

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.

Table V-13
Build Out Calculations with Development Yield Factors
For Agricultural Parcels in the Westhampton Beach 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	14	0.16	2

*Section 330-221 Town of Southampton Zoning Code

Therefore, in the Westhampton Beach School District, there is an estimated overall total build-out potential under existing zoning of 545 residential units.

Potential Conceptual Build-Out

Table V-14 outlines the potential development of vacant and agricultural parcels in the Study Area by school district.

Table V-14
Conceptual Build Out Calculations
For Vacant and Agricultural Parcels by School District

<u>School District</u>	<u>Approximate Potential Number of Residential Units</u>
Eastport/South Manor	265
Remsenburg-Speonk	257*
Westhampton Beach	545
Total	1,067

*There is the potential for an additional 164 residential units in the RSUFSD, from potential TDR's from north of the Study Area.

Parcels North of Study Area

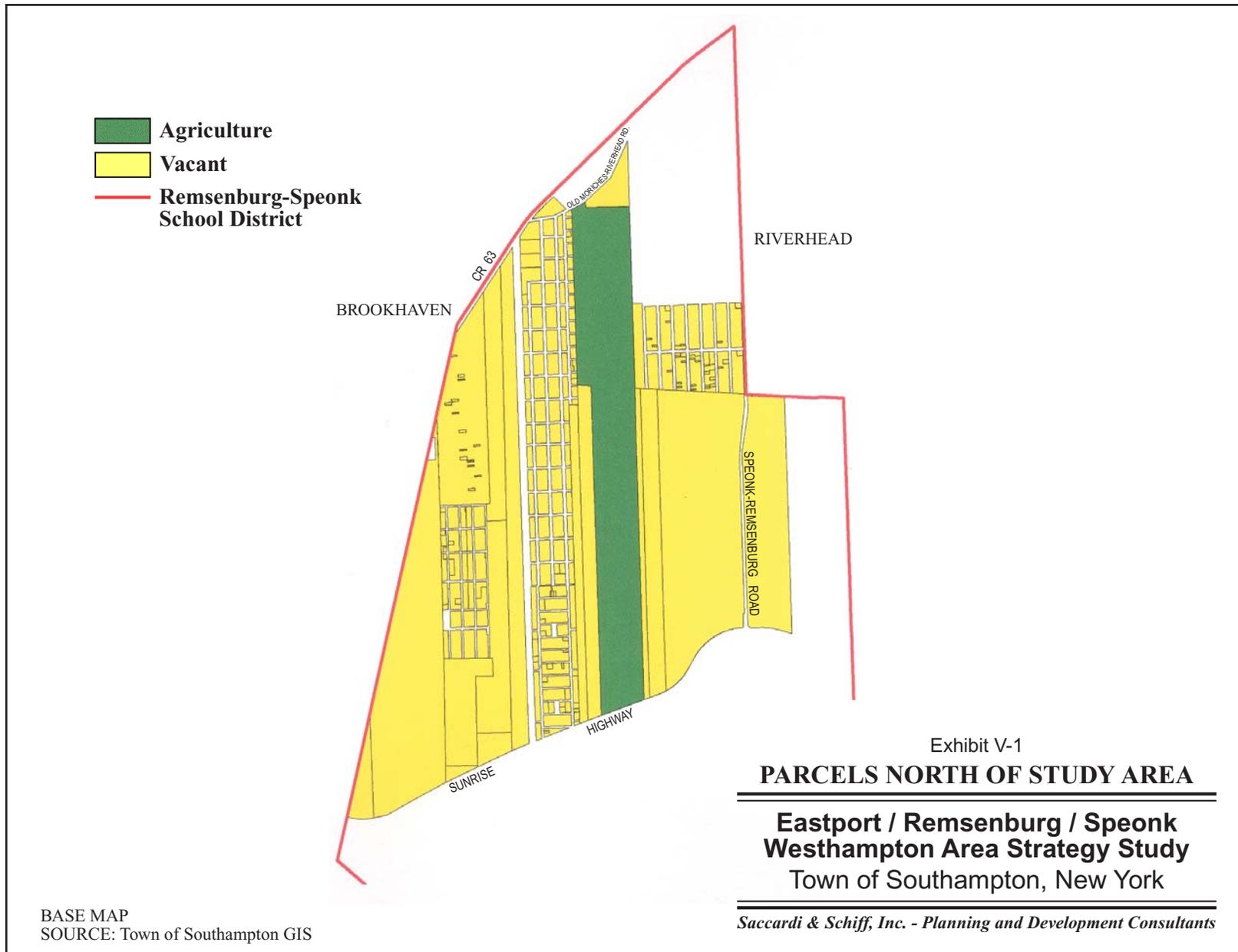
In addition to the vacant land within the Study Area, there is vacant and agricultural land to the north that could potentially transfer development rights into the Study Area.

(See Exhibit V-1.) This area is within the Pine Barrens area so the same methodology has been applied to determining potential yield. These development rights could most directly affect the Remsenburg-Speonk School District, since all of the land lies within that district. A total of 66.7 acres of the approximate 1,095 acres of land within this northern area is designated Suffolk County Nature Preserve. As a result, there are approximately 850 acres of vacant land and 175 acres of agricultural land that are developable in this analysis. The entire area is located within the CR200 zoning district. Table V-15 shows the potential for an additional 164 residential units in the Remsenburg-Speonk School District from potential development transfers from the area to the north of the Study Area.

Table V-15
Potential Residential Units on Vacant and Agricultural Land
Under Current Zoning, North of the Study Area

<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	851.8	0.16	136
<u>Agricultural Land</u>				
<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	176.8	0.16	28

*Section 330-221 Town of Southampton Zoning Code



The conceptual build out analysis for the Study Area estimates that approximately 1,200 additional residential units could be built under current zoning. This is an important number for the community because it becomes the baseline relative to “density-neutral development.” The density-neutral concept sets a ceiling as to the ultimate development potential under existing zoning; development rights could be shifted within the Study Area (or potentially to the neighboring Suffolk County Grabeski Airport) but there would not be an increase in density based on the rezoning of a selected parcel(s). Residential development rights would need to be purchased from somewhere within the related school district.*

*Note: “Density-neutral development” does not necessarily equate one housing unit to one housing unit, as the sewage impacts, traffic impacts, clearing impacts, water usage and energy consumption impacts, school district impacts and other impacts of a single family home differ from other types of housing units, accessory apartments, efficiency apartments, seasonal co-ops, motel units, housing with limitations on numbers of bedrooms (such as senior citizen housing) and elder care units, or conversion to non-residential uses, etc. However, to the extent possible, decision-makers should be mindful of the ultimate build-out of the community and consider additional means to require transfers of development rights to achieve identified community goals and objectives.

CENTRAL PINE BARRENS PLAN IMPLEMENTATION

The Central Pine Barrens Comprehensive Land Use Plan states the following:

The primary strategy for the redirection of development from the Core Preservation Area is through Residential Overlay Districts. In these districts, a single Pine Barrens Credit shall allow an increase in density equal to one (1) dwelling unit, as defined by the Southampton

Town Code. The end result is an incremental increase in density in selected residentially zoned areas of the Town. This does not result in a net gain of dwelling units within the Town, but simply redirects development and channels growth in order to preserve more ecologically-sensitive lands. The as-of-right receiving areas are designed to accommodate those Pine Barrens Credits from the Core Preservation Area within the same school district. In no case will it be necessary to cross school district boundaries on an as-of-right basis. The net result of these Southampton Town policies is compact and efficient development that will protect Central Pine Barrens lands without significant public expenditure. The designation of receiving sites coincides with those areas where infrastructure and municipal services already exist. The cost to municipalities and taxpayers with regard to new road construction, water main extension and the provision of police, fire, and other services is thereby lowered.¹

In addition to the as-of-right RRADs, the Central Pine Barrens Comprehensive Land Use Plan outlines potential development strategies through the use of Pine Barrens Credit (PBC) redemption for areas identified as suitable for development potentially under Planned Development District (PDD) standards, subject to further review and approval by the Town Board. These potential receiving areas are anticipated to provide more opportunities for future use of PBCs. The use of PDDs as an incentive zoning overlay tool at designated sites on the Zoning Map allows for the additional potential for conversion of residential development rights into commercial, industrial, tourism, or other uses. These receiving areas would serve to offset the

¹Chapter 6, *Central Pine Barrens Comprehensive Land Use Plan, Volume 1: Policies, Programs and Standards*, p. 100.