

SATURATION POPULATION ANALYSIS

Long Island Sound Study - Suffolk County North Shore Watershed Management Program

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Suffolk County Department of Planning

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INTRODUCTION

The Suffolk County Department of Planning has characterized the study area portion of the North Shore Watershed in Suffolk County with respect to existing land use in 2001 and land available for development in 2001. As available land is developed or otherwise used, activities associated with land use will also change as the population increases. Understanding this changing human dimension within this study area is necessary for prudent decision-making. Hence, the remaining component of the Department of Planning's land use and demographic characterization of the North Shore Watershed study area - saturation population analysis - is the subject of this report. **Saturation population is the future potential population that would exist when all available land is developed in accord with existing zoning.**

It should be noted that any saturation development calculations are projections based on present-day information. This information can change. In the future, some of the land available for development in the study area may 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 by either increasing or decreasing the housing unit densities 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.

Study Objectives

The objectives of this saturation population analysis are as follows:

- Calculate the year-round population and total number of dwelling units (housing units) for each town and incorporated village within the North Shore Watershed study area under saturation development conditions.
- Calculate the number of year-round versus seasonal housing units for each town and incorporated village within the North Shore Watershed study area at saturation.
- Calculate the year-round plus seasonal population for each town and incorporated village within the North Shore Watershed study area at saturation.

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METHODOLOGY

Data Sources

Several data sources were used in producing the information contained in this report. Information concerning potential building lots and housing units was derived from *2001 Existing Land Use Inventory - Long Island Sound Study - Suffolk County North Shore Watershed Management Program* (Suffolk County Department of Planning 2004) and published in the section of this report titled *2001 Land Available For Development - Long Island Sound Study - Suffolk County North Shore Watershed Management Program* (Suffolk County Department of Planning 2005). The saturation population analysis of the North Shore Watershed study area required the use of population and housing data obtained from the 2000 U. S. census.

Procedure

In calculating saturation population, the number of housing units at saturation must first be determined. Using data on land available for development and existing zoning in the North Shore Watershed study area, the number of potential additional housing units in each town and incorporated village in the study area was determined in the report *2001 Land Available for Development - Long Island Sound Study - Suffolk County North Shore Watershed Management Program*. This figure, when added to the number of existing housing units obtained from the 2000 U. S. census (and discussed in the report *Population Analysis - Long Island Sound Study - Suffolk County North Shore Watershed Management Program*), yielded the total number of housing units in the study area at saturation development conditions.

Next, the portion of housing units at saturation that are used for seasonal purposes was calculated. It was assumed that the percentage of housing units that are seasonal would remain the same at saturation as in 2000. The percentage of housing units that are seasonal is very small in most of the municipalities in the study area (around 1%), which is typical for areas in western Suffolk County. The percentage of housing units that were seasonal in 2000 for in each town and village was applied to the total housing units at saturation for each town and village in the North Shore Watershed study area. This calculation yielded the number of seasonal housing units at saturation.

Next, the year-round population at saturation was calculated. The number of additional *year-round* housing units at saturation was calculated by subtracting the potential additional seasonal housing units (obtained by multiplying the percentage of housing units that are seasonal by the total number of additional housing units at saturation and subtracting this number from the total number of additional housing units at saturation) from the total potential additional housing units. The additional year-round housing units at saturation were then multiplied by the 2000 persons per

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household figure to obtain the additional year-round population at saturation. It was assumed that the persons per household figure would be the same at saturation as it was in 2000.¹ When this additional year-round population at saturation was added to the 2000 population, the year-round saturation population was obtained.

Finally, an estimate of seasonal population at saturation was calculated. The number of additional seasonal housing units at saturation (previously calculated) was multiplied by an estimated four persons per household² to yield the additional seasonal population at saturation. When added to the year-round population at saturation, an estimate of seasonal plus year-round population at saturation was then obtained.

¹While household size has generally been declining in western Suffolk County since the 1960s, the decline in household size in the 1990s slowed considerably. Household sizes are expected to continue to decline very slightly in the next several years and then slowly begin to increase. For these reasons, the household size reported in the 2000 census is an accurate estimate of future household size.

²Seasonal homes generally contain families and children. For these reasons, the household size in seasonal housing units is estimated to be four persons per household, which is higher than the overall average household size.

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SATURATION POPULATION ANALYSIS, NORTH SHORE WATERSHED STUDY AREA

Total Housing Units at Saturation

The total number of potential additional housing units under saturation development conditions was calculated in *2001 Land Available for Development - North Shore Watershed Study Area* for each town and incorporated village in the North Shore Watershed study area, and are shown in Appendix Table A1. The number of housing units in the study area was 43,225 in 2000 and is expected to rise to 49,519 at saturation. This is an increase of 6,294 units, or 14.6% above the 2000 U. S. census figure. Table 1 is a summary of the number of housing units in the North Shore Watershed study area by town in 2000 and under saturation development conditions.

Table 1. Housing Units in 2000 and at Saturation, North Shore Watershed Study Area

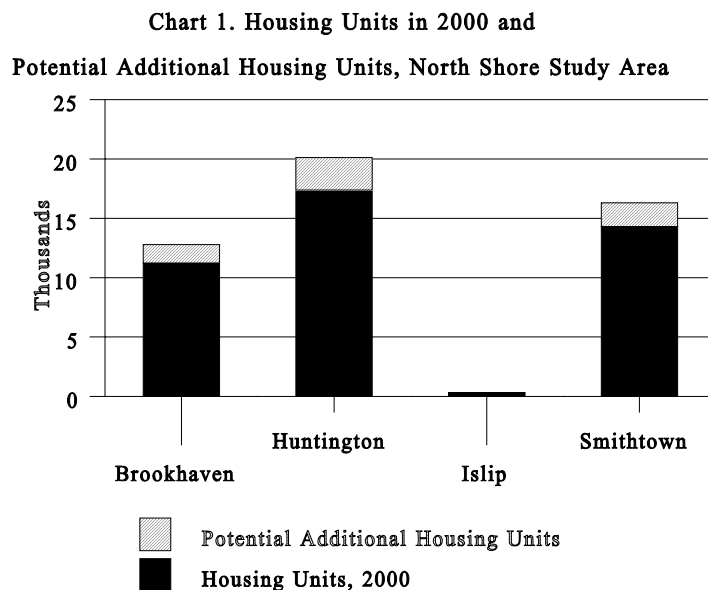
| Town | Housing Units, 2000 | Additional Housing Units At Saturation | Housing Units At Saturation | % Change - 2000 To Saturation |
|-------------------------|---------------------|--|-----------------------------|-------------------------------|
| Brookhaven | 11,243 | 1,543 | 12,786 | 13.7% |
| Huntington | 17,381 | 2,738 | 20,119 | 15.8% |
| Islip | 287 | 15 | 302 | 5.2% |
| Smithtown | 14,314 | 1,998 | 16,312 | 14.0% |
| Study Area Total | 43,225 | 6,294 | 49,519 | 14.6% |

Source: 2000 U. S. Census, Suffolk County Planning Department

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Chart 1 shows the increase in housing units in the North Shore Watershed study area for each town between 2000 and saturation development conditions. The largest number of potential new housing units in the study area exists in Huntington, with a potential increase of more than 2,700 housing units, followed by Smithtown with a potential increase of nearly 2,000 units. In percentage terms, the number of housing units would increase by 15.8% in Huntington, 14.0% in Smithtown, and 13.7% in Brookhaven.



Seasonal Housing Units at Saturation

Seasonal housing units are defined as vacant housing units that are for seasonal, recreational, or occasional use. Seasonal housing is not a significant factor overall in the study area. In 2000, 1% of the housing units in the study area were used for seasonal purposes. It is expected that in the future the same percentage of all housing units in the study area will continue to be used for seasonal purposes. For each town and incorporated village, the proportion of housing units that are seasonal in nature in 2000 was applied to the total number of housing units at saturation. Appendix Table A2 shows this calculation of seasonal housing units at saturation. Table 2 summarizes the number of seasonal housing units in the North Shore Watershed study area by town in 2000 and at saturation.

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Table 2. Seasonal Housing Units in 2000 and at Saturation, North Shore Watershed Study Area

| Town | Seasonal Housing Units, 2000 | Seasonal Housing Units At Saturation | % Change - 2000 To Saturation |
|-------------------------|-------------------------------------|---|--------------------------------------|
| Brookhaven | 261 | 194* | -25.7% |
| Huntington | 223 | 295 | 32.3% |
| Islip | 0 | 0 | 0% |
| Smithtown | 89 | 110 | 23.6% |
| Study Area Total | 573 | 599 | 4.5% |

* Includes demolition of West Meadow Beach cottages.

Source: 2000 U. S. census, Suffolk County Planning Department

The total number of seasonal housing units in the study area at saturation is expected to be 599, an increase of 26 or 4.5% from the 2000 figure.

Saturation Population

Total year-round population under saturation development conditions in each town in the North Shore Watershed study area was then calculated. Appendix Table A3 shows the calculation of additional year-round population at saturation for each town and village in the study area. Appendix Table A4 shows the calculation of total year-round population at saturation for each town and village in the study area. **In the study area, the year-round population is expected to increase to 143,472 persons at saturation. This figure represents an increase of 17,853 persons or 14.2% over the 2000 census figure.** Table 3 is a summary of the year-round population in the North Shore Watershed study area by town in 2000 and under saturation development conditions.

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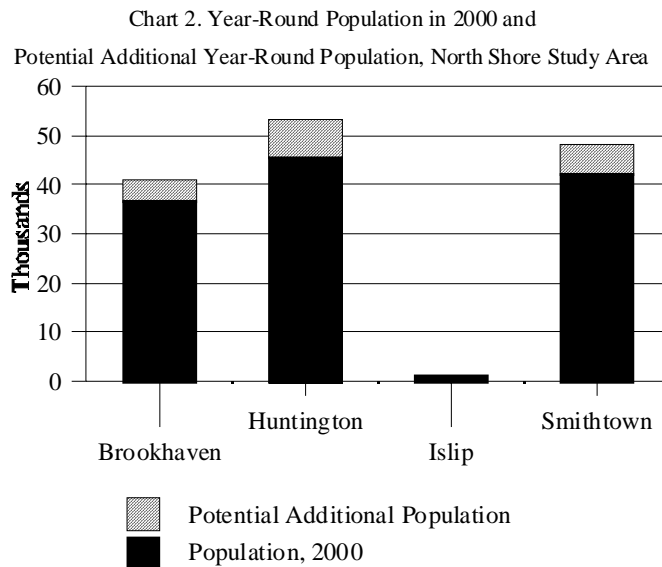
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Table 3. Year-Round Population in 2000 and at Saturation, North Shore Watershed Study Area.

| Town | Year-Round Population, 2000 | Additional Year-Round Population at Saturation | Year-Round Population At Saturation | % Change To Saturation |
|-------------------------|------------------------------------|---|--|-------------------------------|
| Brookhaven | 36,575 | 4,344 | 40,919 | 11.9% |
| Huntington | 45,675 | 7,636 | 53,311 | 16.7% |
| Islip | 1,005 | 48 | 1,053 | 4.8% |
| Smithtown | 42,364 | 5,825 | 48,189 | 13.7% |
| Study Area Total | 125,619 | 17,853 | 143,472 | 14.2% |

Source: Suffolk County Planning Department

The largest increase in potential population in the study area exists in the Town of Huntington, with a potential increase in year-round population of more than 7,600 persons, followed by Smithtown with a potential increase of more than 5,800 and Brookhaven with a potential increase of more than 4,300 persons. In percentage terms, the three main study area towns each show potential population increases of between 11% and 17%. The potential increase in Islip Town is very small, just under 5%. Chart 2 shows the increase in year-round population in each North Shore Watershed study area town between 2000 and saturation.



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Seasonal Population Increase at Saturation

The population of the North Shore Watershed study area increases minimally because of the presence of seasonal homes. At an estimated four persons per household in seasonal housing units, it is estimated that the population in the North Shore Watershed study area may increase by 2,396 persons at saturation because of seasonal homes. This increase is 1.7% over the year-round population figure at saturation. Appendix Table A5 shows the calculation of additional seasonal population at saturation.

At saturation, the population in the North Shore Watershed portion of the Town of Brookhaven would increase by an estimated 776 or by 1.9% at seasonal times. The study area portion of Huntington Town would increase by 1,180 (2.2%), and the population of study area portion in Smithtown would rise by 440 or 0.9% because of seasonal homes. Islip's seasonal increase would be zero, as it was in 2000.

The total year-round plus seasonal population of the North Shore Watershed study area is expected to be 145,868 under saturation development conditions. This figure represents an increase of 14.0% over the 2000 year-round plus seasonal population of 127,911.

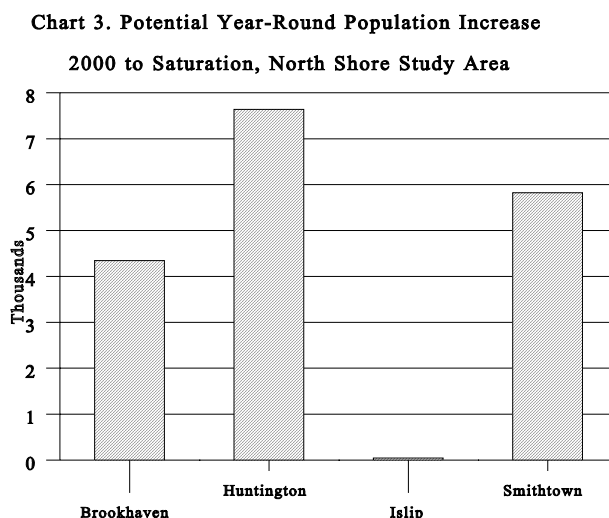
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SUMMARY

Based on an analysis of land use, zoning, and land available for development, the number of potential additional housing units was determined for each town in the North Shore Watershed study area. From these figures, the number of potential seasonal housing units was calculated, as well as the total year-round population and seasonal population under saturation development conditions.

The year-round saturation population in the North Shore Watershed study area is 143,472 persons, an increase of 17,853 persons over the population in 2000. Of the study area towns, the largest potential year-round population increase is in the Town of Huntington, followed by the Town of Smithtown and then the Town of Brookhaven. (See Chart 3.)

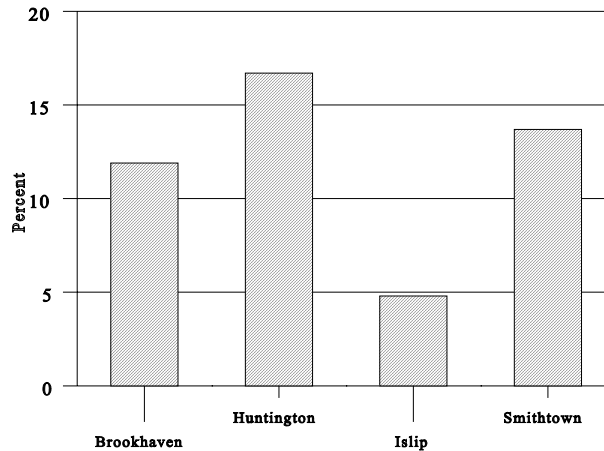


In percentage terms, the year-round population in the study area would increase by 14.2% over the year-round population in 2000 under saturation development conditions. Of the study area towns, the largest potential percentage increase in year-round population is in the Town of Huntington, followed by the Town of Smithtown and then the Town of Brookhaven. (See Chart 4.)

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Chart 4. Potential Percentage Year-Round Population Increase
2000 to Saturation, North Shore Study Area



Based on an analysis of saturation year-round population and potential seasonal housing units at saturation, the potential *year-round plus seasonal population* was determined for each town in the North Shore Watershed study area under saturation development conditions. The year-round plus seasonal saturation population of the North Shore Watershed study area is 145,868 persons, an increase of 14.0% over the 2000 figure. Of the study area towns, the largest potential year-round plus seasonal population increase exists in the Town of Huntington, followed by the Town of Smithtown and the Town of Brookhaven. However, the magnitude of increase in each town is similar.

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- Appendix Table A3. Calculation of Additional Year-Round Population at Saturation, North Shore Watershed Study Area.
- Appendix Table A4. Calculation of Year-Round Saturation Population, North Shore Watershed Study Area
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Table A1.

Additional Housing Units at Saturation, North Shore Watershed Study Area.

| Town/Village | 2000 Housing Units | Potential Additional Housing Units at Saturation | Total Housing Units at Saturation | % Increase 2000 to Saturation |
|-------------------------------------|---------------------------|---|--|--------------------------------------|
| Town of Brookhaven (unincorporated) | 7,209 | 1,032 | 8,241 | 14.3% |
| Village of Belle Terre | 297 | 72 | 369 | 24.2% |
| Village of Old Field | 346 | 93 | 439 | 26.9% |
| Village of Poquott | 378 | 38 | 416 | 10.1% |
| Village of Port Jefferson | 3,013 | 308 | 3,321 | 10.2% |
| Town of Brookhaven Total | 11,243 | 1,543 | 12,786 | 13.7% |
| Town of Huntington (unincorporated) | 12,947 | 1,796 | 14,743 | 13.9% |
| Village of Asharoken | 320 | 334 | 654 | 104.4% |
| Village of Huntington Bay | 560 | 75 | 635 | 13.4% |
| Village of Lloyd Harbor | 1,179 | 346 | 1,525 | 29.3% |
| Village of Northport | 2,375 | 187 | 2,562 | 7.9% |
| Town of Huntington Total | 17,381 | 2,738 | 20,119 | 15.8% |
| Town of Islip Total | 287 | 15 | 302 | 5.2% |
| Town of Smithtown (unincorporated) | 12,831 | 1,536 | 14,367 | 12.0% |
| Village of Head of the Harbor | 445 | 160 | 605 | 36.0% |
| Village of Nissequogue | 570 | 275 | 845 | 48.2% |
| Village of the Branch | 468 | 27 | 495 | 5.8% |
| Town of Smithtown Total | 14,314 | 1,998 | 16,312 | 14.0% |
| Study Area Total | 43,225 | 6,294 | 49,519 | 14.6% |

Source: Suffolk County Planning Department: *2001 Land Available For Development - North Shore Watershed Study Area and Population Analysis - Long Island Sound Study - Suffolk County North Shore Watershed Management Program*

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Table A2.

Calculation of Seasonal Housing Units at Saturation, North Shore Watershed Study Area.

| Town/Village | Total Housing Units at Saturation | Percentage of Housing Units That Are Seasonal | Seasonal Housing Units at Saturation |
|--|--|--|---|
| Town of Brookhaven (unincorporated) | 8,241 | 1.5% ³ | 124 |
| Village of Belle Terre | 369 | 2.0% | 7 |
| Village of Old Field | 439 | 6.9% | 30 |
| Village of Poquott | 416 | 3.2% | 13 |
| Village of Port Jefferson | 3,321 | 0.6% | 20 |
| Town of Brookhaven Total | 12,786 | - | 194 |
| Town of Huntington (unincorporated) | 14,743 | 1.0% | 147 |
| Village of Asharoken | 654 | 14.1% | 92 |
| Village of Huntington Bay | 635 | 2.1% | 13 |
| Village of Lloyd Harbor | 1,525 | 1.3% | 20 |
| Village of Northport | 2,562 | 0.9% | 23 |
| Town of Huntington Total | 20,119 | - | 295 |
| Town of Islip Total | 302 | 0% | 0 |
| Town of Smithtown (unincorporated) | 14,367 | 0.5% | 72 |
| Village of Head of the Harbor | 605 | 1.3% | 8 |

³The seasonal houses at West Meadow Beach in the Town of Brookhaven were demolished in early 2005. This figure represents the percentage of housing units that were seasonal after these houses were removed. This is the figure that will be used for calculations under saturation development conditions. If the West Meadow houses had been included, the percentage of housing units that were seasonal would have been 2.3%.

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| | | | |
|--------------------------------|---------------|----------|------------|
| Village of Nissequogue | 845 | 3.5% | 30 |
| Village of the Branch | 495 | 0% | 0 |
| Town of Smithtown Total | 16,312 | - | 110 |
| Study Area Total | 49,519 | - | 599 |

Source: Suffolk County Planning Department, 2000 U. S. Census

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Table A3.

Calculation of Additional Year-Round Population at Saturation, North Shore Watershed Study Area.

| Town/Village | Additional Total Housing Units at Saturation | Percentage of Housing Units That Are Seasonal | Additional Seasonal Housing Units at Saturation | Additional Year-Round Housing Units at Saturation | Persons Per Household | Additional Year-Round Population at Saturation |
|-------------------------------------|---|--|--|--|------------------------------|---|
| Town of Brookhaven (unincorporated) | 1,032 | 1.5% | 15 | 1,017 | 2.97 | 3,020 |
| Village of Belle Terre | 72 | 2.0% | 1 | 71 | 2.91 | 207 |
| Village of Old Field | 93 | 6.9% | 6 | 87 | 3.03 | 264 |
| Village of Poquott | 38 | 3.2% | 1 | 37 | 2.79 | 103 |
| Village of Port Jefferson | 308 | 0.6% | 2 | 306 | 2.45 | 750 |
| Town of Brookhaven Total | 1,543 | - | 25 | 1,518 | - | 4,344 |
| Town of Huntington (unincorporated) | 1,796 | 1.0% | 18 | 1,778 | 2.91 | 5,174 |
| Village of Asharoken | 334 | 14.1% | 47 | 287 | 2.45 | 703 |
| Village of Huntington Bay | 75 | 2.1% | 2 | 73 | 2.78 | 203 |
| Village of Lloyd Harbor | 346 | 1.3% | 4 | 342 | 3.17 | 1,084 |
| Village of Northport | 187 | 0.9% | 2 | 185 | 2.55 | 472 |
| Town of Huntington Total | 2,738 | - | 73 | 2,665 | - | 7,636 |
| Town of Islip Total | 15 | 0% | 0 | 15 | 3.22 | 48 |
| Town of Smithtown (unincorporated) | 1,536 | 0.5% | 8 | 1,528 | 2.95 | 4,508 |
| Village of Head of the Harbor | 160 | 1.3% | 2 | 158 | 2.99 | 472 |
| Village of Nissequogue | 275 | 3.5% | 10 | 265 | 2.89 | 766 |

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| | | | | | | |
|------------------------------------|--------------|----|------------|--------------|------|---------------|
| Village of the Branch | 27 | 0% | 0 | 27 | 2.92 | 79 |
| Town of Smithtown Total | 1,998 | - | 20 | 1,978 | - | 5,825 |
| Study Area Total | 6,294 | - | 118 | 6,176 | - | 17,853 |

Source: Suffolk County Planning Department

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Table A4.

Calculation of Year-Round Saturation Population, North Shore Watershed Study Area.

| Town/Village | 2000 Population | Additional Year-Round Population at Saturation | Year-Round Saturation Population | % Change to Saturation |
|-------------------------------------|------------------------|---|---|-------------------------------|
| Town of Brookhaven (unincorporated) | 26,168 | 3,020 | 29,188 | 11.5% |
| Village of Belle Terre | 832 | 207 | 1,039 | 24.9% |
| Village of Old Field | 947 | 264 | 1,211 | 27.9% |
| Village of Poquott | 975 | 103 | 1,078 | 10.6% |
| Village of Port Jefferson | 7,653 | 750 | 8,403 | 9.8% |
| Town of Brookhaven Total | 36,575 | 4,344 | 40,919 | 11.9% |
| Town of Huntington (unincorporated) | 34,017 | 5,174 | 39,191 | 15.2% |
| Village of Asharoken | 673 | 703 | 1,376 | 104.5% |
| Village of Huntington Bay | 1,496 | 203 | 1,699 | 13.6% |
| Village of Lloyd Harbor | 3,651 | 1,084 | 4,735 | 29.7% |
| Village of Northport | 5,838 | 472 | 6,310 | 8.1% |
| Town of Huntington Total | 45,675 | 7,636 | 53,311 | 16.7% |
| Town of Islip Total | 1,005 | 48 | 1,053 | 4.8% |
| Town of Smithtown (unincorporated) | 38,103 | 4,508 | 42,611 | 11.8% |
| Village of Head of the Harbor | 1,274 | 472 | 1,746 | 37.0% |
| Village of Nissequogue | 1,543 | 766 | 2,309 | 49.6% |
| Village of the Branch | 1,444 | 79 | 1,523 | 5.5% |

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| | | | | |
|------------------------------------|----------------|---------------|----------------|--------------|
| Town of Smithtown Total | 42,364 | 5,825 | 48,189 | 13.7% |
| Study Area Total | 125,619 | 17,853 | 143,472 | 14.2% |

Source: Suffolk County Planning Department

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Table A5.

Calculation of Seasonal Population at Saturation, North Shore Watershed Study Area.

| Town/Village | Seasonal Housing Units at Saturation | Persons Per Seasonal Household | Seasonal Population at Saturation | Seasonal Population Increase at Saturation |
|-------------------------------------|---|---------------------------------------|--|---|
| Town of Brookhaven (unincorporated) | 124 | 4.0 | 496 | 1.7% |
| Village of Belle Terre | 7 | 4.0 | 28 | 2.7% |
| Village of Old Field | 30 | 4.0 | 120 | 1.0% |
| Village of Poquott | 13 | 4.0 | 52 | 4.8% |
| Village of Port Jefferson | 20 | 4.0 | 80 | 1.0% |
| Town of Brookhaven Total | 194 | 4.0 | 776 | 1.9% |
| Town of Huntington (unincorporated) | 147 | 4.0 | 588 | 1.5% |
| Village of Asharoken | 92 | 4.0 | 368 | 26.7% |
| Village of Huntington Bay | 13 | 4.0 | 52 | 3.1% |
| Village of Lloyd Harbor | 20 | 4.0 | 80 | 1.7% |
| Village of Northport | 23 | 4.0 | 92 | 1.5% |
| Town of Huntington Total | 295 | 4.0 | 1,180 | 2.2% |
| Town of Islip Total | 0 | 4.0 | 0 | 0% |
| Town of Smithtown (unincorporated) | 72 | 4.0 | 288 | 0.7% |
| Village of Head of the Harbor | 8 | 4.0 | 32 | 1.8% |
| Village of Nissequogue | 30 | 4.0 | 120 | 5.2% |
| Village of the Branch | 0 | 4.0 | 0 | 0% |
| Town of Smithtown Total | 110 | 4.0 | 440 | 0.9% |
| Study Area Total | 599 | 4.0 | 2,396 | 1.7% |

Source: Suffolk County Planning Department