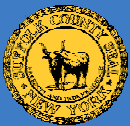


Annual Report of the Suffolk County Planning Commission

February 1, 2003



Suffolk County Department of Planning
Suffolk County # New York

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of the
Suffolk County Planning Commission
February 1, 2003**

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Hauppauge, New York

February 2003

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INTRODUCTION

The Suffolk County Planning Commission is the leading planning entity at the county level. It has numerous duties, including the review of certain municipal zoning and subdivision actions, the preparation of plans and reports for the County Executive and the Legislature and the review of local comprehensive plans. The Commission may also authorize the Department of Planning to provide planning services to municipalities in the county that request such services.

The Commission consists of fifteen members that are appointed by the County Executive and are subject to confirmation by the Legislature. The Commission includes representation from the ten towns of the county, two representatives of incorporated villages and three members serving at-large. The Commissioners serve without compensation.

The Suffolk County Department of Planning provides administrative and staff support to the Commission. This includes the active involvement of professional planners as well as specialists in various fields, including environmental scientists, demographers, cartographers and technical and clerical staff. Examples of some of the projects completed by the Department of Planning in 2002 include:

- *Policy Guidance for Suffolk County on Shellfish Cultivation in Peconic and Gardiners Bays*, June 2002
- *Village of Patchogue Downtown Business District Study*, November 2002
- Suffolk County Agricultural District Number 3, mapping and preparation for filing with New York State
- *Resource Manual: Planning Basic Training - A Seminar on Planning Board Fundamentals, Zoning Board Fundamentals and SEQRA Community Character Issues*, October 30, 2002

In addition to the Division of Planning, the Department also includes a Division of Real Estate. This Division is responsible for the sale of surplus County property, the acquisition of land, including certain condemnation functions, the management of County real estate holdings, the leasing of property for County use and the redemption of property on which the County has taken a tax deed.

Section A14-6 of the Administrative Code of the Laws of Suffolk County requires the Commission to prepare an annual report. The report must provide information regarding the status of the County during the prior year in terms of such matters as demographic changes, housing and employment. This report provides that information.

Some of the more significant events during 2002 include:

- A record year for surplus land sales exceeding \$10 million in value.
- The retirement of four Planning Division employees with a combined government service of almost 100 years. In addition, three members of the Real Estate Division also retired.
- The appointment of Real Estate Division Director Christine D. Costigan.
- Suffolk County open space and park acquisitions totaled 360 acres at a cost of \$13.5 million dollars.
- The Affordable Housing Opportunities Program closed on the purchase of its first property under the capital bond program which is the future home for 84 families.
- The Sagtikos Manor was purchased from Robert D. L. Gardiner through the Multifaceted Land Preservation Partnership in November 2002 preserving one of the most historic sites in the county.
- The review of 2,048 zoning referrals from the towns and villages of the county, a 29% increase from 2001.
- Nearly 2,500 requests for demographic, economic and housing information.
- Record attendance at a training seminar held by the Suffolk County Planning Federation including many town, village and county participants.
- Recognition of the county's planning activities by both the American Planning Association and the State of New York.

DEMOGRAPHIC, ECONOMIC AND DEVELOPMENT TRENDS

Population

Total Population

Suffolk County's population continues to grow. In 2001, the U. S. Census Bureau estimated that Suffolk County had a population of 1,439,000 persons, a one year 1.4% increase over the 2000 census figure of 1,419,369. The increase between 1990 and 2000 was 97,505 or 7.4% over the 1990 census population of 1,321,864. Between the U. S. censuses of 1980 and 1990, Suffolk's population had increased more slowly, by 36,000 or 2.9%. Based on 2000 census data, among 3,141 counties in the United States, Suffolk County ranks 23rd highest in population. The County also has a larger population than 12 U. S. states.

In 1790, the first U.S. Census showed that Suffolk County had more people than Brooklyn, Queens, the Bronx and Staten Island combined. By 1915, Nassau County surpassed Suffolk County in population. But in 1986 Suffolk passed Nassau in population, becoming the most populated suburban county in the United States.

Suffolk County epitomizes the post-World War II suburb, as most of its population growth occurred in just 20 years from 1950 to 1970. During that time, Suffolk's population quadrupled, increasing by 851,000. Today its population growth is much slower. Yet despite some overall stability in the total population figures, significant changes have been taking place in certain segments of the population.

Population Density

Suffolk County's overall 2000 population density was 1,558 persons per square mile. Yet Suffolk's ten towns vary greatly in population size and density. The five western towns, Huntington, Babylon, Smithtown, Islip, and Brookhaven, contain 91% of the County's population but just 62% of its land area. The 2000 population density in western Suffolk is 2,292 persons per square mile, while in eastern Suffolk the density is just 362 persons per square mile. Of the ten towns that comprise the County, the largest in population is Brookhaven at 448,000 and the smallest is Shelter Island with 2,228 residents.

Although Suffolk has more people than Nassau County, Suffolk is only about one-third as densely populated as Nassau. Population density in Suffolk County (1,558 persons per square mile) is lower than the density in Nassau County (4,655 persons per square mile), Westchester County (2,133), Rockland County (1,646), Queens County (20,378), and Manhattan (54,127).

Saturation Population

Saturation population is the population which can be expected if all available land were to be developed according to existing zoning. It is estimated that Suffolk County's saturation population is 1.6 million persons, and may be approached by around the year 2020. The saturation population figure represents an 13% increase over the 2000 population figure for the County.

The County's projected saturation population has declined markedly in recent decades. In 1962, the saturation population was projected to be 3.4 million people in Suffolk County. Due to zoning changes, land preservation efforts and declining household sizes, a much lower saturation population is now expected.

Age of the Population

The median age of the County's population in 2000 was 36.3 years, compared to the State's median of 35.9 and the national median of 35.3. In recent decades, the median age of the population in Suffolk has been increasing. The median age of Suffolk residents was just 33.5 in 1990, 29.9 in 1980 and 26.4 in 1970.

School-age Population

Because of increasing numbers of births, the pre-school (age 0-4) population in Suffolk County grew by more than 7,000 or by 8% during the 1990s according to the 2000 U. S. census. Between the censuses of 1980 and 1990 this pre-school population increased by 6% after declining by 22% in the 1970s.

The recent high level of births in Suffolk County has already led to overcrowding in some elementary schools. Many school districts have reconfigured their grades and now operate K-5 elementary schools and middle schools that include a sixth grade. Suffolk County's public school enrollment declined more than one-third from a peak of 331,183 in 1975 to 214,840 in 1990. These declines led to the closing of over 70 schools in Suffolk County. Nassau County's enrollments declined by 50% in many areas. Suffolk's declines were moderated because some areas of Suffolk continued to grow rapidly even after the building boom years of the 1950s and 1960s. After bottoming out in 1990, public school enrollment in Suffolk County began to increase in 1991 and was 248,850 in 2000. Since 1994, enrollment has increased by about 2% each year, but enrollment is still about 25% lower than in the peak years of the 1970s. Enrollments are projected to continue to increase by about 2% annually through 2004.

The teenage population in Suffolk County declined considerably from 1980 to 1990 by 28%. It is this change that contributed to the sharp decline in the number of high school graduates during the 1980s. The number of teenagers

declined again by 4% between 1990 and 2000, but the number of teenagers has started to increase, which will cause the number of high school graduates to increase for at least the next several years.

Senior Citizen Population

Persons aged 65 and over are a rapidly growing segment of Suffolk County's population. In 2000, there were 167,000 persons aged 65 and over in Suffolk, comprising 11.8% of the population. In 1990, seniors aged 65 and over represented 10.7% of the population in 1990, up from 9.0% in 1980 and 7.6% in 1970. The total number of seniors rose by 18% between 1990 and 2000 after an increase of 22% in the 1980s and 35% in the 1970s.

The 2000 census revealed that 35,000 or 22% of the County's senior citizens live alone, and that 25% of Suffolk County households contain a senior citizen. In the five eastern Suffolk towns, 18% of the population is aged 65 or over and 33% of households contain a senior citizen.

Senior citizens migrate to Suffolk County from other nearby counties for a variety of reasons. Sometimes a senior citizen's children or grandchildren already live in Suffolk. Housing in Suffolk is less expensive than in Nassau, and the population density is lower and therefore more attractive as a retirement destination. Also, Suffolk contains more units of market rate senior citizen housing than Nassau County. Suffolk's senior condominiums draw residents from Suffolk and Nassau Counties and beyond. About one-third of residents in newly constructed senior citizen condominiums in Suffolk are previous Nassau County residents, and 10% come from New York City.

Household Size

The average household size in Suffolk continues to decline. Average household size in Suffolk peaked at 3.7 in 1967. Household sizes began to decline in the 1970s and averaged 3.04 by 1990. In 2000 the average Suffolk County household size was 2.96 people, and remained at 2.96 in 2001. No further significant declines are expected.

New housing developments tend to contain younger families and larger household sizes. As an area's residents and housing mature, household sizes tend to decline, causing the total population to decline. This is especially true as development approaches saturation conditions and little new housing is built. Nassau County had a net loss of over 100,000 people between 1970 and 1980 mostly due to a declining average household size. Suffolk County similarly had a major decline in household size over that time period but total population did not decline because of the addition of 90,000 new households.

Race and Ethnicity

Suffolk County's population is mostly White and in 2000, non-Hispanic Whites made up 79% of the population. Hispanics are now the largest minority group in Suffolk and numbered 149,000 or 11% of the population in 2000. Blacks numbered 98,000 or 7% of the total and there were 35,000 Asians comprising 2% of the population. The American Indian population in Suffolk County was 3,800 in 2000, less than 1% of the population. The 1990 census showed that half of Suffolk's adult Asian population were college graduates, a higher percentage than for the population as a whole. This highly educated group is expected to continue to increase in number in Suffolk County.

Suffolk County continues to become more racially diverse. Between 1980 and 1990, the non-Hispanic White population declined by 1% while the Black population rose 16%, the Hispanic total increased by 50% and the Asian total grew by 124%. Between 1990 and 2000, the non-Hispanic White population declined by 1% while the Black population rose 19%, the Hispanic population increased by 70%, and the Asian population grew by 52%. By the year 2020 Long Island is projected to be 59% White, 17% Hispanic, 15% Asian, and 9% Black.

Three ancestry groups dominate Long Island's population. Suffolk County has more persons of Italian ancestry than any county in the United States. Italians make up 29% of the County's population, Irish persons comprise 23% and Germans make up 17% of the population. There are more people of Irish and German descent on Long Island than in all of New York City.

Of Suffolk County's Hispanic population, one-third were Puerto Rican, based on 2000 census data. The next largest Hispanic groups were (in order) Salvadoran, Dominican, Colombian, Mexican, and Ecuadorian. Jamaican and Haitian are not considered Hispanic origin groups but could also rank highly. Three-fourths of Suffolk County residents who spoke Spanish also speak English well or very well, based on 1990 census data, the most recent data available.

Income

Personal and Per Capita Income

Total personal income of Suffolk residents was \$50.1 billion in 2000, ranking 6th of all counties in New York State. The County's 2000 per capita personal income was \$35,213, ranking 6th in New York State. Suffolk's per capita income was 19% higher than the national average of \$29,469. Of 3,110 counties in the United States in 1999, Suffolk's per capita income ranked 115th highest.

Household Income

According to the 2000 U. S. census, Suffolk County's median household income was \$65,288 in 1999. In 2001 dollars, the County's median household income is estimated to be \$69,000. *Sales and Marketing Management* has consistently ranked Long Island (Nassau-Suffolk) as having the highest income of the largest 20 metropolitan areas in the country. According to the *Sales and Marketing Management* 2001 "Survey of Buying Power," the average household effective buying income in the Nassau-Suffolk area was \$60,941, 56% above the national average of \$39,129.

Poverty

Suffolk County's poverty rate is among the lowest in New York State, yet in 1999, 86,000 persons or 6.3% of the population were living in poverty, according to the U. S. Census Bureau. This figure is based on a national poverty threshold which was \$17,463 for a family of four in 2000. In a relatively high cost area such as Suffolk County, poverty can be easily understated because the thresholds are based on a national standard. Nonetheless, in 1999, 25,705 or 7.1% of persons under age 18 in Suffolk County lived in poverty as defined by the Census Bureau.

Housing

Long Island has a very high percentage of owner-occupied housing units. In 2000, 80% of Long Island's occupied housing units were occupied by their owners, far above the nationwide figure of 66%. Long Island also has one of the lowest housing vacancy rates in the country. The homeowner vacancy rate in Suffolk County was 0.5% in 2001 and the vacancy rate in rented housing units was 3.8%, indicating a tight housing market.

The Suffolk County housing market remains strong and high priced. Suffolk County housing prices, after tripling during the 1980s, declined by about 12% between 1989 and 1995 because of a weak economy and the excessive housing price rises in the 1980s. During the 1990s, housing in Suffolk became more affordable than it was in the 1980s. Housing prices began to increase more rapidly in late 1998, rising by 6% in 1998, by 9% in 1999, by 16% in 2000 and 11% in 2001. Price increases are continuing. In October 2002, the median used-home price in Suffolk was \$265,000, up 15% over the 2001 figure and 43% above the year 2000 figure. Overall, the median used-home price in Nassau-Suffolk was \$326,200 in the 3rd quarter of 2002, a 24% increase in one year. In 2002, *Worth* magazine ranked "America's 250 Richest Towns" based on home selling prices in 2000 and 2001, and 34 Long Island communities were on the list, mostly located on the north shore of Nassau and western Suffolk and in the Hamptons.

Housing rents have increased dramatically as well. The U.S. Department of Housing and Urban Development

estimates that as of 2001, the fair market rent for a one bedroom apartment in Nassau-Suffolk was \$1,008 per month. (This figure represents the 40th percentile, that is, 40% of units are less expensive than this figure and 60% are more expensive). An analysis of apartments for rent in *Newsday* showed that in 2002 in Nassau-Suffolk, the average rent for a one bedroom apartment was \$1,029, an increase of 28% over the 1999 figure. In a ranking of median gross rent according to the 2000 U. S. census, Suffolk County ranked 11th highest among all counties in the nation.

After relatively little rental apartment construction in the 1980s, construction of apartment complexes for seniors and non-seniors have increased substantially in recent years. In the 1980s, nearly 1,700 units of market rate senior apartments were constructed in Suffolk County, and 2,800 units were constructed in the 1990s. Already since 2000, more than 2,000 senior citizen apartment units have been built. Non-senior apartment construction has increased just as dramatically. In the 1980s in Suffolk, 885 market rate apartment units were built, followed by 2,500 units in the 1990s, and 2,000 units already since 2000. Many of these new complexes charge rents in excess of \$1,500 for a one bedroom apartment.

Housing sales and construction continue at a brisk pace. In 2001, 10,399 homes were sold through the multiple listing service, 8% fewer than the record high year of 1999 but slightly ahead of sales in 2000 and 18% higher than the number sold in 1995. The value of new residential construction in Suffolk totaled an all-time high of \$743 million in 2001, a 25% increase over 2000, 52% above the 1996 figure and more than double the level in each of the years 1989 through 1993.

Building permits issued for housing in Suffolk County declined significantly in the early 1990s and have since rebounded. In 2001, 4,652 new housing units were authorized by building permit in Suffolk, a 6% decline from the level of 2000 but higher than any year between 1990 and 1997. The 2001 building permit figure was 59% above the low point level in 1993 but still about 40% lower than the number issued in the peak building years of the mid-1980s. The amount of vacant land available for future development is becoming more limited.

Economy

Employment

Suffolk County continues to experience steady employment figures and low unemployment. As of October 2002, 699,800 Suffolk residents were employed, up 2% from a year earlier. During the period from 1980 to 1989, employment on Long Island grew by 222,000 or 24%. But the combination of a recession and defense cutbacks caused the loss of 89,000 jobs (nearly 8% of the job total) on Long Island in the period from 1989 to 1992. Between 1993 and

2000 Long Island gained 158,000 jobs, including 41,800 jobs added in 1999 and 27,900 added in 2000. In 2001, employment growth slowed and 6,700 jobs were added. More than 1.2 million persons are employed on Long Island today, after nine consecutive years of employment gains. Employment on Long Island was 1,242,300 in October 2002, a slight increase of 3,500 or 0.3% from the previous year.

Between the fourth quarter of 2000 and the fourth quarter of 2001, Suffolk County lost 6,000 jobs. Manufacturing experienced the largest decline 4,800 or 6.6% and wholesale trade jobs declined by 2,600 (6%). Jobs in services, a category that has consistently shown job gains, declined by 2,800. (Business services in particular lost 3,800 jobs in the year). The largest job gains in Suffolk County between 2000 and 2001 were in government jobs which increased by 1,600 (primarily due to hiring by local school districts), in retail trade and in construction which each added 1,100 jobs.

The brisk job gains of recent years occurred as the Long Island economy continued to be transformed. The region slowly emerged from the painful defense industry downsizing of the late 1980s with several small engines of economic growth in an array of industries. The biotechnology, electronics, instruments and wireless technologies, and software industries are growing and are helping to further diversify the local economy. Long Island's bioscience research community is expected to continue to expand, with the major players being Cold Spring Harbor Laboratory, SUNY Stony Brook, Brookhaven National Lab, and the North Shore Health System.

Unemployment and Inflation

The unemployment rate in Suffolk County has been consistently lower than the national rate and remains relatively low. In October of 2002 there were 28,100 unemployed Suffolk residents, 29% higher than in October 2000 but 5% lower than the number unemployed in October 1997. Suffolk's 3.9% unemployment rate is still considered a "full employment" rate (below 4%) and remains lower than the rate in New York State (5.6%) and the United States (5.3%) but higher than in Nassau County (3.6%).

Inflation remains very moderate in the region. The consumer price index for the New York metropolitan area increased by less than 3% in each of years 1994 through 1999. Inflation for 2000 was 3.1%, still among the lowest inflation rates since the mid-1960s, and was just 2.5% for 2001.

Major Employers

The employment base on Long Island has become more diversified in the past ten years. The loss of defense jobs in the 1980s and 1990s hurt the Long Island economy but allowed the economy to become less dependent on one industry. In 2002, 35 private employers each had more than

2,000 workers on Long Island. These employers cover a wide range of industries, including medical care, banks, educational institutions, department stores, and manufacturers.

The North Shore Health System, a network of 11 hospitals and other health care centers, is Nassau-Suffolk's largest private employer, having 27,000 employees in 2002. The Roman Catholic Diocese of Rockville Centre and its churches and organizations employ 18,500 in Nassau-Suffolk. J.P. Morgan Chase (financial services), the Long Island Railroad, Waldbaums supermarket, Cablevision (telecommunications), the Winthrop Health System (hospitals) and Verizon (telecommunications) each employ more than 6,000 on Long Island. The next largest private employers are Home Depot, Federated Department Stores, KeySpan (electric and gas utility). King Kullen supermarkets, Stop & Shop supermarkets, and Pathmark supermarkets each employ roughly 4,500 in Nassau Suffolk. Other companies employing at least 2,500 in Nassau-Suffolk include United Parcel Service, Brookhaven National Laboratory, *Newsday*, and Computer Associates, the third largest software development company in the U.S. and headquartered in Islandia in Suffolk County.

Grumman Corporation, a defense contractor, had employed 25,000 persons on Long Island in 1986 but by 2002 Northrop-Grumman employed just 2,000 persons on Long Island. (Northrop acquired Grumman in 1994.) Former Grumman facilities in Suffolk County have been converted to other uses. Grumman's 175,000 square foot building in Holtsville in Suffolk County was purchased by Symbol Technologies, an industry leader in bar code scanning technology. The building was renovated and expanded to 300,000 square feet, and is now the headquarters for Symbol Technologies, which employs 2,100 people on Long Island. A former 260,000 square foot Grumman building in Melville was renovated in 1995 and is now a major office for Olympus. Grumman's 385,000 square foot facility in Great River is being reused as the Long Island Technology Center, a technology firm "incubator." Grumman's 2,900 acre Calverton facility has begun to be occupied by various small light manufacturing firms but the bulk of the property remains an opportunity for re-use and will likely be redeveloped with mixed industrial and commercial recreation uses.

The number of businesses located in Suffolk County continues to rise. In 2000 there were more than 43,000 business establishments with payroll, an all-time high, which is an 11% increase since 1995. Sixty-two percent of Suffolk's businesses employ fewer than 5 persons, and a 79% of its businesses employ fewer than 10 persons.

Office and Industrial Markets

Suffolk County contains more than 22 million square feet of office buildings. The County has absorbed the millions of

square feet of office space built during the 1980s, as there was very little new office building construction in Suffolk in the early 1990s. But since 1998, more than 2 million square feet of new office space has come on the market. Some of this space has been created by the conversion of industrial buildings to office use. Proposals are in place for more than three million additional square feet of new office space.

Suffolk County's office market has remained relatively stable in the past year. The office vacancy rate in Suffolk County for the first quarter of 2002 was 14.2%, up from 13.3% in 2001 and 11.5% in 2000. However, the 2002 rate is well below the vacancy rates of 1989 to 1993 which ranged from 20% to 24%. Office rental rates were less than \$19 per square foot in Suffolk County in 1992 and 1993 but are now averaging \$26 per square foot.

Suffolk's manufacturing job base has stabilized and the industrial market has also improved considerably. Construction of industrial buildings has been increasing. Vacant industrial space was at record levels several years ago, but much of that space has become occupied by expanding local businesses. According to Grubb & Ellis, Long Island's industrial vacancy rate was 6.4% in the second quarter of 2002, 5th lowest in the nation. Some industrial buildings have been converted to retail, office, and mini-storage facilities, contributing to the improving industrial vacancy rate. The average asking rental rate on Long Island for warehouse-distribution space was \$8.30 in the second quarter of 2002, second highest in the nation.

After a period of little construction in the 1990s, new industrial construction has resumed. Suffolk County's 400 acre Heartland Business Center industrial park in Brentwood opened in 1990 and is already home to 3 million square feet of industrial space and 3,000 workers. Recent additions include a new 171,000 square foot facility, a 200,000 square foot addition to ADP's plant, and other large light industrial buildings. The area around Long Island MacArthur Airport also continues to receive new office and light industrial construction, adding more than one million square feet in 1999 and 2000. The Reckson Business Center in Bohemia recently added 2 buildings, a 106,000 square foot building occupied by Twin Laboratories, a manufacturer and distributor of vitamins, and a 130,000 square foot building that will be occupied in late 2000 by Tellabs, a manufacturer of telecommunications equipment.

Suffolk County contains nineteen communities which each contain more than 10,000 jobs, according to the 1990 census, the most recent data available. Employment in these areas is high because of concentrations of office, industrial, or institutional development. The largest employment centers in Suffolk are Melville, Hauppauge, and Farmingdale, which each contain more than 30,000 jobs.

Hotels and Motels

Suffolk County's extensive industrial, office, and tourist markets support a large number of hotels, motels, and bed & breakfast inns. Suffolk has 309 hotels and motels, which together contain 11,133 rooms, and 27% of those hotel/motel rooms are seasonal in nature. These seasonal lodging properties are open only during the warmer months and are located in eastern Suffolk County. In the past few years, numerous small bed and breakfast inns have opened in central and eastern Suffolk County.

The lodging industry continues to show signs of softening in Suffolk County. Occupancy rates in western Suffolk's hotels and motels steadily rose between 1991 when occupancy was 57%, to 79% in 2000, but have since declined. For the first eight months of 2002, occupancy levels in Nassau-Suffolk were 71.6%. Average daily hotel room rates increased by double digit percentages in Suffolk County in the late 1990s until 2000 but have since pulled back slightly.

After tremendous hotel construction in Suffolk County in the 1980s, several local hotels went into bankruptcy and some closed permanently. No major new hotels opened in Suffolk between 1991 and 1998. But as a result of higher occupancy and room rates in the late 1990s, many new hotel proposals have emerged once again and several large hotels have opened since 1999. In Suffolk County, an Extended Stay America hotel opened in 2000 in Melville and a Holiday Inn Express opened in Hauppauge in 2001. In 2002, three major hotels opened in Suffolk: a Hampton Inn in Medford, a Courtyard by Marriott in Lake Ronkonkoma (both near the L. I. E.) and a Marriott Residence Inn in Hauppauge. A Hilton Garden Inn in Ronkonkoma and a 42 room Inn at East Wind in Wading River are currently under construction. Seventeen additional new hotels, each with more than 100 rooms and many with suites, have recently been proposed for Suffolk County. In the past five years, at least 20 new small bed & breakfast inns have opened in eastern Suffolk County.

Retail Market

Retailers are attracted to Suffolk County because of its relatively high income, high retail sales levels, and population density. According to *Sales and Marketing Management's* 2001 Survey of Buying Power, Nassau-Suffolk had \$42 billion in retail sales or \$46,368 in retail sales per household, which ranked third among the nation's 20 largest metropolitan areas and 35% above the national average. Suffolk's sales tax revenues increased by 3.9% in 2001 over the 2000 figure, after a 5.2% increase the previous year.

Suffolk's shopping centers total 35.5 million square feet (26% of the space built since 1990) and the County's downtown centers have 8 million square feet of retail space. After relatively high vacancy rates in shopping centers and

business districts in the mid-1990s, most centers are experiencing fewer vacant stores in recent years. Vacancy rates in 2000 were 8.1% in downtown areas, and 12.0% in shopping centers, still historically high but much improved since the last Suffolk County Department of Planning analysis in 1996.

A retail building boom took place in Suffolk County in the 1990s, with more than six million square feet of retail space added. More than 20 “big box” stores over 100,000 square feet (such as K Mart and Costco) have been constructed in Suffolk since 1993. In 1999 the discount department store chain Target entered the Suffolk County market and has opened five new stores in Suffolk County and has proposed building stores in East Farmingdale, Holbrook, and Riverhead. In the past two years, B J’s wholesale club built new stores in South Setauket and East Farmingdale and now has four Suffolk locations. Swezey’s (a local department store) constructed a 108,000 square foot store near downtown Patchogue in 2000. Home Depot continues to open new stores in the county and now has 11 stores in Suffolk, with two additional stores proposed. Meanwhile, Lowe’s (a Home Depot competitor) opened a new store in Medford in 2002 and at least four more stores are proposed in East Farmingdale, Rocky Point, West Bay Shore, and Riverhead. Kohl’s department store chain entered the Suffolk County market in 1999 and has opened seven large stores, most of which were previously occupied by Caldor. Best Buy, a national retailer of home electronics and appliances, opened its first Suffolk County stores in 2000 and now has 4 stores in the county and one under construction.

Suffolk County’s three regional malls have all undergone significant expansions in the last few years. In Bay Shore, the South Shore Mall in 1997 was renovated and expanded by 400,000 square feet, adding a Lord and Taylor department store. In 1999, the Walt Whitman Mall in South Huntington completed a major renovation and expansion. Two new department stores were added to the mall, Bloomingdale’s and Saks Fifth Avenue. Construction has been delayed on a proposed million square foot regional mall in Yaphank in east central Suffolk County.

In the late 1990s, Long Island’s two major outlet centers were expanded. Both are located in Suffolk County. The Bellport Outlet Center added nearly 200,000 square feet in 1996 and the Tanger Outlet Center in Riverhead expanded by 455,000 to become one of the largest manufacturers outlet centers in the country at 777,000 square feet.

Tourism and Recreation

Tourism is an important part of Suffolk’s economy, especially in the more rural eastern portion of the County. Its 986 miles of shoreline and over 70,000 acres of parkland make Suffolk County a very attractive place to live or visit. Suffolk County has 38,000 seasonal homes, more seasonal homes than all but a handful of counties in the country.

Golf courses abound on Long Island. There are more than 120 public and private courses on Long Island, with more than half located in Suffolk County and several more are proposed. Since 1992, 13 new public golf courses have opened in Suffolk. The U.S. Open golf tournament took place at Bethpage State Park in 2002 and the U.S. Open will return to Long Island to Shinnecock Hills Golf Club in 2004.

In 1996, an indoor sports complex known as Sports Plus was completed in Suffolk County. The 169,000 square foot \$32 million facility lies near the Smithaven Mall in Lake Grove. Another amusement center, Bullwinkle’s, opened in 1999 along the Long Island Expressway in Medford. In 1999, a retail/entertainment center opened at the site of the former Fairchild Republic manufacturing site in East Farmingdale on the Nassau-Suffolk border. This complex includes the Farmingdale 14 screen multiplex theater, the 400,000 square foot Airport Plaza shopping center including Home Depot, Border’s Books and other retailers, and Jillian’s, a 60,000 square foot indoor recreation and entertainment complex. A new multiplex theater recently opened at exit 62 of the L.I.E. in Holtsville.

A \$16 million 6,000-seat baseball stadium opened in 2000 near the New York Institute of Technology and the large federal and county court complexes in Central Islip. The Long Island Ducks baseball team, part of an independent league, plays at the stadium. Suffolk County entered into contract with a private contractor who operates and manages the County-owned facility. In 2002 SUNY Stony Brook completed its new \$25 million stadium, the largest outdoor sports arena in Suffolk County, an 8,254 seat venue that will be used for concerts and other events.

In 2000 a new \$20 million 42,000 square foot aquarium opened in Suffolk County, the Atlantis Marine World aquarium in downtown Riverhead. The aquarium attracted 500,000 visitors in 2001. A large expansion of the aquarium is planned, including a hotel and conference center. Another aquarium, the \$62 million 85,000 square foot Long Island Aquarium and IMAX theater, has been proposed in Brentwood and will open by 2005.

Farming

In 1997, the annual market value of crops produced in Suffolk County was \$168 million. Suffolk County continues to lead all New York State counties in the value of all agricultural products sold. Suffolk is first in New York State in the production value of potatoes, cauliflower, broccoli and nursery and greenhouse products. Suffolk now accounts for 43% of all the market value of nursery and greenhouse products produced in New York State. In addition, new agricultural industries have emerged in Suffolk County in recent decades. Once famous for oysters, potatoes, and ducks, Suffolk County is now well-known for its quality wines.

The farming industry is related to the tourism industry in Suffolk County. Farmland provides an open and rural character that offers a change from the congested areas in and around New York City. Eastern Suffolk's numerous farm stands offer fresh local produce to local residents and visitors. Several downtown areas in western Suffolk have green market programs where local produce is sold.

In 1997, Suffolk County's farmland totaled 35,858 acres, most of it in eastern Suffolk. However, farmland acreage is decreasing by about 1,400 acres per year. Suffolk County's "purchase of development rights" program to protect farmland began in 1974 and was the first such program in the United States. To date, the program has preserved 7,000 acres of farmland.

Other Major Development Activity

The area which formerly contained the Central Islip Psychiatric Center continues to undergo major redevelopment. Suffolk's \$128 million, 500,000 square foot Cohalan County Court Complex was completed in 1996, and the \$212 million, 822,000 square foot federal courthouse opened in October 2000. The federal complex is one of the largest federal courthouses in the country. Next to the courthouses, Touro Law School is building a new \$30 million law school, and a \$16 million ballpark where the Long Island Ducks play opened in May 2000. Courthouse Corporate Center, a 175,000 square foot office building opened in 2000 in a building once used by the Psychiatric Center, 153 senior apartments are under construction, and a large shopping center with a supermarket has opened across Carleton Avenue in 2001. Restaurants and a Hampton Inn hotel are also proposed for the site.

In 2002, a surplus 460 acres at the Pilgrim State Psychiatric Center in Brentwood were sold to a developer and will be developed as a mixed-use community containing 1,000,000 square feet of upscale retail, mid-rise rental housing, 50 acres of offices, a hotel, a cultural center and the Long Island Aquarium. The development will be built on a pedestrian-friendly grid of narrow streets and will contain public and semi-private recreation and open space.

The 408 acre Long Island Developmental Center in Melville, another state surplus property, was sold in 1998. The site is currently being developed for 1,375 mostly senior housing units and an 18 hole golf course. The State is also offering a portion of the 370 acres of the former Kings Park Psychiatric Center for sale for development, after 150 acres were converted to a state park in 2000.

In East Farmingdale, the site of the former Fairchild Republic manufacturing has been transformed into a shopping and retail recreation complex. In 1999, a retail/entertainment center opened at the site of the former Fairchild Republic manufacturing site in East Farmingdale on the Nassau-Suffolk border. Stew Leonard's, a fresh foods supermarket, plans to build a 125,000 square foot store across the street on the west side of Route 110. There is also a proposal to re-open the long-closed railroad station near the site at Route 110 and Conklin Street to improve access to the Route 110 employment corridor.

Transportation

Traffic congestion is a problem in Suffolk County has increasingly worsened during the last 25 years. While the population in Suffolk increased modestly by 10.5% between 1980 and 2000, the number of registered vehicles increased by 31% to 1.16 million and the number of licensed drivers increased by 33% to 1.03 million. Meanwhile, for about 20 years after the Long Island Expressway was finished, New York State did very little to increase traffic capacity on Long Island. In the 1990s, high occupancy vehicle lanes were added to the Long Island Expressway to help manage congestion.

Because of the increase in local job opportunities in recent decades, 87% of Suffolk's workers now work on Long Island. Most Suffolk County work trips are fairly local, lasting less than 30 minutes. But because the population and the major employment centers in Suffolk are dispersed, it is difficult to effectively serve the population with mass transit. During the 1980s, the number of Suffolk workers who drove alone to work increased by 43% while the number of people who car pooled declined by 35%. Use of public transit to travel to work increased by 18% in that time, mostly due to Suffolk's new bus system.

The Long Island Railroad put new dual-powered locomotives and new train cars into service in 1998. These trains can travel directly to Manhattan without forcing riders on the Port Jefferson and Montauk branches to change trains en route to Manhattan.

In 1999, Suffolk County's Long Island MacArthur Airport finished a \$13 million improvement project. Improvements include a new baggage claim area, new ticketing counters and 1,000 new parking spaces. Carrier service at the airport has also been significantly expanded. In 1999, Southwest Airlines began service at the airport, which has caused a significant increase in passenger traffic through MacArthur Airport. In 1999 the passenger total of 1.9 million was more than double the total in 1998, and in 2000 and 2001 more than 2 million passengers used the airport.

**MUNICIPAL REFERRALS TO THE COUNTY:
ZONING**

Summary of Zoning Referrals to the Suffolk County Planning Commission Pursuant to Sections A14-14 to 23 of the Suffolk County Administrative Code for 2002.

Proposed Zoning Actions

Section A14-14 to 23 (excluding A14-21) of the Suffolk County Administrative Code: 2002

During 2002, there were 2,048 zoning actions submitted to the offices of the Suffolk County Planning Commission. This represents an increase of 463 applications or 29% over the 1,585 applications considered during 2001. Applications from Towns comprised 89% (1,820) of the total submissions and Village applications accounted for the remaining 11% (228).

Approval/local determination was recommended for 2,024 of the applications as there were no apparent adverse inter-community or county-wide impacts. Comments and

suggestions to assist the local planning and zoning process were provided for many of the applications considered a matter for local determination. The remaining 24 applications (1%) were disapproved. Of the 24 applications disapproved, 16 were changes of zone, 5 were variances and 3 were special permits.

There were 75 changes of zone of which 16 or 21% were disapproved. Variances comprised 1,439 of the referrals and 5 were disapproved. Of the 378 special permits, 3 were disapproved, and of the 156 new and amended zoning ordinances, none were disapproved.

Of the 2,048 applications, variances accounted for 70%, special permits 18%, changes of zone 4% and new and amended zoning ordinances 8%. Approximately 98% of all applications submitted to the offices of the Suffolk County Planning Commission were acted upon within ten (10) days of receipt. The impact of County recommendations cannot be accurately assessed because the system of reporting local actions is deficient.

Table 1. Summary of Referrals to The Suffolk County Planning Commission Pursuant to Sections A14-14 to A14-23* of the Suffolk County Administrative Code, 2002

<i>Zoning Action</i>	<u>Disapproval</u>				<u>Approval/ Local Determination</u>				<u>TOTAL</u>			
	<i>Towns</i>	<i>Villages</i>	<i>Total</i>	<i>Percent of all Referrals</i>	<i>Towns</i>	<i>Villages</i>	<i>Total</i>	<i>Percent of all Referrals</i>	<i>Towns</i>	<i>Villages</i>	<i>Total</i>	<i>Percent of all Referrals</i>
Changes of Zone	16	0	16	1%	58	1	59	3%	74	1	75	4%
Variances	5	0	5	0%	1,245	189	1,434	70%	1,250	189	1,439	70%
Special Permits	3	0	3	0%	360	15	375	18%	363	15	378	18%
New Ordinances/ Amendments	0	0	0	0%	133	23	156	8%	133	23	156	8%
TOTAL	24	0	24	1%	1,796	228	2,024	99%	1,820	228	2,048	100%

*Excluding Section A14-21

Note: Incomplete and no jurisdiction referrals are not included.

Table 2. Summary of Town and Village Referrals to the Suffolk County Planning Commission Pursuant to Sections A14-14 to A14-23* of the Suffolk County Administrative Code, 2002

	Changes of Zone		Variances		Special Permits**		New Ordinances/ Amendments		TOTALS		
	Dis-approval	Approval/ Local Determin- ation	Dis-approval	Approval/ Local Determin- ation	Dis-approval	Approval/ Local Determin- ation	Dis-approval	Approval/ Local Determin- ation	Reviewed	No Jurisdiction	Referrals
Towns											
BABYLON	0	2	1	120	0	46	0	9	178	2	180
BROOKHAVEN	14	23	2	261	0	136	0	14	450	28	478
EAST HAMPTON	0	5	0	45	0	58	0	16	124	2	126
HUNTINGTON	0	6	0	255	1	72	0	36	370	34	404
ISLIP	0	18	1	340	0	11	0	2	372	9	381
RIVERHEAD	0	0	0	27	2	5	0	8	42	1	43
SHELTER IS.	0	0	0	15	0	0	0	2	17	3	20
SMITHTOWN	1	4	1	95	0	8	0	2	111	4	115
SOUTHAMPTON	0	0	0	0	0	19	0	37	56	6	62
SOUTHOLD	1	0	0	87	0	5	0	7	100	2	102
TOWN TOTAL	16	58	5	1,245	3	360	0	133	1,820	91	1,911
Villages											
Amityville	0	1	0	1	0	0	0	0	2	0	2
Asharoken	0	0	0	3	0	1	0	0	4	0	4
Babylon	0	0	0	16	0	0	0	0	16	0	16
Bellport	0	0	0	0	0	0	0	3	3	0	3
East Hampton	0	0	0	1	0	0	0	1	2	0	2
Huntington Bay	0	0	0	7	0	3	0	3	13	0	13
Islandia	0	0	0	0	0	1	0	2	3	0	3
Lindenhurst	0	0	0	21	0	1	0	0	22	3	25
Lloyd Harbor	0	0	0	5	0	1	0	2	8	0	8
North Haven	0	0	0	87	0	1	0	1	89	0	89
Ocean Beach	0	0	0	17	0	0	0	2	19	1	20
Old Field	0	0	0	0	0	0	0	1	1	1	2
Patchogue	0	0	0	11	0	0	0	0	11	0	11
Port Jefferson	0	0	0	0	0	7	0	0	7	0	7
Quogue	0	0	0	3	0	0	0	2	5	1	6
Southampton	0	0	0	7	0	0	0	2	9	1	10
Westhampton Bch.	0	0	0	6	0	0	0	0	6	0	6
Village Total	0	1	0	189	0	15	0	23	228	10	238
Total Referrals	16	59	5	1,434	3	375	0	156	2,048	101	2,149

*Excluding Section A14-21

**Includes Site Plans

Adopted Zoning Actions

Section A14-21 of the Suffolk County Administrative Code

During 2002, 52 notices of enactment concerning changes of zone, new and amended zoning ordinances were referred to the offices of the Suffolk County Planning Commission as they affected lands situated within 500 feet of a municipal boundary line. Since no adverse response was received from neighboring municipalities within the

prescribed 20 day Suffolk County Administrative Code notification period, no further action was taken by the Planning Commission. If an objection were to be interposed by a neighboring municipality, a public hearing would have been convened by the Planning Commission. An affirmative vote of ten (10) Commissioners in favor of a resolution of disapproval is required within 45 days for such resolution to be effective.

Table 3. Response Time on Referrals to the Suffolk County Planning Commission Pursuant to Sections A14-14 to A14-23* of the Suffolk County Administrative Code, 2002

Days	Number of Applications	Percent of Total
5 or less	1,924	94.0%
6-10	93	4.6%
11-15	6	0.3%
16-20	5	0.2%
21-25	4	0.2%
26-30	9	0.4%
31-35	4	0.2%
36-40	3	0.1%
TOTAL	2,048	100.0%

*Excluding Section A14-21.

Table 4. Summary of Referrals to the Suffolk County Planning Commission Pursuant to Sections 1304/1330 & A14-21 of the Suffolk County Charter/ Administrative Code, 1969 to 2002

Year	Referrals*	Public Hearings	Referring Municipality	Objecting Municipality
1969	54	1	Town of Riverhead	Town of Southold(1)
1970	54	0		
1971	42	1	Town of Smithtown	Village of the Branch(1)
1972	62	2	Town of Smithtown(1) Town of Islip	Town of Huntington Town of Smithtown(1)
1973	59	1	Town of Babylon(1)	Town of Huntington
1974	47	1	Town of Babylon(1)	Town of Huntington
1975	55	1	Town of Babylon(1)	Town of Huntington
1976	54	1	Town of Babylon(1)	Town of Huntington
1977	59	0		
1978	53	0		
1979	57	0		
1980	41	1	Village of Lloyd Harbor(1)	Town of Huntington
1981	62	0		
1982	87	0		
1983	95	0		
1984	83	0		
1985	80	0		
1986	111	0		
1987	99	0		
1988	96	0		
1989	124	1	Village of Islandia	Town of Islip
1990	137	0		
1991	64	0		
1992	77	0		
1993	67	0		
1994	58	0		
1995	60	0		
1996	69	0		
1997	72	0		
1998	49	0		
1999	52	0		
2000	54	0		
2001	66	0		
2002	52	0		
TOTAL	2,351	10		

*Includes adopted change of zone, amendments to the Zoning Ordinance, and New and Amended Zoning Ordinances.

(1) Decision favored.

Note: Section 1304 of the Suffolk County Charter was amended as Section 1330 on 1/1/71. Section 1330 was amended as Section A14-21 of the Suffolk County Administrative Code on 10/25/86.

**MUNICIPAL REFERRALS TO THE COUNTY:
SUBDIVISIONS**

Summary of Subdivision Referrals to the Suffolk County Planning Commission Pursuant to Section A14-24 of the Suffolk County Administrative Code for 2002.

Proposed Subdivision Actions

Section A14-24, Suffolk County Administrative Code

During 2002, 114 major/minor subdivision actions were considered by the offices of the Suffolk County Planning Commission. This represents a decrease of twenty-nine (29) applications or 20% relative to the 143 applications considered during 2001. This decrease is reflective of the various moratoria on subdivisions within the east end towns and the Town of Brookhaven throughout 2002.

Of the 114 applications, 92.1% (105) and 7.9% (9) were from Towns and Villages respectively. Approximately 96.5% or 110 of the applications resulted in a recommendation of approval/local determination as there were no significant inter-community or county-wide impacts. Many of the applications considered a matter for local determination included comments and suggestions to assist the local planning and subdivision process. The remaining 4 applications (3.5%) were disapproved. Of the

applications disapproved, one (1) was a minor subdivision and three (3) were a major subdivisions. All disapproved applications were Town referrals.

One hundred percent (100%) of all applications submitted to the offices of the Suffolk County Planning Commission were acted upon within 45 days of receipt as per the County Administrative Code.

Proposed Condominiums

Two (2) new condominium applications were referred to the Suffolk County Planning Commission in 2002. Condominium applications constitute only 1.7% of all applications reviewed by the Commission. Both applications were from Towns. Both applications were deemed to be a matter for local determination.

The remainder of the maps (36) reviewed by the Department of Planning were either proposed plats not within the jurisdiction of the Planning Commission (10), pursuant to the Suffolk County Charter; incomplete referrals (8), pursuant to the Suffolk County Planning Commission Subdivision Guidebook, or; maps previously reviewed by the Commission where there has been no substantial change in the new referral (18). Such maps are not reviewed again by the Commission.

Table 5. General Summary of Subdivision Maps Handled 1990-2002

	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Maps that were reviewed by Commission	240	178	139	95	87	52	68	115	121	119	120	143	114
<i>Number of plats that were minor subdivisions</i>	121	99	87	78	68	59	54	54	63	61	71	105	76
Maps received not within areas of review	22	15	10	9	12	19	10	6	10	13	20	7	10
Maps Previously Reviewed-Not processed	N/A	N/A	N/A	N/A	N/A	N/A	15	17	5	26	29	28	18
Incomplete referrals	105	59	24	33	29	36	45	33	13	19	9	13	8
Condominiums	11	3	2	1	3	1	1	0	2	2	3	2	2
Referrals for which no action was taken by Commission	N/A	N/A	N/A	N/A	44	61	48	3	0	0	0	0	0
TOTAL NUMBER OF MAPS PROCESSED*	429	255	175	138	172	169	172	157	151	179	181	193	152

*Sums of rows 1, 3, 4, 5, 6 & 7

Table 6. Summary of Referrals to the Suffolk County Planning Commission Pursuant to Sections A14-24 of The Suffolk County Administrative Code, 2002

<i>Subdivision Action</i>	<u>Disapproval</u>				<u>Approval/ Local Determination</u>				<u>TOTAL</u>			
	<i>Towns</i>	<i>Villages</i>	<i>Total</i>	<i>Percent of all Referrals</i>	<i>Towns</i>	<i>Villages</i>	<i>Total</i>	<i>Percent of all Referrals</i>	<i>Towns</i>	<i>Villages</i>	<i>Total</i>	<i>Percent of all Referrals</i>
Minor	1	0	1	0.9%	68	7	75	65.8%	69	7	76	66.7%
Major	3	0	3	2.6%	31	2	33	29.9%	34	2	36	31.6%
Condominiums	0	0	0	0%	2	0	2	1.7%	2	0	2	1.7%
TOTALS	4	0	4	3.5%	111	9	110	96.5%	105	9	114	100%

Note: Incomplete and no jurisdiction referrals are not included.

Table 7. Summary of Town And Village Referrals to The Suffolk County Planning Commission Pursuant to Sections A14-24 of The Suffolk County Administrative Code, 2002

<i>Towns/Villages</i>	<u>Minor Subdivisions</u>			<u>Major Subdivision</u>			<u>TOTAL</u>	
	<i>Disapproval</i>	<i>Approval</i>	<i>Local Deter.</i>	<i>Disapproval</i>	<i>Approval</i>	<i>Local Deter.</i>	<i>Reviewed</i>	<i>No Action</i>
Towns								
<i>Babylon</i>	0	0	3	0	0	1	4	-
<i>Brookhaven</i>	0	0	0	3	3	17	23	-
<i>East Hampton</i>	0	2	7	0	0	0	9	-
<i>Huntington</i>	0	0	1	0	0	1	2	-
<i>Islip</i>	1	0	34	0	0	0	35	-
<i>Riverhead</i>	0	2	5	0	0	0	7	-
<i>Shelter Island</i>	0	0	1	0	0	0	1	-
<i>Smithtown</i>	0	2	3	0	1	1	7	-
<i>Southampton</i>	0	0	6	0	2	5	13	-
<i>Southold</i>	0	0	2	0	0	0	2	-
Subtotal	1	6	62	3	6	25	103	-
Villages								
<i>East Hampton</i>	0	0	1	0	0	0	1	-
<i>Islandia</i>	0	0	0	0	0	1	1	-
<i>Lindenhurst</i>	0	0	2	0	0	0	2	-
<i>North Haven</i>	0	0	0	0	0	1	1	-
<i>Old Field</i>	0	0	1	0	0	0	1	-
<i>Quogue</i>	0	0	1	0	0	0	1	-
<i>Southampton</i>	0	0	2	0	0	0	2	-
Subtotal	0	0	7	0	0	2	9	-
Condominiums	0	0	0	0	0	2	2	-
TOTAL	1	6	69	3	4	29	114	-

INFORMATION RESOURCES - PLANNING AND RESEARCH DIVISION

The Planning and Research Division provides data and research to the County Executive, members of the County Legislature, the business sector and the general public. Planning services are provided to county departments as well as governmental divisions within the county. The Planning and Research Division also maintains the department as a State Data Center Affiliate. In this capacity the division is responsible for reviewing, analyzing and disseminating Census data.

Special Projects

Village of Patchogue Downtown Business District Study, November 2002

The Department provided the Village of Patchogue with an in depth analysis of the village's downtown area. The report contains many practical recommendations for revitalizing Patchogue's business district.

Energy Policy for County Owned Facilities, August 2002

The Department, in conjunction with the Suffolk County Department of Public Works, compiled a report which defines the energy policies and procedures that all county departments and agencies shall consider in the design, renovation and operation of county facilities.

Long Island Sound Study - Suffolk County Watershed Program

Division staff is participating in this project with the Environmental Analysis Division performing land use, field work and mapping.

Recurring Activities

State Data Center Affiliate

The Suffolk County Department of Planning works very closely with the U. S. Census Bureau, and is a State Data Center Affiliate. As part of this arrangement with the Census Bureau, the department is given Census products and is considered the local authority on Census data and geography. The department is responsible for reviewing, analyzing and disseminating Census data and reviewing boundaries and place names for the Census Bureau.

In 2002 the most detailed data from the 2000 U. S. Census were released. Census reports are being prepared by compiling and analyzing this data.

Maintenance of Comprehensive Databases

The division continually researches and maintains comprehensive databases of the county's retail centers, office buildings, hotels and multi-family housing complexes.

Requests for Information and Assistance

Requests for information totaled 2,447 in 2002. Of these requests, about 50% were for Census data. One-third of all information requests were from the business sector, many of which were for businesses seeking to expand or relocate. Many information requests are from other government offices and non-profit agencies for use in grant preparation.

Additional information is provided from county-wide inventories of apartments, condominiums, co-ops, subsidized housing, office buildings, and shopping centers. Data is also maintained for the number of building permits, housing prices, unemployment, the consumer price index, income estimates and demographic, economic and development trends.

The Planning and Research Division assisted the Town of Babylon with Census data to consider the formation of an Empire Zone in Wyandanch. Assistance was also provided to LIPA for the preparation of the annual *Population Survey*. Population projections were reviewed for consistency with local knowledge of development trends. The County's Official Statement and the County's bond rating agency meetings were also furnished with data.

Suffolk County Farmland Committee and Suffolk County Agricultural and Farmland Protection Board

The division provides staff for the Suffolk County Farmland Committee and the Suffolk County Agricultural and Farmland Protection Board. This includes preparing material for the meetings, reviewing properties proposed for the acquisition of development rights and reviewing Agricultural Districts.

Grant Preparation for Farmland Preservation

Staff prepares grants and received funding from New York State and, to a lesser extent, the Federal Government for farmland preservation.

Planning Department Web Site

Staff maintains the Department of Planning's web site. Department of Planning reports, data and meeting minutes are continually updated as information becomes available.

Analysis of Demographic, Economic and Development Trends

Staff researches and analyzes demographics, housing market, economy, development trends and land use and prepares an annual report for Suffolk County.

ENVIRONMENTAL ANALYSIS

Work completed by the Environmental Analysis Division during 2002 is summarized below under two general categories: **Special Projects** and **Recurring Activities**.

Special Projects

Long Island Sound Study - Suffolk County Watershed Program

The Department is conducting an extensive, parcel-specific land use analysis along the north shore for the Department of Health Services. This work involves all of the land in the Long Island Sound coastal watershed between Cold Spring Harbor on the west to Mt. Sinai Harbor on the east. During 2002, the land use information within the study area boundary for the Towns of Huntington, Smithtown and Islip was verified and field checked; and final GIS existing land use maps were prepared by the Cartography Division. Aerial photo interpretation and field verification of land use were completed for the study area in the Town of Brookhaven.

Suffolk County Aquaculture Committee

The Department continued to chair and staff this committee during its deliberations, and to conduct its research and report preparation activities during 2002. The Committee's final report, *Policy Guidance for Suffolk County on Shellfish Cultivation in Peconic and Gardiners Bays*, was completed and submitted to the County Executive and Legislature in June, as required. The Aquaculture Committee's recommendations address the need for a general policy statement on private shellfish cultivation in the bays; actions the County should take with respect to oyster grant lands; and the acquisition of additional information that is essential to identify areas that would be presumptively compatible for shellfish leasing.

The Department assisted in the implementation of some of these initiatives. A decisive action taken by Suffolk County in 2002 changed the ownership pattern in Peconic and Gardiners Bays in dramatic fashion. The deeds for 61 private parcels, totaling about 5,190 acres of old oyster grant lands, were taken by the County for non-payment of taxes. Work continues on promoting the establishment of a more modern administrative framework for providing access to underwater lands in the future for private shellfish culture activities.

New York State Environmental Facilities Corporation

Division staff coordinated the preparation and submission of the County's application to the NYS Environmental Facilities Corporation for financial assistance through issuance of low-interest bonds to offset the cost of open space acquisitions and farmland TDRs (\$62 million) under the New ¼ % Program.

Mud Creek Watershed

Section 206 Aquatic Ecosystem Restoration Project

The Department continued to coordinate activities with the New York District, Corps of Engineers to secure federal assistance for a project to restore wetland, stream and pond habitats that were dramatically impacted by the operation of a former duck farm located at the headwaters of Mud Creek in East Patchogue. The duck farm property is now County parkland. At the request of the County Executive, the Corps prepared its Preliminary Restoration Plan, and concluded that a project to improve the Mud Creek watershed ecosystem is suitable for federal assistance. The concept of this project could be extended to other properties located along shoreline areas and tributaries that were previously used for duck farming activities, but are now owned by the County, or could be acquired in the future.

Beaverdam Creek Restoration Task Force

The Department has continued to monitor the activities of this group during the past year, and completed existing land use and open space ownership GIS maps for the Beaverdam Creek watershed.

Recurring Activities

Tax Lien Parcel Review

Staff reviews all parcels that the County obtains through tax lien procedures and provides recommendations as to their disposition. Environmental conditions, as well as other County interests, are evaluated and the following recommendations are made: 1) retain properties and transfer

them to the County Parks system; 2) sell to an adjacent owner; 3) sell to municipality; or 4) sell at auction.

Open Space Planning

Division staff is involved in numerous aspects of the County's Open Space acquisition programs. On a comprehensive basis, staff provides reports that evaluate various aspects of a region or watershed and make specific recommendations to acquire certain parcels. In addition, staff provides comprehensive open space plans that recommend acquisitions on a County-wide basis. Introductory Resolutions that recommend specific proposed park acquisitions are also prepared by staff on behalf of the County Executive.

Staff prepares maps for proposed open space acquisitions, reviews resolutions and provides comments for presentation to the County Legislature's Environment, Land Acquisition and Planning Committee. Staff also makes presentations on various proposed park acquisitions to the Suffolk County Parks Trustees at its monthly meetings, when Trustees' review of such proposals is required or recommended.

Staff reviews proposals requesting a variance from the Suffolk County Department of Health Services Board of Review wherein an applicant is proposing a donation of property in order to meet certain population density/design flow requirements through a Transfer of Development Rights (TDR) procedure. Staff prepares resolutions for donation and dedication of such properties to the County Parks system.

Suffolk County Water Quality Protection Program

Staff attended meetings of the Suffolk County Water Quality Review Committee and assisted in the development of scoring criteria and procedures for soliciting and evaluating water quality remediation and habitat restoration projects submitted for funding under the Water Quality Protection Program.

Technical Assistance

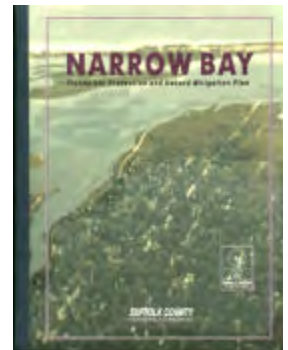
Division staff attended numerous meetings of special study committees and advisory groups during the course of the year. Technical assistance and evaluative services were provided, and coordination activities were carried out. A listing of these committees/groups follows.

- The Nature Conservancy Peconic Bays Aquaculture Advisory Committee
- Suffolk County Dredge Projects Screening Committee

- Long Island Shellfish Managers Association
- NYS Dept. of Environmental Conservation Shellfish Advisory Committee
- Peconic Estuary Program Technical Advisory Committee
- South Shore Estuary Program Technical Advisory Committee
- Suffolk County Vector Control and Wetlands Management Plan TAC
- New York Sea Grant Program Advisory Council
- Village of Bellport Waterfront Management Advisory Committee
- Bluepoints Bottomlands Council
- L.I. Source Water Assessment Program (SWAP) Steering Committee

Study Award

The Department of Planning received the William H. Whyte Award from the American Planning Association on June 4, 2002 for the Narrow Bay Floodplain Protection and Hazard Mitigation Plan, which was prepared in 1997 by the Environmental Analysis Division. This award was given in recognition of a plan that is distinguished by creativity in the field of planning.



AFFORDABLE HOUSING

The County took great strides in the first full year of operating its Affordable Housing Opportunities Program. In March, the County held its first time homebuyers fair, providing information on potential auction properties, mortgage loan products and housing counseling services. The fair was attended by more than 400 people. In May, the County held its second Homeownership Opportunities auction, at which 119 prequalified first time buyers bid on 22 homes. Over the course of the year, the County approved the transfer of 68 parcels for affordable housing purposes to local municipalities.

In July, the County closed on the purchase of its first property under the capital bond program. This Melville property will be the future home for 84 families. The County also approved the funding of its second site, in Bay Shore, which is expected to close in early spring of 2003. In recognition of its affordable housing program, the State awarded the County its Governor's Quality Communities Award for Excellence.



Figure 2 - Suffolk Home Ownership Opportunity Program Housing Fair in the lobby of the H. Lee Dennison Building, Hauppauge, NY on March 23, 2002.



Figure 3 - The NYS Governor's Quality Communities Award for Excellence presented to Suffolk County Executive Robert Gaffney by Barbara "Charlie" Murphy, NYS Assistant Secretary of State at the Suffolk County Planning Federation seminar, October 30, 2002. [left to right: Robert Gaffney, Barbara Murphy, Marian Zucker, Suffolk County Affordable Housing Director, Thomas A. Isles, Director, Suffolk County Department of Planning.]

CARTOGRAPHIC AND GIS DIVISION

The Cartographic and GIS Division completed 116 job requests for the year 2002. This was the highest number of requests completed by this division in one year to this date. Some of the major mapping and graphics projects completed this year were:

- Suffolk County Agricultural District Number 3
- Peconic/Gardiners Bays Underwater Lands Tax Status
- Technical support for the Suffolk County Real Estate Auction, May 2002

- Affordable Housing Fair graphics, report preparation
- Miller Place, County Open Space mapping
- Suffolk County Strategic Initiatives for Economic Development graphics and mapping preparation
- Beaverdam Creek Corridor Land Use mapping
- Yaphank County Center Inventory
- Village of Patchogue Downtown Business District Study
- Federal Application for Farmland Protection Program mapping.

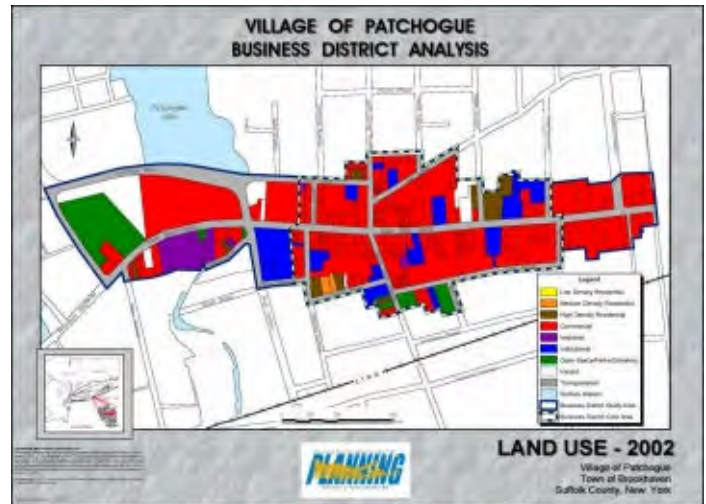


Figure 4 - An example of a map prepared by the Cartographic and GIS Division for the *Village of Patchogue Downtown Business District Study*.

COUNCIL ON ENVIRONMENTAL QUALITY

The Council on Environmental Quality (CEQ) was established in 1970 under Article I of the Suffolk County Charter and Article 47 of the New York State Environmental Conservation Law. It has the responsibility for environmental review and administering the State Environmental Quality Review Act (SEQRA) under Chapter 279 of the Suffolk County Code with respect to county initiated projects and activities. There are nine full voting members, eight of whom are appointed by the Suffolk County Legislature and approved by the County Executive and one who is the chairperson of the Legislature's Committee on Parks, Recreation and Conservation. In addition, a town Conservation Advisory Council designated representative is also entitled to vote on county projects and activities within their municipal boundaries.

Under its mandated charter responsibilities, the Council is advisory to both the County Executive and Legislature. The CEQ office and staff are part of the Suffolk County Department of Planning for purposes of administration and budget. Article I and Chapter 279 of the Suffolk County Code (Local Law 22-1985) assigns the Council the following responsibilities:

- Make recommendations on what county activities are likely to have a significant impact on the environment;
- Recommend properties for dedication to the County Nature Preserve and Historic Trust;
- Assist the County Executive in the preparation of the Annual Environmental Report;
- Advise the County Legislature and County Executive on developments in the County with environmental significance;
- Review the environmental impact of any project at the request of the County Executive or County Legislature;
- Advice on preparation and review of environmental assessment forms;
- Recommendations on the significance and nonsignificance of actions;
- Preparation of EIS's and recommendations on the scope, adequacy and contents of EIS's;
- Preparation and circulation of SEQRA notices and documents;
- Conduct public hearings; and,
- Recommendations to county decision-makers.

Section 418(b) of the Charter requires that the County Executive's proposed capital program include an evaluation of each project's probable impact; accordingly the Council is delegated to conduct preliminary environmental reviews of all proposed capital projects. During 2002, staff provided environmental input for 42 Capital Projects in the 02-04 County Executive's capital program.

Chapter 279 of the Suffolk County Code (Local Law 22-1985) assigns CEQ the responsibility for administering the State Environmental Quality Review Act (SEQRA), Article 8 of the New York Environmental Conservation Law) with regard to all county-initiated activities:

All County initiated projects and activities must be evaluated to determine whether an environmental impact statement (EIS) is required; EIS's must be reviewed and evaluated by the Council; and requirements for circulation, notice, public hearing, and comment must be complied with according to prescribed timetables.

During 2002, Planning Department staff (CEQ) set up, distributed materials and held 13 regular CEQ meetings. Over the course of the year, 68 projects and activities were reviewed and subsequent CEQ recommendations and associated SEQRA documentation was prepared and sent to the County Executive, the Legislature and interested parties. In addition, 2,342 legislative introductory resolutions were reviewed and classified pursuant to SEQRA setting forth the environmental requirements.

Suffolk County Legislative Resolution 871-1972 establishes the Suffolk County Historic Trust and appoints the Council members as trustees thereof. The CEQ formed a Historic Trust Committee comprised of at least two voting CEQ members as well as local historians and archeologists. The Historic Trust Committee reviews on and reports to the CEQ on county projects that affect historic resources. The County of Suffolk owns approximately 175 historic buildings and landmarks. In February 2002 a Historic Trust Committee meeting was held at the Big Duck in Flanders.

Local Law 31-1977 establishes the Dredging Projects Screening Committee, which includes one member from the CEQ. During 2002, CEQ staff attended one Dredging Project Screening Committee meeting and commented on five projects.

Section 204(B)(3) of the Eminent Domain Procedure Law, Chapter 839 of the Laws of 1977, requires condemners to make a finding regarding the effect of the proposed project on the environment and residents of the locality before the taking of property. Regulations being prepared by the County Division of Real Estate specify that, for County condemnations, these findings will be based on environmental review carried out under the auspices of CEQ. Planning staff prepares the environmental review testimony for all Eminent Domain Procedure hearings.

Planning (CEQ) staff also provided support to the Suffolk County Industrial Agency (IDA) throughout 2002. During the year, the staff reviewed forty six IDA projects and provided SEQRA recommendations and associated documents with those reviews.

Planning (CEQ) staff assists the Division of Real Estate and reviews proposed property acquisitions for potential contamination with toxic and hazardous substances. Over the course of the year, 17 environmental assessment reviews were conducted comprising 392.9 acres of land.

The staff of CEQ is also a participating member of the Central Pine Barrens Protective Lands Council. The purpose of the CPB Protective Lands Council is to develop a regional management plan for protected lands in both the core preservation area and the compatible growth area in the Central Pine Barrens. Goals of the plan include: natural resource protection and management; public access and enjoyment of protected lands; community education and stewardship; interagency coordination and planning; and, environmental and conservation enforcement. The management plan is a work in progress.

FARMLAND COMMITTEE

The Farmland Committee was established to recommend to the County Legislature the lands from which development rights may be acquired and to administer those lands after the development rights have been purchased. Administering the PDR (purchased development rights) lands includes granting permits for the construction or erection of structures on those properties and the granting of permits for the operation of farm stands on those properties. The committee also reviews matters relevant to development rights and the agricultural economy in general.

In 2002 more than 40 parcels were considered and approved for recommended purchase of development rights. The Farmland Committee also reviewed applications for the construction of deer fences, utility sheds, barns, Morten buildings, greenhouses, and irrigation wells.

The issue of siting wind turbines on PDR farmland was reviewed. It was determined that wind turbines are not an agricultural product and cannot be put on PDR land but a wind turbine can be used for power that will be used on site.

DIVISION OF REAL ESTATE

Functions

The responsibilities of the Division of Real Estate include the acquisition, maintenance and disposition of all real property owned by Suffolk County. The Real Estate division appraises and acquires properties, manages and rents appropriate properties, auctions and sells surplus Suffolk County land, prepares abstracts and redeems deeds. All of these functions are performed for the administration of real property owned by Suffolk County.

Suffolk County Land Acquisition Programs

In 2002 the Division of Real Estate acquired over 360 acres of land. The Farmland Preservation Program funded 54 acres, the Drinking Water Protection Program funded the purchase of 84 acres, the Land Preservation Partnership program funded 24 acres and the Greenways Programs purchased another 127 acres. A total \$13,572,744 was spent for environmental acquisition programs in 2002.

The Affordable Housing Program expended \$1.5 million for 4.05 acres of land that has been subdivided into 84 lots. This land was purchased from the Huntington Housing Authority and is the basis for the Millennium Hills project for 84 future homeowners.

Division of Real Estate Units

The Administration unit of the Division of Real Estate is responsible for the administration and supervision of seven units: Appraisal Review, Acquisition, Condemnation-Rental Inventory, Auction & Direct Sales, Redemption, Abstracts and Accounting.

The Appraisal Review unit evaluates and approves all values for properties under Condemnation, Open Space, Suffolk County Drinking Water Protection Program and Farmland Preservation Program; prepares reviews and appraisals on all surplus tax sale properties; assists with negotiations for all of Suffolk County's acquisition programs; and provides appraisal services for other County departments, such as Public Works, including leases for Westhampton Airport.

The Acquisition unit acquires property for all of the County's land projects. Various programs include the Drinking Water Protection Program, Farmland Preservation Program, Open Space Program and various other capital projects. The unit is also responsible for all financial accounting for all division revenues and capital projects, and the coordination of all consultant/property owner contracts.

The Condemnation rental inventory unit is responsible for condemnations brought about by other municipalities against County owned properties. This unit also works on reducing the amount of Suffolk County tax liability and challenges various town assessments on tax acquired properties. By proving wrongfully taxed double assessments or actual non-existence, they have brought revenue to the County in refunds/credits from the Towns.

The Rental and Inventory unit inspects, rents, manages and repairs acquired properties. It is responsible for establishing rents. It also issues use and occupancy agreements and arranges for clean-ups, board-ups and demolitions.

The Auction and Direct Sales unit reviews and prepares all documents relating to the sale of surplus Suffolk County land at auction. It is responsible for clearing title and all encumbrances to transfer title and all documents relating to said transfers. Additionally, the unit is a sales agent for the county for direct sales to adjacent owners and all sales/transfers to any other municipality within the county including New York State.

The Redemption unit receives copies of the tax deeds. Shortly afterward, the applications to redeem begin to arrive. It is necessary for the agents to collect the application fee and accept and review the ten year chain of title. In

addition to redemptions, we now process the certificates of Abandonment which cancel the tax deeds as though they never existed.

The Abstract unit files documents related to county owned property and provides data for various units/agencies in order to dispose of surplus county-owned property.

The Accounting unit is responsible for the receipting, depositing and transferring of all division income, which includes: auction sales, direct sales, municipal sales, property redemption, back taxes, current taxes, penalties and interest, rent from approximately 300 active tenants, redemption fees, auction fees, etc. The accounting unit is also responsible for all operations and capital expenditures which includes the Drinking Water Protection, Farmland, Open Space, South Setauket Woods, Land Preservation Partnership and Greenways fund acquisition programs.

Table 8 provides a summary of the cost and number of acres of land acquired by Suffolk County Land Acquisition Program. Appendix Table I contains the detailed list of 2002 acquisitions by parcel by program.

Table 8. Real Property Acquisitions 2002, Summary by Program

PROGRAM	Acres	Cost
Drinking Water Protection	83.7	\$1,466,688
Pay as You Go 1/4% Open Space Program	46.6	\$2,060,430
Open Space Preservation Program	3.4	\$0
Farmland Preservation Program	53.7	\$2,237,586
Land Preservation Partnership Program	24.5	\$237,500
Greenways Open Space Program	16.3	\$379,800
Greenways Active Parkland	37.3	\$1,495,500
Greenways Farmland Program	73.7	\$1,320,240
Multifaceted Land Preservation Partnership Program	18.1	\$3,000,000
Capital Projects	3.4	\$1,375,000
Affordable Housing Program	4.1	\$1,500,000
TOTAL	364.8	\$15,072,740

SUMMARY PLANNING PROJECT ACTIVITY IN 2002

Mandated, Regularly Scheduled Meetings administered by the Department of Planning:

- Suffolk County Planning Commission, first Wednesday of every month [Laws of Suffolk County Part I, §C14-2]
- Council on Environmental Quality, third Wednesday of every month [Laws of Suffolk County Part I, §C1-2]
- Farmland Committee, as scheduled [Laws of Suffolk County Part III, §8.5]

Reports and Special Projects:

- *2001 Land Available for Development Sending/Receiving Areas, Town of Riverhead*, February 2002
- Village of Bellport, Waterfront Management Advisory Committee, plan for the regulation of docks/structures along its waterfront.
- *Hubbard Duck Farm Sawmill Creek Watershed, Town of Riverhead, Suffolk County*, March 2002
- *Policy Guidance for Suffolk County on Shellfish Cultivation in Peconic and Gardiners Bays*, June 2002
- *Village of Patchogue Downtown Business District Study*, November 2002
- Beaverdam Creek Restoration Task Force
- *Energy Policy for County Owned Facilities*, August 2002
- Long Island Sound Study - Suffolk County Watershed Program
- Mud Creek Watershed Section 206 Aquatic Ecosystem Restoration Project
- *Inventory of Existing Buildings and Planned Expansions at the Yaphank County Center*, August 2002
- *Resource Manual: Planning Basic Training, A Seminar on Planning Board Fundamentals, Zoning Board Fundamentals and SEQRA Community Character Issues*, October 30, 2002

Ongoing work:

- The review of over 2,100 municipal referrals by the zoning- subdivision staff
- Open Space Planning
- Tax lien parcel review
- Environmental review of projects before the Industrial Development Agency with necessary SEQRA documents
- Environmental assessment, field survey for Suffolk County site acquisitions
- Reviews of 2,342 legislative introductory resolutions pursuant to SEQRA setting forth the environmental requirements.
- Demographic and Census information
- Provided Cartographic services for 116 projects
- Review of 42 Capital Program projects

Assistance and information was provided to the following:

- Village of Bellport Waterfront Management Advisory Committee
- Peconic Estuary Program

- Corps of Engineers
- L. I. Source Water Assessment Program (L.I. SWAP)
- Suffolk County Planning Federation “Planning Basic Training” conference.
- Demographic information for the Town of Babylon Empire Zone application.

Committees on which the Suffolk County Department of Planning is a mandated member or official designee of the County Executive or regular attendee:

Mandated member as per the Laws of Suffolk County:

- Dredging Project Screening Committee [Laws of Suffolk County, Part II, A8-4.B] Director of Planning or designee
- Sewer Agency [Laws of Suffolk County, Part V, §772-3] Director of Planning or designee
- Space Management Steering Committee [Laws of Suffolk County, Part II, A22-2.A] Director of Planning, and Director of the County Division of Real Estate or designee
- Suffolk County Airport Lease Screening Committee [Laws of Suffolk County, Part I, §C15-4C] Director of County Division of Real Estate
- Suffolk County Aquaculture Committee [Laws of Suffolk County, Part V, §553-1] Director of Planning, Chairperson of Committee or designee
- Suffolk County Review Committee for Siting of Memorials and Symbols [Laws of Suffolk County, Part V, §674-1] Director of Planning or designee
- Suffolk County Smart Growth Committee (first meeting, May 15) [Reso 903-2001, extended expiration Reso 95-2003] Director of Planning, Chairperson of Committee, or designee
- Suffolk County Water Quality Review Committee [Laws of Suffolk County, Part V, §858A.2] Director of Planning or designee
- Traffic Safety Board [Laws of Suffolk County, Part I, §C29-3(1)] Planning
- Wireless Communications Review Committee [Laws of Suffolk County, Part V, §865-8A(8)] Director of Planning or designee
- Citizens Advisory Panel to Implement the Suffolk County Downtown Revitalization Program (Capital Project Funds) [Resolution No. 808-1998] *The Citizens Advisory Panel was created by Resolution No. 444-1997, Creating Citizens Advisory Panel to Assist in Developing County-wide Comprehensive Downtown Revitalization Plan, which mandates that the Director of Planning or designee be on the panel.*

Regular attendee:

- Suffolk County Board of Trustees of Parks, Recreation and Conservation (Park Trustees)
- Suffolk County Legislature’s Environment, Land Acquisition & Planning Committee
- Suffolk County Legislature’s Ways & Means, Real Estate Transactions and Finance Committee

Affordable Housing: [Laws of Suffolk County, Part II, §A36-1 to 5, added 6/27/2000]

- Suffolk Home Ownership Opportunity Program Housing Fair
- Work on several projects that are underway (Millennium Hills, Huntington, Millbrook Gables, Sunnybrook, Bay Shore)
- Auction Sale for the Suffolk Home Ownership Opportunity Program
- Groundbreaking for Millennium Hills, Huntington in September of the County’s first affordable housing project using the new capital program

Real Estate:

General auction of surplus properties, May 16, record amount of sales - in excess of \$10,000,000.

Acquisition of Pollio Farm, Manorville and Normandy Manor, Centerport.

Census:

Detailed 2000 Census sample data released August 2002 containing information on income, education, employment and housing costs, etc.

Applications:

- Grant application to the USDA under the 2002 Farm Bill requesting \$5 million in matching Federal funds to augment the County’s purchase of farmland development rights program. (Received \$530,000)
- Application to the NYS Environmental Facilities Corp. to apply for low-interest bonds in anticipation of the new 1/4% program to purchase open space and farmland TDRs. (\$62 M) (in process as of 2/03)
- Grant applications for the LIRPB: Energy Study, Disaster Plan, and Strategic Economic Plan.

Awards:

- **2002 New York State Quality Communities Award** for the Affordable Housing Program.
- **William H. Whyte Award** from the American Planning Association on June 4, 2002 for the Narrow Bay Floodplain Protection and Hazard Mitigation Plan.

Meetings Attended:

- Village of Bellport Waterfront Management Advisory Committee
- Steering Committee for the L. I. Source Water Assessment Program (L.I. SWAP)
- Central Pine Barrens Protective Lands Council
- Legislature’s Health Committee
- Long Island Ferry Coalition meeting
- Brookhaven National Laboratory Executive Round Table
- Central Pine Barrens Credit Clearinghouse, staff is Suffolk County representative
- East End Transportation Council
- meeting with NY District Corps of Engineers and Ducks Unlimited on restoring degraded tidal wetlands sites.
- Corp of Engineers meeting to brief County officials on non- structural approaches for reducing flood/erosion-

related damages to property as part of the Fire Island to Montauk Point Reformulation Study.

- NYS Dept. of Transportation Rest Area
- L.I. Waterborne Transportation Plan
- Suffolk County Water Authority-soil lysimeter research
- NY Sea Grant Hard Clam Research Initiative Advisory Committee
- Riverhead YMCA siting meeting
- Steering committee for the Town of Southampton: Flanders, Riverside, Northampton Hamlet Study
- NYS Environmental Facilities Corporation
- NY District Corps of Engineers for the Mud Creek Watershed Aquatic Ecosystem Restoration Project
- Suffolk County Vector Control and Wetlands Management Long-Term Plan Technical Advisory Committee
- LI Shellfish Managers Association at DEC, emergency meeting due to shellfish parasite QPX.
- American Planning Association Steering Committee
- Vision Long Island's Smart Growth Summit
- Suffolk County Emergency Planning Committee
- Central Pine Barrens Citizens Advisory Committee
- Pine Barrens Commission
- Soil and Water District
- NYS Soil and Water Conservation Committee
- NY Sea Grant Program Advisory Council
- Suffolk County Planning Federation seminar "Planning Basic Training"
- Cooperative Extension Board of Directors
- S. C. Farm Advisory meeting
- Mid-Atlantic Resource Conservation and Development District annual meeting
- County 1/4% Advisory Committee
- NYS Association of Conservation Districts
- meeting demonstrating Coastal View software hosted by the Army Corps of Engineers and NYS DOS
- Town Shellfish Managers Association
- Bluepoints Bottomlands Council
- NYS DEC Shellfish Advisory Committee
- Peconic Estuary Program Technical Advisory Committee
- Robert Moses Statue Oversight committee
- Suffolk County Homeless Task Force
- Long Island Campaign for Affordable Rental Housing
- Suffolk County Soil and Water District
- Lower Hudson/Long Island Resource Conservation and Development District.
- Pesticide Citizens Advisory Committee
- Bluepoints Coalition/Consortium
- BiCounty Economic Summit - Affordable Housing Summit
- Fannie Mae Long Island Advisory Board
- Suffolk County Executive's GIS Task Force Meeting

APPENDIX

APPENDIX TABLE I: 2002 Real Property Acquisitions

2002 SUFFOLK COUNTY LAND ACQUISITIONS

<u>PRIOR OWNER</u>	<u>TAX MAP NO.</u>	<u>ACRES</u>	<u>AMOUNT</u>	<u>CLOSING DATE</u>
OPEN SPACE PRESERVATION PROGRAM				
Blue Point Downs, Inc.	0200 98090 0500 002004	3.40	donation	2/8/2002
	SUB TOTAL	3.40	\$0.00	
FARMLAND PRESERVATION PROGRAM				
Thomas Schiliro	0200 31800 0200 001001	11.35	\$198,128.00	2/11/2002
Thomas Schiliro	0200 31800 0200 003000	inc.	inc.	2/11/2002
Ruth Pollio	1000 10800 0100 001001	19.67	\$255,708.00	7/10/2002
Thomas H. Wickham	1000 10200 0600 p/o 020001	15.68	\$783,750.00	10/9/2002
Thomas H. Wickham	1000 10900 0700 p/o 010002	inc.	inc.	10/9/2002
Thomas H. Wickham	1000 11000 0100 p/o 001001	inc.	inc.	10/9/2002
John Gerbeth	0900 10100 0100 p/o 011000	7.05	\$1,000,000.00	11/25/2002
	SUB TOTAL	53.74	\$2,237,586.00	
LAND PRESERVATION PARTNERSHIP PROGRAM				
Diane & Melinda Novak	0200 52800 0600 016001	24.47	\$237,500.00	3/12/2002
Diane & Melinda Novak	0200 54700 0100 021000	inc.	inc.	3/12/2002
	SUB TOTAL	24.47	\$237,500.00	
MULTIFACETED LAND PRESERVATION PARTNERSHIP PROGRAM				
Walter Morris	0400 09700 0200 088000	7.95	\$1,500,000.00	10/16/2002
Walter Morris	0400 09700 0200 p/o 091000	inc.	inc.	10/16/2002
Walter Morris	0400 09700 0200 p/o 094000	inc.	inc.	10/16/2002
Robert David Lion Gardiner	0500 47000 0100 013000	10.19	\$1,500,000.00	11/13/2002
	SUB TOTAL	18.14	\$3,000,000.00	
GREENWAYS FARMLAND PROGRAM				
Clyde & V. Wesnofske	0900 03900 0100 012002	10.10	\$429,420.00	6/5/2002
Ryan Family R.E. LLC	0700 01400 0300 p/o 072001	63.63	\$890,820.00	9/12/2002
	SUB TOTAL	73.73	\$1,320,240.00	
GREENWAYS ACTIVE PARKLAND				
Anthony Pirrera	1000 11300 1200 015000	37.30	\$1,495,500.00	4/30/2002
	SUB TOTAL	37.30	\$1,495,500.00	
GREENWAYS OPEN SPACE PROGRAM				
Marie Jackson	0200 93200 0200 042000	1.20	\$1,200.00	6/10/2002
Marie Jackson	0200 93200 0100 033000	inc.	inc.	6/10/2002
Ann Ammerita	0200 93200 0200 013000	1.74	\$18,100.00	6/4/2002
Ann Ammerita	0200 93200 0200 014000	inc.	inc.	6/4/2002
Ann Ammerita	0200 93200 0200 015000	inc.	inc.	6/4/2002
Ann Ammerita	0200 93200 0200 017000	inc.	inc.	6/4/2002
Ann Ammerita	0200 93200 0200 018000	inc.	inc.	6/4/2002
John M. Benjamin	0200 93200 0200 055000	0.06	\$1,200.00	10/2/2002
John M. Benjamin	0200 93200 0200 056000	inc.	inc.	10/2/2002
Manfred Buttner	0200 97440 0500 p/o 017000	13.34	\$359,300.00	10/31/2002
	SUB TOTAL	16.34	\$379,800.00	
PAY AS YOU GO 1/4% OPEN SPACE PROGRAM				
Peconic Land Trust	1000 03100 0500 001002	14.99	\$473,000.00	5/30/2002
Estate of K. Garnett	0200 41300 0200 009000	0.60	\$1,700.00	8/12/2002
Michael Meiselman	0900 16400 0300 054000	0.20	\$50,000.00	8/5/2002
Victor J. Rugg	0600 14102 0400 009000	0.18	\$4,000.00	8/23/2002
Unitarian Universalist Church	0200 97560 0300 018005 p/o	30.63	\$1,531,730.00	11/27/2002
	SUB TOTAL	46.60	\$2,060,430.00	
CAPITAL PROJECTS				
East Neck Dev. Corp.	0400 04800 0200 006000	3.36	\$1,375,000.00	7/24/2002
	SUB TOTAL	3.36	\$1,375,000.00	

APPENDIX TABLE I: 2002 Real Property Acquisitions

2002 SUFFOLK COUNTY LAND ACQUISITIONS

<u>PRIOR OWNER</u>	<u>TAX MAP NO.</u>	<u>ACRES</u>	<u>AMOUNT</u>	<u>CLOSING DATE</u>
<i>DRINKING WATER PROTECTION</i>				
Noel Capel	0200 52900 0400 024000	0.90	\$1,700.00	9/24/2002
Carol H. Stark	0600 14102 0200 042000	11.69	\$122,745.00	9/24/2002
Carol H. Stark	0600 14102 0100 033000	inc.	inc.	9/24/2002
Carol H. Stark	0600 14102 0300 003000	inc.	inc.	9/24/2002
Laura Verdi	0900 30700 0200 007000	0.96	\$5,280.00	10/2/2002
Nicholas & Elaine Escaldi	0900 30600 0100 024000	1.72	\$9,460.00	10/21/2002
Edith M. Stark	0600 14101 0100 017000	6.56	\$68,880.00	10/21/2002
Edith M. Stark	0600 14101 0100 030000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0100 033000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0100 035000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0100 038000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 011000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 014000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 017000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 019000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 021000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 022000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 026000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 030000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 035000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 037000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0200 039000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 019000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 021000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 022000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 024000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 026000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 030000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 032000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 034000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 038000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 039000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 041000	inc.	inc.	10/21/2002
Edith M. Stark	0600 14101 0300 042000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14101 0100 041000	11.78	\$123,690.00	10/21/2002
Charles H. Stark	0600 14101 0100 042000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14101 0100 046000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14101 0100 048000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14101 0100 051000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14101 0100 052000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14101 0100 053000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14101 0100 054000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14101 0100 055000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 006000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 009000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 013000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 017000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 018000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 021000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 044000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 046000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 047000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 001000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 004000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 009000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 017000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 021000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 023000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 024000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 031000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 033000	inc.	inc.	10/21/2002

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2002 SUFFOLK COUNTY LAND ACQUISITIONS

<u>PRIOR OWNER</u>	<u>TAX MAP NO.</u>	<u>ACRES</u>	<u>AMOUNT</u>	<u>CLOSING DATE</u>
Charles H. Stark	0600 14102 0200 038000	inc.	inc.	10/21/2002
Charles H. Stark	0600 14102 0200 040000	inc.	inc.	10/21/2002
Charles H. Stark	0600 04600 0200 002000	inc.	inc.	10/21/2002
TNC (Gardiner)	0300 18100 0100 006001	42.17	\$969,933.00	12/20/2002
TNC (Schwartz)	0300 09000 0400 001004	7.89	\$165,000.00	12/27/2002
SUB TOTAL		83.67	\$1,466,688.00	

AFFORDABLE HOUSING PROGRAM

Huntington Housing Authority	0400 25402 0100 001000	4.05	\$1,500,000.00	7/16/2002
Huntington Housing Authority	0400 25402 0100 002000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 003000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 004000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 005000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 006000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 007000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 008000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 009000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 010000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 011000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 012000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 013000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 014000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 015000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 016000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 017000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 018000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 019000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 020000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 021000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 022000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 023000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 024000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 025000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 026000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 027000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 028000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 029000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 030000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 031000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 032000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 033000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 034000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 035000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 036000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 037000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 038000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 039000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 040000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 041000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 042000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 043000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 044000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 045000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 046000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 047000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 048000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 049000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 050000	inc.	inc.	7/16/2002
Huntington Housing Authority	0400 25402 0100 051000	inc.	inc.	7/16/2002

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<u>PRIOR OWNER</u>	<u>TAX MAP NO.</u>	<u>ACRES</u>	<u>AMOUNT</u>	<u>CLOSING DATE</u>
Huntington Housing Authority	0400 25402 0100 052000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 053000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 054000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 055000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 056000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 057000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 058000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 059000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 060000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 061000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 062000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 063000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 064000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 065000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 066000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 067000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 068000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 069000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 070000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 071000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 072000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 073000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 074000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 075000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 076000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 077000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 078000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 079000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 080000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 081000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 082000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 083000	inc.		7/16/2002
Huntington Housing Authority	0400 25402 0100 084000	inc.		7/16/2002
	SUB TOTAL	4.05	\$1,500,000.00	
	GRAND TOTAL	364.81	15,072,744.000	

Suffolk County Department of Planning

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Loretta Bunch

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Employees that retired in 2002: Lucille Gardella, Gail Calfa, Harry Withers, Kathleen Rigano, Johanna Buchanan, James Golden and Ann DePiazzzy.

THE DEPARTMENT REGRETS THE PASSING OF REAL ESTATE DIVISION EMPLOYEE STEPHEN HORN.

Cover photos - top left to right, Suffolk County Planning Federation Seminar on Planning Basics; Mud Creek, East Patchogue, NY; bottom left to right, Hubbard Duck Farm, Riverhead; Suffolk County Farm, Yaphank; center Sagtikos Manor, Bay Shore [LI Historic post card collection, State University of NY at Stony Brook] all other photos - Suffolk County Department of Planning



ROBERT J. GAFFNEY
SUFFOLK COUNTY EXECUTIVE