

## 2.0 IDENTIFICATION OF BLIGHT

A significant element of this study is to evaluate the level of and degree to which blight exists in the Study Area, and whether a more detailed blight determination study is warranted. An area is considered blighted if it is characterized by deteriorating and/or abandoned buildings; inadequate or missing public or community services; and vacant land with debris, litter and junk accumulation and impacted by adverse environmental nuisances such as noise, heavy traffic and odors.

The use of the term “blight” is directly tied into applications for Federal and State funds. Under the Housing Act of 1949, as amended, and various State legislation, areas that meet a blight definition can be acquired by public agencies through eminent domain and, as part of an adopted redevelopment plan, resold to private developers.

A total of 530 properties<sup>12</sup> and adjoining infrastructure were surveyed as part of this study to evaluate the extent to which blight exists in the area. **Map 9** identifies the general areas where higher degrees of blight were found<sup>13</sup> and **Tables 8 and 9** outline the location and types of properties surveyed.

**Table 8**  
**Property Survey Results by Hamlet**

Hamlet	Total Properties Surveyed	Negative Influence <sup>14</sup>
Flanders	160	32
Northampton	54	11
Riverside	316	120
<b>Total</b>	<b>530</b>	<b>163</b>

Source: Ferrandino & Associates Inc. Field Survey - Spring 2002.

**Table 9**  
**Property Survey Results by Land Use**

Land Use	Total Properties Surveyed	Negative Influence <sup>14</sup>
Commercial/Retail	50	21
Industrial	9	3
Institutional	11	4
Vacant	51	38
Single Family	375	78
Multi Family	23	12
Other	11	7
<b>Total</b>	<b>530</b>	<b>163</b>

Source: Ferrandino & Associates Inc. Field Survey - Spring 2002.

<sup>12</sup> This is not a statistical sample; rather it was conducted in such a manner as to provide a general indication of the nature and degree to which blight exists in the Study Area.

<sup>13</sup> It should be noted here that all the parcels in these areas are NOT blighted nor do they exert a blighting influence.

<sup>14</sup> Negative Influence is defined as those properties that demonstrate a potential or existing blighting influence.

Of particular significance, however, is the range and degree to which blight was expressed. Within the Study Area the degree of blight ranged from properties in fair to very poor condition. Subsequently, many of the recommendations put forward in this report deals directly with methods for controlling and eliminating blight (see Figures 5, 6, 7 and 8).



Figure 5. Severe Housing Blight on Old Quogue Road.



Figure 6. Blight on Vail Avenue.



Figure 7. Blight on Route 24 in Flanders.



Figure 8. Blight on Riverhead Moriches Road in Northampton.