

*Huntington
Bay*

*Northport
Bay*

*Lloyd
Harbor*

2016 LAND USE

SUFFOLK COUNTY

October 2018

**Suffolk County Department of Economic Development & Planning,
Division of Planning & Environment**

H. Lee Dennison Building – 11th Floor

100 Veterans Memorial Highway

Hauppauge, NY 11788

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Suffolk County Department of Economic Development and Planning

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Introduction

This report was prepared by the Suffolk County Department of Economic Development and Planning for the Suffolk County Department of Health Services as part of the Suffolk County Subwatersheds Wastewater Plan titled *Suffolk County Management Program for the Reduction of Nitrogen Loading from Wastewater Sources*. The Department of Economic Development & Planning was asked to provide “parcel-specific buildout land use” for all of Suffolk County. In order to provide parcel-specific buildout land use, the land use for each and every distinct tax map parcel in the Suffolk County Real Property Tax Service Agency Tax Map Album had to be checked and updated. Following this task, parcel-specific land available for residential development was determined, and then residential buildout was calculated. The land use phase of this project is described in this report.

The entire 2016 land use layer for Suffolk County is visible at the Suffolk County GIS viewer available online. It can be found at: <http://gis3.suffolkcountyny.gov/gisviewer/>.

Study Objectives

The objectives of this land use study are as follows:

- Update the GIS database of existing land use for each of the more than 581,000 tax map parcels in Suffolk County, New York for 2016. This database should be prepared using a consistent approach so that the results are comparable among the various local municipalities in the County.
- Prepare existing land use maps in digital and print formats.
- Quantify existing land use acreage by general category and by municipal jurisdiction.

Previous Land Use Studies

Suffolk County Planning has a long history of analyzing land use, beginning with its 1962 report *Existing Land Use*, which contains existing land use maps and tabulations of land use acreage in Suffolk County by town for 1962. Detailed 1966 land use maps and acreage tabulations were produced for the Nassau-Suffolk Regional Planning Board's 1968 report *Existing Land Use*, which was part of the Bi-County Comprehensive Plan series. In 1982 the Long Island Regional Planning Board released *Land Use 1981 – Quantification and Analysis of Land Use for Nassau and Suffolk Counties*. This report contained detailed land use maps and land use acreage tabulations for Nassau County, Suffolk County, and the local municipalities.

These earlier land use studies provide a general picture of the location and interrelationships of land use categories at various times in the past. However, each of these studies used slightly different methodologies to classify land use. Moreover, the scale of the land use maps was not parcel-specific and in some local areas the land uses depicted were generalized. In addition, acreage figures were not generated in a parcel-specific manner. Therefore, only a broad comparison can be made to the results of these land use studies to determine trends.

In the late 1980s, Suffolk County Planning refined its land use classification system and established 13 general land use categories for regional planning purposes. These categories help characterize community layout and function, identify land available for development, and can be used in preparing comprehensive plans. These same 13 land use categories are used in this report, and they are:

1.  Low Density Residential (≤ 1 unit per acre)
2.  Medium Density Residential (>1 to <5 units per acre)
3.  High Density Residential (≥ 5 units per acre)
4.  Commercial
5.  Industrial
6.  Institutional
7.  Recreation and Open Space
8.  Agricultural
9.  Vacant
10.  Transportation
11.  Utilities
12.  Waste Management
13.  Surface Waters

The 13 land use categories were used in 1988 by the Suffolk County Planning Department to conduct a parcel-specific, field-verified land use inventory for the Peconic River and Flanders Bay watershed for the Brown Tide Comprehensive Assessment and Management Program (BTCAMP). This report was issued by the Suffolk County Department of Health Services in 1992. For the first time, GIS was employed to map existing land use and to generate acreage figures. However, the map reflected generalized land use patterns and was not parcel-specific because a digitized tax map layer showing parcel boundaries was not yet available at that time.

In the mid-1990s, Suffolk County Planning began to use GIS to digitally assign a land use code to each tax map parcel. Tax assessor codes¹ were used as a starting point in assigning land use to every parcel. Each parcel was assigned to one of the 13 general land use categories based on its assessor code, and then further corrections were made to the land use database. Parcel-specific 1995 land use data was prepared for the entire watershed of the Peconic Estuary System under the Peconic Estuary Program (PEP) and Suffolk County Planning released the report *PEP Existing Land Use Inventory* in 1997. The PEP area included most of the area of the five east end towns and a small portion of the Town of Brookhaven. Suffolk County Planning later completed the land use inventory for the entire east end, and in 2000 the report [*1999 Existing Land Use Inventory – Eastern Suffolk County*](#) was released.

In 2001, a land use inventory was conducted by Suffolk County Planning for the watershed area within a portion of western Suffolk County contributing groundwater underflow to the north shore embayments and the Long Island Sound. As a result of this effort, the land use for large portions of the Town of Smithtown and the Town of Huntington was inventoried and mapped, along with small portions of the Town of Brookhaven and the Town of Islip. The resulting report was the [*2001 Existing Land Use Inventory, Long Island Sound Study - Suffolk County North Shore Watershed Management Program*](#). In 2007, Suffolk County Planning completed the land use inventory for all of western Suffolk County, and the resulting report was [*2007 Existing Land Use Inventory – Western Suffolk County*](#). Suffolk County Planning's parcel-specific land use inventory was subsequently updated for the entire County for [*2009 and for 2012*](#).

Land Use Sources

Several sources were utilized to verify and update land use for this report. Some of these sources were available through Suffolk County's [GIS Viewer](#), such as the 2016 digital orthophotography (aerial photos). Other sources available through the GIS Viewer included aerial photos from prior years (2013, 2010, 2007, 2006, 2004, 2001, 1984, 1978, 1962, and 1947) and aerial

¹ The New York State Office of Real Property Services within the New York State Department of Taxation and Finance maintains the [*New York State Property Type Classification codes \(Assessors' Manual\)*](#), which contains a list and description of each assessor code used by local municipalities. There are dozens of codes and they each describe a distinct primary use of a parcel for the purpose of property taxation. However, some assessor codes can be associated with more than one of the 13 general land use categories, and sometimes an assessor code assigned to a parcel is not up-to-date or is blank. Codes are usually not assigned to parcels not paying property taxes, such as publicly owned parcels. For these reasons, land use maps determined solely by assessor codes are not ideal in terms of accuracy, but assessor codes can help offer clues about land use.

Pictometry (showing a “birds eye view”). The tax assessor code assigned to each parcel was also available through the GIS Viewer and could offer additional information on possible land use.

Additional sources of land use information included: the Suffolk County Tax Map Album; [Suffolk County AREIS](#) (Advanced Real Estate Information System); Google Street View; Google Maps and Bing Maps (for information about non-residential uses); Suffolk County Planning’s inventory of office buildings, hotels, and multi-family housing complexes; Suffolk County Planning’s database of farms and preserved farmland; previous Suffolk County land use studies and environmental studies; and field inspections.

Land Use Methodology

A significant effort was required to verify and correct the land use codes to produce an accurate parcel-specific land use database, especially given the large geographic extent of Suffolk County, the large number of individual parcels, and the variety of development across the County. In 2017, the Suffolk County Division of Planning & Environment began to comprehensively update its land use inventory for 2016 for all 581,000 land parcels in Suffolk County. The Division’s GIS was employed to link land use data with parcels shown on the Suffolk County Real Property Tax Map. The following software and hardware were utilized:

- ESRI’s ArcGIS 10.5
- Pictometry for ESRI Web AppBuilder Version: 1.1.0.58
- HP Z6200 color inkjet large format plotter
- Epson 1600xl scanner
- HP 815 large format scanner/plotter

Backup copies of all hard copy maps were archived in an ArcGIS.mxd file format and Adobe Acrobat pdf format on an external hard drive.

The tax map parcel line work of the Suffolk County Real Property Tax Service Agency Tax Map Album was updated in order to accurately link land use data to each parcel. Some tax map parcel boundaries were altered to make the parcels whole. This process preserved the sanctity of the parcel line work and the land use database.

Next, the tax map parcel line work was superimposed over the most recent aerial photos from 2016 and the most recent land use layer from 2012. The first focus of the land use update was parcels whose boundaries had changed since 2012 because of parcel subdivisions, parcel mergers, or other changes, and parcels whose existing land use had been coded in 2012 as vacant. After the land use of these parcels was verified and updated, all other parcels in Suffolk County were then checked. When a change to a land use code was noted, the change was verified by another staff member and then the code was corrected in the GIS attribute table.

Once the updates and corrections to the land use database were completed for all parcels, GIS was utilized to tabulate acreage figures for the 13 general land use categories for each municipal jurisdiction. Parcel-specific maps that reflect 2016 land use for all parcels in Suffolk County could then be plotted at the desired scale. The extent to which small parcels can be visually

distinguished depends on the scale selected for GIS map plotting. Visible detail on hard copy land use maps is limited in small formats. Online maps can be magnified to any scale and printed.

General Land Use Classification Guidelines

Experience in evaluating the land use of individual parcels has resulted in the establishment of guidelines that help assure that land use is assigned to parcels in a consistent manner across Suffolk County. These general guidelines for the 2016 land use are summarized below.

- The actual use of a parcel is the primary determinant of a parcel's land use, not necessarily its ownership, zoning, or assessment.
- Each parcel is assigned exactly one land use category.
- If more than one use occurs on a parcel, the predominant land use of that parcel is assigned to the parcel. Predominant use is based on the relative intensity of the use in comparison to the other use(s) on the parcel, with consideration also given to the area utilized by each land use on the parcel.
- If a mixed use occurs in a two-story building, the ground floor land use is predominant. For three or more story buildings, the use that occupies the largest number of floors is predominant.
- If a structure is under construction, it is classified according to its future use. But if a foundation or unfinished structure has remained unfinished for several years, the parcel is classified as Vacant.
- If a structure on a parcel is unoccupied, the parcel is not classified as Vacant. It is classified according to its usual use.
- Nearby land uses and land use patterns can sometimes help in classifying a parcel.

Detailed Land Use Classification Guidelines

The detailed land use classification guidelines for the 2016 land use are itemized in the reference table below. Land use classification conventions are listed in bullet lists for each of the 13 land use categories, followed by a list of three-digit assessor codes most commonly associated with that land use category. Each assessor code is listed only once in the reference table. Sometimes an assessor code can be associated with more than one land use category and other discrepancies may occur between assessor codes and land use. In these cases, notations are listed in the reference table *in parentheses, with italics and bolding for emphasis*.

Reference Table of Detailed Land Use Classification Guidelines

1. **Low Density Residential** (≤ 1 unit per acre)
2. **Medium Density Residential** (>1 to <5 units per acre)
3. **High Density Residential** (≥ 5 units per acre)
 - Each parcel classified as Residential requires a calculation of residential density based on the number of units and the parcel acreage, to determine its specific residential land use (low, medium or high density).
 - Small residentially developed parcels in a condominium development are classified as High Density Residential. Common areas in a residential condominium are classified as Open Space, but parcels in common areas that are used for Waste Management or Transportation (such as a recharge basin) are classified as such.
 - If one residence is located on two parcels, the areas of both parcels are combined to calculate residential density.

Guidelines for Vacant Parcels in Residential Areas

(This bullet list is also shown in the Vacant category.)

- A vacant parcel is considered residentially buildable if it is at least 6,000 square feet in size (approximately 0.14 acres) and it is not landlocked. If a vacant parcel is landlocked and an adjacent residential parcel has the same owner, both parcels are classified as Residential and the area of the vacant parcel should be combined with the area of the residential parcel to calculate residential density.²
- If a vacant residential parcel less than 6,000 square feet in size is adjacent to a residentially developed parcel with the same owner, both parcels are classified as Residential and the acreage of both parcels should be combined to calculate the overall density of the combined residential parcel.³
- However, if a vacant residential parcel less than 6,000 square feet in size is adjacent to another vacant residential parcel (or parcels) and the combined vacant acreage of the two (or more) parcels is at least 6,000 square feet, its land use should be classified as Vacant, even if it is adjacent to a residentially developed parcel with the same owner. (In theory, the substandard vacant lot could be merged with other vacant lot(s) and developed.)
- A buildable parcel that contains accessory residential structures or features (such as a shed, detached garage, pool, or gardens) but not a residence is classified as Vacant.⁴

210 One Family Year-Round Residence (*May be classified as Commercial if predominantly used for lodging or other business purposes. Group homes are classified as Institutional.*)

215 One Family Year-Round Residence with Accessory Apartment

220 Two Family Year-Round Residence

230 Three Family Year-Round Residence

240 Rural Residence with Acreage

² This calculation is a change from the past. Previously, each residential lot was classified separately.

³ This calculation is a change from the past. Previously, each residential lot was classified separately.

⁴ This classification is a change from the past. Previously, these parcels were often classified as Residential.

- 241 Primary residential, also used in agricultural production (*May be classified as Agricultural.*)
- 242 Recreational Use
- 250 Estate
- 260 Seasonal Residence
- 270 Mobile Home
- 271 Multiple Mobile Homes (*Determine the number of residences to calculate residential density.*)
- 280 Residential – Multi-Purpose/Multi-Structure (*Determine the number of residences to calculate residential density.*)
- 281 Multiple Residences (*Determine the number of residences to calculate residential density.*)
- 283 Residence with Incidental Commercial Use
- 312 Residential Land Including a Small Improvement (not used for living accommodations)
- 410 Living Accommodations
- 411 Apartments (*Usually classified as High Density Residential, but in some less dense cases, determine the number of residences to calculate residential density.*)
- 416 Mobile Home Parks (trailer parks, trailer courts) (*Usually classified as High Density Residential, but in some less dense cases, determine the number of residences to calculate residential density.*)

4. ■ Commercial

- A parcel that is used for parking in a downtown business district or in connection with an adjacent commercial use is classified as Commercial.
- Small commercially developed parcels in a commercial condominium development are classified as Commercial. Common areas of commercial condominiums are classified as Commercial.
- A residential parcel which also contains storage for uses such as contractor or landscaping businesses is classified as Commercial if the use on the parcel overall is predominantly commercial, especially if the parcel contains a significant structure used for commercial purposes.
- If a winery, brewery, or distillery is the predominant use on a parcel, it is classified as Commercial.
- If a farm stand is the predominant use on an otherwise agricultural parcel, it is classified as Commercial.

- 414 Hotel
- 415 Motel (*May be classified as Residential if used mostly as year-round housing.*)
- 417 Camps, Cottages, Bungalows (*May be classified as Residential if used mostly as year-round housing.*)
- 418 Inns, Lodges, Boarding & Rooming Houses, Tourists Homes, Fraternity and Sorority Houses (*May be classified as Residential if used mostly as year-round housing.*)
- 420 Dining Establishments
- 421 Restaurants
- 422 Diners and Luncheonettes
- 423 Snack Bars, Drive-Ins, Ice Cream Bars
- 424 Night Clubs
- 425 Bar
- 426 Fast Food Franchises
- 430 Motor Vehicle Services
- 431 Auto Dealers – Sales and Service

- 432 Service and Gas Stations
- 433 Auto Body, Tire Shops (*This use is often incorrectly assigned an industrial assessor code such as 440 or 449.*)
- 434 Automatic Car Wash
- 435 Manual Car Wash
- 436 Self-Service Car Wash
- 437 Parking Garage (*Should be classified as the land use with which the parking is associated.*)
- 438 Parking Lot (*Should be classified as the land use with which the parking is associated.*)
- 439 Small Parking Garage (*Should be classified as the land use with which the parking is associated.*)
- 442 Mini Warehouse (Self Storage) (*This use is often incorrectly assigned an industrial assessor code such as 440 or 449.*)
- 450 Retail Services
- 451 Regional Shopping Centers
- 452 Area or Neighborhood Shopping Centers
- 453 Large Retail Outlets
- 454 Large Retail Food Stores
- 455 Dealerships - Sales & Service (other than auto)
- 460 Banks and Office Buildings
- 461 Standard Bank/Single Occupant
- 462 Drive-in Branch Bank
- 463 Bank Complex with Office Building
- 464 Office Building
- 465 Professional Building
- 470 Miscellaneous Services
- 471 Funeral Homes
- 472 Dog Kennels, Veterinary Clinics
- 474 Billboards
- 480 Multiple Use or Multi-purpose
- 481 Downtown Row Type (with common wall)
- 482 Downtown Row Type (detached)
- 483 Converted Residence (*May be classified as Residential, depending on the intensity of commercial use.*)⁵
- 484 One Story Small Structure
- 485 One Story Small Structure – Multi-occupant
- 486 Minimart
- 510 Entertainment Assembly
- 511 Legitimate Theaters
- 512 Motion Picture Theaters
- 513 Drive-In Theaters
- 514 Auditoriums, Exhibition and Exposition Halls
- 515 Radio, T.V. and Motion Picture Studios
- 520 Sports Assembly
- 521 Stadiums, Arenas, Armories, Field Houses
- 522 Racetracks
- 530 Amusement Facilities

⁵ This classification is a change from the past. Previously, converted residences were usually classified as Residential.

- 531 Fairgrounds
- 532 Amusement Parks
- 533 Game Farms
- 534 Social Organizations *(May be classified as Institutional if the building is generally not rented commercially.)*
- 540 Indoor Sports Facilities
- 541 Bowling Centers
- 542 Ice or Roller Skating Rinks
- 543 YMCAs, YWCAs, etc.
- 544 Health Spas
- 545 Indoor Swimming Pools
- 546 Other Indoor Sports
- 550 Outdoor Sports Activities *(May be classified as Open Space if owned by government or a property owners association.)*
- 554 Outdoor Swimming Pools *(May be classified as Open Space if owned by government or a property owners association.)*
- 555 Riding Stables *(May be classified as Agricultural if the focus is not commercial.)*
- 556 Ice or Roller Skating Rinks
- 557 Other Outdoor Sports *(May be classified as Open Space if owned by government or a property owners association.)*
- 560 Improved Beaches *(May be classified as Open Space if owned by government or a property owners association.)*
- 570 Marinas *(Includes private yacht clubs and beach clubs. May be classified as Open Space if owned by government or a property owners association.)*
- 580 Camps, Camping Facilities and Resorts *(May be classified as Institutional or Open Space if not commercial in nature.)*
- 581 Camps *(May be classified as Institutional or Open Space if not commercial in nature.)*
- 582 Camping Facilities *(May be classified as Institutional or Open Space if not commercial in nature.)*
- 583 Resort Complexes
- 691 Professional Associations

5. Industrial

- A parcel that is used for parking in connection with an adjacent industrial use is classified as Industrial.
- Small industrially developed parcels in an industrial condominium development are classified as Industrial. Common areas of an industrial condominium are classified as Industrial.

- 440 Storage, Warehouse and Distribution Facilities *(May be classified as Commercial depending on the purpose, or classified as Agricultural if associated with a farm.)*
- 441 Fuel Storage and Distribution Facilities
- 443 Grain and Feed Elevators, Mixers, Sales Outlets
- 444 Lumber Yards, Sawmills *(May be classified as Commercial if the use is predominantly retail.)*
- 445 Coal Yards, Bins
- 446 Cold Storage Facilities
- 447 Trucking Terminals
- 448 Piers, Wharves, Docks and Related Facilities

449 Other Storage, Warehouse and Distribution Facilities (*May be classified as Commercial depending on the purpose, or classified as Agricultural if associated with a farm.*)

475 Junkyards (*Auto storage should be classified as Commercial.*)

710 Manufacturing and Processing

712 High Tech. Manufacturing and Processing

714 Light Industrial Manufacturing and Processing

715 Heavy Manufacturing and Processing

720 Mining and Quarrying (includes Sand & Gravel)

740 Industrial Product Pipelines (nonutility companies)

6. ■ Institutional

- A parcel owned by an institution (such as a church, school district, fire district, or cemetery) with no structures or improvements is classified as Vacant.⁶
- An improved parcel that is associated with a nearby institutional use is classified as Institutional. Examples include church residences and school ballfields.

610 Education

611 Libraries

612 Schools

613 Colleges and Universities

614 Special Schools & Institutions

615 Other Educational Facilities (*May be classified as Commercial if the use is private adult education, preschool, daycare, etc.*)

620 Religious

630 Welfare

631 Orphanages

632 Benevolent & Moral Associations

633 Homes for the Aged (*Includes adult homes and assisted living facilities. These are classified as Institutional because the Census Bureau classifies these as group quarters, not as housing units. Facilities with predominantly independent housing units are classified as Residential.*)

640 Health

641 Hospitals

642 All Other Health Facilities (*Includes nursing homes and rehabilitation centers.*)

650 Government

652 Office Building (Government)

653 Parking Lots (Government)

660 Protection

661 Army, Navy, Air Force, Marine and Coast Guard

662 Police and Fire Protection, Electrical Signal

670 Correctional

680 Cultural and Recreational (*May be classified as Open Space if most of the parcel is open space.*)

681 Cultural Facilities (museums) (*May be classified as Open Space if most of the parcel is open space.*)

⁶ This classification is a change from the past. Previously, all parcels owned by institutions were classified as Institutional, regardless of whether the parcels were improved or not.

690 Miscellaneous Government
 693 Indian Reservations
 694 Animal Welfare Shelters

7. Recreation and Open Space

- All publicly owned parks and conservation lands, whether actively or passively used, are classified as Recreation and Open Space.
- A parcel classified as Recreation and Open Space can be owned by a property owners association, a private conservation group, a private club, or by a government entity.
- An unimproved parcel that is governmentally owned and not part of an open space corridor and not near a block of open space is classified as Vacant, not as open space.
- Dedicated common areas in a residential condominium development are classified as Recreation and Open Space, because these areas mostly serve as passive or active recreation and open space and are not available for development.

190 Fish, Game & Wildlife Preserves
 552 Public Golf Courses
 553 Private Golf Country Clubs
 590 Parks
 591 Playgrounds
 592 Athletic Fields
 593 Picnic Grounds
 682 Recreational Facilities (Nature trails, bike paths, etc.)
 695 Cemeteries
 920 Private Hunting and Fishing Clubs
 930 State Owned Forest Lands
 932 State Owned Land Other Than Forest Preserve
 940 Reforested Land and Other Related Conservation Purposes
 941 State Owned Reforested Land
 942 County Owned Reforested Land
 960 Public Parks
 961 State Owned Public Parks, Recreation Areas, and Other Multiple Uses
 962 County Owned Public Parks and Recreation Areas
 963 City/Town/Village Public Parks and Recreation Areas
 970 Other Wild or Conservation Lands
 971 Wetlands, Either Privately or Governmentally Owned
 980 Taxable State Owned Conservation Easements
 990 Other Taxable State Land Assessments
 993 Transition Assessments for Taxable State Owned Land
 994 Transition Assessments for Exempt State Owned Land

8. Agricultural

- An agricultural parcel that was recently left fallow is still classified as Agricultural.
- A previously agricultural parcel that is unused and has not been cultivated for at least several years is classified as Vacant.

- A parcel which has had its farmland development rights purchased by a municipality is classified as Agricultural, whether it is actively farmed or not.
- A parcel containing a structure associated with agricultural activities (such as a barn or a warehouse) is classified as Agricultural.
- A predominantly agricultural parcel that contains a house or a farm stand is classified as Agricultural.

105 Agricultural Vacant Land (Productive)

110 Livestock and Products

111 Poultry and Poultry Products

112 Dairy Products

113 Cattle, Calves, Hogs

114 Sheep and Wool

115 Honey and Beeswax

116 Other Livestock: donkeys, goats

117 Horse Farms (*May be classified as Commercial if the focus is more commercial.*)

120 Field Crops

129 Acquired Development Rights

130 Truck Crops – Mucklands

140 Truck Crops – Not Mucklands

150 Orchard Crops

151 Apples, Pears, Peaches, Cherries, etc.

152 Vineyards (*May be classified as Commercial if the predominant use of the parcel is a commercial winery.*)

160 Other Fruits

170 Nursery and Greenhouse (*May be classified as Commercial if the focus is retail/wholesale sales and not on growing nursery stock.*)

180 Specialty Farms

181 Fur Products: mink, chinchilla, etc.

182 Pheasant, etc.

183 Aquatic: oysterlands, fish and aquatic plants (*May be classified as Surface Waters if the parcel is underwater land.*)

184 Livestock: deer, moose, llamas, buffalo, etc.

473 Greenhouses (*May be classified as Commercial if the focus is retail/wholesale sales and not on growing nursery stock.*)

9. Vacant

- If all the structures on a parcel have decayed to the point of being unusable, the parcel is classified as Vacant.
- If there are no structures or improvements on a parcel owned by an institution (such as a fire department or school district), a utility (such as LIPA or the Suffolk County Water Authority), the LIRR, a cemetery, or a municipal sewer district, the parcel is classified as Vacant.⁷

⁷ This classification is a change from the past. Previously, all parcels owned by institutions, utility companies, etc. were classified as Institutional, Utilities, etc., regardless of whether the parcels were improved or not.

- An unimproved parcel that is governmentally owned and not part of an open space corridor and not near a block of open space is classified as Vacant, not as Open Space.
- A previously agricultural parcel that is unused and has not been cultivated for at least several years is classified as Vacant. (However, if the parcel's development rights have been acquired, it is classified as Agricultural).
- An otherwise vacant parcel that contains a handful of vehicles, various objects, or debris it is classified as Vacant.
- A road parcel that is unpaved and not used as a road is classified as Vacant.

Guidelines for Vacant Parcels in Residential Areas

(This bullet list is also shown in the Residential category.)

- A vacant parcel is considered residentially buildable if it is at least 6,000 square feet in size (approximately 0.14 acres) and it is not landlocked. If a vacant parcel is landlocked and an adjacent residential parcel has the same owner, both parcels are classified as Residential and the area of the vacant parcel should be combined with the area of the residential parcel to calculate residential density.⁸
- If a vacant residential parcel less than 6,000 square feet in size is adjacent to a residentially developed parcel with the same owner, both parcels are classified as Residential and the acreage of both parcels should be combined to calculate the overall density of the combined residential parcel.⁹
- However, if a vacant residential parcel less than 6,000 square feet in size is adjacent to another vacant residential parcel (or parcels) and the combined vacant acreage of the two (or more) parcels is at least 6,000 square feet, its land use should be classified as Vacant, even if it is adjacent to a residentially developed parcel with the same owner. (In theory, the substandard vacant lot could be merged with other vacant lot(s) and developed.)
- A buildable parcel that contains accessory residential structures or features (such as a shed, detached garage, pool, or gardens) but not a residence is classified as Vacant.¹⁰

310 Residential

311 Residential Vacant Land

314 Rural Vacant Lots of 10 Acres or Less

320 Rural

321 Abandoned Agricultural Land

322 Residential Vacant Land Over 10 Acres

323 Other Rural Vacant Lands

330 Vacant Land Located in Commercial Areas

340 Vacant Land Located in Industrial Areas

350 Urban Renewal or Slum Clearance

351 Shell Building – Residential

352 Shell Building – Commercial

380 Public Utility Vacant Land

910 Private Wild and Forest Lands

⁸ This calculation is a change from the past. Previously, each residential lot was classified separately.

⁹ This calculation is a change from the past. Previously, each residential lot was classified separately.

¹⁰ This classification is a change from the past. Previously, these parcels were often classified as Residential.

911, 912 Forest Land

10. **Transportation**

- A parcel used for ferry purposes is classified as Transportation.
- A parcel used for parking that is directly related to a nearby transportation use, such as a railroad station, bus terminal, or ferry, is classified as Transportation.
- All non-parcel road rights-of-way are classified as Transportation, whether or not they contain a physical roadway.

651 Highway Garage (*Includes highway maintenance yards.*)¹¹

692 Roads, Streets, Highways and Parkways, Express or Otherwise Including Adjoining Land (*May be classified as Vacant if there is no actual roadway; may be classified as Residential if serving only one residential parcel.*)

821 Flood Control (*May be classified as Open Space if there is no evidence that a recharge basin had ever been constructed on the parcel.*)

840 Transportation

841 Motor Vehicle Transportation

842 Ceiling Railroad

843 Nonceiling Railroad

844 Air Transportation

846 Bridges, Tunnels and Subways

11. **Utilities**

- A parcel owned by a utility is classified as Utilities only if there is at least one structure on the parcel; otherwise the parcel is classified as Vacant.¹²
- A parcel developed predominantly with solar panels is classified as Utilities.

820 Water

822 Water Supply

823 Water Treatment Facilities

826 Water Transmission – Improvements

827 Water Transmission – Outside Plant

830 Communication

831 Telephone

833 Radio

834 Television

835 Community Antenna Television

836 Telephone Outside Plant (poles, wires, etc.)

837 Cellular Telephone Towers

¹¹ This classification is a change from the past. Previously, a municipal highway garage/yard was often classified as Institutional.

¹² This classification is a change from the past. Previously, all parcels owned by utility companies were classified as Utilities, regardless of whether the parcels were improved or not.

847 Pipelines
 860 Special Franchise Property (Electric and Gas, Water, Telephone, Pipelines, Television)
 870 Electric and Gas
 871 Electric and Gas Facilities
 872 Electric SubStation, Electric Power Generation Facilities
 873 Gas Measuring and Regulation Station
 874 Electric Power Generation Facility – Hydro
 875 Electric Power Generation Facility – Fossil Fuel
 876 Electric Power Generation Facility – Nuclear
 877 Electric Power Generation Facility – Other Fuel
 880 Electric and Gas Transmission and Distribution
 882 Electric Transmission Improvement
 883 Gas Transmission Improvement
 884 Electric Distribution – Outside Plant Property
 885 Gas Distribution – Outside Plant Property

12. ■ Waste Management

- A parcel classified as Waste Management is usually owned by a government entity but can be privately owned.
- A parcel containing a business related to the collection or transfer of waste is classified as Waste Management.

850 Waste Disposal
 851 Solid Wastes
 852 Landfills and Dumps
 853 Sewage Treatment and Water Pollution Control
 854 Air Pollution Control

13. ■ Surface Waters

- A parcel that is comprised completely or nearly completely of a waterbody is classified as Surface Waters.
- A waterbody that is part of a tax map parcel containing another predominant use is not classified as Surface Waters.
- The boundary of a parcel located on the shoreline may not coincide exactly with the location of the shoreline. The apparent shoreline on a land use map should not be interpreted as the water's edge or mean sea level.

315 Underwater Vacant Land
 845 Water (canal)
 972 Land Under Water, Either Privately or Governmentally Owned

Land Use Results

The results of the existing land use inventory can be portrayed in maps, tables, graphs and charts. Land use acreage is based on tax map parcel boundaries. The land use maps and data represent 2016 conditions and do not reflect changes in land use that occurred after 2016.

The total number of upland (non-water) parcels in Suffolk County is 581,742 and the total land acreage of Suffolk County is 583,370 acres. The updated land use data indicates that there are 30,554 vacant parcels in Suffolk County, comprising 35,161 acres of vacant land. This number amounts to 6.0% of the entire land area of Suffolk County. The majority of the vacant land in the County is located in three towns: Brookhaven (10,874 vacant acres), Southampton (6,505 vacant acres), and East Hampton (6,211 vacant acres). The Town of Babylon has the smallest amount of vacant land (635 vacant acres), followed by Shelter Island (773 vacant acres). Table 1 is a summary of the upland acreage by land use category for each of the ten towns and the Suffolk County total.

Table 1. Land Use Acreage, 2016

Area	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Industrial	Institutional	Recreation And Open Space	Agricultural	Vacant	Transportation	Utilities	Waste Management	TOTAL
Town of Babylon	84	6,039	5,650	1,738	2,036	1,238	11,216	26	635	4,499	139	172	33,472
Town of Brookhaven	13,110	40,766	6,732	4,893	3,311	11,664	44,932	4,289	10,874	22,844	1,996	606	166,016
Town of East Hampton	9,193	6,728	363	706	290	387	17,305	1,462	6,211	3,977	184	111	46,916
Town of Huntington	14,703	15,376	3,006	2,590	1,000	2,943	8,588	581	1,815	8,626	851	81	60,160
Town of Islip	1,860	21,506	4,532	2,784	3,082	3,631	14,710	69	2,029	12,371	502	250	67,326
Town of Riverhead	2,528	4,025	846	1,309	945	608	11,260	14,945	1,994	4,446	312	110	43,330
Town of Shelter Island	1,849	996	11	149	12	95	2,976	216	773	646	5	16	7,744
Town of Smithtown	5,218	11,254	595	1,620	1,227	1,226	5,820	244	1,132	5,534	286	142	34,297
Town of Southampton	18,533	13,062	771	1,477	1,035	2,302	28,850	6,430	6,505	10,046	478	239	89,728
Town of Southold	6,188	5,092	251	750	114	1,218	4,925	9,423	3,194	2,892	220	116	34,382
Suffolk County	73,268	124,843	22,757	18,017	13,051	25,312	150,581	37,682	35,161	75,880	4,972	1,843	583,370
Western Suffolk	34,977	94,942	20,515	13,626	10,655	20,701	85,266	5,207	16,485	53,874	3,773	1,251	361,270
Eastern Suffolk	38,292	29,902	2,242	4,391	2,397	4,611	65,316	32,475	18,676	22,006	1,199	593	222,100

Source: Suffolk County Department of Economic Development and Planning, Division of Planning and Environment

In Suffolk County, residential development totals 220,868 acres (including the three separate residential categories). This total is larger than any other single land use category, comprising 37.9% of the land acreage in the County. The category recreation and open space accounts for more than one quarter of the acreage in Suffolk County, totaling 25.8% of the land area. 13.0% of the County's land area is in the transportation category, which consists primarily of road right-of-ways, railroads, and airports. Agricultural uses account for 6% of the land area of the County, followed by vacant parcels, with 6.5%. Institutional uses make up 4.3% of the County's land area, commercial uses account for 3.1%, and industrial uses account for 2.2%. Finally, utilities

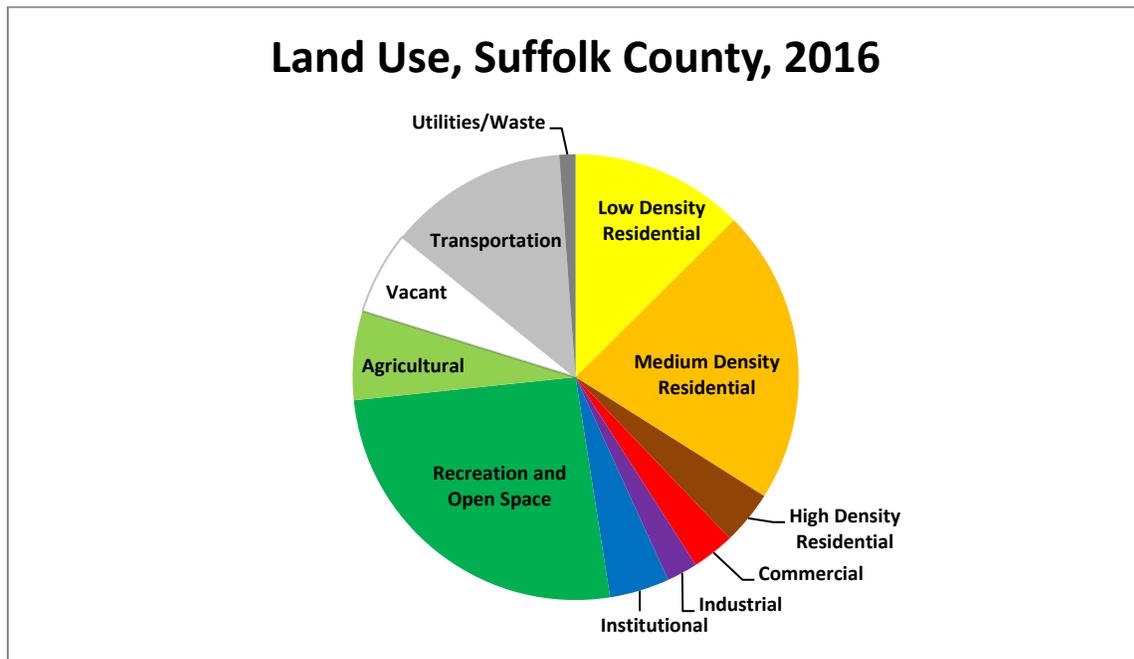
comprise 0.9% of the County land area and waste management makes up 0.3% of the land area. See Table 2.

Table 2. Land Use Percentage, 2016

Area	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Industrial	Institutional	Recreation And Open Space	Agricultural	Vacant	Transportation	Utilities	Waste Management	TOTAL
Town of Babylon	0%	18%	17%	5%	6%	4%	34%	0%	2%	13%	0%	1%	100%
Town of Brookhaven	8%	25%	4%	3%	2%	7%	27%	3%	7%	14%	1%	0%	100%
Town of East Hampton	20%	14%	1%	2%	1%	1%	37%	3%	13%	8%	0%	0%	100%
Town of Huntington	24%	26%	5%	4%	2%	5%	14%	1%	3%	14%	1%	0%	100%
Town of Islip	3%	32%	7%	4%	5%	5%	22%	0%	3%	18%	1%	0%	100%
Town of Riverhead	6%	9%	2%	3%	2%	1%	26%	34%	5%	10%	1%	0%	100%
Town of Shelter Island	24%	13%	0%	2%	0%	1%	38%	3%	10%	8%	0%	0%	100%
Town of Smithtown	15%	33%	2%	5%	4%	4%	17%	1%	3%	16%	1%	0%	100%
Town of Southampton	21%	15%	1%	2%	1%	3%	32%	7%	7%	11%	1%	0%	100%
Town of Southold	18%	15%	1%	2%	0%	4%	14%	27%	9%	8%	1%	0%	100%
Suffolk County	13%	21%	4%	3%	2%	4%	26%	6%	6%	13%	1%	0%	100%
Western Suffolk	10%	26%	6%	4%	3%	6%	24%	1%	5%	15%	1%	0%	100%
Eastern Suffolk	17%	13%	1%	2%	1%	2%	29%	15%	8%	10%	1%	0%	100%

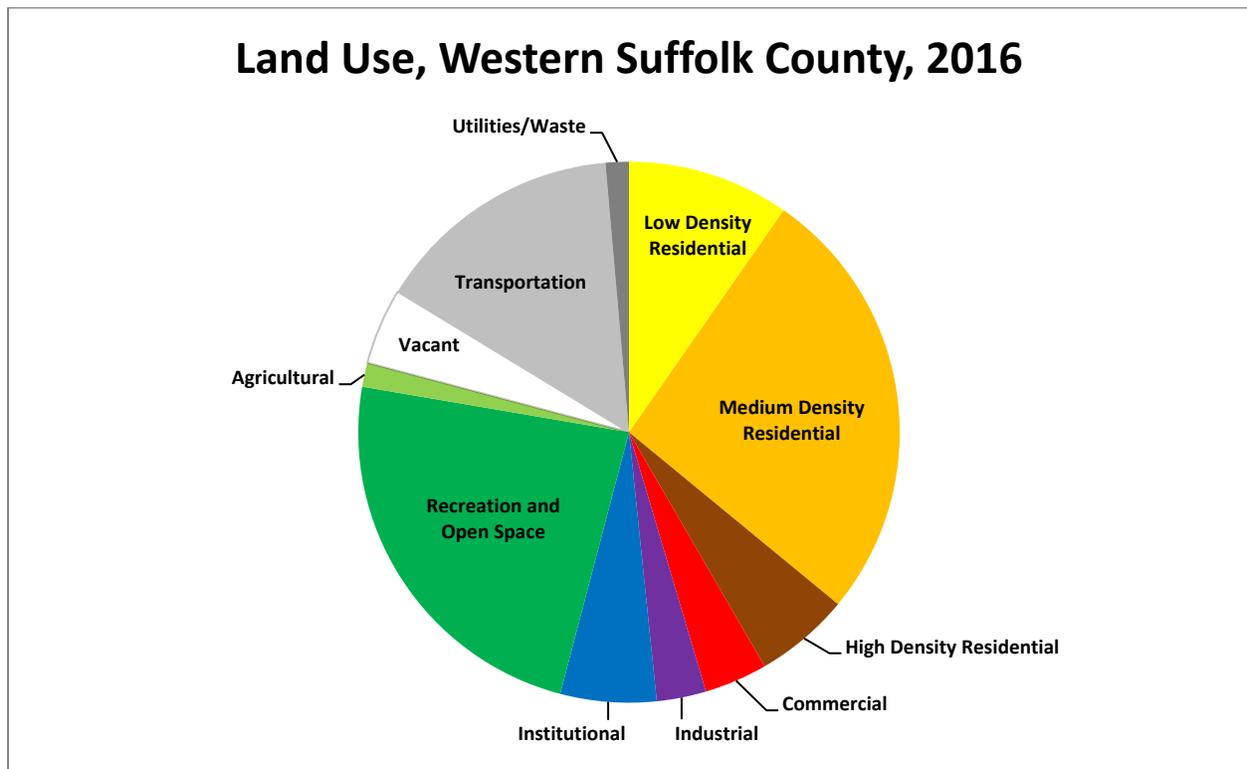
Source: Suffolk County Department of Economic Development and Planning, Division of Planning and Environment.

In pie chart form, it is clear which land uses dominate in Suffolk County: medium and low density residential, open space, and transportation.



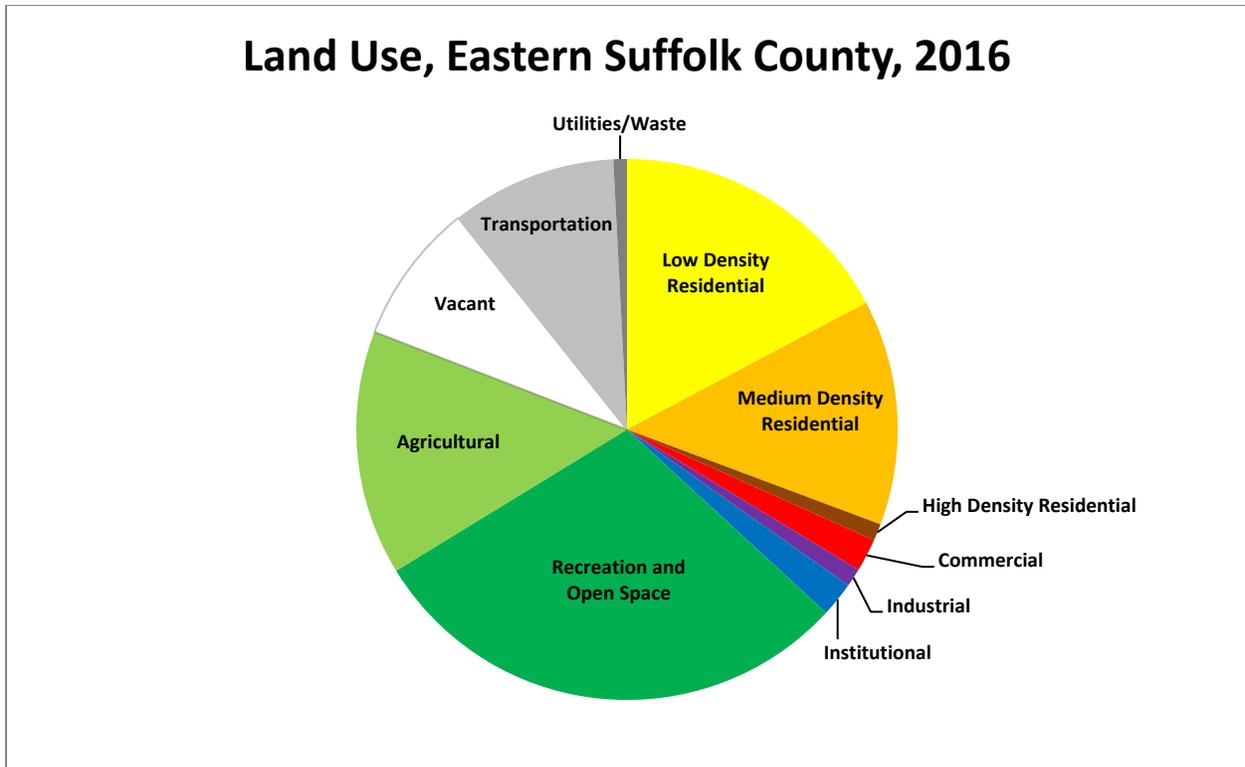
Source: Suffolk County Planning

In western Suffolk County, the land uses are more urban compared to eastern Suffolk. Residential uses still account for more than 40% of the land acreage, with the majority being medium density residential (26%). Open space accounts for 24% of the western Suffolk acreage, and transportation uses comprise 15% of land acreage. In western Suffolk, 6% of the land is institutional, high density residential uses comprise 6% of the land, 5% of the land is vacant, and agricultural uses make up just 1% of the land in western Suffolk.



Source: Suffolk County Planning

In eastern Suffolk County, the uses are more semi-rural. All residential uses make up 32% of the land, with the majority being low density residential (17%). Open space is significant, comprising 29% of the land area, and agricultural uses are 15% of the land in eastern Suffolk.



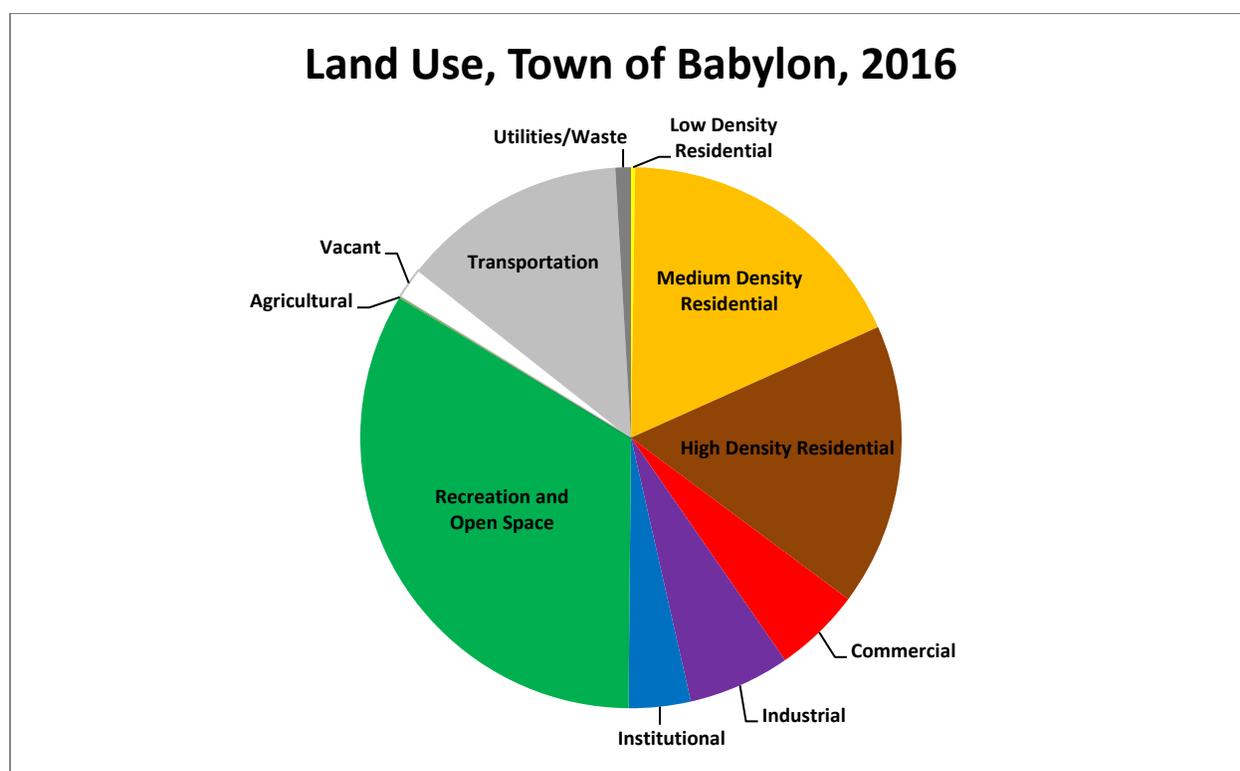
Source: Suffolk County Planning

Analysis by Town

Town of Babylon

In the Town of Babylon, 35% of the land is in residential use. Less than 1% of the land is used for low density residential purposes, but medium density residential accounts for 18% of the land, and high density residential comprises 17% of the land, the highest of all the Suffolk County towns.

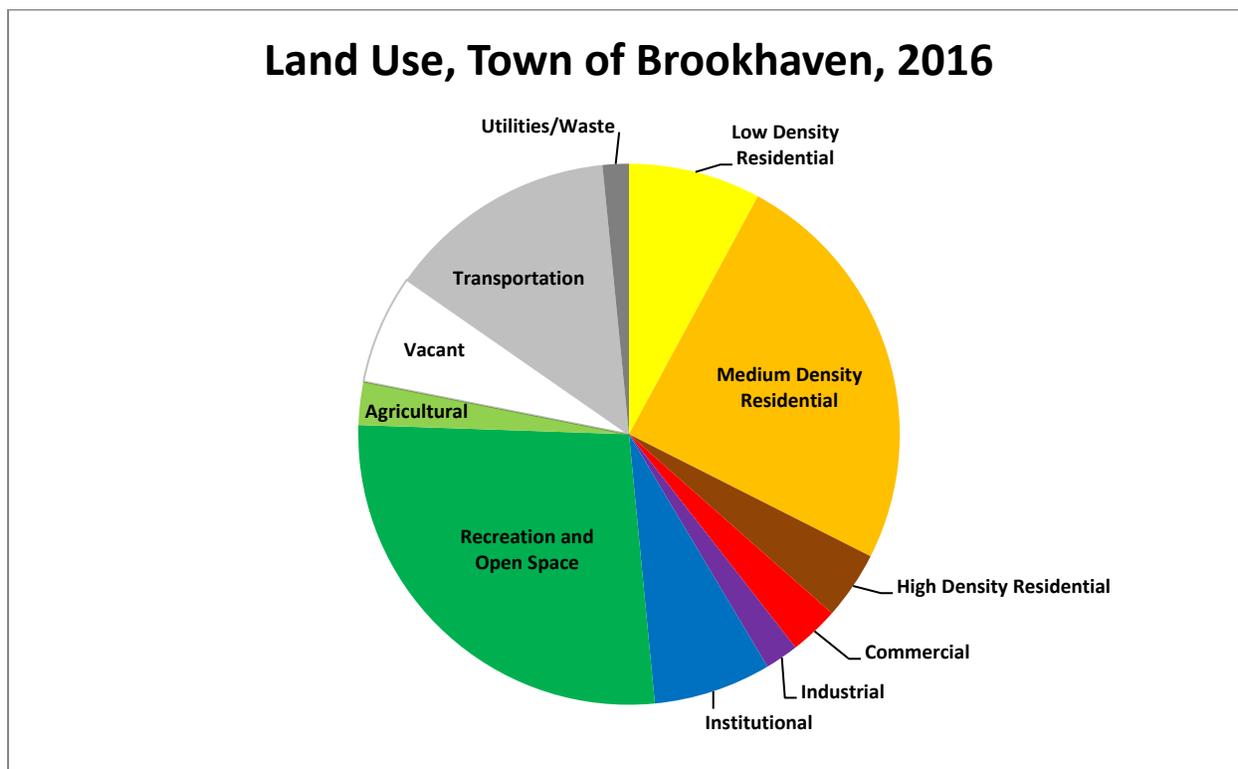
Open space uses are significant in Babylon as well, comprising 34% of the land area. However, the vast majority of this open space land is in cemeteries and barrier islands. Commercial and industrial uses account for 5% and 6% of the land in Babylon, the highest of the ten towns.



Source: Suffolk County Planning

Town of Brookhaven

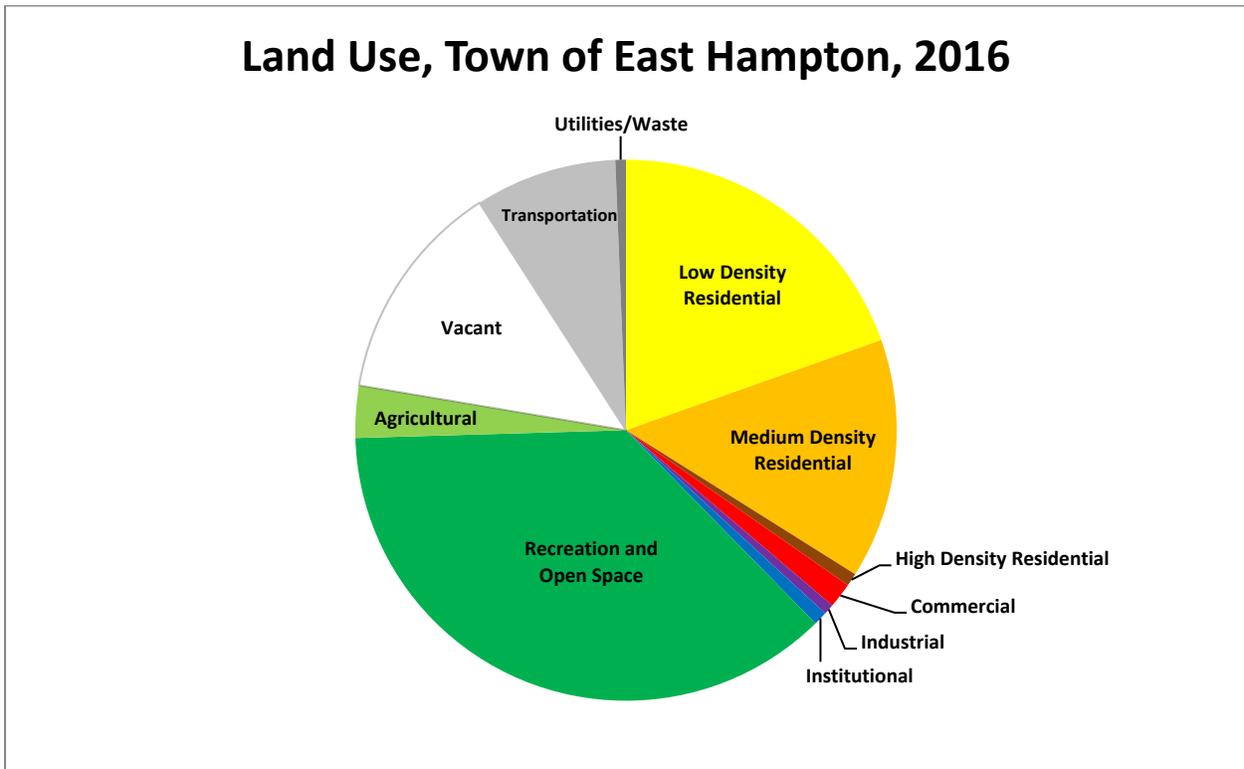
The Town of Brookhaven has 37% of its land in residential use. Open space accounts for another 27% of the land in Brookhaven, and transportation 14%. Institutional uses account for 7% of land in Brookhaven, the highest of all the Suffolk County towns. In addition, 7% of the land in Brookhaven is vacant.



Source: Suffolk County Planning

Town of East Hampton

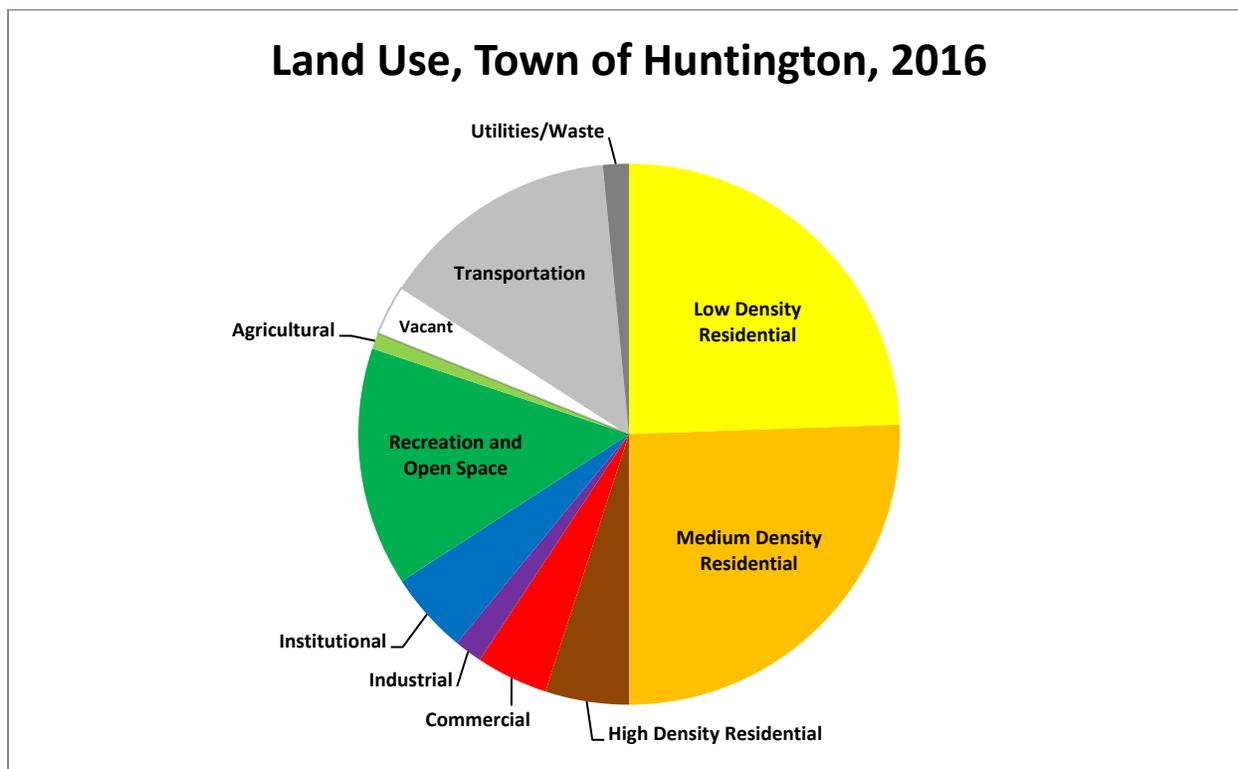
The Town of East Hampton has 37% of its land in recreation & open space uses. Residential uses account for another 35% of the land in East Hampton. A full 13% of the land in East Hampton is vacant, the highest of all the Suffolk County towns. Transportation uses account for 8% of the land.



Source: Suffolk County Planning

Town of Huntington

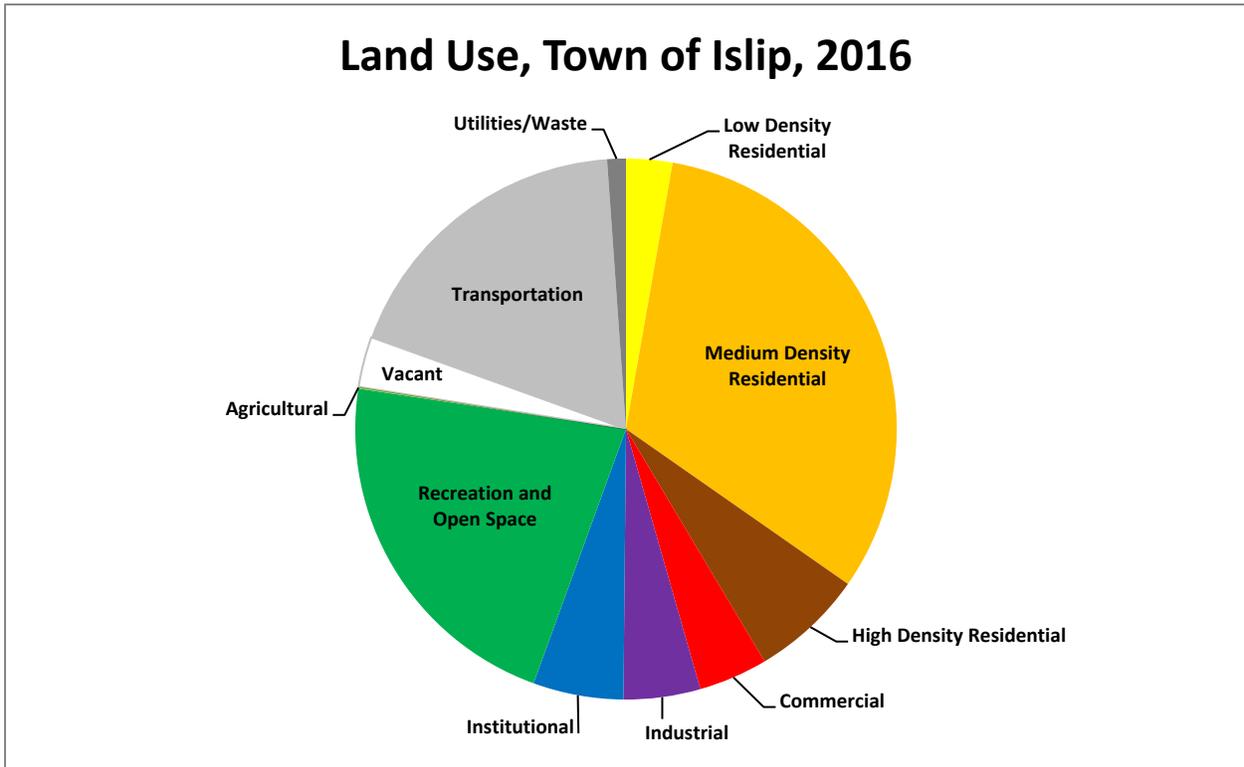
In the Town of Huntington, a full 55% of the land is used residentially, the highest of all the Suffolk County towns. In Huntington, 24% of the land is in low density residential use, which is also the highest percentage among the ten Suffolk County towns. Transportation uses and account for 14% of the land in Huntington, and recreation & open space accounts for another 14% of the land in Huntington, the lowest of the ten towns in Suffolk County.



Source: Suffolk County Planning

Town of Islip

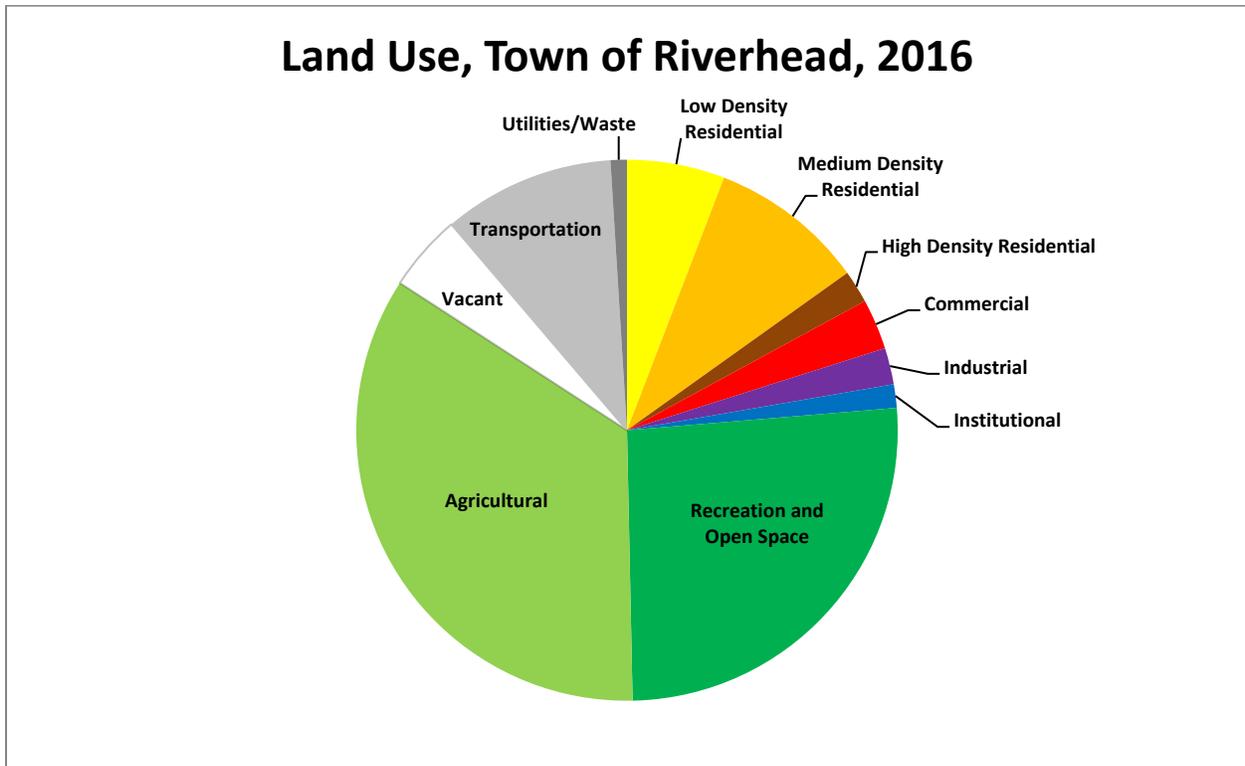
In Islip Town, 41% of the land is used for residential purposes. In particular, 32% of the land in Islip is used for medium density residential. Recreation & open space accounts for 22% of the land, and transportation uses account for another 18%.



Source: Suffolk County Planning

Town of Riverhead

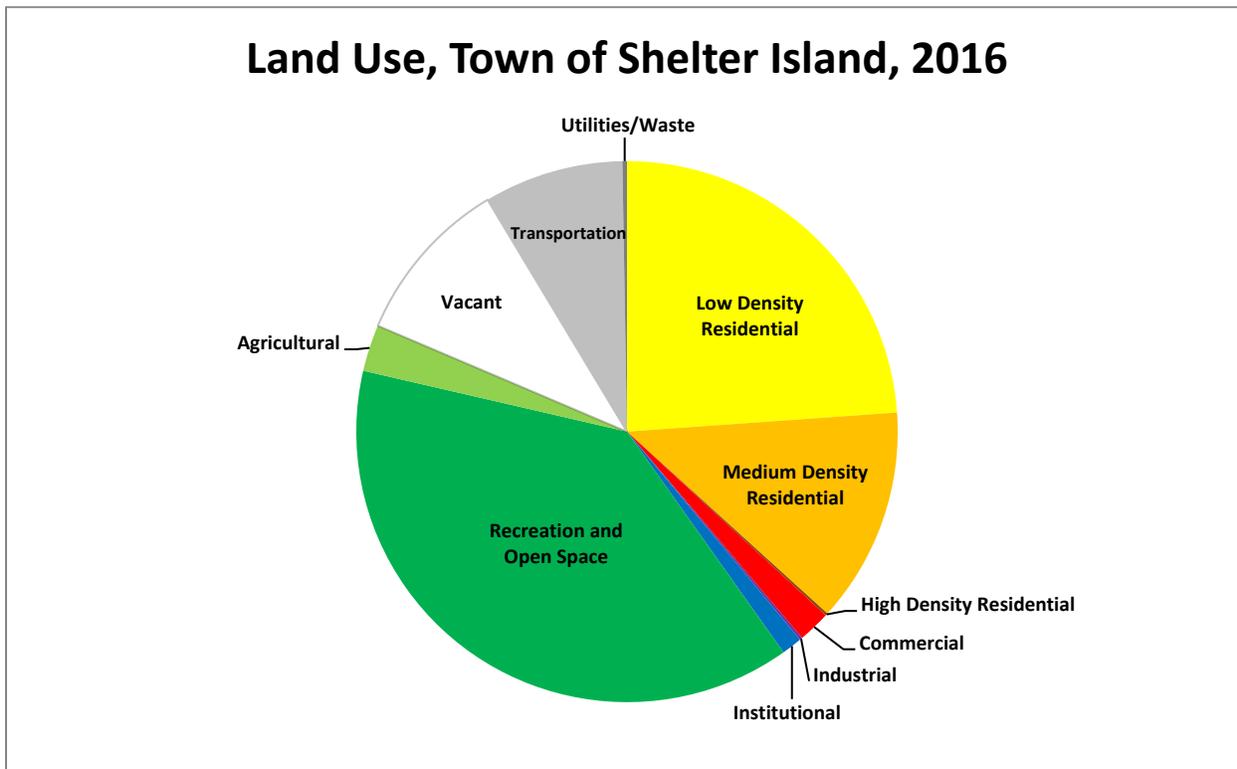
The Town of Riverhead has 34% of its land in agricultural use, the highest of the ten Suffolk County towns. Open space & recreation accounts for another 26% of the land in Riverhead, and transportation 10%. Only 17% of the land in Riverhead is used for residential purposes, the lowest of all the Suffolk County towns. In particular, 9% of the land in Riverhead is used for medium density residential, the lowest of all ten towns.



Source: Suffolk County Planning

Town of Shelter Island

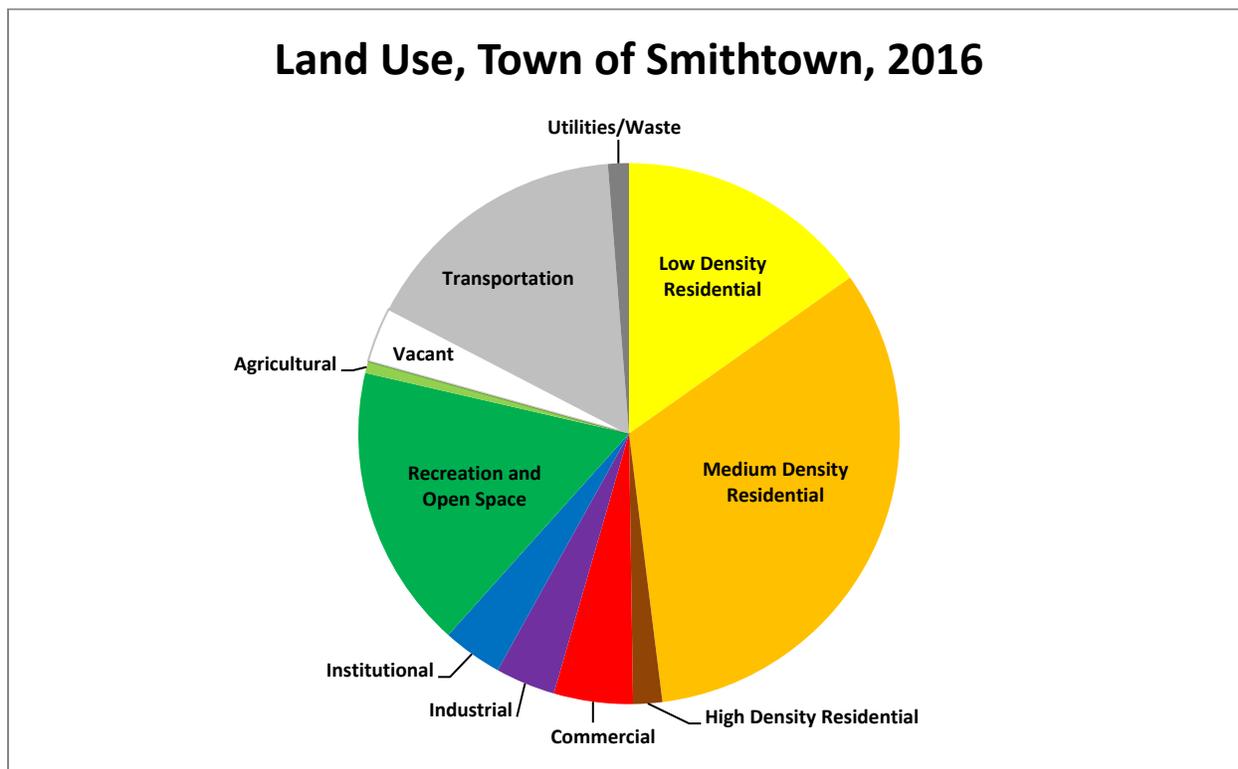
The largest land use in the Town of Shelter Island is recreation & open space, accounting for 38% of the land. In addition, 37% of the land in Shelter Island is in residential use, although less than 1% of the land is used for high density residential, the lowest of all ten towns of Suffolk County. In addition, 10% of the land in Shelter Island is vacant.



Source: Suffolk County Planning

Town of Smithtown

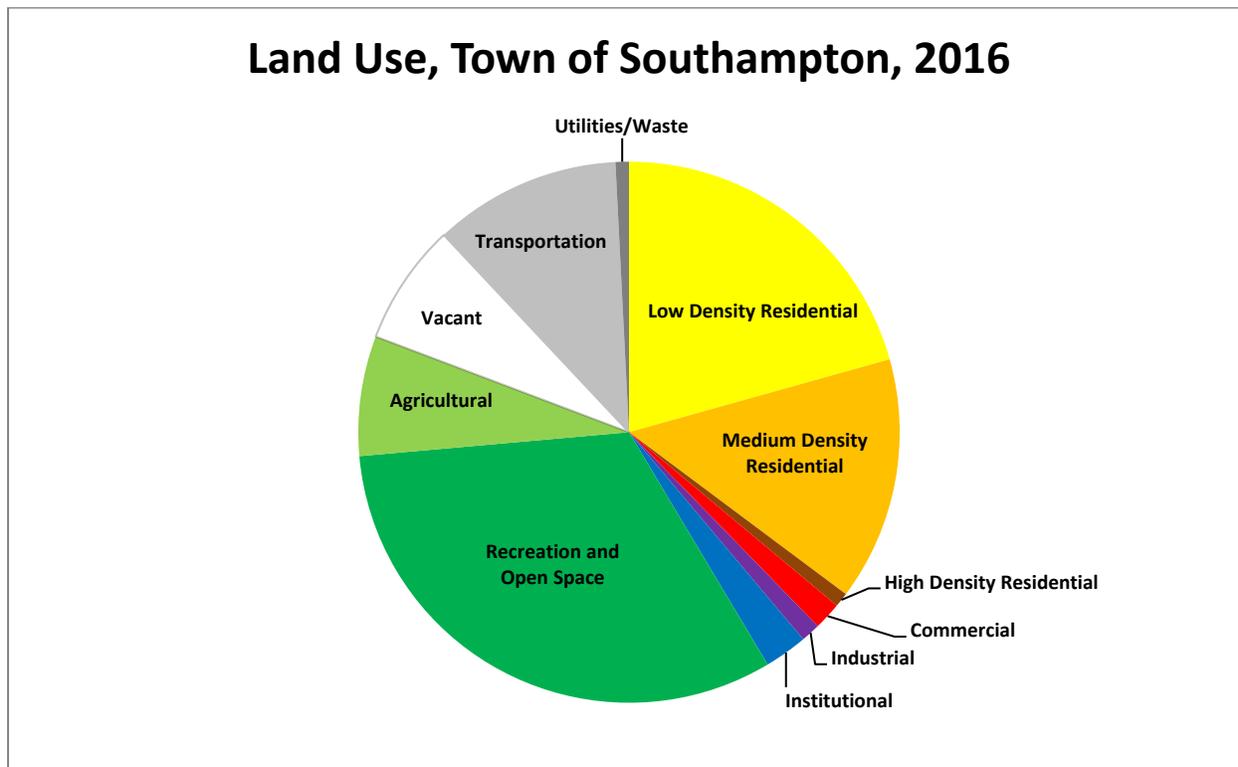
In the Town of Smithtown, half the land (50%) is in residential use. In particular, 33% of the land in Smithtown is used for medium density residential, the highest of all ten towns in Suffolk County. Recreation & open space accounts for another 17% of the land in Smithtown, and transportation 16%.



Source: Suffolk County Planning

Town of Southampton

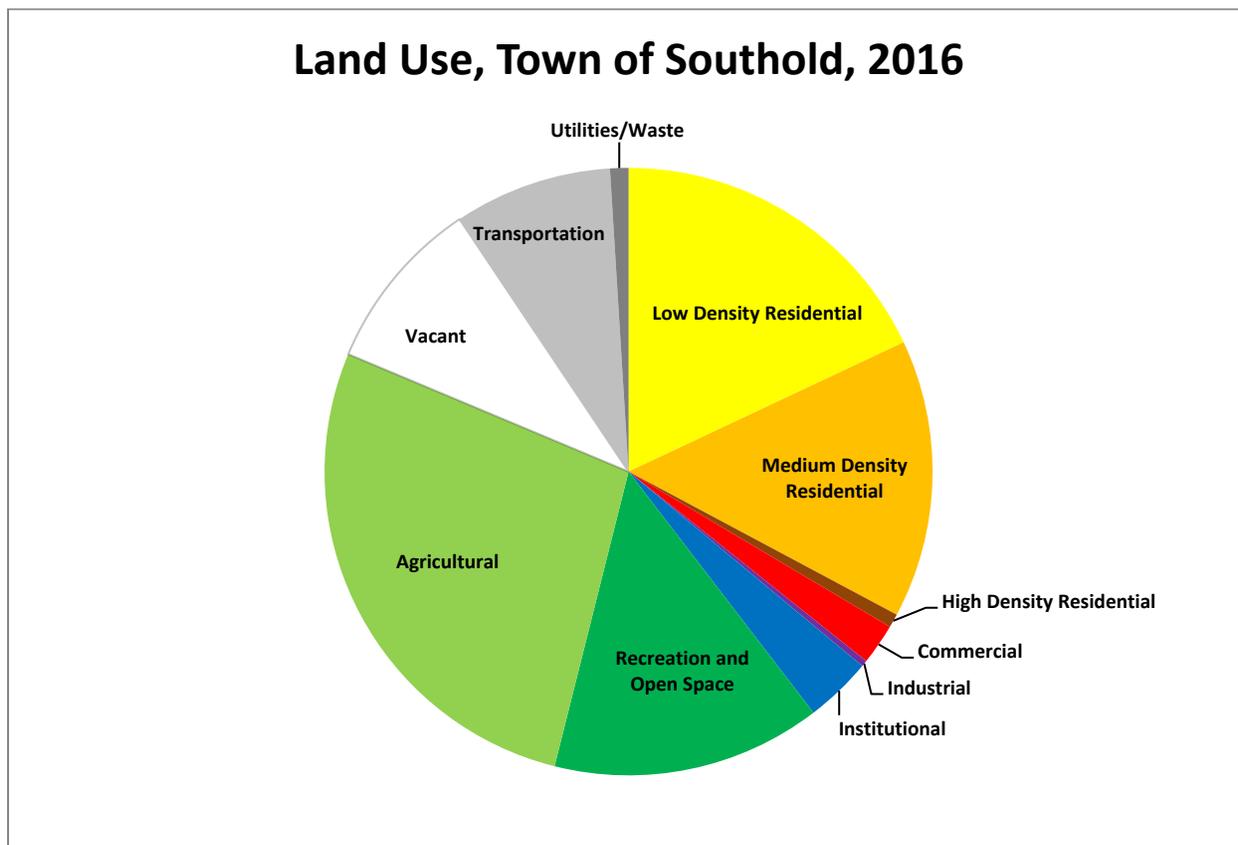
The Town of Southampton has 36% of its land in residential use, and the recreation and open space category accounts for 32% of the land in Southampton. Transportation comprises 11% of the land in Southampton, agricultural uses account for 7%, and 7% of the land in Southampton is vacant.



Source: Suffolk County Planning

Town of Southhold

In the Town of Southhold, 34% of the land is in residential use. Agricultural uses account for another 27% of the land, the second highest of the ten towns of Suffolk County (after Riverhead). Recreation & open space accounts for 14% of the land in Southhold, the second lowest of the ten towns (after Huntington). In addition, 9% of the land in Southhold is vacant.

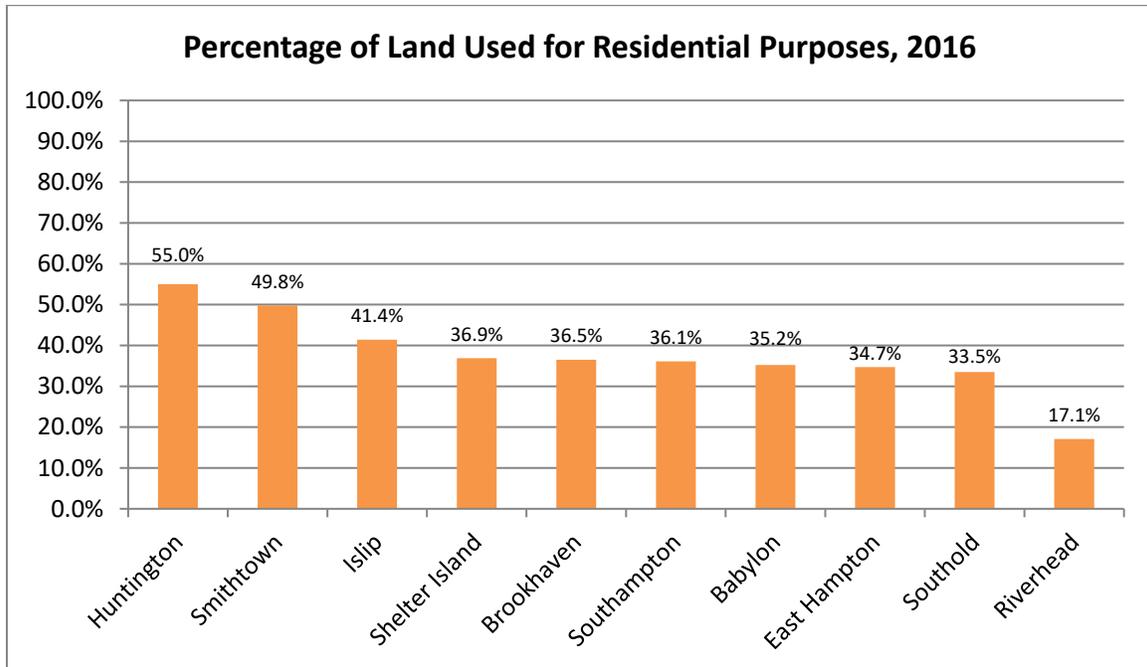


Source: Suffolk County Planning

Analysis by Land Use Category

Residential

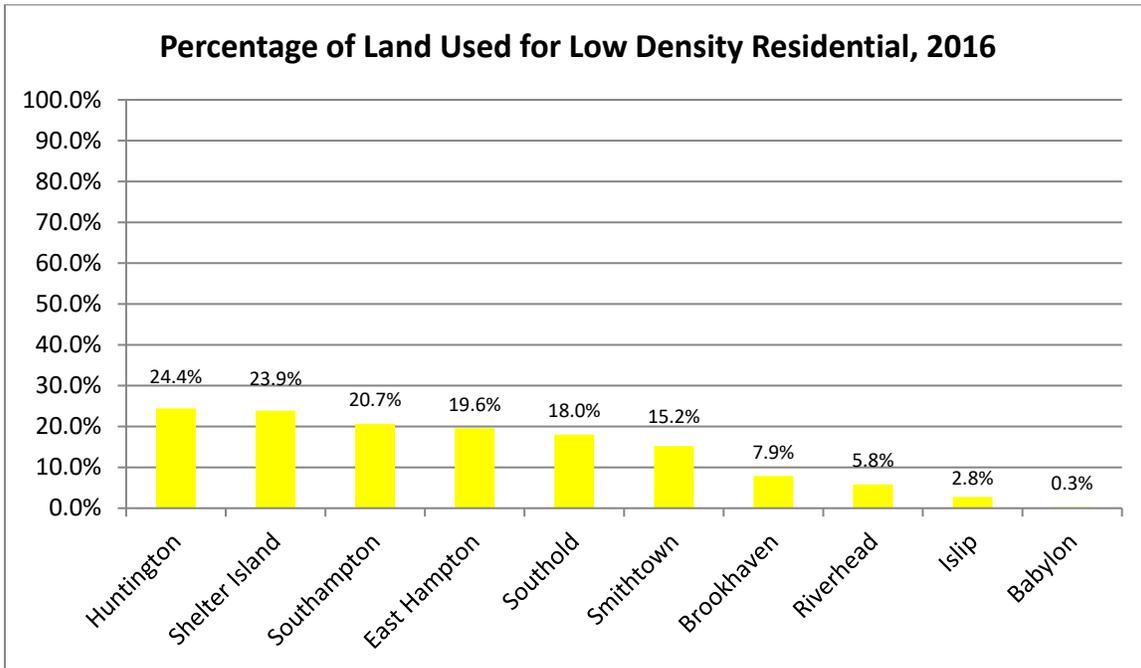
In Suffolk County, the percentage of land used for residential purposes was 37.9% in 2016. Residential land use was most prevalent in the western towns of Islip, Smithtown, and especially Huntington. The town of Riverhead had significantly less land in residential use, 17.1% of the total.



Source: Suffolk County Planning

Low Density Residential

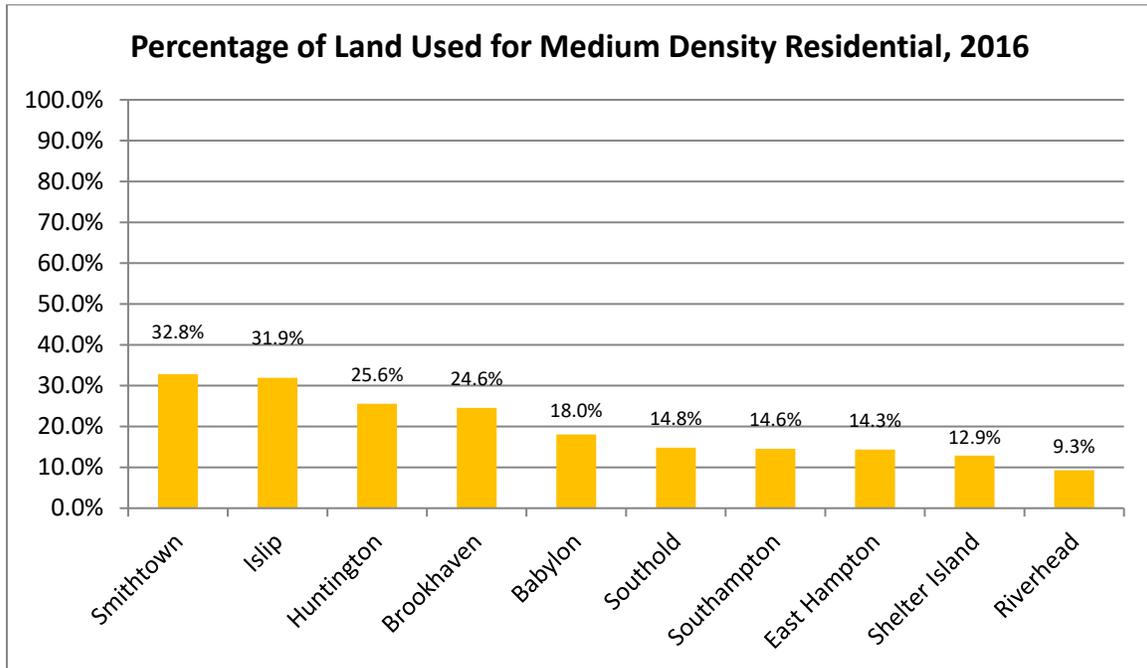
The percentage of land used for low density residential purposes was 12.6% in Suffolk County in 2016. Low density residential was most prevalent in the towns of Shelter Island and Huntington. The towns of Brookhaven, Riverhead, Islip, and especially Babylon had significantly less land in low density residential use.



Source: Suffolk County Planning

Medium Density Residential

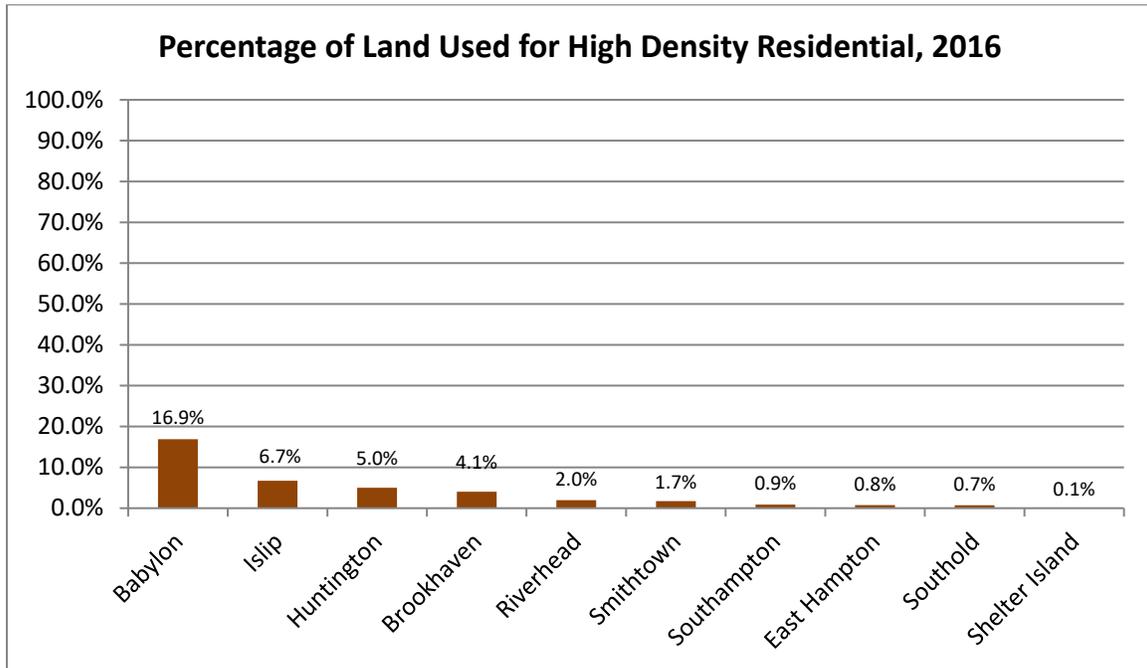
In Suffolk County, the percentage of land used for medium density residential purposes was 26.3% in 2016. Medium density residential was most prevalent in the towns of Smithtown and Islip. The towns of Shelter Island and especially Riverhead had significantly less land in medium density residential use.



Source: Suffolk County Planning

High Density Residential

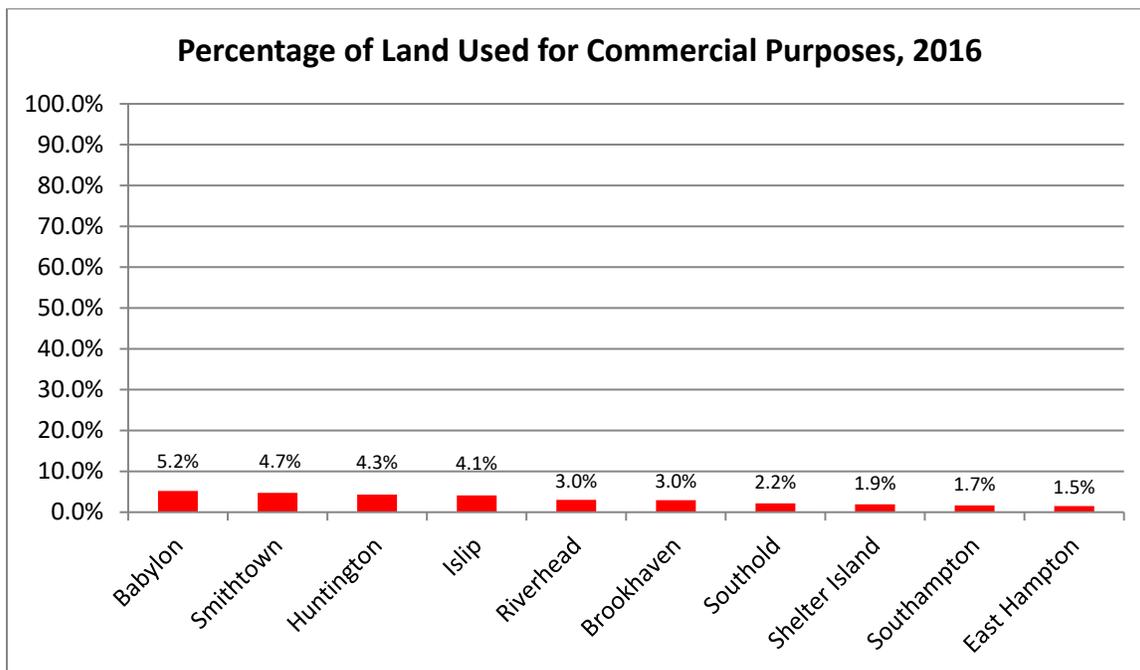
The percentage of land used for high density residential purposes in Suffolk County was 3.9% in 2016. High density residential was most prevalent in the town of Babylon (16.9% of all land) and Islip, Huntington, and Brookhaven. Less than 1% of the land was used for high density residential in the eastern towns of Shelter Island, Southold, East Hampton, and Southampton.



Source: Suffolk County Planning

Commercial

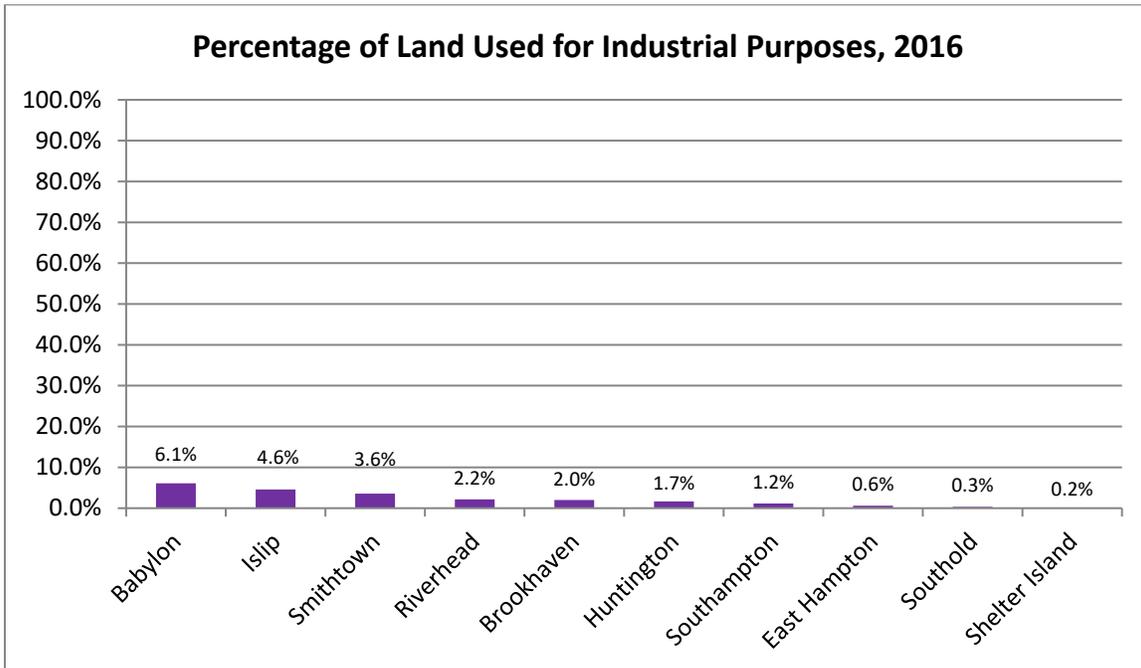
In Suffolk County, the percentage of land used for commercial purposes was 3.1% in 2016. Commercial uses were most prevalent in the western towns of Babylon, Smithtown, Huntington, and Islip. The towns of Southampton and East Hampton had the lowest percentage of land used for commercial purposes.



Source: Suffolk County Planning

Industrial

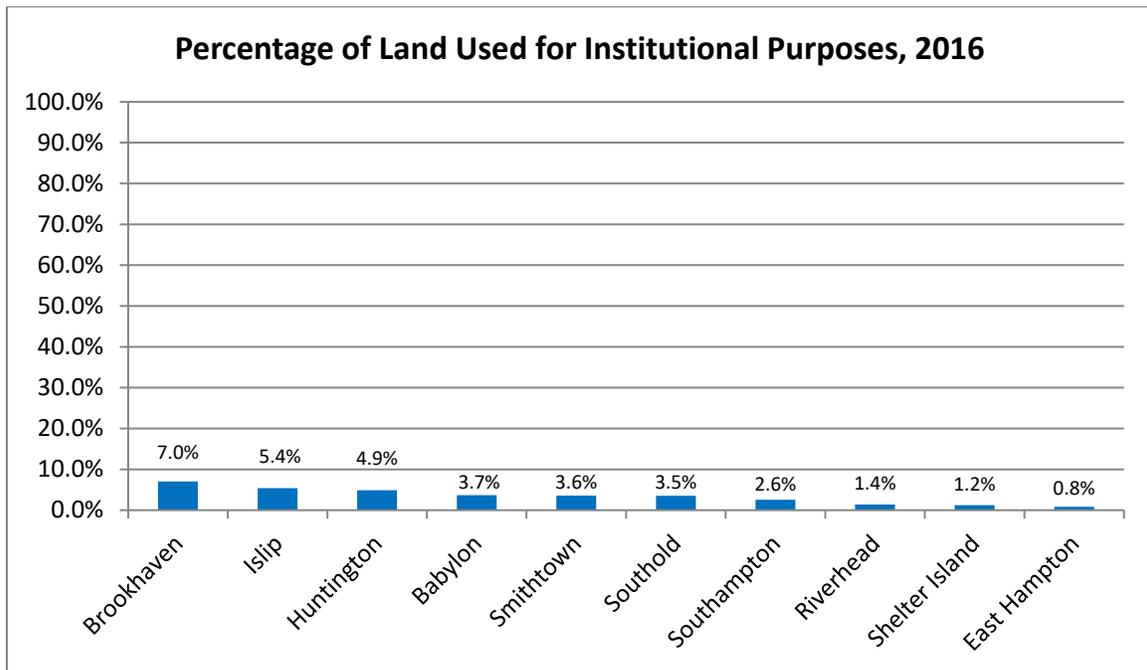
In 2016 in Suffolk County, the percentage of land used for industrial purposes was 2.2%. Industrial uses were most prevalent in the western towns of Babylon, Islip, and Smithtown, while the eastern Suffolk towns of Shelter Island, Southold, and East Hampton had less than 1% of land used for industrial purposes.



Source: Suffolk County Planning

Institutional

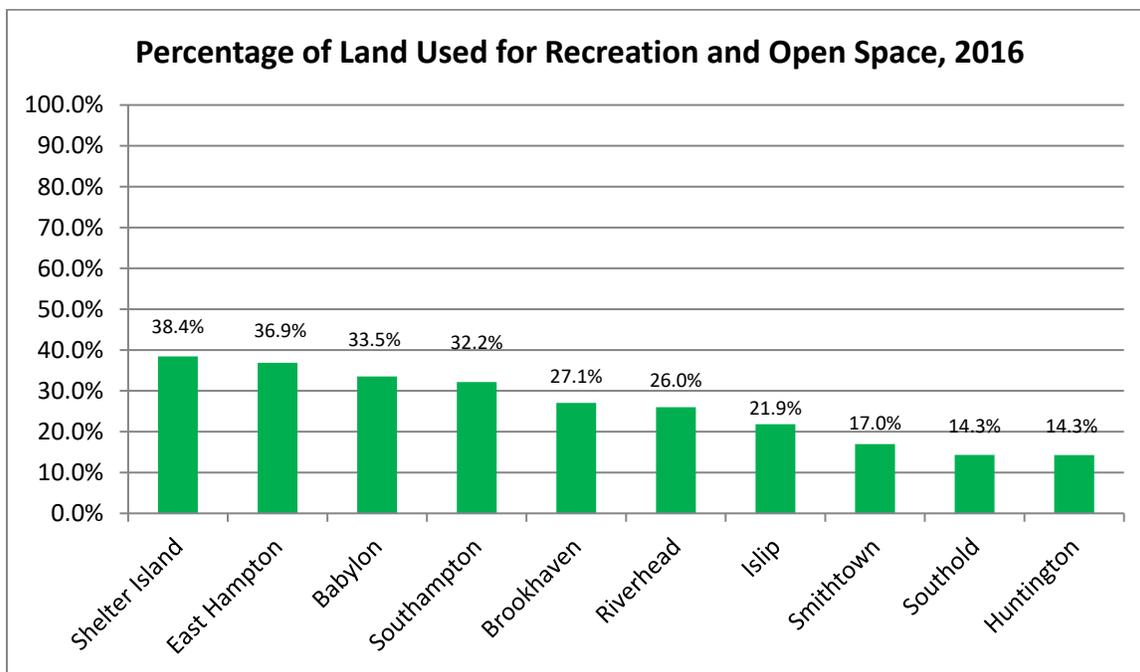
The percentage of land used for institutional purposes was 4.3% in Suffolk County in 2016. Institutional uses were most prevalent in the town of Brookhaven (because of the large acreage of Brookhaven National Lab) and the towns of Islip and Huntington. Institutional uses were least prevalent in the eastern towns of Riverhead, Shelter Island, and East Hampton.



Source: Suffolk County Planning

Recreation and Open Space

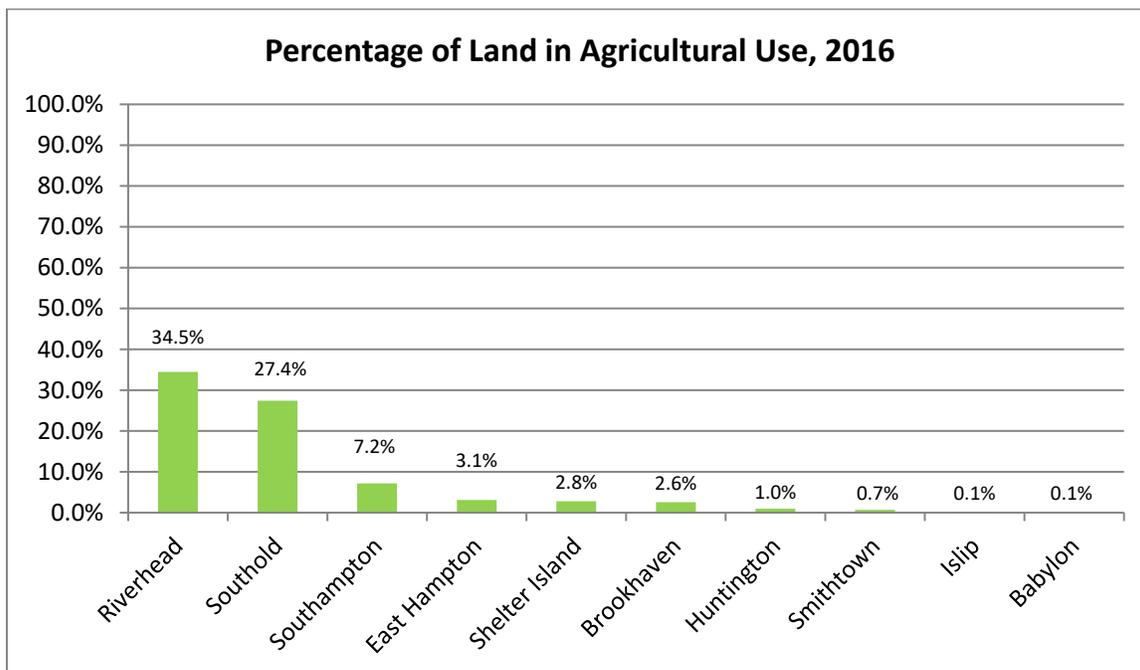
Recreation and Open Space was a very significant land use in Suffolk County in 2016, accounting for 25.8% of all land. The percentage of land used for recreation and open space was highest in the town of Shelter Island (38.4%), followed by East Hampton (36.9%) and Babylon (33.5%, which has significant lands in open space on barrier islands and in cemeteries), and Southampton (32.2%). The lowest percentages of land in recreation and open space occurred in the towns of Huntington, Southold, and Smithtown.



Source: Suffolk County Planning

Agricultural

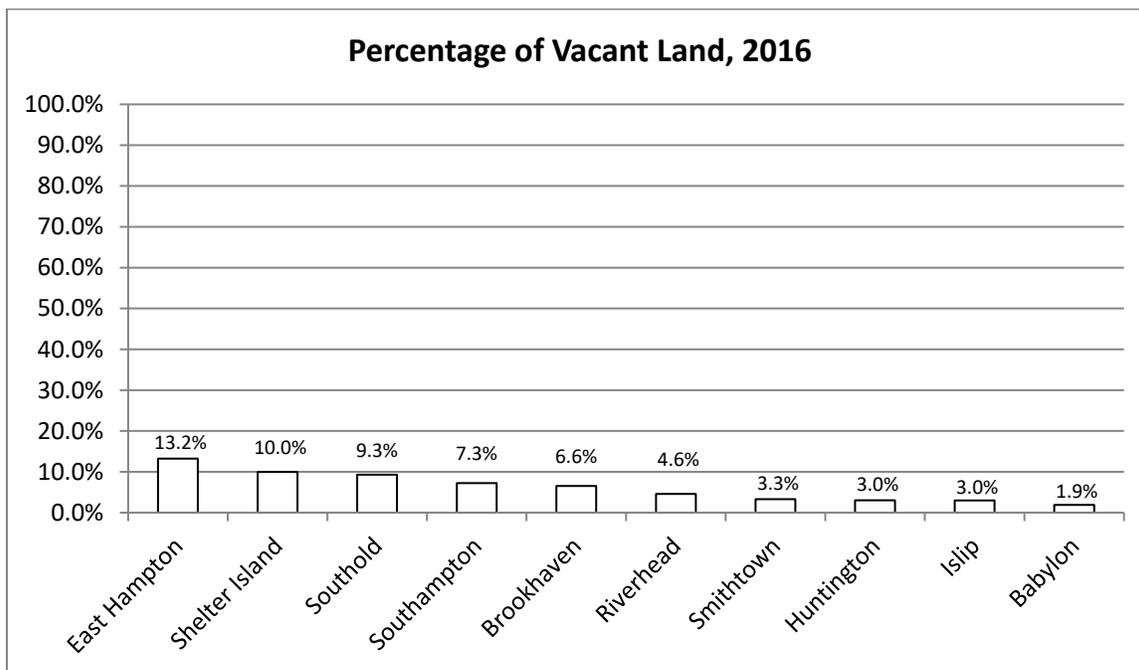
In 2016, agricultural uses represented 6.5% of all land in Suffolk County. The percentage of land used for agriculture was by far the highest in the towns of Riverhead (34.5%) and Southold (27.4%). Less than 1% of the land was used for agricultural purposes in the western towns of Babylon, Islip, Smithtown, and Huntington.



Source: Suffolk County Planning

Vacant

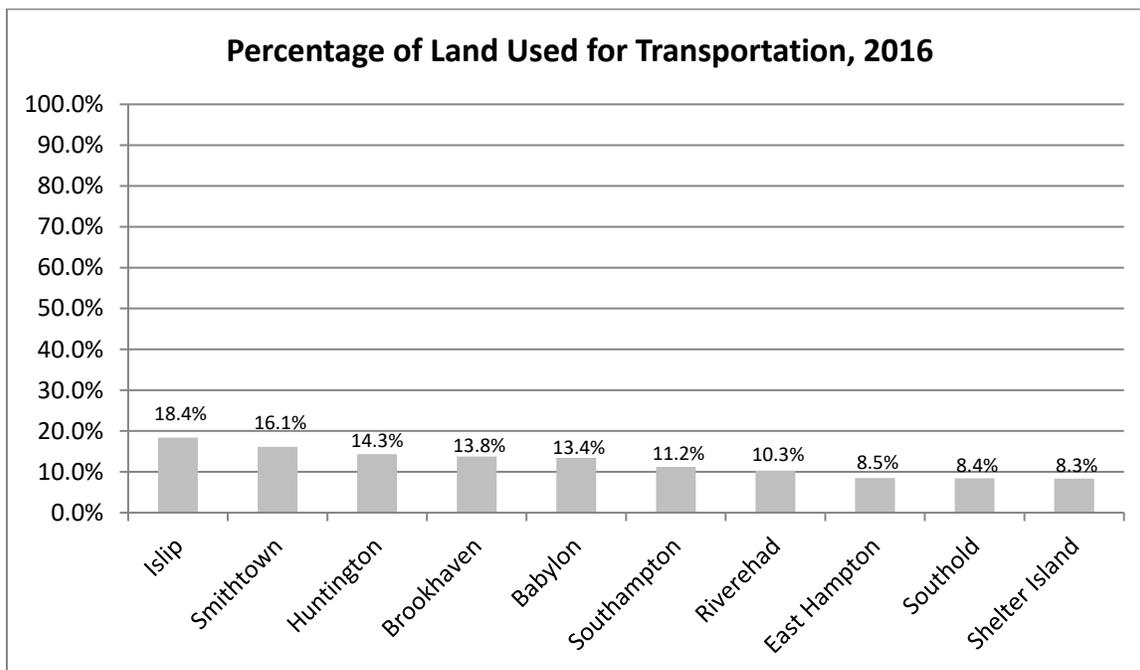
In 2016, 6.0% of all land in Suffolk County was vacant. The highest percentage of vacant land occurred in the Town of East Hampton (13.2%), followed by Shelter Island (10.0%), Southold (9.3%), and Southampton (7.3%). The four western towns had the lowest percentage of vacant land, with Babylon the lowest (1.9%).



Source: Suffolk County Planning

Transportation

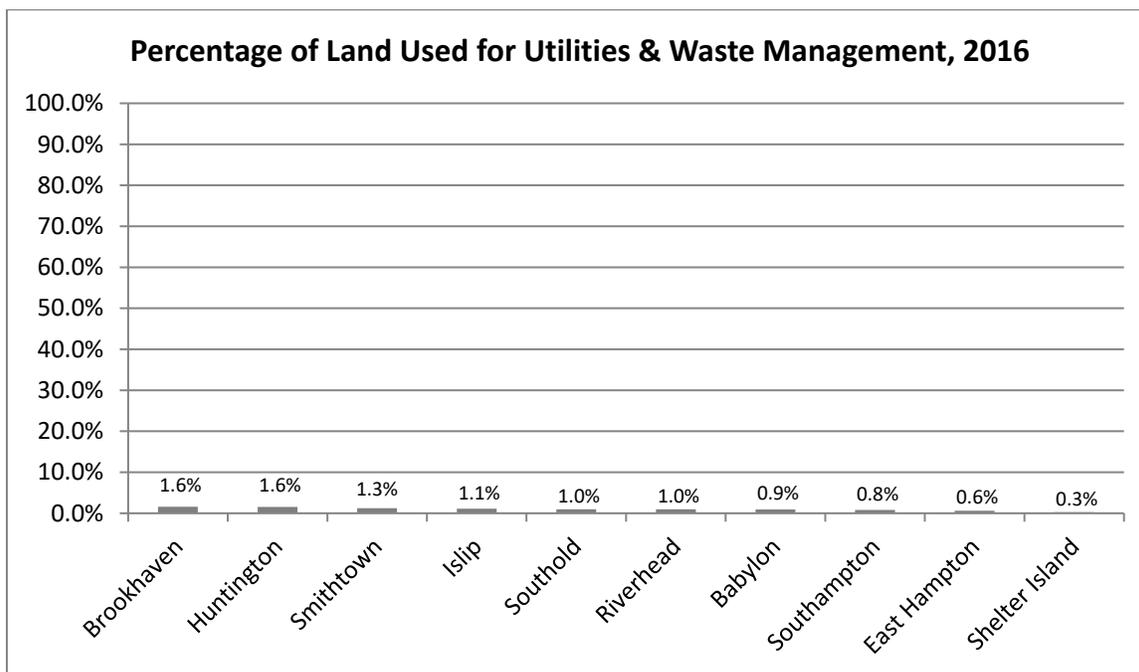
Transportation uses comprised 13.0% of all land in Suffolk County in 2016. The highest percentage of land in transportation use occurred in the Town of Islip (location of MacArthur Airport) and Smithtown. The lowest percentage of land in transportation use was in Shelter Island (8.3%), followed by Southold and East Hampton.



Source: Suffolk County Planning

Utilities & Waste Management

The two land use categories utilities and waste management together accounted for just 1.2% of the land in Suffolk County in 2016. The highest percentage of land in utilities and waste management occurred in the towns of Brookhaven and Huntington, while Shelter Island had only 0.3% of land in these categories.



Source: Suffolk County Planning

50 Years of Land Use Change: 1966 to 2016

Detailed 1966 land use maps and acreage tabulations were produced for the Nassau-Suffolk Regional Planning Board's 1968 report [Existing Land Use](#), which was part of the Bi-County Comprehensive Plan series. Although there were some minor differences in the land use categories utilized in 1966, it is informative to compare the 1966 land use data with the 2016 land use data. It is also convenient that the two time periods are exactly 50 years apart.

The 1966 land use tabulations utilized ten categories to classify land use. Although not identical, these categories are very similar to the 13 categories utilized for the 2016 land use.¹³ Only one category for residential uses was utilized in 1966, as opposed to three categories in 2016. In addition, the two 1966 categories "Roadways" and "Transportation, Utilities, and Communications" are equivalent to the sum of three 2016 categories: transportation, utilities, and waste management.

The 1966 land use acreage tabulations by town are displayed in the table below.

Table 3. Land Use Acreage, 1966

Area	Residential	Commercial	Industrial	Institutional	Recreation	Agriculture	Roadways	Transportation Utilities Communications	Vacant	TOTAL
Town of Babylon	8,380	720	1,100	1,580	5,500	370	4,620	880	8,820	31,970
Town of Brookhaven	22,720	1,140	1,060	9,760	8,710	11,560	10,210	9,560	92,210	166,930
Town of East Hampton	3,300	270	110	640	5,000	2,420	2,090	1,000	30,850	45,680
Town of Huntington	17,560	950	930	3,200	5,090	4,170	5,930	730	21,420	59,980
Town of Islip	18,150	1,010	720	3,840	8,250	640	7,250	2,000	24,240	66,100
Town of Riverhead	1,600	210	140	260	3,310	19,550	1,370	6,790	10,200	43,430
Town of Shelter Island	660	40	10	10	2,400	80	410	10	3,680	7,300
Town of Smithtown	8,640	460	350	1,820	3,220	1,240	3,290	570	14,760	34,350
Town of Southampton	8,500	1,150	400	3,350	5,360	12,450	4,150	2,500	51,710	89,570
Town of Southold	2,280	180	100	990	2,360	11,920	1,790	350	13,930	33,900
Suffolk County	91,790	6,130	4,920	25,450	49,200	64,400	41,110	24,390	271,820	579,210
Western Suffolk	75,450	4,280	4,160	20,200	30,770	17,980	31,300	13,740	161,450	359,330
Eastern Suffolk	16,340	1,850	760	5,250	18,430	46,420	9,810	10,650	110,370	219,880
Source: <i>Existing Land Use, Comprehensive Plan Series</i> , Nassau-Suffolk Regional Planning Board, 1968										

¹³ There were several relatively minor classification differences between 1966 and 2016:

- In 1966, portions of oversized properties developed with residential uses were classified as Residential while the remainder of these properties was classified as Vacant. In 2016, such parcels were classified entirely as Residential.
- In 1966, recharge basins were classified as Inland Water, but in 2016 they were classified as Transportation.
- In 1966, private and public parking parcels were classified as Roadways, but in 2016 they were classified as the land use category with which they were associated.

In 1966, Suffolk County had 271,820 acres classified as Vacant (compared to 35,161 acres in 2016). This figure represented 47% of all land in 1966 (compared to 6% in 2016). It is also notable that in 1966, just 8% of the land in Suffolk County was in the Recreation category, compared to 26% in Recreation and Open Space, the equivalent category in 2016. There were many other significant changes, both at the county level and the town level. The 1966 land use percentage tabulations by town are displayed in Table 4 below.

Table 4. Land Use Percentage, 1966

Area	Residential	Commercial	Industrial	Institutional	Recreation	Agriculture	Roadways	Transportation Utilities Communications	Vacant	TOTAL
Town of Babylon	26%	2%	3%	5%	17%	1%	14%	3%	28%	100%
Town of Brookhaven	14%	1%	1%	6%	5%	7%	6%	6%	55%	100%
Town of East Hampton	7%	1%	0%	1%	11%	5%	5%	2%	68%	100%
Town of Huntington	29%	2%	2%	5%	8%	7%	10%	1%	36%	100%
Town of Islip	27%	2%	1%	6%	12%	1%	11%	3%	37%	100%
Town of Riverhead	4%	0%	0%	1%	8%	45%	3%	16%	23%	100%
Town of Shelter Island	9%	1%	0%	0%	33%	1%	6%	0%	50%	100%
Town of Smithtown	25%	1%	1%	5%	9%	4%	10%	2%	43%	100%
Town of Southampton	9%	1%	0%	4%	6%	14%	5%	3%	58%	100%
Town of Southold	7%	1%	0%	3%	7%	35%	5%	1%	41%	100%
Suffolk County	16%	1%	1%	4%	8%	11%	7%	4%	47%	100%
Western Suffolk	21%	1%	1%	6%	9%	5%	9%	4%	45%	100%
Eastern Suffolk	7%	1%	0%	2%	8%	21%	4%	5%	50%	100%
Source: <i>Existing Land Use, Comprehensive Plan Series</i> , Nassau-Suffolk Regional Planning Board, 1968										

The largest change in land use acreage in any category was the Vacant category. Vacant acres in Suffolk County decreased by 236,659 between 1966 and 2016. The largest increase in acreage was in the Residential category, which increased by 129,079 acres. The Recreation and Open Space category increased by 101,381 acres in Suffolk County between 1966 and 2016. The next largest change in acreage was in the Agricultural category, which decreased by 26,718 acres.

Analysis by town reveals that the largest changes in acreage between 1966 and 2016 occurred in Vacant land in the Town of Brookhaven (a decrease of 81,336 acres) and Vacant land in the Town of Southampton (a decrease of 45,205 acres). The next largest changes were in Brookhaven: an increase in Residential uses of 37,889 acres, and an increase in Recreation and Open Space (36,222 acres). In the Town of East Hampton, Vacant acres decreased by 24,639 acres. The Town of Southampton gained 23,866 acres in the Residential category and 23,490 acres in the Recreation and Open Space category. The Town of Islip lost 22,211 Vacant acres in the period. See Table 5.

Table 5. Change in Land Use Acreage, 1966-2016

Area	Residential	Commercial	Industrial	Institutional	Recreation and Open Space	Agriculture	Transportation Roadways Utilities Communications	Vacant	TOTAL
Town of Babylon	+3,394	+1,018	+936	-342	+5,716	-344	-690	-8,185	+1,502
Town of Brookhaven	+37,889	+3,753	+2,251	+1,904	+36,222	-7,272	+5,675	-81,336	-914
Town of East Hampton	+12,983	+436	+180	-253	+12,305	-958	+1,182	-24,639	+1,236
Town of Huntington	+15,525	+1,640	+70	-257	+3,498	-3,589	+2,898	-19,605	+180
Town of Islip	+9,749	+1,774	+2,362	-209	+6,460	-571	+3,873	-22,211	+1,226
Town of Riverhead	+5,799	+1,099	+805	+348	+7,950	-4,605	-3,292	-8,206	-100
Town of Shelter Island	+2,196	+109	+2	+85	+576	+136	+247	-2,907	+444
Town of Smithtown	+8,427	+1,160	+877	-594	+2,600	-996	+2,102	-13,628	-53
Town of Southampton	+23,866	+327	+635	-1,048	+23,490	-6,020	+4,113	-45,205	+158
Town of Southold	+9,251	+570	+14	+228	+2,565	-2,497	1,088	-10,736	+482
Suffolk County	+129,079	+11,887	+8,131	-138	+101,381	-26,718	+17,196	-236,659	+4,160
Western Suffolk	+74,983	+9,346	+6,495	+501	+54,496	-12,773	+13,858	-144,965	+1,940
Eastern Suffolk	+54,096	+2,541	+1,637	-639	+46,886	-13,945	+3,338	-91,694	+2,220

Source: Nassau-Suffolk Regional Planning Board, Suffolk County Department of Economic Development and Planning

In percentage terms, the largest change in Suffolk County between 1966 and 2016 was a 206% increase in the Recreation and Open Space category. Commercial acreage increased by 194% in the period, Industrial acreage increased by 165%, and Residential acreage increased by 141%. Vacant land decreased by 87% and Agricultural land decreased by 41%. See Table 6.

Table 6. Percentage Change in Land Use, 1966-2016

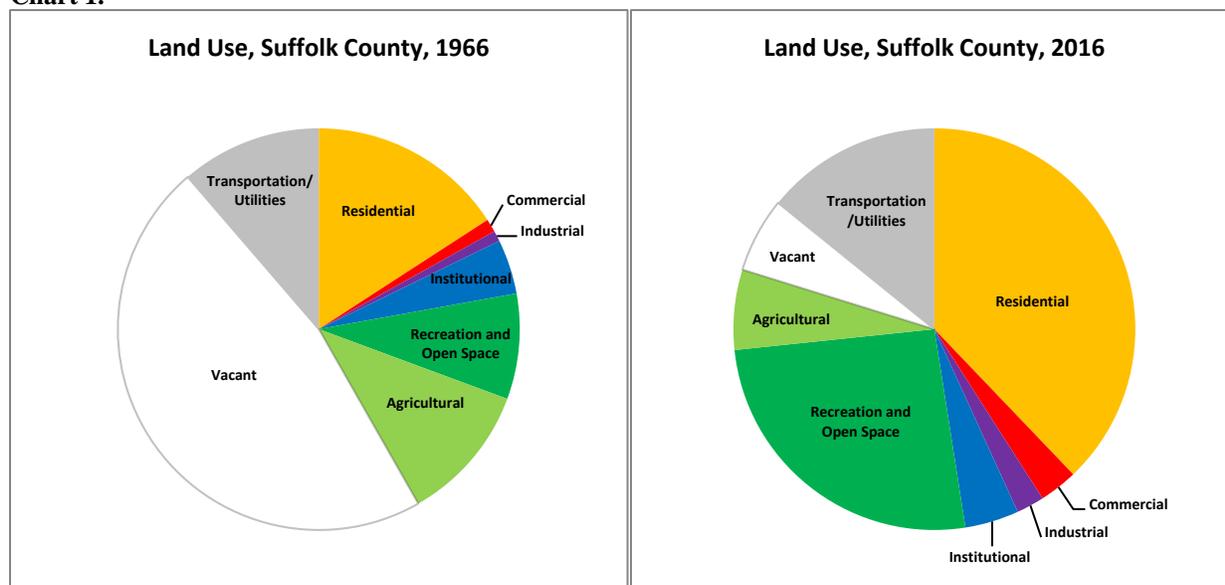
Area	Residential	Commercial	Industrial	Institutional	Recreation and Open Space	Agriculture	Transportation Roadways Utilities Communications	Vacant	TOTAL
Town of Babylon	+40%	+141%	+85%	-22%	+104%	-93%	-13%	-93%	+5%
Town of Brookhaven	+167%	+329%	+212%	+20%	+416%	-63%	+29%	-88%	-1%
Town of East Hampton	+393%	+161%	+164%	-39%	+246%	-40%	+38%	-80%	+3%
Town of Huntington	+88%	+173%	+8%	-8%	+69%	-86%	+44%	-92%	+0%
Town of Islip	+54%	+176%	+328%	-5%	+78%	-89%	+42%	-92%	+2%
Town of Riverhead	+362%	+523%	+575%	+134%	+240%	-24%	-40%	-80%	+0%
Town of Shelter Island	+333%	+273%	+21%	+854%	+24%	+170%	+59%	-79%	+6%
Town of Smithtown	+98%	+252%	+250%	-33%	+81%	-80%	+54%	-92%	-0%
Town of Southampton	+281%	+28%	+159%	-31%	+438%	-48%	+62%	-87%	-0%
Town of Southold	+406%	+316%	+14%	+23%	+109%	-21%	+51%	-77%	+1%
Suffolk County	+141%	+194%	+165%	-1%	+206%	-41%	+26%	-87%	+1%
Western Suffolk	+99%	+218%	+156%	+2%	+177%	-71%	+31%	-90%	+1%
Eastern Suffolk	+331%	+137%	+215%	-12%	+254%	-30%	+16%	-83%	+1%

Source: Nassau-Suffolk Regional Planning Board, Suffolk County Department of Economic Development and Planning

Analysis by Region and Municipality

Chart 1 displays pictorially the change in land use in Suffolk County in the 50 year period between 1966 and 2016. There was a dramatic decrease in the amount of Vacant land. There were corresponding significant increases in the amount of Residential land, and Recreation and Open Space.

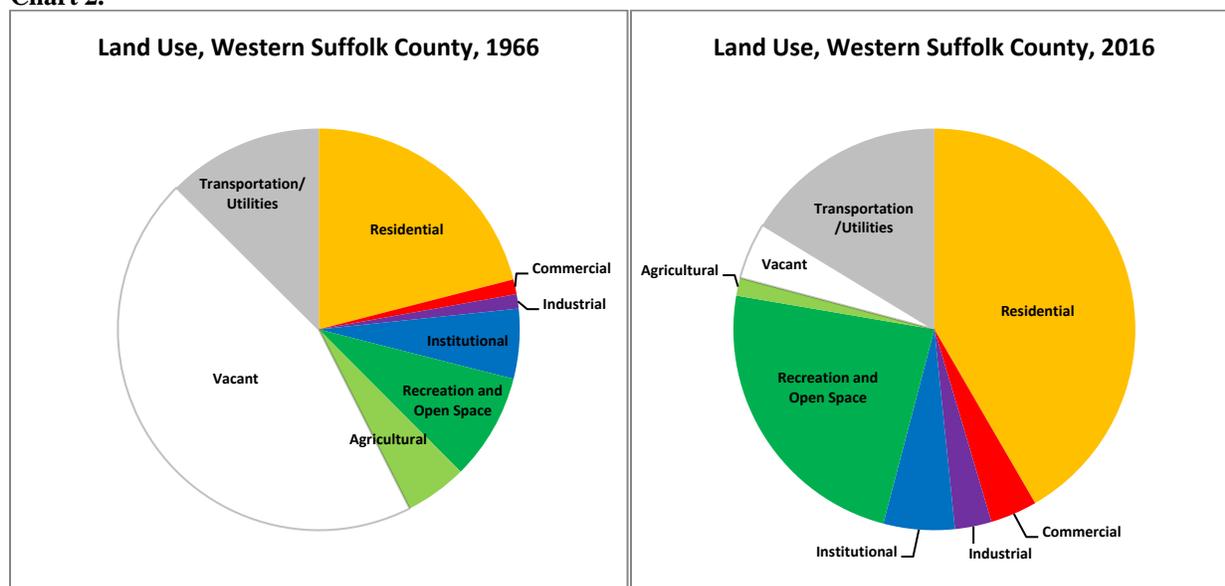
Chart 1.



Source: Suffolk County Planning

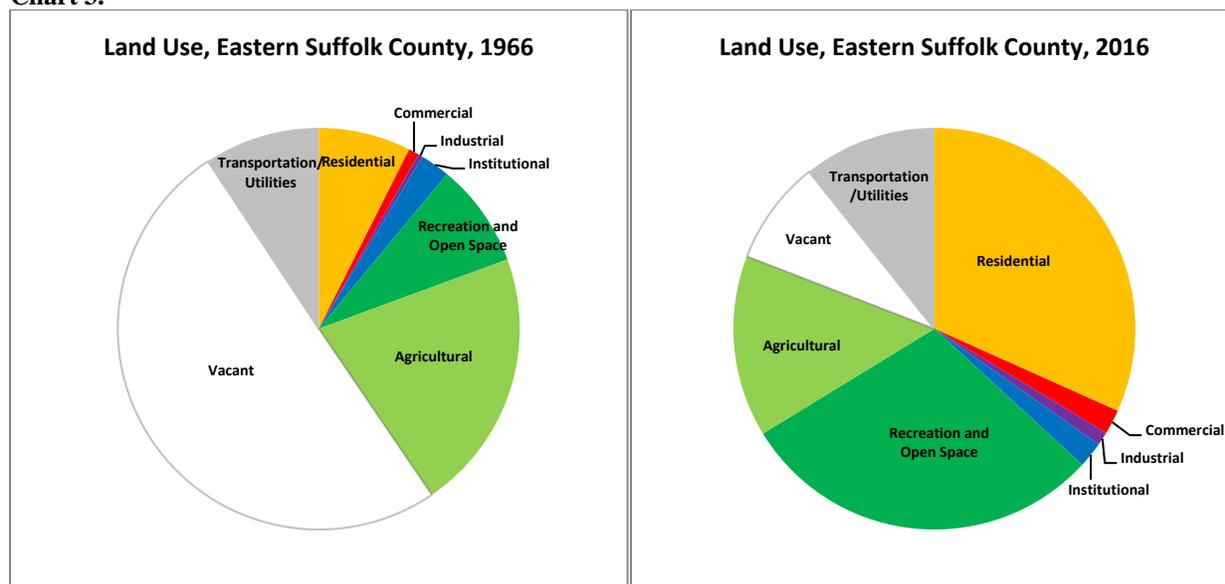
Charts 2 and 3 display the land use changes between 1966 and 2016 in western Suffolk County, and eastern Suffolk County, respectively. Similarly in both western Suffolk and eastern Suffolk, there was a dramatic decrease in the amount of Vacant land and there were corresponding significant increases in the amount of Residential land, and Recreation and Open Space.

Chart 2.



Source: Suffolk County Planning

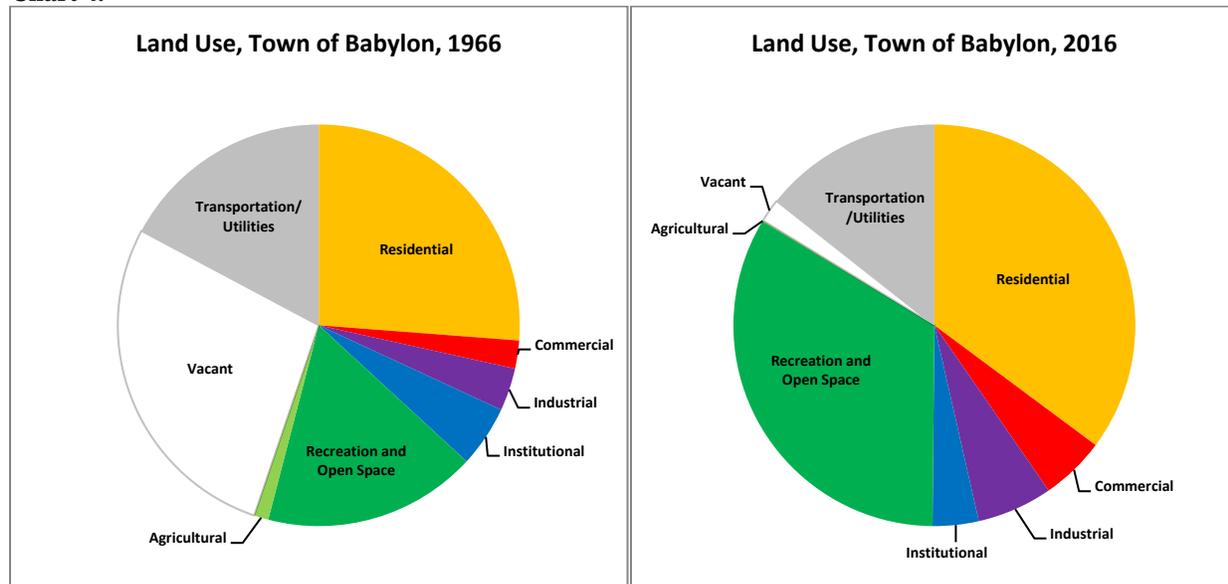
Chart 3.



Source: Suffolk County Planning

Chart 4 displays the land use change in the Town of Babylon between 1966 and 2016. Vacant land all but disappeared by 2016. Recreation and Open Space lands increased significantly and Residential uses expanded further. There were also expansions in the amount of Commercial and Industrial land.

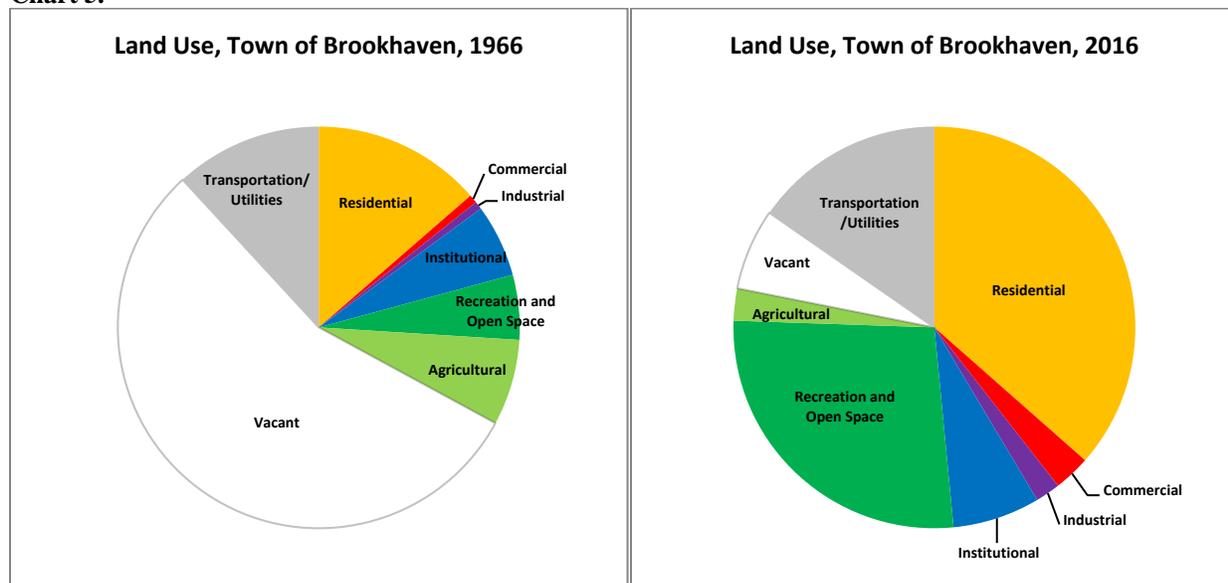
Chart 4.



Source: Suffolk County Planning

Chart 5 displays the land use change in the Town of Brookhaven between 1966 and 2016. Vacant land comprised more than 50% of the land in 1966, and shrank considerably by 2016. Residential uses and Recreation and Open Space lands increased accordingly. There were also significant increases in the amount of Commercial and Industrial land.

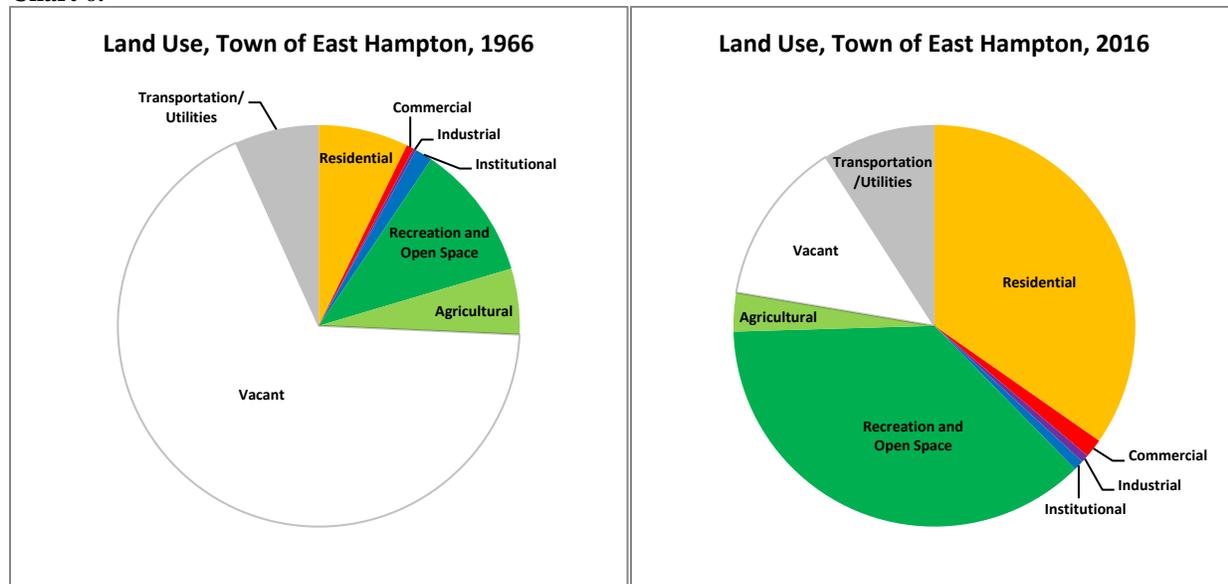
Chart 5.



Source: Suffolk County Planning

Chart 6 displays the changes in land use in the Town of East Hampton between 1966 and 2016. Vacant land decreased significantly from 66% to 13% by 2016. Recreation and Open Space lands increased dramatically, as did Residential land uses.

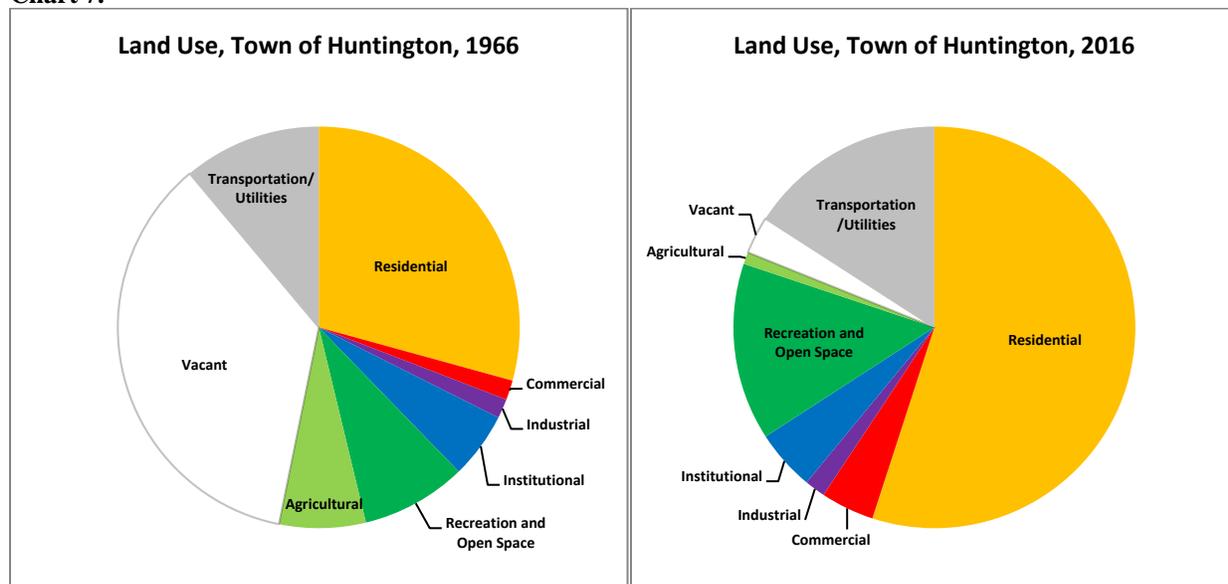
Chart 6.



Source: Suffolk County Planning

Chart 7 shows the land use change in the Town of Huntington between 1966 and 2016. Vacant land and Agricultural uses all but disappeared by 2016. Residential lands increased significantly and Recreation and Open Space uses also expanded. There were also expansions in the amount of Commercial and Transportation/Utilities land.

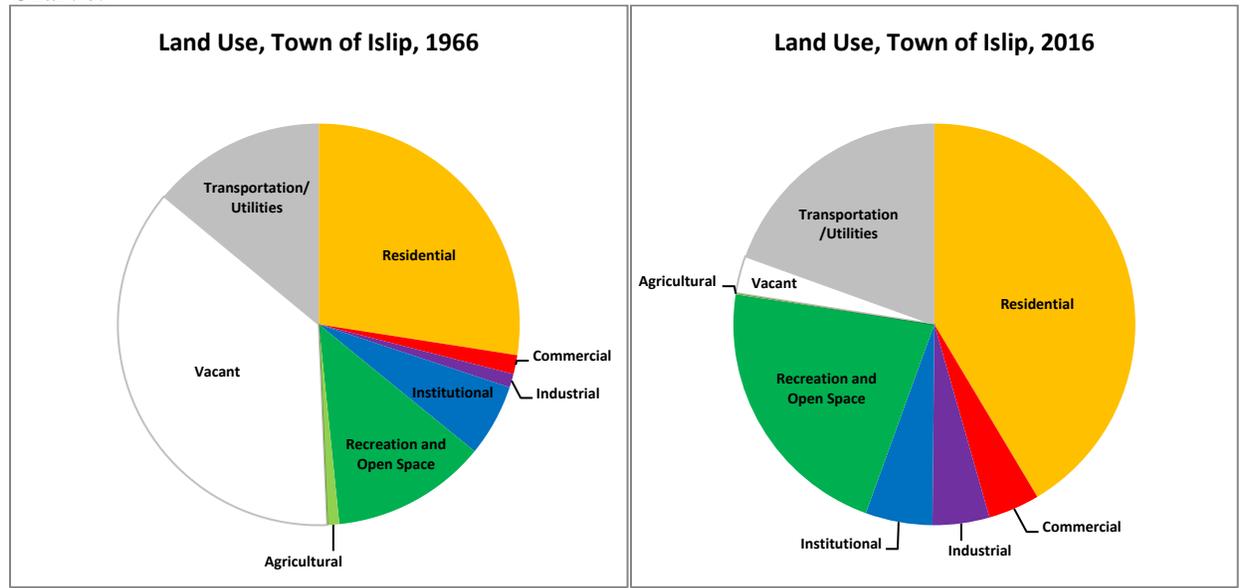
Chart 7.



Source: Suffolk County Planning

Chart 8 displays the land use change in the Town of Islip between 1966 and 2016. Vacant land all but disappeared by 2016. Recreation and Open Space lands increased significantly and Residential uses expanded further. There were also expansions in the amount of land used for Commercial, Industrial, and Transportation/Utilities.

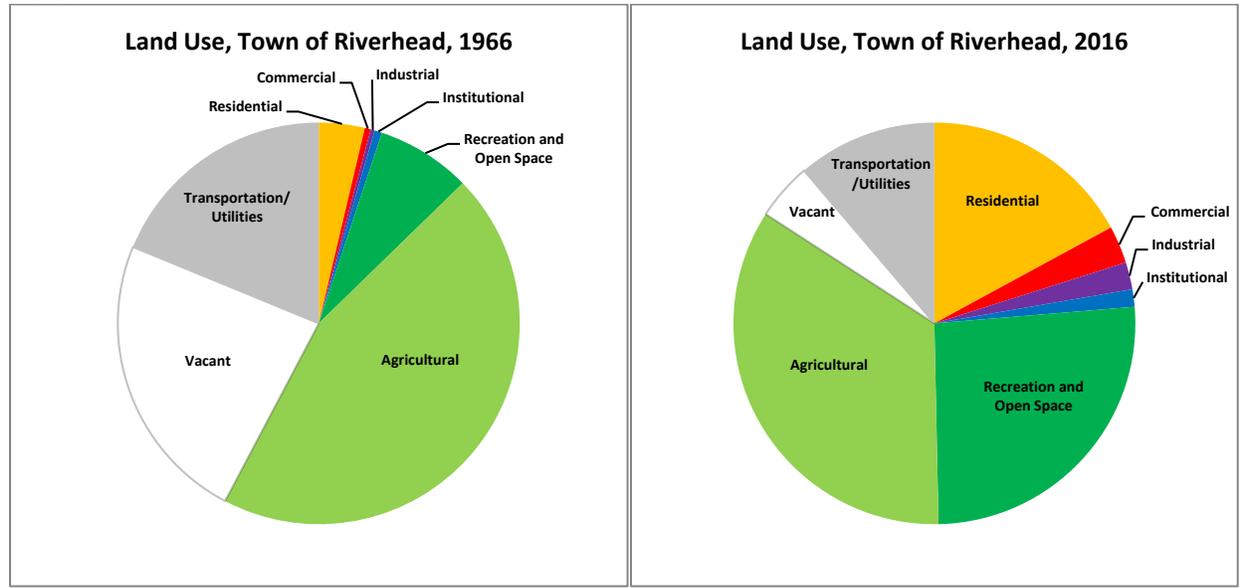
Chart 8.



Source: Suffolk County Planning

Chart 9 shows the change in land use in the Town of Riverhead between 1966 and 2016. Vacant land all but disappeared by 2016. Agricultural uses and Transportation/Utilities uses also decreased. Recreation and Open Space lands and Residential uses expanded dramatically. There were also expansions in the amount of Commercial and Industrial land.

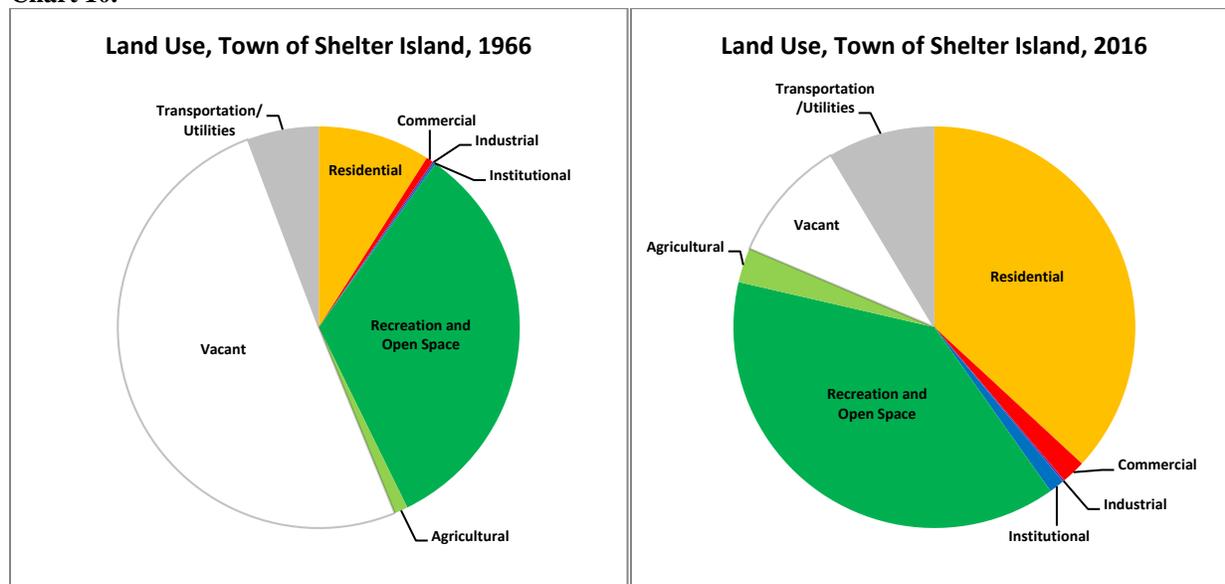
Chart 9.



Source: Suffolk County Planning

Chart 10 displays the land use change in the Town of Shelter Island between 1966 and 2016. Vacant land decreased dramatically by 2016 and Residential lands increased significantly.

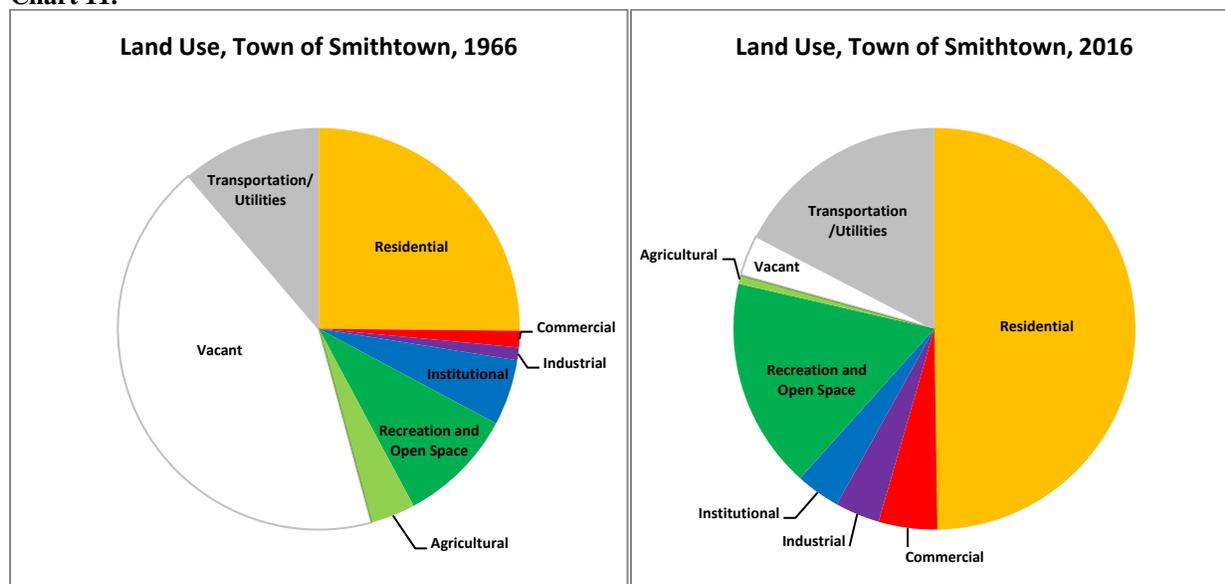
Chart 10.



Source: Suffolk County Planning

Chart 11 shows the change in land use in the Town of Smithtown between 1966 and 2016. Vacant land all but disappeared by 2016. Residential uses increased significantly and Recreation and Open Space lands expanded. There were also expansions in the amount of Commercial, Industrial, and Transportation/Utilities land. Institutional uses shrank.

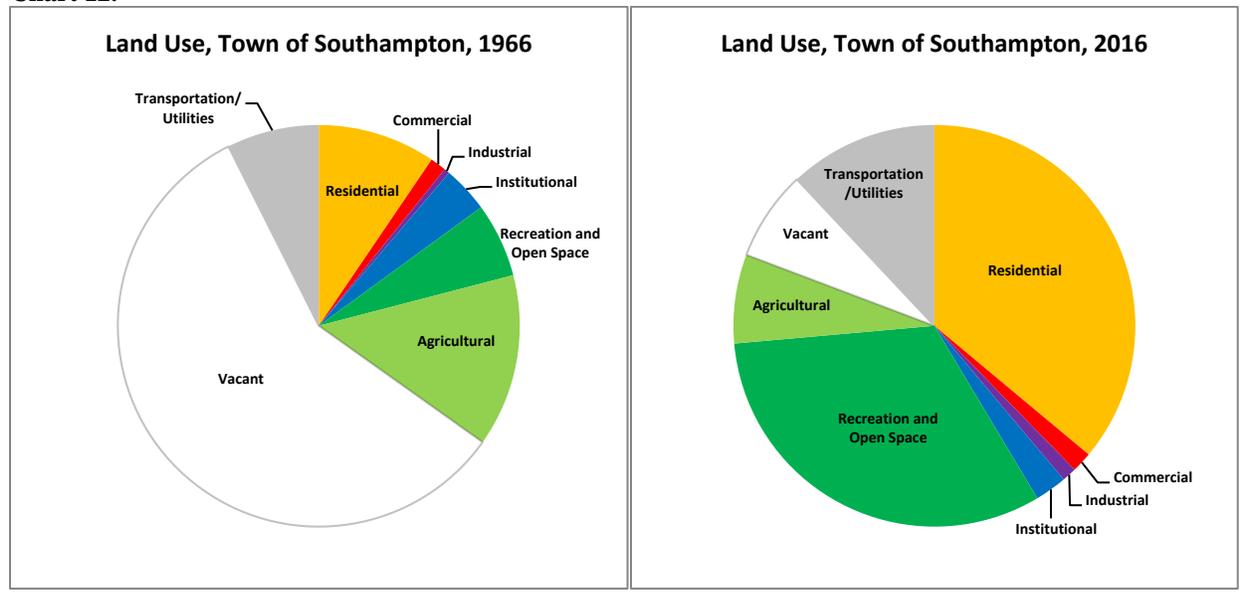
Chart 11.



Source: Suffolk County Planning

Chart 12 displays the land use change in the Town of Southampton between 1966 and 2016. Vacant land decreased significantly, and Recreation and Open Space lands and Residential lands increased significantly. Agricultural uses decreased, and Transportation/Utilities uses expanded.

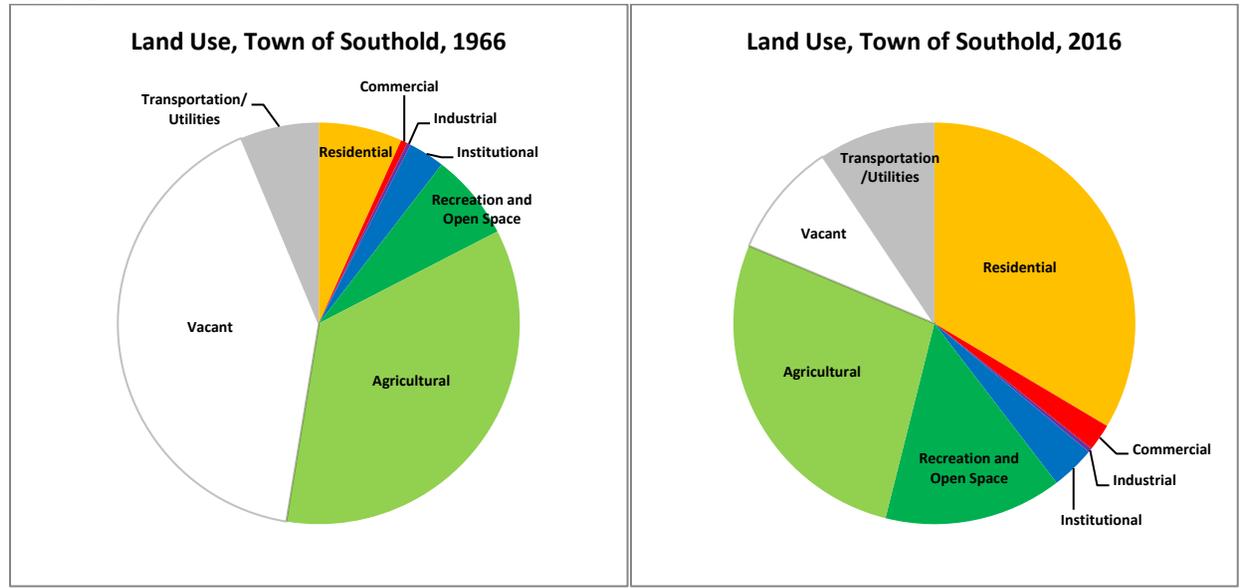
Chart 12.



Source: Suffolk County Planning

Chart 13 displays the land use change in the Town of Southold between 1966 and 2016. Vacant land decreased significantly and Agricultural uses also decreased. Residential uses expanded dramatically, and Recreation and Open Space lands increased. There was also an expansion in the amount of Commercial land.

Chart 13.



Source: Suffolk County Planning

APPENDIX

2016 Land Use Maps

TOWN OF BABYLON

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Huntington

Islip

NASSAU COUNTY

Great South Bay

Atlantic Ocean

LAND USE, 2016

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreation and Open Space
-  Agricultural
-  Vacant
-  Transportation
-  Utilities
-  Waste Handling and Management
-  Underwater Land



LOCATION MAP

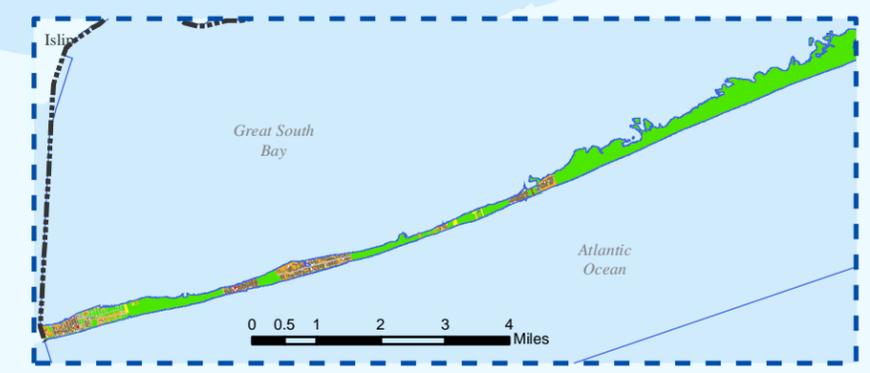


0 0.5 1 1.5 2 Miles



TOWN OF BABYLON

TOWN OF BROOKHAVEN



Smithtown Bay

Long Island Sound

Port Jefferson Harbor

Riverhead

Southampton

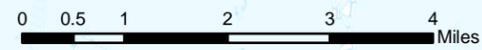
Smithtown



LOCATION MAP

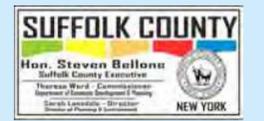
LAND USE, 2016

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land



Islip

Moriches Bay



Bellport Bay

Atlantic Ocean

Patchogue Bay
SEE INSET

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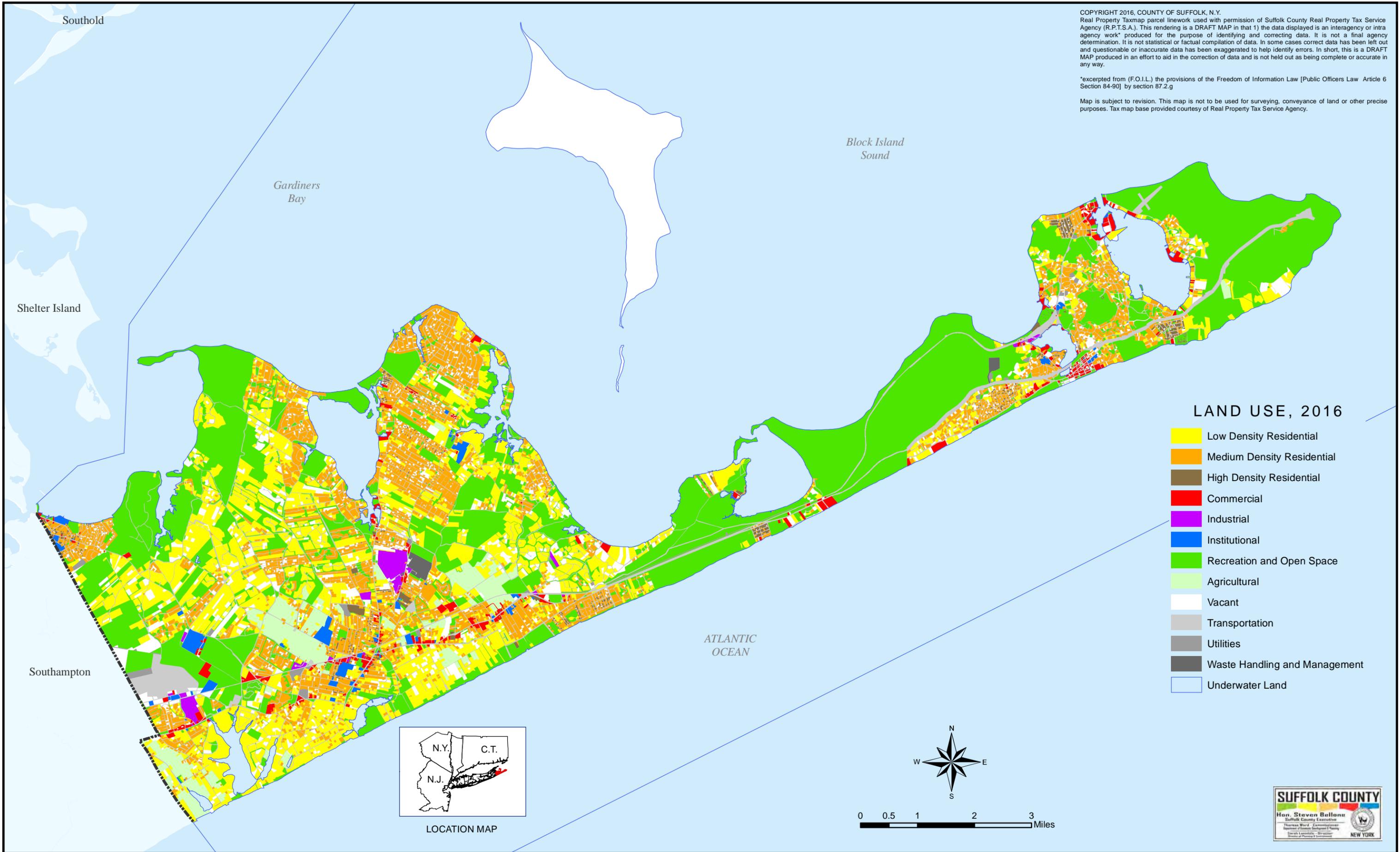
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TOWN OF EAST HAMPTON

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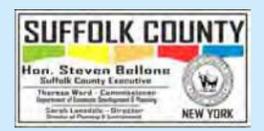


LAND USE, 2016

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land



LOCATION MAP



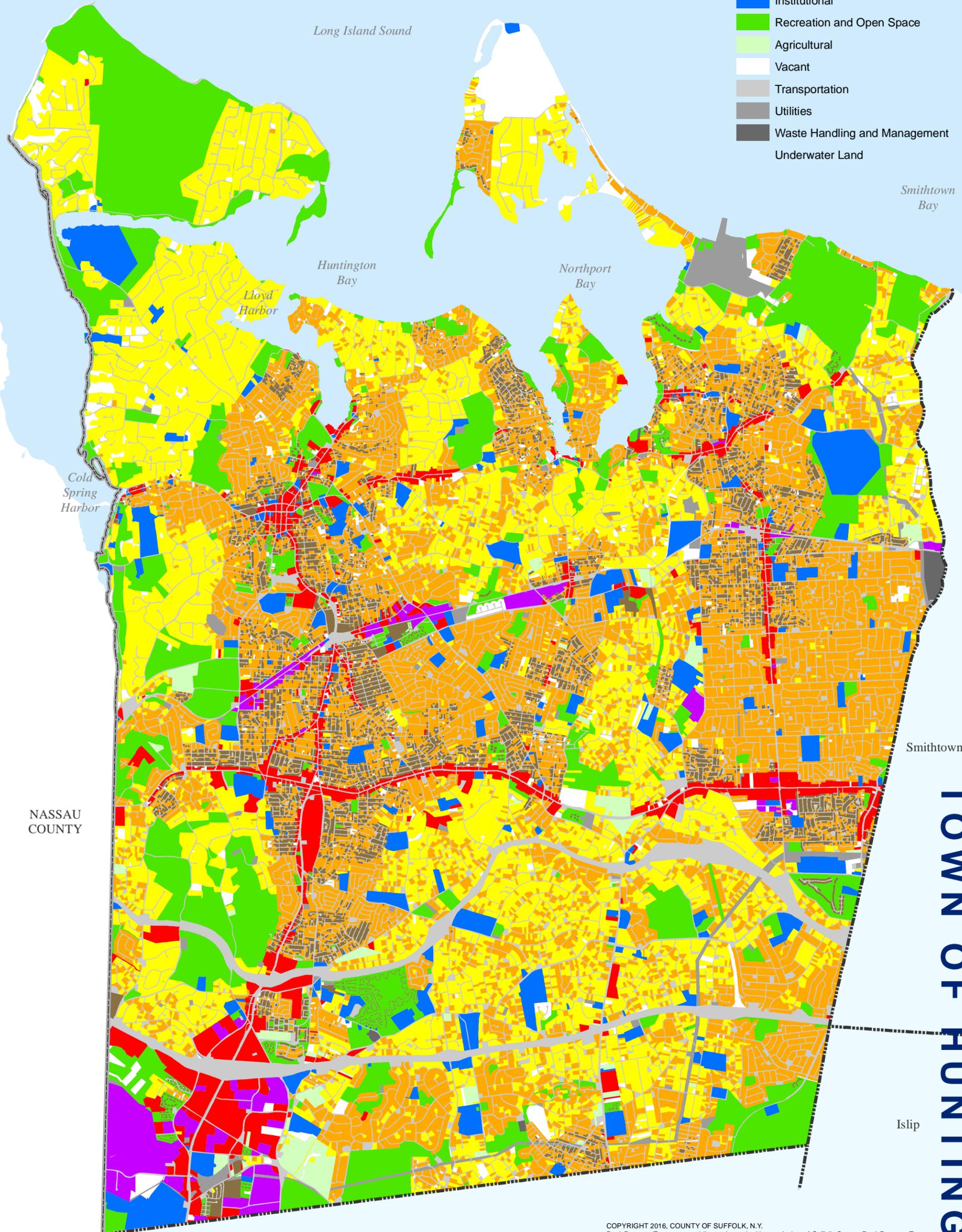
TOWN OF HUNTINGTON



LOCATION MAP

LAND USE, 2016

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land



NASSAU COUNTY

Smithtown

Islip

Babylon

TOWN OF HUNTINGTON



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TOWN OF ISLIP



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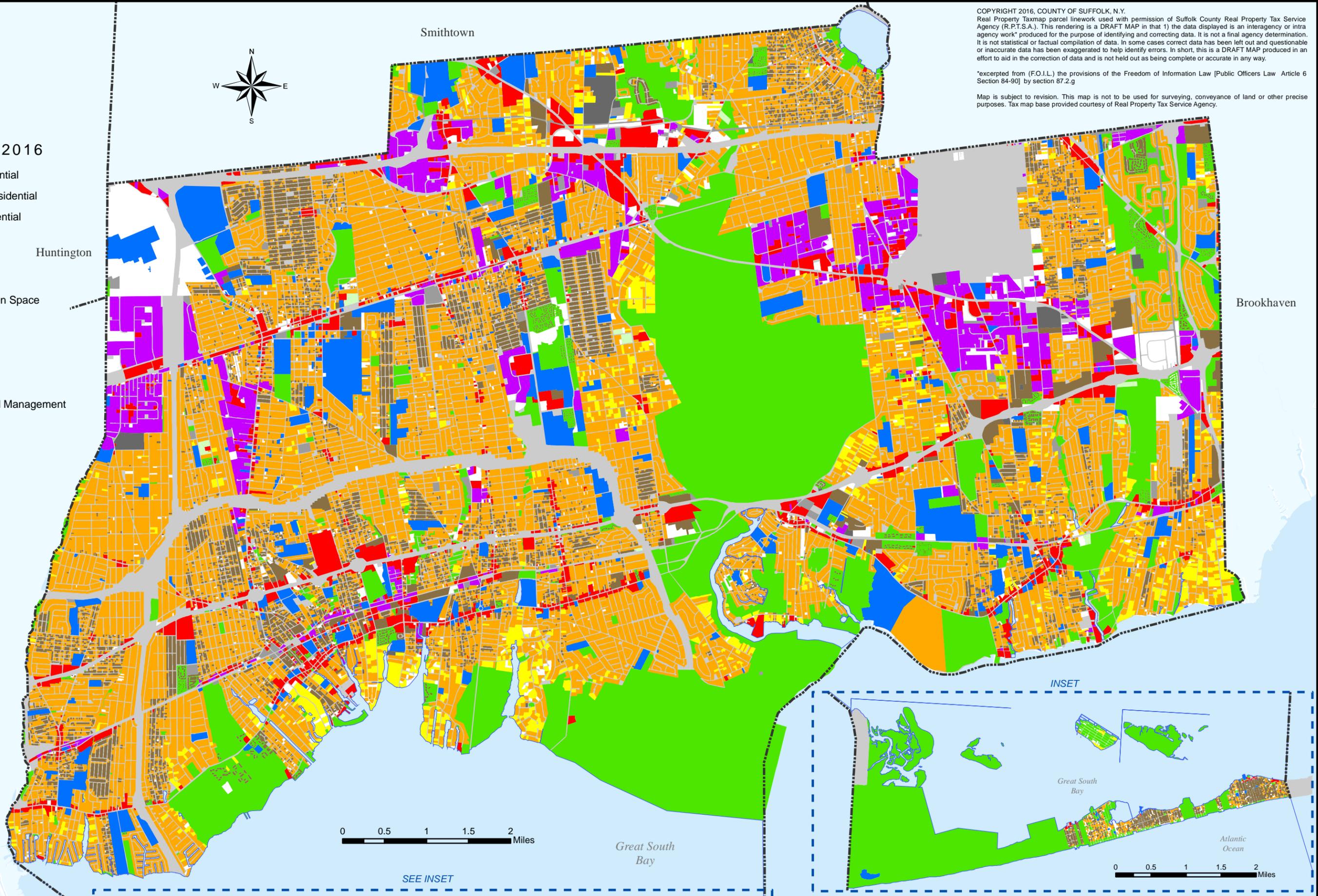
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LAND USE, 2016

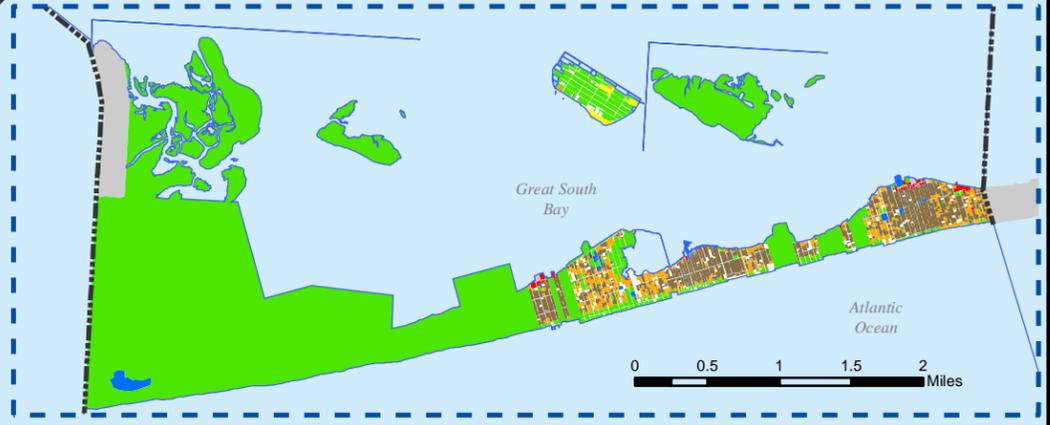
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land



LOCATION MAP



INSET

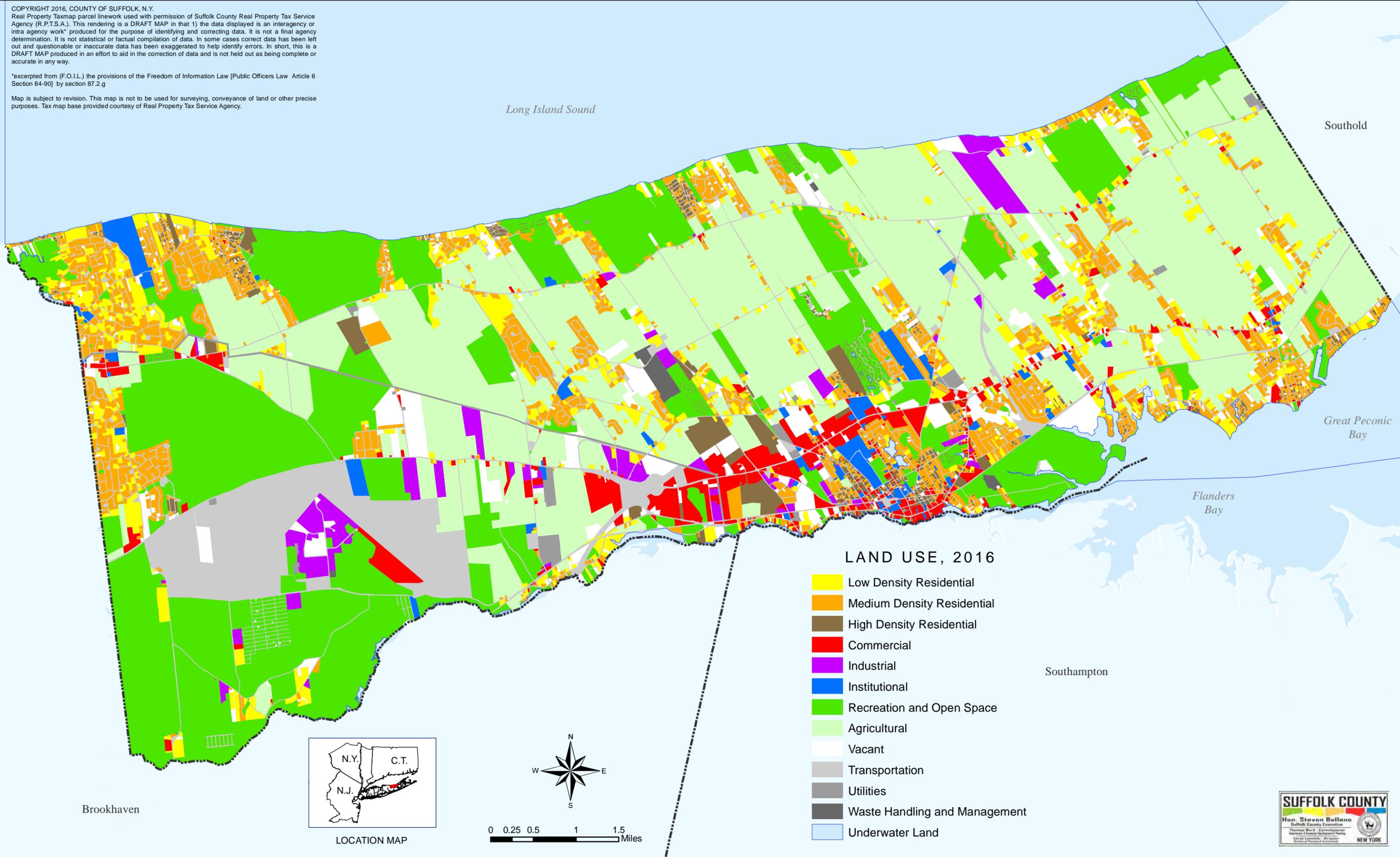


TOWN OF RIVERHEAD

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Long Island Sound

Southold

Great Peconic Bay

Flanders Bay

Southampton

Brookhaven

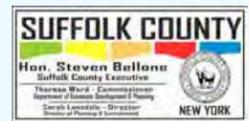


LOCATION MAP



LAND USE, 2016

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land

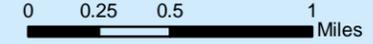


TOWN OF SHELTER ISLAND

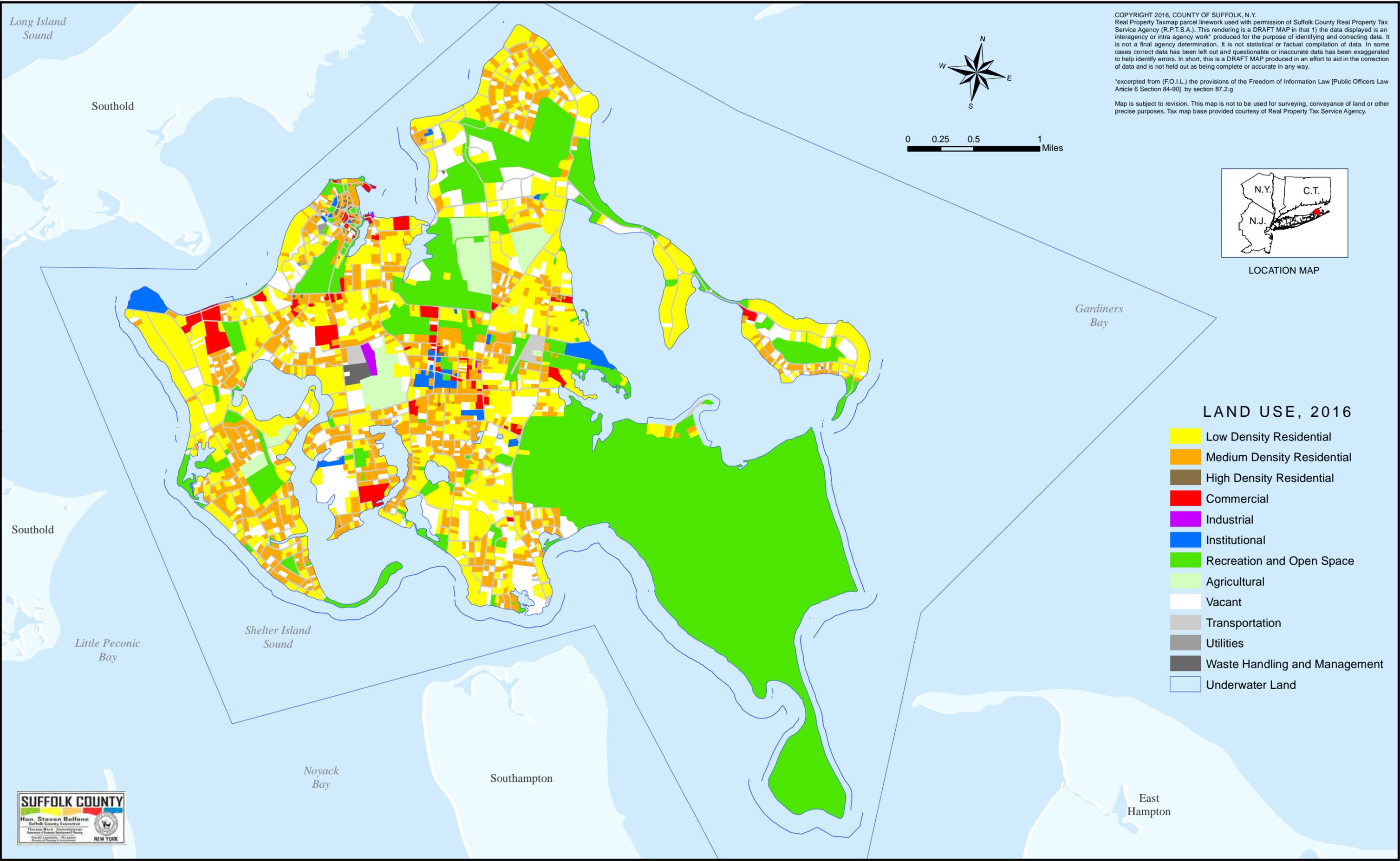
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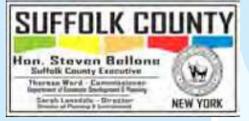


LOCATION MAP



LAND USE, 2016

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land



TOWN OF SMITHTOWN

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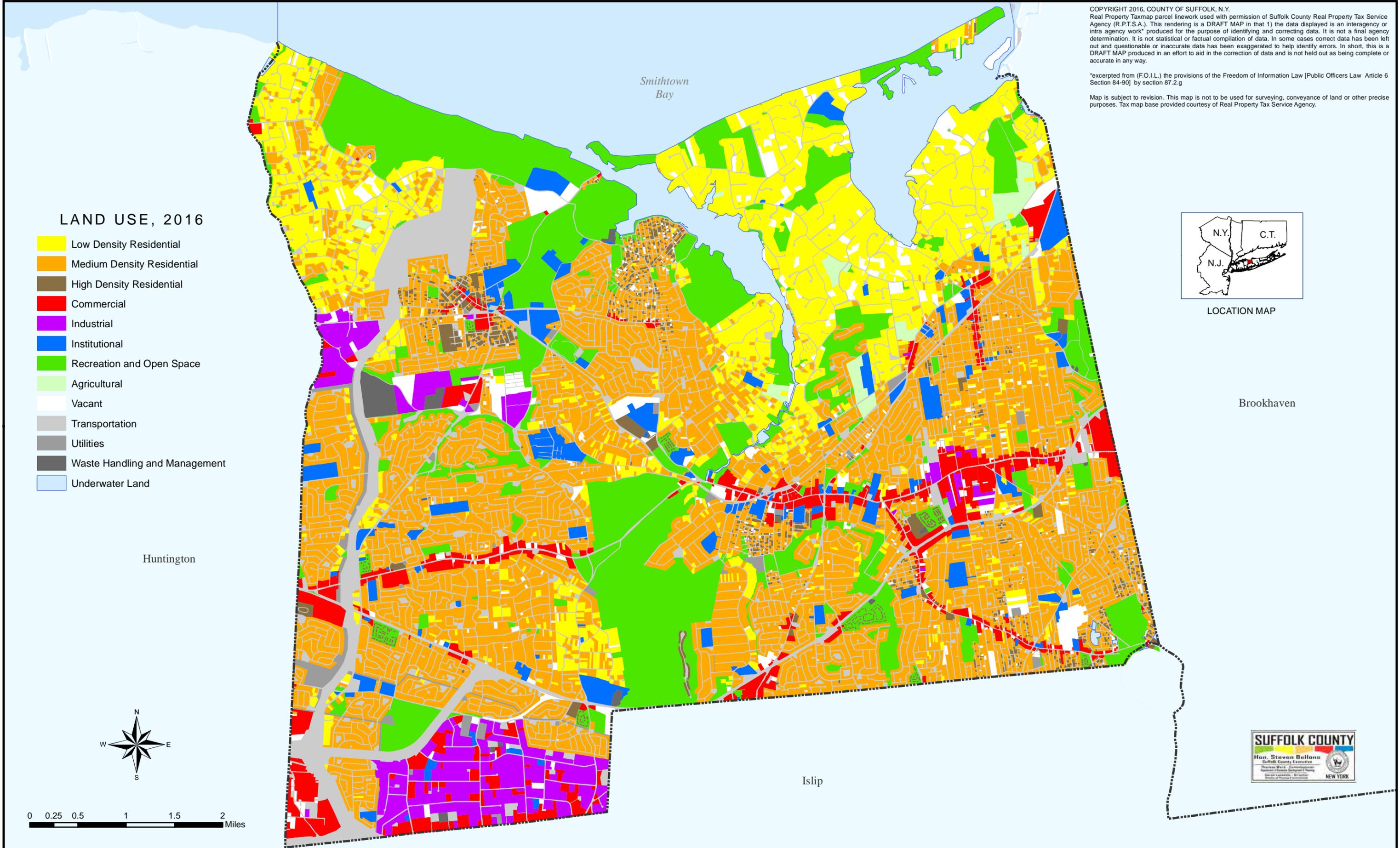
Map is subject to revision. This map is not to be used for surveying, conveyance of land or other precise purposes. Tax map base provided courtesy of Real Property Tax Service Agency.

LAND USE, 2016

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land



LOCATION MAP



Huntington

Brookhaven

Islip

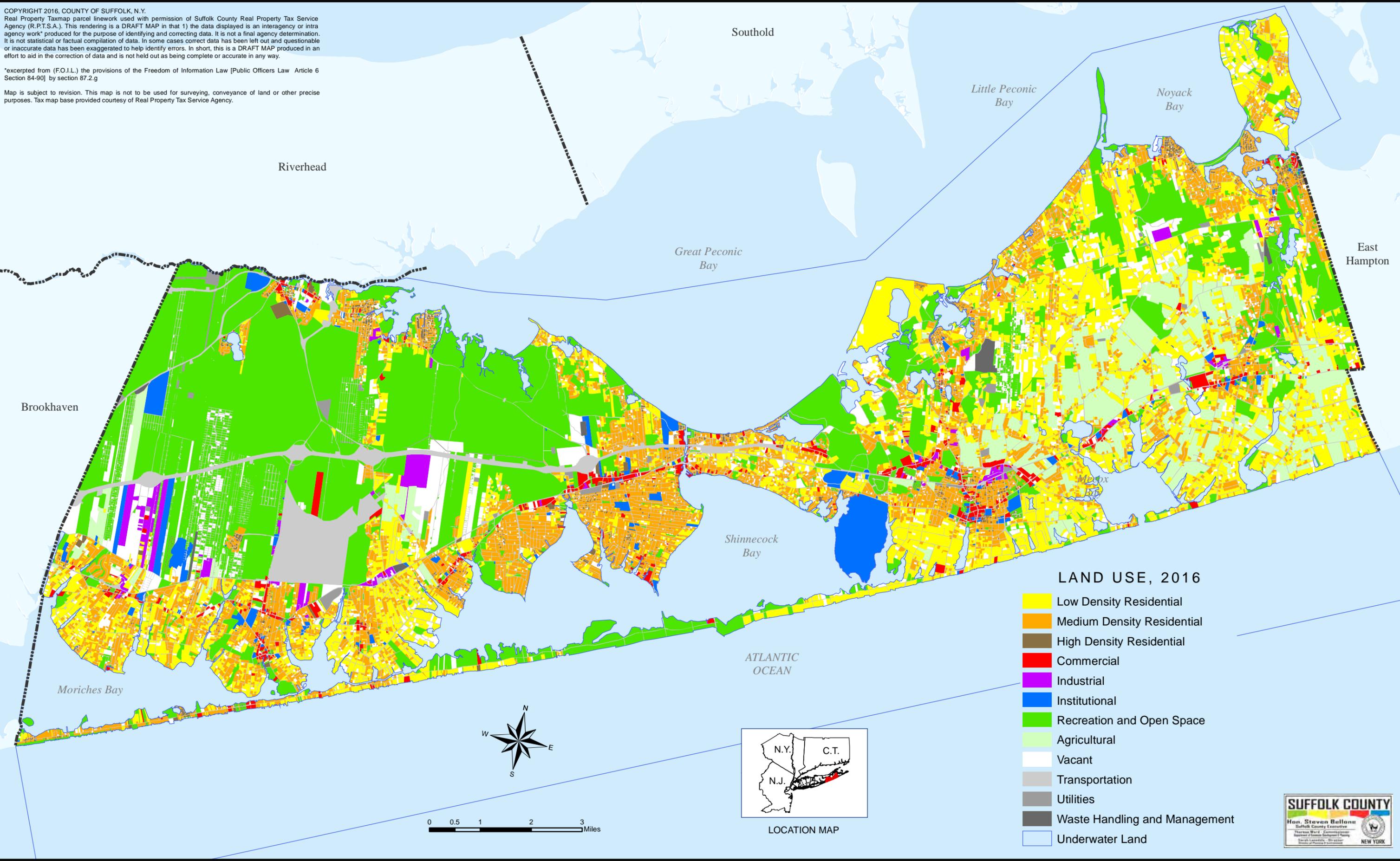


TOWN OF SOUTHAMPTON

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LAND USE, 2016

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation and Open Space
- Agricultural
- Vacant
- Transportation
- Utilities
- Waste Handling and Management
- Underwater Land



LOCATION MAP



TOWN OF SOUTHOLD

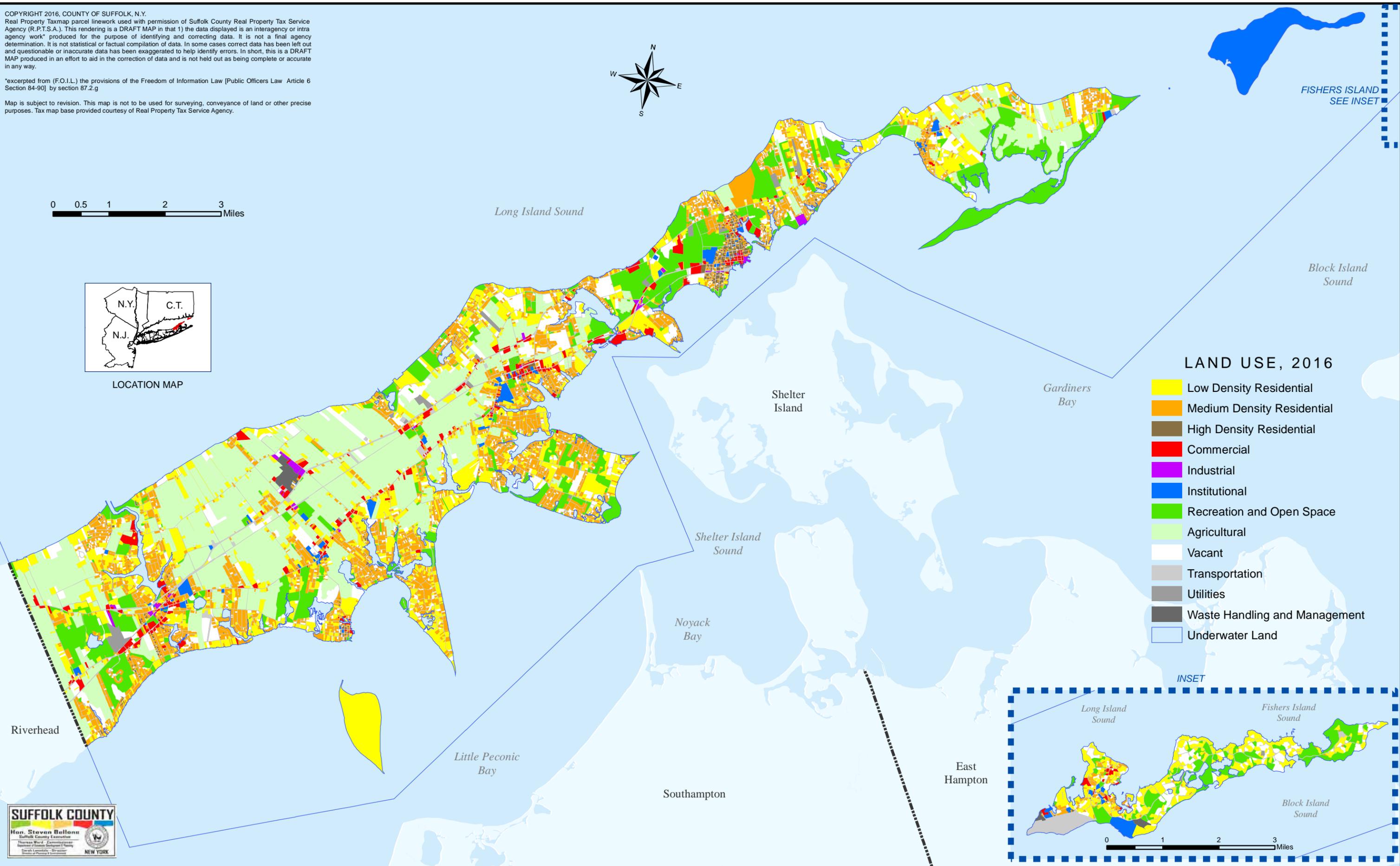
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FISHERS ISLAND
SEE INSET

Block Island Sound

Long Island Sound

Gardiners Bay

Shelter Island

Shelter Island Sound

Noyack Bay

Little Peconic Bay

INSET

Long Island Sound

Fishers Island Sound

Block Island Sound

East Hampton

Southampton

Riverhead

