



Central Pine Barrens Lands Parcel Analysis

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DRAFT

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INTRODUCTION

The purpose of this analysis was to identify protected, unprotected, developed, vacant lands and other land uses categories in the Compatible Growth Area (CGA) and the Core Preservation Area (CPA) of the Central Pine Barrens. This land use analysis identifies existing development patterns and provides information to the Central Pine Barrens Commission on the further actions needed to continue to achieve the goals and objectives of the Long Island Pine Barrens Protection Act (the Act) and the Comprehensive Land Use Plan (the Plan). The Act and the Plan were designed to support compact, efficient, and orderly development and to preserve natural ecological communities and surface water and groundwater resources in the Central Pine Barrens. This report will help facilitate interagency coordination to increase the number of protected parcels in the region.

The analysis of land use was performed using computer aided programs, database tools including Geographic Information Systems (GIS), Suffolk County Real Property Tax Service Agency data, and tax assessor land use codes. Information maintained by the Commission such as through the Pine Barrens Credit Program and other information available to the Commission were also reviewed and included in this study. The data collected and analyzed are provided in the Results section of this report. Maps were prepared to spatially depict land use development and public lands in the region. Since data that are current as of 2019 are not available, it is suggested that additional and continued analyses be undertaken to refine this information and update data sources, over time, where feasible to provide an accurate assessment of property ownership and land use conditions in the region.

ANALYSIS METHODOLOGY

The analysis was based on information received from the Suffolk County Real Property Tax Service Agency (2018) and a review of aerial photography from Digital Orthoimagery, New York State Digital Orthoimagery Program (NYSOCSCIC) (2016).

One of the first steps was to identify all parcels in the Compatible Growth Area and the Core Preservation Area. In the ArcMap Program, the Geoprocessing Tool “*Select Layer by Location*” was used for this purpose.

A separate ArcMap GIS layer was created for the Core and CGA parcels, as well as for parcels located both in the Core and CGA boundaries, and provided a starting point for the analysis. The next step was to identify tax parcels in the Towns of Brookhaven, Riverhead and Southampton and to create separate layers for each Town in the ArcMap Program. For this purpose, the row field “*Parcel ID*” was used from the Suffolk County Tax Map Attribute Table (2018), hereinafter referred to as the Attribute Table.

In order to identify ownership of public land parcels, the field “*Owners Name*” in the Attribute Table was used. Parcel ownership was identified in four different categories including:

- Federal Government
- New York State
- Suffolk County
- Town:
 - Town of Brookhaven
 - Town of Riverhead
 - Town of Southampton

Parcels in each category were selected, and a separate Arc Map GIS layer was created for each ownership category. In order to identify those private land parcels which were protected, the assessor code field in the Attribute Table was used in order to identify these. This resulted in the creation of the category *The Nature Conservancy* and helped to clarify some other parcel categories as well.

Private property categories were identified and separate layers were created for these land use property type classification codes, as defined by New York State Department of Taxation and Finance (2006). These include:

- Agricultural
- Agricultural Acquired Development Rights
- Commercial
- Community Services
- Industrial
- Other wild and conservation lands
- Private vacant
- Public Services
- Recreation & Entertainment
- Residential developed

The New York State Department of Taxation and Finance land use property type classification system consists of numeric codes assigned to nine categories and category divisions including:

Agricultural (100) – vacant land (used as part of an operating farm), livestock and products, horse farms, field crops, nursery and greenhouses.

Residential (200) – one and two family year-round residence, estate, seasonal residences, mobile homes, multi-purpose/multi-structure, residence with incidental commercial use.

Vacant land (300) – residential vacant land, residential land including a small improvement, rural vacant land, abandoned agricultural land, vacant land in commercial and industrial areas, public utility vacant land.

Commercial (400) – living accommodations, apartments, hotels, motels, mobile home parks, camps, cottages, bungalows, restaurants, bars, fast food franchises, motor vehicle services, parking lots, storage and warehouse facilities, large retail outlets, banks and office buildings, funeral homes, junkyards.

Recreation and

Entertainment (500) – entertainment assembly, theaters, auditoriums and exhibition halls, radio, tv studios, stadiums, arenas, racetracks, amusement parks, bowling centers, indoor and other outdoor sports, golf courses, camps, parks, playgrounds, picnic grounds.

Community services (600) – education, libraries, schools, colleges and universities, religious, hospitals and other health facilities, government, police and fire protection, army, correctional, cultural and recreational facilities, roads and highways, animal welfare shelters, cemeteries.

Industrial (700) - manufacturing and processing, mining, oil or gas storage wells, pipelines.

Public Services (800) – water treatment facilities, communication, transportation, railroad, bridges, pipelines, waste disposal, landfills and dumps, sewage treatment and water pollution control, electric and gas facilities.

Other wild and

conservation lands (900) – private wild and forest lands, private hunting and fishing clubs, state or county owned forest lands, public parks, wetlands.

Additional categories of parcels relevant to this study were identified based on the Central Pine Barrens Commission data including:

- Central Pine Barrens Commission Conservation Easements
- Private vacant parcels in the Core Preservation Area residential nondevelopment parcel list pursuant to Section 57-0107(13)(x) and (xv) of the Act and Volume 1, Chapter 9 of the Plan (i.e. parcels on the “Roadfront Exemption List”).

Some parcels listed in the Attribute Table were not assigned a specific assessor code number or were outdated or may have incorrectly defined the land use. To verify the parcel category, other data in the Attribute Table were examined including:

- Owners Name
- Spring 2016 aerial imagery
- Real Property Tax Service Agency Subscriber Map Album (2018)

Vacant parcels without a specific code number and data in the field “*Owners Name*” as well as vacant common areas owned by Home Owner Associations in residential developments were included in the Private vacant unprotected category.

A separate layer in the ArcMap Program was created for each category. The number of parcels and acreage were calculated by using the Geoprocessing Tool: *Statistics* contained in the Attribute Table.

RESULTS

Central Pine Barrens

The tax map parcel acreage of the total Central Pine Barrens area is estimated at 98,054 acres. This number excludes acreage of highways, roads and some water bodies, which are generally not assigned a tax map lot number.

The major land uses in the entirety of the Central Pine Barrens belong to Public Lands, comprising 61,659 acres or 62.8% of the total. The largest use in the Private Land sector is within the Residential developed category, which is 16,299 acres or 16.6% of the total. Private vacant parcels (again, both CGA and Core combined) add up to 7,081 acres or 16.6% of the total.

Table 1 depicts the various land use categories, starting with public and then followed by private, in the Central Pine Barrens as a whole. As shown in this table, besides the public land categories, there are several categories of privately-owned land which are in a protected status. These are The Nature Conservancy, Agricultural ADR (“Agricultural Acquisition of Development Rights” such as Suffolk County’s agricultural preservation program in which the development rights have been removed from agricultural parcels and a protective easement has been placed on the parcel), Other Wild and Conservation Lands (such as private recreational sportsmen preserves including the Peconic River Sportsmans Club) and Central Pine Barrens Commission Conservation Easements.

Table 1. Acreage and Percent of Total Land Area for Parcels in the Core Preservation Area and Compatible Growth Area

Ownership/Land use Categories	Total CPB		
	parcels	acreage	%
Federal Government	89	8,896	9.07%
State of New York	1,031	16,574	16.90%
Suffolk County	5,392	26,983	27.52%
Town	1,394	9,206	9.39%
Total Public Land	7,906	61,659	62.88%
The Nature Conservancy	130	194	0.20%
Agricultural	176	2,190	2.23%
Agricultural ADR	20	179	0.18%
Community services	243	1,769	1.80%
Recreation & Entertainment	37	2,024	2.06%
Commercial	702	2,760	2.81%
Industrial	242	1,474	1.50%
Public services	298	1,721	1.76%
Other wild and conservation lands	30	359	0.37%
Residential developed	24,269	16,299	16.62%
*Private vacant CPBC Conservation Easements	337	299	0.30%
Private vacant Roadfront Exemption List	41	46	0.05%
Private vacant unprotected	4,519	7,081	7.22%
Total Private Land	31,044	36,395	37.12%
Total (public + private)	38,950	98,054	100.00%

*This category does not include formerly private lands with Central Pine Barrens Conservation Easements for which their fee title was subsequently acquired by either Suffolk County or New York State.

Core Preservation Area

As shown in Table 2, for parcels lying entirely within the Core Preservation Area, Public Land is the predominant land use category in terms of acreage, totaling 42,335 acres or 86.5 % of the Core (parcels which are split between the Core and CGA, such as Brookhaven National Laboratory, are not included here but are discussed later in this report). This category includes formerly private lands with CPBC Conservation Easements which were subsequently acquired by either Suffolk County or New York State, after the Conservation Easement was already in place. Suffolk County now owns 1,276 acres or 61% of the total area of Pine Barrens Conservation Easement properties in the Core, and just about 124 acres of the Central Pine Barrens Conservation Easement sites were acquired by the State of New York.

The major category within the Private Land category is Residential developed, which adds up to 1,676 acres or 3.4% of the area. Private vacant unprotected land in the Core totals 1,465 acres or 3% of the area.

Table 2. Acreage and Percent of Total Land Area for Parcels in the Core Preservation Area

Ownership/Land use Categories	Brookhaven	Riverhead	Southampton	Total Core	
	acreage	acreage	acreage	acreage	%
Federal Government	2,283	0	61	2344	4.79%
State of New York	10,704	1,077	2,587	14,368	29.34%
Suffolk County	9,165	1,989	12,357	23,511	48.02%
Town	1,287	58	767	2112	4.31%
Total Public Land	23,439	3,124	15,772	42,335	86.46%
The Nature Conservancy	14	60	120	194	0.40%
Agricultural	49	52	39	140	0.29%
Agricultural ADR	10	16	0	26	0.05%
Community services	92	0	19	111	0.23%
Recreation & Entertainment	41	535	228	804	1.64%
Commercial	224	25	45	294	0.60%
Industrial	0	21	41	62	0.13%
Public services	986	0	178	1,164	2.38%
Other wild and conservation lands	76	70	202	348	0.71%
Residential developed	1,066	236	374	1,676	3.42%
Private vacant CPBC Conservation Easements	121	1	177	299	0.61%
Private vacant Road Frontage List	18	20	8	46	0.09%
Private vacant	706	52	707	1,465	2.99%
Total Private Land	3,403	1,088	2,138	6,629	13.54%
Total	26,842	4,212	17,910	48,964	100.00%

As stated above, there are a number of privately-owned protected parcel categories which includes parcels owned by The Nature Conservancy. Among the three towns, most of The Nature Conservancy parcels are located in the Town of Southampton, which contains 120 acres or 62% of the total acreage of Nature Conservancy parcels in the Core Preservation Area. Most of the Pine Barrens Conservation Easement parcels that are located on privately-owned vacant land are in the Town of Southampton, which contains 177 acres or 59% of the total acreage of the Private vacant area Conservation Easement parcels in the Core. Most of the remaining 121

acres or 40% is in the Town of Brookhaven and only six Pine Barrens Conservation Easement parcels that add up to roughly one acre are in the Town of Riverhead.

In regard to other trends, the majority of parcels in the Recreation and Entertainment Private Land category are in the Town of Riverhead, with 535 acres or 67% of the total area in the Core. Comparatively, the Town of Brookhaven contains (by area) the majority of land uses in the top four categories including Community services, Commercial, Public services and Residential developed land (see Table 2).

Compatible Growth Area

As shown in Table 3, the Public Land category in the Compatible Growth Area is much less dominant than in the Core, comprising only 8,939 acres or 23.7% of the CGA. While Residential developed land in the CGA is the predominant land use (14,614 acres or 38.8% of the area), Private vacant land uses account for 5,223 acres or 13.9% of the total.

Table 3. Acreage and Percent of Total Land Area for Parcels in the Compatible Growth Area

Ownership/Land use Categories	Brookhaven	Riverhead	Southampton	Total CGA	
	acreage	acreage	acreage	acreage	%
Federal Government	4	1,267	11	1,282	3.40%
State of New York	131	659	7	797	2.11%
Suffolk County	1,680	57	396	2,133	5.66%
Town	3,517	367	843	4,727	12.54%
Total Public Land	5,332	2,350	1,257	8,939	23.72%
Agricultural	1,586	259	205	2,050	5.44%
Agricultural ADR	69	29	55	153	0.41%
Community services	1,371	29	112	1,512	4.01%
Recreation & Entertainment	1,072	124	24	1,220	3.24%
Commercial	2,157	37	272	2,466	6.54%
Industrial	852	169	68	1,089	2.89%
Public services	353	23	34	410	1.09%
Other wild and conservation lands	11	0	0	11	0.03%
Residential developed	12,396	522	1,696	14,614	38.78%
Private vacant	3,753	205	1,265	5,223	13.86%
Total Private Land	23,620	1,397	3,731	28,748	76.28%
Total	28,952	3,747	4,988	37,687	100.00%

Another difference between trends in the Compatible Growth Area, compared to the Core, is that almost every land use category in the Town of Brookhaven accounts for the majority of acres in the CGA as compared to other towns, except for Federal Government and State of New York. The Town of Riverhead dominates the land in the categories for Federal government and State government, with 1,267 acres or 99% of the total area in the Federal Government category, and 659 acres or 83% of the total area in the State of New York category.

Public and Private Lands Split Between the Core and CGA and Comparison of Public and Private Land Trends

Many of the parcels in the Central Pine Barrens fall into both the Core and CGA boundaries. Therefore, a third category identified as Core/CGA was created for these parcels. Tables identifying public and private land uses in split Core/CGA parcels are provided in Tables 4, 5 and 6.

Table 4. Acreage and Percent of Total Area for Public Land Parcels in the Central Pine Barrens Area

Public Land acreage	Core	%	Core/CGA	%	CGA	%	Total	%
Brookhaven	23,439	55.37%	5,207	50.14%	5,332	59.65%	33,978	55.11%
Riverhead	3,124	7.38%	1,984	19.10%	2,350	26.29%	7,458	12.10%
Southampton	15,772	37.26%	3,194	30.76%	1,257	14.06%	20,223	32.80%
Total	42,335	100.00%	10,385	100.00%	8,939	100.00%	61,659	100.00%

In terms of Public Land uses in the Core/CGA category, as indicated in Table 4, the Town of Brookhaven has the largest area, which accounts for 5,207 acres or 50% of the total area within the Core/CGA category. In the Town of Brookhaven, this public Core/CGA land is mostly contained within the Federal Government category (Brookhaven National Lab) and in the Town of Riverhead, it is in the Enterprise Park at Calverton (EPCAL), in which the balance of public land in that site is owned by the Town of Riverhead. In Southampton Town the publicly-owned acreage in the Core/CGA category is divided between different levels of government.

In regard to overall Public Land trends, the majority of public land in the Core is again within the Town of Brookhaven at approximately 55% and the Town of Brookhaven also contains almost 60% of the public land in the CGA.

Table 5. Acreage and Percent of Total Area for Private Land Parcels in the Central Pine Barrens Area

Private Land acreage	Core	%	Core/CGA	%	CGA	%	Total	%
Brookhaven	3,403	51.34%	151	14.83%	23,620	82.16%	27,174	74.66%
Riverhead	1,088	16.41%	0	0.00%	1,397	4.86%	2,485	6.83%
Southampton	2,138	32.25%	867	85.17%	3,731	12.98%	6,736	18.51%
Total	6,629	100.00%	1,018	100.00%	28,748	100.00%	36,395	100.00%

The majority of Private Land area in the Core/CGA category is located in the Town of Southampton, which contains 867 acres or 85% of the total area in the Core/CGA category. The remaining 151 acres or 15% of private land in the Core/CGA category is in the Town of Brookhaven, with zero acres in the Town of Riverhead.

Overall, most of the Private Land uses (by area) are in the Town of Brookhaven, with 27,174 acres or 75% of the total area in the Central Pine Barrens.

Table 6. Acreage and Percent of Total Area for Private vacant parcels in the Central Pine Barrens Area

Private vacant acreage	Core	%	Core/CGA	%	CGA	%	Total	%
Brookhaven	706	48.19%	0	0.00%	3,753	71.86%	4,459	63.24%
Riverhead	52	3.55%	0	0.00%	205	3.92%	257	3.64%
Southampton	707	48.26%	363	100.00%	1,265	24.22%	2,335	33.12%
Total	1,465	100.00%	363	100.00%	5,223	100.00%	7,051	100.00%

The majority of Private vacant land in the Core is divided between the Town of Brookhaven (706 acres) and the Town of Southampton (707 acres). The Town of Riverhead accounts for 52 acres of the Private vacant unprotected parcels in the Core. The Town of Southampton is the only town that has vacant parcels in the Core/CGA category, which comprise a total of 363 acres. Most of the Private vacant parcels in the Compatible Growth Area are located in the Town of Brookhaven, and comprise a total of 3,753 acres or 72% of the total area. The remaining 1,265 acres or 24% are in the Town of Southampton and 205 acres or roughly 4% are in the Town of Riverhead.

Overall (in the Central Pine Barrens as a whole), most of the Private vacant area is in the Town of Brookhaven, with 4,459 acres or 63% of the total privately-owned vacant land in the Central Pine Barrens.

SUGGESTIONS FOR FURTHER ANALYSIS

Opportunities for additional evaluation and refinement were found during the course of the review and analysis conducted for this study. For instance, the analysis found that some of the Suffolk County Real Property Tax Service Agency information is static and outdated or contains errors or omissions which need to be addressed. In addition, a number of vacant parcels were found to have unknown ownership.

Due to the way in which they had been previously identified and categorized, vacant, undeveloped common areas owned by Home Owner Associations in various residential developments were included in the “Private vacant category.” However, it appears that because many of these were set aside as privately-owned open space that may likely be encumbered with restrictions, such as covenants or easements, further work should be undertaken to ensure these are accurately identified and accounted for as such.

Other examples identified for further review include the following:

- The Assessors Code for a particular sandmine lists it as private vacant instead of a more appropriate category such as industrial.
- A large assemblage of vacant, forested parcels in the Core south of Nugent Drive, west and south of Starr Boulevard and west of County Road 51 is identified in the Assessor Code as Public Services and its ownership is listed as a private, not public entity.
- A private sportsmans club that lies in two towns is partially identified in the Assessor Code as Commercial 418 (“Inns, Lodges, Boarding Houses”).
- A large privately-owned parcel on the north side of an airport is indicated as one large tax parcel instead of two and also identified as being owned by New York State.
- The Eastern Campus of Suffolk County Community College is identified as Recreation instead of Community Services.

In addition, it should be noted that not all publicly-owned properties located in the Central Pine Barrens are vacant and undeveloped, such as Brookhaven National Laboratory, the Riverhead County Center, the Eastern Campus of Suffolk County Community College, town highway yards, etc. Accordingly, further analysis would be required to determine publicly-owned areas that are developed or undeveloped.

All told, it should be acknowledged that this analysis is a project in progress and could be updated every five or 10 years and that further analysis is required to refine and update data for different land use categories and certain individual properties.

ATTACHMENTS

ATTACHMENT 1

Table of Central Pine Barrens Lands Parcel Analysis

ATTACHMENT 2 – List of Maps

Town of Brookhaven Core (east, north, south)

Town of Brookhaven CGA (northeast, northwest, southeast, east)

Town of Riverhead Core

Town of Riverhead CGA

Town of Southampton Core (east, west)

Town of Southampton CGA

ATTACHMENT 3 – List of Tables

Table 1. Acreage and Percent of Total Land Area for Parcels in the Core Preservation Area and Compatible Growth Area

Table 2. Acreage and Percent of Total Land Area for Parcels in the Core Preservation Area

Table 3. Acreage and Percent of Total Land Area for Parcels in the Compatible Growth Area

Table 4. Acreage and Percent of Total Area for Public Land Parcels in the Central Pine Barrens

Table 5. Acreage and Percent of Total Area for Private Land Parcels in the Central Pine Barrens

Table 6. Acreage and Percent of Total Area for Private vacant parcels in the Central Pine Barrens

ATTACHMENT 4 – List of References

ArcGIS Desktop 10.6. 2018. Esri, Inc.

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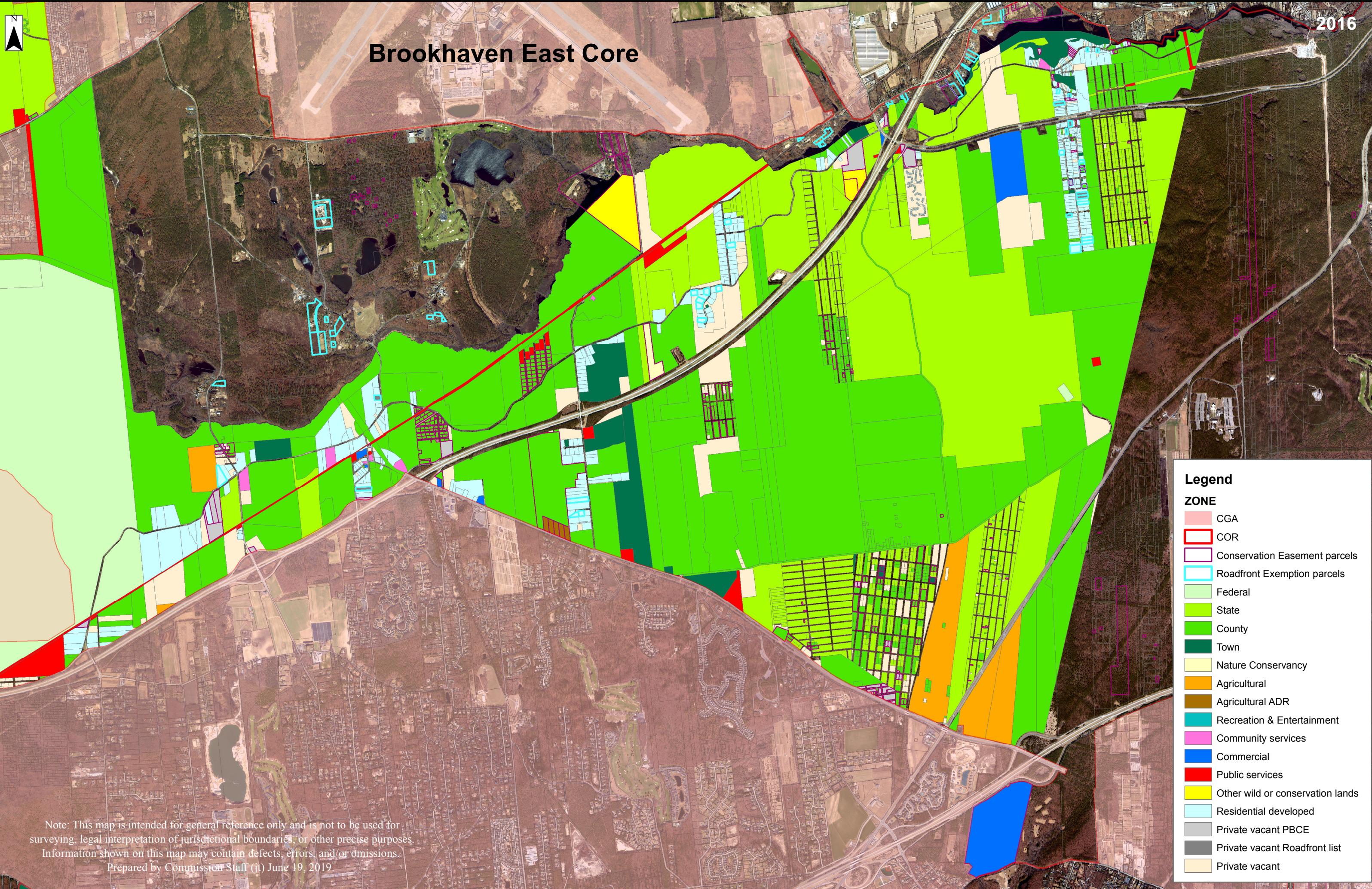
Suffolk County Real Property Tax Service Agency. 2018.

ATTACHMENT 1. Table of Central Pine Barrens Lands Parcel Analysis.

Ownership/Land use Categories	Brookhaven						Riverhead						Southampton						Total						Total CPB Area	
	Core		Core/CGA		CGA		Core		Core/CGA		CGA		Core		Core/CGA		CGA		Core		Core/CGA		CGA			
	parcels	acreage	parcels	acreage	parcels	acreage	parcels	acreage	parcels	acreage	parcels	acreage	parcels	acreage	parcels	acreage	parcels	acreage	parcels	acreage	parcels	acreage	parcels	acreage		
Federal Government	52	2,283	2	5,162	7	4	0	0	0	0	5	1,267	20	61	1	108	2	11	72	2,344	3	5,270	14	1,282	89	8,896
State of New York	820	10,704	1	45	29	131	26	1,077	1	4	12	659	138	2,587	3	1,360	1	7	984	14,368	5	1,409	42	797	1,031	16,574
Suffolk County	1,581	9,165	0	0	840	1,680	393	1,989	0	0	1	57	2,377	12,357	6	1,339	194	396	4,351	23,511	6	1,339	1,035	2,133	5,392	26,983
Town	116	1,287	0	0	958	3,517	10	58	1	1,980	42	367	114	767	8	387	145	843	240	2,112	9	2,367	1,145	4,727	1,394	9,206
Total Public Land	2,569	23,439	3	5,207	1,834	5,332	429	3,124	2	1,984	60	2,350	2,649	15,772	18	3,194	342	1,257	5,647	42,335	23	10,385	2,236	8,939	7,906	61,659
The Nature Conservancy	1	14	0	0	0	0	27	60	0	0	0	0	102	120	0	0	0	0	130	194	0	0	0	0	130	194
Agricultural	6	49	0	0	128	1,586	3	52	0	0	8	259	14	39	0	0	17	205	23	140	0	0	153	2,050	176	2,190
Agricultural ADR	5	10	0	0	2	69	9	16	0	0	2	29	0	0	0	0	2	55	14	26	0	0	6	153	20	179
Community services	25	92	0	0	154	1,371	0	0	0	0	8	29	12	19	1	146	43	112	37	111	1	146	205	1,512	243	1,769
Recreation and Entertainment	1	41	0	0	24	1,072	3	535	0	0	2	124	3	228	0	0	4	24	7	804	0	0	30	1,220	37	2,024
Commercial	20	224	0	0	512	2,157	7	25	0	0	15	37	27	45	0	0	121	272	54	294	0	0	648	2,466	702	2,760
Industrial	0	0	0	0	205	852	2	21	0	0	15	169	7	41	4	323	9	68	9	62	4	323	229	1,089	242	1,474
Public services	122	986	1	147	126	353	0	0	0	0	6	23	37	178	0	0	6	34	159	1,164	1	147	138	410	298	1,721
Other wild and conservation lands	4	76	0	0	6	11	5	70	0	0	0	0	15	202	0	0	0	0	24	348	0	0	6	11	30	359
Residential developed	1,037	1,066	4	4	19,838	12,396	122	236	0	0	637	522	574	374	6	5	2,051	1,696	1,733	1,676	10	9	22,526	14,614	24,269	16,299
Private vacant CPB Conservation Easement	185	121	0	0	0	0	6	1	0	0	0	0	146	177	0	0	0	0	337	299	0	0	0	0	337	299
Private vacant Road Frontage List	19	18	0	0	0	0	15	20	0	0	0	0	7	8	0	0	0	0	41	46	0	0	0	0	41	46
Private vacant	361	706	0	0	2,999	3,753	23	52	0	0	46	205	495	707	10	393	585	1,265	879	1,465	10	393	3,630	5,223	4,519	7,081
Total Private Land	1,786	3,403	5	151	23,994	23,620	222	1,088	0	0	739	1,397	1,439	2,138	21	867	2,838	3,731	3,447	6,629	26	1,018	27,571	28,748	31,044	36,395
Total	4,355	26,842	8	5,358	25,828	28,952	651	4,212	2	1,984	799	3,747	4,088	17,910	39	4,061	3,180	4,988	9,094	48,964	49	11,403	29,807	37,687	38,950	98,054

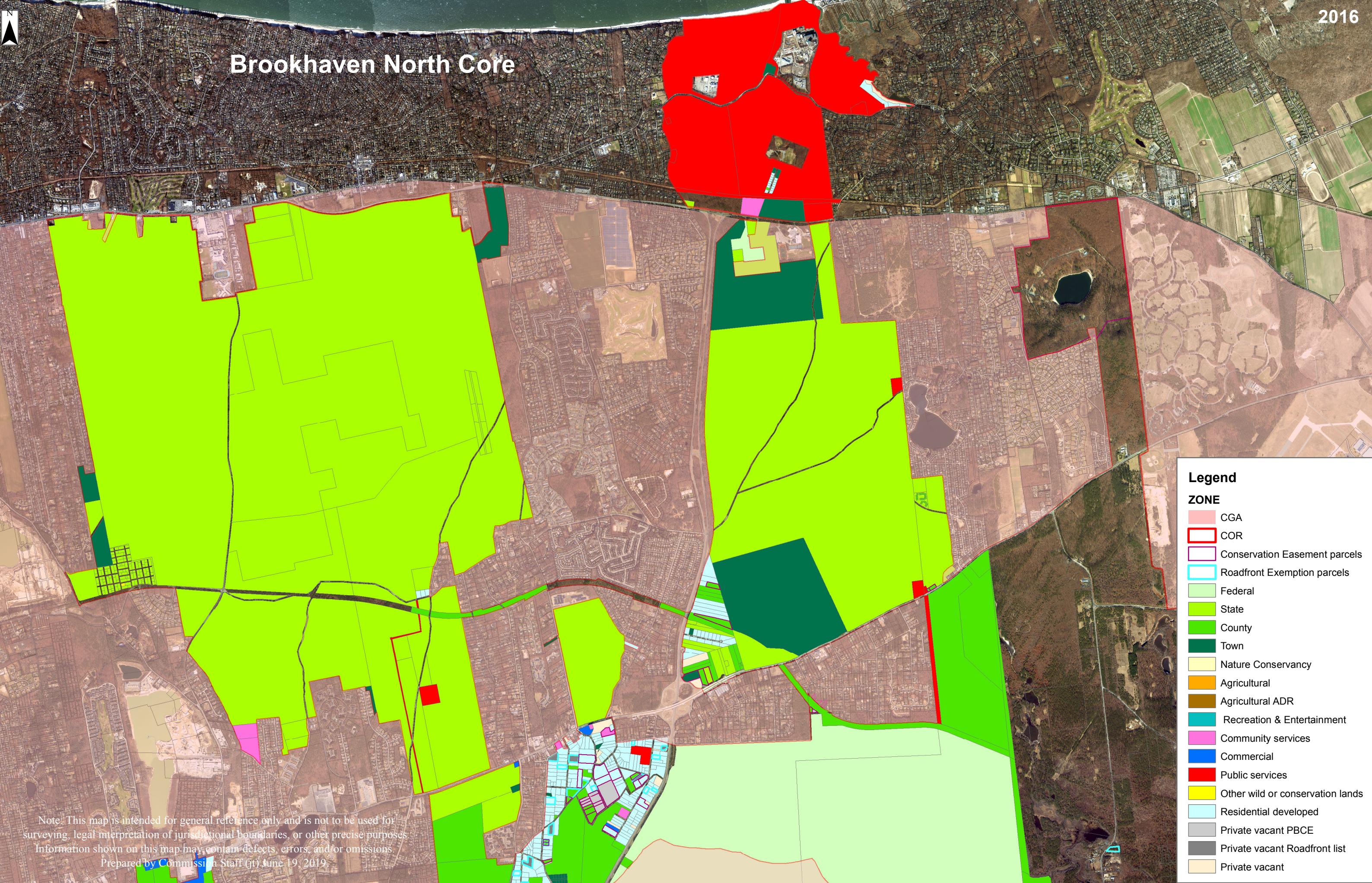
2016

Brookhaven East Core



2016

Brookhaven North Core



 2016

Brookhaven South Core

Legend	
ZONE	
CGA	
COR	
Conservation Easement parcels	
Roadfront Exemption parcels	
Federal	
State	
County	
Town	
Nature Conservancy	
Agricultural	
Agricultural ADR	
Recreation & Entertainment	
Community services	
Commercial	
Public services	
Other wild or conservation lands	
Residential developed	
Private vacant PBCE	
Private vacant Roadfront list	
Private vacant	

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Prepared by Commission Staff (jt) June 19, 2019.

2016

Riverhead Core

Legend

Roadfront Exemption parcels
Conservation Easement parcels
State
County
Town
Nature Conservancy
Agricultural
Agricultural ADR
Recreation & Entertainment
Commercial
Industrial
Other wild and conservation lands
Residential developed
Private vacant PBCE
Private vacant Roadfront list
Private vacant
ZONE
CGA
COR

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Prepared by Commission Staff (jt) June 19, 2019.

2016



Legend

ZONE

- CGA
- COR
- Road front parcels
- Conservation Easement parcels
- Federal
- State
- County
- Town
- Nature conservancy
- Agriculture
- Recreation & Entertainment
- Commercial
- Industrial
- Community services
- Public services
- Other Wild or Conservation Lands
- Residential developed
- Private vacant PBCE
- Private vacant Roadfront list
- Private vacant

Southampton East Core

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Legend

ZONE

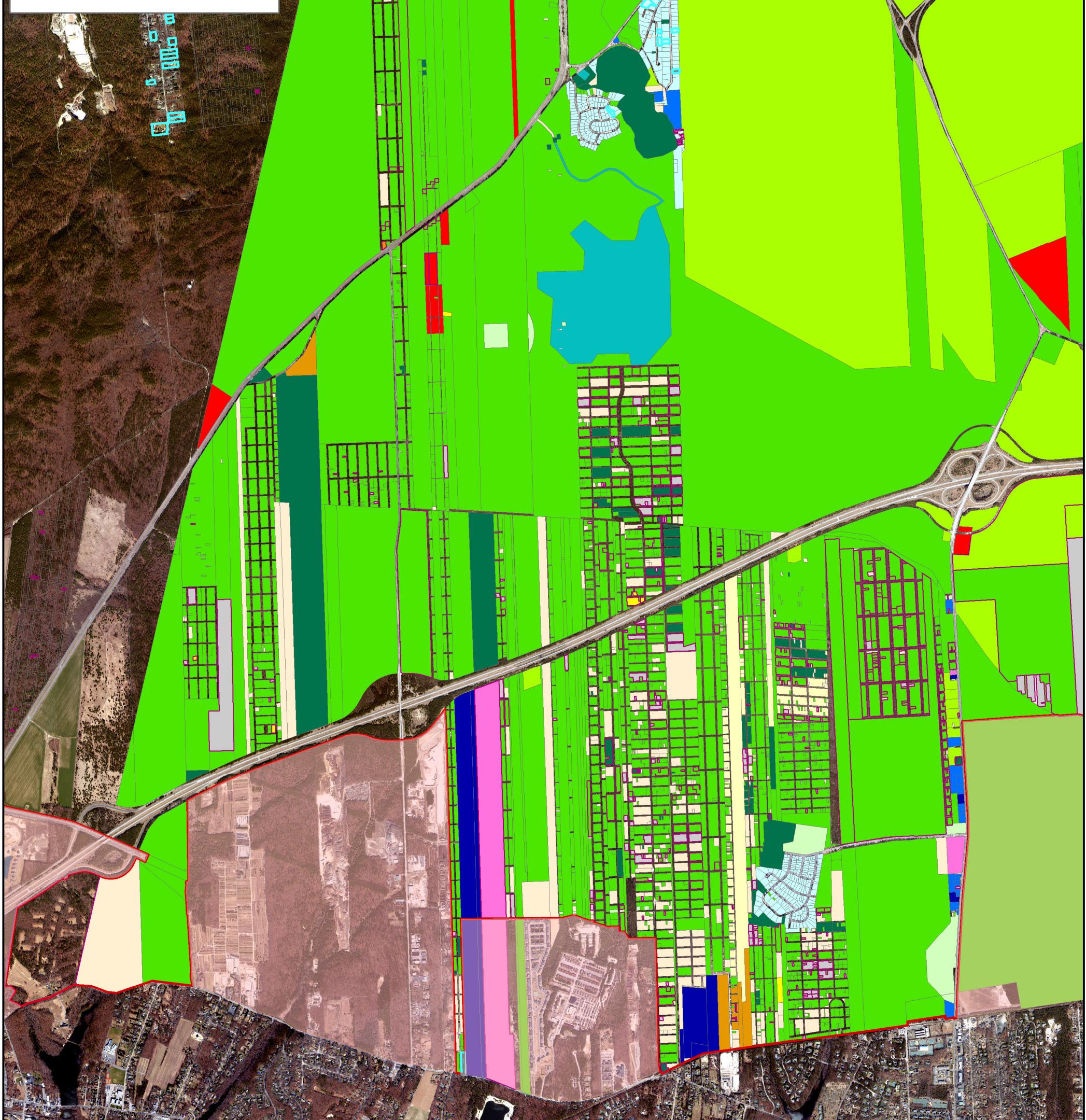
- CGA
- COR
- Road front parcels
- Conservation Easement parcels
- Federal
- State
- County
- Town
- Nature conservancy
- Agriculture
- Recreation & Entertainment
- Commercial
- Industrial
- Community services
- Public services
- Other Wild or Conservation Lands
- Residential developed
- Private vacant PBCE
- Private vacant Roadfront list
- Private vacant

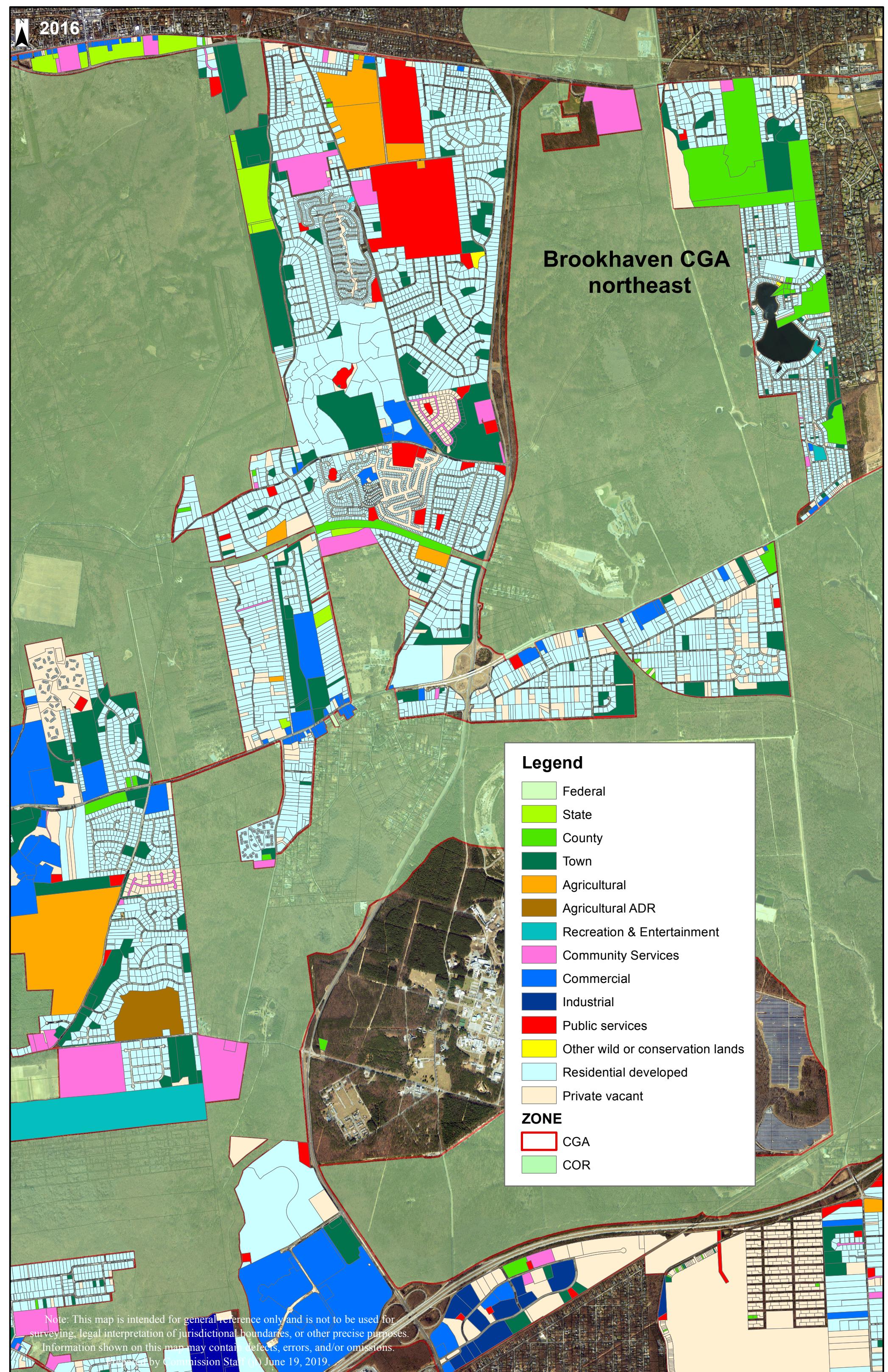
Southampton West Core

2016

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Prepared by Commission Staff (gt) June 19, 2019





2016

Legend

- Federal
- State
- County
- Town
- Agricultural
- Agricultural ADR
- Recreation & Entertainment
- Community Services
- Commercial
- Industrial
- Public services
- Other wild or conservation lands
- Residential developed
- Private vacant

ZONE

- CGA
- COR

Brookhaven CGA northwest

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Prepared by Commission Staff (1) June 19, 2019

N 2016

Brookhaven CGA South

Legend

- Federal
- State
- County
- Town
- Agricultural
- Agricultural ADR
- Recreation & Entertainment
- Community Services
- Commercial
- Industrial
- Public services
- Other wild or conservation lands
- Residential developed
- Private vacant

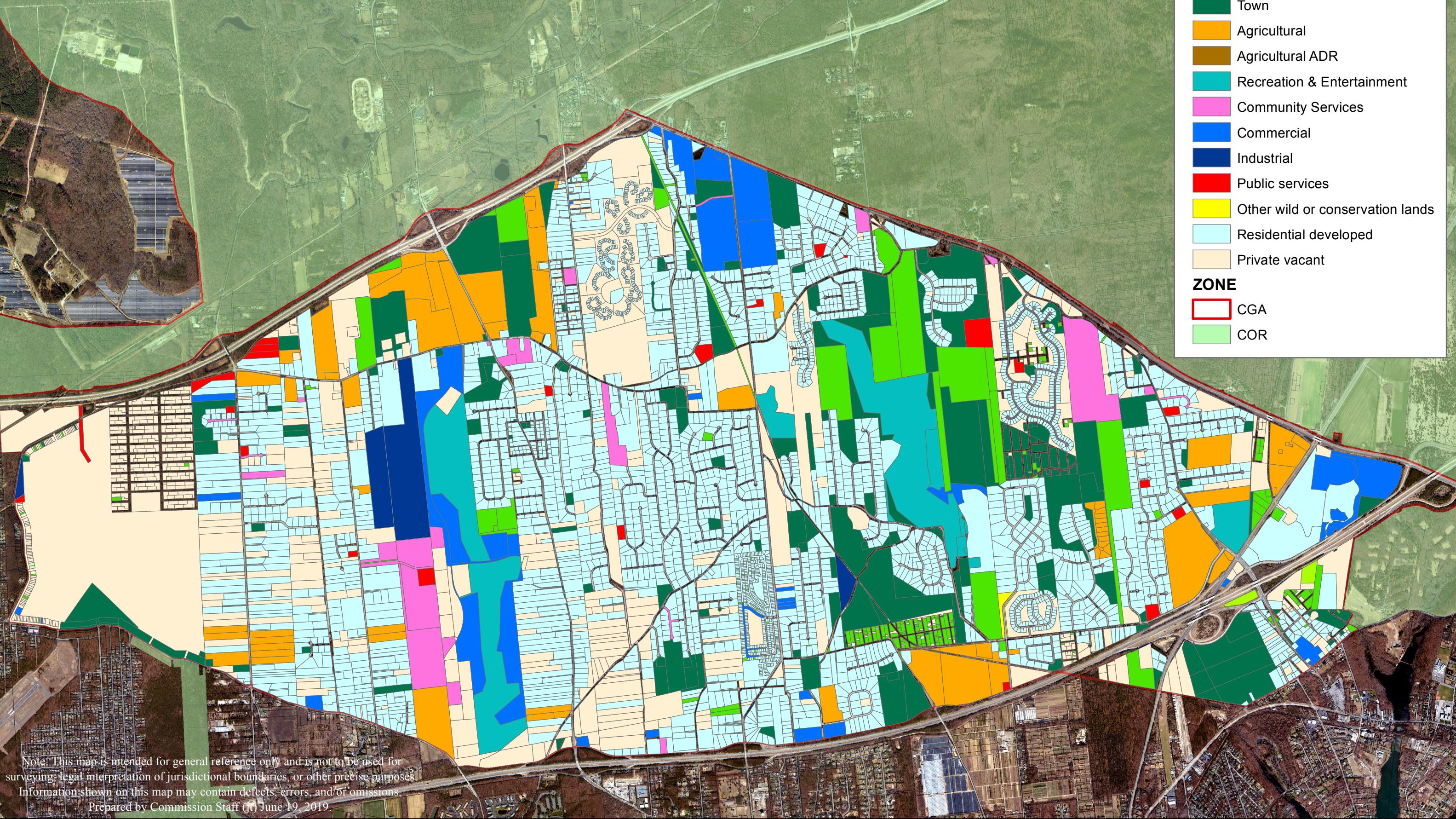
ZONE

- CGA
- COR

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Prepared by Commission Staff (1) June 19, 2019

N
2016Brookhaven CGA
southeast

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Prepared by Commission Staff (jt) June 19, 2019.

2016

Legend

- Federal
- State
- County
- Town
- Agricultural
- Agricultural ADR
- Public services
- Recreation & Entertainment
- Commercial
- Industrial
- Community services
- Residential developed
- Private vacant

ZONE

- CGA
- COR

Riverhead CGA

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Prepared by Commission Staff (jt) June 19, 2019.

2016



Legend

- Federal
- State
- County
- Town
- Agricultural
- Agricultural ADR
- Recreation & Entertainment
- Commercial
- Industrial
- Community services
- Public services
- Residential developed
- Private vacant

ZONE

- CGA
- COR

Southampton CGA

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