

Central Pine Barrens Lands Parcel Analysis

July 2019

The purpose of this analysis was to identify public, private, 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.

Data Sources:

- ▶ New York State Office of Real Property Services. Assessor's Land Use Codes. 2006
- ▶ New York State Digital Orthoimagery Program (NYSOCSCIC). 2016
- ▶ Suffolk County Real Property Tax Service Agency. 2018
- ▶ Suffolk County Real Property Tax Service Agency Subscriber Map Album. 2018

Public Land Categories:

Federal Government

New York State

Suffolk County

Town of Brookhaven

Town of Riverhead

Town of Southampton

Private Land Use Categories:

100 – Agricultural

200 – Residential developed

300 – Private vacant

400 – Commercial

500 – Recreation & Entertainment

600 – Community Services

700 – Industrial

800 – Public Services

900 – Other wild and conservation lands

Additional categories in the Core:

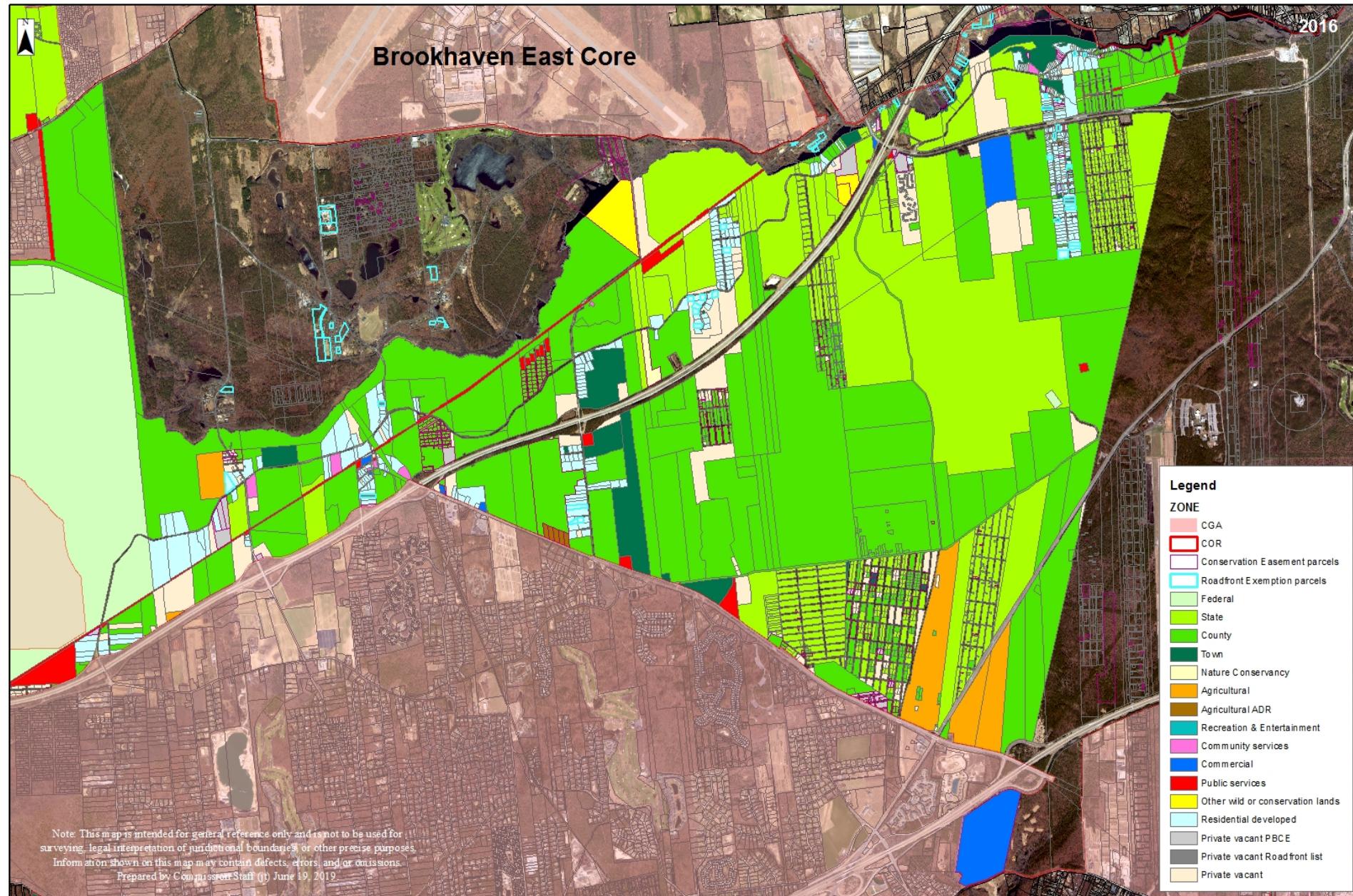
- ▶ Parcels owned by The Nature Conservancy
- ▶ Agricultural Acquired Development Rights
- ▶ Private vacant parcels with CPB Conservation Easement
- ▶ Private vacant parcels in the Core Preservation Area residential nondevelopment parcel list (pursuant to Section 57-0107(13)(x) and (xv) of the Act and Volume 1, Chapter 9 of the Plan)

To verify the parcel category, other data sources were examined including:

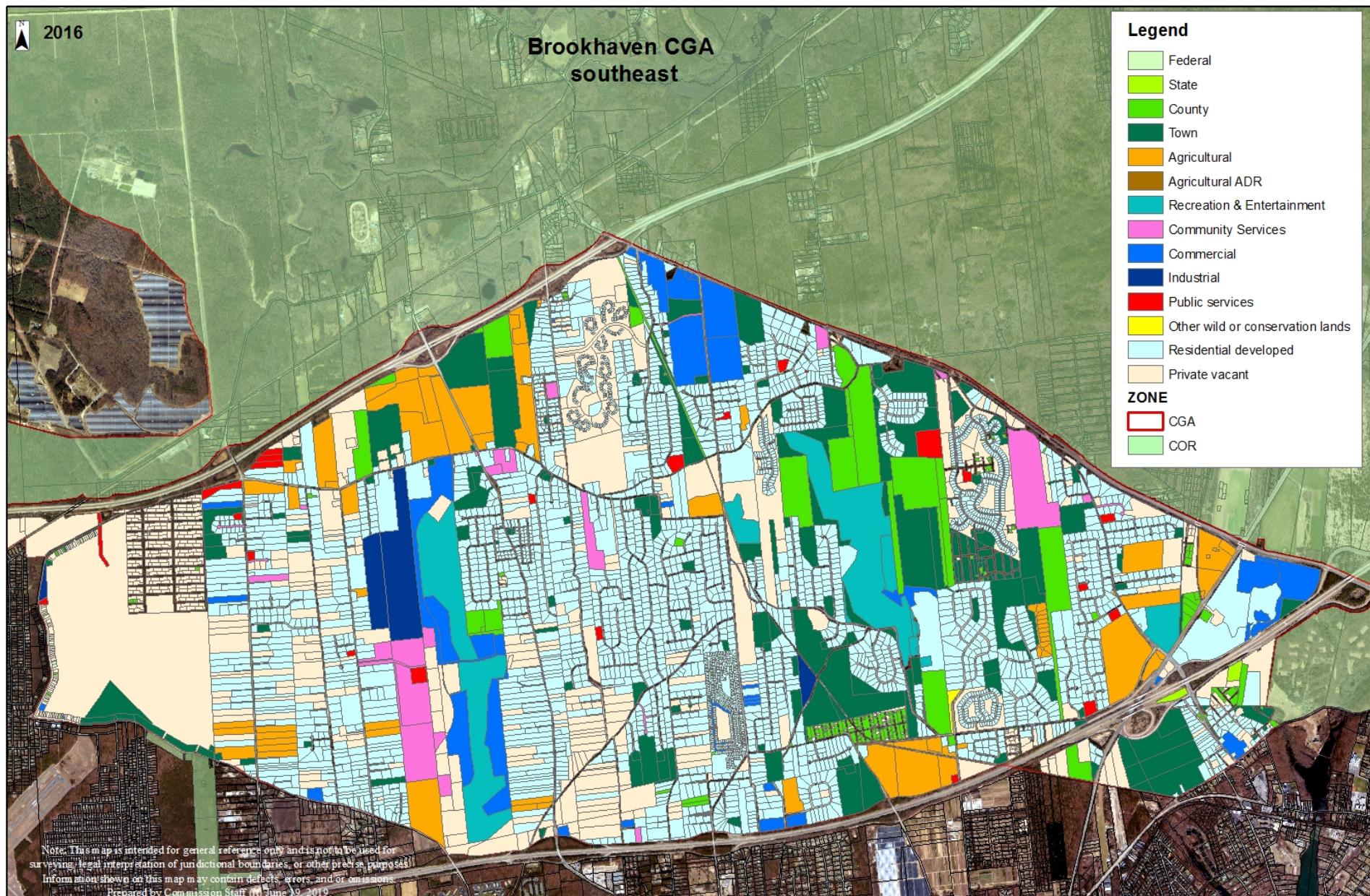


Vacant parcels without a specific code number and data in the field “*Owners Name*”, as well as, vacant common areas in lots owned by Home Owner Associations were included in Private vacant category

Exhibit B. Maps – Brookhaven Core



Brookhaven CGA



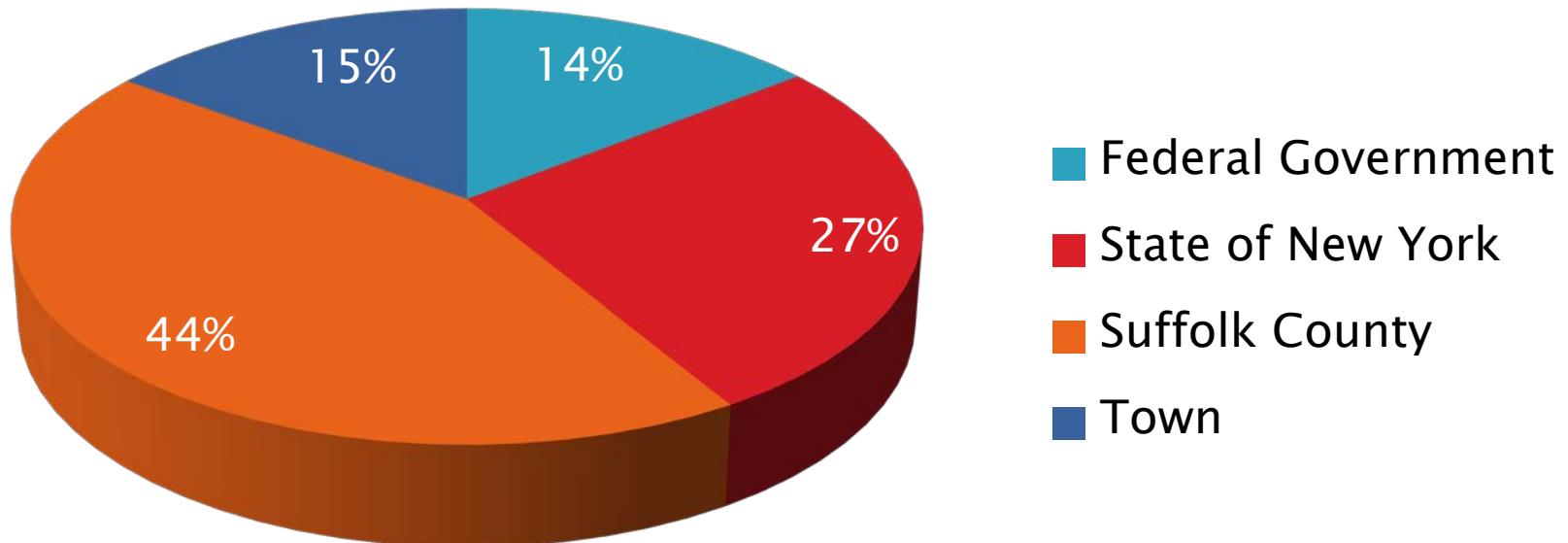
Total Central Pine Barrens area ~ 98,000 acres

Public land 61,659 acres
or 63% of total area

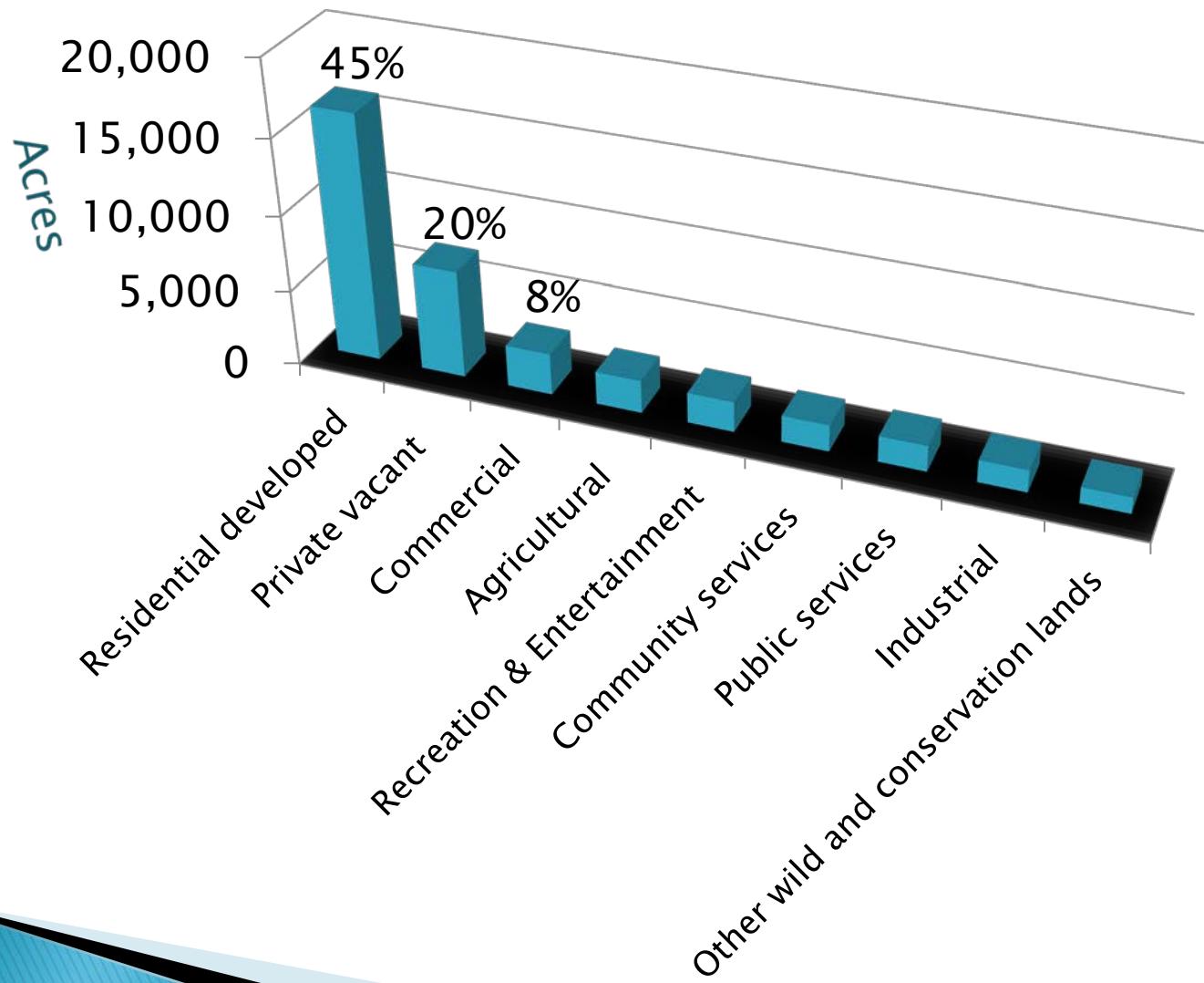
Private land 29,314
acres or 30 %

Private vacant
7,081 acres
or 7%

Public Land Use (Core & CGA)

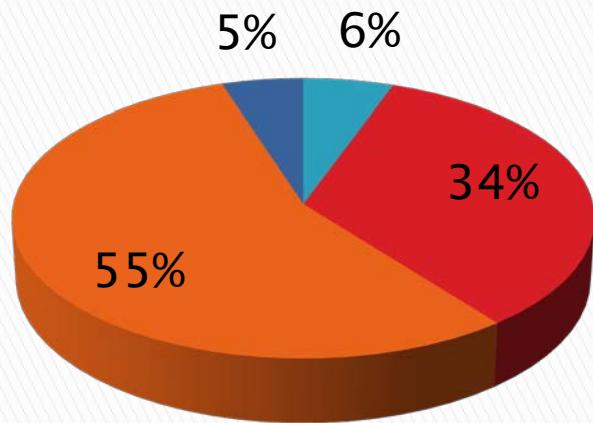


Private Land Use (Core & CGA)

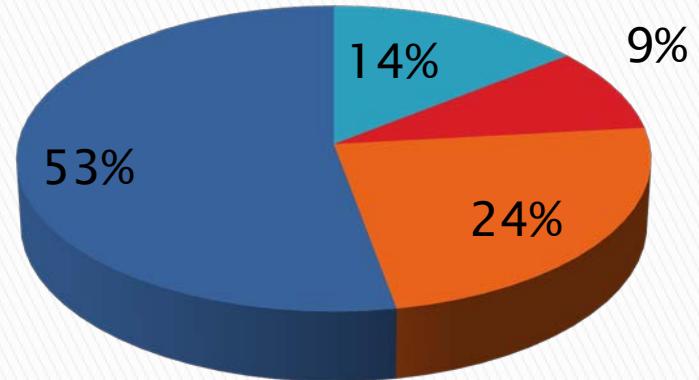
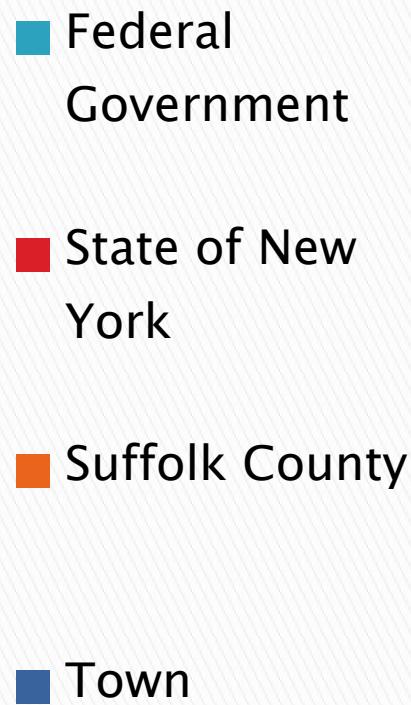


Public Land in the Central Pine Barrens

Core ~ 86% of
total area

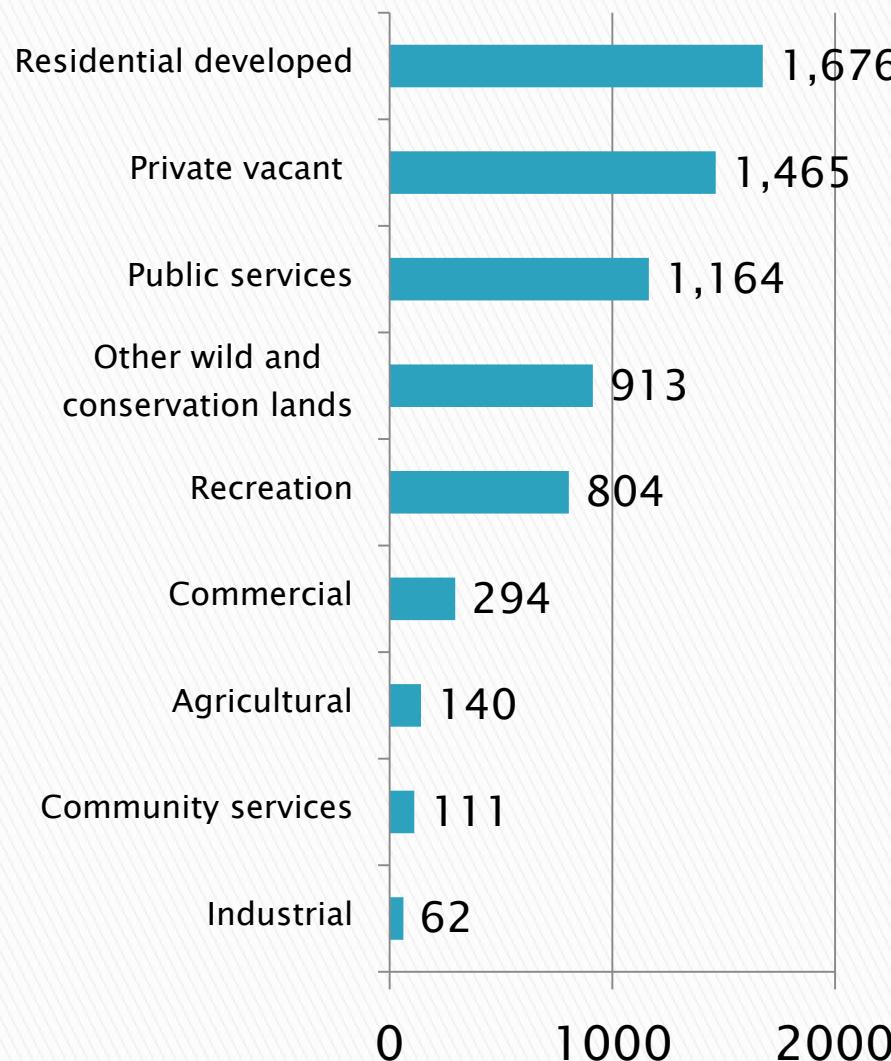


CGA ~ 24% of
total area

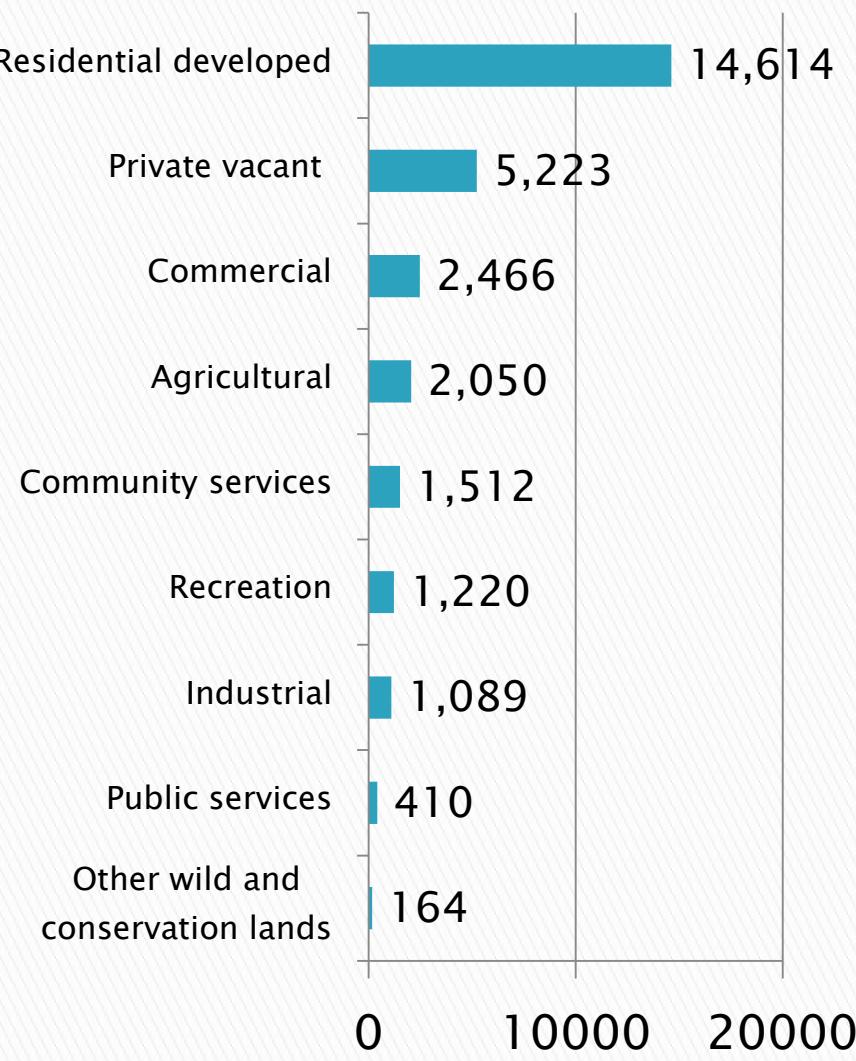


Private Land Use Acreage

Core Acres



CGA Acres



Public Land Uses by different Towns

Brookhaven

Core

the State (46%) and the County (40%) contain the majority of Public land uses

CGA

the Town is the predominant land use category with 66% of the total Public land area

Core/CGA

the Public Land is mostly contained within Federal Government (Brookhaven National Lab)

Riverhead

Core

the County (64%) and the State (35%) contain the majority of Public land uses

CGA

the Federal Government with 54% of the total area is the predominant land use category

Core/CGA

the Public Land is mostly contained within the Town (EPCAL)

Southampton

Core

the County (78%) contains the majority of Public land uses

CGA

the Town is the predominant land use category with 67% of the total Public land area

Core/CGA

the Public Land is mostly contained within the State and the County

Private Land Uses by different Towns

Brookhaven

The major category of Private land uses in both Core and CGA is Residential developed, which is 50% of the total Private land area

Private vacant land in the Core totals 706 acres or 2.6% of the total area

Private vacant land in the CGA totals 3,753 acres or 13% of the total area

Riverhead

The major category within Core of Private Land uses is Recreation, which is 49% of the total Private land area

Private vacant land in the Core totals 52 acres or 1.2% of the total area

Private vacant land in the CGA totals 205 acres or 5.5% of the total area

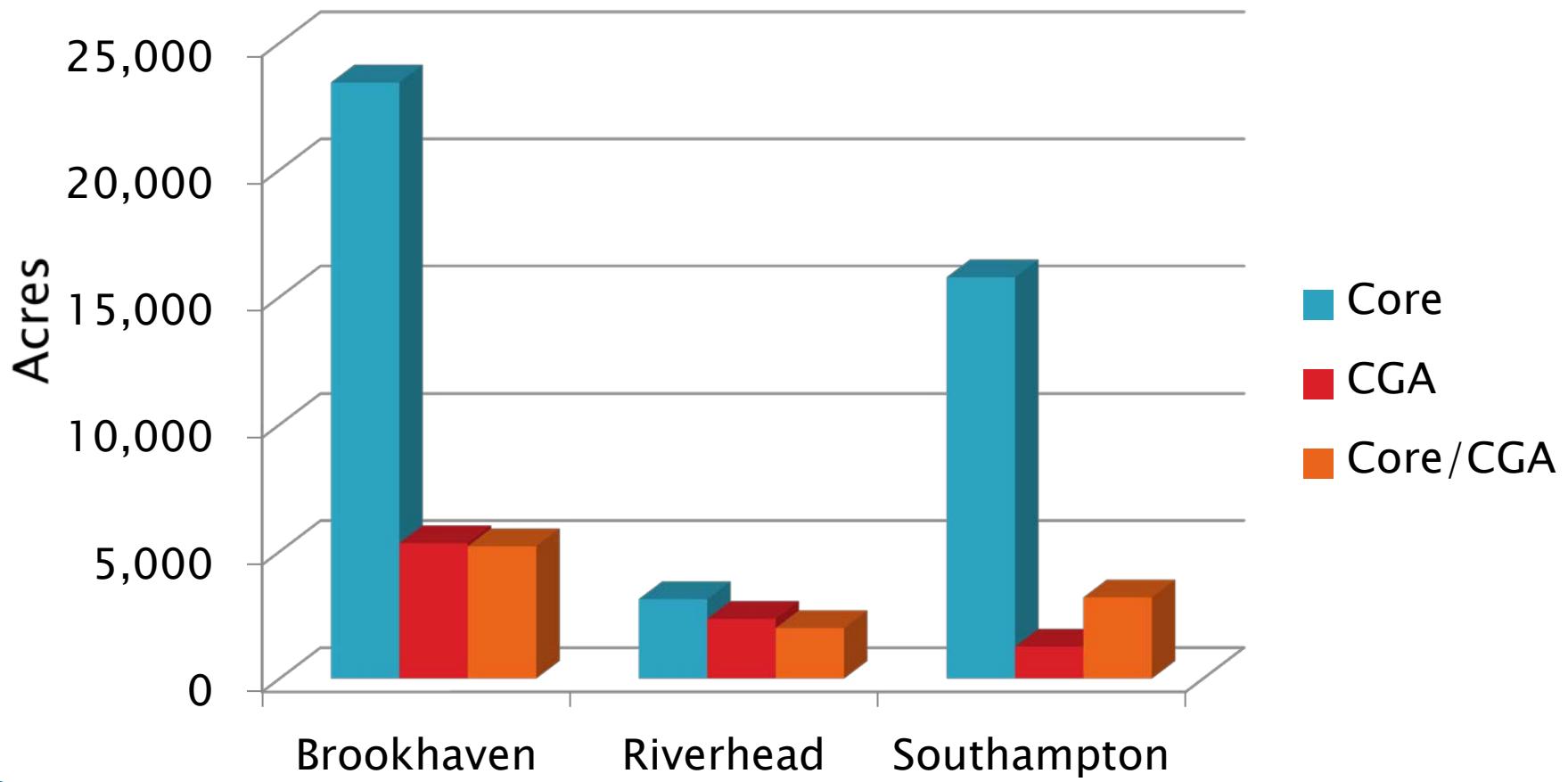
Southampton

The major category within Private Land uses in the Core is Private vacant land, which is 33% of the total Private land area

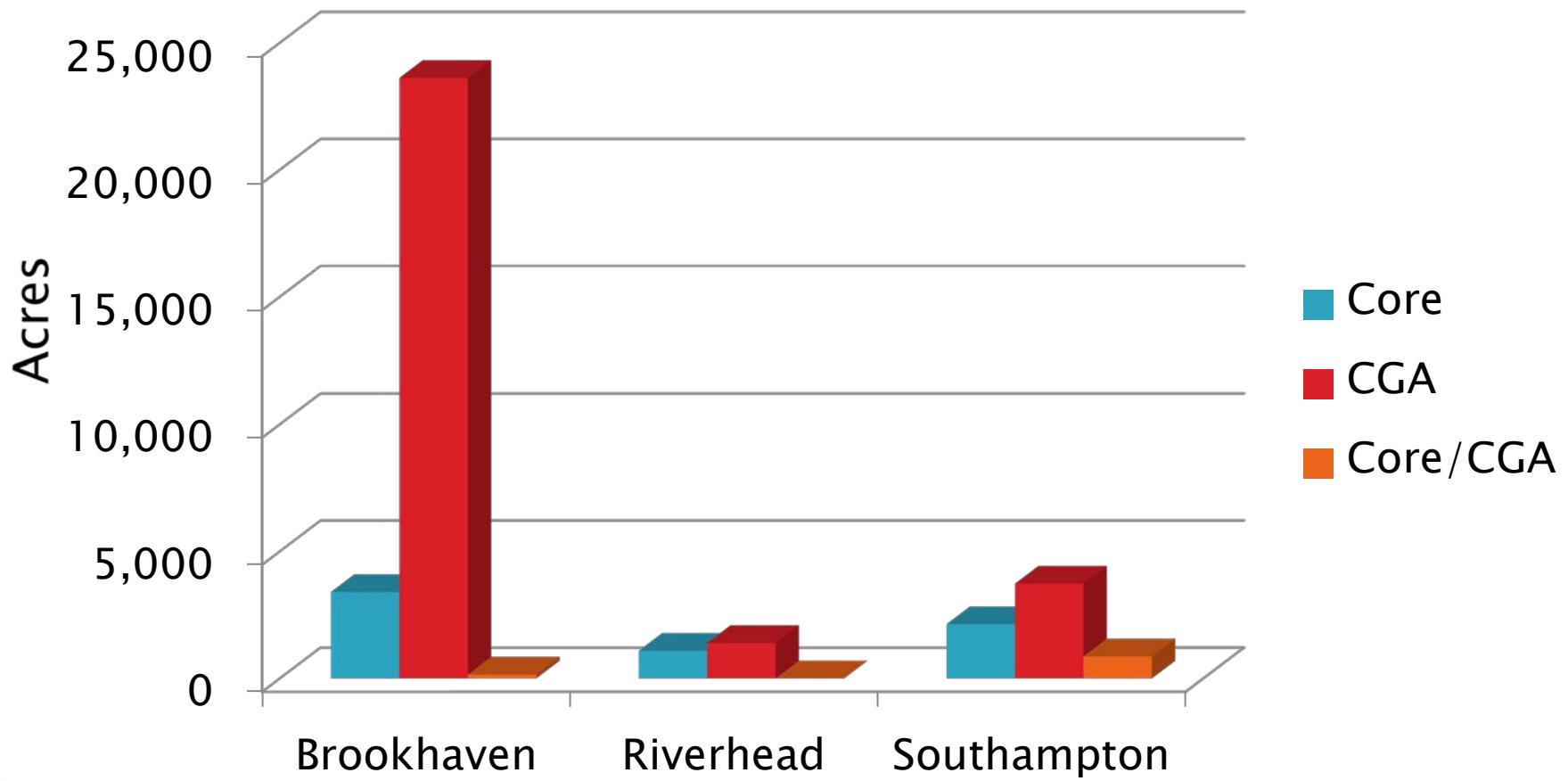
Private vacant land in the Core totals 707 acres or 4% of the total area

Private vacant land in the CGA totals 1,265 acres or 25% of the total area

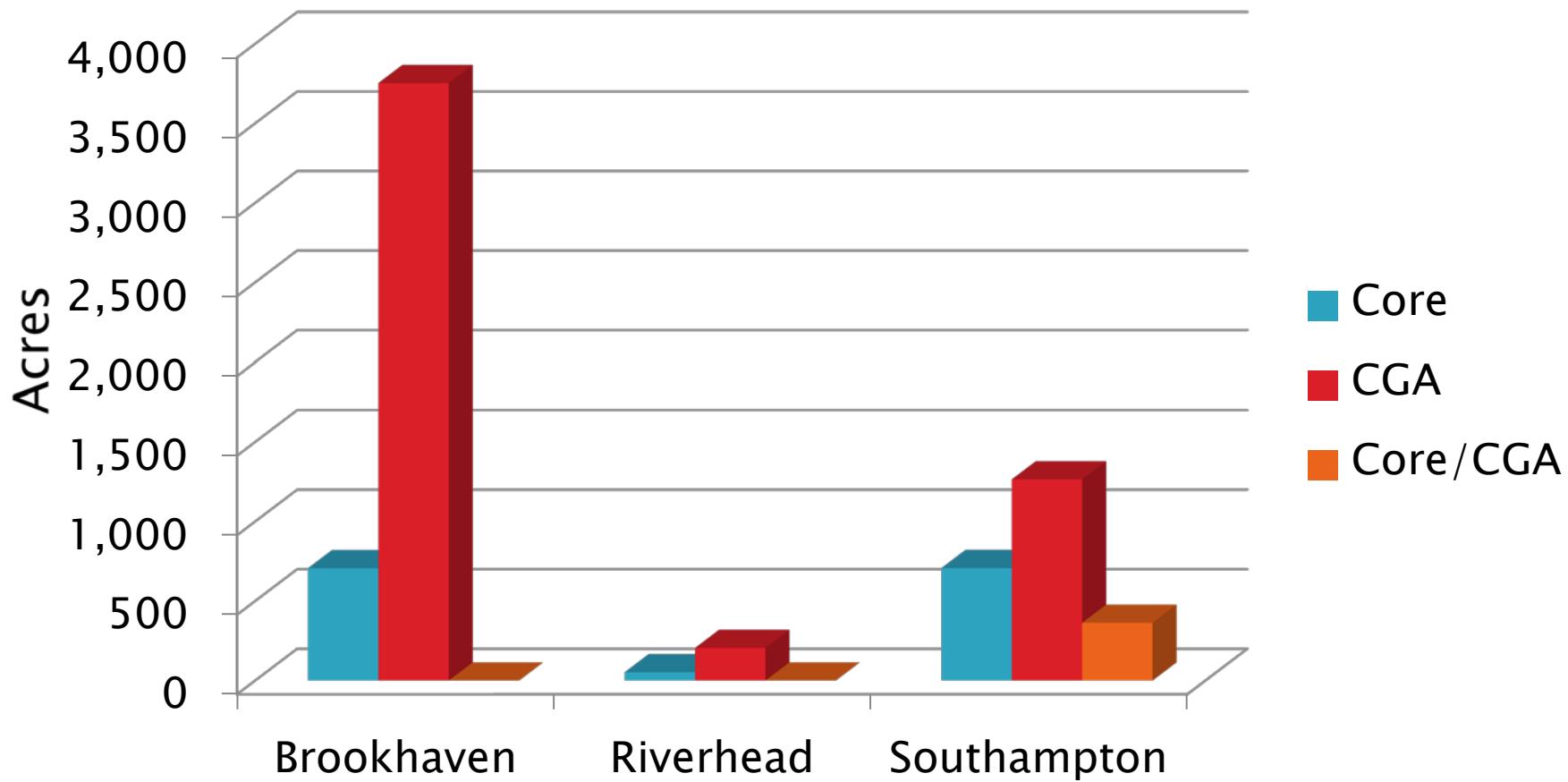
Acreage of Public Land



Acreage of Private Land



Acreage of Private vacant parcels



SUGGESTIONS FOR FURTHER ANALYSIS

- ▶ 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.
- ▶ There is a number of discrepancies between the Assessors Code for a particular parcels and its listed ownership.
- ▶ A number of vacant parcels were found to have unknown ownership.
- ▶ Not all publicly-owned properties located in the Central Pine Barrens are vacant and undeveloped, such as Brookhaven National Laboratory, the Riverhead County Center, etc.
- ▶ Accordingly, further analysis would be required to refine and update data for different land use categories and certain individual properties.

A photograph of a dense forest. The foreground is covered in green undergrowth and fallen leaves. A narrow, light-colored path or stream bed cuts through the center. The background is filled with tall, thin trees, their trunks dark and textured, reaching up towards a bright sky.

Thank you!
Questions?