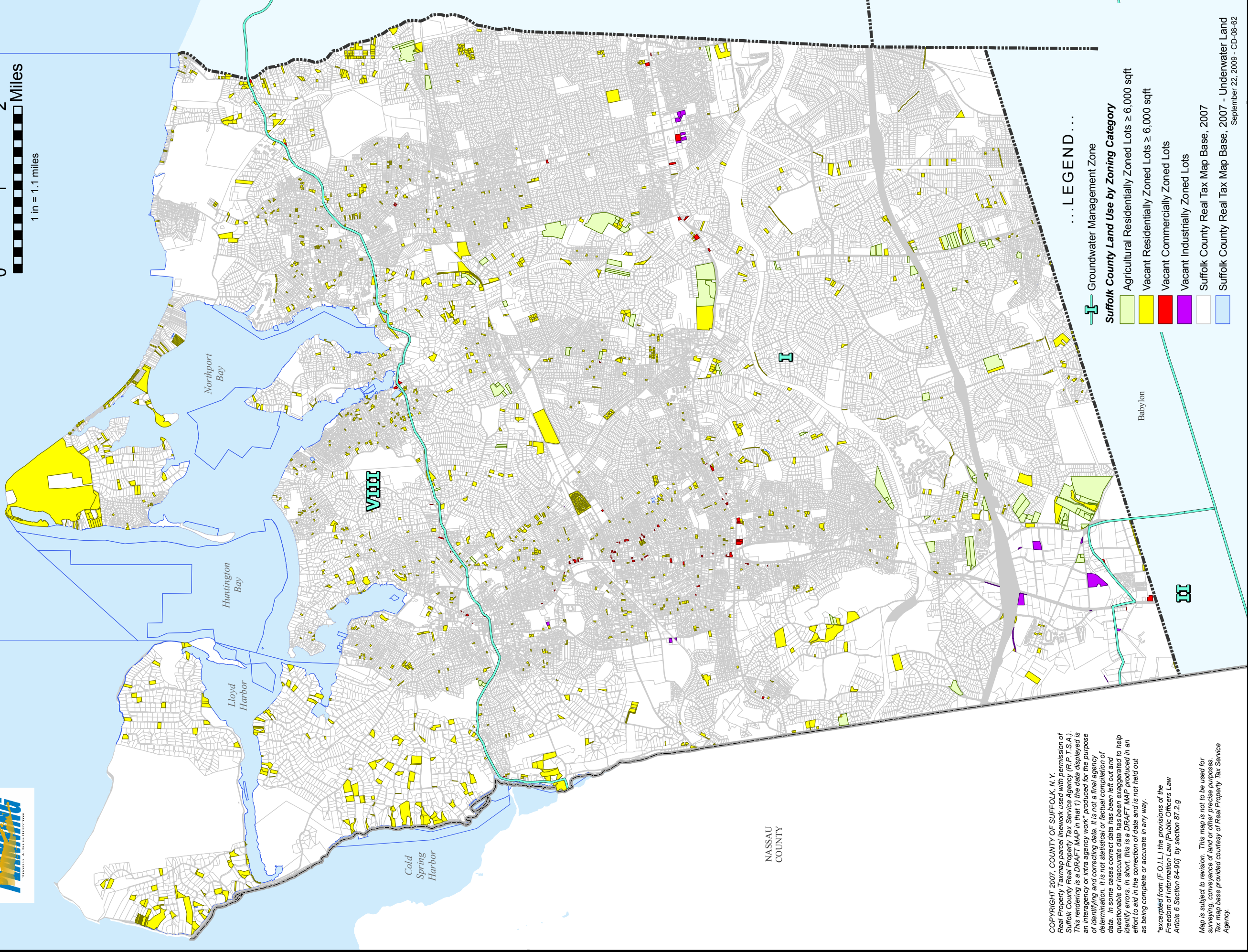
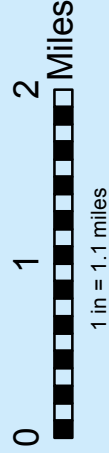
Town of Huntington
Suffolk County, New York



LOCATION MAP



Long Island Sound



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... LEGEND ...

Groundwater Management Zone

Suffolk County Land Use by Zoning Category

Agricultural Residentially Zoned Lots ≥ 6,000 sqft

Vacant Residentially Zoned Lots ≥ 6,000 sqft

Vacant Commercially Zoned Lots

Vacant Industrially Zoned Lots

Suffolk County Real Tax Map Base, 2007

Suffolk County Real Tax Map Base, 2007 - Underwater Land
September 22, 2009 - CD-08-62

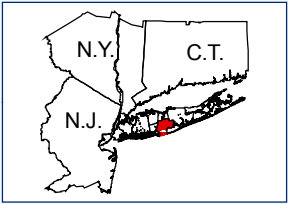
TOWN OF ISLIP

LAND AVAILABLE FOR DEVELOPMENT

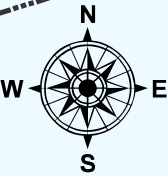
Computed from 2007 Tax Map Base

Town of Islip
Suffolk County, New York

0 1 2
Miles
1 in = 1.1 miles



LOCATION MAP



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Babylon

...LEGEND...

- Groundwater Management Zone
- Suffolk County Land Use by Zoning Category**
 - Agricultural Residentially Zoned Lots $\geq 6,000$ sqft
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 - Vacant Commercially Zoned Lots
 - Vacant Industrially Zoned Lots
- Suffolk County Real Property Tax Map Base, 2007
- Suffolk County Real Property Tax Map Base, 2007 - Underwater Land

SEE INSET

Smithtown

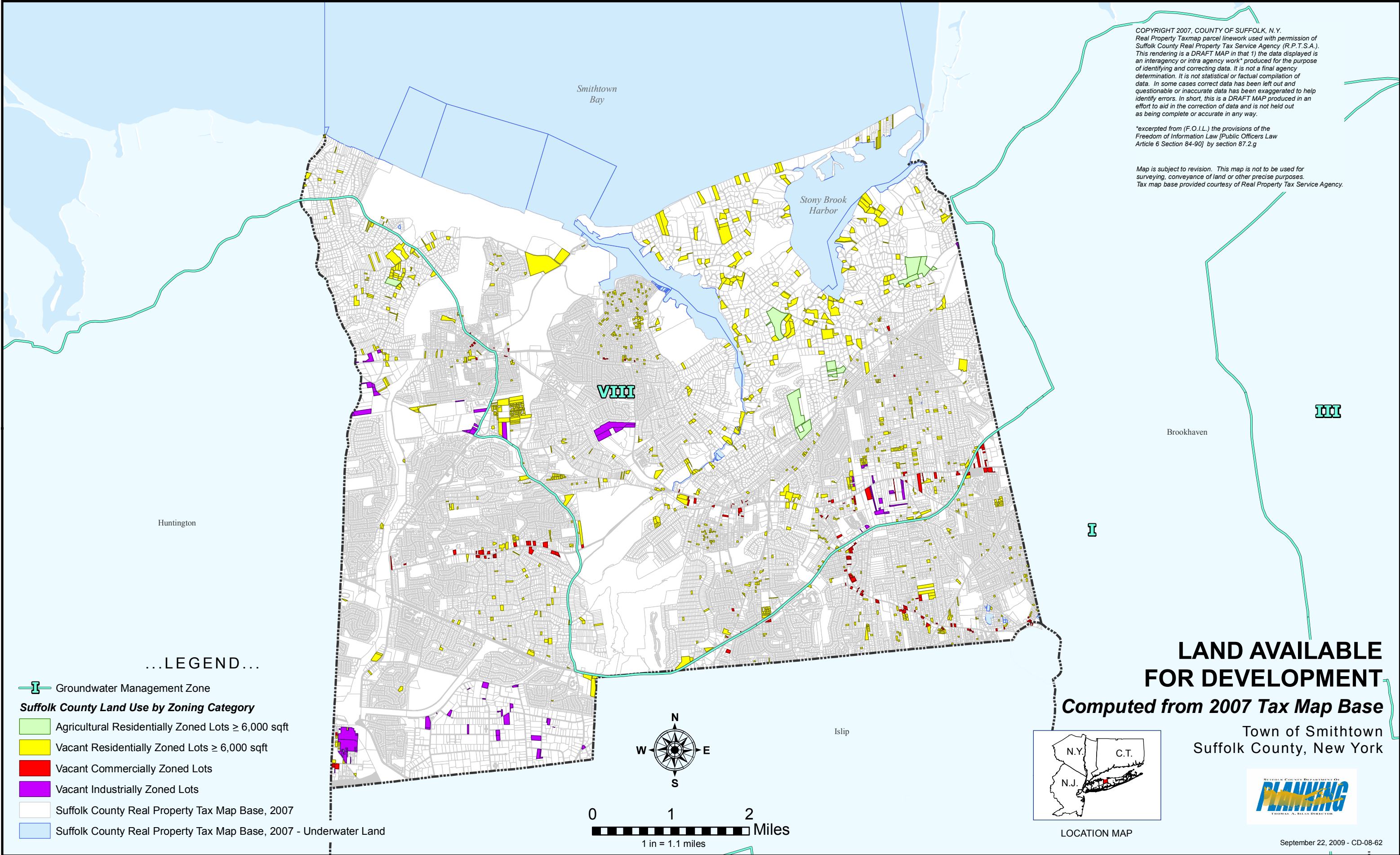
INSET

Great South Bay

Atlantic Ocean

0 1 2
Miles

TOWN OF SMITHTOWN



Suffolk County Department of Planning

Thomas A. Isles, AICP
DIRECTOR

Daniel J. Gulizio, AICP
DEPUTY DIRECTOR

ADMINISTRATION

Lynne Chieffo
Chrissy Einemann

ENVIRONMENTAL ANALYSIS

DeWitt Davies, Ph.D.
Lauretta Fischer
Michael Mulé
Susan Filipowich
Barbara DelGiudice

ZONING AND SUBDIVISION REVIEW

Andrew Freleng, AICP
Theodore Klein
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Carl Lind
Kate Oheim
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Vincent Leogrande

LONG ISLAND REGIONAL PLANNING COUNCIL

Seth Forman, Ph.D., AICP



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

