

Core Preservation Area Estimated Parcel Status by Ownership and Land Use as of January 1, 2004

Listings are in acres. Please see "Notes" section below for guidance in interpreting these figures.

(Land areas can be converted to metric measure of hectares (ha)

by using the conversion formula of 2.471 acres = 1 ha)

[*\(Pdf version available here.\)*](#)

Ownership/ Land Use	Town of Brookhaven	Town of Riverhead	Town of Southampton	Total
Protected Lands				
Suffolk County	6,401.15	1,911.62	11,737.57	20,050.33
New York State	8,885.61	1,118.53	3,475.34	13,479.48
USA	2,528.15	0	182.20	2,710.35
Town	945.67	59.80	730.14	1,735.61
Nature Conservancy	0	58.10	178.09	236.19
Miscellaneous Private	27.08	0	178.09	205.16
PBC Easements	371.12	36.73	72.60	480.45
Total	19,158.78	3,184.78	16,554.03	38,897.59
Developed Lands by Land Use Code				
Residential (200)	797.87	175.50	378.14	1,351.51
Commercial (400)	192.65	22.68	122.89	338.22
Entertainment (500)	172.31	522.19	283.80	978.30
Commercial Services (600)	5,278.65	0	415.83	5,694.48
Industrial (700)	0	20.58	100.00	120.58
Private Club (900)	76.58	72.60	0	149.18
Total	6,518.06	813.55	1,300.66	8,632.27
Utilities / Transportation (800)				
LIPA / Keyspan	47.58	0	48.71	96.29
Long Island Railroad	7.45	17.05	9.40	33.90
SC Water Authority	79.10	0	25.04	104.14
Drainage	3.15	0	0	3.15
Verizon	2.30	0	4.20	6.50
Radio / TV	10.00	0	42.82	52.82
Airport	0	600.00	175.00	775.00
Total	149.58	617.05	305.17	1,071.80
Agricultural (100)	336.37	56.81	139.89	533.07
Grandfathered Parcels	63.71	0	112.51	176.22
Hardship Exemptions	71.16	8.30	310.45	389.91
Roadfront Exemptions	51.08	54.41	54.13	159.62
Private, Vacant, Unprotected				

(300) Not Included in Above Categories <i>(See chart below for breakdown.)</i>	1,240.05	472.85	2,064.66	3,777.56
Grand Totals	27,588.79	5,207.75	20,841.50	53,638.04

Vacant Core Area Lands (Category 300) By Parcel Size								
Parcel Size	Brookhaven		Riverhead		Southampton		Total	
	Number of parcels	Acres	Number of parcels	Acres	Number of parcels	Acres	Number of parcels	Acres
0 to 0.99	381	112.18	81	20.98	836	241.63	1298	374.79
1.00 to 4.99	60	120.53	10	20.07	256	417.63	326	558.23
5.00 to 19.99	16	162.90	3	28.80	35	381.04	54	572.74
20.00 to 49.99	12	371.85	0	0	13	402.06	25	773.91
50.00 to 99.99	6	354.59	0	0	3	208.36	9	562.95
>= 100.00	1	118.00	1	403.00	2	413.94	4	934.94
Total	476	1240.05	95	472.85	1145	2064.66	1716	3777.56

Core Area Land Use Notes

1	Core area parcel list and associated data were received from the Tax Assessors of the three towns. Parcels with known acreage errors based on subsequent analysis have been corrected. Additionally, some parcels were originally coded as Core but were subsequently determined to be in the Compatible Growth Area.
2	Protected lands are defined as all lands held for conservation purposes. In Suffolk County this includes nature preserve, parkland and other categories defined by the County. Lands donated to the County are also listed as "protected" and are as per data received from the Suffolk County Division of Real Estate .
3	Agricultural lands include active and fallow farmland as well as preserved farms pursuant to the purchase of development rights under other Town and County preservation programs.
4	Grandfathered parcels are those for which there exists a residential development project that has been determined by the Commission to be exempt from its jurisdiction by virtue of previous approvals as per the definition of "development" in ECL 57-0107(13)(ix) .
5	Neither actual built roadways, nor unimproved ("paper") roads in the Core area have been counted in this summary, as they are not assigned tax map parcel numbers, nor acreages. It is estimated that there may be approximately 3,00 acres +/- of such roads in the Core area.
6	Not all parcels which have received core hardship exemptions have subsequently been built upon. A list of core area permits which have been issued by the Commission are available at this link .
7	"Roadfront exemptions" (i.e., "Core area residential exemption parcels") are those upon which the construction of one single family home is not subject to the Commission's jurisdiction, as per the definition of "development" in ECL 57-0107(13)(x) . That section of the law refers to the list in the Central Pine Barrens Plan, as amended through February 2001. See this link for a separate file containing this parcel list . Only some of these parcels have actually been built upon.
8	Land use codes are from the <i>Property Type Classification and Ownership Codes</i> produced by the State Board of Equalization and Assessment (Albany, NY, 1990; now known as the Office of Real Property Services) and show current uses.
9	Periodically, parcels may shift from certain land use categories into a public, protected status. For instance, the owner of a large parcel with a house on it may sell the remaining lot area for preservation. Hence, the vacant ("300 series" category) may not be proportionally lowered.