

**Economic Impact Analysis of
The Pine Barrens Land Use Plan:
Background and Existing Conditions**

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Executive Summary

Background and Existing Conditions

The information contained in the background and existing conditions portion of the economic impact analysis includes data on population, income, housing, transportation, education and school districts, sewer management, and land use and zoning.

Population in the three Pine Barrens towns, as a whole, has been growing relatively slowly during the 1990s, although growth in certain areas within the Pine Barrens itself has been considerably higher. Nonetheless, the core area remains more sparsely populated than the compatible growth area. Since it is generally less expensive to provide public infrastructure in more densely populated areas, it is expected that the land use plan for the Pine Barrens will result in a reduction in future infrastructure costs.

Income per capita tends to vary little from town to town and region to region, with the exception of the portion of Southampton that lies outside the Pine Barrens. However, income variability is high at the village level. It is noted that both the compatible growth area in Southampton and the core area in Riverhead have relatively high poverty rates.

The great majority of the housing units in the three towns (88%) are located outside of the core and compatible growth areas. Housing values tend to be lower in the compatible growth area than outside of the Pine Barrens, and lowest overall in the core area. This suggests that TDRs will be more attractive to residential developers outside the Pine Barrens than to those in the compatible growth area.

Multiple unit housing with more than 10 units is generally rare throughout the three towns although nearly one in five of Brookhaven's units in the compatible growth area are of this type, and one in four have more than one but less than 10 units. Riverhead overall has considerable housing of this later type, with more than one-fourth of its units in this mid-sized range. If demand for such housing is present, this may become an attractive use of TDRs.

Housing units built in Brookhaven were up dramatically in the late 1980s relative to the early 1980s, with Southampton showing a modest increase and Riverhead showing very little. Except for Southampton, the pace was slowest in the core area, probably a result of uncertainty about the future of land use in the Pine Barrens. In the 1990s, new housing starts have declined slightly each year for the three towns as a whole, although Southampton has seen a slight increase.

Most of the major plans for roads in and around the Pine Barrens area are aimed at improving capacity on roads that are already congested. There are few new roadways planned. To the extent that highway improvements expedite traffic into and out of the

receiving areas, land values will rise and TDRs will become more attractive. Neither the Long Island Railroad nor the bus services in Suffolk County have plans to increase capacity or expand service.

Although there has been decreasing enrollment in Suffolk County's public schools in the past decade, there are a number of school districts within the Pine Barrens that have been experiencing enrollment growth and have exceeded optimal operating levels. Directing residential development away from these districts will ease their burden and make better use of excess capacity in other districts.

Significant public sewer service exists only in Brookhaven. The majority of homes in all three regions of all three towns use septic tanks or cesspools for waste management. Thus Brookhaven may contain more desirable development property and become a more active TDR receiving region.

Land ownership in the Pine Barrens in Brookhaven is dominantly private, while in Riverhead and Southampton ownership is almost evenly split between public and private. In Brookhaven, the majority of the privately owned land in the Pine Barrens is in the compatible growth area. Brookhaven's 3:1 ratio of privately held land in the compatible growth area to land in the core indicates that Brookhaven may be favorably configured to meet the TDR goal of 2.5 receiving parcels per TDR.

In Southampton, almost half of the privately owned land in the Pine Barrens is in the core area, while only 36% is in the compatible growth area. In Riverhead, almost half of the Pine Barrens land is located jointly in the core and compatible growth areas. The remaining half is divided almost evenly between the core and compatible growth areas. Thus Riverhead and Southampton may be more reliant on land outside of the Pine Barrens to serve as receiving areas.

Vacant land constitutes the largest portion of privately held land in the Pine Barrens in all three towns. In Brookhaven and Southampton, this is followed by residential, agricultural and commercial use. In Riverhead, vacant land is followed by agriculture and recreation and open space.

In Brookhaven, the majority of the vacant privately owned land in the compatible growth area is zoned for one- and two-acre residential use. Thus, for the TDR plan to succeed in Brookhaven, owners of such parcels must find significant economic benefit in exercising the opportunity to develop their land more intensely. In Southampton, for similar reasons, TDRs will need to appeal to owners of 5-acre zoned residential land. In Riverhead, the overwhelming majority of privately owned land in the Pine Barrens is zoned as Defense Institutional. It is probable that a majority of this land is the Northrup-Grumman facility in Calverton. Future development in Riverhead clearly depends on the ultimate disposition of this property.

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Economic Impact Analysis

Background and Existing Conditions

Population

Data on the population of the three towns were compiled from 1990 Census data and 1993 Lilco estimates. As shown in Exhibit 1, the three towns have experienced relatively slow population growth during the 1990s, averaging 1.46%.

Exhibit 1: Population growth in Brookhaven, Riverhead, and Southampton, 1990-93.

	<i>Census 1990</i>	<i>Lilco 1993</i>	<i>Change 93 vs 90</i>	<i>% Change</i>
Brookhaven Town	407,907	414,034	6,127	1.50%
Riverhead Town	23,011	23,275	264	1.15%
Southampton Town	45,351	45,909	558	1.23%
All Three Towns	476,269	483,218	6,949	1.46%

Source: Long Island Almanac 1994

This continues a trend established in the late 1980s, following a significant expansion during the earlier part of that decade. While the overall experience has been one of very slow growth, certain areas have seen moderate to high growth rates (Appendix 1). In the Town of Brookhaven, for example, Manorville alone added an estimated 1,041 persons, an increase of nearly 17%, while Middle Island and East Shoreham both experienced growth of more than 5% during the 3-year period. All three of these villages are located within the Pine Barrens area.

The total population of the Pine Barrens area is small relative to the populations of the three towns. In Brookhaven, Riverhead and Southampton, only 11%, 6% and 5%, respectively, of the total population resides in the Pine Barrens area. See Exhibit 2.

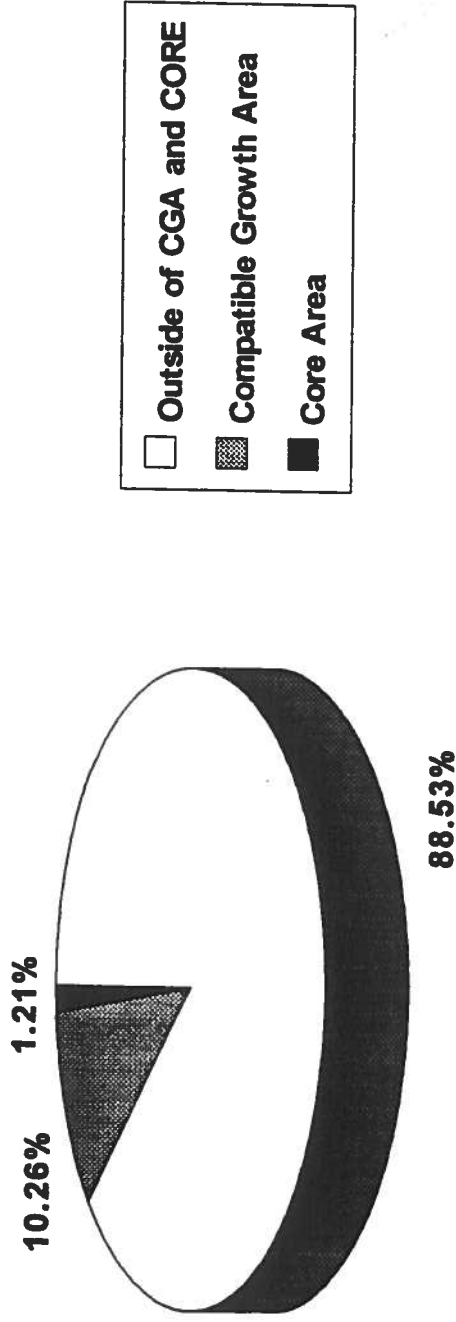
Exhibit 2: Population of the three towns relative to the Pine Barrens area, 1990.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of CGA and Core Area	361,011	21,627	38,607
Compatible Growth Area	41,850	1,020	3,403
Core Area	4,919	365	2,967

Source: 1990 Census

Exhibit 2

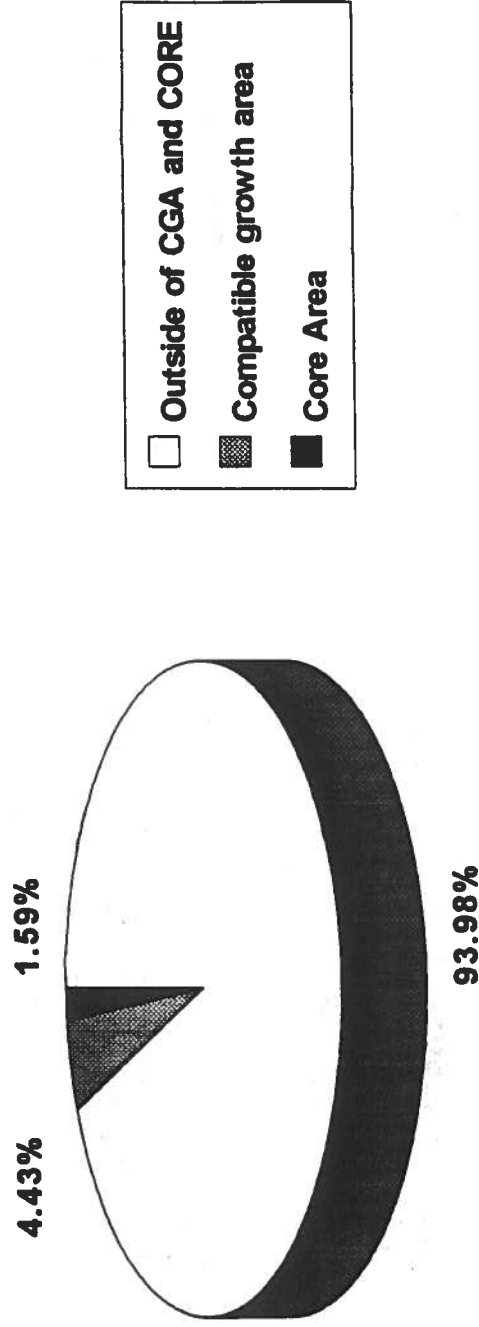
Population of Brookhaven, 1990



Source: 1990 Census

Exhibit 2

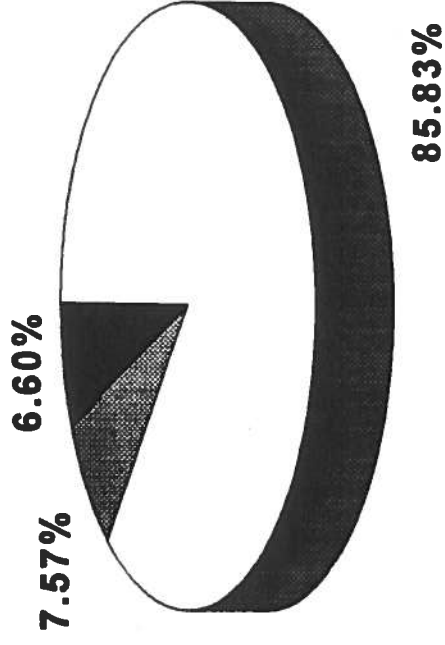
Population of Riverhead, 1990



Source: 1990 Census

Exhibit 2

Population of Southampton, 1990



Source: 1990 Census

The smaller populations in the Pine Barrens areas translate into lower population densities. As shown in Exhibit 3, the area outside of the core and compatible growth areas is more densely populated than the compatible growth area which is, in turn, more densely populated than the core area. Since it is generally less expensive to provide public infrastructure in more densely populated areas, it is expected that the land use plan for Pine Barrens region will result in a reduction in future infrastructure costs, independent of its groundwater protection benefits.

Exhibit 3: Population density in persons per square mile, 1990.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of CGA and Core Area	2,349	382	430
Compatible Growth Area	853	122	285
Core Area	158	58	126

Source: 1990 Census

Three other aspects of the population are interesting and bear identification. First, a significant percentage of the population in the three towns is under 18 years of age, and thus relevant for public school planning purposes. See Exhibit 4. Equally important, in Riverhead and Southampton, the percentage of persons under age 18 is generally higher in the core and compatible growth areas relative to outside the Pine Barrens.

Exhibit 4: Population under age 18, 1990.

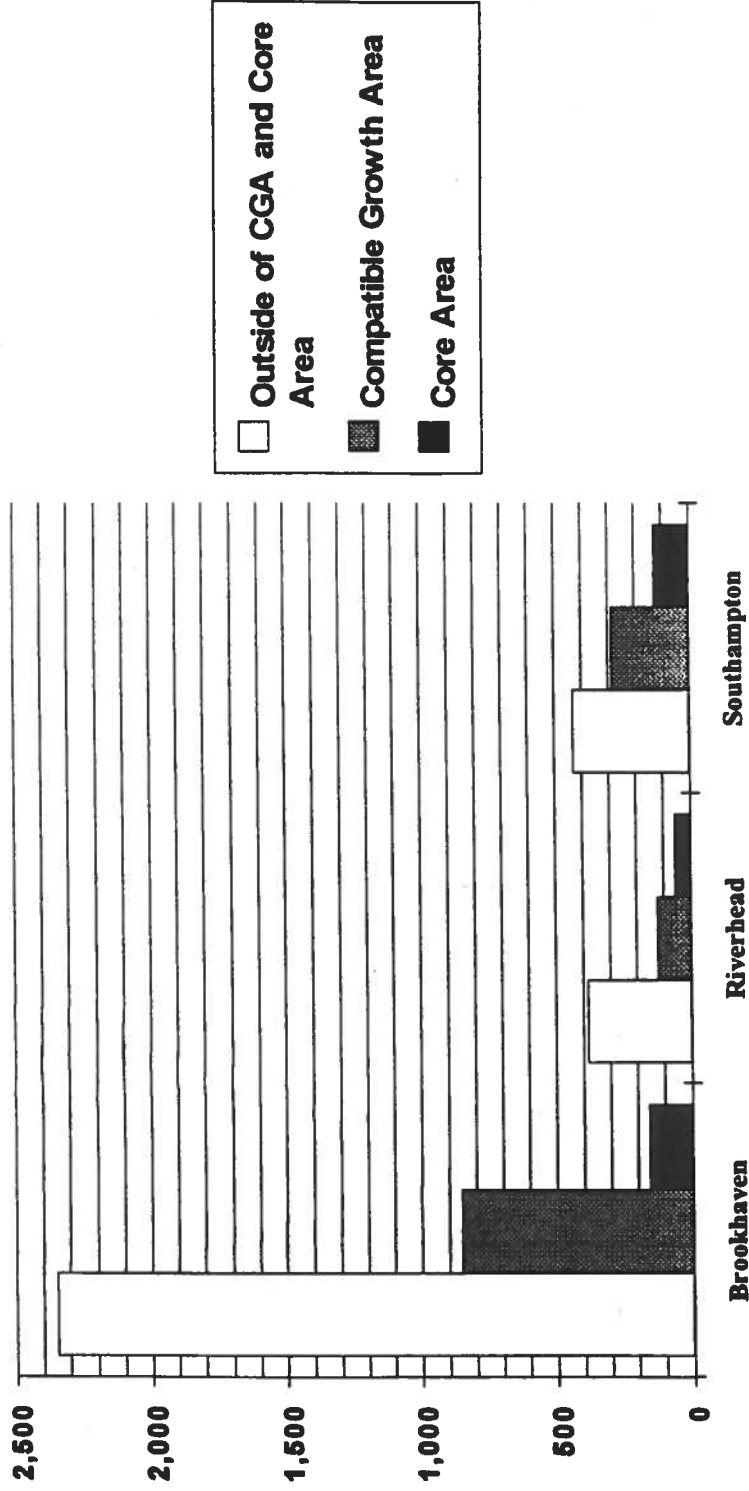
	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of CGA and Core Area	98,384	4,799	7,363
Compatible Growth Area	10,784	329	881
Core Area	1,309	96	656
Total	110,477	5,224	8,900

Source: 1990 Census

Second, there is some difference in percentage of population over age 65 across different regions in the three towns. See Exhibit 5. While Riverhead and Southampton have generally higher percentages of persons over age 65 than does Brookhaven, the reverse is true in the core area.

Exhibit 3

Population Density Per Square Mile, 1990



Source: Census 1990

Exhibit 4

Population Under Age 18, Percentage of Total Population, 1990

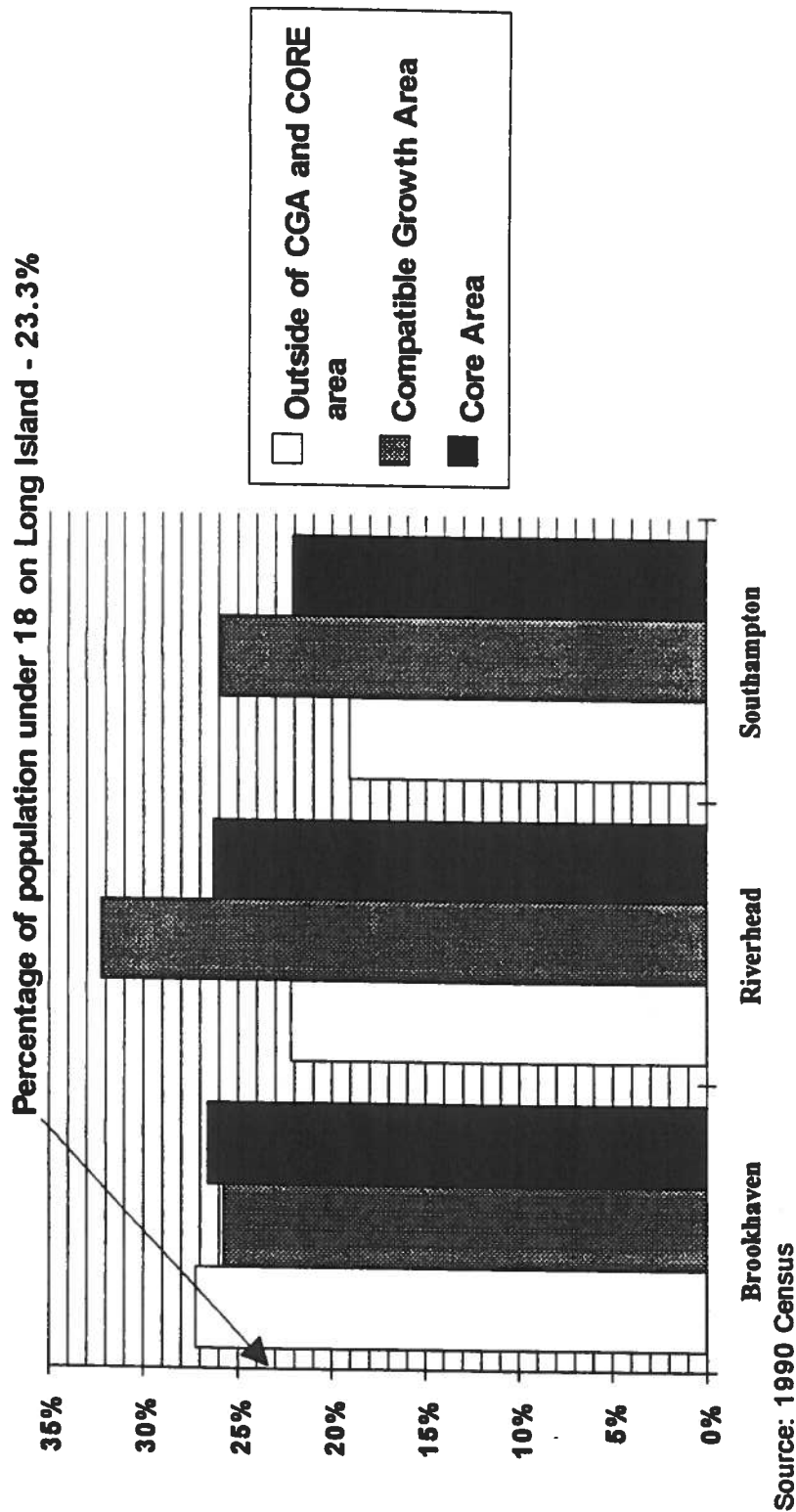


Exhibit 5: Population over age 65, 1990.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of CGA and Core Area	31,717	4,593	7,670
Compatible Growth Area	6,661	93	596
Core Area	724	41	333
Total	39,102	4,727	8,599

Source: 1990 Census

Third, the population tends to be surprisingly mobile. Defining mobility as the number of people who had a different home in 1985 divided by the total population in 1990, almost 40% of the population has been mobile over the 1986-1990 period. See Exhibit 6.

Exhibit 6: Mobility, 1990 relative to 1985.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of CGA and Core	36%	37%	36%
Compatible Growth Area	46%	46%	42%
Core Area	46%	49%	47%
Average Rate	37%	38%	37%

Mobility is the percentage of people living in an area in 1990 who lived in a different home in 1985.

Source: 1990 Census

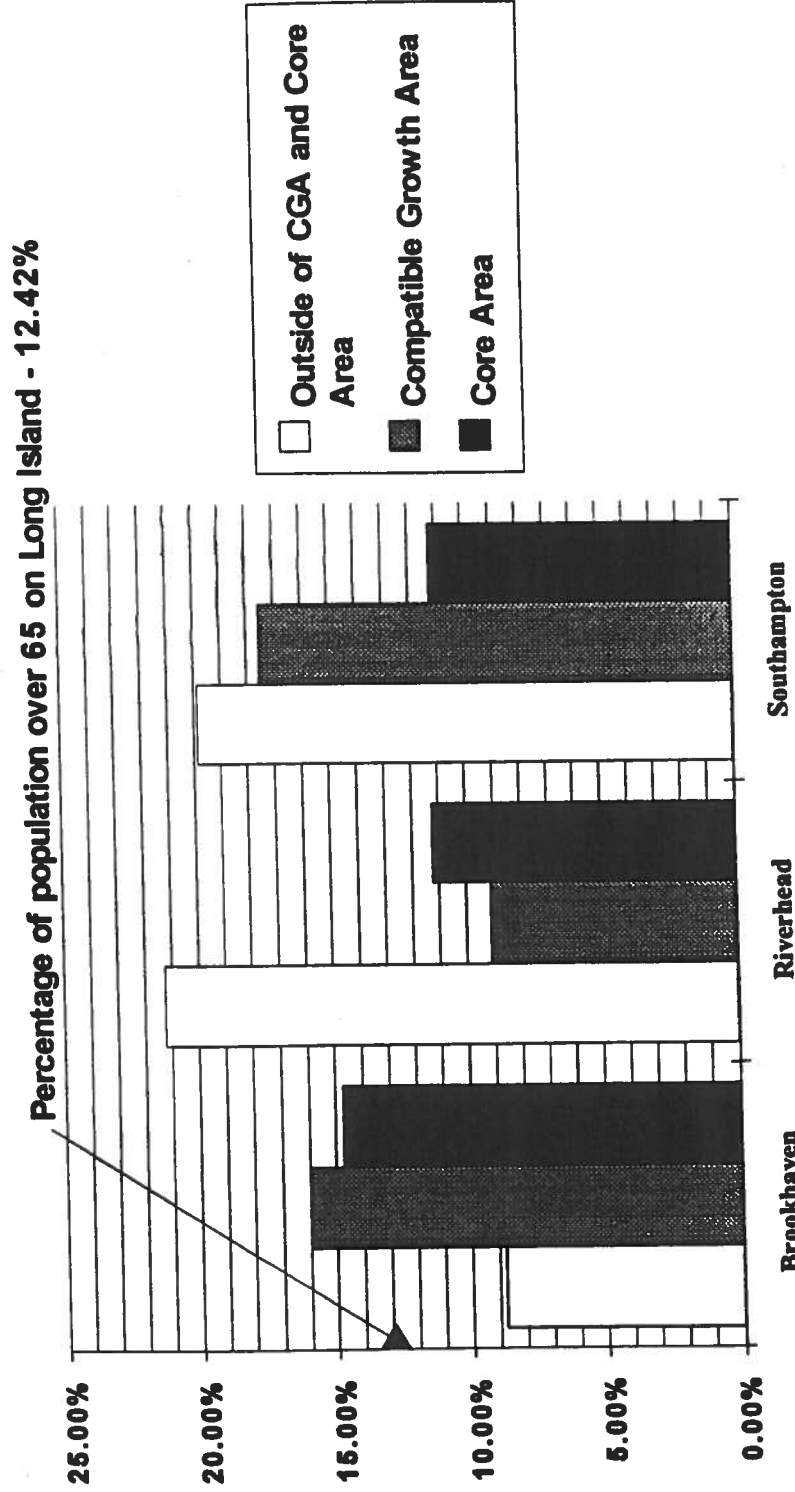
It is important to note that the mobility rate is higher in the compatible growth and core areas, suggesting more rapid development in these regions during the latter part of the past decade. Undoubtedly, this development pressure contributed to the concern about preserving the Pine Barrens. As will be discussed later in this project, it is also important to keep these mobility rates in mind in evaluating the economic consequences of the land use plan.

Income

Income and poverty information for the three-town region was obtained from 1990 census data. As shown in Exhibit 7, income per capita varies little from town to town and area to area, with the exception of the area outside of the Pine Barrens within the Town of Southampton. This level of aggregation, however, obscures the full extent of variability at the village level, where per capita incomes range from a low of \$10,344

Exhibit 5

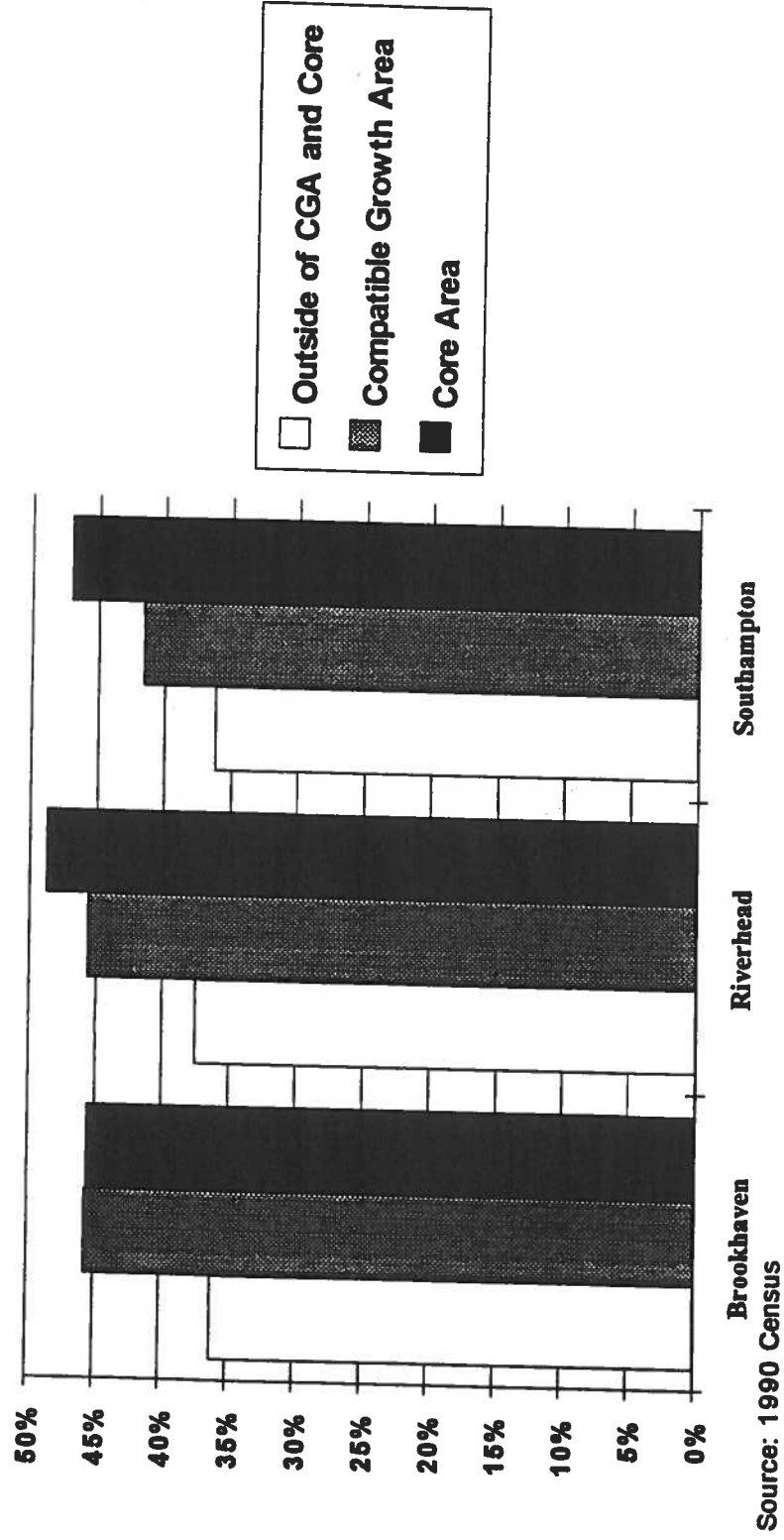
Population Over Age 65, Percentage of Total Population, 1990



Source: 1990 Census

Exhibit 6

Mobility Rate, 1990



in North Bellport to a high of \$57,532 in Old Field Village. See Appendix 2.

Exhibit 7: Income per capita, 1990.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of CGA and Core Area	\$16,501	\$15,561	\$22,288
Compatible Growth Area	\$16,218	\$17,387	\$13,872
Core Area	\$15,271	\$14,802	\$14,024

Source: 1990 Census

Because incomes tend to be highly correlated with housing values, and property values more generally, the spatial variability in per capita incomes will be an important variable to consider in the development and evaluation of the land use plan.

Exhibit 8 and Appendix 2 illustrate the extent of poverty within the three towns. With the exception of Riverhead, poverty rates in the core and compatible growth regions are higher than in the towns as a whole. This probably reflects both the location and quality of the land on these areas, as well as the lack of economic development.

Exhibit 8: Poverty level (PL) as a percentage of population, 1990.

	<i>Brookhaven</i>		<i>Riverhead</i>		<i>Southampton</i>	
	<i>PL<1</i>	<i>1<PL<2</i>	<i>PL<1</i>	<i>1<PL<2</i>	<i>PL<1</i>	<i>1<PL<2</i>
Outside of Core and CGA	5%	9%	8%	14%	7%	12%
Compatible Growth Area	6%	11%	2%	6%	15%	14%
Core Area	5%	13%	11%	10%	6%	17%

PL<1 -- Population with income less than 100% of Federal Poverty Level.

1<PL<2 -- Population with income between 100% and 200% of Federal Poverty Level.

Source: 1990 Census

Housing

Housing information contained in the data base was developed from 1990 Census data. The Town of Brookhaven contains the overwhelming majority of housing units (76%) within the three towns. The preponderance of housing units (88%) in the three towns is outside of both the core and compatible growth areas. See Exhibit 9. These conditions correspond well with population and population densities.

Exhibit 7

Income Per Capita, 1990

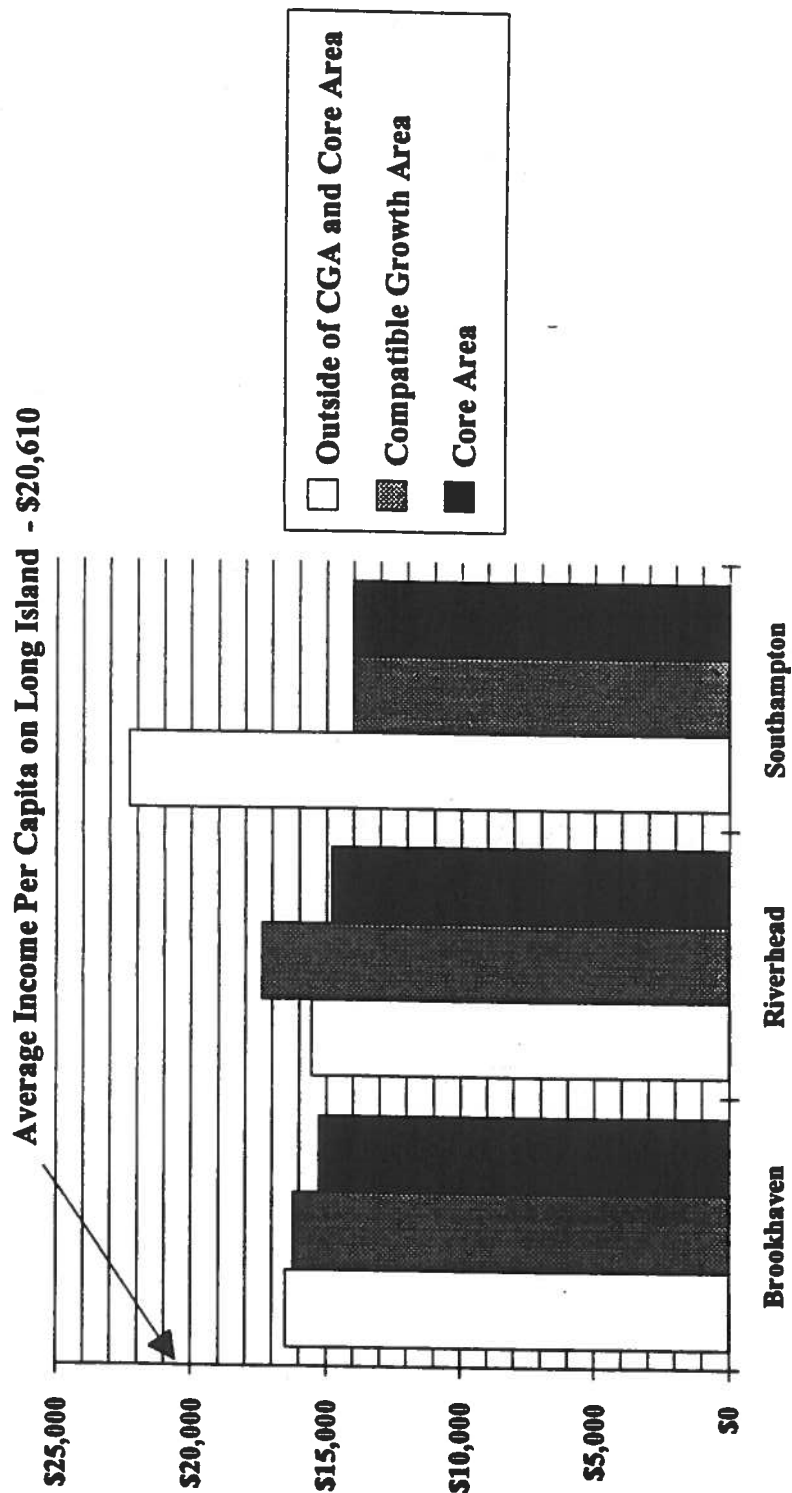


Exhibit 9: Housing units, 1990.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>	<i>Total</i>
Outside of CGA and Core Area	121,707	10,333	30,907	162,947
Compatible Growth Area	16,992	330	1,607	18,929
Core Area	1,979	138	1,105	3,222
Total housing units	140,678	10,801	33,619	185,098

Source: 1990 Census

With the exception of Riverhead, housing values are lower in the compatible growth areas than they are outside the Pine Barrens area. Without exception, they are lowest in the core areas. See Exhibit 10.

Exhibit 10: Mean value of housing units, 1990.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of CGA and Core Area	\$164,800	\$171,200	\$284,900
Compatible Growth Area	\$143,500	\$181,600	\$167,500
Core Area	\$133,000	\$167,300	\$162,300

Source: 1990 Census

The primary explanation for this is the influence of coastal properties in Southampton and the properties in the western part of Brookhaven and those along Brookhaven's northern and southern coasts. Nevertheless, housing values in the core are relatively high in all three towns, suggesting that undeveloped property in the core region may be more valuable than might be expected.

Mean rent values are shown in Exhibit 11. With the exception of Riverhead, mean rent values are lowest in the compatible growth area relative to the core and the area outside of the Pine Barrens. In Riverhead, the highest rental values are found in the compatible growth area.

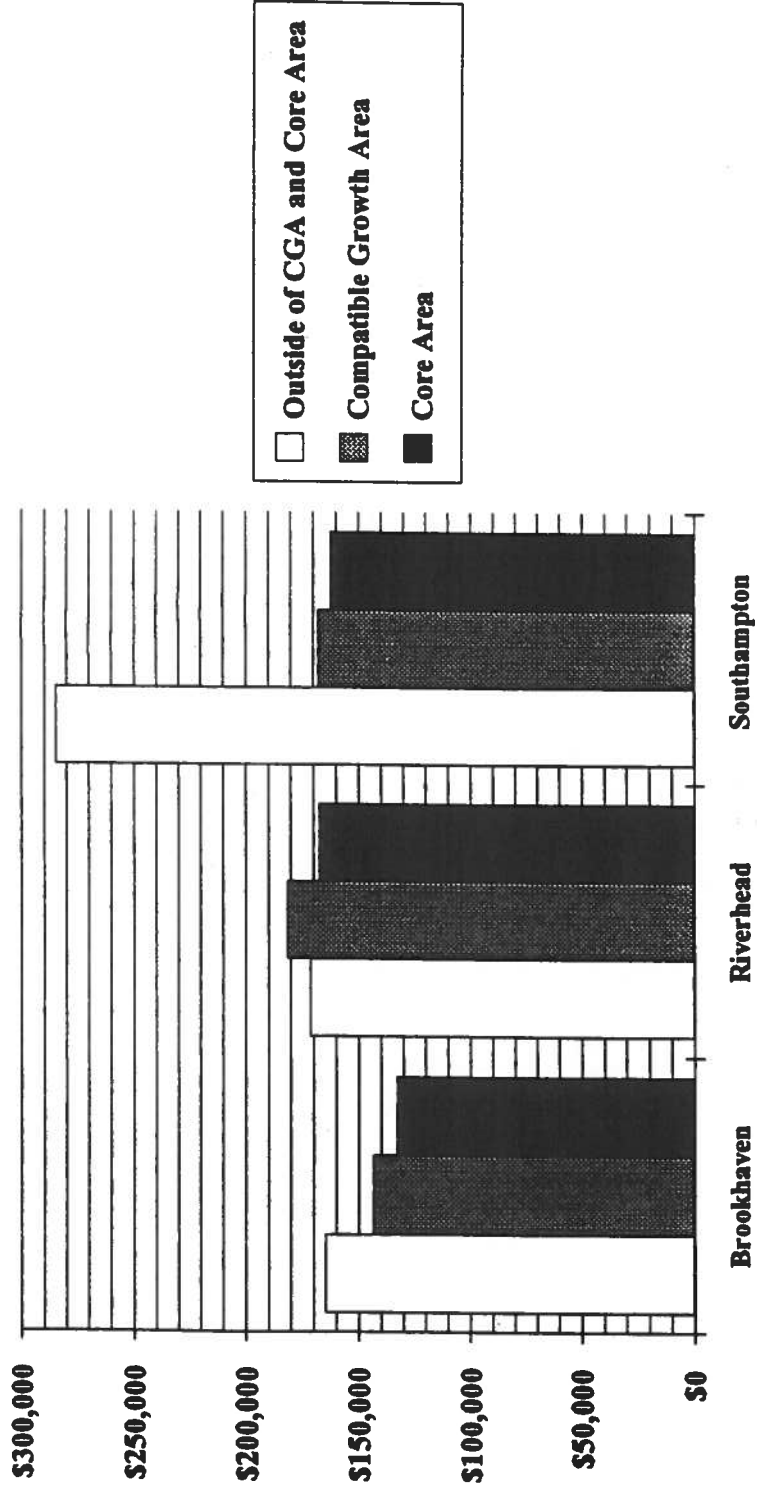
Exhibit 11: Mean rent, 1990.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of CGA and Core Area	\$701	\$530	\$635
Compatible Growth Area	\$644	\$560	\$537
Core Area	\$698	\$499	\$675

Source: 1990 Census

Exhibit 10

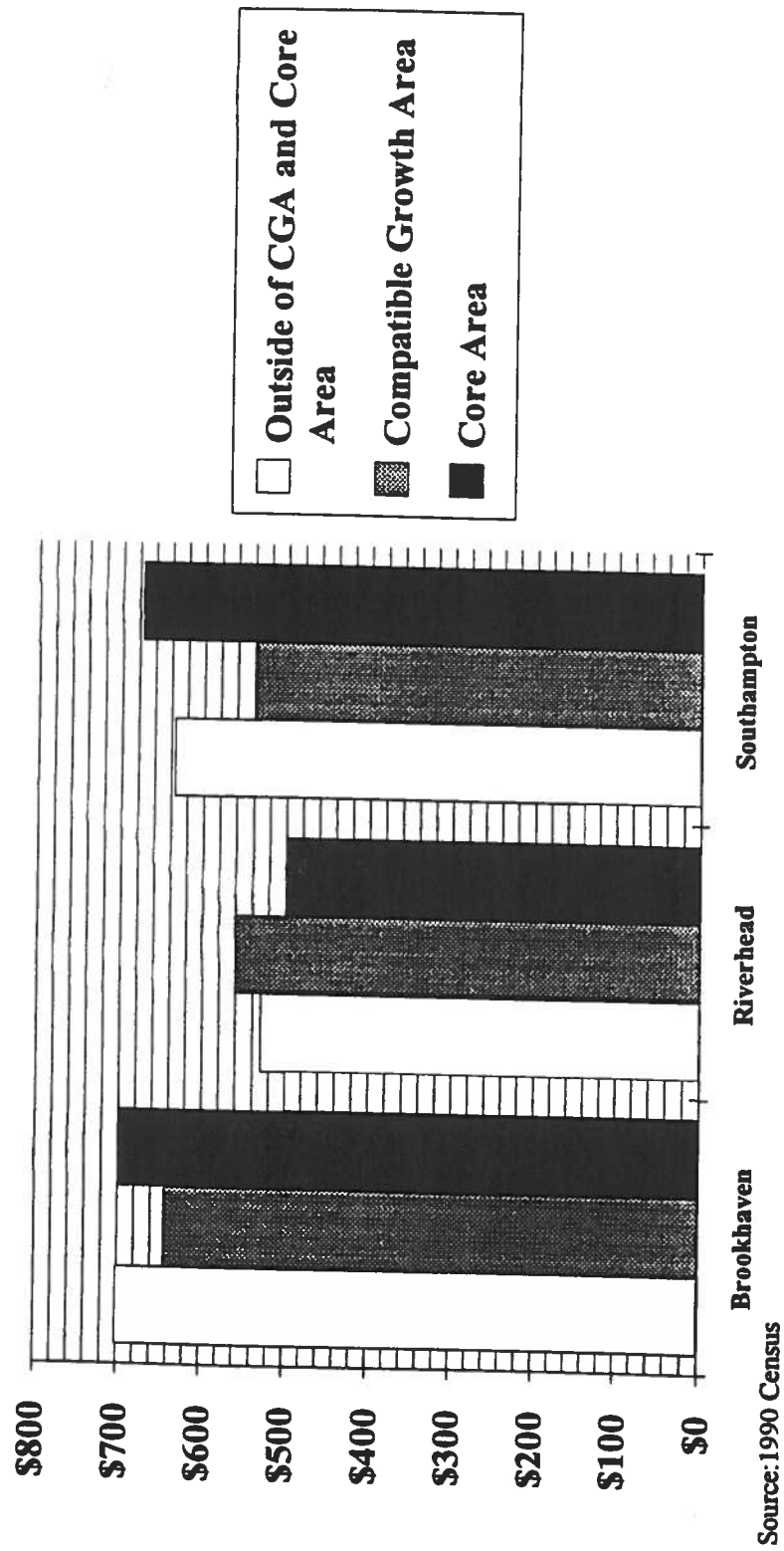
Mean Value of Housing Units, 1990



Source: 1990 Census

Exhibit 11

Mean Rent, 1990



Housing units built were up dramatically from the period of 1980-1984 to 1985-1990 with the great majority of units being built in Brookhaven, as shown in Exhibit 12.

Exhibit 12: Housing units built in the 1980s.

	<i>Brookhaven</i>		<i>Riverhead</i>		<i>Southampton</i>	
	1980-84	1985-90	1980-84	1985-90	1980-84	1985-90
Outside of Core and CGA	4,997	10,778	928	1,068	2,918	3,729
Compatible Growth Area	1,824	3,505	26	67	141	319
Core Area	180	308	30	23	64	108
Total	7,001	14,591	984	1,158	3,123	4,156

New housing units have far outpaced the increase in population during this time. Although new housing units increased at a rapid pace, the pace was slowest, overall, in the core area. See Exhibit 13. This is probably a result of uncertainty about the future of land use in the Pine Barrens.

Exhibit 13: Percentage change in housing units built in 1985-90 compared with 1980-84.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of Core and CGA	116%	15%	28%
Compatible Growth Area	92%	158%	126%
Core Area	71%	-23%	69%
Total	108%	18%	33%

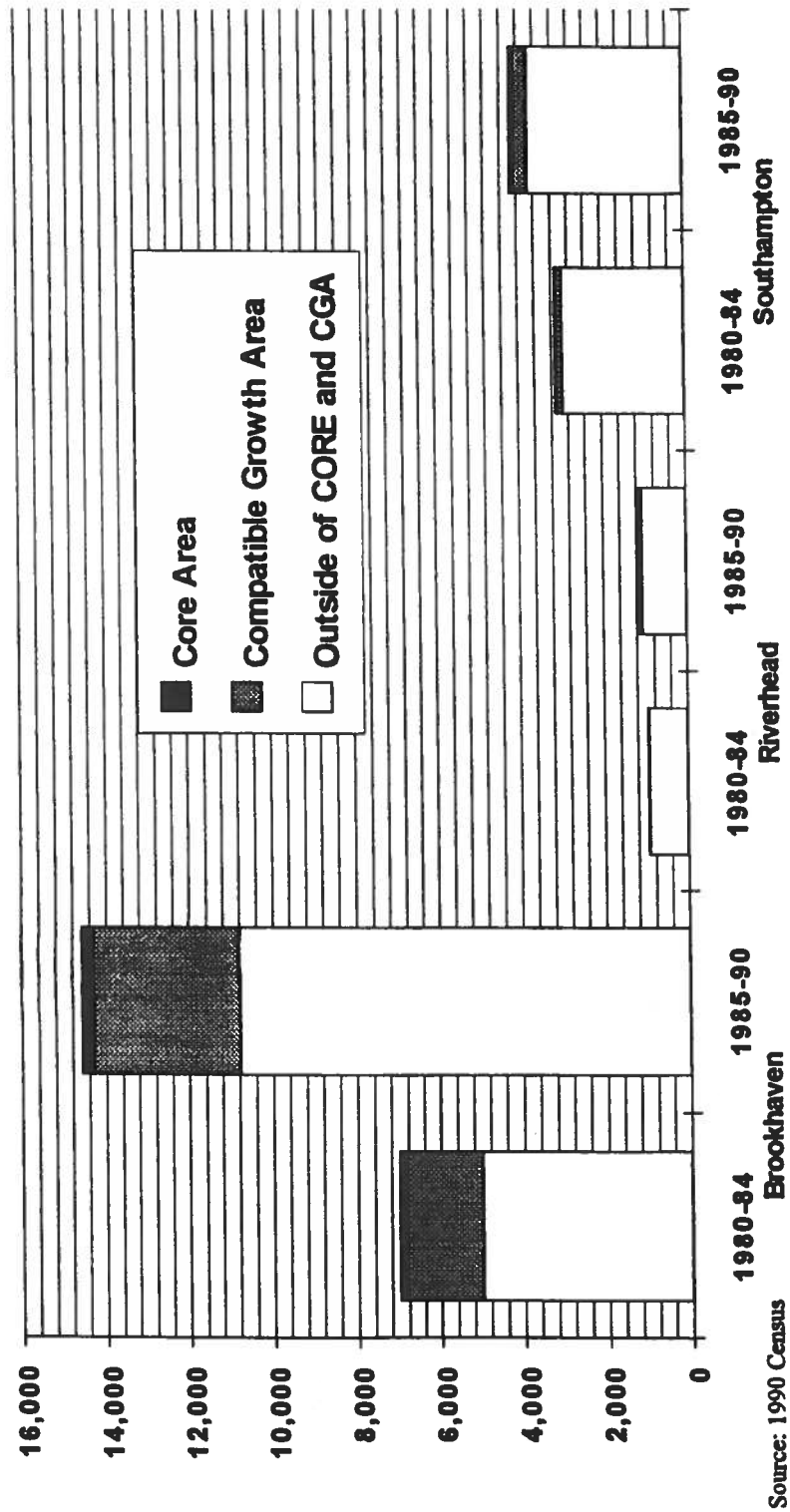
Source: 1990 Census

The Town of Riverhead saw the smallest overall increase in new housing units. This coincides with the Town's desire to increase commercial and industrial building while holding new residential units to a minimum. The majority of the new housing units built during both time periods were in the area outside of the Pine Barrens.

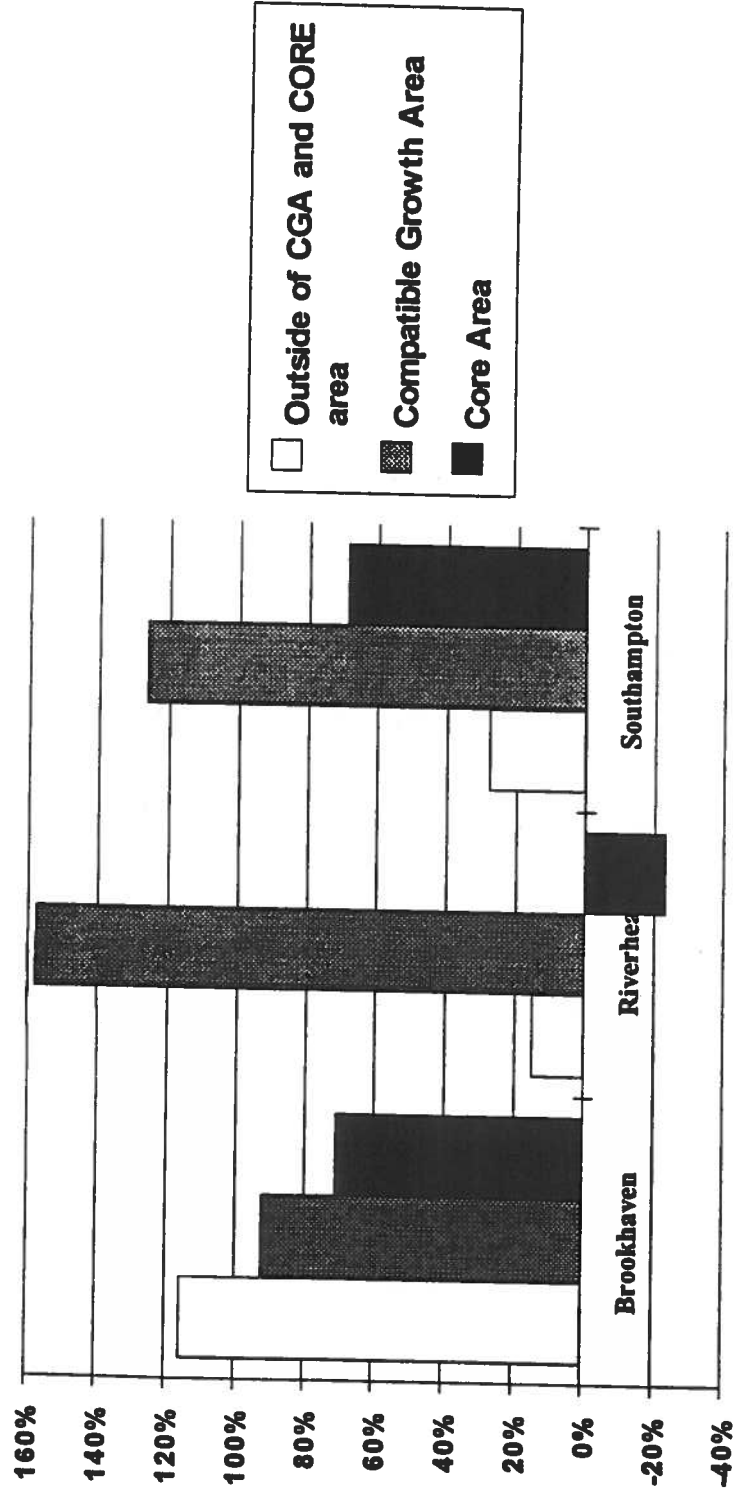
Exhibits 14 and 15 show that multifamily dwellings exist primarily in Brookhaven, and that the compatible growth areas of all three towns tend to have a higher proportion of smaller such units relative to the core and outside areas. This suggests that the compatible growth areas might be more naturally suited for such development and therefore more likely to utilize transferable development rights for this purpose.

Exhibit 12

Housing Units Built in...



Percentage of Change in Housing Units Built in 1985-1990 Compared with 1980-1984



Source: 1990 Census

Exhibit 14: Percentage of total housing units with more than 1 but less than 10 housing units, attached or detached, 1990.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of CGA and Core Area	14%	28%	12%
Compatible Growth Area	27%	18%	26%
Core Area	20%	15%	16%
Total	15%	27%	13%

Source: 1990 Census

Exhibit 15: Percentage of total housing units with more than 10 housing units, attached or detached, 1990.

	<i>Brookhaven</i>	<i>Riverhead</i>	<i>Southampton</i>
Outside of CGA and Core Area	6%	7%	5%
Compatible Growth Area	18%	0%	1%
Core Area	10%	1%	0%
Total	8%	6%	5%

Source: 1990 Census

Data on new housing starts was obtained from the Long Island Builders Institute, Inc. As Exhibit 16 shows, the number of new housing starts has shown a slight decrease each year from 1992-1994 in the three towns as a whole. In Brookhaven, the number of new housing starts decreased from 1992-1993 but remained relatively constant from 1993-1994. In Riverhead, the number of new housing starts has steadily decreased during the period. In Southampton, the number of new starts increased from 1992-1993 and then decreased from 1993-1994 to a level slightly higher than 1992.

Transportation

Planned major transportation improvements were obtained from the New York State Transportation Improvement Program documentation. The five-year plan for the Long Island Expressway includes several projects aimed at improving capacity and pavement conditions. Capacity improvements are planned from exit 30 to exit 64. The plans for Sunrise Highway (NY 27) include construction of a new service road between Phyllis Drive and Station Road in Brookhaven. Preliminary work is underway for the reconstruction of Jericho Turnpike (NY 25) between County Road (CR) 21 and CR 83. Several projects are scheduled to improve capacity on NY 112. An intersection

Exhibit 14

More Than 1 Less Than 10 Housing Units Attached or Detached, 1990

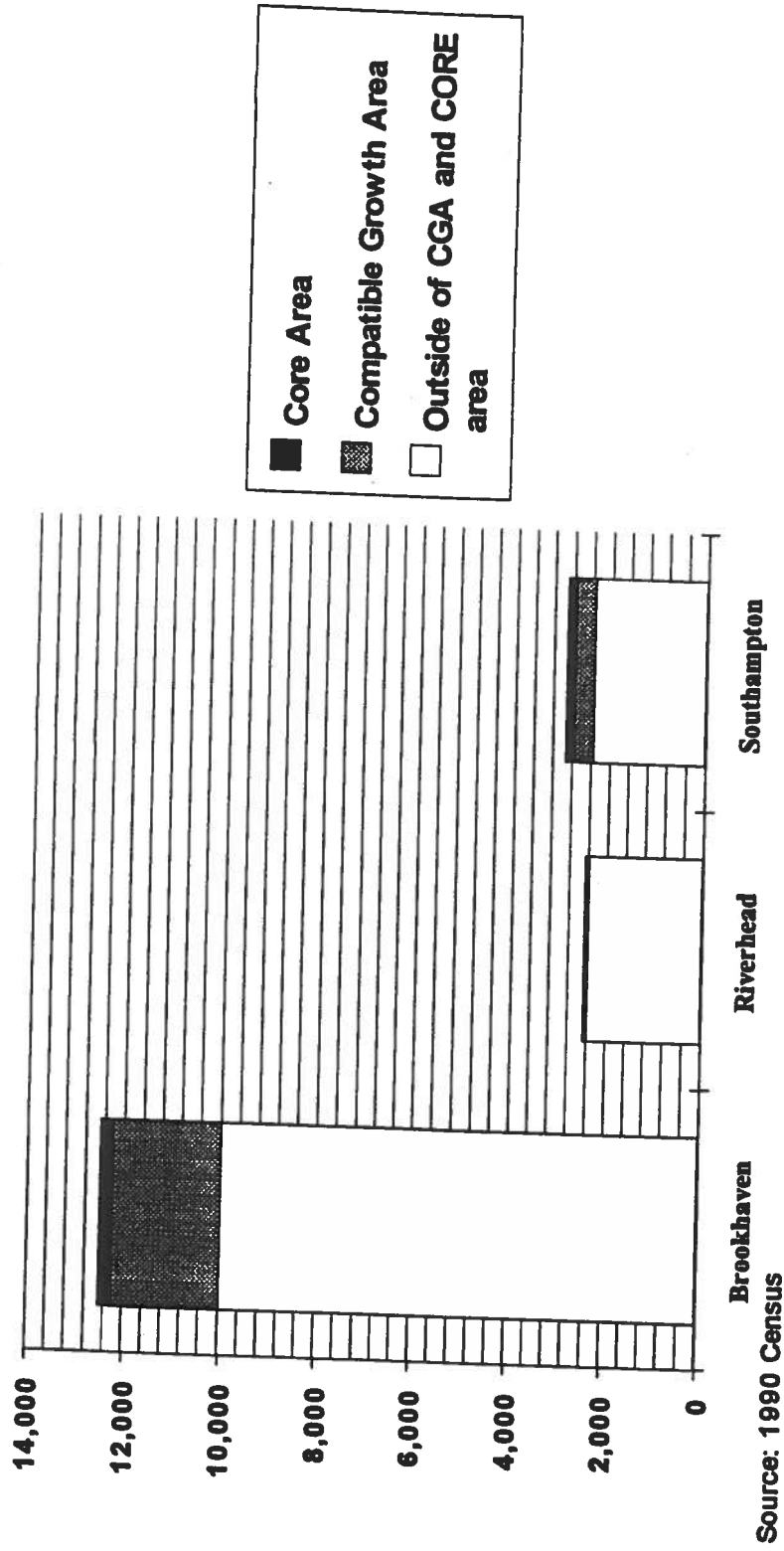
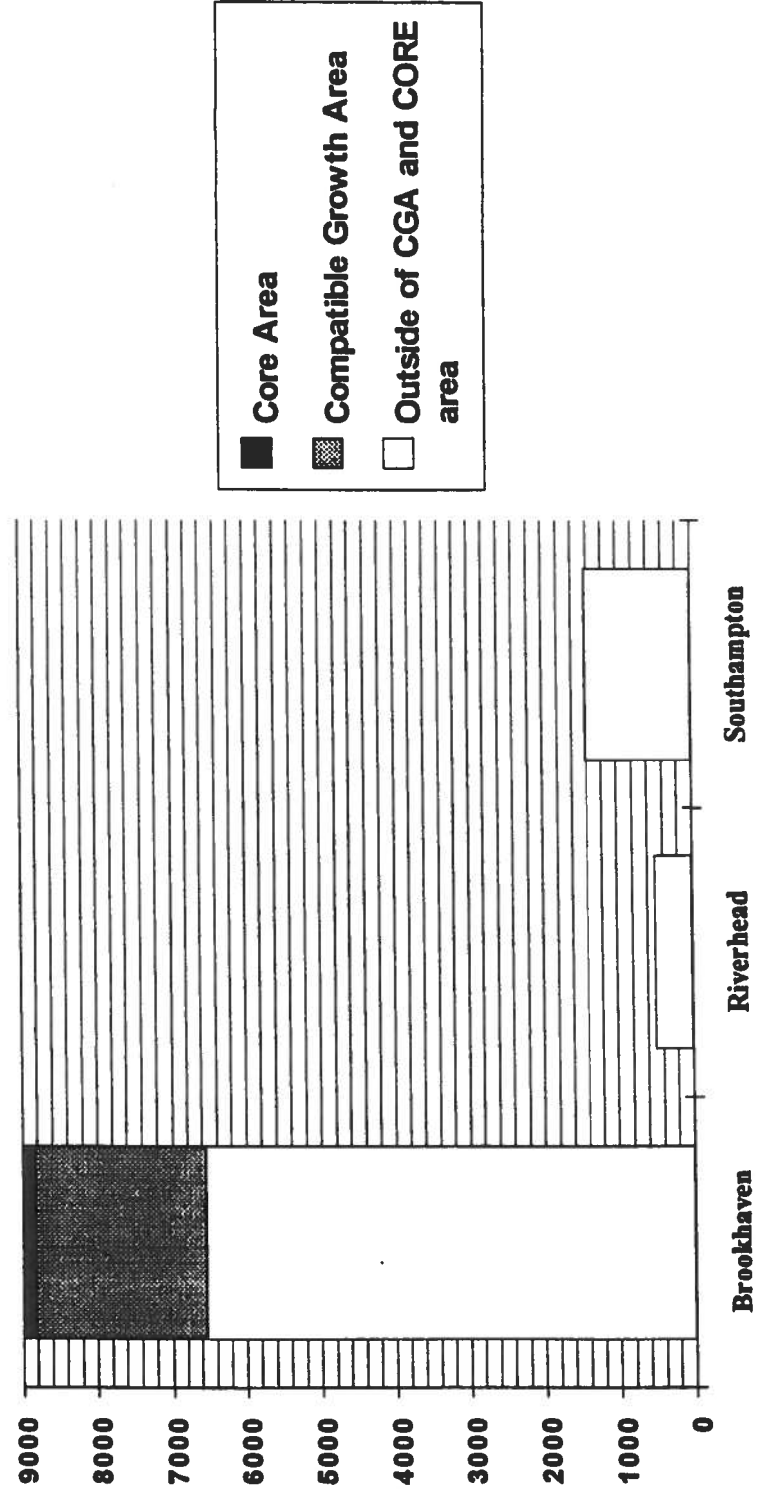


Exhibit 15

10 or More Housing Units Attached or Detached, 1990

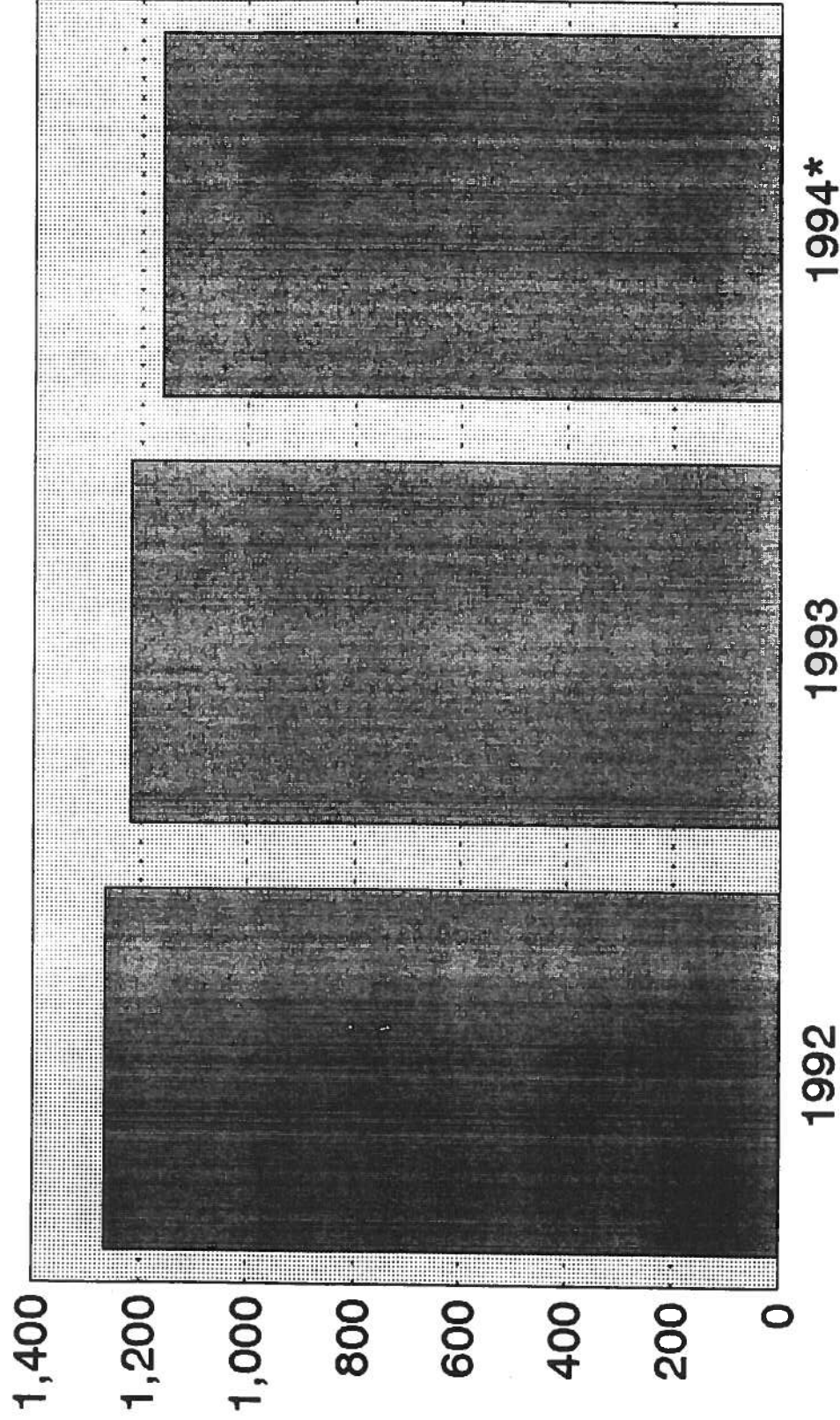


Source: 1990 Census

Exhibit 16

New Housing Starts

Brookhaven, Riverhead and Southampton



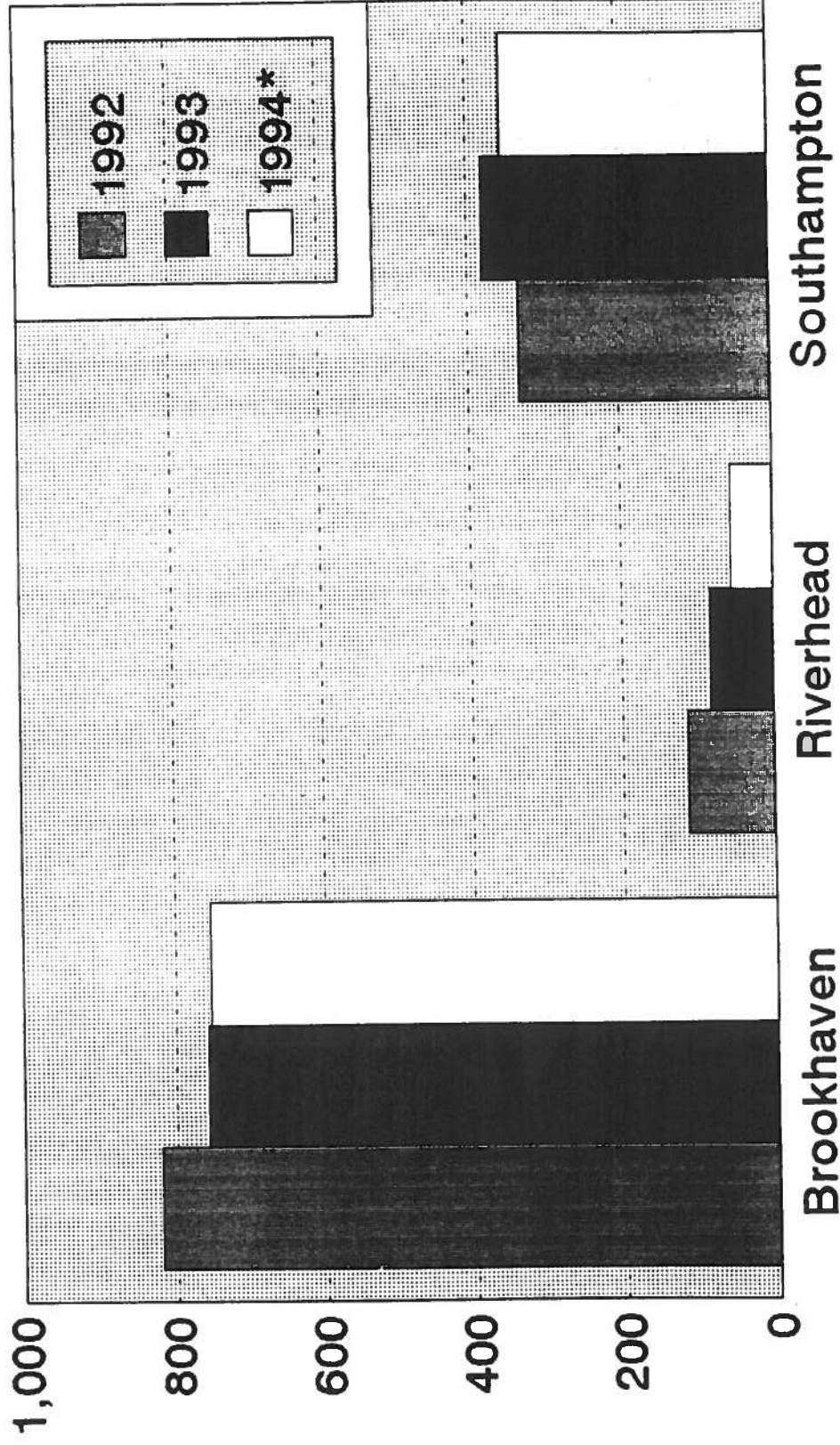
Source: Long Island Builders Institute, Inc.

* 1994 figures are estimated from Jan.-June 1994 data

New Housing Starts

Exhibit 16

1992-1994*



Source: Long Island Builders Institute, Inc.

* 1994 figures are estimated from Jan.-June 1994 data

improvement is planned for the intersection of NY 25 and NY 112. A capacity improvement project is scheduled for the segment of NY 112 between NY 25 and the Long Island Expressway. Reconstruction is planned on NY 25A between Echo Avenue and William Floyd Parkway. Most of the major plans for roads in the area are aimed at improving capacity and reducing congestion on roads that are already highly traveled and overly congested. There is little planned in the area of new roadways.

The planned highway improvement projects will be of sufficient scope and magnitude to influence at the margin residential and commercial development. As such, they may impact the effectiveness of the land use plan and affect land use values in the receiving districts identified in the Transfer of Development Rights component.

The Long Island Railroad plans to continue to invest in improving its rolling stock and infrastructure. These improvements include replacing the diesel fleet and the refurbishing of stations, tracks, and yards. It also plans to continue to study the feasibility of intermodal hubs and adding parking capacity in overcrowded stations. It is unlikely that these improvements will impact development decisions in the three-town region.

Suffolk County is served by a combined private and county-operated bus system. The system includes 12 independent routes and 39 county-supported routes. Most operate 6 days a week, 12 hours a day. The short-term plans in the Suffolk County transit budget include the purchase of new buses as replacements. There is no plan to expand capacity or service.

Education and School Districts

Data on the number of students in the three towns in private and public preprimary and elementary/high schools were compiled from 1990 Census data. See Exhibit 17.

Exhibit 17: Students in school, 1990.

	Preprimary School		Elementary or High School	
	<i>Public</i>	<i>Private</i>	<i>Public</i>	<i>Private</i>
Brookhaven				
Outside	4,981	2,937	64,041	2,576
CGA	564	355	6,435	479
Core Area	66	43	816	92
Total	5,611	3,335	71,292	3,147
Riverhead				
Outside	199	212	3,137	402
CGA	15	14	267	1
Core Area	6	1	61	0
Total	220	227	3,465	403
Southampton				
Outside	299	418	4,126	471
CGA	22	15	566	49
Core Area	8	29	405	17
Total	329	462	5,097	537

Source: 1990 Census

Information on rated capacities for school districts was compiled by Western and Eastern Suffolk Boces and are presented in Appendix 3. Rated capacities take into account space requirements for general and special programs. It is generally recommended that enrollment not exceed 90% of rated capacity, and optimal operating capacity is judged to be between 75% and 90% of rated capacity. It is additionally important to realize that school enrollments are rising in many districts, and a pattern of elementary growth through 1998 is forecast, with secondary growth increasing as well. Therefore, it is important to incorporate a background growth factor in assessing the impact of additional residential development in a school district as a result of the Pine Barrens Land Use Plan.

The enrollment and capacity information show that while there is excess capacity in many of the school districts, most of the school districts in the Pine Barrens area are operating at or above optimal operating capacity. See Exhibits 18 and 19.

Exhibit 17

Students in Preprimary School, 1990

Source: 1990 Census

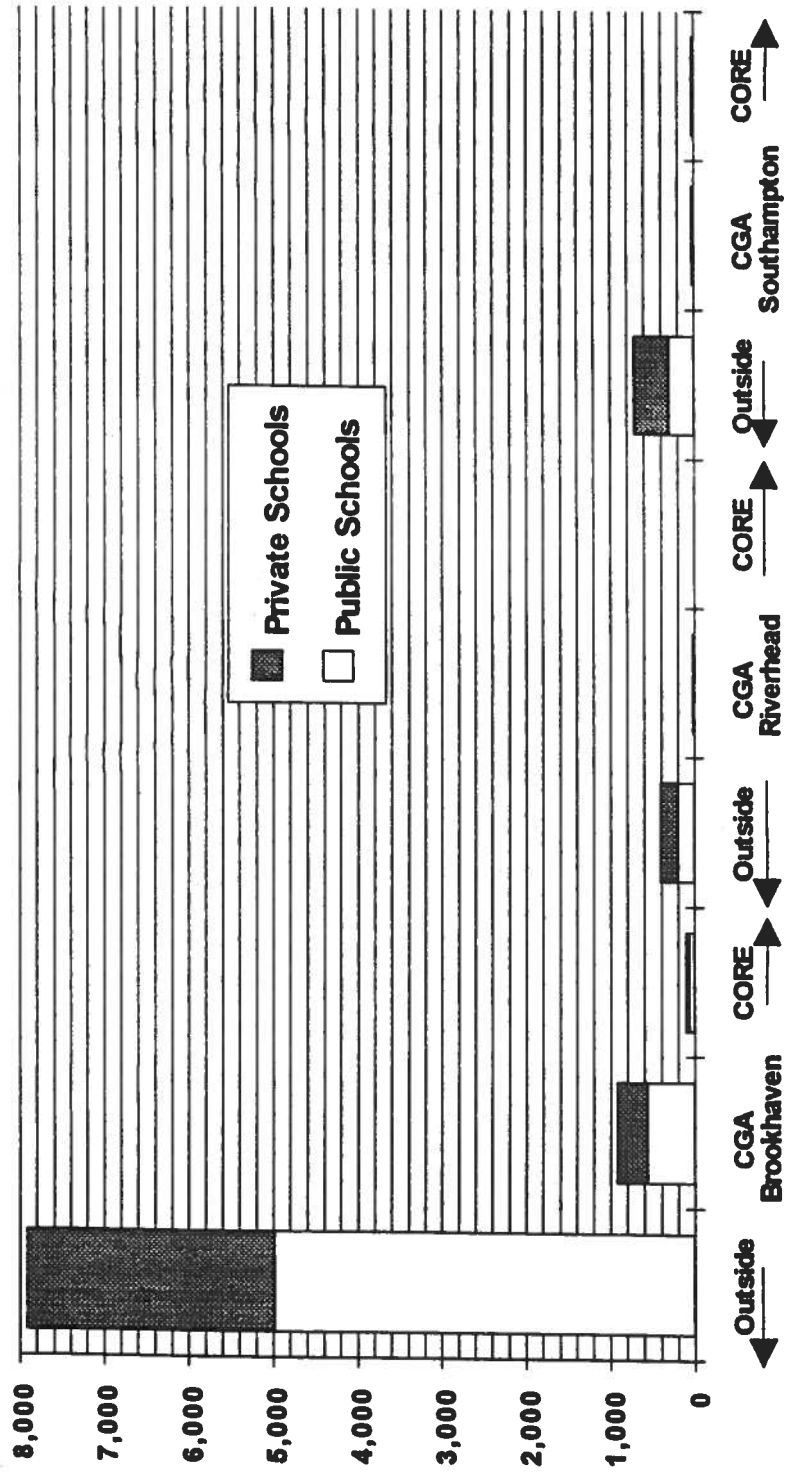


Exhibit 17

Students in Elementary or High School, 1990

Source: 1990 Census

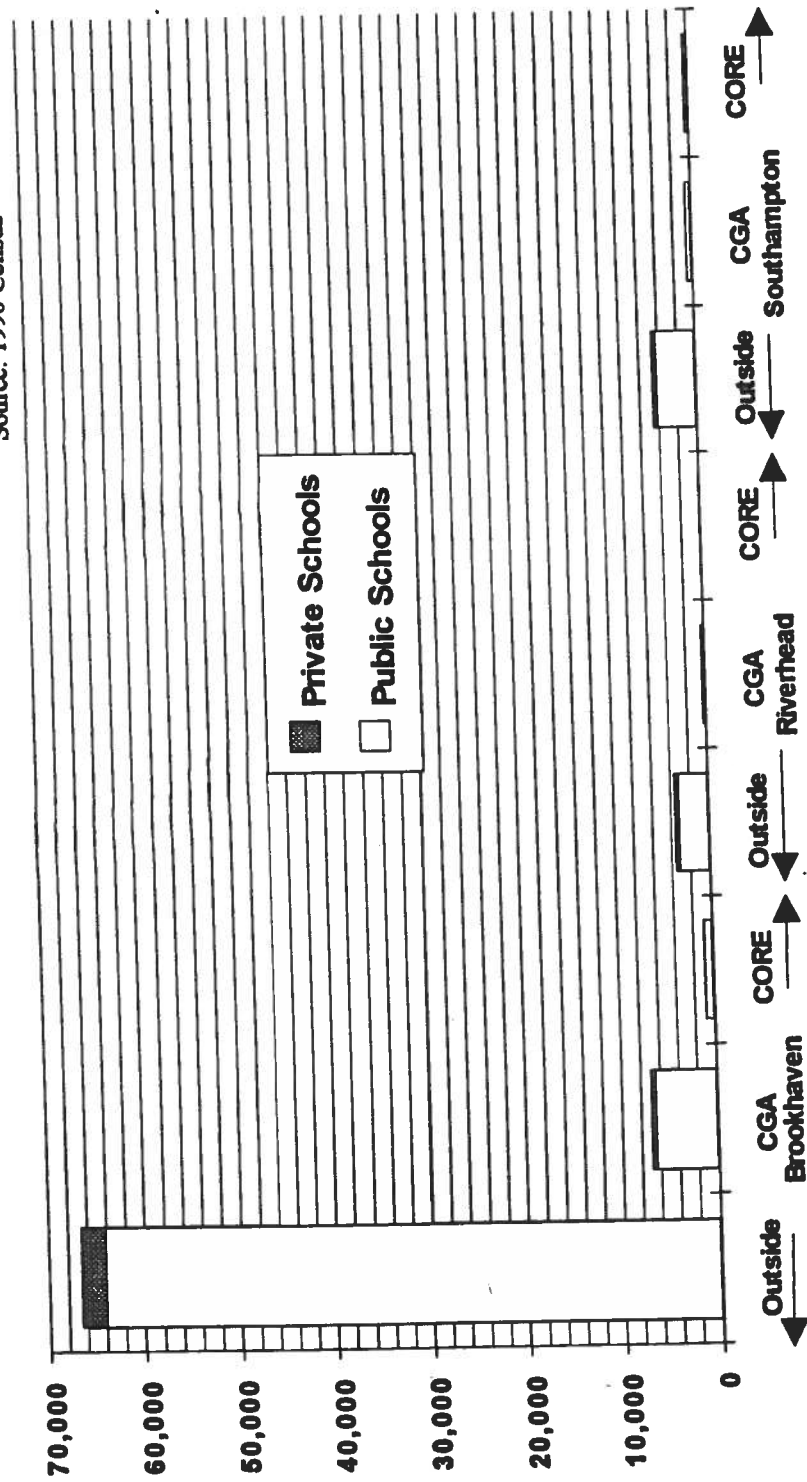
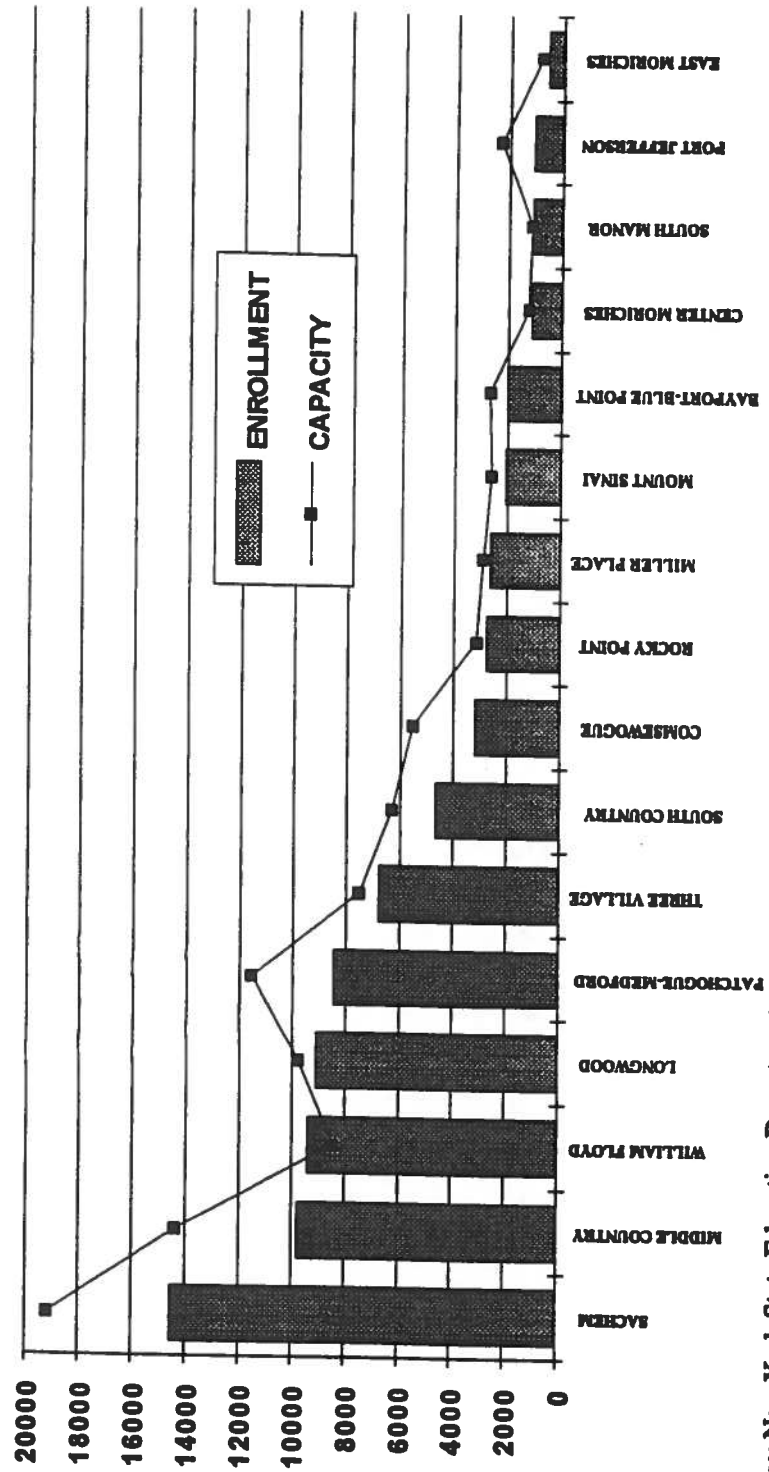


Exhibit 19

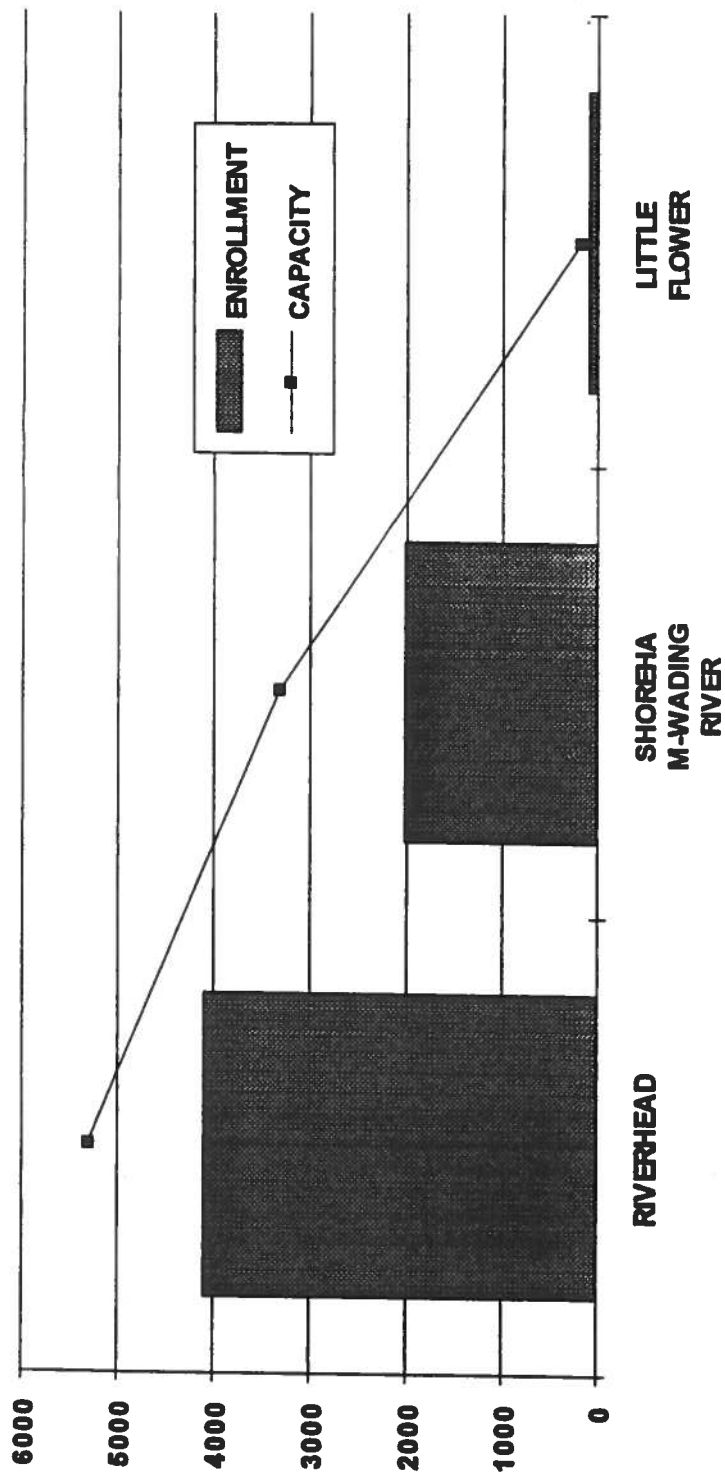
Enrollment and Capacity in Brookhaven 93-94



Source: New York State Education Department

Exhibit 19

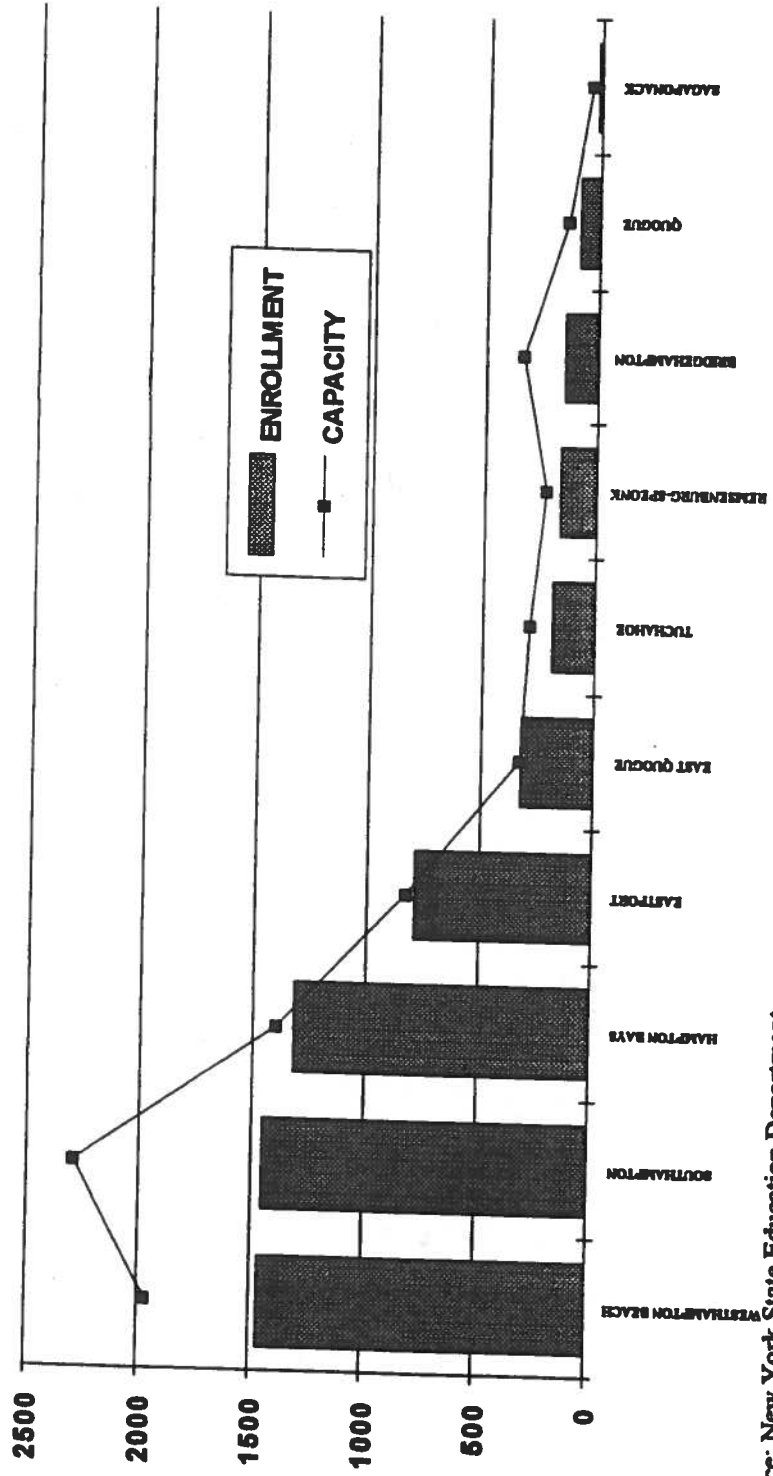
Enrollment and Capacity in Riverhead, 93-94



Source: New York State Education Department

Exhibit 19

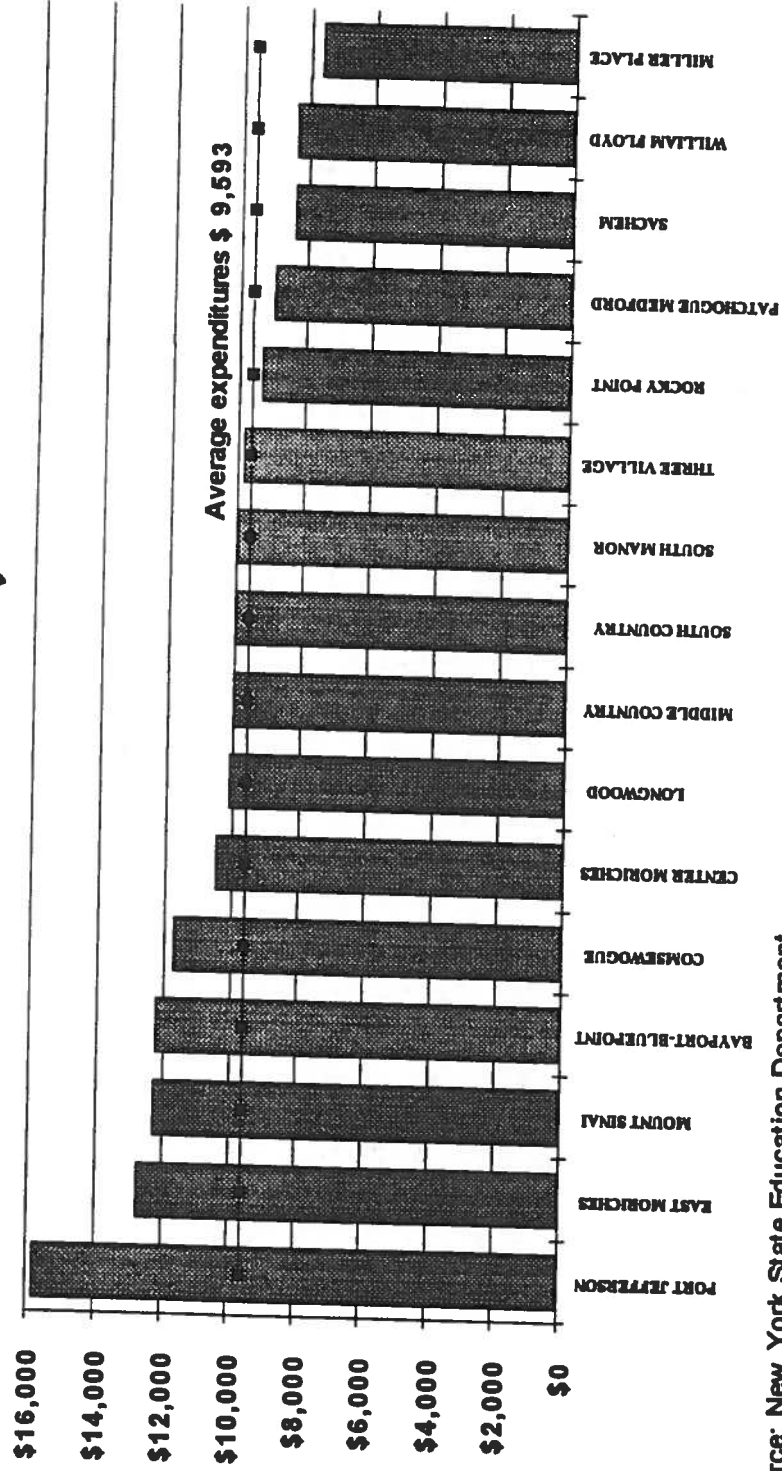
Enrollment and Capacity in Southampton 93-94



Source: New York State Education Department

Exhibit 20

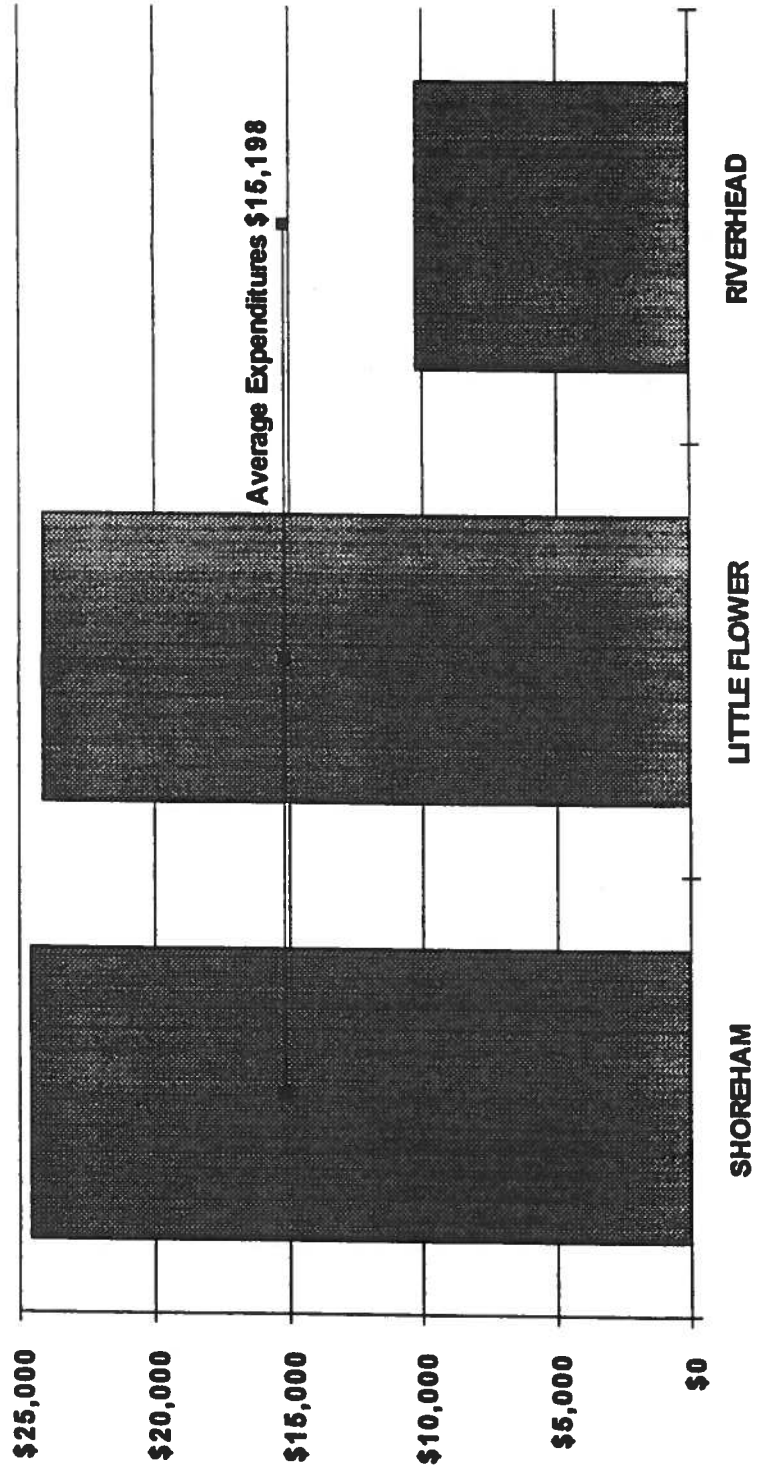
Expenditures Per Pupil in Brookhaven, 91-92



Source: New York State Education Department

Exhibit 20

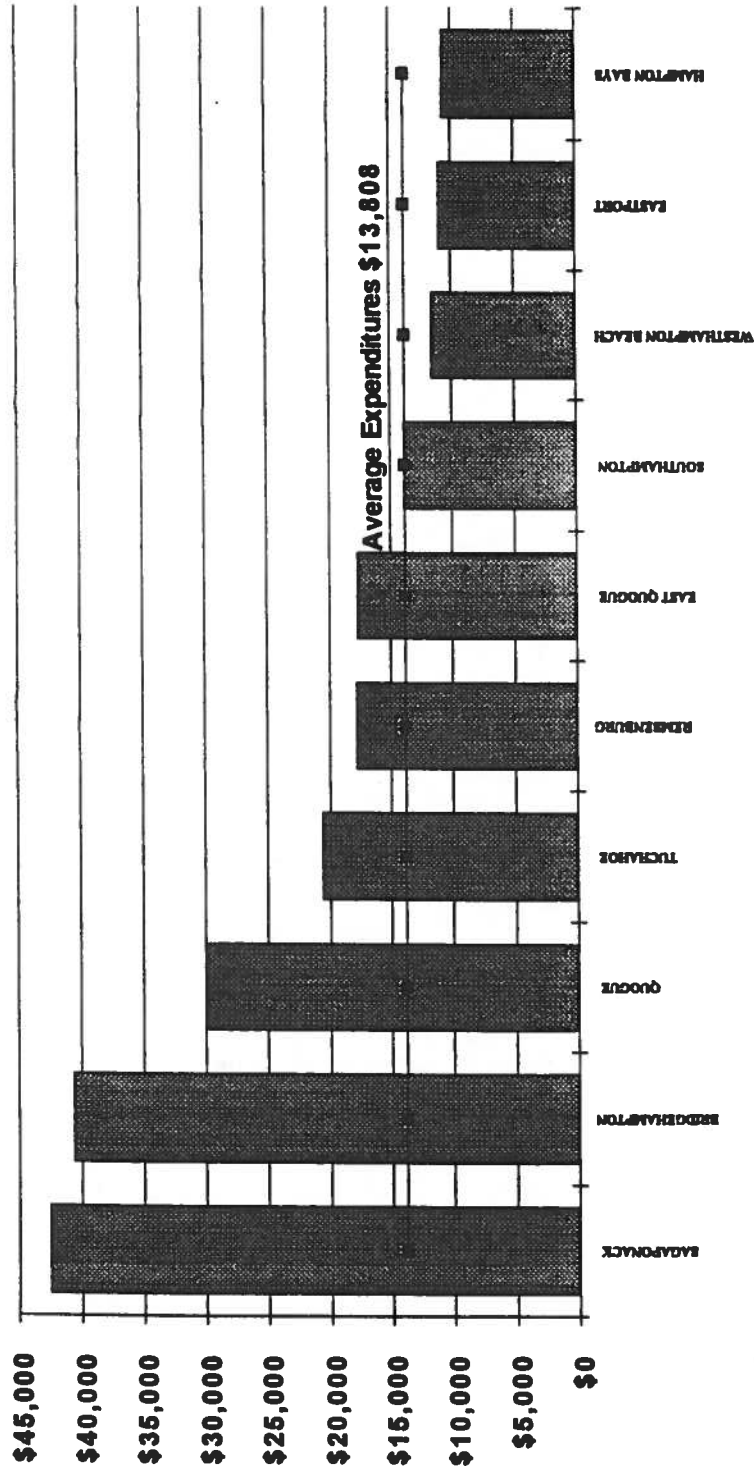
Expenditures Per Pupil in Riverhead, 91-92



Source: New York State Education Department

Exhibit 20

Expenditures Per Pupil in Southampton, 91-92



Source: New York State Education Department

Exhibit 18: Enrollment as a percentage of rated capacity, 1993-94 school year.

% Rated Capacity	Brookhaven		Riverhead		Southampton	
> 100%	William Floyd	110.9%				
90-100%	South Manor	96.9%			East Quogue	98.2%
	Longwood	93.0%			Eastport	95.3%
	Miller Place	91.1%			Hampton Bays	94.3%
	Center Moriches	90.3%				
	Three Village	90.1%				
80-90%	Rocky Point	87.8%				
70-80%	Mount Sinai	78.9%	Riverhead	77.2%	Westhampton Bch	74.4%
	Sachem	75.9%			Remsenburg	72.6%
	Bayport-Bluepoint	75.3%				
	South Country	73.7%				
	Patchogue-Medford	73.4%				
	East Moriches	70.6%				
<70%	Middle Country	68.1%	Shoreham	61.0%	Tuckahoe	65.4%
	Comsewogue	57.3%	Little Flower	54.6%	Southampton	63.3%
	Port Jefferson	47.4%			Quogue	62.9%
					Bridgehampton	43.9%
					Sagaponack	34.1%

Source: New York State Education Department

For the most part, these are small school districts that have been experiencing enrollment growth in the past decade while Suffolk County, as a whole, has seen a decline in enrollment. Directing development, especially residential development, away from these areas might ease the burden of these districts and make better use of the excess capacities in other districts.

Expenditures per student vary across towns and school districts, as shown in Exhibit 20.

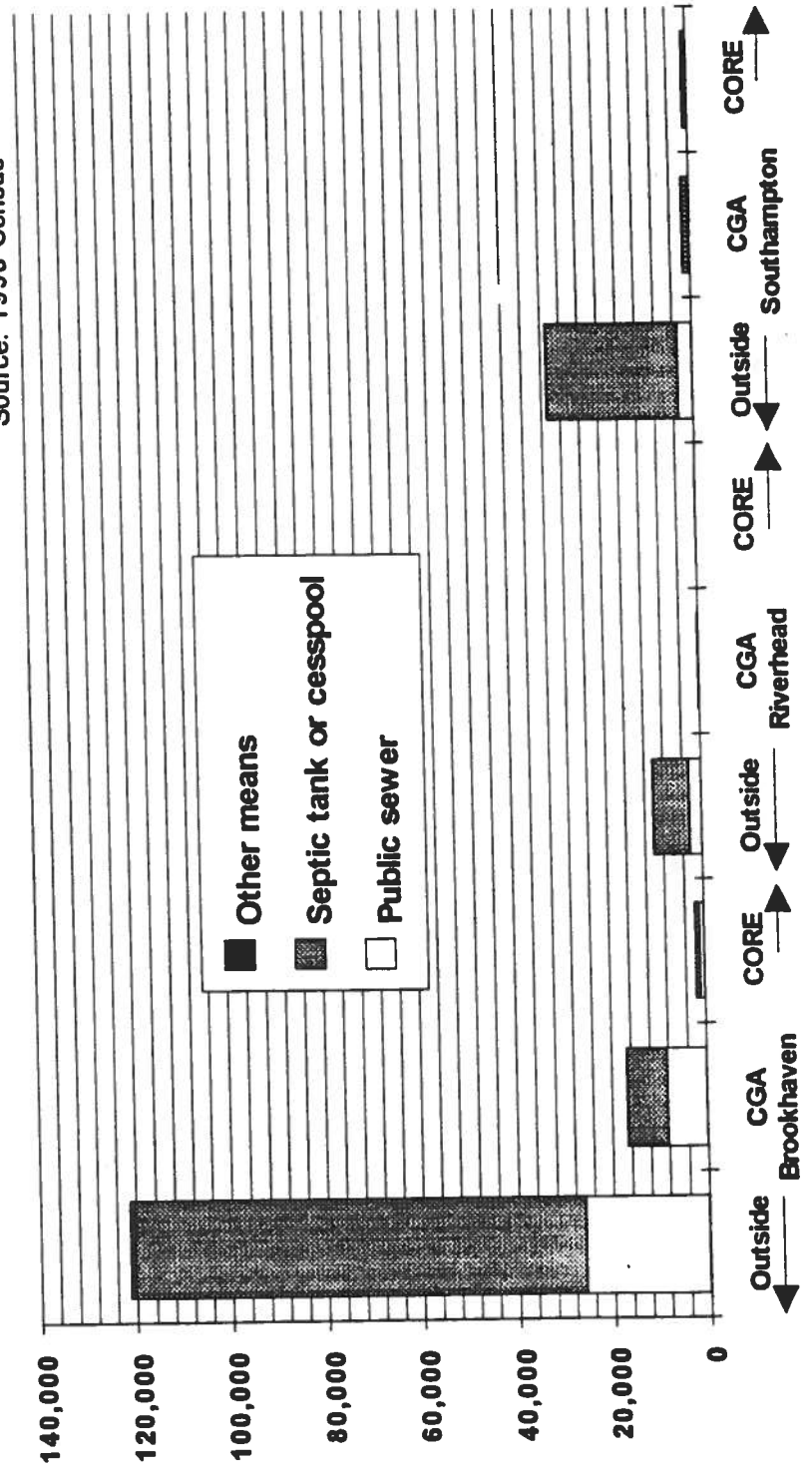
Sewer and Water

As shown in Exhibit 21, significant public sewer exists only in Brookhaven, and

Exhibit 21

Sewer Management, Housing Units, 1990

Source: 1990 Census



even there the majority of housing units have a septic tank or a cesspool. This is especially true in the core and compatible growth areas of Riverhead and Southampton.

Exhibit 21: Sewer management, housing units, 1990.

	<i>Public Sewer</i>	<i>Septic Tank or Cesspool</i>	<i>Other Means</i>
Brookhaven			
Outside	25,884	94,499	968
CGA	8,101	8,555	323
Core Area	943	1,024	20
Total	34,928	104,078	1,311
Riverhead			
Outside	2,568	7,651	113
CGA	3	301	2
Core Area	4	135	5
Total	2,575	8,087	120
Southampton			
Outside	2,986	27,774	170
CGA	80	1,489	12
Core Area	95	943	3
Total	3,161	30,206	185

Source: 1990 Census

Land Ownership, Land Use, and Zoning in the Pine Barrens

Exhibit 22 shows acreage and assessed value of privately owned vacant parcels in Brookhaven by land use classification. Data on occupied parcels in Brookhaven and parcels in the other towns were not available in time for this draft. Over 80% of the acreage is either residential or commercial, suggesting that TDRs will most likely be used in these ways. Because the value per acre of commercial property is over 75% higher than that of residential, it is reasonable to expect that TDRs will be most heavily utilized for commercial development. It is worth noting that the value per acre of industrial vacant land is even higher than that of residential property, so that one might expect considerable interest in converting TDRs to industrial parcels from other land uses should the plan allow this.

Exhibit 22: Acreage and assessed value of privately owned vacant parcels in Brookhaven.

Land use Category	# of Parcels	Acreage		Land Assessed Value		Equalization value* ¹	Value per acre
		Total	%	Total	%		
Residential	33,250	29,295.04	70.2	8,878,381	65.1	418,791,560	14,295
Commercial	2,258	4,999.03	12.0	2,687,125	19.7	124,403,940	24,885
Industrial	476	1,439.77	3.4	492,646	3.6	22,807,685	15,841
Agricultural	179	2,446.33	5.9	437,555	3.2	20,257,176	8,280
Other	992	3,537.51	8.5	1,152,420	8.4	53,352,778	15,082
Total	37,085	41,717.68	100	13,648,127	100	639,613,139	15,332

Source: Suffolk County Water Authority

* Equalization value is obtained by dividing land assessed value by the equalization rate and multiplying by 100.

Privately owned vacant parcels in the receiving area in Brookhaven are valued at considerably less than comparable parcels in the town as a whole, as shown in Exhibit 23. Although, as Exhibit 24 shows, land in the receiving area and in the Pine Barrens is more comparable, though still lower in the receiving area.

As Exhibit 25 shows, the privately owned vacant parcels in the core in Brookhaven have the lowest average value per acre of all the areas. This could suggest that the quality of the land in the core area is lower than it is in the rest of the town or it could be the result of uncertainty about the future of land use in the Pine Barrens.

¹The equalization rate is 2.12 for residential property and 2.16 for all other properties in Brookhaven.

Exhibit 23: Acreage and assessed value of privately owned vacant parcels in receiving area in Brookhaven.

Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value*	Value per acre
		Total	%	Total	%		
Residential	3,664	4,644.77	69.0	869,285	63.1	41,004,009	8,827
Commercial	115	788.42	11.7	268,885	19.5	12,448,380	15,789
Industrial	50	312.13	4.6	79,525	5.8	368,171	11,795
Agricultural	70	957.73	14.2	149,690	10.9	6,930,092	7,235
Other	12	31.16	0.5	9,100	0.7	421,296	13,520
Total	3,911	6,734.21	100	1,376,485	100	61,171,948	9,083

Source: Suffolk County Water Authority

Exhibit 24: Acreage and assessed value of privately owned vacant parcels in Pine Barrens in Brookhaven.

Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value*	Value per acre
		Total	%	Total	%		
Residential	7,711	14,268.09	76.6	2,879,835	72.1	135,841,270	9,520
Commercial	189	1,861.34	10.0	653,920	16.4	30,274,074	16,264
Industrial	106	396.10	2.1	100,525	2.5	4,653,935	11,749
Agricultural	71	1,736.39	9.3	309,975	7.8	14,350,694	8,264
Other	118	375.81	2.0	47,055	1.2	2,178,472	5,796
Total	8,195	18,637.73	100	3,991,310	100	187,298,445	10,049

Source: Suffolk County Water Authority

Exhibit 25: Acreage and assessed value of privately owned vacant parcels in core area in Brookhaven.

Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value*	Value per acre
		Total	%	Total	%		
Residential	1,604	5,019.22	87.4	732,678	84.3	34,560,283	6,885
Commercial	38	276.77	4.8	75,305	8.7	3,486,342	12,596
Industrial	2	9.35	0.2	930	0.1	43,055	4,604
Agricultural	9	402.61	7.0	54,050	6.2	2,502,314	6,215
Other	22	36.81	0.6	5,845	0.7	270,601	7,351
Total	1,675	5,744.76	100	868,808	100	40,862,595	7,113

Source: Suffolk County Water Authority

In Riverhead land values follow the same trend. See Exhibits 26-29. The value per acre is highest, overall, in the town as a whole. Land values are lower in the receiving areas and in the Pine Barrens. Although land values are slightly higher in the receiving areas in Riverhead, they are less comparable than they are in Brookhaven. The value per acre of commercial parcels in the receiving area are about half of what they are in the Pine Barrens and industrial and agricultural land have significantly lower value in the Pine Barrens than in the receiving area. But, the land values are lowest, overall, in the core area.

Exhibit 26: Acreage and assessed value of privately owned vacant land in Riverhead.

Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value* ²	Value per acre
		Total	%	Total	%		
Residential	2,278	3,755.66	23.1	29,482,401	39.2	87,071,474	23,184
Commercial	172	762.88	4.7	7,025,500	9.3	22,190,461	29,087
Industrial	24	199.34	1.2	997,200	1.3	3,149,715	15,800
Agricultural	228	6,712.81	41.3	16,247,700	21.6	51,319,330	7,644
Other	147	4,834.62	29.7	21,522,017	28.6	67,978,575	14,060
Total	2,849	16,265.31	100	75,274,818	100	231,709,555	14,245

Source: Suffolk County Water Authority

Exhibit 27: Acreage and assessed value of privately owned vacant land in receiving area in Riverhead.

Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value*	Value per acre
		Total	%	Total	%		
Residential	1	0.34	0.1	9,000	0.3	26,580	78,176
Commercial	13	141.03	21.4	718,200	26.6	2,268,477	16,085
Industrial	5	67.40	10.2	368,000	13.6	1,162,350	17,245
Agricultural	12	415.61	63.1	1,474,600	54.5	4,666,455	11,227
Other	6	34.22	5.2	136,200	5.0	430,195	12,571
Total	37	658.60	100	2,706,000	100	8,554,057	12,988

Source: Suffolk County Water Authority

²The equalization rate is 33.86 for residential property and 31.66 for all other properties in Riverhead.

Exhibit 28: Acreage and assessed value of privately owned vacant parcels in Pine Barrens in Riverhead.

Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value*	Value per acre
		Total	%	Total	%		
Residential	160	766.25	18.1	2,966,701	17.8	8,761,668	11,434
Commercial	18	48.64	1.2	505,100	3.0	1,595,388	32,799
Industrial	11	84.87	2.0	345,600	2.1	1,091,598	12,862
Agricultural	7	202.31	4.8	613,400	3.7	1,937,460	9,576
Other	16	3,131.68	73.9	12,235,917	73.4	38,647,874	12,340
Total	212	4,233.75	100	16,666,718	100	52,033,988	12,290

Source: Suffolk County Water Authority

Exhibit 29: Acreage and assessed value of privately owned vacant parcels in core area in Riverhead.

Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value*	Value per acre
		Total	%	Total	%		
Residential	135	146.85	16.7	663,910	30.6	1,960,750	13,352
Commercial	5	31.25	3.6	141,200	6.5	445,988	14,271
Industrial	10	70.10	8.0	304,300	14.0	961,149	13,711
Agricultural	1	4.3	0.5	10,800	0.5	34,112	7,933
Other	11	623.96	71.2	1,052,000	48.4	3,322,804	5,325
Total	162	876.46	100	2,172,210	100	6,724,803	7,672

Source: Suffolk County Water Authority

In Southampton, see Exhibits 30-33, the land value per acre is, again, highest in the town as a whole. Values are lower in the receiving areas and the Pine Barrens, though, slightly higher in the receiving areas than the Pine Barrens. They are lowest overall in the core area.

Exhibit 30: Acreage and assessed value of privately owned vacant parcels in Southampton.

Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value * ³	Value per acre
		Total	%	Total	%		
Residential	10,056	18,652.78	58.8	45,308,836	82.6	1,208,235,600	64,775
Commercial	209	280.90	0.9	1,726,092	3.2	46,029,120	163,863
Industrial	56	212.45	0.7	273,092	0.5	7,282,453	34,278
Agricultural	693	6,351.50	20.0	3,306,486	6.0	88,173,040	13,882
Rural Vacant	3,020	3,797.23	12.0	667,280	1.2	17,794,133	4,686
Other	451	2,419.67	7.6	3,577,028	6.5	95,387,413	39,421
Total	14,485	31,714.53	100	54,858,814	100	1,462,901,759	46,127

Source: Suffolk County Water Authority

Exhibit 31: Acreage and assessed value of privately owned vacant parcels in receiving area in Southampton.

Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value *	Value per acre
		Total	%	Total	%		
Residential	130	782.62	42.0	565,180	57.1	15,071,467	19,257
Commercial	19	39.01	2.1	87,264	8.8	2,327,040	59,652
Industrial	6	150.87	8.1	67,156	6.8	1,790,826	11,869
Agricultural	18	199.74	10.7	93,548	9.5	2,494,613	12,489
Rural Vacant	115	612.41	32.9	102,848	10.4	2,742,613	4,478
Other	6	78.69	4.2	73,292	7.4	1,954,453	24,837
Total	294	1,863.34	100	989,288	100	26,381,012	14,157

Source: Suffolk County Water Authority

³The equalization rate is 3.75 for property in Southampton.

Exhibit 32: Acreage and assessed value of privately owned vacant parcels in Pine Barrens in Southampton.

Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value*	Value per acre
		Total	%	Total	%		
Residential	963	4,342.59	53.6	2,518,914	65.8	67,171,040	15,467
Commercial	14	51.12	0.6	124,024	3.2	3,307,306	64,696
Industrial	32	149.12	1.8	169,936	4.4	4,531,626	30,389
Agricultural	11	176.78	2.2	85,976	2.3	2,292,693	12,969
Rural Vacant	2,263	3,041.87	37.5	518,000	13.5	13,813,333	4,541
Other	105	348.18	4.3	412,336	10.8	10,995,627	31,580
Total	3,388	8,109.66	100	3,829,186	100	102,111,625	12,591

Source: Suffolk County Water Authority

Exhibit 33: Acreage and assessed value of privately owned vacant parcels in core area in Southampton.

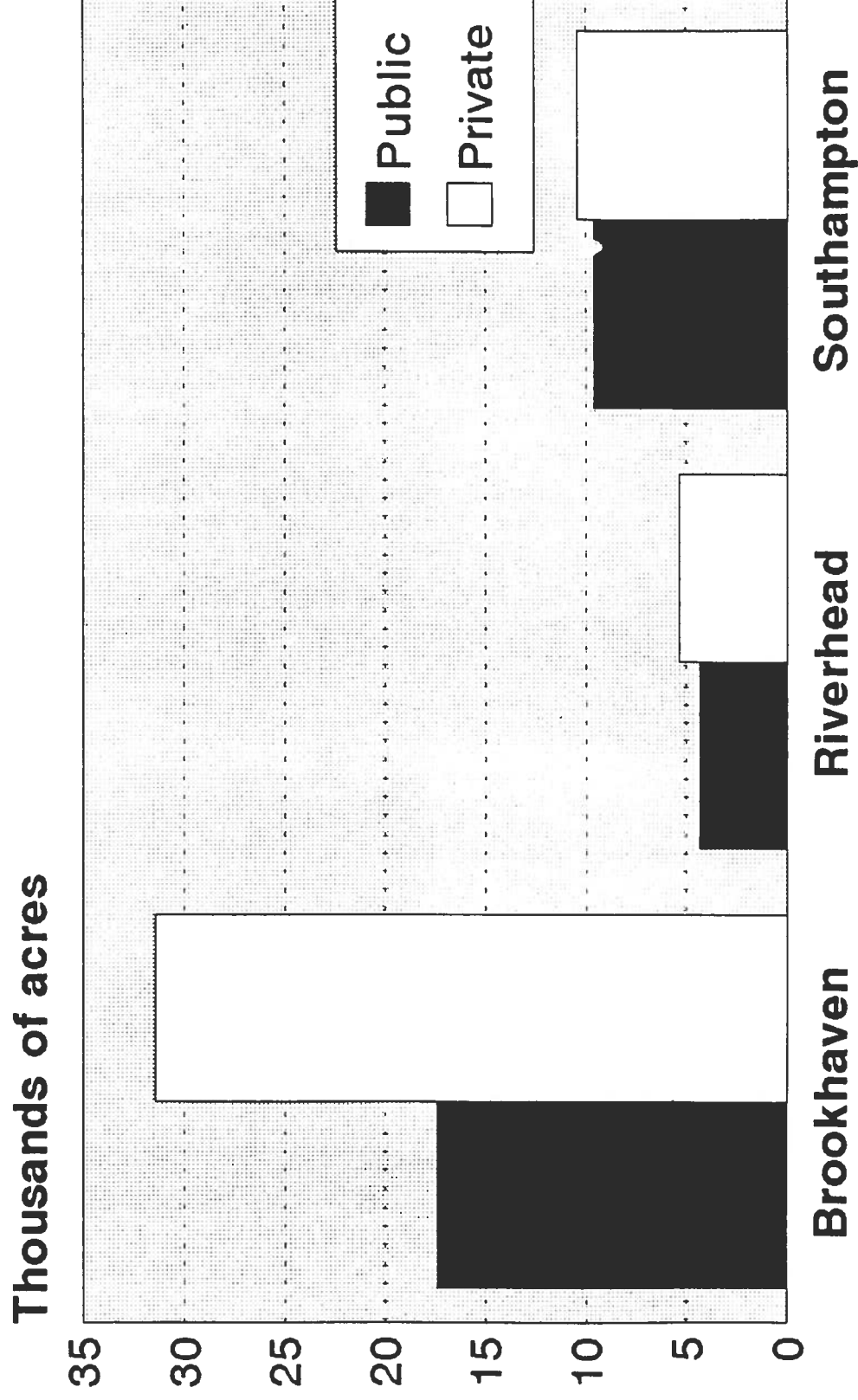
Land use Category	# of Parcels	Acreage		Land assessed value		Equalization value*	Value per acre
		Total	%	Total	%		
Residential	150	2,317.81	49.4	887,360	56.1	23,662,933	10,209
Commercial	1	5.0	0.1	3,500	0.2	93,333	18,666
Industrial	5	10.14	0.2	15,024	1.0	400,640	39,510
Agricultural	2	18.54	0.4	10,316	0.7	275,093	14,837
Rural Vacant	1,966	2,117.03	45.1	362,508	22.9	9,666,880	4,566
Other	91	221.24	4.8	302,404	19.1	8,064,106	36,449
Total	2,221	4,689.76	100	1,581,112	100	42,162,985	8,990

Source: Suffolk County Water Authority

Information on land ownership, land use and zoning was obtained from the Suffolk County Water Authority. As Exhibit 34 shows, Pine Barrens land in Riverhead

^{Exhibit 34} Pine Barrens

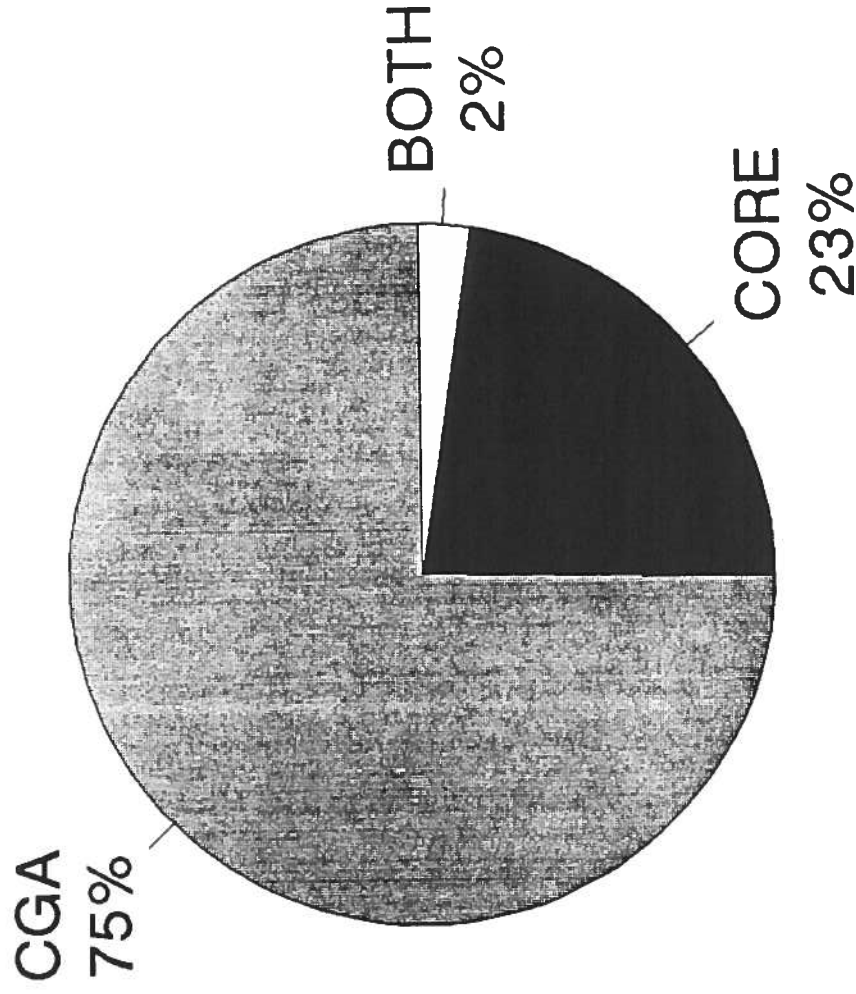
Land ownership



Source: Suffolk County Water Authority

Brookhaven

Privately owned land in the Pine Barrens

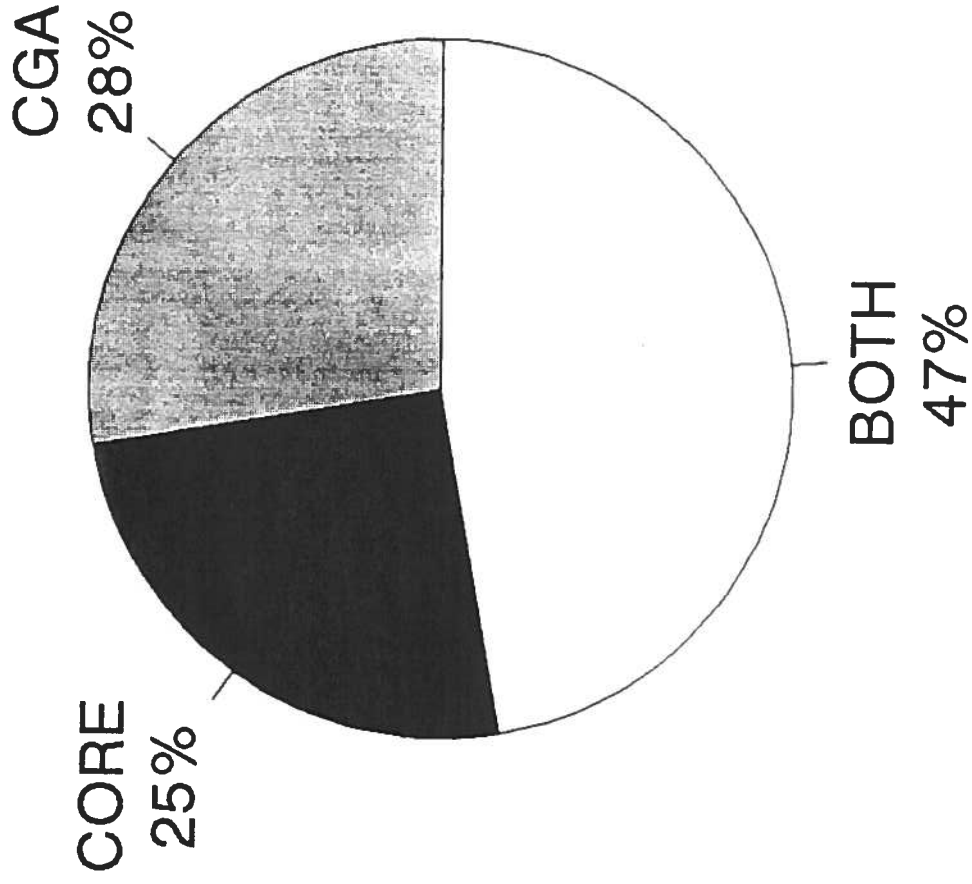


Total Acreage

Source: Suffolk County Water Authority

Riverhead

Privately owned land in the Pine Barrens



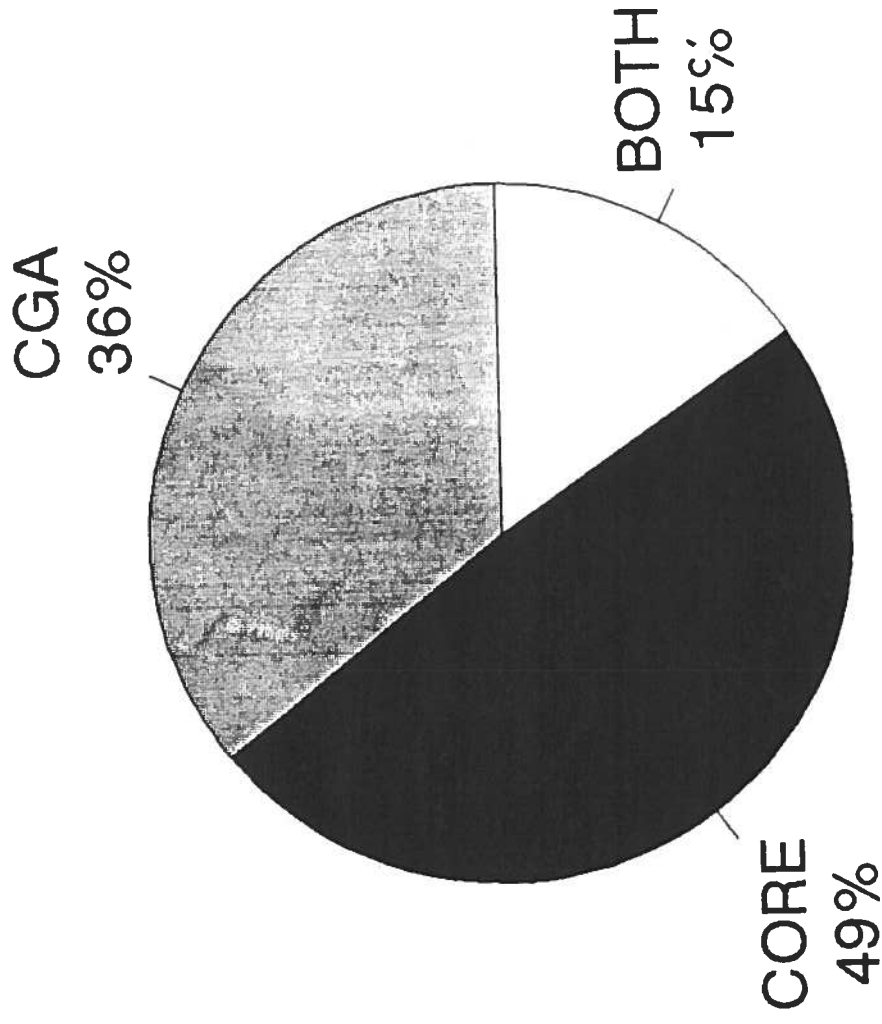
Total Acreage

Source: Suffolk County Water Authority

Exhibit 35

Southampton

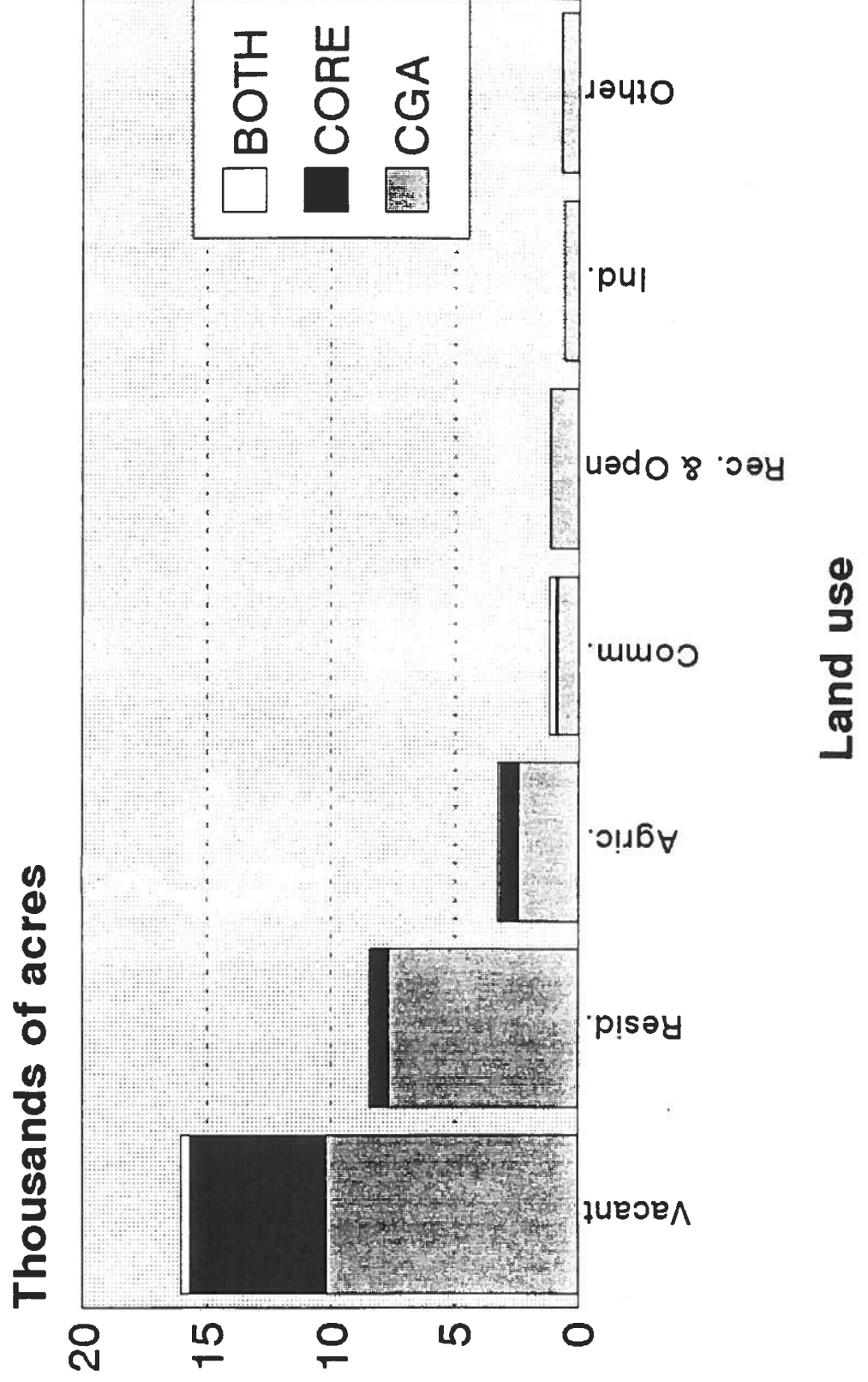
Privately owned land in the Pine Barrens



Total Acreage

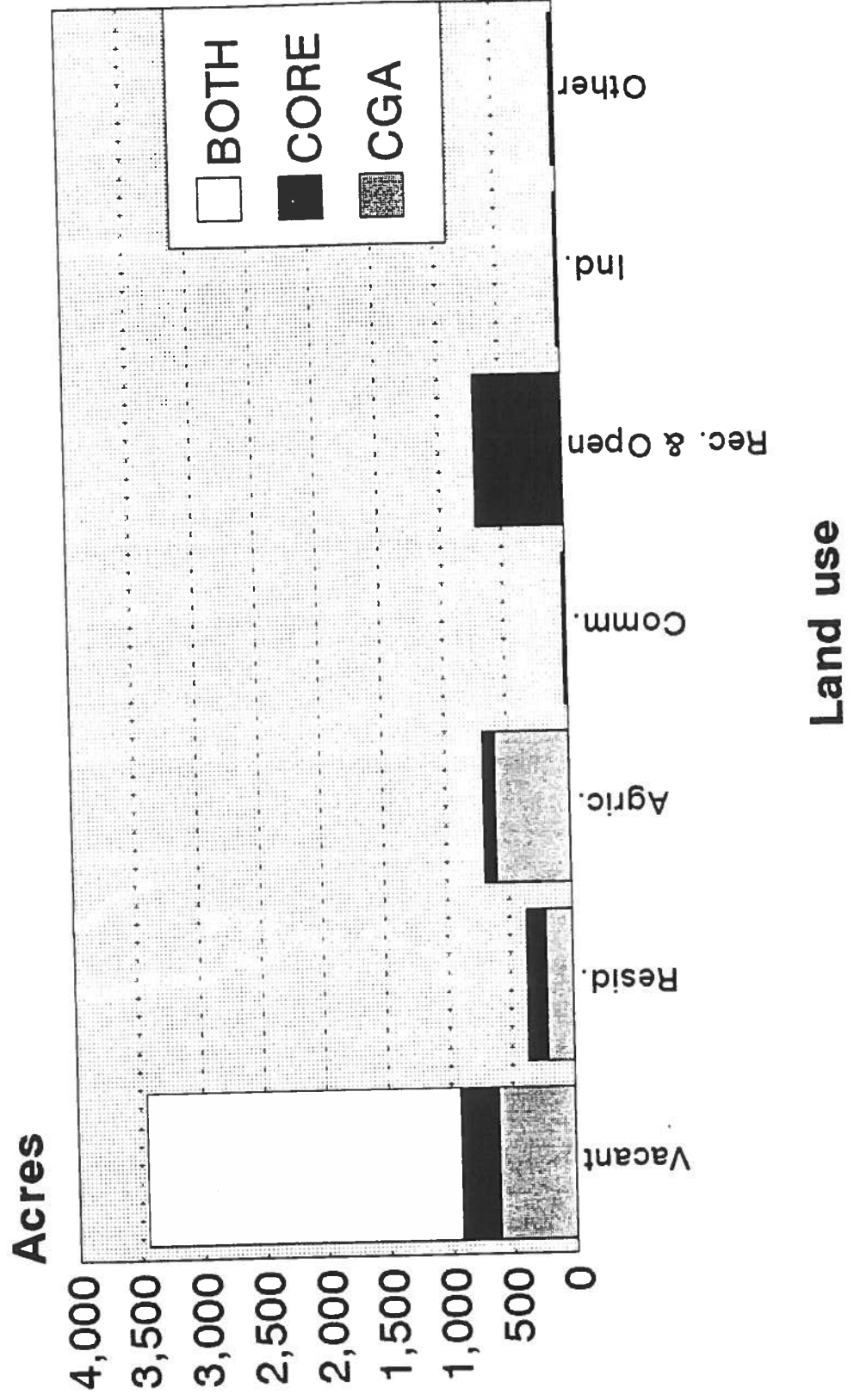
Brookhaven

Privately owned land in Pine Barrens



Riverhead

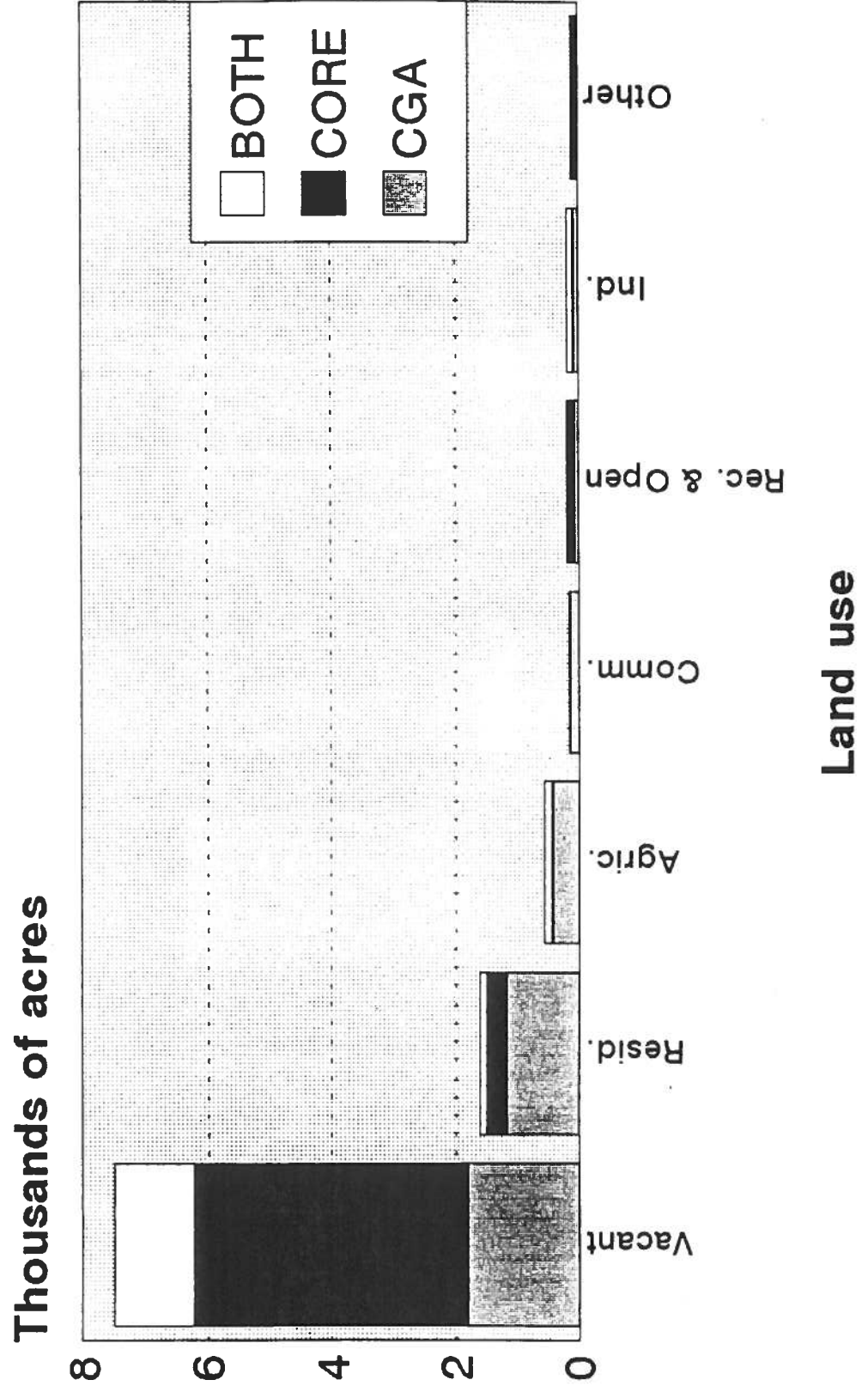
Privately owned land in Pine Barrens



Southampton

Exhibit 36

Privately owned land in Pine Barrens



and Southampton is about equally divided between public and private ownership. In Brookhaven, however, roughly 65% of the land in the Pine Barrens is privately held, and Brookhaven contains most of the land located within the Pine Barrens. It is clear, therefore, that the principal economic impact on private property owners will most likely occur in Brookhaven.

As Exhibit 35 illustrates, 75% of the privately held Pine Barrens land in Brookhaven is located within the compatible growth area. The situation is quite different in Riverhead, where privately held land is split nearly equally between the core and compatible growth areas⁴, and in Southampton, where half of the privately held land is situated in the core. Because a successful TDR program will require large receiving areas relative to sending areas, these data suggest that Riverhead and Southampton may need to rely more heavily on the portions of their towns outside the Pine Barrens in the establishment of receiving areas.

In all three towns, vacant land constitutes the largest proportion of privately held land in the Pine Barrens. See Exhibit 36. In Brookhaven, most of this land is located within the compatible growth area while in Riverhead, the majority of the vacant Pine Barrens land overlaps the core and compatible growth areas (see previous footnote) and in Southampton, the most significant proportion of the vacant land is in the core area.

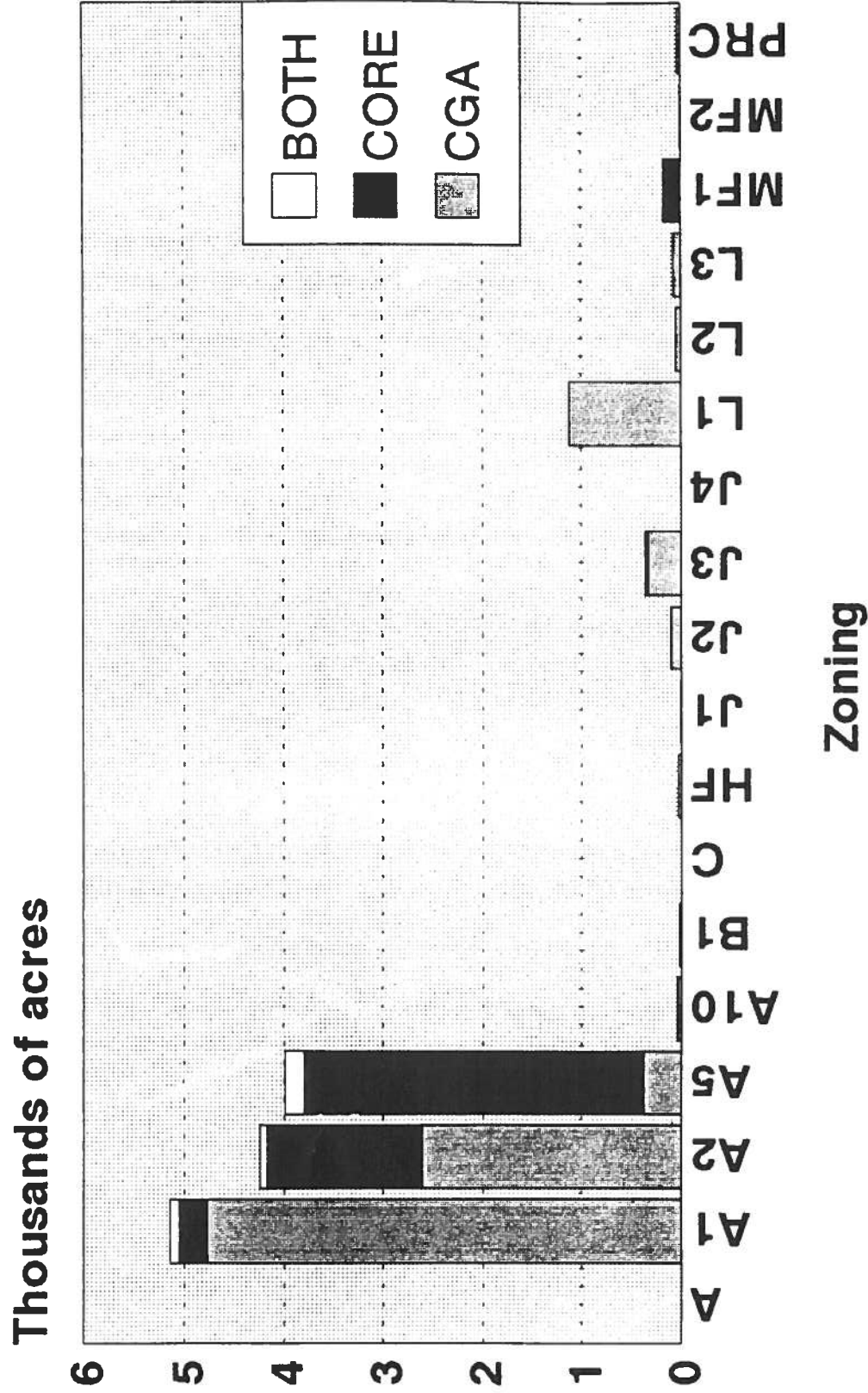
The principal uses of privately held land in Brookhaven's portion of the Pine Barrens, excluding vacant land, are residential followed by agricultural. Commercial and industrial uses are quite small relative to residential, and most of that lies in the compatible growth area. A similar pattern exists in Southampton, although, a much larger proportion of total Pine Barrens land is vacant in Southampton relative to Brookhaven. In Riverhead, land used for recreation and open space and for agriculture both exceed that used residentially.

Current zoning of privately owned vacant land in the Pine Barrens is shown in Exhibit 37. In Brookhaven, vacant land is almost entirely zoned for residential use as one-, two- and five-acre lots (A1, A2, and A5). Since the majority of the land is zoned in this manner, it would be reasonable to expect that the majority of TDRs issued to land owners in Brookhaven would be exercised for residential development. Almost all of the vacant land zoned for one-acre lots is in the compatible growth area, while almost all of the land zoned for five-acre lots is located within the core area. As one moves from the compatible growth area into the core, the zoning requirements of residential lot size increases.

⁴ The large portion shown as "Both" consists of only 3 parcels, one of which comprises over 95% of this piece. That parcel is over 2400 acres, is zoned DI, and is presumably the Northrup Grumman facility in Calverton.

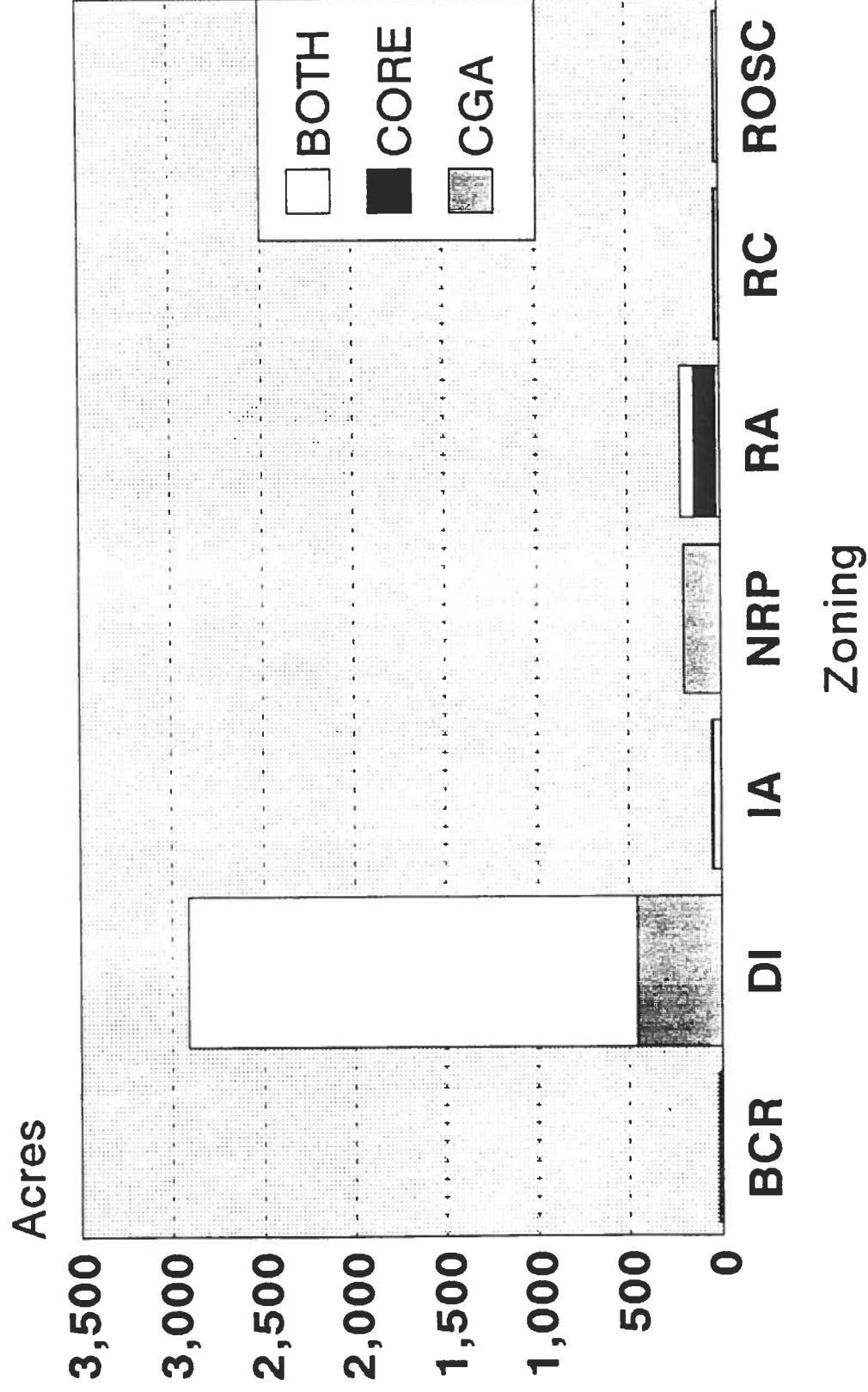
Brookhaven

Privately owned vacant land in Pine Barrens



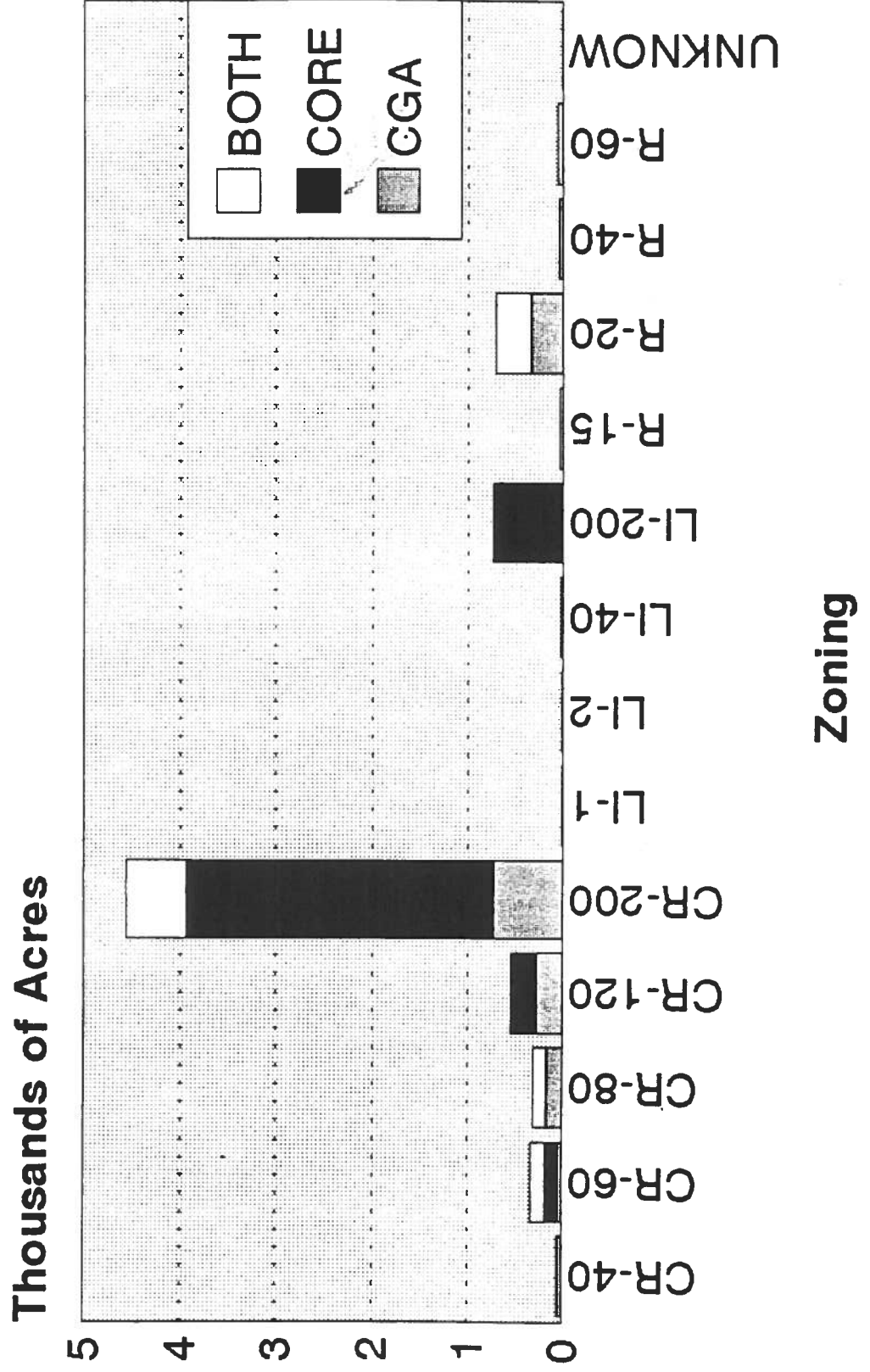
Riverhead

Privately owned vacant land in Pine Barrens



Southampton

Privately owned vacant land in Pine Barrens



In Riverhead the majority of the privately held vacant land is zoned as Defense Institutional (DI), the overwhelming majority of which is the Northrup Grumman facility in Calverton. It is not clear at this time if this land is properly classified as vacant or privately held. The majority of the remaining vacant land is zoned as National Resources Protection (NRP) and Residence A (RA). All of the NRP is located within the compatible growth area. Future land use in Riverhead could depend upon any decisions made about the use of the Northrup Grumman property in Calverton.

In Southampton, the most predominant zoning category for privately owned vacant land is Country Residence-200 (CR-200) which allows for 1 residential unit per 5 acres. A large part of this land is located within the core area. Smaller proportions of the vacant land are zoned as CR-120, CR-80, CR-60 and CR-40, with a decreasing number of acres per housing unit required. The core area in Southampton also contains a significant amount of land that is zoned as Light Industry-200 (LI-200), which calls for five acre parcels. There is also a significant amount of Residence-20 (R-20), which allows for 1 residential unit per 1/2 acre, located outside the core. The great majority of the privately owned vacant land in the Pine Barrens in Southampton is zoned residential. This suggests that the majority of the TDRs utilized in Southampton will most likely be used for residential purposes.

Appendix 1 -- Population by Town and Village, 1990 and 1993.

	Census 1990	Lilco 1993	Change 93 vs 90	% Change
Brookhaven Town	407,907	414,034	6,127	1.50%
Manorville**	6,198	7,239	1,041	16.80%
Middle Island**	7,848	8,305	457	5.82%
East Shoreham **	5,461	5,736	275	5.04%
Poquott	770	804	34	4.42%
Shirley	22,936	23,852	916	3.99%
East Moriches	4,021	4,177	156	3.88%
Remainder of Brookhaven	5,283	5,448	165	3.12%
Mastic	13,642	14,049	407	2.98%
North Patchogue	7,374	7,575	201	2.73%
Lake Grove Village	9,612	9,819	207	2.15%
Calverton	1,093	1,116	23	2.10%
North Bellport	8,182	8,349	167	2.04%
Holtsville	12,530	12,771	241	1.92%
Sound Beach	9,102	9,272	170	1.87%
Stony Brook	20,027	20,398	371	1.85%
Patchogue Village	11,060	11,257	197	1.78%
Farmingville	14,842	15,069	227	1.53%
Miller Place	9,315	9,454	139	1.49%
Rocky Point	8,596	8,721	125	1.45%
Coram	30,111	30,503	392	1.30%
Mastic Beach	10,293	10,409	116	1.13%
East Patchogue	20,195	20,415	220	1.09%
Center Moriches	5,987	6,046	59	0.99%
Terryville	10,275	10,361	86	0.84%
Ridge	11,734	11,831	97	0.83%
Port Jefferson	7,455	7,506	51	0.68%
Selden	20,608	20,707	99	0.48%
Holbrook	5,063	5,077	14	0.28%
Blue Point	4,232	4,243	11	0.26%
Medford	21,274	21,327	53	0.25%
Mount Sinai	8,023	8,036	13	0.16%
Belle Terre Village	839	839	0	0.00%

Brookhaven	3,118	3,118	0	0.00%
Old Field Village	765	764	-1	-0.13%
Centereach	26,720	26,615	-105	-0.39%
Lake Ronkonkoma	14,708	14,640	-68	-0.46%
Shoreham	540	537	-3	-0.56%
Port Jefferson Station	7,232	7,159	-73	-1.01%
Bellport Village	2,572	2,539	-33	-1.28%
Setauket, East Setauket	13,634	13,439	-195	-1.43%
Yaphank	4,637	4,512	-125	-2.70%
Riverhead Town	23,011	23,275	264	1.15%
Jamesport**	1,532	1,649	117	7.64%
Aquebogue	2,060	2,105	45	2.18%
Remainder of Riverhead	1,622	1,655	33	2.03%
Wading River	5,317	5,405	88	1.66%
Calverton	3,666	3,723	57	1.55%
Riverhead	8,814	8,738	-76	-0.86%
Southampton Town	45,351	45,909	558	1.23%
Remainder of Southampton**	1,381	1,460	79	5.72%
Southampton	1,302	1,361	59	4.53%
Bridgehampton	1,997	2,083	86	4.31%
Watermill	1,893	1,961	68	3.59%
Hampton Bays	7,893	8,134	241	3.05%
North Haven Village	713	733	20	2.81%
East Quogue	4,372	4,482	110	2.52%
Noyack	2,059	2,090	31	1.51%
Westhampton	2,129	2,160	31	1.46%
Remsenburg-Speonk	1,851	1,875	24	1.30%
Flanders	3,231	3,259	28	0.87%
North Sea	2,530	2,538	8	0.32%
Southampton Village	3,980	3,964	-16	-0.40%
Shinnecock Hills	2,847	2,816	-31	-1.09%
Westhampton Beach	1,587	1,569	-18	-1.13%
Riverside	2,828	2,760	-68	-2.40%

Sag Harbor Village	1,276	1,238	-38	-2.98%
Quogue Village	1,482	1,426	-56	-3.78%

Towns and Villages in Pine Barrens are bolded

* -- More than 5% increase in population

Source: Long Island Almanac 1994

Appendix 2 -- Income Per Capita and Poverty Level (PL), 1990

	Income per Capita	PL<1	% PL<1	1<PL<2	% 1<PL<2
Brookhaven Town	\$16,457	20,621	5.06%	37,810	9.27%
Old Field Village	\$57,532	3	0.39%	29	3.79%
Belle Terre Village	\$46,584	16	1.91%	28	3.34%
Shoreham	\$27,991	23	4.26%	40	7.41%
Bellport Village	\$25,775	45	1.75%	236	9.18%
Poquott	\$25,646	22	2.86%	47	6.10%
Setauket, East Setauket	\$24,752	368	2.70%	503	3.69%
Port Jefferson	\$23,877	449	6.02%	541	7.26%
Stony Brook	\$23,314	340	2.48%	610	4.44%
Miller Place	\$20,325	192	2.06%	428	4.59%
East Shoreham	\$19,058	27	0.49%	351	6.43%
Brookhaven	\$18,820	48	1.54%	306	9.81%
Blue Point	\$18,507	127	3.00%	380	8.98%
Mount Sinai	\$18,415	267	3.33%	299	3.73%
Coram	\$17,906	1,187	3.94%	2,171	7.21%
Terryville	\$17,369	190	1.85%	673	6.55%
Port Jefferson Station	\$16,932	259	3.58%	678	9.38%
Sound Beach	\$16,900	434	4.77%	1,080	11.87%
Yaphank	\$16,718	243	5.24%	466	10.05%
East Moriches	\$16,687	239	5.94%	355	8.83%
Centereach	\$16,582	367	6.13%	751	12.54%
Manorville	\$16,429	227	3.66%	645	10.41%
Lake Grove Village	\$16,270	184	1.91%	583	6.07%
Holbrook	\$16,197	282	5.57%	247	4.88%
North Patchogue	\$16,177	199	2.70%	600	8.14%
East Patchogue	\$16,087	1,019	5.05%	1,877	9.29%
Holtsville	\$15,856	403	3.22%	997	7.96%
Middle Island	\$15,745	450	5.73%	666	8.49%
Patchogue Village	\$15,726	801	7.24%	1,838	16.62%
Medford	\$15,654	711	3.34%	1,640	7.71%
Ridge	\$15,487	872	7.43%	2,609	22.23%
Farmingville	\$15,430	617	4.16%	1,482	9.99%
Center Moriches	\$15,426	1,002	3.75%	1,866	6.98%
Rocky Point	\$15,413	477	5.55%	1,135	13.20%
Lake Ronkonkoma	\$14,998	990	6.73%	1,432	9.74%
Selden	\$14,677	725	3.52%	1,659	8.05%

Calverton	\$14,644	13	1.19%	190	17.38%
Shirley	\$12,473	1,737	7.57%	2,975	12.97%
Mastic	\$12,295	1,338	9.81%	1,651	12.10%
Mastic Beach	\$12,171	1,131	10.99%	1,695	16.47%
North Bellport	\$10,344	1,559	19.05%	1,198	14.64%
Remainder of Brookhaven	\$8,883	1,038	9.06%	853	7.44%
Riverhead Town	\$15,630	1,883	8.18%	3,120	13.56%
Remainder of Riverhead	\$21,618	121	7.46%	224	13.81%
Wading River	\$18,022	69	1.30%	414	7.79%
Aquebogue	\$17,585	75	3.64%	157	7.62%
Jamesport	\$15,815	108	7.05%	252	16.45%
Calverton	\$14,461	338	9.22%	595	16.23%
Riverhead	\$13,073	1,172	13.30%	1,478	16.77%
Southampton Town	\$21,105	3,189	7.03%	5,544	12.22%
Quogue Village	\$33,383	71	7.91%	118	13.14%
Remsenburg-Speonk	\$32,288	138	7.46%	77	4.16%
Watermill	\$28,889	146	7.71%	211	11.15%
Westhampton Beach	\$24,969	87	5.54%	203	12.92%
North Haven Village	\$24,241	27	3.79%	73	10.24%
Sag Harbor Village	\$23,937	49	3.84%	125	9.80%
Southampton Village	\$23,410	268	6.73%	463	11.63%
North Sea	\$23,340	234	9.25%	238	9.41%
Noyack	\$22,566	153	7.43%	291	14.13%
Westhampton	\$22,175	112	5.26%	387	18.18%
Shinnecock Hills	\$21,809	244	8.57%	186	6.53%
Bridgehampton	\$20,571	123	6.16%	292	14.62%
Remainder of Southampton	\$19,038	220	13.35%	218	13.23%
Hampton Bays	\$18,249	466	5.90%	950	12.04%
East Quogue	\$17,845	238	5.44%	801	18.32%
Southampton	\$17,305	41	3.15%	221	16.97%
Flanders	\$14,052	381	11.79%	425	13.15%
Riverside	\$12,475	191	14.69%	265	20.38%

PL<1 - population with income less than 100% of Federal Poverty Level

1<PL<2 - population with income between 100% and 200% of Federal Poverty Level

Towns and Villages in Pine Barrens are bolded

Source: 1990 Census

Appendix 3 -- School Enrollment and Capacity by District and Building

DISTRICT			93-94 ENRLMNT AS % OF CAPACITY	% CHNGE ENRLMT 91-94
School	93-94 ENRLMNT	CAPACITY		
<i>BROOKHAVEN</i>				
CENTER MORICHES	1129	1250	90.3%	-0.4%
Center Moriches H.S.	546	600	91.0%	-2.8%
Clayton Huey Elementary	583	650	89.7%	2.1%
COMSEWOGUE	3175	5539	57.3%	-1.5%
Comsewogue H.S.	933	1700	54.9%	-10.8%
JFK Middle School	697	1279	54.5%	-0.4%
Boyle Road Elementary	555	850	65.3%	2.6%
Clinton Ave Elementary	601	810	74.2%	6.6%
Norwood Ave Elementary	389	900	43.2%	4.6%
EAST MORICHES	579	820	70.6%	N/A
LONGWOOD	9103	9785	93.0%	4.0%
Longwood H.S.	2088	2204	94.7%	5.3%
Longwood Junior H.S.	1336	1490	89.7%	0.3%
Longwood Middle	1362	1452	93.8%	1.2%
Charles E Walters	1130	1309	86.3%	-0.4%
Coram Elementary	1110	1141	97.3%	14.0%
Ridge Elementary	1129	1152	98.0%	2.4%
West Middle Island	948	1037	91.4%	7.1%

MIDDLE COUNTRY	9799	14383	68.1%	-0.7%
Centereach H.S.	1496	2273	65.8%	-12.8%
Newfield H.S.	1188	1987	59.8%	-1.9%
Dawnwood Middle	1005	1300	77.3%	0.0%
Selden Middle	1218	1650	73.8%	0.1%
Hawkins Path Elementary	525	729	72.0%	9.4%
Holbrook Rd Elementary	527	729	72.3%	5.2%
Jericho Elementary	557	837	66.5%	1.5%
New Lane Elementary	1155	1647	70.1%	2.7%
North Coleman Rd	424	756	56.1%	4.7%
Oxhead Rd Elementary	475	810	58.6%	-3.8%
Stagecoach Elementary	615	756	81.3%	6.4%
Eugene Auer Memorial	575	756	76.1%	1.8%
Unity Dr Learning Ctr	39	126	31.0%	44.4%
MILLER PLACE	2664	2924	91.1%	0.9%
Miller Place H.S.	842	1114	75.6%	5.0%
North country Rd	395	410	96.3%	-5.3%
Sound Beach	625	650	96.2%	0.8%
Andrew Muller Primary	802	750	106.9%	0.3%
MOUNT SINAI	2071	2625	78.9%	N/A
Mount Sinai H.S.	714	975	73.2%	N/A
Mount Sinai Middle	631	775	81.4%	N/A
Mount Sinai Elementary	726	875	83.0%	N/A

PATCHOGUE-MEDFORD	8478	11550	73.4%	-0.1%
Patchogue-Medford H.S.	1986	2525	78.7%	-2.3%
Oregon Middle	749	1000	74.9%	-6.4%
Saxton Middle	1069	1400	76.4%	-3.7%
South Ocean Middle	587	1050	55.9%	-6.2%
Barton Elementary	661	950	69.6%	-8.8%
Bay Elementary	476	550	86.5%	5.5%
Canaan Elementary	624	800	78.0%	8.9%
Eagle elementary	786	1250	62.9%	5.1%
Medford Elementary	545	725	75.2%	6.2%
River Elementary	405	500	81.0%	36.4%
Tremont Elementary	590	800	73.8%	-3.9%
PORT JEFFERSON	1097	2316	47.4%	-7.4%
Vandermeulen High/Mid.	530	1231	43.1%	10.0%
Port Jeff Middle/Elem	567	1085	52.3%	-19.3%
ROCKY POINT	2767	3150	87.8%	3.1%
Rocky Point Jr/Sr	977	1500	65.1%	-12.9%
Joseph A Edgar Elemen	628	700	89.7%	-2.8%
Rocky Point Elementary	1162	950	122.3%	27.0%

SOUTH COUNTRY	4640	6295	73.7%	-2.2%
Bellport H.S.	1431	2075	69.0%	4.5%
Bellport Middle	1118	1500	74.5%	-2.7%
Frank Long Intermediate	710	800	88.8%	-5.3%
Brookhaven Primary	657	800	82.1%	-8.9%
Verne W Critz Primary	393	570	68.9%	-0.8%
Kreamer St Primary	331	550	60.2%	-7.8%
SOUTH MANOR	1106	1141	96.9%	7.7%
South Street Elememtry	486	527	92.2%	8.7%
Dayton Ave Elementary	620	614	101.0%	6.9%
WILLIAM FLOYD	9393	8468	110.9%	1.0%
William Floyd H.S.	2662	1856	143.4%	-0.9%
William Paca Jr	1454	1931	75.3%	3.1%
William Floyd Element.	873	836	104.4%	17.0%
Tangier Smith Element.	951	861	110.5%	4.2%
Moriches Elementary	977	836	116.9%	-0.4%
John Hobart Elementary	986	836	117.9%	2.9%
William Floyd Kinder.*	783	600	130.5%	-10.0%
Nathaniel Woodhull	707	712	99.3%	-3.8%

THREE VILLAGE	6777	7518	90.1%	-1.4%
Ward Melville H.S.	1784	1586	112.5%	-0.8%
Paul Gelinas Jr	816	1156	70.6%	-5.6%
Robert Murphy Jr	723	1194	60.6%	-11.4%
Arrowhead Elementary	518	584	88.7%	6.4%
Minnesauke Elementary	703	752	93.5%	3.2%
William Sidney Mount	726	716	101.4%	5.8%
Nassakeag Elementary	681	666	102.3%	2.7%
Setauket Elementary	826	864	95.6%	-5.6%
SACHEM	14548	19176	75.9%	-2.5%
Sachem High	4713	4592	102.6%	-4.4%
Sagamore Jr	1174	1700	69.1%	-3.8%
Seneca Jr	1128	1625	69.4%	-0.7%
Cayuga Elementary	604	891	67.8%	-0.7%
Chippewa Elementary	666	945	70.5%	-2.9%
Gatelot Ave Elementary	659	945	69.7%	-0.5%
Grundy Ave Elementary	557	945	58.9%	1.6%
Hiawatha Elementary	663	945	70.2%	-5.4%
Lynwood Ave Elementary	595	945	63.0%	10.0%
Merrimac Elementary	684	945	72.4%	-1.6%
Nokomis Elementary	609	918	66.3%	-3.3%
Tamarac Elementary	525	945	55.6%	-7.2%
Tecumseh Elementary	678	945	71.7%	-4.1%
Waverly Ave Elementary	793	945	83.9%	5.5%
Wenonah Elementary	500	945	52.9%	-7.1%

BAYPORT-BLUE POINT	2027	2692	75.3%	-4.1%
Bayport-Blue Point H.S.	573	N/A	N/A	-8.5%
Young Jr H.S.	460	N/A	N/A	-1.5%
Academy Street elementary	350	N/A	N/A	-6.9%
Sylvan Avenue	329	N/A	N/A	-2.7%
Blue Point Elementary	315	N/A	N/A	2.9%
RIVERHEAD				
LITTLE FLOWER	95	174	54.6%	N/A
RIVERHEAD	4098	5305	77.2%	9.0%
Riverhead High	1131	1580	71.6%	12.2%
Riverhead Middle	888	1216	73.0%	5.7%
Aquebogue Elementary	311	410	75.9%	22.0%
Phillips Ave Elementary	404	460	87.8%	-2.2%
Pulaski St Elementary	607	750	80.9%	2.5%
Riley Ave Elementary	400	489	81.8%	12.7%
Roanoke Ave Elementary	357	400	89.3%	21.0%
SHOREHAM-WADING RIVER	2024	3320	61.0%	3.5%
Shoreham-WR H.S.	660	1200	55.0%	-4.2%
Shoreham-WR Middle	498	720	69.2%	13.2%
Briarcliff RD Elementary	174	300	58.0%	26.1%
Miller Ave Elementary	323	500	64.6%	2.9%
Wading River Elementary	369	600	61.5%	-1.3%

SOUTHAMPTON				
REMSENBURG-SPEONK	164	226	72.6%	N/A
SAGAPONACK	14	41	34.1%	0.0%
SOUTHAMPTON	1450	2291	63.3%	11.2%
Southampton H.S.	514	999	51.5%	18.4%
Southampton Intermediate	425	699	60.8%	12.7%
Southampton Elementary	511	593	86.2%	3.7%
TUCHAHOE	191	292	65.4%	14.4%
WESTHAMPTON BEACH	1465	1968	74.4%	8.8%
W. Hampton Beach H.S.	851	1019	83.5%	4.8%
W. Hampton Beach Jr	281	458	61.4%	26.6%
W. Hampton Beach Ele.	333	491	67.8%	6.4%
EASTPORT	787	826	95.3%	51.1%
Eastport H.S.	367	N/A	N/A	N/A
Eastport E.S	420	N/A	N/A	N/A
BRIDGEHAMPTON	147	335	43.9%	5.8%
EAST QUOGUE	322	328	98.2%	11.8%

HAMPTON BAYS	1318	1397	94.3%	3.8%
Hampton Bays Jr/Sr	627	746	84.0%	3.6%
Hampton Bays Elementary	691	651	106.1%	3.9%
QUOGUE	88	140	62.9%	20.5%

Source: New York State Education Department, Eastern and Western Suffolk BOCES

Appendix 4 -- Expenditures per Pupil and Full Valuation by School District

SCHOOL DISTRICT	91-92 EXPENDITURES PER PUPIL	91-92 FULL VALUATION
BROOKHAVEN	\$9,593	N/A
CENTER MORICHES	\$10,484	\$249,666
COMSEWOGUE	\$11,735	\$292,372
EAST MORICHES	\$12,744	\$446,423
LONGWOOD	\$10,116	\$267,560
MIDDLE COUNTRY	\$10,014	\$232,758
MILLER PLACE	\$7,643	\$249,497
MOUNT SINAI	\$12,281	\$247,636
PATCHOGUE MEDFORD	\$8,975	\$243,010
PORT JEFFERSON	\$15,811	\$834,387
ROCKY POINT	\$9,315	\$253,134
SOUTH COUNTRY	\$9,979	\$223,141
SOUTH MANOR	\$9,958	\$256,895
WILLIAM FLOYD	\$8,369	\$154,328
THREE VILLAGE	\$9,823	\$335,398
SACHEM	\$8,384	\$259,035
BAYPORT-BLUEPOINT	\$12,228	\$356,485
RIVERHEAD	\$15,198	N/A
LITTLE FLOWER	\$24,152	N/A
RIVERHEAD	\$10,228	\$582,927
SHOREHAM	\$24,597	\$3,988,057

SOUTHAMPTON	\$13,808	N/A
BRIDGEHAMPTON	\$40,651	\$4,925,130
EASTPORT	\$10,971	\$494,853
EAST QUOGUE	\$17,717	\$1,854,728
HAMPTON BAYS	\$10,660	\$963,437
QUOGUE	\$29,815	\$12,162,162
REMSENBURG	\$17,824	\$3,671,551
SAGAPONACK	\$42,508	\$27,027,123
SOUTHAMPTON	\$13,883	\$2,510,340
TUCHAHOE	\$20,612	\$3,356,967
WESTHAMPTON BEACH	\$11,609	\$1,053,912

Source: New York State Education Department

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