

All vacant parcels within the study area were identified, based on information contained in the Town’s Geographic Information System (GIS) system. All parcels designated as Nature Conservancy or Suffolk County Nature Preserve, or for which a Central Pine Barrens Certificate has been redeemed, were excluded from vacant parcel calculations.

For those areas outside of the Pine Barrens, the total acreage of the vacant parcels was calculated by zoning district within each school district. The approximate number of units that could be developed per zone, per school district was then calculated. For those areas outside of the Pine Barrens, a figure of 15 percent was subtracted from the total to account for the approximate area assumed for roads and utilities. While the calculations are based on a standard methodology for estimating development potential, the Town of Southampton Subdivision Regulations, Section 292-10.B, require that additional factors be considered when preparing a yield analysis. Accordingly, the analysis reflects further refinements to the yield analysis taking into account areas for park dedication. Section 295-35 calls for five acres of park area for each 100 dwelling units. Where necessary, this parkland was factored into calculating the developable land area of vacant parcels. The land area remaining was then divided by the minimum lot area required per dwelling unit for the respective zoning district. This provides a general order of magnitude for development potential, although this figure could be refined further, proceeding on a lot by lot evaluation. For those parcels located north of Old Country Road, a yield factor for development was utilized as per Section 330-221, “Transfer of Development Rights; Pine Barrens Credit Program”, of the Southampton Town Code.

Further, it is recognized that agricultural lands face similar development pressures, and therefore, the same process as described above was used for agricultural lands within the Study Area, by school district.

In Tables V-2 through V-3 below, the preliminary analysis is presented for each school district in the study area. The first two tables examine vacant parcels outside and within the Pine Barrens area; the second set of tables analyzes the agricultural lands, again outside and within the Pine Barrens this pattern is used for all three school district analyses.

EASTPORT/SOUTH MANOR SCHOOL DISTRICT

As can be seen in Table V-2, 139 units could potentially be developed on the approximately 122 acres of vacant land in the Eastport/South Manor School District, south of Old Country Road; and approximately 45 units north of Old Country Road on 217 acres of vacant land, as seen in Table V-3. This would result in approximately 184 new residential units within the School District. Tables V-4 and V-5 show that there is the potential for an additional 81 residential units if development were to occur on agricultural lands in the Eastport/South Manor School District.

Table V-2
Potential Residential Units in the
Eastport/South Manor School District, Under Current Zoning for Vacant Developable Land***
South of Old Country Road

Zone	Minimum Lot Area	Total Vacant Acres (+/-)	Less 15% for Roads and Utilities	Less Parkland*	Land Area Remaining	Approximate # of Units (Land Area/Minimum Lot Area)
CR 40	40,000	23	3.5	-	19.5 acres or 849,420 sq. ft.	21
R120	120,000	23	3.5	-	19.5 acres or 849,420 sq. ft.	7
R60	60,000	2	0.3	-	1.7 acres or 74,052 sq. ft.	1
R40	40,000	27	4.1	-	22.9 acres or 997,524sq. ft.	24
R20	20,000	47	7.1	-	39.9 acres or 1,738,044 sq. ft.	86**
Total		122				139

* Section 292-35 of the Town Code requires 5 acres of parkland for every 100 units indicated on the plot. For those subdivisions that yield significantly less than 100 units it was assumed a fee-in-lieu of parkland would be provided.

** This figure does not meet the minimum number of units required for the provision of parkland, however, due to its proximity to the minimal requirement of 100 units, a parkland set aside might be required.

*** Vacant means unprotected privately-held land that is considered “develop-able” under current zoning.

Table V-3
Build Out Calculations with Town Yield Factors
For Vacant Parcels in the Eastport/South Manor School District
North of Old Country Road (Pine Barrens)

<u>Zone</u>	<u>Minimum Lot Area</u>	<u>Total Vacant Acres (+/-)</u>	<u>Yield Factor*</u>	<u>Approximate # of Units (Vacant Land x Yield Factor)</u>
CR200	200,000	192	0.16	30
CR60	60,000	25	0.6	15
Total		217		45

*Section 330-221 Town of Southampton Zoning Code

Table V-4
Potential Residential Units on Agricultural Land in the
Eastport/South Manor School District, Under Current Zoning
South of Old Country Road

<u>Zone</u>	<u>Minimum Lot Area</u>	<u>Total Vacant Acres (+/-)</u>	<u>Less 15% for Roads and Utilities</u>	<u>Less Parkland *</u>	<u>Land Area Remaining</u>	<u>Approximate # of Units (Land Area/Minimum Lot Area)</u>
CR200	200,000	12.2	1.8	—	10.4 acres or 453,024 sq. ft.	2
R40	40,000	18.8	2.8	—	16 acres or 696,960 sq. ft.	17
R20	20,000	27.6	4.1	—	23.5 acres or 1,023,660 sq. ft.	51
Total		58.6				70

*Section 292-35 of the Town Code requires 5 acres of parkland for every 100 units indicated on the plot. For those areas with significantly less than 100 units it was assumed a fee-in-lieu of parkland would be provided.

Table V-5
Build Out Calculations with Town Yield Factors
For Agricultural Parcels in the Eastport/South Manor School District
North of Old Country Road (Pine Barrens)

<u>Zone</u>	<u>Minimum Lot Area</u>	<u>Total Vacant Acres (+/-)</u>	<u>Yield Factor*</u>	<u>Approximate # of Units (Vacant Land x Yield Factor)</u>
CR200	200,000	39.5	0.16	6
CR60	60,000	8.8	0.6	5
Total		48.3		11

Section 330-221 Town of Southampton Zoning Code

Therefore, in the Eastport/South Manor School District there is an estimated overall total build-out potential under existing zoning of 265 residential units.

REMSENBURG-SPEONK SCHOOL DISTRICT

As illustrated in Table V-6, there is the potential for 142 residential units that could be developed on the approximately 142 acres of vacant land in the Remsenburg-Speonk School District, south of Old Country Road.

Table V-6
Potential Residential Units in the
Remsenburg-Speonk School District, Under Current Zoning Vacant Developable Land***
South of Old Country Road

<u>Zone</u>	<u>Minimum Lot Area</u>	<u>Total Vacant Acres (+/-)</u>	<u>Less 15% for Roads and Utilities</u>	<u>Less Parkland *</u>	<u>Land Area Remaining</u>	<u>Approximate # of Units (Land Area/Minimum Lot Area)</u>
R60	60,000	22	3.3	—	18.7 acres or 814,572 sq. ft.	13
R40	40,000	100	15.0	—	85 acres or 3,702,600 sq. ft.	92**
R20	20,000	20	3.0	—	17 acres or 740,520 sq. ft.	37
Total		142				142

*Section 292-35 of the Town Code requires 5 acres of parkland for every 100 units indicated on the plot. For those subdivisions that yield significantly less than 100 units it was assumed a fee-in-lieu of parkland would be provided.

** This figure does not meet the minimum number of units required for the provision of parkland, however, due to its proximity to the minimal requirement of 100 units, a parkland set aside might be required.

*** Vacant means unprotected privately-held land that is considered “develop-able” under current zoning.

Approximately 66 additional units could be developed north of Old Country Road on 402 acres of vacant land, as shown in Table V-7. This results in approximately 208 new residential units within the School District. Tables V-8 and V-9 show the potential for an additional 49 residential units if development were to occur on agricultural lands in the Remsenburg-Speonk School District.

Table V-7
Build Out Calculations with Development Yield Factors
For Vacant Parcels in the Remsenburg-Speonk School District
North of Old Country Road (Pine Barrens)

<u>Zone</u>	<u>Minimum Lot Area</u>	<u>Total Vacant Acres (+/-)</u>	<u>Development Yield Factor*</u>	<u>Approximate # of Units (Vacant Land x Yield Factor)</u>
CR200	200,000	397	0.16	63
CR40	40,000	4.8	0.8	3
Total		401.8		66

*Section 330-221 Town of Southampton Zoning Code