Existing Land Use

Nassau - Suffolk Regional Planning Board

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February 29, 1968

Honorable County Executives
and Members of the Nassau and Suffolk Counties
Boards of Supervisors
Mineola and Riverhead, New York

Gentlemen:

It is with pleasure that we submit for your consideration the first published report in our comprehensive planning series entitled "Existing Land Use". This report is a complete compendium of all existing uses of land, both private and public, in the two counties. The information has been tabulated according to municipalities and school districts.

Since this information is vital data for all planning work, we feel it will be of great value to all the public agencies of Nassau and Suffolk Counties.

Very truly yours,

LEONARD W. HALL
Chairman

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PREFACE

Nassau and Suffolk Counties abounding in farm plains and other natural attributes are familiar to millions of persons for their residential and recreation opportunities. The counties have also achieved the dubious distinction of being one of the fastest growing regions in the United States. The future retention of priceless natural resources and the assurance of orderly growth can only be accomplished through intelligent planning. One of the first steps in the planning process is the determination of existing conditions. The inventory and analysis of existing land uses are a vital preliminary to comprehensive planning.

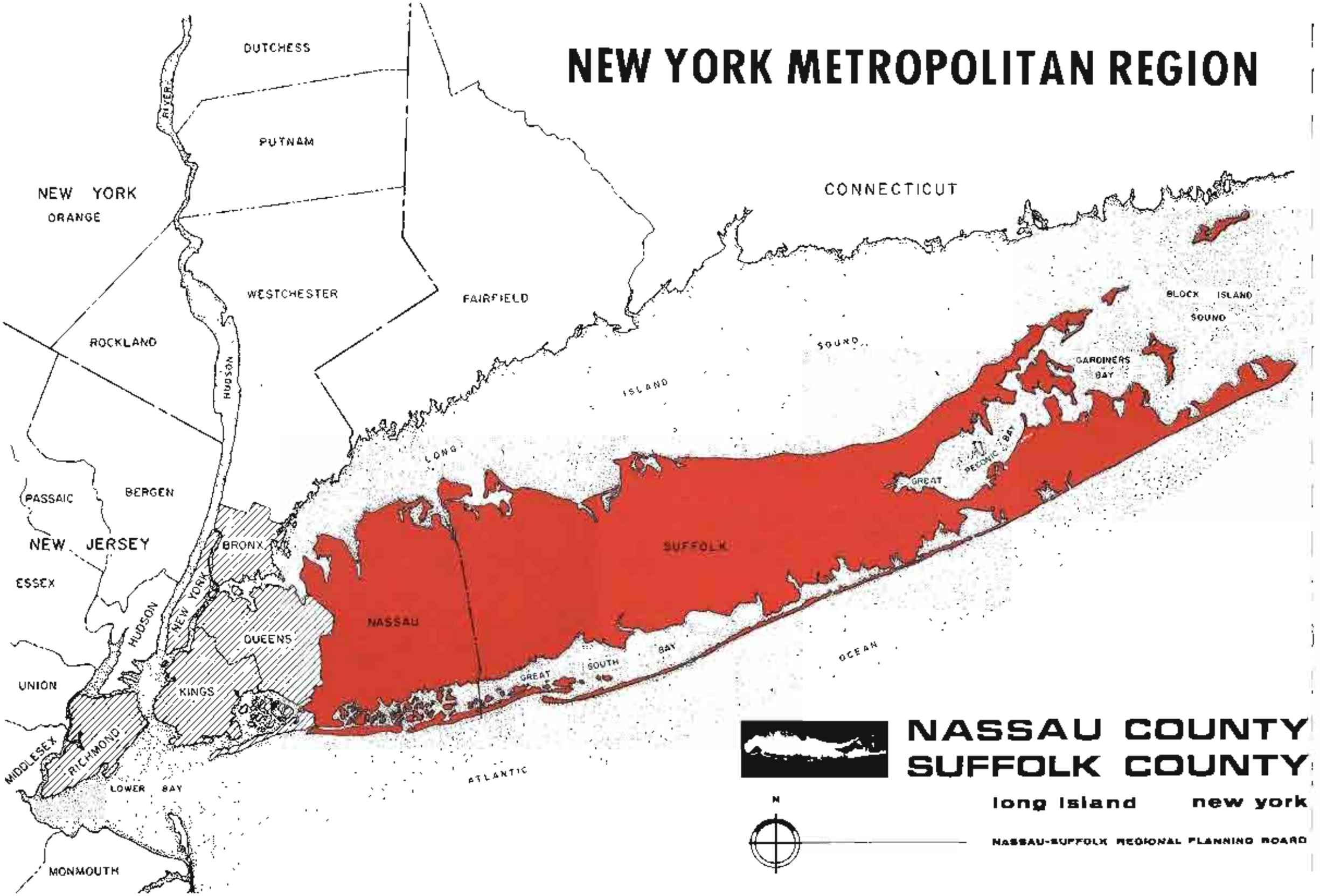
This report is a synopsis of the department's findings of existing land uses in the two counties. The information was originally prepared in a very detailed fashion on a town-by-town basis on maps at a scale of 1 inch = 200 feet for the western five towns of Suffolk County. The eastern five towns of Suffolk County were recorded on maps at a scale of 1 inch = 100 feet. The Nassau County tax map, at various scales, was used in that county. The classification of land uses includes one hundred separate categories under the major headings of Residential, Commercial, Industrial, Transportation-Utilities-Communications, Institutional, Recreation and Open Space, Agriculture, Roadways, Vacant, and Water Uses.

In order, however, to allow for wide distribution, it is necessary to substitute generalized maps in this report for the more detailed ones. The original maps are available for use at the regional planning office at Hauppauge for those in need of more definitive breakdowns.

The study was carried out by the combined efforts of the Nassau and Suffolk Planning Commissions and the Nassau-Suffolk Regional Planning Board. The statistical breakdowns provide land use information for all the municipalities of Nassau and Suffolk Counties including unincorporated areas and for all the school districts. The information for Nassau County has been programmed and coded for data processing to enable an efficient updating of future land use changes. It is intended that Suffolk County's land use information will be similarly recorded at such time as the county develops a unified system of property records.

February 15, 1968 L. E. K.

NEW YORK METROPOLITAN REGION



NASSAU COUNTY
SUFFOLK COUNTY

long island new york

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NASSAU-SUFFOLK REGIONAL PLANNING BOARD

NATURAL CHARACTERISTICS

·· LEGEND ··

- agricultural
- wooded areas
- slopes 10% or greater

NASSAU COUNTY
SUFFOLK COUNTY
long island new york

scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

The preparation of this map was financed, in part, through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended.

Physical Characteristics

Location—Nassau and Suffolk Counties, with their streams, lakes, rivers, ocean, bays and sound frontages exceeding 1,000 linear miles in total, are familiar natural attributes to millions of persons for resort and recreation opportunities. Long Island Sound on the north and the Atlantic Ocean on the south and east afford a decidedly unique advantage for the proper development of marine resources. The south shore is paralleled by barrier beaches which create bays between the south shore of the Island and the ocean from Long Beach on the west to the Hamptons in the Town of Southampton, Jones, Fire Island, Moriches and Shinnecock Inlets connect these bays to the ocean. This portion of the Long Island peninsula is over 100 miles long and 20 miles wide at its widest point, which is near the Nassau-Suffolk boundary. The major land area extends eastward from the Queens-Brooklyn and Nassau County border for approximately 60 miles to Riverhead. East of Riverhead two forks or peninsulas, continue eastward separated by the waters of Peconic and Gardiners Bays. The northern fork terminates at Orient Point and is approximately 20 miles in length. The southern fork terminates at Montauk and is about 44 miles long. The land area of the two counties is approximately 1,200 square miles.

Topography—The topography is uniform with a gentle to moderate downward slope from the north to the south shore. A high ridge of glacial origin running approximately east and west from the northwesterly corner of Nassau County and then running in a southeasterly direction through Nassau from the north shore reaches an elevation of about 300 feet above sea level. North of the ridge the topography is generally abrupt with an overall slope to Long Island Sound. South of the ridge is a long gentle slope terminating in the marsh and meadow land which borders the bays on the south. Four main river watershed valleys are located in Suffolk County. These are the Nissequogue in the Town of Smithtown, Connetquot in the Town of Islip, Carmans in the Town of Brookhaven, and the Peconic which is found in the Towns of Riverhead, Brookhaven and Southampton.

Geological Description—The area is mainly composed of the unconsolidated deposits of sand, gravel and clay laid down in more or less parallel beds on a hard bedrock surface. The rock floor is tilted downward in a southeasterly direction so that from a position of surface outcroppings in the northwest end of Long Island (Queens County) it reaches a depth of 2,100 feet below sea level beneath Fire Island. The subsoil is generally sandy of yellow color except on the ocean side of the south shore dunes which are of light gray sea sand. The topsoil has been particularly suited for agricultural uses. Elsewhere the ground is generally covered with scrub growth, mostly oaks and pine. North of the glacial ridge there is an abundance of flora including many of the hardwoods as well as evergreen cover.

Water Supply—The water supply is obtained entirely from ground water. Natural replenishment of this supply is derived solely from precipitation, i.e., rain, snow and sleet, which averages 42 inches per year. It has been estimated that approximately 50 per cent of the precipitation is lost due to evaporation, stream flow and other factors, so that only about half of the precipitation reaches the water bearing strata. On the basis of past experience and engineering projections, the ground water reservoir appears to be adequate to serve an estimated population of approximately 5 million persons in the two counties.[17]

Marine Environment—The estuarian marshes and the off-shore waters, diverse in terms of salinity and temperature, abound in a variety of shell and fin fish. The inland fresh waters, particularly in Suffolk County, have an abundance of trout and bass. It also should be mentioned here that another of the marine resources is the sand and gravel deposits which are particularly rich in the lands under the Long Island Sound and on the north shore of the Island.

Climate—Nassau-Suffolk enjoys the temperate zone qualities of a four-season year. The summer temperatures average 75-85 degrees. This is in contrast with a winter average of 25-35 degrees. Extremes beyond these figures are of short duration. Spring and Autumn temperatures fluctuate between these two ranges and can generally be termed mild with an average of 60-65 degrees.

The only abnormal occurrences that Nassau-Suffolk is subject to are hurricanes. These storms, with winds of more than 70 miles per hour and prolonged heavy rains, usually result in extensive property damage. Fortunately, these storms have rarely occurred. The most severe was in September of 1938. The Great South Beach (Fire Island) was breached at five locations. One of these break-throughs was allowed to remain and is now the Shinnecock Inlet.

Flora—The flora of Long Island indicates various stages of ecological succession. In the main, the majority of the woodlands (the Barrens) are covered with pitch pine and white oak reflecting the sandy nature of the soil. However, there are areas of richer soil, particularly along the glacial ridge and in the river valleys, sustaining a variety of cover. Among the deciduous trees are the Sycamore, Red and Black Oak, American Beech, Red Maple, Sugar Maple, Norway Maple, Hickory, Black Walnut, Common Birch, Sour Gum, Black Birch, Aspen and Elm. The evergreens include the Red Cedar, American Holly and White Pine. Two of these stands are particularly noteworthy. The Prosser Pines at Yaphank is the only virgin stand of White Pine timber on Long Island. They are mature trees. The second is the "Sunken Forest" stand of American Holly on Fire Island. The shrubs include Viburnum, Shadbush, American Chestnut, Blueberry, Northern Bayberry, Beach Plum, Laurel, Azaleas. In addition are the many horticultural species introduced over the years. The flowers, ferns, etc., are too numerous for mention here.

Characteristics Map—Plate No. 3 on the preceding page shows the natural characteristics of Nassau and Suffolk Counties. The map indicates slopes greater than ten percent, farm areas, wooded areas, and waterways.

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[17] Col. Thomas H. Wiggin. **Report on A Comprehensive Plan for the Development and Distribution of the Available Water Supply of Suffolk County, Long Island, N. Y.** (Suffolk County, New York, Suffolk County Water Authority, January, 1957), p. 24.

Method

The uses to which land is put can be categorized in numerous ways. Therefore, the first step in the undertaking of a land use analysis is the determination of a classification system. The classes must be inclusive enough to insure that all uses are covered; clearly defined to avoid ambiguity; and kept to a minimum to avoid duplication and erroneous listings. For regional purposes, it was felt adequate to confine the study to ten major groupings: residential, commercial, industrial, transportation-utilities-communications, institutional, recreation-open space, agriculture, roadways, vacant, and water. These were further subdivided to cover significant types into one hundred uses.

The following Table indicates the classification breakdown:

TABLE IV
LAND USE CLASSIFICATIONS

	Category	Detail
Residential		
	Residential	Single Family
		Two-Family
		Multi-Family
		Farm Houses
		Estates
		Rooming & Boarding Houses
		Seasonal Houses
		Trailers
Commercial		
	Hotels-Motels	Commercial establishments in which short term lodging is the major business activity —
		Hotels
		Motels
		Cabins
	Retail & Services	Establishments whose **main** purpose is the sale or rendering of a personal service on a retail level and not listed under "offices".
	Automotive	Service Stations
		Dealers
		Repair, painting and washing
		Tire sales
		Seat cover installation
	Marine	Boat yards and marinas (private)
		Sales and services
		Fishery services
		Boat storage
	Recreational	Amusement parks
		Beaches and pools (profit oriented)
		Billiards
		Bowling
		Dance (school, hall, studio, etc.)
		Day camps and nursery schools
		Miniature golf and driving ranges
		Theaters — indoor and drive-in
		Sports arenas, skating rinks
		Race tracks
	Offices	Banks, credit agencies and loan companies
		Insurance, Real Estate & Title companies
		Investment and securities
		Advertising, blueprinting and mailing services
		Doctors, dentists & legal services
		Medical labs and animal hospitals
		Employment and travel agencies
Industrial		
	Manufacturing	Production of a product—finished or unfinished
		Food products
		Printing, publishing and bookbinding
	Non-Manufacturing	Warehousing, wholesaling
		Distributors
		Construction material, welding shops
		General contractors, masonry
		Salvage and junk yards
		Coal and oil bulk stations
	Mining	Used and abandoned sand pits
Transportation-Utilities-Communications		
	Utilities	Pumping stations
		Water rights-of-way
		Electric rights-of-way
		Water and sewer treatment plants
	Transportation	Railroads
		Airports
		Taxi stands, bus depots, truck terminals
	Communication	Radio and T.V. transmission sites
		Telephone and telegraph
Institutional		
	Public	Schools (elementary, junior and senior high school)
		Colleges and universities
		Municipal buildings
		Courts
		Hospitals
		Post offices
		Indian reservations
		Fire stations
	Quasi-Public	Churches, convents, seminaries
		Colleges and universities
		Nursing and rest homes
		Schools—parochial and private
		Synagogues and temples
		Fraternal organizations
		Hospitals

TABLE IV (Con't.)

Recreation and Open Space		
	Public	Beaches and pools
		Golf courses, conservation and wildlife areas, arboretum
		Cemeteries
		Marinas and boat ramps
		Parks
		Playgrounds (not school connected)
	Quasi-Public	Beach clubs, golf clubs, gun clubs
		Cemeteries, scout camps and all non-profit recreation
Agriculture		
	Agriculture	Crop
		Orchard
		Poultry and ducks
		Dairy and livestock
		Nursery
		Greenhouse
Roadways		
	Streets & Parking	All streets, public or private, paved or unpaved
		Driveways for a single use
		Public parking
		Private parking
		Parking garages
	Parkways	Existing and proposed (finalized)
	Expressways	Existing and proposed (finalized)
Vacant		
	Vacant	Tidal land
		Land not in use
		Land containing abandoned buildings
		Urban renewal—approved areas
Water		
	Inland	Recharge basins, drainage areas
		Lakes and inland fresh water
	Tidal	South Shore only:
		Channels and bays (excludes Peconic Bay)
		Wetlands—conservation water areas

The next step was the selection of base maps. For the western five towns of Suffolk County base maps at a scale of 1 inch = 200 feet were used. In Nassau County maps were taken from the series used for general County assessment purposes. The Suffolk County series utilize the maps prepared for the Suffolk County Sewer Commission. For the eastern five towns of Suffolk County, Long Island Lighting Company maps, at a scale of 1 inch = 100 feet, were used. This choice of maps was necessitated by the availability of current map series. While it would have been more ideal to utilize a single series at a uniform scale, we had to realistically limit the program. A further divergence in the base maps is that the Nassau series reflect property ownerships whereas the series for Suffolk County does not contain such information.

The entire identification of land uses was conducted in the field. The survey teams were initially trained as a single team to avoid ambiguous or spurious interpretation of usage. The information for Nassau County was coded for computerized operations allowing for future changes in land use to be kept on a current basis. This was not possible for the Suffolk information due to the lack of exact property information. Several further judgments were made relative to the Suffolk portion of the study.

Since property information was lacking, assumptions were made on the basis of the zoning for the particular area. In addition, leeway was taken in regard to residential parcels. Those properties with one residence on a plot larger than necessary under current zoning were considered as residential for that portion obviously used, and vacant for the balance. This is reasonable in that it is probable to expect the future development of the surplus land and therefore, it should be reflected in the current vacant inventory.

The information collected in the field was then transferred at the office on a base map to a scale of 1 inch = 2400 feet. This map was color coded after it was reduced to a scale of 1 inch = 1 mile. For presentation in this report, the individual uses were generalized under the ten major headings, thereby allowing for the reduction of the 1 inch = 1 mile map (approximately 10 feet in length) to the 4 foot long maps that are contained herein. The statistical data of land uses in the next portion of this report indicates the amount of acreage devoted to each general grouping of uses, but is arranged under 22 headings. This is to allow a comparison with earlier land use studies conducted in 1956 for Nassau County and in 1962 for Suffolk County.

Analysis By Municipality

The current survey provides a separation of land use statistics by Town, City, Village and School district for both counties. Table V on the following pages contains the complete set of tabulations. It is possible to gain valuable insights into the significance of these statistics by comparing them with earlier studies. By this method it is possible to learn the rates of change within groupings and the shift in changes between groupings. Two earlier studies, the 1956 *Nassau Land Use* study and the 1962 *Suffolk Existing Land Use* study were used respectively for the following comparisons.

In Nassau there were significant use changes in size and direction among the three towns. For example, total residential acreage increased 3,000 acres in Oyster Bay and 4,500 in Hempstead, while a net decrease of 200 acres occurred in North Hempstead. This latter change resulted in estate lands being converted to non-residential uses.

Commercial and industrial land increased over 500 acres in Oyster Bay, less than 100 in Hempstead, and in North Hempstead a decrease in sand mining is the cause of a 250 acre decrease.

Roadways increased 300 acres in Hempstead, 900 acres in North Hempstead and 1,350 in Oyster Bay. The construction of the Long Island and Wantagh-Oyster Bay Expressways accounts for the differences in the towns.

Recreational land, private and public, has increased almost 1,000 acres in both Hempstead and North Hempstead and just under 3,500 in Oyster Bay. Private golf clubs are responsible for part of the large increase in Oyster Bay.

As expected, vacant land has decreased in all towns with Oyster Bay losing over 10,000 acres at the rate of 1,000 acres per year. Hempstead has 3,000 acres less while North Hempstead lost a total of 1,250 acres.

The utilization of vacant land for built-up uses over the past decade is a good indication of the rapid urbanization of all parts of Nassau County.

This growth is particularly evident in the pressures placed on the school districts. Inland districts experiencing large drops in vacant land acreage were Plainview—2,187 to 349, Syosset—3,484 to 1,205, Herricks—776 to 268, Jericho—2,709 to 945, and Hicksville —591 to 145. In 1956 only the Floral Park school district had less than 50 acres of vacant land. Now there are a dozen districts which are in this category. The school districts retaining the largest amount of vacant lands are Oyster Bay, Locust Valley, Syosset, Jericho and Port Washington, all of which have estate villages within their boundaries where low density zoning deters mass home building.

In Suffolk County the land developed for residential use has increased approximately 40 per cent over the five-year period covered by the two surveys. Of this, 70 per cent occurred in the five western towns with Brookhaven experiencing most of the urban growth. The town nearly doubled in residential acreage increasing from approximately 11,400 acres to a little over 22,700 acres. In the east, the towns of Southampton and East Hampton showed the greatest change, increasing by approximately 4,800 acres and 2,100 acres of built-up uses respectively.

Enlargement of the commercial sector reflects residential growth. In the west, commercial gains were primarily in retail service and automotive. New shopping centers and large retail outlet stores account for sizeable acreage jumps in Babylon, Brookhaven and Islip. The eastern towns reflect a different trend. They cater to a tourist-oriented market as witnessed by an approximate 15 per cent increase in hotel-motel accommodations. The Town of Southampton exhibits the greatest numerical increase.

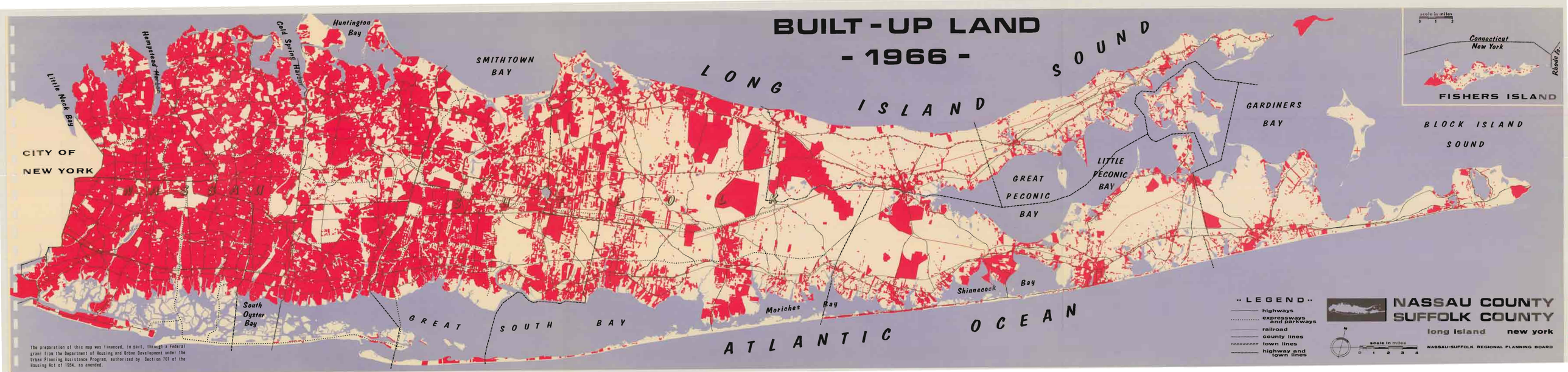
The availability of open land has also attracted industry to western Suffolk County. Unfortunately, a realistic comparison with the earlier land use study is not possible due to the reclassification of certain uses. In the 1962 report, transportation and utilities were aggregated under the industrial heading. In the current listing, transportation-communication-utilities is contained in a separate category.

The transportation section is recognizable in the earlier land use report. However, communication-utility acreage figures are buried in other categories, specifically, Industrial, Institutional and Vacant. Large parcels of land assigned to this new division were airports, railroad rights-of-way, Long Island Lighting Company rights-of-way, communication centers such as R.C.A. holdings and Press Wireless.

The extent of land used for various recreational and open space activities increased by 50 per cent from 1961 to 1966. In actual numbers this meant a growth of approximately 50,000 acres. Public acquisition of land for park and recreational purposes and private acquisition of land for golf courses attest this growth. Several major land holdings now in the public domain are the Fire Island National Seashore in the Towns of Islip and Brookhaven, Crabmeadow Park in Huntington, William Floyd Estate in Brookhaven, and Peconic River Preserve in the Towns of Brookhaven, Riverhead and Southampton.

Plate 4 on the following page depicts the built-up land uses of Nassau and Suffolk Counties.

BUILT-UP LAND
- 1966 -



·· LEGEND ··

- highways
- expressways and parkways
- railroad
- county lines
- town lines
- highway and town lines

NASSAU COUNTY
SUFFOLK COUNTY
long island new york

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

The preparation of this map was financed, in part, through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended.

MUNICIPALITIES

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NASSAU COUNTY
SUFFOLK COUNTY
long island new york

scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

TABLE V COMPILATION OF LAND USE STATISTICS BY SCHOOL DISTRICTS AND MUNICIPALITIES

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
TOWN of HEMPSTEAD	35,315	39	82	1,222	372	126	676	223	3	458	533	—	1	893	1	2,686	938	4	4,810	2,111	8	209	—	12,843	2,331	283	17	4,971	5	722	19,460	22	91,264
SCHOOL DISTRICTS																																	
1 Hempstead	959	47	1	90	32	—	4	31	8	11	19	—	1	16	1	26	103	6	141	2	7	17	1	446	28	—	23	103	5	2	—	—	2,031
2 Uniondale	1,338	31	—	112	14	—	158	16	7	187	14	—	5	113	3	229	228	11	28	113	3	12	—	663	278	—	22	784	18	11	—	—	4,298
3 East Meadow	2,436	46	3	82	16	—	27	12	3	3	4	—	—	37	1	407	53	9	940	1	18	54	1	907	223	—	21	59	1	83	—	2	5,347
4 North Bellmore	1,388	65	—	12	11	—	2	7	2	6	1	—	—	3	—	123	5	6	1	1	—	20	1	402	7	—	22	65	3	19	—	1	2,137
5 Levittown	2,526	60	—	59	6	—	12	7	2	—	—	—	—	18	—	198	27	5	88	2	2	25	1	801	204	40	25	91	2	87	—	2	4,191
6 Seaford	824	18	—	23	11	17	—	1	1	2	5	—	—	3	—	73	10	2	312	181	11	2	—	297	24	62	9	208	5	9	2,429	54	4,493
7 Bellmore	627	23	1	31	11	4	1	4	2	1	6	—	—	22	1	76	4	3	164	2	6	1	—	306	31	—	12	107	4	8	1,374	50	2,781
8 Roosevelt	636	56	—	23	7	—	—	2	3	5	8	—	1	8	1	53	14	6	21	—	2	—	—	233	56	—	26	44	4	19	—	2	1,129
9 Freeport	1,527	28	—	80	26	50	8	12	3	28	26	—	1	22	—	57	20	1	526	3	10	1	—	535	205	—	13	326	6	1	2,051	37	5,504
10 Baldwin	1,599	59	—	55	10	5	6	4	3	8	7	—	1	14	1	98	10	4	68	—	3	1	—	516	—	—	19	273	10	2	40	2	2,716
11 Oceanside	1,753	17	1	49	26	17	22	5	1	55	43	—	1	111	1	106	35	1	27	160	2	8	—	629	33	—	6	558	5	—	6,838	65	10,476
12 Malverne	668	45	—	12	7	—	1	2	1	6	6	—	1	14	1	50	3	4	231	—	16	14	1	260	1	—	18	57	4	146	—	10	1,478
13 Valley Stream	1,287	61	—	15	8	—	1	6	1	—	15	—	1	11	1	86	13	5	128	—	6	7	—	374	106	—	23	31	1	19	—	1	2,107
14 Woodmere-Hewlett	1,399	57	—	36	8	—	1	3	2	—	4	—	—	74	3	81	9	4	58	85	6	6	—	404	—	—	17	69	3	11	200	9	2,448
15 Lawrence-Cedarhurst	2,030	30	5	58	19	1	—	8	1	2	202	—	3	30	—	93	14	2	321	439	11	1	—	632	—	151	11	810	12	—	2,016	30	6,832
16 Elmont	1,608	48	28	42	12	—	402	4	15	4	7	—	—	15	—	112	10	4	33	249	9	6	—	627	77	—	21	48	1	35	—	1	3,319
17 Franklin Square	950	63	—	45	11	—	—	9	4	8	5	—	1	4	—	42	10	3	15	1	1	11	1	359	—	—	24	39	3	7	—	—	1,516
18 Garden City	1,805	52	22	20	5	—	3	22	2	19	12	—	1	72	2	119	219	10	111	383	14	—	—	539	—	—	15	114	3	39	—	1	3,504
19 East Rockaway	407	51	—	15	3	5	3	2	4	—	5	—	1	75	9	20	7	3	47	—	6	1	—	141	—	—	18	20	3	—	45	6	796
20 Lynbrook	755	54	—	41	17	—	3	4	5	6	21	—	2	22	2	42	19	4	18	50	5	1	—	330	—	—	24	49	4	—	13	1	1,391
21 Rockville Centre	1,190	61	1	27	12	—	8	7	3	—	7	—	—	15	1	33	31	3	58	99	8	1	—	426	9	—	22	41	2	—	—	—	1,965
22 Floral Park (1)	580	60	—	15	10	—	2	—	3	6	9	—	2	35	4	27	5	3	13	—	1	—	—	211	15	—	23	12	1	24	—	2	964
23 Wantagh	1,050	27	1	21	12	2	4	19	2	11	13	—	1	5	—	75	16	2	468	—	12	—	—	359	414	30	21	181	5	1	1,169	30	3,851
24 Valley Stream	502	57	—	21	8	—	1	9	4	1	20	—	2	12	1	36	7	5	29	—	3	—	—	199	—	—	23	29	3	3	6	1	883
25 Merrick	1,020	19	1	23	9	12	—	4	1	—	2	—	—	10	—	102	17	2	445	—	8	1	—	369	271	—	12	271	5	18	2,851	53	5,426
26 Island Trees	768	53	—	19	14	—	—	3	2	36	2	—	3	13	1	79	1	5	34	2	2	11	1	364	—	—	25	77	5	37	—	3	1,460
27 West Hempstead	919	55	4	31	6	—	2	7	3	5	11	—	1	4	—	46	26	4	51	—	3	4	—	312	52	—	22	52	3	139	—	8	1,671
28 Long Beach	1,012	35	12	37	4	—	1	4	2	2	4	—	—	41	1	79	11	3	412	338	26	—	—	510	3	—	18	301	10	—	155	5	2,926
29 North Merrick	759	58	—	6	4	—	2	4	1	—	—	—	—	—	—	68	7	6	12	—	1	4	—	192	230	—	32	15	1	2	—	—	1,305
30 Valley Stream	554	50	—	99	18	—	—	4	11	16	20	—	3	30	3	25	1	2	4	—	—	—	—	274	—	—	25	61	6	—	—	—	1,106
31 Island Park	355	34	1	20	14	13	1	1	5	14	19	—	3	42	4	24	1	2	6	—	1	—	—	183	—	—	18	64	6	—	273	26	1,031
1 Westbury (1)	4	17	1	1	1	—	1	—	17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8	—	—	35	7	30	—	—	—	23
5 New Hyde Park (1)	80	50	—	2	—	—	—	—	1	16	16	—	20	2	1	1	2	2	—	—	—	—	—	35	—	—	22	5	3	—	—	—	159
CITY OF LONG BEACH	748	47	4	34	3	—	1	3	3	2	4	—	—	22	1	14	9	1	162	1	10	—	—	393	—	—	25	54	3	—	136	9	1,590
VILLAGES																																	
Atlantic Beach	153	36	5	3	—	—	—	1	2	—	—	—	—	5	1	—	—	—	68	20	21	—	—	41	—	9	12	15	4	—	100	24	420
Bellerose	54	68	—	3	2	—	—	—	6	—	1	—	1	—	—	—	—	—	1	—	1	—	—	18	—	—	23	1	1	—	—	—	80
Cedarhurst	242	57	—	19	6	—	—	1	6	—	2	—	—	12	3	22	5	6	5	—	1	—	—	102	—	5	25	5	1	—	2	—	428
East Rockaway	441	66	—	12	2	3	2	2	3	—	5	—	1	4	1	12	17	4	4	—	1	—	—	143	—	—	21	14	2	—	6	1	667
Floral Park (1)	487	61	—	10	6	—	9	—	3	6	5	—	1	28	4	19	5	3	12	—	2	—	—	175	—	—	22	11	1	24	—	3	797
Freeport	1,706	54	—	80	28	42	4	13	5	28	22	—	2	23	1	57	26	3	113	3	4	1	—	577	76	—	17	165	5	3	207	7	3,174
Garden City (1)	1,750	51	22	20	5	—	3	21	2	19	12	—	1	72	2	119	200	9	116	383	15	—	—	520	—	—	15	112	3	39	—	1	3,413
Hempstead	1,248	54	1	92	32	—	4	30	7	11	19	—	1	41	2	39	75	5	46	2	2	17	1	545	7	—	24	117	5	1	—	—	2,327

TABLE V (Continued)

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
TOWN of HEMPSTEAD																																	
VILLAGES																																	
Hewlett Bay Park	160	64	—	—	—	—	—	—	—	—	—	—	—	—	—	26	—	10	—	—	—	—	—	29	—	—	12	16	6	4	14	7	249
Hewlett Harbor	254	47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	118	22	—	—	53	—	—	10	10	2	—	107	20	542
Hewlett Neck	100	71	—	—	—	—	—	—	—	—	—	—	—	1	1	—	—	—	—	4	3	—	—	20	—	—	14	1	1	—	15	11	141
Island Park	144	53	—	8	3	2	—	1	5	1	2	—	1	2	1	6	1	3	6	—	2	—	—	68	—	—	25	6	2	—	20	7	270
Lawrence	693	23	—	10	—	—	—	1	—	—	—	—	—	5	—	47	5	2	122	63	6	—	—	174	—	48	7	388	13	—	1,433	48	2,989
Lynbrook	759	58	—	46	18	—	3	5	6	6	24	—	2	25	2	25	9	3	21	—	2	2	—	313	—	—	24	48	4	—	—	—	1,304
Malverne	419	63	—	6	—	—	—	1	1	—	1	—	—	15	2	33	3	5	2	—	—	10	2	158	—	—	24	16	2	1	—	—	665
Mineola (1)	5	45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	—	—	55	—	—	—	—	—	11
New Hyde Park (1)	148	62	—	2	—	—	—	—	1	11	11	—	9	2	1	2	2	2	1	—	—	—	—	55	—	—	23	5	2	—	—	—	239
Rockville Centre	1,276	58	1	33	19	—	17	9	4	—	9	—	—	26	1	27	96	6	109	4	5	2	—	461	—	—	21	46	2	46	15	3	2,196
South Floral Park	35	55	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	3	—	—	—	—	—	20	—	—	31	7	11	—	—	—	64
Stewart Manor	85	69	—	2	—	—	—	—	2	—	—	—	—	—	—	5	—	4	—	2	2	—	—	29	—	—	24	—	—	—	—	—	123
Valley Stream	1,272	56	—	58	31	—	1	14	5	1	36	—	2	47	2	65	9	3	85	—	4	—	—	564	—	—	25	67	3	8	—	—	2,258
Woodsburgh	104	37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	70	43	41	—	—	25	—	—	9	1	—	—	35	13	278
UNINCORPORATED COMMUNITIES																																	
Baldwin	1,131	59	—	47	9	1	6	4	4	8	7	—	1	21	1	75	7	4	57	—	3	1	—	382	23	—	21	111	6	14	4	1	1,908
Baldwin Harbor	398	52	—	7	1	4	—	—	2	—	—	—	—	—	—	30	1	4	7	—	1	—	—	124	—	—	16	164	21	—	36	5	772
Bay Park	105	35	—	—	—	—	—	—	—	—	—	—	—	85	28	4	—	1	25	1	9	—	—	45	—	—	15	11	4	—	24	8	300
Bellerose Terrace	39	48	—	2	2	—	—	—	5	—	3	—	4	2	2	—	—	—	—	—	—	—	—	18	15	—	41	—	—	—	—	—	81
Bellmore	804	52	1	33	12	4	1	5	4	1	6	—	—	22	1	87	5	6	57	2	4	1	—	301	1	—	20	121	8	3	82	5	1,549
East Atlantic Beach	62	26	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	19	82	42	—	—	43	7	—	21	24	10	—	1	—	239
East Meadow	1,881	43	3	72	12	—	27	10	3	11	4	—	—	28	1	363	28	9	927	1	21	47	1	692	152	—	19	63	1	54	—	1	4,375
Elmont	1,052	45	28	30	7	—	395	3	20	3	3	—	—	18	1	104	7	5	—	244	10	4	—	408	12	—	18	32	1	7	—	—	2,357
Franklin Square	1,131	62	—	43	12	—	—	13	4	2	9	—	1	4	—	71	8	4	35	1	2	9	—	427	17	—	24	43	2	12	—	1	1,837
Freeport (uninc)	—	—	—	—	—	8	—	—	2	—	4	—	1	—	—	—	7	—	—	—	—	—	—	—	56	—	17	140	42	—	126	38	334
Garden City East	129	6	1	87	6	—	157	10	13	177	13	—	9	63	3	71	186	12	—	—	—	—	—	254	181	—	21	713	35	10	—	—	2,058
Garden City South	154	63	—	10	3	—	—	1	6	7	2	—	4	1	—	—	1	—	—	—	—	—	—	61	—	—	25	5	2	—	—	—	245
Hewlett	315	55	—	25	6	—	1	3	6	—	2	—	—	8	1	22	8	5	—	11	2	3	1	123	—	—	22	35	6	7	—	1	569
Inwood	386	32	—	23	12	—	—	2	3	2	167	—	14	4	—	23	4	2	14	125	11	1	—	110	—	68	15	168	14	—	112	9	1,221
Island Park (uninc)	214	37	1	12	10	11	1	—	6	13	17	—	5	41	7	18	—	3	—	—	—	—	—	117	—	—	20	59	10	—	64	11	578
Lakeview	245	32	—	1	4	—	—	—	1	6	1	—	1	—	—	15	1	2	215	—	28	1	—	95	10	—	14	42	5	138	—	18	774
Levittown	2,753	60	—	77	20	—	12	9	3	36	3	—	1	38	1	251	13	6	76	3	2	18	—	978	88	19	23	122	3	105	—	2	4,621
Lido Beach	168	15	8	—	—	—	—	1	1	—	—	—	—	19	2	65	—	6	193	337	49	—	—	61	2	—	6	235	22	—	1	—	1,090
Malverne (uninc)	78	53	—	1	1	—	—	—	1	—	—	—	—	1	1	—	—	—	5	—	3	4	3	25	27	—	36	4	3	—	—	—	146
Merrick	1,195	45	1	25	10	12	1	5	2	—	2	—	—	10	—	134	17	6	50	—	2	1	—	394	168	—	21	270	10	22	330	13	2,647
North Bellmore	1,079	63	—	11	10	—	2	6	2	6	1	—	—	3	—	111	3	7	1	1	—	19	1	322	59	—	22	48	3	18	—	1	1,700
North Merrick	720	65	—	6	4	—	1	3	1	—	—	—	—	—	—	37	7	4	2	—	—	5	—	169	142	—	28	16	1	2	—	—	1,114
North New Hyde Park (1)	—	—	—	—	—	—	—	—	—	5	5	—	100	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10
North Valley Stream	658	54	—	13	3	—	1	1	1	—	4	—	—	2	—	34	12	4	83	3	7	4	—	208	143	—	29	7	1	33	—	3	1,209
North Wantagh	645	53	—	3	1	—	1	—	—	—	—	—	—	3	—	26	14	3	48	1	4	25	2	214	147	21	31	46	4	23	—	2	1,218
Oceanside	1,467	47	1	44	19	19	15	4	3	55	41	—	3	83	3	116	33	5	25	160	6	8	—	526	—	—	17	391	13	—	88	3	3,095
Point Lookout	65	40	—	2	1	—	—	1	2	—	—	—	—	—	—	—	2	1	41	—	25	—	—	39	—	—	24	10	6	—	—	—	161
Roosevelt	569	51	—	22	5	—	5	1	3	4	8	—	1	8	1	53	10	6	32	—	3	—	—	203	146	—	31	46	4	9	—	1	1,121

TABLE V (Continued)

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
TOWN of HEMPSTEAD																																	
UNINCORPORATED COMMUNITIES																																	
Seaford	788	45	—	21	10	17	—	1	3	2	4	—	—	—	—	72	10	5	178	35	12	2	—	279	—	51	19	201	11	9	78	5	1,758
South Hempstead	164	44	—	1	1	—	—	1	1	—	—	—	—	—	—	6	5	3	—	95	26	—	—	58	32	—	24	7	2	—	—	—	370
Uniondale	862	52	—	21	8	—	2	5	2	5	1	—	—	18	1	138	22	10	11	113	8	11	1	281	107	—	23	49	3	—	—	—	1,654
Valley Stream South	293	52	—	69	1	—	—	—	12	16	16	—	6	2	—	36	1	7	2	—	—	—	—	85	—	—	15	37	7	2	6	1	566
Wantagh	1,084	43	1	23	13	2	4	19	2	11	14	—	1	8	—	75	16	4	203	—	8	—	—	328	348	41	28	189	7	1	154	6	2,534
West Atlantic Beach	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	98	51	100	—	—	—	—	—	—	—	—	—	—	—	149
West Hempstead	1,010	55	4	36	6	—	2	7	3	5	11	—	1	4	—	46	27	4	139	—	8	9	—	344	40	—	21	56	3	103	—	6	1,849
Westbury South	499	59	—	5	3	—	—	4	1	1	—	—	—	—	—	54	23	9	10	—	1	1	—	208	—	—	25	8	1	26	—	3	842
Woodmere	889	52	—	12	3	1	—	3	1	—	35	—	2	64	4	39	2	2	1	56	3	3	—	284	—	20	18	215	13	—	72	4	1,699
South Shore Waters & Islands	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,318	146	8	—	—	138	335	—	3	177	1	—	16,189	88	18,303
TOWN of NO. HEMPSTEAD	18,478	54	7	474	126	8	52	95	2	542	224	1,009	5	390	1	1,160	570	5	854	1,859	8	179	1	4,522	606	425	16	2,555	7	287	—	1	34,422
SCHOOL DISTRICTS																																	
1 Westbury (2)	1,821	53	1	36	10	—	1	5	7	109	66	2	5	18	1	92	55	4	42	182	7	43	1	451	224	93	22	183	5	9	—	—	3,443
2 East Williston	1,694	63	—	9	2	—	—	—	—	17	3	—	1	3	—	21	129	6	33	116	6	72	3	251	101	90	16	108	4	41	—	2	2,690
3 Roslyn (3)	1,982	59	1	42	16	—	19	16	3	50	12	6	2	60	2	108	50	5	108	43	4	11	—	489	11	44	16	258	8	36	—	1	3,362
4 Port Washington	2,962	43	1	46	8	8	5	7	1	67	32	1,001	16	46	1	288	49	5	228	609	12	4	—	660	—	—	10	870	13	14	—	—	6,905
5 New Hyde Park (2)	762	53	—	45	16	—	1	5	5	28	40	—	5	96	7	40	16	4	4	—	—	—	—	345	—	—	24	27	2	6	—	—	1,431
6 Manhasset	2,026	64	2	86	8	—	3	8	3	1	11	—	—	32	1	213	39	8	48	30	2	6	—	404	—	—	13	211	7	24	—	1	3,152
7 Great Neck	3,975	56	1	97	25	—	17	18	2	138	19	—	2	53	1	179	144	5	326	537	12	5	—	850	106	93	15	495	7	56	—	1	7,134
9 Herricks	1,271	46	—	30	4	—	4	10	2	7	—	—	—	11	—	127	56	7	50	281	12	1	—	420	65	105	21	268	10	46	—	2	2,756
10 Mineola	843	53	—	48	20	—	2	25	6	58	32	—	6	36	2	58	30	5	11	—	1	—	—	377	—	—	24	43	3	20	—	1	1,603
11 Carle Place	477	46	—	30	13	—	—	1	4	66	7	—	7	15	1	34	1	3	4	—	—	15	1	201	99	—	29	66	6	18	—	2	1,047
1 Glen Head-Sea Cliff (3)	145	49	1	2	—	—	—	—	1	—	2	—	1	20	7	—	—	—	—	61	21	22	7	25	—	—	8	15	5	5	—	2	298
15 Jericho (3)	417	93	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	13	—	—	3	8	2	12	—	3	450
22 Floral Park (2)	103	68	—	3	4	—	—	—	5	1	—	—	1	—	—	—	1	1	—	—	—	—	—	36	—	—	24	3	2	—	—	—	151
VILLAGES																																	
Baxter Estates	59	54	—	7	1	—	—	1	8	—	—	—	—	5	5	—	—	—	—	—	—	—	—	21	—	—	19	15	14	—	—	—	109
East Hills (3)	877	62	—	9	3	—	2	2	1	41	—	—	3	5	—	64	31	7	2	—	—	—	—	210	2	105	22	47	3	20	—	2	1,426
East Williston	215	58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11	3	5	63	18	1	—	61	—	—	17	7	2	6	—	2	369
Floral Park (2)	73	69	—	2	2	—	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	27	—	—	25	2	2	—	—	—	106
Flower Hill	636	58	1	3	6	—	—	6	1	1	—	—	—	4	—	4	16	2	34	82	11	—	—	147	—	—	13	155	14	—	—	—	1,095
Garden City (2)	—	—	—	—	—	—	—	—	—	1	—	—	00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1
Great Neck	567	65	1	14	3	—	—	—	2	3	10	—	2	10	1	30	19	6	33	1	4	2	—	150	—	—	17	23	3	—	—	—	866
Great Neck Estates	313	64	—	7	1	—	—	—	2	—	—	—	—	3	1	5	—	1	13	—	3	—	—	84	—	—	17	63	13	—	—	—	489
Great Neck Plaza	87	44	—	27	4	—	—	4	18	—	1	—	1	10	5	5	1	3	4	2	3	—	—	49	—	—	25	5	3	—	—	—	199
Kensington	144	92	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	3	—	—	2	8	5	—	—	—	156
Kings Point	1,431	67	—	—	—	—	—	—	—	—	—	—	—	2	—	24	58	4	218	10	11	—	—	182	—	—	9	200	9	—	—	—	2,125
Lake Success	356	30	—	6	1	—	15	4	2	38	4	—	4	4	—	107	15	10	15	304	26	—	—	80	75	57	18	84	7	40	—	3	1,205
Manorhaven	171	52	1	11	1	7	—	—	6	23	1	—	7	—	—	1	—	—	42	—	13	—	—	50	—	—	15	18	6	—	—	—	326
Mineola (2)	612	52	—	33	15	—	2	23	6	54	25	—	7	21	2	38	23	5	7	—	1	—	—	288	—	—	24	38	3	7	—	1	1,186
Munsey Park	208	63	—	8	1	—	1	—	3	—	—	—	—	3	1	11	8	6	7	—	2	—	—	69	—	—	21	12	4	—	—	—	328

TABLE V (Continued)

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
TOWN of NO. HEMPSTEAD																																	
VILLAGES																																	
New Hyde Park (2)	174	60	—	11	5	—	—	2	6	2	4	—	2	—	—	7	4	4	4	—	1	—	—	77	—	—	26	2	1	—	—	—	292
North Hills	437	25	—	—	—	—	—	—	—	—	—	—	—	3	—	138	32	10	105	463	32	—	—	46	52	122	13	348	2	11	—	1	1,757
Old Westbury (3)	2,441	71	—	1	—	—	—	4	—	—	—	—	—	1	—	35	142	5	24	91	3	90	3	125	143	105	11	204	6	36	—	1	3,442
Plandome	222	71	—	—	—	—	—	—	—	—	—	—	—	20	6	4	3	2	1	—	—	2	1	41	—	—	13	20	6	2	—	1	315
Plandome Heights	92	75	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	—	4	—	—	18	—	—	15	7	6	—	—	—	122
Plandome Manor	160	45	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	96	27	—	—	27	—	—	8	47	13	21	—	6	352
Port Washington North	81	26	—	10	1	—	2	—	4	23	11	65	31	—	—	—	—	—	—	3	1	—	—	33	—	—	10	78	25	8	—	3	315
Roslyn	112	29	—	16	2	—	17	5	11	5	3	—	2	27	7	31	7	10	19	3	6	—	—	59	—	—	15	75	20	—	—	—	381
Roslyn Estates	203	74	—	4	1	—	—	—	2	—	—	—	—	1	—	4	—	1	—	—	—	—	—	48	—	—	17	9	3	5	—	2	275
Roslyn Harbor (3)	475	75	—	—	—	—	—	—	—	—	—	—	—	1	—	—	2	—	—	61	10	22	3	40	—	—	6	26	4	6	—	1	633
Russell Gardens	60	55	—	1	4	—	—	2	6	—	—	—	—	—	—	—	—	—	9	—	8	—	—	23	—	—	21	10	9	—	—	—	109
Saddle Rock	112	66	—	—	—	—	—	—	—	—	—	—	—	1	1	8	—	5	2	—	1	—	—	25	—	—	15	12	7	9	—	5	169
Sands Point	1,365	50	—	—	—	1	1	—	—	—	—	—	—	—	—	193	29	8	119	378	18	2	—	146	—	—	5	504	18	5	—	—	2,743
Thomaston	168	62	—	4	3	—	—	—	3	—	1	—	—	10	4	11	2	5	8	—	3	2	1	54	—	—	20	7	3	—	—	—	270
Westbury	765	51	1	32	7	—	—	2	3	15	7	—	1	6	—	36	20	4	10	91	7	25	2	287	152	—	29	47	3	8	—	1	1,511
Williston Park	249	64	1	12	5	—	—	6	6	—	—	—	—	—	—	5	8	3	3	—	1	—	—	95	—	—	24	5	1	2	—	1	390
UNINCORPORATED COMMUNITIES																																	
Albertson	237	53	—	9	3	—	—	1	3	—	6	—	1	19	4	5	—	1	—	—	—	—	—	117	13	—	29	26	6	11	—	3	447
Carle Place	249	40	—	17	12	—	—	1	5	66	6	—	11	9	1	34	1	6	4	—	1	12	2	121	34	—	25	46	7	17	—	3	629
Garden City Park	383	51	—	33	6	—	3	4	6	26	20	—	6	4	1	29	2	4	6	—	1	1	—	185	—	—	25	31	4	22	—	3	755
Glenwood Landing (3)	14	27	1	1	—	—	—	—	4	—	2	—	3	20	40	—	—	—	—	—	—	—	—	9	—	—	18	4	8	—	—	—	51
Great Neck (uninc)	385	65	—	13	6	—	1	8	5	—	1	—	—	14	2	1	6	1	20	5	4	6	1	112	—	—	19	17	3	1	—	—	596
Greenvale (3)	33	29	—	6	2	—	—	—	7	—	—	—	—	12	10	1	1	2	—	12	10	11	10	30	—	—	26	7	6	—	—	—	115
Herricks	423	63	—	1	—	—	—	—	—	—	2	—	—	7	1	54	—	8	22	2	4	—	—	132	15	—	22	2	—	10	—	1	670
Manhasset	1,051	66	2	77	8	—	2	8	6	1	12	—	1	8	1	50	56	7	35	44	5	3	—	205	—	—	13	30	2	—	—	—	1,592
New Cassel	370	39	—	17	5	—	—	—	2	94	59	2	16	14	1	21	7	3	8	—	1	2	—	189	95	—	30	71	7	2	—	—	956
North New Hyde Park (2)	625	49	—	50	13	—	2	2	5	119	20	—	11	94	7	25	12	3	—	—	—	—	—	274	—	—	21	39	3	4	—	—	1,279
Old Westbury (uninc)	7	70	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	20	—	—		—	10	10
Port Washington	955	35	—	18	6	—	1	5	1	20	19	942	36	37	1	95	11	4	34	56	3	2	—	350	—	—	13	181	7	—	—	—	2,732
Roslyn Heights	534	57	—	9	3	—	—	5	2	3	9	—	1	17	2	24	14	4	32	55	9	—	—	158	20	37	23	11	1	13	—	1	944
Searingtown	312	55	—	2	—	—	—	—	—	5	—	—	1	2	—	61	27	16	4	36	7	—	—	90	—	—	16	14	2	11	—	2	564
TOWN of OYSTER BAY	35,908	48	24	780	184	20	249	111	2	1,548	215	64	2	715	1	1,552	2,554	5	4,375	2,455	9	1,668	2	7,009	1,276	839	12	7,755	10	822	5,140	8	75,263
SCHOOL DISTRICTS																																	
1 Glen Head-Sea Cliff (1)	2,635	54	—	30	4	3	3	7	1	14	14	8	1	38	1	78	79	3	40	620	14	414	8	448	—	—	9	450	9	3	—	—	4,888
2 Syosset-Woodbury	4,278	49	3	109	17	2	35	7	2	262	14	—	3	196	2	186	140	4	67	103	2	456	5	720	464	304	17	1,205	14	110	—	1	8,678
3 Locust Valley-Bayville	5,703	58	4	23	3	5	70	3	2	—	3	—	—	32	—	121	320	4	393	868	13	208	2	533	—	—	5	1,456	15	80	—	1	9,825
4 Plainview-Old Bethpage	2,195	41	5	34	7	—	4	5	1	281	10	—	5	72	1	231	87	6	1,009	8	19	29	1	620	177	195	18	349	6	95	—	2	5,413
5 Glen Cove	2,359	54	—	78	9	5	11	13	3	104	8	—	3	27	1	95	219	7	179	143	7	14	—	551	—	—	13	400	9	121	—	3	4,336
6 Oyster Bay-East Norwich	4,781	59	—	27	15	1	7	4	1	—	20	26	1	47	1	129	375	6	83	292	5	160	2	395	—	—	5	1,734	21	32	—	—	8,128
7 Nassau Co. Hospital	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	105	100	—	—	—	—	—	—	—	—	—	—	—	—	—	—	105
15 Jericho (1)	3,453	47	6	26	5	—	55	19	2	64	6	—	1	51	1	147	942	15	326	321	9	265	3	432	82	171	9	945	13	55	—	1	7,371
17 Hicksville	2,102	49	3	165	72	—	11	18	6	234	85	30	8	122	3	152	62	5	162	10	4	24	1	719	65	—	18	145	3	69	—	2	4,250

TABLE V (Continued)

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
TOWN of OYSTER BAY																																	
SCHOOL DISTRICTS																																	
18 Plainedge	1,060	58	—	69	9	—	3	2	5	—	1	—	—	9	—	85	33	6	13	—	1	9	—	364	49	68	26	32	2	30	—	2	1,836
21 Bethpage	944	34	—	35	8	—	25	2	2	543	29	—	20	35	1	82	29	4	320	—	11	9	—	362	143	93	21	93	3	62	—	2	2,814
22 Farmingdale (5)	1,985	54	—	61	17	—	4	15	3	38	18	—	2	53	1	107	34	4	220	6	6	5	—	663	251	8	25	139	4	59	—	2	3,683
23 Massapequa	2,888	26	2	92	11	3	21	15	1	7	4	—	—	24	—	113	33	—	1,563	50	14	—	—	977	38	—	9	258	2	86	5,119	46	11,304
2 Cold Spring Harbor (4)	1,187	64	—	—	—	—	—	—	—	—	—	—	—	2	—	13	55	4	—	34	2	71	4	80	—	—	4	409	22	18	—	1	1,869
6 Amityville (5)	328	44	1	30	7	1	—	—	5	1	3	—	1	4	1	13	41	7	—	—	—	2	—	140	7	—	20	137	19	2	21	3	738
3 Roslyn (1)	10	40	—	1	—	—	—	1	8	—	—	—	—	3	12	—	—	—	—	—	—	2	8	5	—	—	20	3	12	—	—	—	25
CITY OF GLEN COVE	2,359	54	—	78	9	5	11	13	3	104	8	—	3	27	1	95	219	7	179	143	7	14	—	551	—	—	13	400	9	121	—	3	4,336
VILLAGES																																	
Bayville	430	47	—	10	1	5	20	2	4	—	2	—	—	—	—	13	29	5	65	23	10	—	—	137	—	—	15	187	20	—	—	—	924
Brookville	1,718	64	—	—	—	—	7	—	—	—	—	—	—	45	2	60	129	7	179	20	7	—	—	106	—	—	4	418	16	5	—	—	2,687
Centre Island	391	55	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—	14	2	—	—	47	—	—	7	252	36	—	—	—	706
Cove Neck	602	76	—	—	—	—	—	—	—	—	—	—	—	—	—	53	—	7	—	—	—	7	—	13	—	—	3	112	14	—	—	—	787
East Hills (1)	17	71	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	8	—	—	2	—	—	8	3	13	—	—	—	24
Farmingdale	376	54	—	37	7	—	—	4	7	4	12	—	2	28	4	34	8	6	—	4	1	—	—	127	—	—	18	52	7	3	—	—	696
Lattingtown	1,367	55	—	—	—	—	—	—	—	—	—	—	—	2	—	68	126	8	33	250	11	—	—	104	—	—	4	533	21	—	—	—	2,483
Laurel Hollow	1,243	67	—	1	—	—	—	—	—	—	—	—	—	2	—	13	55	4	—	37	2	63	4	85	—	—	4	351	19	18	—	1	1,868
Massapequa Park	881	63	—	15	1	—	1	2	1	—	—	—	—	13	1	33	1	2	—	1	—	1	—	330	6	—	24	76	5	5	32	3	1,398
Matinecock	909	55	—	4	1	—	—	—	—	—	—	—	—	4	—	—	87	5	74	336	25	—	—	53	—	—	3	191	11	4	—	—	1,663
Mill Neck	1,183	71	—	—	—	—	1	—	—	—	—	—	—	18	1	1	83	5	12	—	1	—	—	46	—	—	3	252	15	66	—	4	1,662
Muttontown	2,713	70	—	3	—	—	48	—	1	3	—	—	—	—	—	—	—	—	20	197	5	26	1	140	—	—	4	735	19	14	—	—	3,899
Old Brookville	1,474	58	—	—	—	—	—	—	—	—	—	8	—	—	—	1	37	1	—	237	9	443	17	98	—	—	4	239	10	—	—	—	2,537
Old Westbury (1)	704	39	—	1	—	—	—	—	—	—	—	—	—	4	—	1	604	33	—	114	5	181	10	39	—	9	3	155	9	7	—	—	1,819
Oyster Bay Cove	1,820	68	—	—	—	—	—	—	—	—	—	—	—	6	—	12	41	2	—	—	—	150	6	86	—	2	3	538	20	2	—	—	2,657
Roslyn Harbor (1)	29	24	—	—	—	—	—	—	—	—	—	—	—	2	2	—	—	—	—	73	61	—	—	6	—	—	5	9	8	—	—	—	119
Sea Cliff	431	57	—	6	2	—	—	—	1	—	—	—	—	3	—	12	23	5	21	60	11	1	—	152	—	—	20	41	5	—	—	—	752
Upper Brookville	1,435	52	—	—	—	—	—	—	—	—	—	2	—	—	—	24	329	13	—	187	7	155	6	92	—	—	3	553	20		—	—	2,778
UNINCORPORATED COMMUNITIES																																	
Bayville (uninc.)	22	8	4	2	—	—	—	—	2	—	—	—	—	—	—	—	—	—	175	—	64	—	—	10	—	—	4	61	22	—	—	—	274
Bethpage	852	36	—	33	7	—	25	13	3	553	29	—	25	44	2	73	29	4	21	—	1	4	—	310	128	86	22	109	5	40	—	2	2,356
East Norwich	303	44	—	5	2	—	—	—	1	—	—	—	—	—	—	16	1	2	4	135	20	7	—	68	—	—	10	141	20	11	—	2	693
Glen Head	518	49	—	18	1	—	—	3	2	14	1	—	1	4	—	38	18	5	—	186	18	13	1	111	—	—	10	140	13	3	—	—	1,068
Glenwood Landing (1)	249	44	—	7	—	3	—	5	3	—	13	—	2	33	6	27	2	5	19	90	19	11	2	81	—	—	14	24	4	—	—	—	564
Greenvale (1)	28	58	—	1	—	—	3	—	8	—	—	—	—	—	—	—	—	—	—	—	—	3	6	10	—	—	21	3	6	—	—	—	48
Hicksville	2,145	49	3	168	71	—	11	16	5	243	85	30	8	123	3	167	62	5	164	10	4	24	1	753	65	—	19	142	3	77	—	2	4,359
Jericho	977	35	6	21	7	—	57	21	4	64	6	—	3	32	1	105	211	11	167	186	13	75	3	313	103	169	21	227	8	46	—	2	2,793
Locust Grove	539	40	—	28	4	—	—	2	3	113	3	—	9	75	6	60	15	6	6	—	—	—	—	238	40	119	29	87	6	25	—	2	1,354
Locust Valley	361	58	—	7	2	—	—	1	2	—	1	—	—	20	3	24	—	4	15	61	12	—	—	78	—	—	12	46	7	10	—	2	626
Massapequa	1,416	60	—	23	6	3	2	8	2	7	3	—	—	6	—	32	21	2	182	6	8	—	—	455	—	—	19	81	3	15	79	4	2,345
Massapequa East	807	53	2	55	4	—	18	5	5	—	2	—	—	4	—	56	35	6	98	43	9	—	—	242	12	—	17	106	7	22	22	3	1,533
North Massapequa	974	50	—	47	5	—	—	2	3	—	1	—	—	1	—	73	11	4	251	—	13	1	—	344	143	24	26	21	1	43	—	2	1,941
Old Bethpage	432	18	—	4	—	—	—	—	—	73	13	—	3	61	2	43	148	8	1,327	—	54	11	—	159	41	—	8	127	5	20	—	1	2,459

TABLE V (Continued)

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
TOWN of OYSTER BAY																																	
UNINCORPORATED COMMUNITIES																																	
Oyster Bay	334	44	—	22	13	1	7	4	6	—	20	25	6	28	4	22	15	5	59	1	8	—	—	113	—	—	15	85	11	14	—	2	763
Plainedge	503	54	—	29	7	—	5	1	5	—	—	—	—	21	2	16	20	4	7	2	1	8	1	193	23	46	28	35	4	14	—	1	930
Plainview	1,937	50	5	40	7	—	4	5	2	213	1	—	6	12	—	198	45	6	75	8	2	23	1	541	218	209	25	222	6	106	—	3	3,869
South Farmingdale	852	58	—	15	8	—	2	—	2	30	1	—	2	4	—	50	5	4	38	—	3	2	—	272	109	—	26	41	3	29	—	2	1,458
Syosset	1,062	56	—	22	7	1	11	4	2	60	8	—	4	37	2	92	75	9	47	3	3	4	—	174	—	56	12	201	11	23	—	1	1,887
West Amityville	328	44	1	30	7	1	—	—	5	1	3	—	1	4	1	13	41	7	—	—	—	2	—	140	7	—	20	137	19	2	21	3	738
Woodbury	1,186	37	3	48	5	—	15	—	2	69	—	—	2	51	2	23	29	2	7	26	1	432	14	164	346	121	20	622	20	39	—	1	3,186
South Shore Waters & Islands	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,128	—	18	—	—	14	38	—	1	—	—	39	4,986	80	6,205
TOWN of BABYLON	8,380	18	10	490	120	20	30	50	2	860	120	120	2	880	2	1,370	210	4	4,390	1,110	12	370	1	4,150	470	—	10	8,820	19	30	13,380	30	45,380
SCHOOL DISTRICTS																																	
1 Babylon	510	10	—	30	—	10	—	10	1	10	20	—	1	30	1	70	10	2	2,250	—	47	—	—	240	190	—	9	1,390	29	—	—	—	4,770
2 West Babylon	1,100	27	—	100	30	—	—	—	3	70	10	10	2	80	2	100	—	2	280	230	13	90	2	490	90	—	14	1,430	35	—	—	—	4,110
3 North Babylon	1,340	41	—	50	10	—	—	—	2	—	10	—	—	10	—	100	—	3	390	—	12	70	2	590	80	—	21	620	19	—	—	—	3,270
4 Lindenhurst	1,650	48	—	110	30	10	—	—	4	30	20	—	2	40	1	160	10	5	50	—	1	—	—	700	—	—	20	660	19	—	—	—	3,470
5 Copiague	1,000	34	—	60	10	—	20	—	3	100	20	—	4	120	4	70	80	5	90	10	4	30	1	480	30	—	18	800	27	—	—	—	2,920
6 Amityville (3)	590	27	10	50	20	—	—	10	4	30	10	—	2	10	—	30	80	5	20	10	2	10	—	340	10	—	16	970	44	—	—	—	2,200
7 Deer Park	1,060	29	—	20	10	—	—	10	1	130	20	—	4	90	3	600	10	17	30	—	1	20	—	520	—	—	14	1,150	31	—	—	—	3,670
9 Wyandanch	320	15	—	10	—	—	—	—	1	40	—	—	2	20	1	20	10	1	450	160	29	—	—	280	—	—	13	790	38	—	—	—	2,100
5 Half Hollow Hills (4)	400	15	—	40	—	—	10	10	2	260	—	110	14	30	1	150	10	6	820	150	36	140	5	230	—	—	8	360	13	—	—	—	2,720
22 Farmingdale (3)	410	15	—	20	10	—	—	10	1	190	10	—	7	450	17	70	—	3	10	550	20	10	—	280	70	—	13	650	24	—	—	—	2,740
VILLAGES																																	
Amityville	390	27	—	40	10	—	—	10	4	10	10	—	1	10	1	30	60	6	20	—	1	30	2	240	—	—	16	620	42	—	—	—	1,480
Babylon	520	26	—	40	—	—	—	10	2	10	20	—	1	20	1	50	20	3	70	—	5	—	—	250	—	—	13	980	49	—	—	—	1,990
Lindenhurst	1,120	49	—	70	20	10	—	—	4	30	10	—	2	20	1	100	10	5	20	—	1	—	—	420	—	—	18	460	20	—	—	—	2,290
UNINCORPORATED COMMUNITIES	6,350	24	10	340	90	10	30	30	2	810	80	120	4	830	3	1,190	120	5	4,280	1,110	21	340	1	3,240	470	—	14	6,760	26	—	—	—	26,210
TOWN of BROOKHAVEN	22,720	11	30	610	140	90	200	70	1	460	470	130	1	9,560	4	9,200	560	5	6,680	2,030	4	11,560	5	9,280	—	930	5	92,210	44	300	41,140	20	208,370
SCHOOL DISTRICTS																																	
1 Three Village (6)	3,180	23	—	60	—	—	10	—	1	200	150	—	3	730	5	790	60	6	320	250	4	1,030	8	800	—	—	6	5,960	44	—	—	—	13,540
3 Pt. Jefferson Sta.	1,280	26	—	30	10	—	10	—	1	60	20	—	2	70	1	90	10	2	—	30	1	130	3	310	—	—	6	2,880	58	—	—	—	4,930
4 Bellport	1,680	15	—	30	10	10	—	10	1	70	20	—	1	70	1	360	10	3	—	150	1	420	4	660	—	180	8	7,230	66	—	—	—	10,910
5 Sachem (6) (7)	1,920	19	—	40	20	—	—	10	1	10	40	—	1	520	5	230	80	3	120	20	1	220	2	830	—	220	10	6,000	58	—	—	—	10,280
6 Port Jefferson	360	15	—	30	—	—	—	—	1	—	20	—	1	30	1	90	60	6	10	150	7	—	—	200	—	—	9	1,450	60	—	—	—	2,400
7 Mt. Sinai	280	9	—	20	—	—	—	—	1	—	—	—	—	—	—	30	10	1	30	—	1	1,120	35	140	—	—	4	1,540	49	—	—	—	3,170
8 Miller Place	900	24	—	10	—	—	—	—	—	—	—	—	—	—	—	10	20	1	—	70	2	940	25	310	—	—	8	1,540	40	—	—	—	3,800
9 Rocky Point	1,240	20	—	20	10	—	10	—	1	10	—	—	—	3,540	57	10	20	—	—	70	1	260	4	380	—	—	6	660	11	—	—	—	6,230
10 Shoreham	390	10	—	—	—	—	—	—	—	—	—	—	—	180	5	640	20	17	20	—	1	500	13	230	—	—	6	1,810	48	—	—	—	3,790
11 Middle Country	3,020	30	—	60	10	—	10	10	1	—	—	20	—	80	1	190	30	2	90	—	1	200	2	920	—	—	9	5,360	54	—	—	—	10,000
12 Middle Island	1,600	5	—	80	10	—	30	10	—	60	120	50	1	1,790	5	4,640	20	14	610	650	4	2,180	6	1,250	—	—	4	20,520	61	—	—	—	33,620

TABLE V (Continued)

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
TOWN of BROOKHAVEN																																
SCHOOL DISTRICTS																																
21 South Manor	150	2	—	—	—	—	—	—	—	—	—	20	—	130	2	—	—	—	—	10	—	850	15	200	—	—	3	4,750	78	—	—	—	6,110
22 East Manor	30	—	—	—	—	—	80	—	1	—	—	—	—	730	10	—	—	—	20	270	4	430	6	150	—	20	2	5,700	77	—	—	—	7,430
24 Patchogue	3,030	24	10	130	50	40	10	30	2	30	60	—	1	100	1	130	70	1	70	20	1	170	1	920	—	30	8	7,620	61	—	—	—	12,520
30 South Haven	40	1	—	—	—	—	—	—	—	—	—	—	—	40	1	—	80	2	950	—	20	170	4	70	—	100	4	3,080	68	—	—	—	4,530
31 West Manor (9)	20	1	—	—	—	—	—	—	—	—	—	—	—	40	1	1,760	—	47	—	—	—	150	4	60	—	—	1	1,750	46	—	—	—	3,780
32 William Floyd	2,290	22	10	40	10	—	30	—	1	10	10	—	—	200	2	140	30	2	590	—	6	590	6	1,150	—	210	13	4,950	48	—	—	—	10,260
33 Center Moriches	460	15	10	20	—	20	—	—	2	—	10	—	—	20	1	30	20	2	10	10	1	210	6	210	—	90	10	1,880	63	—	—	—	3,000
34 East Moriches	180	4	—	10	10	20	—	—	1	—	10	—	—	60	1	30	—	—	50	60	2	1,010	20	200	—	80	6	3,320	66	—	—	—	5,040
1 Wading River (9)	20	3	—	—	—	—	—	—	—	—	—	—	—	—	—	30	—	3	—	10	1	160	21	20	—	—	3	540	69	—	—	—	780
2 Riverhead (9) (10)	20	1	—	—	—	—	—	—	—	—	—	40	2	1,210	50	—	—	—	—	10	—	—	—	50	—	—	2	1,070	45	—	—	—	2,400
14 Fire Island (7)	340	25	—	20	—	—	10	—	2	10	—	—	1	10	1	—	20	1	10	20	2	50	4	120	—	—	9	740	55	—	—	—	1,350
11 Eastport (10)	30	1	—	—	—	—	—	—	—	—	10	—	—	10	—	—	—	—	—	230	8	770	26	100	—	—	3	1,860	62	—	—	—	3,010
5 Bayport-Blue Point (7)	260	6	—	10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3,780	—	94	—	—	—	—	—	—	—	—	—	—	—	4,050
VILLAGES																																
Belle Terre	160	28	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10	2	—	—	60	—	—	10	350	60	—	—	—	580
Bellport	350	38	—	10	—	—	—	—	1	—	—	—	—	—	—	20	—	2	10	160	18	—	—	100	—	—	11	280	30	—	—	—	930
Old Field	440	35	—	—	—	—	—	—	—	—	—	—	—	—	—	10	10	2	20	—	2	—	—	70	—	—	5	690	56	—	—	—	1,240
Patchogue	390	28	—	80	10	30	—	10	9	20	30	—	4	20	1	10	10	1	40	20	4	—	—	180	—	—	13	550	40	—	—	—	1,400
Poquott	110	39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20	—	—	7	150	54	—	—	—	280
Port Jefferson	370	21	—	30	—	—	—	—	2	—	30	10	2	30	2	80	80	9	10	140	8	10	—	150	—	—	8	860	48	—	—	—	1,800
Shoreham	70	23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	80	—	—	27	150	50	—	—	—	300
UNINCORPORATED COMMUNITIES	20,830	13	30	490	130	60	200	60	1	440	410	120	1	9,510	6	9,080	460	6	6,600	1,700	5	11,550	7	8,620	—	930	6	89,180	55	—	—	—	160,400
TOWN of EAST HAMPTON	3,300	7	110	100	20	30	—	10	1	20	70	20	—	1,000	2	610	30	1	4,100	900	11	2,420	5	2,090	—	—	5	30,850	66	880	—	2	46,560
SCHOOL DISTRICTS																																
1 East Hampton	1,210	8	20	40	10	—	—	10	1	20	10	—	—	60	—	60	10	—	980	380	9	1,320	9	580	—	—	4	10,420	69	—	—	—	15,130
2 Wainscott	190	4	—	10	—	—	—	—	—	—	—	20	—	740	17	—	—	—	10	—	—	550	12	120	—	—	3	2,870	64	—	—	—	4,510
3 Amagansett	580	7	20	10	10	—	—	—	—	—	40	—	—	130	2	10	—	—	2,180	70	28	510	6	380	—	—	5	4,220	52	—	—	—	8,160
4 Springs	660	8	—	10	—	10	—	—	—	—	—	—	—	—	—	10	—	—	140	210	5	30	1	410	—	—	5	6,410	81	—	—	—	7,890
5 Sag Harbor (10)	80	14	—	—	—	—	—	—	—	—	10	—	2	—	—	10	10	3	20	10	5	10	2	80	—	—	14	340	60	—	—	—	570
6 Montauk	580	6	70	30	—	20	—	—	1	—	10	—	—	70	1	520	10	6	810	190	10	—	—	520	—	—	6	6,590	70	—	—	—	9,420
VILLAGES																																
East Hampton	620	21	—	10	—	—	—	—	—	—	—	—	—	10	—	10	10	1	80	230	10	460	16	210	—	—	7	1,320	45	—	—	—	2,960
Sag Harbor (10)	60	12	—	—	—	—	—	—	—	—	—	—	—	—	—	10	10	4	20	10	6	10	2	80	—	—	15	310	61	—	—	—	510
UNINCORPORATED COMMUNITIES	2,620	6	110	90	20	30	—	10	1	20	70	20	—	990	2	590	10	2	4,000	660	11	1,950	5	1,800	—	—	4	29,220	69	—	—	—	42,210

TABLE V (Continued)

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
TOWN of HUNTINGTON	17,560	29	10	590	110	20	110	110	2	320	170	440	2	730	1	2,560	640	5	3,610	1,480	8	4,170	7	5,000	480	450	10	21,420	36	130	—	—	60,110
SCHOOL DISTRICTS																																	
1 Elwood	1,270	32	—	40	10	—	—	—	1	10	10	—	1	20	1	80	30	3	20	—	1	460	12	320	—	—	8	1,600	41	—	—	—	3,870
2 Cold Spring Harbor (3)	2,640	33	—	10	—	—	—	—	—	—	10	—	—	10	—	120	310	5	1,530	220	22	110	1	360	—	—	5	2,770	34	—	—	—	8,090
3 Huntington	2,200	35	—	150	30	10	10	20	3	30	60	10	2	40	1	170	70	4	120	200	5	240	4	760	—	—	12	2,140	34	—	—	—	6,260
4 Northport	2,790	29	—	80	10	10	10	10	1	10	30	110	2	300	3	800	30	9	720	180	10	330	3	860	—	—	9	3,240	34	—	—	—	9,520
5 Half Hollow Hills (5)	2,890	17	—	30	10	—	50	70	1	190	40	320	3	210	1	980	90	6	730	410	7	2,520	15	850	390	380	10	6,700	40	—	—	—	16,860
6 Harborfields	1,820	38	—	20	—	—	20	—	1	40	10	—	1	40	1	130	20	3	70	150	5	230	5	620	—	—	13	1,570	33	—	—	—	4,740
10 Commack (6)	1,240	36	—	50	10	—	—	—	2	10	—	—	—	80	2	90	10	3	190	20	6	150	4	420	80	70	17	1,040	30	—	—	—	3,460
13 South Huntington	2,710	38	10	210	40	—	20	10	4	30	10	—	1	30	—	190	80	4	230	300	7	130	2	810	10	—	11	2,360	33	—	—	—	7,180
VILLAGES																																	
Asharoken	210	39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	40	7	40	—	—	7	250	47	—	—	—	540
Huntington Bay	310	42	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	30	110	19	80	11	80	—	—	11	130	17	—	—	—	740
Lloyd Harbor	1,760	29	—	—	—	—	—	—	—	—	10	—	—	—	—	50	300	6	1,460	50	25	260	5	230	—	—	4	1,850	31	—	—	—	5,970
Northport	300	20	—	20	—	10	—	—	2	10	10	110	9	10	1	20	10	2	30	—	2	220	14	220	—	—	14	550	36	—	—	—	1,520
UNINCORPORATED COMMUNITIES	14,980	29	10	570	110	10	110	110	2	310	150	330	2	720	1	2,490	330	6	2,090	1,320	7	3,570	7	4,430	480	450	10	18,640	36	—	—	—	51,210
TOWN of ISLIP	18,150	21	30	590	150	40	120	80	1	320	220	180	1	2,000	2	3,110	730	4	7,430	820	10	640	1	5,720	1,140	390	8	24,240	28	320	20,470	24	86,890
SCHOOL DISTRICTS																																	
1 Bay Shore	2,430	45	10	240	40	10	40	20	7	40	20	—	1	50	1	130	40	3	30	200	4	—	—	710	70	—	14	1,360	25	—	—	—	5,440
2 Islip	1,280	41	—	40	20	10	20	10	3	20	30	—	2	10	—	70	30	3	10	—	—	—	—	410	80	—	16	1,120	35	—	—	—	3,160
3 East Islip	1,750	23	—	40	20	—	10	10	1	50	10	10	1	30	—	70	80	2	3,160	240	46	90	1	540	190	—	10	1,200	16	—	—	—	7,500
4 Sayville	930	28	10	50	10	10	—	—	2	10	30	—	1	120	4	80	90	5	280	50	10	110	3	240	—	—	7	1,370	40	—	—	—	3,390
5 Bayport-Blue Point (8)	710	31	—	10	10	—	—	—	1	—	10	—	—	80	4	50	10	3	—	120	5	110	5	190	—	—	8	970	43	—	—	—	2,270
6 Hauppauge (6)	820	21	—	10	—	—	—	—	—	40	10	10	2	60	2	50	10	2	10	—	—	60	2	270	—	140	11	2,270	60	—	—	—	3,760
7 Connetquot	1,850	13	10	40	20	—	—	—	1	70	20	—	1	1,300	9	90	190	2	1,990	180	14	110	1	960	—	110	7	7,570	52	—	—	—	14,520
9 West Islip	2,080	52	—	50	10	10	10	20	3	10	—	—	—	40	1	160	60	6	30	10	1	100	3	480	250	—	18	650	16	—	—	—	3,960
12 Brentwood	4,170	41	—	60	10	—	10	10	1	40	70	140	2	110	1	1,320	210	15	140	—	1	30	—	1,150	510	80	17	2,210	22	—	—	—	10,270
13 Central Islip	1,600	29	—	30	10	—	10	—	1	10	20	—	1	50	1	1,010	10	19	250	—	5	10	—	500	40	60	11	1,810	33	—	—	—	5,420
14 Fire Island	220	11	—	—	—	—	—	—	—	—	—	—	—	—	—	70	—	3	1,510	—	74	—	—	—	—	—	—	250	12	—	—	—	2,050
5 Sachem (6) (8)	310	8	—	20	—	—	20	10	1	30	—	20	1	150	3	10	—	—	20	20	1	20	—	270	—	—	6	3,460	80	—	—	—	4,360
VILLAGES																																	
Brightwaters	360	65	10	10	—	—	—	—	4	—	—	—	—	10	2	10	—	2	—	—	—	—	—	120	—	—	22	30	5	—	—	—	560
Ocean Beach	70	78	—	—	—	—	—	—	—	—	—	—	—	—	—	10	—	11	—	—	—	—	—	—	—	—	—	10	11	—	—	—	90
Saltaire	40	25	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	120	75	—	—	—	160
UNINCORPORATED COMMUNITIES	17,680	27	20	580	150	40	120	80	2	320	220	180	1	1,990	3	3,090	730	6	7,420	820	13	640	1	5,600	1,140	390	10	24,080	37	—	—	—	65,290

TABLE V (Continued)

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
TOWN of RIVERHEAD	1,600	4	10	130	40	10	10	10	1	70	70	—	—	6,790	15	80	180	1	1,980	1,330	8	19,550	45	1,370	—	—	3	10,200	23	160	—	—	43,590
SCHOOL DISTRICTS																																	
1 Wading River (8)	180	5	—	10	—	—	—	—	—	—	—	—	—	1,050	30	—	—	—	20	450	13	750	21	110	—	—	4	970	27	—	—	—	3,540
2 Riverhead (8) (10)	1,410	4	10	120	40	10	10	10	1	70	70	—	—	5,730	15	80	180	1	1,960	880	7	18,260	46	1,250	—	—	3	9,040	23	—	—	—	39,130
11 Laurel (11)	10	1	—	—	—	—	—	—	—	—	—	—	—	10	1	—	—	—	—	—	—	540	74	10	—	—	1	170	23	—	—	—	740
31 West Manor (8)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20	100	—	—	—	20
TOWN of SHELTER ISLAND	660	9	30	10	—	—	—	—	1	—	—	10	—	10	—	10	—	—	50	2,350	33	80	1	410	—	—	5	3,680	50	30	20	1	7,350
SCHOOL DISTRICT																																	
1 Shelter Island	660	9	30	10	—	—	—	—	1	—	—	10	—	10	—	10	—	—	50	2,350	33	80	1	410	—	—	6	3,680	50	30	20	1	7,350
VILLAGES																																	
Dering Harbor	10	6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10	20	19	—	—	20	—	—	13	100	62	—	—	—	160
UNINCORPORATED COMMUNITIES	650	9	30	10	—	—	—	—	1	—	—	10	—	10	—	10	—	—	40	2,330	33	80	1	390	—	—	5	3,580	50	—	—	—	7,140
TOWN of SMITHTOWN	8,640	25	10	310	60	—	50	30	1	290	40	20	1	570	2	1,440	380	5	3,010	210	9	1,240	4	2,700	590	—	10	14,760	43	130	—	—	34,480
CENTRAL SCHOOL DISTRICTS																																	
1 Smithtown	4,020	23	10	160	40	—	30	10	2	170	30	10	1	60	—	190	200	2	1,240	100	8	1,050	6	1,140	—	—	7	8,660	51	—	—	—	17,120
5 Kings Park	1,410	21	—	60	—	—	—	—	1	30	—	10	1	40	1	850	150	15	1,140	30	17	100	1	490	230	—	11	2,200	32	—	—	—	6,740
1 Three Village (8)	140	30	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	30	—	—	6	300	64	—	—	—	470
5 Sachem (7) (8)	140	26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	90	—	—	17	300	57	—	—	—	530
SCHOOL DISTRICTS																																	
6 Hauppauge (7)	1,230	29	—	20	—	—	—	10	1	30	10	—	1	360	8	230	10	6	310	70	9	—	—	330	70	—	9	1,600	37	—	—	—	4,280
10 Commack (4)	1,700	33	—	70	20	—	20	10	2	60	—	—	1	110	2	170	20	4	320	10	6	90	2	620	290	—	17	1,700	33	—	—	—	5,210
VILLAGES																																	
Head of the Harbor	520	27	—	—	—	—	—	—	—	—	—	—	—	—	—	10	—	1	80	160	13	200	10	100	—	—	5	830	44	—	—	—	1,900
Nissequogue	440	20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	50	2	70	10	4	50	2	110	—	—	5	1,510	67	—	—	—	2,240
Village of the Branch	190	34	—	20	—	—	—	—	4	—	—	—	—	—	—	20	20	7	—	—	—	—	—	30	—	—	5	280	50	—	—	—	560
UNINCORPORATED COMMUNITIES	7,490	25	10	290	60	—	50	30	2	290	40	20	1	570	2	1,410	310	6	2,860	40	10	990	3	2,460	590	—	10	12,140	41	—	—	—	29,650

TABLE V (Continued)

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
TOWN of SOUTHAMPTON	8,500	7	120	240	50	60	670	10	1	120	120	160	—	2,500	2	2,850	500	3	3,130	2,230	5	12,450	11	4,020	—	130	4	51,710	47	650	19,310	18	109,530
SCHOOL DISTRICTS																																	
1 Remsenberg	410	9	20	10	—	20	—	—	1	—	—	30	—	—	—	—	—	—	—	10	—	290	6	130	—	—	3	3,840	81	—	—	—	4,760
2 Westhampton Beach	1,110	8	10	70	—	10	70	—	1	10	40	10	—	60	—	2,130	20	16	940	270	9	230	2	360	—	—	3	8,340	61	—	—	—	13,680
3 Quogue	430	8	10	—	—	—	—	—	—	30	—	—	1	30	1	130	—	3	120	200	6	40	1	210	—	—	4	3,780	76	—	—	—	4,980
5 Hampton Bays	1,170	16	40	20	10	20	—	—	1	—	10	—	—	80	1	20	10	—	180	90	4	—	—	580	—	100	9	5,130	69	—	—	—	7,460
6 Southampton	1,870	12	10	60	20	—	10	10	1	—	20	—	—	240	2	310	40	2	860	120	6	3,150	20	870	—	—	6	7,810	51	—	—	—	15,400
8 Hayground	120	3	—	20	—	—	10	—	1	—	—	—	—	40	1	—	—	—	—	120	3	3,070	64	240	—	—	5	1,090	23	—	—	—	4,710
9 Bridgehampton	410	6	—	10	10	—	—	—	—	—	40	10	1	40	1	—	10	—	40	150	3	3,080	47	250	—	—	4	2,510	38	—	—	—	6,560
10 Sagaponack	180	7	—	—	—	—	—	—	—	—	—	—	—	10	—	—	—	—	—	30	1	1,940	69	120	—	—	4	530	19	—	—	—	2,810
11 Eastport (8)	200	28	—	—	—	—	—	—	—	—	—	—	—	10	1	—	—	—	—	—	—	10	1	40	—	—	6	470	64	—	—	—	730
12 North Haven	440	27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	190	11	—	—	110	—	—	7	890	55	—	—	—	1,630
13 Tuckahoe	410	9	20	10	—	—	20	—	1	—	—	—	—	60	1	20	400	10	40	690	17	200	4	260	—	30	7	2,240	51	—	—	—	4,400
14 Noyac	270	8	—	10	—	—	540	—	17	—	—	—	—	—	—	—	—	—	240	160	12	30	1	140	—	—	4	1,910	58	—	—	—	3,300
17 East Quogue	520	11	—	10	—	10	—	—	—	—	—	60	2	30	1	—	—	—	20	—	—	340	7	240	—	—	5	3,560	74	—	—	—	4,790
2 Riverhead (8) (9)	750	7	10	10	—	—	20	—	—	70	10	50	1	1,890	16	240	10	2	640	150	7	30	—	310	—	—	3	7,460	64	—	—	—	11,650
5 Sag Harbor (12)	210	8	—	10	10	—	—	—	1	10	—	—	—	10	—	—	10	—	50	50	4	40	2	160	—	—	6	2,150	79	—	—	—	2,710
VILLAGES																																	
North Haven	440	27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	150	9	—	—	90	—	—	5	970	59	—	—	—	1,650
Quogue	420	16	—	—	—	—	—	—	—	—	—	—	—	10	—	10	—	—	40	100	5	10	—	170	—	—	7	1,870	71	—	—	—	2,630
Sag Harbor (12)	90	15	—	20	—	—	—	—	4	—	—	—	—	—	—	—	—	—	20	—	4	—	—	40	—	—	7	400	70	—	—	—	570
Southampton	780	20	—	40	20	—	—	—	2	—	10	—	—	30	1	70	30	3	10	20	1	560	14	300	—	—	8	1,970	51	—	—	—	3,840
Westhampton Beach	510	32	20	30	—	10	—	—	4	10	10	—	1	10	1	40	10	3	30	50	5	—	—	120	—	—	8	730	46	—	—	—	1,580
UNINCORPORATED COMMUNITIES	6,260	8	100	150	30	50	670	10	1	110	100	160	1	2,450	3	2,730	460	4	3,030	1,910	6	11,880	15	3,300	—	130	4	45,770	58	—	—	—	79,300
TOWN of SOUTHOLD	2,280	1	30	100	10	30	10	—	1	20	60	20	—	350	1	960	30	3	400	1,960	7	11,920	34	1,790	—	—	5	13,930	40	190	510	2	34,600
SCHOOL DISTRICTS																																	
2 Orient	100	3	—	—	—	10	—	—	—	—	—	—	—	—	—	840	—	22	320	—	9	1,340	35	110	—	—	3	1,060	28	—	—	—	3,780
3 East Marion	120	11	—	—	—	—	—	—	—	—	10	10	2	—	—	—	—	—	—	10	1	260	24	70	—	—	6	610	56	—	—	—	1,090
4 Fishers Island	260	10	—	20	—	—	—	—	1	—	—	—	—	190	7	20	—	1	—	170	7	—	—	320	—	—	12	1,590	62	—	—	—	2,570
5 Southold	490	9	—	20	10	—	—	—	1	—	10	—	—	30	1	30	—	1	30	50	2	1,980	38	340	—	—	6	2,160	42	—	—	—	5,150
7 Peconic	90	4	10	—	—	—	—	—	—	—	—	—	—	20	1	10	—	—	—	10	—	1,330	59	70	—	—	4	720	32	—	—	—	2,260
8 East Cutchogue	160	7	—	—	—	—	—	—	—	—	—	—	—	10	—	—	—	—	10	20	2	1,070	48	140	—	—	6	820	37	—	—	—	2,230
9 Mattituck	420	7	—	20	—	—	—	—	—	10	10	10	—	50	1	20	10	—	20	10	—	3,700	60	350	—	—	6	1,620	26	—	—	—	6,250
10 Greenport	320	5	20	30	—	20	10	—	1	10	20	—	1	30	1	30	10	1	10	1,490	24	380	6	200	—	—	3	3,610	58	—	—	—	6,190
11 Laurel (9)	130	9	—	10	—	—	—	—	1	—	—	—	—	10	1	—	—	—	10	40	4	750	52	60	—	—	4	420	29	—	—	—	1,430
12 Cutchogue	130	6	—	—	—	—	—	—	—	—	10	—	—	10	—	10	10	1	—	150	7	1,020	48	100	—	—	5	710	33	—	—	—	2,150
15 New Suffolk	60	8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10	1	90	11	30	—	—	4	610	76	—	—	—	800
VILLAGES																																	
Greenport	110	30	—	30	—	10	—	—	10	—	10	—	3	10	3	10	10	5	10	—	3	—	—	60	—	—	16	110	30	—	—	—	370
UNINCORPORATED COMMUNITIES	2,170	7	30	70	10	20	10	—	—	20	50	20	—	340	1	950	20	3	390	1,960	7	11,920	36	1,730	—	—	5	13,820	41	—	—	—	33,530

Bi-County Land use Profile

Nassau and Suffolk Counties have a combined area of 1,372 square miles—or more than 878,000 acres. This includes 194 square miles of inland and tidal water areas, or 14 percent of the total. This category includes lakes, rivers, bays, marshlands, recharge basins and drainage areas. Since the water areas are not considered as buildable lands, they are discounted from the balance of the following discussion.

According to the 1966 field survey the major uses of the acreage are—residential-21 percent, recreation and open space-7 percent, public and quasi-public buildings-4 percent, and commercial and industrial-2 percent. Service uses such as transportation-communications-utilities occupy 3 percent of the land, while all types of roadways account for 8 percent.

The remaining categories are those which will be all or partially occupied by the foregoing uses sometime in the future. They are vacant land which is now 33 percent of the total area and agriculture occupying 8 percent. One of the most important items these figures indicate is that even though Nassau and Suffolk Counties are among the fastest growing counties in the nation, more than 41 percent of the land is still available for development. A further examination of these two undeveloped land uses over a period of time yields a clear insight into the rapidity with which urbanization has accelerated the demands on land.

It is possible to pinpoint a few trends over the last five years in Suffolk County and for ten years in Nassau County since the last complete land use analyses were done in 1961 and 1956 respectively.

Vacant land in Suffolk has decreased from 68 percent of the total land area to 40 percent. Agricultural land has declined from 14 percent to 10 percent. The chief beneficiaries of this reduction were residential land, up to 90,000 acres or an increase from 11 percent to 14 percent and recreational which almost doubled from the 28,000 figure in 1961. Industrial land and transportation-utilities-communications increased from 2 percent to 5 percent to a new total of almost 30,000 acres.

There was a similar sharp decrease of vacant land in Nassau. In 1956 it accounted for 21 percent of the total area of the county and in 1966 only 7 percent. Agricultural land was classified as vacant in the 1956 survey. However, it amounted to only a few thousand acres. Now there are just over 2,000 or 1 percent in this category.

The significance of this analysis is that land is being converted from open uses to residential and other uses at an alarming rate. If present trends continue, Suffolk County's open lands could easily disappear over the next two decades.

Residential land use increased from 41 percent to 45 percent during the last decade, so there are now approximately 90,000 acres occupied by all types of housing. Residential land in each county occupies 90,000 acres. Since there are 400,000 more people in Nassau this reflects the smaller lot sizes and greater percentage of multi-family units located there.

Recreational land in Nassau County increased from 6 percent to 8 percent and now occupies over 16,000 acres. Land being used for industry and transportation-utilities-communications remained at 3 percent despite internal changes within this broad category. The earlier report had one overall total so individual increases or decreases cannot be obtained.

Land occupied by the commercial and industrial uses is about 10,000 acres in each county, or 1 percent of the total land area of Suffolk and 2 percent of land area of Nassau County. However, Nassau County is almost at the saturation stage. With the exception of Mitchel Field, there is less than 1,000 acres potentially available for future commercial and industrial expansion. Suffolk County has an almost unlimited supply of available land for such purposes on the basis of what the county can reasonably expect to attract and support.

Recreational land occupies almost 50,000 acres in Suffolk and one-third of that total in Nassau. There is a similar relationship between institutional land—25,000 in Suffolk and 9,000 in Nassau. Also there are 11,000 mores acres of roadways in Suffolk and over 62,000 mores acres of agricultural land. Vacant land shows the sharpest difference—272,000 acres in Suffolk to only 15,000 acres in Nassau. Most of this land is primarily open land and highly suited for development. Table VI on the following page contains the summary of land use statistics.

Plate 5, depicting the existing land uses in Nassau and Suffolk Counties in 1966, clearly illustrates the location and physical interrelationships of the various major groupings of land usage. Some of the consequences of unplanned growth are apparent from an examination of the map. For example, it is possible to see strips of commercial use which line most roadways; industrial areas that are isolated from main transportation routes; and vast areas of housing that are totally void of open space. Overall, it is apparent that there are few focal points of community design, but a repetition of unrelated uses occupying vast amounts of land.

TABLE VI SUMMARY TABULATIONS OF LAND USES FOR THE TOWNS IN NASSAU AND SUFFOLK COUNTIES AND BI-COUNTY TOTALS.

	RESIDENTIAL		COMMERCIAL							INDUSTRIAL				Trans. Utilities Communica.		INSTITUTIONAL			RECREATION			AGRICULTURE		ROADWAYS				VACANT		WATER			TOTAL AREA
			Hotels & Motels	Retail & Services	Auto	Marine	Recreational	Office		Manufacturing	Non-Mfg.	Mining				Public	Quasi-Public		Public	Private				Streets & Parking	Parkways	Expressways				Inland	Tidal		
	Acres	%	Acres	Acres	Acres	Acres	Acres	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres	Acres	%	Acres	%	Acres	Acres	Acres	%	Acres	%	Acres	Acres	%	Acres
NASSAU COUNTY	89,701	45	113	2,476	682	154	977	429	2	2,548	972	1,073	2	1,998	1	5,398	4,062	5	10,039	6,425	8	2,056	1	24,374	4,213	1,547	15	15,281	7	1,831	24,600	13	200,949
Town of Hempstead	35,315	39	82	1,222	372	126	676	223	3	458	533	—	1	893	1	2,686	938	4	4,810	2,111	8	209	—	12,843	2,331	283	17	4,971	5	722	19,460	22	91,264
Town of No. Hempstead	18,478	54	7	474	126	8	52	95	2	542	224	1,009	5	390	1	1,160	570	5	854	1,859	8	179	1	4,522	606	425	16	2,555	7	287	—	1	34,422
Town of Oyster Bay	35,908	48	24	780	184	20	249	111	2	1,548	215	64	2	715	1	1,552	2,554	5	4,375	2,455	9	1,668	2	7,009	1,276	839	12	7,755	10	822	5,140	8	75,263
SUFFOLK COUNTY	91,790	14	390	3,170	700	300	1,200	370	1	2,480	1,340	1,100	1	24,390	4	22,190	3,260	4	34,780	14,420	7	64,400	9	36,530	2,680	1,900	6	271,820	40	2,820	94,830	14	676,860
Town of Babylon	8,380	18	10	490	120	20	30	50	2	860	120	120	2	880	2	1,370	210	4	4,390	1,110	12	370	1	4,150	470	—	10	8,820	19	30	13,380	30	45,380
Town of Brookhaven	22,720	11	30	610	140	90	200	70	1	460	470	130	1	9,560	4	9,200	560	5	6,680	2,030	4	11,560	5	9,280	—	930	5	92,210	44	300	41,140	20	208,370
Town of East Hampton	3,300	7	110	100	20	30	—	10	1	20	70	20	—	1,000	2	610	30	1	4,100	900	11	2,420	5	2,090	—	—	5	30,850	66	880	—	2	46,560
Town of Huntington	17,560	29	10	590	110	20	110	110	2	320	170	440	2	730	1	2,560	640	5	3,610	1,480	8	4,170	7	5,000	480	450	10	21,420	36	130	—	—	60,110
Town of Islip	18,150	21	30	590	150	40	120	80	1	320	220	180	1	2,000	2	3,110	730	4	7,430	820	10	640	1	5,720	1,140	390	8	24,240	28	320	20,470	24	86,890
Town of Riverhead	1,600	4	10	130	40	10	10	10	1	70	70	—	—	6,790	15	80	180	1	1,980	1,330	8	19,550	45	1,370	—	—	3	10,200	23	160	—	—	43,590
Town of Shelter Island	660	9	30	10	—	—	—	—	1	—	—	10	—	10	—	10	—	—	50	2,350	33	80	1	410	—	—	5	3,680	50	30	20	1	7,350
Town of Smithtown	8,640	25	10	310	60	—	50	30	1	290	40	20	1	570	2	1,440	380	5	3,010	210	9	1,240	4	2,700	590	—	10	14,760	43	130	—	—	34,480
Town of Southampton	8,500	8	120	240	50	60	670	10	1	120	120	160	—	2,500	2	2,850	500	3	3,130	2,230	5	12,450	12	4,020	—	130	4	51,710	47	650	19,310	18	109,530
Town of Southold	2,280	1	30	100	10	30	10	—	1	20	60	20	—	350	1	960	30	3	400	1,960	7	11,920	34	1,790	—	—	5	13,930	40	190	510	2	34,600
BI-COUNTY	181,491	21	503	5,646	1,382	454	2,177	799	1	5,028	2,312	2,173	1	26,388	3	27,588	7,322	4	44,819	20,845	7	66,456	8	60,904	6,893	3,447	8	287,101	33	4,651	119,430	14	877,809

COMMERCIAL LAND
- 1966 -

The preparation of this map was financed, in part, through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended.

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Analysis of Major Land Uses

Residential

Commercial

Industrial

Recreational

RESIDENTIAL

Historical Aspects

First settlements dating back to the mid 1600's include Oyster Bay, Freeport, Cold Spring Harbor, Setauket, Sag Harbor, East Hampton Village, and Southold. Land ownership was by special patents for large tracts of land, some in excess of sixty square miles, held by a few individuals. Many of these colonies were settled for maritime purposes and therefore, quite naturally, developed along the shore areas. To sustain these maritime communities and to create a more balanced environment, new settlers turned to the soil and the raising of livestock for their livelihood. The climate and good soil conditions of Long Island attracted greater numbers to an agrarian pursuit and eventually agricultural communities developed.

In the mid 19th century farming reached a peak in Nassau County and gave rise to farming centers such as Hicksville and Farmingdale. In fact, the terminous of the railroad at Hicksville in 1837 established that area as a major population center. The railroad in general acted as a magnet. Its extension down the center of the Island and terminating at Greenport in Suffolk County in 1844 helped to create new settlement along its entire route.
During the 1880's the first resort settlements appeared on Long Island in places such as Long Beach and Massapequa. The north shore with its sheltered inlets and harbors, i.e., Sea Cliff, Glen Cove, Cold Spring Harbor, Huntington, encouraged tourist-oriented settlements catering to middle class people who traveled the excursion boats from New York City in seeking recreation and relaxation. At about the same time Southampton and East Hampton became the exclusive playground for the more affluent segment of the society.

Major estate growth did not occur until the 1920's when the so called "Gold Coast" developed between Great Neck and Huntington as typified by F. Scott Fitzgerald in the Great Gatsby. This type of settlement continued up until World War II at which time the estates began to break up and disappear under the pressures of increased urbanization.

At the end of the 19th century suburban communities began to develop near the New York City line. Examples of these are Lawrence, Woodmere, Hewlett, East Rockaway, Rockville Centre, and Garden City. At the turn of the century, large settlements existed in Baldwin, Lynbrook, and Mineola. Additional areas were opened up by the extension of the railroad along the north and south shores of the Island.

Physical Aspects

Plate 6 depicts in a generalized fashion the current development of residential land use in the two counties.
The major type of residential use is the single family detached home which comprises more than 80% of all housing units in Nassau and over 90% in Suffolk.

Single family homes assume different characteristics in different parts of the Region. For example, on the North Shore from Great Neck to Belle Terre the residential areas are mainly typified by large lots ranging in size from 1 acre to over 100 acres. There are scattered estates also found along the South Shore which were established because of the proximity to the bays and oceanfront. However, in recent years the vast majority have been subdivided into smaller parcels. The greatest concentration of estates still remaining on the South Shore can be found in the Hamptons.

Early subdivision tracts in Nassau County were comprised of small lots of approximately 6,000 sq. ft. Portions of the 5 western towns in Suffolk also had development of homes on these small size lots. During the last decade the homebuilding that has taken place in eastern Nassau and most of Suffolk has occurred on lots of one quarter of an acre or greater. This occurred due to the policies of local governments to upzone land in order to hold back population growth.

Seasonal housing is an additional type of residential land use which is most prevalent in Suffolk County. Heavy concentrations of this housing exist in the 5 eastern towns and Mastic Beach, Lake Ronkonkoma and Sound Beach-Rocky Point. Currently much of this seasonal housing is subject to conversion to year round use especially in the westernmost communities.

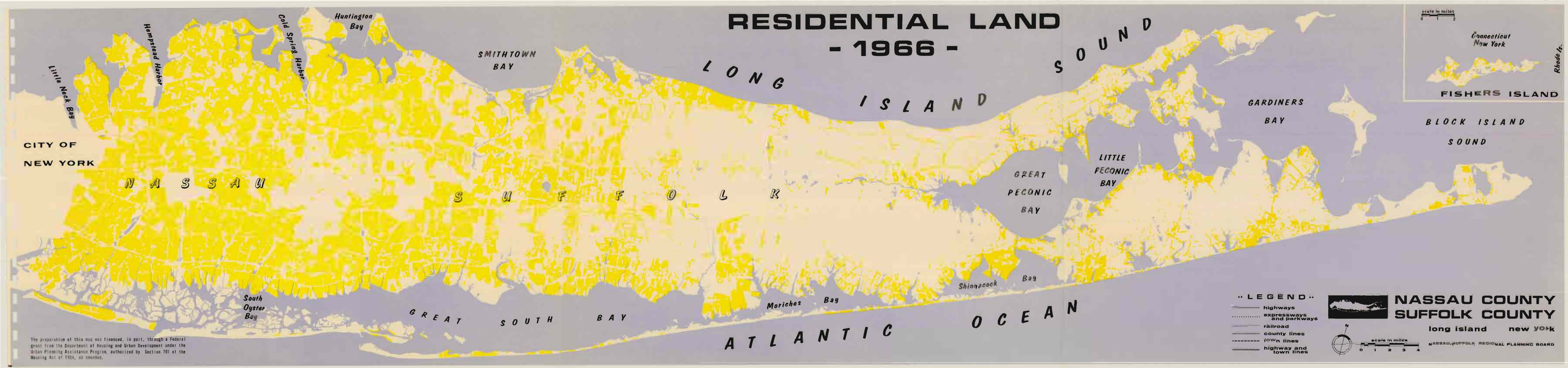
Trailer units which are also included in the residential land totals are found primarily in the towns of Riverhead and Southampton and are located both on individual plots and in trailer parks.

Most of the existing multi-family housing is concentrated in western Nassau County. Densities around 50 fam/ac are found in Great Neck, Long Beach, Freeport and Hempstead. Lower density garden apartments are more scattered and are now located in most communities throughout the Region. The Towns of Babylon and Islip have the greatest concentration of apartments in Suffolk County with densities averaging around 15 fam/ac.

In the early 20th century the road system was improved and expanded and the subsequent wide spread use of the automobile, allowing for increased mobility, opened up many new areas for development hitherto generally inaccessible. This increased mobility became the catalyst for small and large tract development beginning in western Nassau in the period following World War I and extending into eastern Nassau at the close of World War II. Levittown is an example of this latter period. As land became scarce in Nassau County during the early 1950's rapid growth followed in western Suffolk. This same pattern of development has now reached well into central Suffolk County.

FARMSTEAD

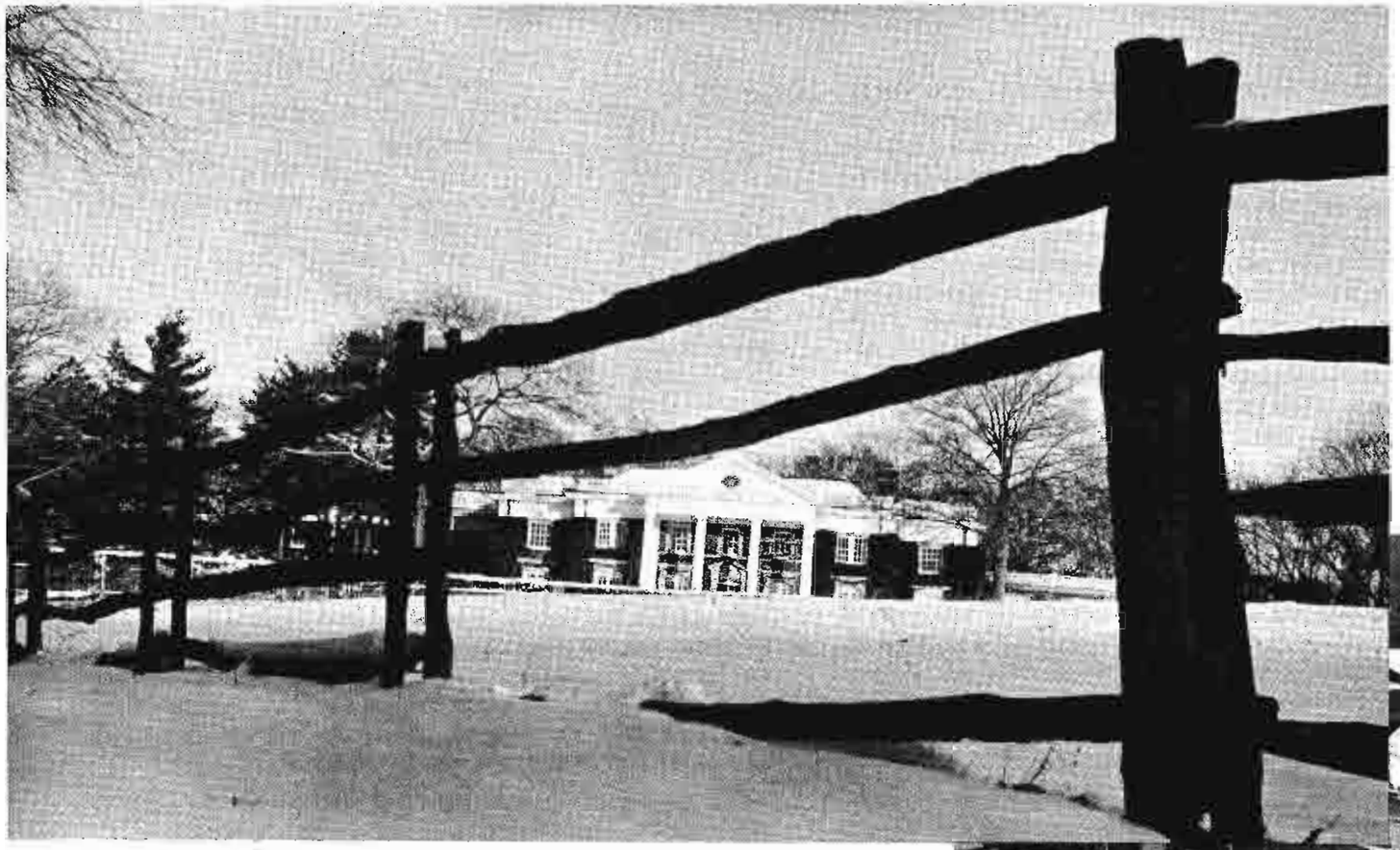
RESIDENTIAL LAND
- 1966 -

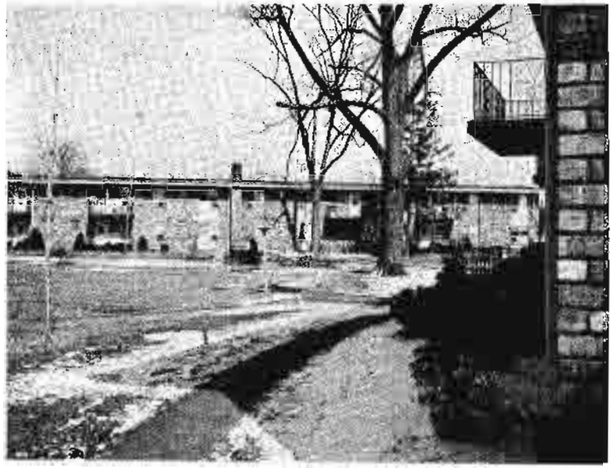


NASSAU COUNTY
SUFFOLK COUNTY
long island new york

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

The preparation of this map was financed, in part, through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program, authorized by Section 701 of the Housing Act of 1954, as amended.





NORTH SHORE ESTATE (above)

GARDEN APARTMENTS (upper right)

TYPICAL SINGLE FAMILY DEVELOPMENT (lower right)

COMMERCIAL

Historical Aspects

Commercial development has traditionally followed residential development. Its early beginnings were rooted in the barter or simple trade agreement. The buyer and seller were generally not restricted to any particular place for their immediate transactions. Permanancy of location was established when communities developed. The early settlements on Long Island, especially in the coastal areas, developed commercial centers of activity. They were located in a minimum time-distance relationship to the surrounding population. In economic terms they were market-oriented. These maritime settlements, and the adjacent farming areas, existed in a state of mutual dependence; the former requiring food, the latter requiring imported goods and specialized services. Typical of these early coastal centers were Freeport, Oyster Bay, Roslyn, Manhasset, Huntington, Northport, Port Jefferson and Greenport.

As the Island continued to be settled and as new technology created diversification and specialization, new commercial centers were formed and existing centers were expanded to reflect the times. Several of these centers acquired specialty shops and certain kinds of business activities that were geared to a specific segment of society. These centers grew in importance and tended to attract people from near and far. (The question of which came first, the people or the specialty shops, is a moot one since they probably were inter-connected). One can say then that these special centers catered not only to a local market but to a regional one as well. Hempstead Village and Great Neck serve as good examples of early commercial center growth, expansion and ultimate attraction as regional centers. It should be noted that Hempstead Village was by far the larger of the two in serving a regional area.

In the decades immediately following World War II, automobile ownership available to a larger percentage of the population permitted a new form of commercial development. Contrary to the traditional location of business in downtown centers, the new commercial activities were automobile-oriented and located along major arterial routes. Its major effect was to reduce some of the influence of local and regional central business districts. Although an ongoing process, strip-commercial had its greatest momentum during the late 1940's and early 1950's. Jericho Turnpike and Montauk Highway exemplify this spread, strip-commercial.

In the latter part of the 1950's and on into the present, a new regional center complex has emerged. Like strip-commercial it is based on an improved highway system and was created to meet the demands of a mobile population. Its major tenet reversed the theory of a regional central business district. Instead of attracting people to a major shopping area, the major stores made the move to locate in suburban areas near development. Large tract subdivisions in Nassau, and then in Suffolk, and the new and easy forms of credit have encouraged this type of development. These complexes, generally located at the periphery development are easily accessible with large parking areas for their customers. They contain one or two major department stores and have a host of ancillary and complementary stores and specialty shops. To cite several examples: Green Acres, Lake Success, Roosevelt Field in Nassau; and South Shore Mall, Great South Bay and Walt Whitman in Suffolk.

Physical Aspects

For the purpose of this report commercial activity was confined to six major categories—Hotel and Motel, Retail and Services, Automotive, Marine, Recreational, and Office. The total commercial acreage for Nassau-Suffolk was approximately 10,960 acres or 1 percent of the total land area. Plate 7 on the following page depicts the commercial land uses.

The largest of the six categories is Retail and Services representing a little over 50 percent of the total commercial area in each county. It includes most of neighborhood business (part of which is strip-commercial), local and regional shopping centers, and downtown business districts. Most of the increases in this category reflects a growth in the development of regional shopping centers and major retail stores especially in the Towns of Babylon, Brookhaven and Islip.

Hotel and Motel activity is approximately 5 percent of the total commercial area in Nassau-Suffolk. Out of a total of 500 acres, 60 percent, or 300 acres, is found in eastern Suffolk and, out of the remaining 40 percent, almost half is found in western Suffolk. This is indicative of Suffolk County's, and more specifically eastern Suffolk's, role in catering to a tourist-oriented market.

Automotive varies little in total acreage (680 acres in Nassau and 700 acres in Suffolk). It also varies little as a percentage of total commercial when comparing the two counties. As a type of land use it is found quite often in strip-commercial. It includes primarily gas stations, service centers, and automotive retail outlets.

TABLE VII
NASSAU-SUFFOLK REGIONAL SHOPPING CENTERS

	Acres	Year Opened	No. of Empl.	No. of Stores	Stores 40,000 sq. ft.
Bar Harbour	30	1956	500	40	1
Big H	26	1962	1,000	25	2
Gardiner Manor	42	1959	1,500	40	2
Great South Bay	70	1957	—	34	2
Green Acres	78	1956	3,000	93	2
Lake Success	20	1956	400	35	1
Mid-Island Plaza	70	1956	2,200	89	1
Nesconset Center	90	1969	3,500	60	4
Roosevelt Field	100	1956	4,300	125	3
South Shore Mall	65	1963	1,200	42	2
Walt Whitman	68	1962	2,000	85	2

Source—Long Island Daily Review

There are approximately 300 acres in Marine commercial and 1,200 acres in Recreational commercial in Suffolk as compared to 150 acres and 980 acres respectively, in Nassau. The difference and growth in recreational activities is caused by large land acquisitions. One such purchase is Southampton's newly acquired race track. Both figures again underscore Suffolk's popularity as a resort area in attracting the tourist trade.

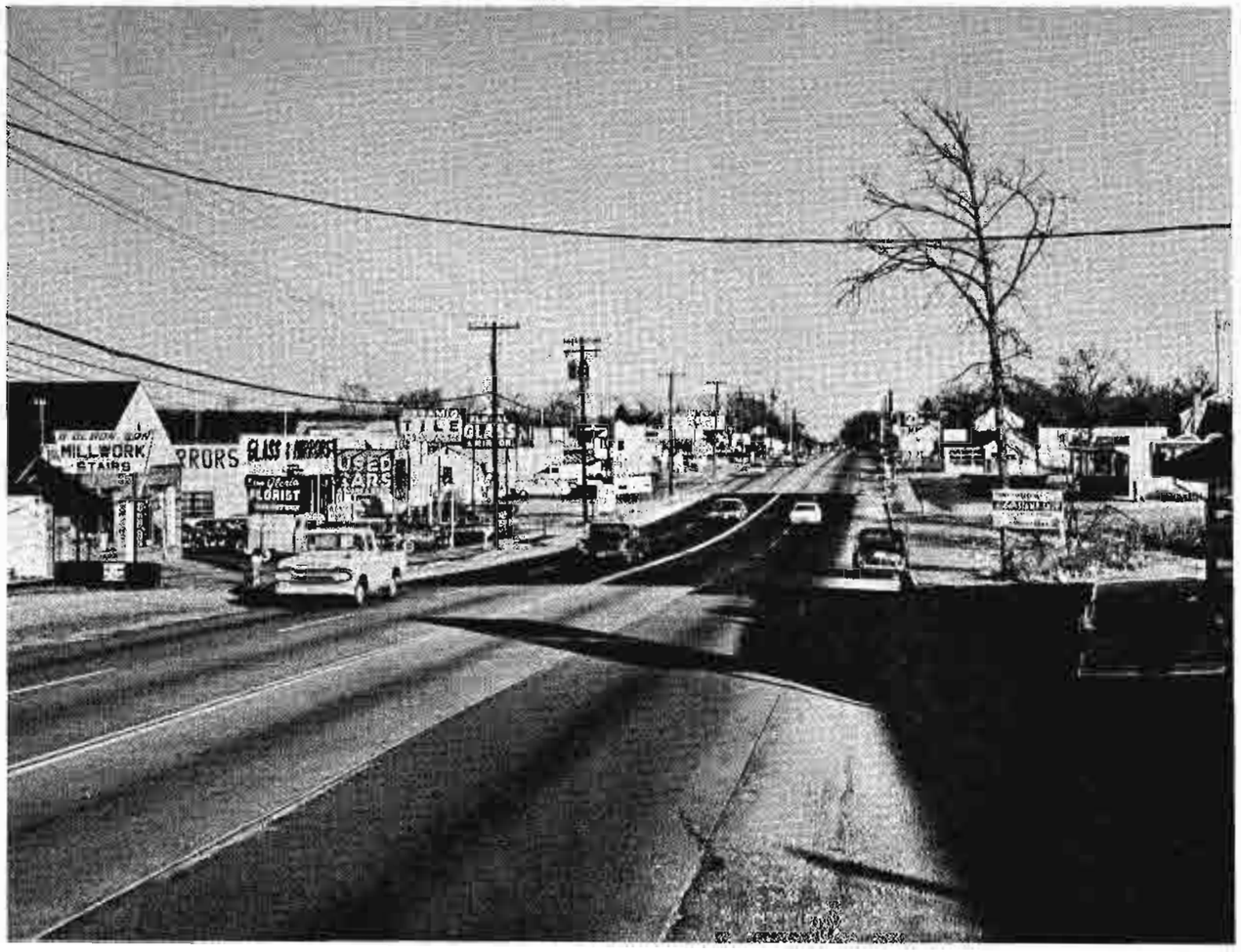
Office use not only includes the small professional free standing office but the large financial and business offices as well. Consequently, one might expect, the heaviest concentrations of this type of development are in Nassau and western Suffolk (8 percent of the total commercial in the western areas as compared to 2 percent in eastern Suffolk). Table VIII contains the percentage breakdowns.

TABLE VIII
PERCENTAGE OF COMMERCIAL BY CATEGORY IN THE REGION

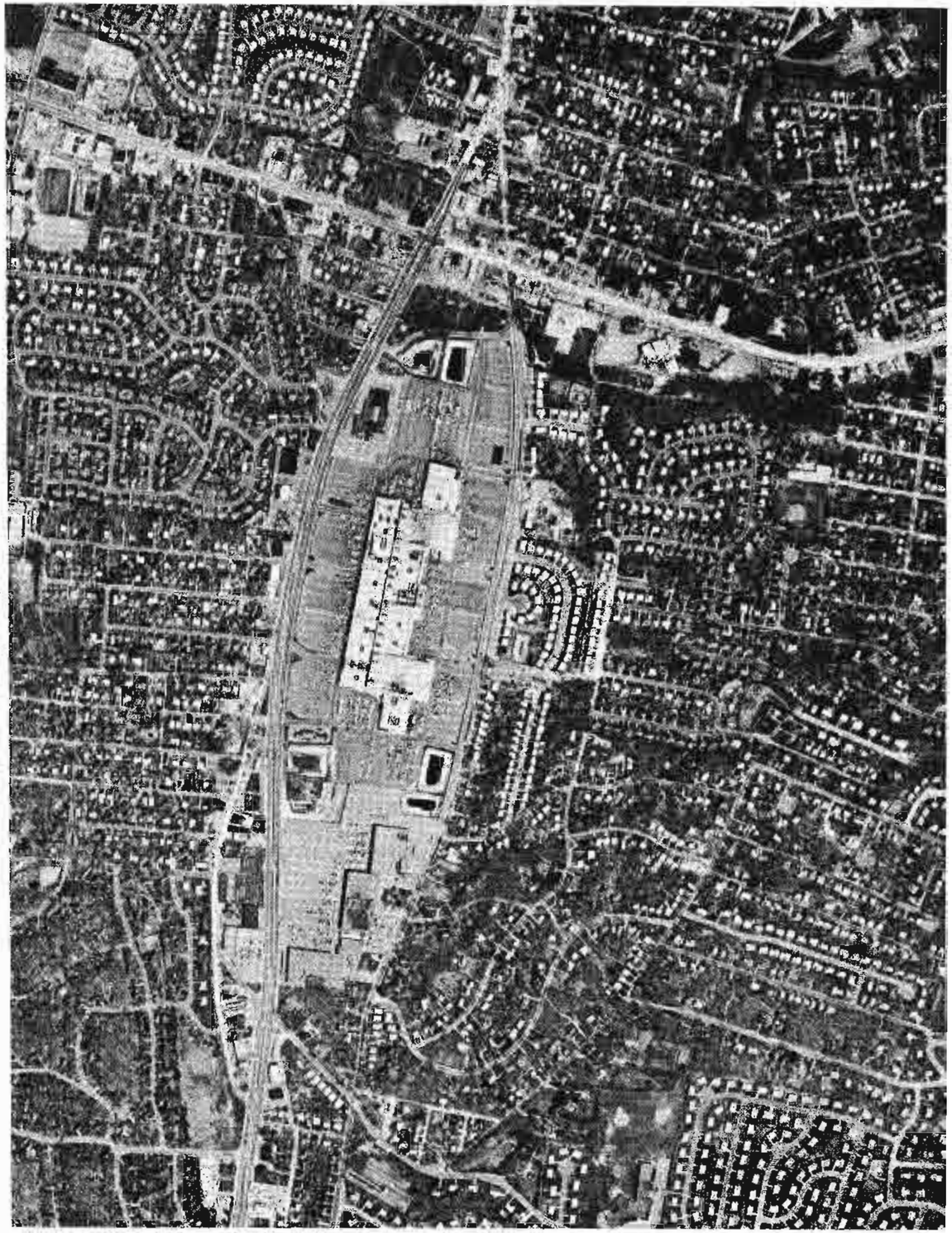
	Hotel & Motel	Retail & Service	Auto	Marine	Recreational	Office	Total
Nassau	3%	51%	14%	3%	20%	9%	100%
Suffolk	6%	52%	11%	5%	20%	6%	100%
Bi-County	5%	51%	13%	4%	20%	7%	100%
Nassau & Western Suffolk	2%	56%	14%	4%	16%	8%	100%
Eastern Suffolk	16%	31%	7%	7%	37%	2%	100%

CENTRAL BUSINESS DISTRICT

SHOPPING PLAZA



STRIP COMMERCIAL



REGIONAL SHOPPING CENTER

INDUSTRIAL

The earliest industries on Long Island can be classified into two distinct types—land-oriented and water-oriented. The former type can be characterized by the large areas throughout the Island that were used for cattle raising and general farming. The latter includes the whaling industry which reached a peak in Sag Harbor during the period from 1750 to 1850, the shipbuilding trade which was important from the seventeenth century until after World War II, and fishing and shellfish cultivation which has continued to the present.

The processing of wheat was an early industry conducted in grist mills. The vestiges of this once important land use still exist in Saddle Rock and Roslyn.

The agricultural industry was later expanded to include dairy and poultry farming and fruit cultivation and currently constitutes an important segment of the land use and economy of Eastern Suffolk County.

The advent of the railroad in the middle of the 19th century, made it possible for industry to locate away from the waterfront. However, almost a century passed before the industries existing on Long Island changed from an agricultural orientation to general manufacturing.

The shore areas did not cease to be a major source of industrial land use. Sand and gravel operations and oil terminals came into existance late in the 19th century.

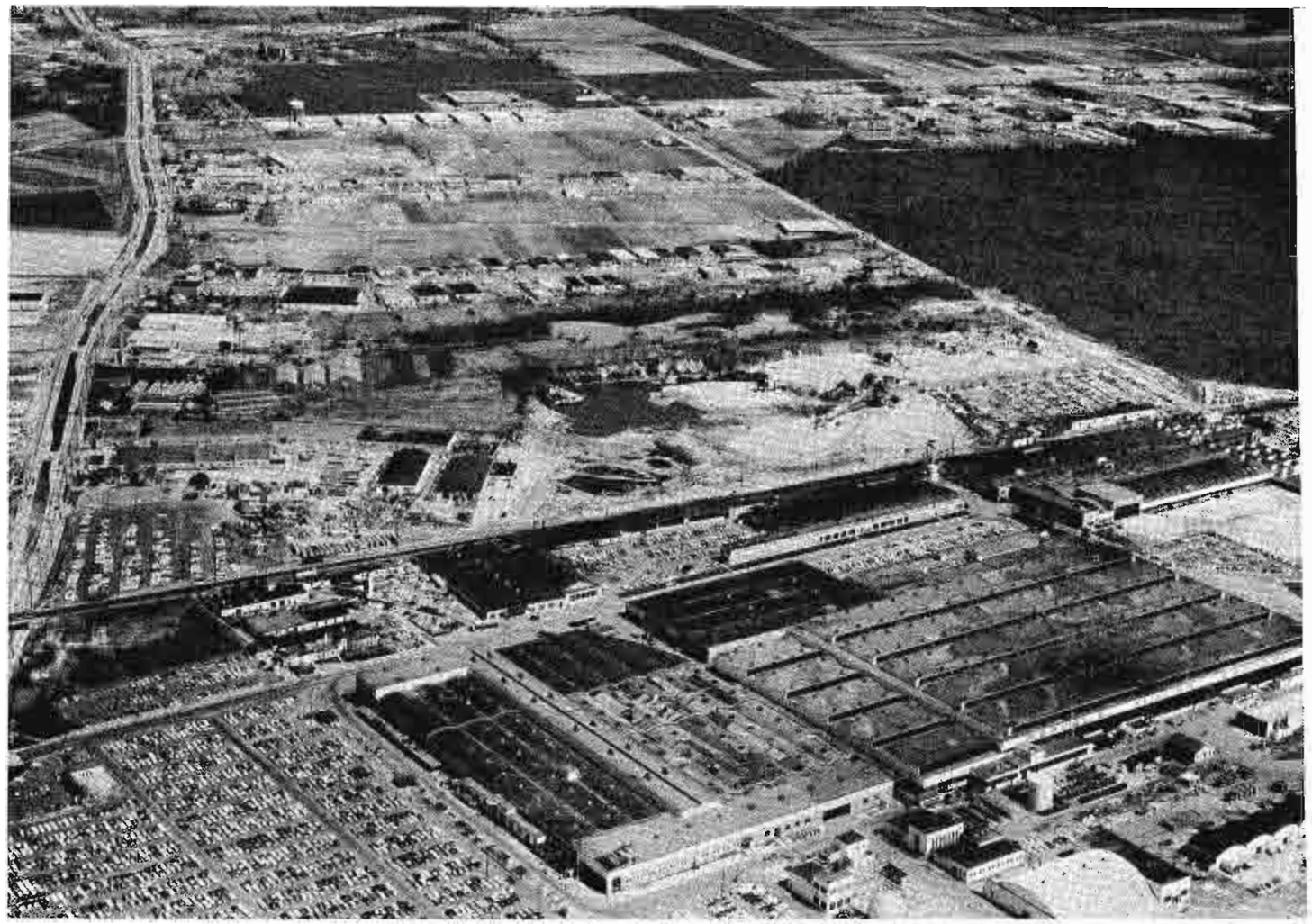
In the last three decades new types of industrial land use appeared in both counties. The most significant was the manufacture of aircraft products followed by the expansion of related electrical industries. After World War II, the huge population expansion has led to the creation of large-scale wholesale and service activities.

The railroad lines throughout Nassau and Suffolk counties historically attracted most of the industrial location due to the dependence upon the railroad for the movement of raw materials and finished products.

This pattern has now changed as industrial complexes have developed near major roads with the improvements in vehicular travel.

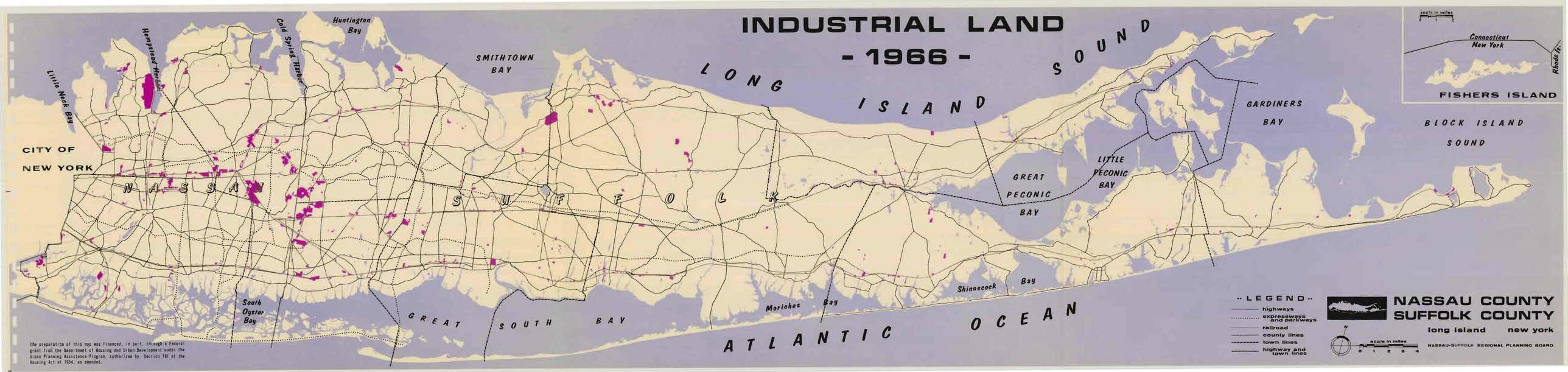
This general trend has become more pronounced with the construction of the Long Island Expressway which serves as an arterial connector for trucking between New York City and the major centers of industrial activity on Long Island. The industrial land map, plate 8, shows concentrations of industry which are directly accessible to the expressway.

Agriculture, although an important industrial use, is not depicted on this plate. This use can be found on other plates. In addition, special uses, such as Grumman Aircraft at Calverton which is a major industrial operation, were classified according to its major heading which is Transportation-Communications-Utilities and can be found on Plate 5. Other airport facilities, radio transmission areas and generating plants which are industrial-type groupings are also shown on this plate. The Brookhaven Laboratory is also an industrial use but is shown under its primary classification as a public institution and appears on plate 5.



INDUSTRIAL USES

INDUSTRIAL LAND
- 1966 -



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LEGEND

- highways
- expressways and parkways
- railroad
- county lines
- town lines
- highway and town lines

NASSAU COUNTY
SUFFOLK COUNTY
long island new york

scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

RECREATION

Historical Aspects

Recreation land use has taken many forms both active and passive. In relatively undeveloped areas the woodlands, shore frontages and agricultural lands can all be considered part of the inventory of open areas that may be utilized for passive recreation. As urbanization increases and the passive land uses are lost to development, the community remains with active recreational facilities as a residual of the once vast open spaces. However, the remaining passive lands, through increasing awareness of their value on the part of the public, have recently been included in the region's recreational land inventory.

Historically, the majority of Nassau's and Suffolk's active recreational land uses are of recent origin. Playing fields did exist in the early colonial period of Long Island. They have almost entirely vanished in the ensuing years by conversion to more intensive use. New recreational uses were subsequently relegated to peripheral, less important land. A few exceptions to this general trend exist as a result of community pride or the philanthropic actions of private citizens through the creation of parks, arboretums and conservation sanctuaries. An example of early park preservation existing today is the Village Green and Town Pond of East Hampton Village, dating from the English Puritan Settlement in 1649. Several colonial greens may also be found in the other early settlements of Suffolk County. In Nassau County, Hempstead's Town Green is almost entirely lost to the dynamics of urban redevelopment. Few public recreational lands were developed during the ensuing years up until the end of World War I.

However, Long Island did provide a summer haven to many of the residents of New York City who would venture out each year to use the vast open stretches of beaches and uplands. This yearly arrival of vacationers spelled economic stability to many of the shore front communities. The communities awaited the seasonal return of their wealthy neighbors who generated a complete calendar of social activity. Private clubs for horseback riding, golf, tennis and yachting exist to this day to serve this sector of the population.

The post-World War I decades witnessed extensive growth in New York City and its immediate environs. Economic pressures forced a concentrated pattern of development to the exclusion of open space provisions for recreational use. At the time, it appeared sensible to assume that Nassau, Suffolk and the other satellite counties of New York, New Jersey and Connecticut would provide the large area recreational needs of the central region. However, improved accessibility to the outer ring of the central city soon brought rapid development to the suburbs, hastening the depletion of this needed recreational resource. Suburban development in Nassau during the early part of the twentieth century prompted the towns and villages to establish bathing beaches for their residents. As a result, it became increasingly difficult to provide this type of recreation for the non-resident.

It wasn't until the 1920's and 1930's that the major steps were taken to provide recreational facilities on Long Island for the general public. The State of New York, under the leadership of Robert Moses of the Long Island State Park Commission, acquired some 600 acres west of the Fire Island lighthouse reservation and the Hither Hills State Park near Montauk in 1924.[18] The commission acquired Wildwood State Park in 1925, Sunken Meadow State Park, Belmont Lake State Park and Orient Beach State Park in the following years. In 1929, Heckscher State Park was obtained through a substantial fund donation by August Heckscher. This acquisition followed extensive litigation by local residents to block the creation of the park. The Bayard Cutting Arboretum was donated to the State in 1936 by Mrs. Bayard James in memory of her father.

In 1925, the state obtained 2200 acres of city water supply areas in Nassau County from the City of New York to be used for park and parkway purposes. This provided for the creation of Valley Stream, Hempstead Lake and Massapequa State Parks and much of the needed rights-of-way to construct Southern State, Meadowbrook, Wantagh and Bethpage State Parkways. The most prominent action of the Long Island State Park Commission during this period was the acquisition of a major portion of the barrier beach in Nassau County in 1926, now known as the Jones Beach State Park. Impetus for construction of these facilities resulted from the depression of the 1930's. State and federal public works and relief programs provided the manpower and funds for park development.

The accelerated growth of Nassau communities following the end of World War II spurred additional park development by local governments. This was augmented by the addition of Salisbury Park—the first county park to be built in Nassau.

The rapid urbanization of the last two decades has focused public attention on the need to set aside land for present active recreational use and to preserve open lands for future generations. New York State provided the means for such action in 1960 and 1962 by presenting to the electorate park and conservation bond referenda which were overwhelmingly passed. Largely through the use of these funds, Suffolk County increased its county park and conservation holdings by more than 8,500 acres between 1960 and 1965. During this same period, the State Park Commission extended the acreage of many of its facilities in Nassau and Suffolk Counties. They also acquired three new parks—Southside Sportsmans Club, the Wyandanch Club, and Caumsett Park—comprising some 5,400 acres.

In 1963, the last major barrier beach acquisitions began which will insure some thirty miles of additional shore front preservation under the National Park Service of the United States Department of the Interior. Known as the Fire Island National Seashore, these acquisitions extend from the Robert Moses State Park (formerly Fire Island State Park) at Fire Island Inlet to Moriches Inlet near the Town of Southampton.

Physical Aspects

The recreational land use map, plate 9, depicts all recreational land uses, both public and private, as well as several other land classifications having permanent open space significance. For example, numerous marsh islands are included for their conservation importance since they afford the ecological environment so necessary for sustaining marine life and migratory fowl. Also included are the several large cemeteries which, for their park-like open qualities, may be considered as serving a passive use. Probably the most controversial use so included is that of municipal sanitary land fill sites. These were included because they are a predominantly open use which in time, as they are completely filled and reclaimed by the municipality, will offer large tracts of land best suited to recreational pursuits.

By far the largest recreational land holdings are in the public domain both in aggregate acreage and as single facilities. Of this public land, state acreage is greatest constituting over 32,000 acres of which approximately half are located in each county.

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[18] History of the Long Island State Parks by Chester R. Blakelock, Long Island State Park Commission 1959

State parks offer varied facilities in both active and passive recreational pursuits. Major features include bathing beaches, picnic areas, horseback riding, golf courses, playfields, and camping grounds.

County parks also represent a large percentage of the recreational land inventory. Again as in the state parks these offer varied facilities. The most prominent of all such facilities is Salisbury Park in Nassau County which is extensively developed with multitype play facilities and devices. In Suffolk County, Smith Point Park, primarily a bathing beach, is the only large park developed at this time. The newly created County Parks Department is planning the development of several of its parks to include golf, marina facilities, picnicking, camping and the like. At this time, Suffolk's parks are particularly attractive as wilderness areas and as such afford a special type of recreation not found in its western neighbor. These lands have long been of special significance for upland game shooting while duck hunting predominates in the wetlands along both shores.

Local government has provided many smaller parks. The facilities they offer is also varied. The combined length of local beaches constitutes a major portion of the Long Island Sound beach frontage. Local governments also supply the public with the greatest number of pleasure berths and launching ramps. Boating has become a major recreational activity enjoyed by many residents and several of the larger shore front county parks are now planning marine facilities to meet the increased demand.

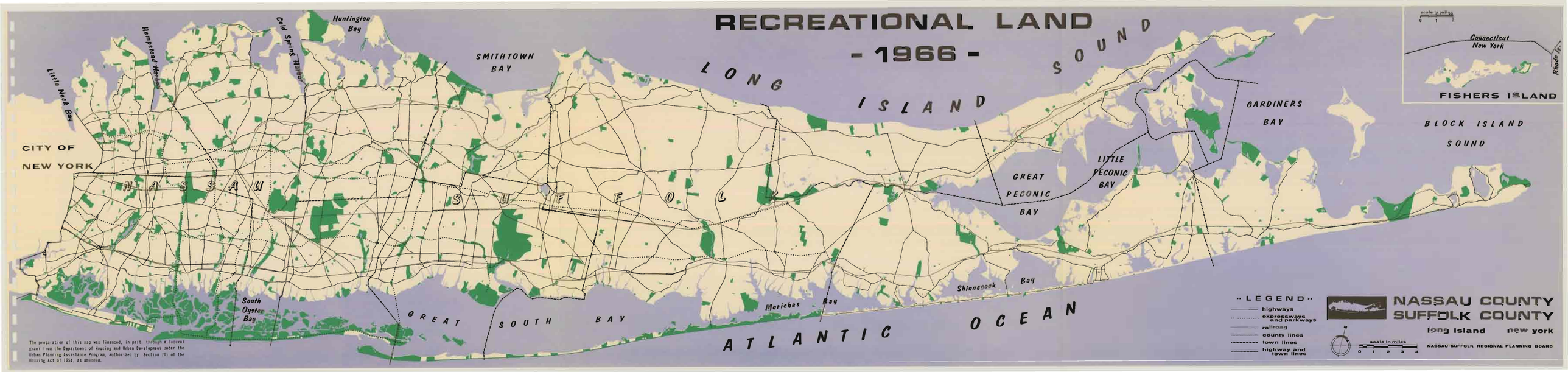
Many of the smaller parks (one to fifteen acres) have been acquired by the towns in Nassau County through the exercise of Nassau County subdivision regulations, and in the towns of western Suffolk County through required land or fee dedications from realty subdividers. Herein, a subdivider is either required to set aside a given percentage of his land for a local park or pay into a special park fund a prescribed fee relative to his lot yield. In the case of the fee arrangement, the municipality in accordance with a comprehensive park plan may pool the resources received from several subdividers in order to construct a system of larger well spaced community parks. This program has proven particularly effective in the Town of Smithtown because of such provision being included in early subdivision regulations.

Golf courses form the major recreational land uses held by the private sector. There are approximately 75 private courses in the two-county area, whereas in Nassau County these clubs are primarily for exclusive membership only, in Suffolk County many are open as daily fee courses or permit public use at given periods.

At the present time recreational land comprises seven percent of the total land area in the Nassau-Suffolk region.

JONES BEACH STATE PARK

RECREATIONAL LAND
- 1966 -



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Vacant Land Capacity Analysis

Land use patterns are partially created or shaped by legislative action. In other words, the zoning codes enacted by municipalities are contributory to the resultant development. One action usually complements the other. It is normal to expect that zoning, which is a tool for implementing a plan, is devised after the communities' goals for desirable land uses have been determined. Once the zoning ordinance is in effect, the possible development of a municipality is fairly well confined within the limits of the code. The relevance of current zoning to this study is that the development possible in the two counties can be determined by evaluating the zoned capacities of the vacant uses in the Counties. An analysis of this type serves several purposes. It can yield a quantitative measure of the commercial and industrial potential of the County. The planner is also afforded a simple, quick answer as to what the future of the community will be if present trends continue. In addition, evaluations can readily be made as to the future public needs created by this development.

All of these maps will be reviewed in subsequent reports dealing with alternative land use development patterns to the year 1985 and therefore will not be covered within this report. However, analysis of vacant land yields additional information which will be covered at this time. On the assumption that current zoning will remain stable, it is possible to determine the saturation population when all vacant lands will be fully utilized. The following map, plate 10, indicates in generalized terms present zoning of all vacant lands in the two counties. Vacant parcels which had no access or were undersized according to current zoning, were individually judged as to the probability of the land being used for new homes. In addition, portions of many oversized lots were classified as buildable even though the land might appear to be in use at present. Vacant land zoned for multi-family housing was calculated at the maximum number of units. Residentially zoned agricultural land was classified as buildable and calculated the same as vacant land. The only other non-vacant land use included in the figures to obtain future lot yield was land around large estates on the north shore, or large homes in built-up areas elsewhere. This land was included in residential totals but is a potential source for new housing when subdivided.

In order to determine the population potential it is necessary to determine the quantities of vacant land in each of the permitted zone categories. This was accomplished by placing transparent overlays indicating zoning districts over the land use maps. The vacant lands were then calculated by zone use by direct measurement. The balance of the analysis is mathematical.

The following example is illustrative of the method. Assuming a vacant tract of 100 acres in a one-acre residential zone, the total number of houses might be anticipated to be 100. However, in developing land, public services such as streets, sumps and park sites must be provided. Therefore, the actual number of houses permitted is determined by multiplying the total area by a factor representing the public lands. Expressed mathematically, $Tv=(fxA)$. Where Tv is the total number of houses permitted on the vacant land, f is the factor and A is the total vacant acreage.

TABLE IX

Zoning category	House factor No. Houses per acre
1/4 acre	2.5
1/3 acre	2.1
1/2 acre	1.5
1 acre	.7
2 acres	.4

In this case the factor is 0.7. This tract would therefore yield 70 houses. These public needs are partially exclusive of the lot size required for each home. With each zone category, whether it be 1/4, 1/3, 1/2, one acre, etc. more land is utilized than is apparent from the terminology. By examining hundreds of subdivision designs in the various residentially zoned sizes, the staff arrived at the average possible number of homes per acre.

The ultimate population that can be accommodated is estimated by adding to the current population the number of additional persons that are anticipated under current zoning if all the vacant land is utilized. Since residential usage is normally expressed in the number of dwelling units or households, it becomes necessary to translate these terms into persons per household. Expressed mathematically, $Pv=(TvxPh)$. WherePv is the total population allowed on the vacant land, Tv is the total houses on the vacant land and Ph is the average number of persons per household. In this study Ph was assumed to vary between 3.5 and 3.8. On this basis the 100-acre tract could yield a population ranging from 245 to 266 persons.

The total building lots and apartment units that could be built in both counties will be 587,461. From this, the 27,511 units in Nassau County were multiplied by 3.5, the projected household size in the period up to saturation, to obtain a population increase based on available land of 96,303 persons. When added to the estimated 1966 population of 1,407,936, a total of 1,504,239 is reached.

There will be 559,950 new dwelling units possible in Suffolk County. To this a 3.6 household size for the eastern five towns and 3.8 for the western five towns was applied to obtain the potential population of 2,076,090. A different household size is used since more of the growth in Western Suffolk will be in single family homes than in Nassau where apartments yield fewer persons per unit. Potentially smaller families in parts of Eastern Suffolk account for choice of the lower figure. When added to the 1966 estimated population of 947,650, a saturation figure of 3,023,740 is reached. The bi-county total at saturation would be 4,527,979 an increase of 2,172,393 over 1966.

Conclusion—It is recognized that the expectation of every vestige of vacant land in the two counties being used for residential purposes is remote. There will be changes to other land uses and there will be parcels held in large tracts for estate purposes. Nevertheless, the possibility of accommodating a population in excess of 4-1/2 million under current zoning raises several questions. Have the two counties the natural resources to support such a population? Will these zoning patterns tend to foster the scatteration of land uses? Is the zoning comprehensive enough to insure against breakdowns? What are the repercussions on land use as a result of current zoning?

A full discussion and consideration of possible solutions will be made in subsequent reports. Land use alternatives and the consequences of each alternative will be examined in the "Existing Land Use Analysis" and "Future Land Use Alternatives" reports. These reports are scheduled for completion during 1968-1969 and are portions of the Comprehensive Plan Series.
The economic and fiscal ramifications will be dealt with in separate studies. The housing and social objectives will be contained in the "Residential Market Analysis" report.

The tables on the following pages indicate by municipalities and school districts the saturation population possible in each area according to the capacity of currently zoned vacant land.

TABLE X POPULATION SATURATION ESTIMATES

Nassau County School Districts

		1966 Population	Potential Increase	Saturation Population
TOWN OF HEMPSTEAD		818,288	40,972	859,260
SCHOOL DISTRICTS				
1	Hempstead	26,966	1,386	28,352
2	Uniondale	33,320	770	34,090
3	East Meadow	60,224	655	60,879
4	North Bellmore	29,273	1,061	30,334
5	Levittown	59,527	168	59,695
6	Seaford	17,643	1,246	18,889
7	Bellmore	13,126	2,471	15,597
8	Roosevelt	16,554	550	17,104
9	Freeport	35,650	644	36,294
10	Baldwin	35,458	980	36,438
11	Oceanside	40,662	1,698	42,360
12	Malverne	16,100	1,005	17,105
13	Valley Stream	31,310	357	31,667
14	Woodmere-Hewlett	23,161	270	23,431
15	Lawrence-Cedarhurst	33,774	1,582	35,356
16	Elmont	46,809	1,050	47,859
17	Franklin Square	25,500	501	26,001
18	Garden City	26,307	896	27,203
19	East Rockaway	11,988	32	12,020
20	Lynbrook	19,450	1,036	20,486
21	Rockville Centre	23,903	973	24,876
22	Floral Park (1)	18,261	259	18,520
23	Wantagh	20,362	886	21,248
24	Valley Stream	14,695	172	14,867
25	Merrick	21,606	1,064	22,670
26	Island Trees	19,400	207	19,607
27	West Hempstead	18,269	725	18,994
28	Long Beach	34,349	16,758	51,107
29	North Merrick	16,347	235	16,582
30	Valley Stream	17,500	634	18,134
31	Island Park	8,500	599	9,099
5	New Hyde Park (1)	2,230	102	2,332
1	Westbury (1)	64	—	64
TOWN OF NORTH HEMPSTEAD		232,605	16,562	249,167
SCHOOL DISTRICTS				
1	Westbury (2)	20,936	1,925	22,861
2	East Williston	9,828	770	10,598
3	Roslyn (3)	19,140	2,160	21,300
4	Port Washington	30,541	2,303	32,844
5	New Hyde Park (2)	21,401	263	21,664
6	Manhasset	16,258	4,081	20,339
7	Great Neck	48,050	2,730	50,780
9	Herricks	26,020	651	26,671
10	Mineola	25,293	543	25,836
11	Carle Place	11,143	214	11,357
1	Glen Head-Sea Cliff (3)	500	81	581
15	Jericho (3)	125	788	913
22	Floral Park (2)	3,370	53	3,423
TOWN OF OYSTER BAY		357,043	38,769	395,812
SCHOOL DISTRICTS				
1	Glen Head-Sea Cliff (1)	15,800	4,239	20,039
2	Syosset-Woodbury	30,915	5,467	36,382
3	Locust Valley-Bayville	14,350	6,381	20,731
4	Plainview-Old Bethpage	35,726	766	36,492
5	Glen Cove	25,600	4,568	30,168
6	Oyster Bay-East Norwich	13,300	7,070	20,370
7	Nassau Co. Hospital	102	—	102
15	Jericho (1)	13,875	2,366	16,241
17	Hicksville	48,044	592	48,636
18	Plainedge	25,345	252	25,597
21	Bethpage	22,092	574	22,666
22	Farmingdale (5)	45,424	588	46,012
23	Massapequa	59,100	1,971	61,071
2	Cold Spring Harbor (4)	1,350	893	2,243
6	Amityville (5)	5,900	3,042	8,942
3	Roslyn (1)	120	—	120

Suffolk County School Districts

		1966 Population	Potential Increase	Saturation Population
TOWN OF BABYLON		186,170	90,750	276,920
SCHOOL DISTRICTS				
1	Babylon	11,260	14,840	26,100
2	West Babylon	25,380	18,390	43,770
3	North Babylon	29,240	6,720	35,960
4	Lindenhurst	41,850	7,480	49,330
5	Copiague	23,620	7,120	30,740
6	Amityville (3)	13,620	12,850	26,470
7	Deer Park	23,520	8,480	32,000
9	Wyandanch	7,210	7,420	14,630
5	Half Hollow Hills (4)	6,760	3,790	10,550
22	Farmingdale (3)	3,710	3,660	7,370
TOWN OF BROOKHAVEN		179,140	708,240	887,380
SCHOOL DISTRICTS				
	Three Village (6)	16,860	30,500	47,360
3	Port Jefferson Station	12,480	15,560	28,040
4	Bellport	12,900	42,740	55,640
5	Sachem (6) (7)	21,580	43,490	65,070
6	Port Jefferson	3,560	8,310	11,870
7	Mt. Sinai	1,450	15,880	17,330
8	Miller Place	4,290	13,430	17,720
9	Rocky Point	4,980	5,120	10,100
10	Shoreham	1,990	11,870	13,860
11	Middle Country	25,570	39,030	64,600
12	Middle Island	12,820	154,930	167,750
21	South Manor	1,270	41,190	42,460
22	East Manor	260	46,060	46,320
24	Patchogue	27,590	61,530	89,120
30	South Haven	420	23,940	24,360
31	West Manor (9)	220	13,820	14,040
BROOKHAVEN (Cont'd.)		1966 Population	Potential Increase	Saturation Population
32	William Floyd	19,870	38,310	58,180
33	Center Moriches	4,150	14,440	18,590
34	East Moriches	2,100	38,150	40,250
1	Wading River (9)	120	3,820	3,940
2	Riverhead (9) (10)	250	12,490	12,740
5	Bayport-Blue Point (7)	3,690	4,300	7,990
11	Eastport (10)	480	29,330	29,810
14	Fire Island (8)	240	—	240
TOWN OF EAST HAMPTON		10,930	153,710	164,640
SCHOOL DISTRICTS				
1	East Hampton	5,040	47,730	52,770
2	Wainscott	460	12,390	12,850
3	Amagansett	1,560	19,970	21,530
4	Springs	1,510	31,990	33,500
5	Sag Harbor (10)	1.110	3,980	5,090
6	Montauk	1,250	37,650	38,900
TOWN OF HUNTINGTON		168,950	139,190	308,140
SCHOOL DISTRICTS				
1	Elwood	11,420	9,740	21,160
2	Lloyd Harbor (3)	5,690	4,920	10,610
3	Huntington	34,160	25,900	60,060
4	Northport	33,500	28,420	61,920
5	Half Hollow Hills (5)	14,540	26,190	40,730
6	Harbor Fields	17,420	11,720	29,140
10	Commack (6)	14,020	6,120	20,140
13	South Huntington	38,200	26,180	64,380
TOWN OF ISLIP		234,000	132,790	375,790
SCHOOL DISTRICTS				
1	Bayshore	29,830	8,430	38,260
2	Islip	15,490	7,480	22,970
3	East Islip	22,130	6,260	28,390
4	Sayville	15,100	11,930	27,030
5	Bayport-Blue Point	6,310	7,740	14,050
6	Hauppauge (6)	6,000	7,330	13,330
7	Connetquot	21,810	28,360	50,170
9	West Islip	26,460	5,890	32,350
12	Brentwood	62,850	12,630	75,480
13	Central Islip	31,820	11,790	43,610
14	Fire Island (8)	860	4,280	5,140
5	Sachem (6) (8)	4,340	20,670	25,010
TOWN OF RIVERHEAD		17,630	296,240	313,870
SCHOOL DISTRICTS				
1	Wading River (8)	1,130	8,080	9,210
2	Riverhead (8) (10)	16,370	279,490	295,860
11	Laurel (11)	120	8,430	8,550
31	West Manor (8)	10	240	250

TABLE X (Continued)

Nassau County Municipalities

	1966 Population	Potential Increase	Saturation Population
TOWN OF SHELTER ISLAND	1,500	16,870	18,370
SCHOOL DISTRICT			
1 Shelter Island	1,500	16,870	18,370
TOWN OF SMITHTOWN	92,090	77,410	169,500
SCHOOL DISTRICTS			
1 Smithtown	46,600	48,770	95,370
5 Kings Point	21,480	10,370	31,850
1 Three Village (8)	170	460	630
5 Sachem (7) (8)	340	2,770	3,110
6 Hauppauge (7)	8,300	4,950	13,250
10 Commack (4)	15,200	10,090	25,290
TOWN OF SOUTHAMPTON	32,830	231,220	264,050
SCHOOL DISTRICTS			
1 Remsenburg	1,200	1,330	2,530
2 Westhampton Beach	4,100	27,100	31,200
3 Quogue	1,440	11,320	12,760
5 Hampton Bays	6,120	21,160	27,280
6 Southampton	6,320	41,100	47,420
8 Hayground	320	13,460	13,780
9 Bridgehampton	1,600	20,750	22,350
10 Sagaponack	400	7,920	8,320
11 Eastport (8)	690	2,070	2,760
12 Northaven	870	1,670	2,540
13 Tuckahoe	850	10,300	11,150
14 Noyac	500	7,240	7,740
17 East Quogue	2,810	13,900	16,710
2 Riverhead (8) (9)	3,690	25,110	28,800
5 Sag Harbor (12)	1,920	14,820	16,740
TOWN OF SOUTHOLD	15,410	229,670	245,080
SCHOOL DISTRICTS			
2 Orient	1,000	21,770	22,770
3 East Marion	550	7,650	8,200
4 Fishers Island	330	15,380	15,710
5 Southold	3,400	37,200	40,600
7 Peconic	530	18,660	19,190
8 East Cutchogue	990	16,500	17,490
9 Mattituck	2,830	48,470	51,300
10 Greenport	3,800	35,610	39,410
11 Laurel (9)	770	10,630	11,400
12 Cutchogue	830	15,550	16,380
15 New Suffolk	380	2,250	2,630

	1966 Population	Potential Increase	Saturation Population
HEMPSTEAD	818,747	36,801	858,548
CITY OF LONG BEACH	28,860	14,277	43,137
VILLAGES:			
Atlantic Beach	1,039	480	1,519
Bellrose	1,152	25	1,177
Cedarhurst	6,854	39	6,893
East Rockaway	11,749	91	11,840
Floral Park (part)	15,493	228	15,721
Freeport	38,885	665	39,550
Garden City	24,787	886	25,673
Hempstead	38,801	1,586	40,387
Hewlett Bay Park	511	56	567
Hewlett Harbor	1,604	49	1,653
Hewlett Neck	557	7	564
Island Park	4,842	98	4,940
Lawrence	5,999	266	6,265
Lynbrook	21,181	1,029	22,210
Malverne	9,981	266	10,247
Mineola (part)	70	0	70
New Hyde Park (part)	4,474	109	4,583
Rockville Centre	26,595	977	27,572
South Floral Park	1,346	196	1,542
Stewart Manor	2,529	0	2,529
Valley Stream	39,263	501	39,764
Woodsburgh	941	7	948
UNINCORPORATED COMM.	531,234	17,963	549,197
OYSTER BAY	354,529	38,792	393,321
CITY OF GLEN COVE	25,332	4,568	29,900
VILLAGES:			
Bayville	5,064	2,856	7,920
Brookville	2,642	347	2,989
Centre Island	293	441	734
Cove Neck	306	333	639
Farmingdale	7,693	312	8,005
Lattingtown	1,662	1,019	2,681
Laurel Hollow	1,291	910	2,201
Massapequa Park	22,018	924	22,942
Mattinecock	865	378	1,243
Mill Neck	998	833	1,831
Muttontown	1,723	3,997	5,720
Old Brookville	1,366	2,125	3,491
Old Westbury (part)	438	1,008	1,446
Oyster Bay Cove	1,198	2,237	3,435
Roslyn Harbor (part)	191	32	223
Sea Cliff	5,798	424	6,222
Upper Brookville	1,201	1,043	2,244
UNINCORPORATED COMM.	274,450	15,005	289,455

	1966 Population	Potential Increase	Saturation Population
NORTH HEMPSTEAD	232,605	16,562	249,167
VILLAGES:			
Baxter Estates	1,167	74	1,241
East Hills	8,600	277	8,877
East Williston	2,885	49	2,934
Floral Park (part)	2,415	18	2,433
Flower Hill	4,728	1,103	5,831
Great Neck	10,330	119	10,449
Great Neck Estates	3,406	119	3,525
Great Neck Plaza	5,478	39	5,517
Kensington	1,135	781	1,916
Kings Point	5,878	662	6,540
Lake Success	3,190	49	3,239
Manorhaven	4,805	217	5,022
Mineola (part)	22,208	427	22,635
Munsey Park	2,912	154	3,066
New Hyde Park (part)	6,466	53	6,519
North Hills	334	998	1,332
Old Westbury (part)	1,988	2,510	4,498
Plandome	1,553	98	1,651
Plandome Heights	960	53	1,013
Plandome Manor	829	123	952
Pt. Washington No.	2,299	634	2,933
Roslyn	2,549	522	3,071
Roslyn Estates	1,488	60	1,548
Roslyn Harbor (part)	958	112	1,070
Russell Gardens	1,350	95	1,445
Saddle Rock	1,034	11	1,045
Sands Point	2,510	707	3,217
Thomaston	3,104	63	3,167
Westbury	14,713	466	15,179
Williston Park	8,986	77	9,063
UNIC. COMMUNITIES	102,347	5,992	108,239

TABLE X (Continued)

Suffolk County Municipalities

	1966 Population	Potential Increase	Saturation Population
BABYLON	186,170	90,750	276,920
VILLAGES:			
Amityville	9,160	9,590	18,750
Babylon	12,820	13,130	25,950
Lindenhurst	25,430	5,720	31,150
UNIC. COMMUNITIES	138,760	62,310	201,070
BROOKHAVEN	179,140	708,240	887,380
VILLAGES:			
Belle Terre	440	960	1,400
Bellport	2,770	1,790	4,560
Oldfield	590	1,030	1,620
Patchogue	9,680	8,490	18,170
Poquott	390	630	1,020
Port Jefferson	4,440	5,860	10,300
Shoreham	280	730	1,010
UNIC. COMMUNITIES	160,550	688,750	849,300
EAST HAMPTON	10,930	153,710	164,640
VILLAGES:			
East Hampton	2,040	7,920	9,960
Sag Harbor (10)	1,080	2,720	3,800
UNIC. COMMUNITIES	7,810	143,070	150,880
HUNTINGTON	168,950	139,190	308,140
VILLAGES:			
Asharoken	410	1,130	1,540
Huntington Bay	1,560	640	2,200
Lloyd Harbor	3,150	2,860	6,010
Northport	6,820	8,990	15,810
UNIC. COMMUNITIES	157,010	125,570	282,580
ISLIP	243,000	132,790	375,790
VILLAGES:			
Brightwaters	3,540	180	3,720
Ocean Beach	110	680	790
Saltaire	60	3,600	3,660
UNIC. COMMUNITIES	239,290	128,330	367,620
RIVERHEAD	17,630	296,240	313,870
SHELTER ISLAND	1,500	16,870	18,370
VILLAGES:			
Dering Harbor	20	290	310
UNIC. COMMUNITIES	1,480	16,580	18,060
SMITHTOWN	92,090	77,410	169,500
VILLAGES:			
Head of the Harbor	710	1,700	2,410
Nissequogue	710	2,630	3,340
Vill. of the Branch	1,530	1,540	3,070
UNIC. COMMUNITIES	89,140	71,540	160,680
SOUTHAMPTON	32,830	231,220	264,050
VILLAGES:			
North Haven	590	1,570	2,160
Quogue	740	7,290	8,030
Sag Harbor (12)	1,510	8,700	10,210
Southampton	4,830	7,570	12,400
Westhampton Beach	1,800	2,930	4,730
UNIC. COMMUNITIES	23,360	203,160	226,520
SOUTHOLD	15,410	229,670	245,080
VILLAGES:			
Greenport	2,770	1,950	4,720
UNIC. COMMUNITIES	12,640	227,720	240,360

	1966 Population	Potential Increase	Saturation Population
NASSAU:	1,407,936	96,303	1,504,239
SUFFOLK:	947,650	2,076,090	3,023,740
BI-COUNTY:	2,355,586	2,172,393	4,527,979

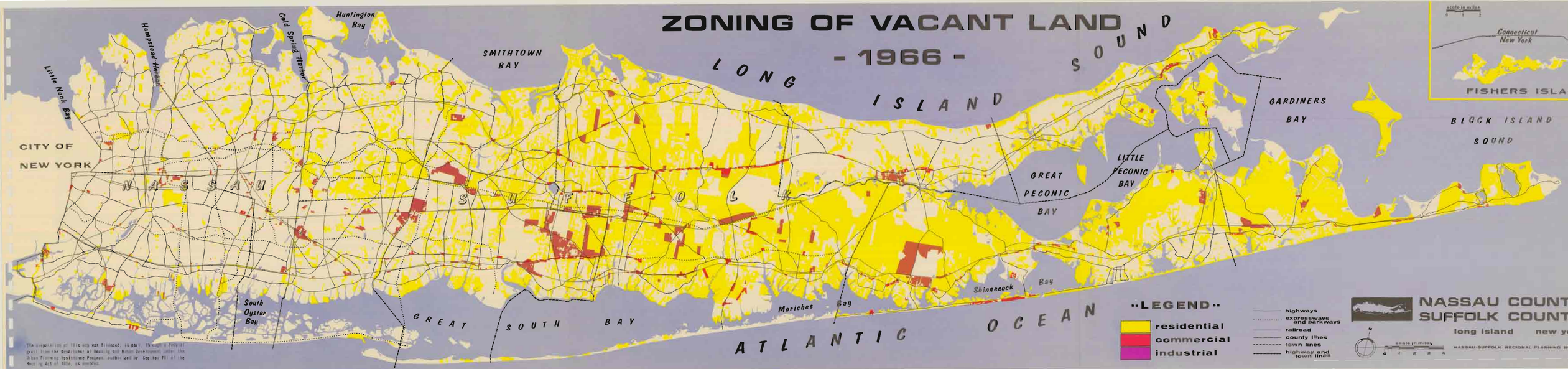
Table Footnotes:

(1) For remainder see Town of North Hempstead
(2) For remainder see Town of Hempstead
(3) For remainder see Town of Oyster Bay
(4) For remainder see Town of Huntington
(5) For remainder see Town of Babylon
(6) For remainder see Town of Smithtown
(7) For remainder see Town of Islip
(8) For remainder see Town of Brookhaven
(9) For remainder see Town of Riverhead
(10) For remainder see Town of Southampton
(11) For remainder see Town of Southold
(12) For remainder see Town of East Hampton

VACANT BUILDABLE LAND

ZONING OF VACANT LAND

- 1966 -



LEGEND

- residential
- commercial
- industrial

- highways
- expressways and parkways
- railroad
- county lines
- town lines
- highway and town lines

NASSAU COUNTY
SUFFOLK COUNTY
long island new york

N

scale in miles
0 1 2 3 4

NASSAU-SUFFOLK REGIONAL PLANNING BOARD

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