

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

Table V-8
Potential Residential Units on Agricultural Land in the
Remsenburg-Speonk School District, Under Current Zoning
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) |
|------|------------------|--------------------------|----------------------------------|-----------------|-----------------------------|---|
| R40 | 40,000 | 22.4 | 3.4 | - | 19 acres or 827,640 sq. ft. | 20 |

*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-9
Build Out Calculations with Development Yield Factors
For Agricultural Parcels in the Remsenburg-Speonk School District
North of Old Country Road (Pine Barrens)

| Zone | Minimum Lot Area | Total Vacant Acres (+/-) | Development Yield Factor* | Approximate # of Units (Vacant Land x Yield Factor) |
|-------|------------------|--------------------------|---------------------------|---|
| CR200 | 200,000 | 186.2 | 0.16 | 29 |

Therefore, in the Remsenburg-Speonk School District, there is an estimated overall total build-out potential under existing zoning of 257 residential units.

WESTHAMPTON BEACH SCHOOL DISTRICT

As can be seen in Table V-10, 200 residential units could potentially be developed on the approximately 250 acres of vacant land in the Westhampton Beach School District, south of Old Country Road, and approximately 318 units north of Old Country Road on nearly 2,000 acres of vacant land, as seen in Table V-11. This results in a potential of approximately 518 new residential units within the School District. Tables V-12 and V-13 show the potential for an additional 27 residential units in the Westhampton Beach School District.

Table V-10
Potential Residential Units in the
Westhampton Beach School District, Under Current Zoning 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) |
|-------|------------------|--------------------------|----------------------------------|----------------|----------------------------------|---|
| R120 | 120,000 | 3 | 0.5 | - | 2.5 acres or 108,900 sq. ft. | X |
| R80 | 80,000 | 62 | 9.3 | - | 52.7 acres or 2,295,612 sq. ft. | 28 |
| R60 | 60,000 | 3.5 | 0.5 | - | 3 acres or 130,680 sq. ft. | 2 |
| R40 | 40,000 | 175 | 26.3 | 5.0 | 143.7 acres or 6,259,572 sq. ft. | 156 |
| R20 | 20,000 | 8 | 1.2 | - | 6.8 acres or 296,208 sq. ft. | 14 |
| Total | | 251.5 | | | | 200 |

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

Table V-11
Build Out Calculations with Development Yield Factors
For Vacant Parcels in the Westhampton Beach School District
North of Old Country Road (Pine Barrens)

| Zone | Minimum Lot Area | Total Vacant Acres (+/-) | Development Yield Factor* | Approximate # of Units (Vacant Land x Yield Factor) |
|-------|------------------|--------------------------|---------------------------|---|
| CR200 | 200,000 | 1,983 | 0.16 | 317 |
| R40 | 40,000 | 2 | 0.8 | 1 |
| Total | | 1,985 | | 318 |

*Section 330-221 Town of Southampton Zoning Code

Table V-12
Potential Residential Units on Agricultural Land in the
Westhampton Beach School District, Under Current Zoning
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) |
|-------|------------------|--------------------------|----------------------------------|----------------|-------------------------------|---|
| R40 | 40,000 | 13.6 | 2.0 | - | 14.6 acres or 635,976 sq. ft. | 15 |
| R20 | 20,000 | 5.7 | 0.9 | - | 4.8 acres or 209,088 sq. ft. | 10 |
| Total | | 19.3 | | | | 25 |

*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.