



# **PECONIC ESTUARY PROGRAM**

## **CRITICAL LANDS PROTECTION PLAN**

**2004**

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## **Critical Lands Protection Plan Executive Summary**

The Critical Lands Protection Strategy (CLPS) identified and prioritized the land available for development in the Peconic Watershed's five eastern towns for protection (e.g., Towns of Riverhead, Southold, Southampton, East Hampton, and Shelter Island). Using environmental criteria and Geographic Information Systems, each parcel was evaluated "through the lens" of habitat and water quality protection. The Strategy and hence the resulting Critical Lands Protection Plan is not meant to be the sole reference for land protection in the region but rather a useful tool for State and local agencies that make land acquisition decisions in part on estuarine considerations.

Of the 113,892 acres of land in the Peconic Watershed five eastern towns, a little more than 22% is still available for development (as of 2001). Almost 70% of 25,271 acres of remaining land available for development are designated "CLPS high priority parcels", meeting both the CLPS environmental criteria and CLPS priority categories. Land available for development was considered as vacant land as well as land that is developed but could still be subdivided under current zoning. Agricultural lands were excluded from this initiative and are being dealt with in a separate forum.

The most widely used land protection tool is full fee acquisition from willing sellers. While the Community Preservation Fund (CPF) is the most successful land protection program on Long Island, raising over \$169 million through January 2004, it is not sufficient in keeping up with the rate of development and loss of critical landscapes. It would cost an estimated \$1.375 billion dollars to protect all of the vacant parcels in the watershed that meet at least one CLPS environmental criterion. Future CPF revenues could purchase less than 10% of these parcels. Given these findings, it is apparent that current land acquisition funding, including the additional funding from County, State, and Federal sources, is not sufficient to keep up with the current and anticipated rates of development.

The CLPS Work Group recommends an expansion of the existing land use restrictions in the Towns of Southampton and East Hampton and encourages the adoption of similar land use regulations in other towns. Large amounts of land can be protected without having to expend funds to actually acquire the properties through clearing restrictions, clustering requirements, rezoning, overlay districts, easements, purchase of development rights and overall better land use practices. It is estimated that the implementation of clearing restrictions would protect an additional 3,183 acres in the five East End Towns; acquiring an equivalent amount of land would cost an estimated \$355 million dollars. If these same lands were developed with both clearing restrictions and clustering requirements, a total of 3,491 acres would be protected; acquiring an equivalent amount of land would cost an estimated \$382 million dollars. These figures were calculated using the land available for development after the CPF purchase of 10% of the CLPS high priority parcels, and on lands not already in a town overlay district.

Table 1.  
 Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)  
 Summary for the entire Peconic Estuary  
 2/3/2005

<b>Total acreage within the Five East End Towns comprising the Study Area (includes Agricultural Lands and Gardiner's, Plum and Robin's Islands. Does not include underwater land)</b>	209,826
<b>Total acreage comprising the Peconic Estuary Watershed within the Five East End Towns (includes Agricultural Lands and Gardiner's, Plum and Robin's Islands. Does not include underwater land)</b>	113,892
<b>Acreage available for development (either vacant or subdividable) within the Peconic Estuary Watershed of the Five East End Towns. (Excluding agricultural lands)</b>	25,271
<b>Acreage available for development meeting CLPS environmental criteria (Excluding agricultural lands)</b>	20,725
<b>Total acreage of vacant parcels meeting CLPS environmental criteria</b>	15,368
<b>Total acreage of developed but subdividable parcels meeting CLPS environmental criteria</b>	9,903
<b>Total acreage of vacant and developed but subdividable parcels meeting CLPS environmental criteria <u>AND</u> priority categories</b>	17,601
<b>Overall average of Five Town's averages of cost per acre for higher end parcels</b>	\$ 162,500.00
<b>Total projected Community Preservation Fund Revenue</b>	\$ 555,900,000.00
<b>Total estimated acquisition cost for all vacant parcels meeting at least one environmental criteria</b>	\$ 1,374,067,000.00
<b>Total difference between 50% of projected revenue and estimated acquisition costs*</b>	\$ 1,090,167,000.00
<b>Number of high priority <b>properties</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	774.00
<b>Number of high priority <b>acres</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	1,912.46
<b>Percentage of acreage available for development, meeting CLPS criteria, to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	9.23%
<b>If clearing were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	3,183.74
<b>If clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	1,925.64
<b>If clearing &amp; clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	3,491.13
<b>Acreage already protected w/ existing clearing restrictions excluding highest priority properties proposed to be purchased with CPF</b>	5,603.85

\* Calculated assuming 50% of CPF revenue goes to purchase parcels in the Peconic Estuary Watershed, except for Shelter Island which is entirely within the watershed.

\*\* See full clustering and clearing analysis for further details

NOTES:

- 1) All agricultural lands were excluded from this study. They are being addressed by a separate committee.
- 2) The Town of Brookhaven is not part of this study since Town properties within the Peconic Estuary are also within the Pine Barrens.

Table 2.  
 Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)  
 Summary for the Town of East Hampton  
 2/3/2005

<b>Total acreage within the Town of East Hampton (includes Agricultural Lands and Gardiner's Island. Does not include underwater land)</b>	47,031
<b>Total acreage in the Peconic Estuary Watershed within the Town of East Hampton (includes Agricultural Lands and Gardiner's Island. Does not include underwater land)</b>	32,543
<b>Acreage available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of East Hampton (excluding agricultural lands)</b>	5,987
<b>Acreage available for development meeting CLPS environmental criteria (Excluding agricultural lands)</b>	3,412
<b>Total acreage of vacant parcels meeting CLPS environmental criteria</b>	3,959
<b>Total acreage of developed but subdividable parcels meeting CLPS environmental criteria</b>	2,028
<b>Total acreage of vacant and developed but subdividable parcels meeting CLPS environmental criteria <u>AND</u> priority categories</b>	2,542
<b>Average cost per acre for higher end parcels within the Town</b>	\$ 175,000.00
<b>Total projected Community Preservation Fund Revenue</b>	\$ 146,200,000.00
<b>Total estimated acquisition cost for all vacant parcels meeting at least one criteria</b>	\$ 228,976,000.00
<b>Difference between 50% of projected revenue and estimated acquisition costs*</b>	\$ 155,876,000.00
<b>Number of high priority <b>properties</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	80.00
<b>Number of high priority <b>acres</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	416.14
<b>Percentage of acreage available for development, meeting CLPS criteria, to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	12.20%
<b>If clearing were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	368.35
<b>If clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	211.90
<b>If clearing &amp; clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	382.01
<b>Acreage already protected w/ existing clearing restrictions excluding highest priority properties proposed to be purchased with CPF</b>	2,002.11

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Estuary Watershed, except for Shelter Island which is entirely within the watershed.

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NOTES:

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- 2) The Town of Brookhaven is not part of this study since Town properties within the Peconic Estuary are also within the Pine Barrens.

Table 3.  
 Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)  
 Summary for the Town of Riverhead  
 2/3/2005

<b>Total acreage within the Town of Riverhead (includes Agricultural Lands. Does not include underwater land)</b>	43,297
<b>Total acreage in the Peconic Estuary Watershed within the Town of Riverhead (includes Agricultural Lands. Does not include underwater land)</b>	16,888
<b>Acreage available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of Riverhead. (excluding agricultural lands)</b>	2,574
<b>Acreage available for development meeting CLPS environmental criteria (Excluding agricultural lands)</b>	2,562
<b>Total acreage of vacant parcels meeting CLPS environmental criteria</b>	1,414
<b>Total acreage of developed but subdividable parcels meeting CLPS environmental criteria</b>	1,160
<b>Total acreage of vacant and developed but subdividable parcels meeting CLPS environmental criteria <u>AND</u> priority categories</b>	2,230
<b>Average cost per acre for higher end parcels within the Town</b>	\$ 80,000.00
<b>Total projected Community Preservation Fund Revenue</b>	\$ 35,700,000.00
<b>Total estimated acquisition cost for all vacant parcels meeting at least one criteria</b>	\$ 212,786,000.00
<b>Difference between 50% of projected revenue and estimated acquisition costs*</b>	\$ 194,936,000.00
<b>Number of high priority <b>properties</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	293
<b>Number of high priority <b>acres</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	220.67
<b>Percentage of acreage available for development, meeting CLPS criteria, to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	8.61%
<b>If clearing were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	523.44
<b>If clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	369.41
<b>If clearing &amp; clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	683.41

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\*\* See full clustering and clearing analysis for further details

NOTES:

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- 2) The Town of Brookhaven is not part of this study since Town properties within the Peconic Estuary are also within the Pine Barrens.

Table 4.  
 Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)  
 Summary for the Town of Shelter Island  
 2/3/2005

<b>Total acreage within the Town of Shelter Island (includes Agricultural Lands. Does not include underwater land)</b>	7,247
<b>Total acreage in the Peconic Estuary Watershed within the Town of Shelter Island (includes Agricultural Lands. Does not include underwater land)</b>	7,247
<b>Acreage available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of Shelter Island (excluding agricultural lands)</b>	2,408
<b>Acreage available for development meeting CLPS environmental criteria (Excluding agricultural lands)</b>	2,110
<b>Total acreage of vacant parcels meeting CLPS environmental criteria</b>	1,147
<b>Total acreage of developed but subdividable parcels meeting CLPS environmental criteria</b>	1,250
<b>Total acreage of vacant and developed but subdividable parcels meeting CLPS environmental criteria <u>AND</u> priority categories</b>	1,698
<b>Average cost per acre for higher end parcels within the Town</b>	\$ 127,500.00
<b>Total projected Community Preservation Fund Revenue</b>	\$ 11,900,000.00
<b>Total estimated acquisition cost for all vacant parcels meeting at least one criteria</b>	\$ 103,687,000.00
<b>Difference between projected revenue and estimated acquisition costs</b>	\$ 91,787,000.00
<b>Number of high priority <b>properties</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	5.00
<b>Number of high priority <b>acres</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	91.07
<b>Percentage of acreage available for development, meeting CLPS criteria, to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	4.32%
<b>If clearing were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	347.89
<b>If clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	517.06
<b>If clearing &amp; clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	1,427.00

\* Calculated assuming 50% of CPF revenue goes to purchase parcels in the Peconic

Estuary Watershed, except for Shelter Island which is entirely within the watershed.

\*\* See full clustering and clearing analysis for further details

NOTES:

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- 2) The Town of Brookhaven is not part of this study since Town properties within the Peconic Estuary are also within the Pine Barrens.

Table 5.  
 Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)  
 Summary for the Town of Southampton  
 2/3/2005

<b>Total acreage within the Town of Southampton (includes Agricultural Lands. Does not include underwater land)</b>	88,961
<b>Total acreage in the Peconic Estuary Watershed within the Town of Southampton (includes Agricultural Lands. Does not include underwater land)</b>	36,913
<b>Acreage available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of Southampton (excluding agricultural lands)</b>	9,432
<b>Acreage available for development meeting CLPS environmental criteria (Excluding agricultural lands)</b>	8,225
<b>Total acreage of vacant parcels meeting CLPS environmental criteria</b>	5,853
<b>Total acreage of developed but subdividable parcels meeting CLPS environmental criteria</b>	3,579
<b>Total acreage of vacant and developed but subdividable parcels meeting CLPS environmental criteria <u>AND</u> priority categories</b>	7,399
<b>Average cost per acre for higher end parcels within the Town</b>	\$ 175,000.00
<b>Total projected Community Preservation Fund Revenue</b>	\$ 157,250,000.00
<b>Total estimated acquisition cost for all vacant parcels meeting at least one criteria</b>	\$ 497,411,000.00
<b>Difference between 50% of projected revenue and estimated acquisition costs*</b>	\$ 340,161,000.00
<b>Number of high priority <b>properties</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	356
<b>Number of high priority <b>acres</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	898.23
<b>Percentage of acreage available for development, meeting CLPS criteria, to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	10.92%
<b>If clearing were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	517.06
<b>If clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	282.61
<b>If clearing &amp; clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	517.86
<b>Acreage already protected w/ existing clearing restrictions excluding highest priority properties proposed to be purchased with CPF</b>	3,601.74

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Estuary Watershed, except for Shelter Island which is entirely within the watershed.

\*\* See full clustering and clearing analysis for further details

NOTES:

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- 2) The Town of Brookhaven is not part of this study since Town properties within the Peconic Estuary are also within the Pine Barrens.

Table 6.  
 Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)  
 Summary for the Town of Southold  
 2/3/2005

<b>Total acreage within the Town of Southold (includes Agricultural Lands, Robin's Island and Plum Island. Does not include underwater land)</b>	23,290
<b>Total acreage in the Peconic Estuary Watershed within the Town of Southold (includes Agricultural Lands, Robin's Island and Plum Island. Does not include underwater land)</b>	20,301
<b>Acreage available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of Southold (excluding agricultural lands)</b>	4,880
<b>Acreage available for development meeting CLPS environmental criteria (Excluding agricultural lands)</b>	4,426
<b>Total acreage of vacant parcels meeting CLPS environmental criteria</b>	2,994
<b>Total acreage of developed but subdividable parcels meeting CLPS environmental criteria</b>	1,886
<b>Total acreage of vacant and developed but subdividable parcels meeting CLPS environmental criteria <u>AND</u> priority categories</b>	3,732
<b>Average cost per acre for higher end parcels within the Town</b>	\$ 80,000.00
<b>Total projected Community Preservation Fund Revenue</b>	\$ 47,600,000.00
<b>Total estimated acquisition cost for all vacant parcels meeting at least one criteria</b>	\$ 331,207,000.00
<b>Difference between 50% of projected revenue and estimated acquisition costs*</b>	\$ 307,407,000.00
<b>Number of high priority <b>properties</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	40
<b>Number of high priority <b>acres</b> to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	286.35
<b>Percentage of acreage available for development, meeting CLPS criteria, to be purchased with anticipated CPF revenue (through the end of 2020)*</b>	6.47%
<b>If clearing were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	1,427.00
<b>If clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	849.83
<b>If clearing &amp; clustering were applied to the remainder of vacant, subdividable parcels the acreage "preserved" would be**</b>	1,535.75

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NOTES:

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## **Chapter I: Prioritizing the Watershed's Land for Protection**

### **Introduction**

Chapter 7 of the Peconic Estuary Program's Comprehensive Conservation and Management Plan (CCMP) outlines a Critical Lands Protection Strategy for identifying priority lands that should be protected for the benefit of the Peconic Estuary ecosystem. The purpose of the Critical Lands Protection Strategy was to evaluate the land available for development in the Peconic Estuary watershed and identify priorities for protection with respect to estuarine management concerns. The resulting Critical Lands Protection Plan (CLPP), presented herein, prioritizes the land available for development in the Peconic Watershed "through the lens" of habitat and water quality protection. The CLPP is not designed to be the sole reference for land protection in the Peconic region, however, it serves as a useful tool for all levels of government that make land protection decisions. All the Peconic's available lands are presented and prioritized for protection in this Plan using graphics and tables according to priority categories met, environmental criteria met, and acreage, so that as years go by and lands are protected and developed, this document will continue to be useful.

A subcommittee to the Peconic Estuary Program was created to implement the Critical Lands Protection Strategy and develop the Critical Lands Protection Plan. The subcommittee members represented the following groups:

- The Nature Conservancy (co-chair)
- Suffolk County Department of Health Services - Office of Ecology (co-chair)
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- New York State Department of Environmental Conservation
- Suffolk County Planning Department
- Peconic Estuary Program Citizens Advisory Committee

### **Methods**

#### ***Study Area***

This Plan analyzes the land available for development within the Peconic Watershed of the five eastern towns: Riverhead, Southold, Shelter Island, East Hampton, and Southampton. Land available for development is defined as residential vacant land with no development, residential land with some development but able to be further subdivided, and privately-owned golf courses, since they could be protected from future residential development with easements. The land available for development data is current as of 2001.

The Peconic Watershed's land available for development in the Town of Brookhaven was excluded from this exercise because it was viewed as a redundant effort to the Pine Barrens Protection Plan. Only 7% of the Brookhaven's acreage is within the Peconic Watershed, the majority of which is owned by Brookhaven National Laboratory and Suffolk County (parkland).

Because the management of agricultural lands is important environmentally as well as culturally to Long Island's East End, a separate evaluation of agricultural lands will be conducted in the future. The evaluation of agricultural lands will likely assess management opportunities

including outright acquisition, acquisition of development rights and mechanisms to reduce pollutant loadings.

### ***Environmental Criteria***

In order to identify critical lands, environmental criteria best representing elements that contribute to the condition of the Peconic's habitat and water quality were chosen (see Table 1). Using Geographic Information Systems (GIS), all the land available for development was analyzed based on whether it met one or more of these environmental criteria.

**TABLE 1. Environmental Criteria**

1. **Shoreline** – located within 1000 feet of the shoreline of a bay, tidal creek or the Peconic River
2. **NWI** – contains freshwater or tidal wetlands as identified by the U.S Fish and Wildlife Service 1994 National Wetlands Inventory (NWI)
3. **CNRA** – within a Critical Natural Resource Area, areas of particular ecological significance designated by the Peconic Estuary Program (further described in the Habitat and Living Resources Chapter of the CCMP)
4. **N-Stressed** – within a nitrogen-stressed subwatershed as designated by the Peconic Estuary Program (further described in the Nutrients Chapter of the CCMP)

Based on the tax map parcel information and environmental criteria, two maps were created for each of the 5 eastern towns in the watershed. The first map depicts the environmental criteria as they relate to each other and to the parcels of land in the watershed of the Peconic Estuary. The second map depicts the parcels according to how many of the four environmental criteria they met using a color ramp.

### ***Updating Tax Map Parcel Information***

The first two maps were useful for demonstrating the methods used and preliminary results. They were also a useful tool for updating parcel information during meetings with town planners and other town officials. Updates were necessary because the original tax map parcel information was from 1997.

Although several of the five towns have current GIS databases, it was not possible to use those databases to update the "land available for development" coverage. This was due to the format of the original data, which was not compatible with the towns' GIS databases. Updates were done manually instead. The most common type of update occurred when a parcel had to be removed from the list because it had been developed since the time of the original data. Other updates included adding parcels that were erroneously left out of the original data, random updates regarding recent subdivisions and random updates of recently protected lands. Updates were made by reviewing the tax map parcel information with the towns, using the *Windata Real Estate* data base, and ground-truthing. In addition, all parcels were reviewed using 2001 aerials; those parcels that had been developed and were not subdividable were removed. This final

ground-truthing resulted in the removal of more than 2,600 parcels, consisting of more than 3,800 acres, from the priority list. Because development is constantly occurring, the data will always be slightly out of date. However, the data presented in this report should be considered current as of 2001.

Previous to meeting with town planners and other officials, formal presentations were given to the Town Board of each of the five towns to describe the Critical Lands Protection Strategy and discuss preliminary findings. After describing the methods and preliminary findings, each town board was asked for permission to meet with the town planners to update the data. Each town was interested and follow-up meetings were scheduled.

### *Priority Categories*

After ground-truthing revisions were completed, approximately 11,838 parcels consisting of 25,271 acres were analyzed as land available for development in the watershed. Of these, over 20,700 acres (8,632 parcels) met at least one environmental criterion. Parcels that met at least three of the four environmental criteria, one of which was within 1,000 feet of the shoreline, were considered important. Out of the more than 20,700 acres, 1,897 parcels comprised of 7,200 acres met this standard. It became apparent that simply identifying parcels that met 3 or more environmental criteria as highest priority did not address the complex landscape pattern that exists in the watershed.

The CLPS subcommittee recommended honing the results using the environmental criteria to create a concise and realistic protection plan. The subcommittee wanted to answer the question, “Of those parcels meeting the environmental criteria, which are the most important to protect?” A second set of criteria, referred to as priority categories, was necessary to identify priority parcels (Table 2).

**TABLE 2. Priority Categories**

1. **Aggregates** - Multiple parcels of any size, that meet at least one (1) environmental criterion and form an aggregate of  $\geq 10$  acres
2. **10 Up** - Parcels of  $\geq 10$  acres that meet at least one (1) environmental criterion
3. **3 Hits 1,000 feet** - Parcels of any size with at least three (3) environmental criteria hits including 1,000 feet from the shoreline
4. **Adjacent to Protected** - Parcels of any size that meet at least one (1) environmental criterion and are adjacent to protected lands of  $\geq 2$  acres

The priority categories assess not only the number of environmental criteria any one parcel met, but also its relationship to parcels adjacent to it. Protecting a large parcel protects contiguous habitat and is more cost-effective. In addition, parcels nearest the shoreline are believed to be the most critical to protect for two reasons. First, groundwater is the primary source of fresh water into the Peconic Estuary. Pollutants introduced onto land within the watershed seep through the porous soil into the groundwater and eventually into the estuary. The closer to the shore a parcel is located, the less time it takes pollutants to infiltrate the estuary (on average, groundwater in the Peconic Estuary moves an estimated 1-2 feet/day). Also, parcels located directly on the shore presumably have natural shoreline, often including beaches and salt marsh.

Protecting shoreline parcels from development will prevent the destruction of natural shoreline from docks and bulkheads. For these reasons, the 1,000 feet from shoreline criteria was considered to be the most crucial of the environmental criteria in terms of protecting and preserving the Peconic Estuary. Therefore, the basic framework for the priority categories was to account for the relationship between adjacent parcels, reduce the emphasis on parcels that were small in size and to place some additional emphasis on the 1,000 feet from shoreline criterion.

### *Prioritization of Parcels*

To prioritize parcels for protection, the environmental criteria were applied to properties available for development and the priority categories were then applied to the parcels meeting the environmental criteria. The resulting highest priority parcels are shown on Map 3. Map 3 is almost identical to Map 2 but only shows those parcels that met at least one of the priority categories. Map 3 further details the properties by showing different color ramps for vacant properties versus properties with some form of development. Lastly, these parcels were sorted in terms of descending acreage.

Most often it requires similar amounts of effort to protect a small parcel as it does to protect a large parcel. Given that protection of large, contiguous tracts is the most effective way to preserve water quality, habitat and biodiversity, larger parcels were considered higher priorities. However, it was decided that decision makers should have a clear picture of a parcel's importance regardless of size. Therefore, parcels are listed first by the number of environmental criteria met, second by the number of priority categories they met and third by acreage. This provides decision makers with an opportunity to individually decide how much importance to place on acreage versus the criteria met.

### **Results**

Of the 113,892 acres of land in the Peconic Watershed five eastern towns, a little more than 22% (25,271 acres) is still available for development and over 33% (37,771 acres) is protected (as of 2001). Almost 70% of 25,271 acres of remaining land available for development are designated "CLPS high priority parcels", meeting both the CLPS environmental criteria and CLPS priority categories. The acreage designated as "CLPS high priority parcels" in each town ranged from 1,698 acres in the Town of Shelter Island to 7,399 acres in the Town of Southampton.

This report includes a list of parcels for which the subcommittee strongly recommends some level of protection. For vacant land, the most effective and feasible form of protection is fee acquisition from willing sellers by a municipality. Where land is able to be further subdivided, but already contains some development, a conservation easement may be the best alternative on a parcel-by-parcel basis and on an area-wide basis, zoning or regulation changes should be considered. In the case of golf courses in the short term, the purchase of development rights is a possible form of protection. In the long term, perhaps conservation easements or management agreements could be developed to address inputs of pollutants into the groundwater.

The parcel lists included in this report are comprehensive in nature, providing the complete list of land available for development with completely vacant parcels separated from those with some form of development. Even properties meeting none of the environmental criteria are

represented at the bottom of the list. Therefore, the usefulness of the lists is two-fold. First, to provide a prioritized list of land available for development as stated above. Secondly, however, planners and decision makers should review this list and proceed in a manner that seeks to preserve the largest amount of land in the quickest amount of time. For example, this could be in the form of targeting parcels meeting the highest criteria and being five (5) acres or more or targeting parcels of any size that form an aggregate, etc. With a comprehensive list, decision makers can work within the list to determine the best strategy for regulations and resources and perhaps also identify where improvements can be made within these regulations and resources.

The lists provided are not meant to be used as an acquisition list. Full fee acquisition is recommended for parcels on this list that are vacant and have willing sellers.

#### *Rate of Development*

The time frame necessary to compile this information and date of original data allows us to have an understanding of the approximate rate at which land is being developed within the Peconic Estuary. In turn this makes a compelling case towards the importance of preserving what remains. The project is based on 1997 data, but underwent various updates throughout the years. Larger parcels were manually updated in early 2002 prior to calculating the overall totals. Due to the timing of such, comparison is difficult. However, we can estimate that more than 2,500 parcels, comprising approximately 3,500 acres, have been developed between 1998 and 2001. (This number represents the number of parcels removed through 2001 aerial ground-truthing, as previously discussed.)

**Table 7. CRITICAL LANDS PROTECTION STRATEGY (CLPS)**

**Environmental Criteria used to identify critical lands:**

1. **Shoreline** – located within 1000 feet of the shoreline of a bay, tidal creek or the Peconic River
2. **NWI** – contains freshwater or tidal wetlands as identified by the U.S Fish and Wildlife Service 1994 National Wetlands Inventory (NWI)
3. **CNRA** – within a Critical Natural Resource Area, areas of particular ecological significance designated by the Peconic Estuary Program (further described in the Habitat and Living Resources Chapter of the CCMP)
4. **N-Stressed** – within a nitrogen-stressed subwatershed as designated by the Peconic Estuary Program (further described in the Nutrients Chapter of the CCMP)

**Priority Categories:**

- |                                   |  |
|-----------------------------------|--|
| 1. <b>Aggregates</b> -            | Multiple parcels of any size, that meet at least one (1) environmental criteria and that form an aggregate of $\geq 10$ acres    |
| 2. <b>10 Up</b> -                 | Parcels of $\geq 10$ acres that meet at least one (1) environmental criteria   |
| 3. <b>3 Hits 1000'</b> -          | Parcels of any size that meet at least three (3) environmental criteria including 1000 feet from the shoreline                   |
| 4. <b>Adjacent to protected</b> - | Parcels of any size that meet at least one (1) environmental criteria and that are adjacent to protected lands of $\geq 2$ acres |

**Map 1 Environmental Criteria and Land Available for Development**

Depicts the criteria as they relate to each other and to the parcels of land in the watershed of the Peconic Estuary.

**Map 2 Land Available For Development Meeting Environmental Criteria**

Depicts the parcels according to how many of the four environmental criteria they met.

**Map 3 Prioritization of Environmental Criteria**

**Represents parcels of the highest preservation priority.** Depicts the parcels that meet at least one of the priority categories, according to how many of the four environmental criteria they met. Separates vacant parcels from parcels with some form of development, by using two different color ramps.

Table 8.  
**Peconic Estuary Program-Critical Lands Protection Strategy (CLPS)**  
Preliminary Statistics for the Entire Peconic Estuary Watershed  
11/30/2004

	Parcels	Acres			
Total Land within the Five East End Towns comprising the Study Area (includes Agricultural Lands and Gardiner's, Plum and Robin's Islands. Does not include underwater land)	110,516	209,826			
Total land comprising the Peconic Estuary Watershed within the Five East End Towns (includes Agricultural Lands and Gardiner's, Plum and Robin's Islands. Does not include underwater land)	55,294	113,892			
Land available for development (either vacant or subdividable) within the Peconic Estuary Watershed of the Five East End Towns. (Excluding agricultural lands)	11,838	25,271			
Land available for development (either vacant or subdividable) within the Peconic Estuary Watershed of the Five East End Towns <u>and</u> identified in each Town's Community Preservation Fund (CPF). (Excluding agricultural lands)	3,686	13,043			
Land available for development meeting CLPS criteria (Excluding agricultural lands)	8,632	20,725			
Land available for development meeting CLPS criteria <u>and</u> identified in the CPF (Excluding agricultural lands)	3,124	11,481			
			<b>IN CPF</b>		
<b>Critical Lands Protection Strategy Environmental Criteria ** :</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>	
1000' from the Shoreline (1000)	5,565	12,940	1,804	6,849	
National Wetlands Inventory (NWI)	1,936	9,372	881	5,244	
Critical Natural Resources Area (CNRA)	5,056	12,568	2,042	7,364	
Nitrogen-stressed Watershed (NSW)	2,987	7,364	968	4,238	
			<b>IN CPF</b>		
<b>Number of CLPS Environmental Criteria met ** :</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>	
	1	3,908	7,704	1,435	4,141
	2	2,795	5,593	929	3,011
	3	1,670	6,360	638	3,780
	4	259	1,069	122	549
			<b>IN CPF</b>		
<b>Critical Lands Protection Strategy Priority Categories ** : (Includes <u>only</u> parcels that meet at least one environmental criteria)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>	
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	1,316	5,948	600	3,709	
Aggregate totaling 10 acres or more (Aggregate)	2,507	14,246	1,439	8,942	
Greater than or equal to 10 acres (10up)	338	10,278	246	7,042	
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	1,897	7,200	746	4,215	
			<b>IN CPF</b>		
<b>Number of CLPS Priority Categories met ** (Includes <u>only</u> parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>	
	1	3,439	5,667	1,485	2,822
	2	945	5,813	535	3,667
	3	195	4,106	128	2,730
	4	36	2,015	23	1,391

\*\* River Club parcels in the Town of Riverhead were considered as one parcel in determining criteria met as well as number of parcels affected.

Table 9.  
**Peconic Estuary Program-Critical Lands Protection Strategy (CLPS)**  
 Statistics for Town of East Hampton  
 11/30/2004

	Parcels	Acres		
Total Land within the Town of East Hampton (includes Agricultural Lands and Gardiner's Island. Does not include underwater land)	25,815	47,031		
Total Land in the Peconic Estuary Watershed within the Town of East Hampton (includes Agricultural Lands and Gardiner's Island. Does not include underwater land)	16,066	32,543		
Land available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of East Hampton (excluding agricultural lands)	3,852	5,987		
Land available for development (either vacant or subdividable), in the Peconic Estuary Watershed within the Town of East Hampton <i>and</i> identified in the Town's Community Preservation Fund (CPF) (excluding agricultural lands)	375	2,162		
Land available for development meeting CLPS criteria (excluding agricultural lands)	1,863	3,412		
Land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	307	1,468		
			IN CPF	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	Parcels	Acres	Parcels	Acres
1000' from the Shoreline (1000)	1,047	1,910	177	879
National Wetlands Inventory (NWI)	312	1,254	104	786
Critical Natural Resources Area (CNRA)	1,247	2,229	254	1040
Nitrogen-stressed Watershed (NSW)	255	992	57	472
			IN CPF	
<b>Number of CLPS Environmental Criteria met:</b>	Parcels	Acres	Parcels	Acres
1	1,136	1,645	117	532
2	470	632	102	211
3	243	1,065	81	680
4	14	70	7	45
			IN CPF	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criteria)</b>	Parcels	Acres	Parcels	Acres
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	315	961	82	426
Aggregate totaling 10 acres or more (Aggregate)	312	1818	86	1036
Greater than or equal to 10 acres (10up)	53	1360	36	989
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	250	1109	86	710
			IN CPF	
<b>Number of CLPS Priority Categories met (Includes only parcels that meet at least one environmental criterion)</b>	Parcels	Acres	Parcels	Acres
1	546	956	94	266
2	128	613	54	388
3	36	826	24	611
4	5	146	4	72

Table 10.  
**Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)**  
 Statistics for the Town of Riverhead  
 11/30/2004

	Parcels	Acres		
Total Land within the Town of Riverhead (includes Agricultural Lands. Does not include underwater land)	13,238	43,297		
Total Land in the Peconic Estuary Watershed within the Town of Riverhead (includes Agricultural Lands. Does not include underwater land)	5,950	16,888		
Land available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of Riverhead. (excluding agricultural lands)	922	2574		
Land available for development (either vacant or subdividable), within the Peconic Estuary watershed <i>and</i> identified in the Town's Community Preservation Fund (CPF)	171	1325		
Land available for development meeting CLPS criteria (excluding agricultural lands)	757	2562		
Land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	170	1318		
			IN CPF	
Critical Lands Protection Strategy Environmental Criteria **:	Parcels	Acres	Parcels	Acres
1000' from the Shoreline (1000)	543	1377	137	651
National Wetlands Inventory (NWI)	235	1516	100	961
Critical Natural Resources Area (CNRA)	219	818	33	280
Nitrogen-stressed Watershed (NSW)	890	2532	170	1318
			IN CPF	
Number of CLPS Environmental Criteria met **:	Parcels	Acres	Parcels	Acres
1	287	644	23	284
2	352	750	45	443
3	220	570	81	322
4	59	597	21	269
			IN CPF	
Critical Lands Protection Strategy Priority Categories **: (Includes only parcels that meet at least one environmental criteria)	Parcels	Acres	Parcels	Acres
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	145	905	17	434
Aggregate totaling 10 acres or more (Aggregate)	302	1800	102	1057
Greater than or equal to 10 acres (10up)	39	1438	29	1058
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	273	1097	102	590
			IN CPF	
Number of CLPS Priority Categories met ** (Includes only parcels that meet at least one environmental criterion)	Parcels	Acres	Parcels	Acres
1	409	642	81	228
2	127	749	59	540
3	16	255	9	185
4	12	584	6	318

\*\* River Club parcels were considered as one parcel in determining criteria met as well as number of parcels affected.

Table 11.  
**Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)**  
 Statistics for the Town of Shelter Island  
 11/30/2004

	Parcels	Acres		
Total Land within the Town of Shelter Island (includes Agricultural Lands. Does not include underwater land)	3,442	7,247		
Total Land in the Peconic Estuary Watershed within the Town of Shelter Island (includes Agricultural Lands. Does not include underwater land)	3,442	7,247		
Land available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of Shelter Island (excluding agricultural lands)	1,013	2,408		
Land available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of Shelter Island (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	839	1,182		
Land available for development meeting CLPS criteria (excluding agricultural lands)	809	2,110		
Land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	664	956		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	694	1,845	578	818
National Wetlands Inventory (NWI)	288	1,111	209	401
Critical Natural Resources Area (CNRA)	124	213	112	127
Nitrogen-stressed Watershed (NSW)	195	478	157	261
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	406	855	341	463
2	314	972	254	334
3	89	282	69	158
4	0	0	0	0
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criteria)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	58	163	49	86
Aggregate totaling 10 acres or more (Aggregate)	298	1500	214	584
Greater than or equal to 10 acres (10up)	34	948	13	231
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	89	282	69	158
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	328	695	254	394
2	65	845	41	197
3	7	169	3	90
4	0	0	0	0

Table 12.  
**Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)**  
 Statistics for the Town of Southampton  
 11/30/2004

	Parcels	Acres		
Total Land within the Town of Southampton (includes Agricultural Lands. Does not include underwater land)	50,018	88,961		
Total Land in the Peconic Estuary Watershed within the Town of Southampton (includes Agricultural Lands. Does not include underwater land)	17,788	36,913		
Land available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of Southampton (excluding agricultural lands)	4,084	9,432		
Land available for development (either vacant or subdividable), in the Peconic Estuary watershed within the Town of Southampton <u>and</u> identified in the Town's Community Preservation Fund (CPF)	2,093	5,592		
Land available for development meeting CLPS criteria (excluding agricultural lands)	3,343	8,225		
Land available for development meeting CLPS criteria <u>and</u> identified in the CPF (excluding agricultural lands)	1,784	5,078		
			IN CPF	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	Parcels	Acres	Parcels	Acres
1000' from the Shoreline (1000)	1,729	3,930	740	2180
National Wetlands Inventory (NWI)	534	2,692	344	1220
Critical Natural Resources Area (CNRA)	2,532	6,777	1498	4433
Nitrogen-stressed Watershed (NSW)	1,377	2,996	566	2104
			IN CPF	
<b>Number of CLPS Environmental Criteria met:</b>	Parcels	Acres	Parcels	Acres
1	1,474	3,283	914	2079
2	1,048	2,033	466	1353
3	682	2,593	314	1427
4	139	317	90	217
			IN CPF	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criteria)</b>	Parcels	Acres	Parcels	Acres
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	604	2996	408	2110
Aggregate totaling 10 acres or more (Aggregate)	1266	6289	917	4011
Greater than or equal to 10 acres (10up)	128	4124	89	2460
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	802	2778	392	1547
			IN CPF	
<b>Number of CLPS Priority Categories met (Includes only parcels that meet at least one environmental criterion)</b>	Parcels	Acres	Parcels	Acres
1	1581	2396	989	1655
2	457	2200	314	1402
3	87	1819	55	889
4	11	983	6	751

Table 13.  
**Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)**  
 Statistics for the Town of Southold  
 11/30/2004

	Parcels	Acres		
Total Land within the Town of Southold (includes Agricultural Lands, Robin's Island and Plum Island. Does not include underwaterland)	18,002	23,290		
Total Land in the Peconic Estuary Watershed within the Town of Southold (includes Agricultural Lands, Robin's Island and Plum Island. Does not include underwater land)	12,047	20,301		
Land available for development (either vacant or subdividable) in the Peconic Estuary Watershed within the Town of Southold (excluding agricultural lands)	1,968	4,880		
Land available for development (either vacant or subdividable), in the Peconic Estuary Watershed within the Town of Southold <u>and</u> identified in the Town's Community Preservation Fund (CPF)	208	2,782		
Land available for development meeting CLPS criteria (excluding agricultural lands)	1,700	4,426		
Land available for development meeting CLPS criteria <u>and</u> identified in the CPPP (excluding agricultural lands)	199	2,660		
			IN CPF	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	Parcels	Acres	Parcels	Acres
1000' from the Shoreline (1000)	1,553	3,889	172	2320
National Wetlands Inventory (NWI)	568	2,809	124	1876
Critical Natural Resources Area (CNRA)	934	2,530	145	1484
Nitrogen-stressed Watershed (NSW)	270	365	18	83
			IN CPF	
<b>Number of CLPS Environmental Criteria met:</b>	Parcels	Acres	Parcels	Acres
1	605	1,277	40	782
2	612	1,216	62	671
3	436	1,850	93	1190
4	47	84	4	17
			IN CPF	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criteria)</b>	Parcels	Acres	Parcels	Acres
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	194	924	44	653
Aggregate totaling 10 acres or more (Aggregate)	330	2850	120	2254
Greater than or equal to 10 acres (10up)	85	2419	79	2305
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	483	1933	97	1207
			IN CPF	
<b>Number of CLPS Priority Categories met (Includes only parcels that meet at least one environmental criterion)</b>	Parcels	Acres	Parcels	Acres
1	575	977	67	277
2	169	1416	68	1139
3	49	1037	37	953
4	8	302	7	251

Table 14.  
**Peconic Estuary Program-  
Critical Lands Protection Strategy (CLPS)**  
Priority Category Statistics  
Entire Peconic Estuary  
2/3/2005

<b>Critical Lands Protection Strategy Priority Criterion :</b>				<b>IN CPPP</b>	
	<b>Acronym</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Parcels of any size with at least three Env. Criteria Hits, one of which is 1000' from shoreline	3 Hits 1000'	1897	7200	746	4215
Parcels of $\geq$ 10 acres that have at least one Env. Criteria Hit	10 Up	338	10278	246	7042
Aggregates totaling $\geq$ 10 acres, comprised of parcels that have at least one Env. Criteria Hit	Aggregates	2507	14246	1439	8942
Parcels that have at least one Env. Criteria Hit and are adjacent to protected lands that are $\geq$ 2 acres.	Adjacent to Protected	1316	5948	600	3709
<b>Number of Priority Criteria Met:</b>				<b>In CPPP</b>	
		<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
<b>1</b>		3439	5666	1485	2822
<b>2</b>		945	5813	535	3667
<b>3</b>		195	4107	128	2730
<b>4</b>		36	2015	23	1391
<b>TOTAL MEETING PRIORITY CRITERIA</b>		<b>4615</b>	<b>17601</b>	<b>2171</b>	<b>10610</b>

CPPP = Community Preservation Project Plan

Table 15.  
**Peconic Estuary Program-  
Critical Lands Protection Strategy (CLPS)**  
Priority Category Statistics  
Town of East Hampton  
2/3/2005

<b>Critical Lands Protection Strategy Priority Criterion :</b>				<b>IN CPPP</b>	
	<b>Acronym</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Parcels of any size with at least three Env. Criteria Hits one of which is 1000' from shoreline	3 Hits 1000'	250	1109	86	711
Parcels of $\geq$ 10 acres that have at least one Env. Criteria Hit	10 Up	53	1360	36	989
Aggregates totaling $\geq$ 10 acres, comprised of parcels that have at least one Env. Criteria Hit	Aggregates	312	1818	86	1036
Parcels that have at least one Env. Criteria Hit and are adjacent to protected lands that are $\geq$ 2 acres.	Adjacent to Protected	315	961	82	427
<b>Number of Priority Criteria Met:</b>				<b>In CPPP</b>	
		<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1		546	956	94	266
2		128	613	54	389
3		36	827	24	611
4		5	146	4	71
<b>TOTAL MEETING PRIORITY CRITERIA</b>		<b>715</b>	<b>2542</b>	<b>176</b>	<b>1337</b>

CPPP = Community Preservation Project Plan

Table 16.  
**Peconic Estuary Program-  
Critical Lands Protection Strategy (CLPS)**  
Priority Category Statistics  
Town of Riverhead  
2/3/2005

<b>Critical Lands Protection Strategy Priority Criterion :</b>			<b>IN CPPP</b>		
	<b>Acronym</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Parcels of any size with at least three Env. Criteria Hits, one of which is 1000' from shoreline	3 Hits 1000'	273	1097	102	591
Parcels of $\geq$ 10 acres that have at least one Env. Criteria Hit	10 Up	39	1438	29	1057
Aggregates totaling $\geq$ 10 acres, comprised of parcels that have at least one Env. Criteria Hit	Aggregates	302	1800	102	1056
Parcels that have at least one Env. Criteria Hit and are adjacent to protected lands that are $\geq$ 2 acres.	Adjacent to Protected	145	905	17	435
<b>Number of Priority Criteria Met:</b>				<b>In CPPP</b>	
		<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
<b>1</b>		409	642	81	229
<b>2</b>		127	749	59	540
<b>3</b>		16	255	9	186
<b>4</b>		12	584	6	318
<b>TOTAL MEETING PRIORITY CRITERIA</b>		<b>564</b>	<b>2230</b>	<b>155</b>	<b>1273</b>

CPPP = Community Preservation Project Plan

\*\* River Club parcels were considered as one parcel in determining criteria met as well as number of parcels affected.

Table 17.  
**Peconic Estuary Program-  
Critical Lands Protection Strategy (CLPS)**  
Priority Category Statistics  
Town of Shelter Island  
2/3/2005

<b>Critical Lands Protection Strategy Priority Criterion :</b>					<b>IN CPPP</b>	
	<b>Acronym</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>	
Parcels of any size with at least three Env. Criteria Hits, one of which is 1000' from shoreline	3 Hits 1000'	89	282	69	158	
Parcels of $\geq$ 10 acres that have at least one Env. Criteria Hit	10 Up	33	937	13	231	
Aggregates totaling $\geq$ 10 acres, comprised of parcels that have at least one Env. Criteria Hit	Aggregates	297	1489	214	584	
Parcels that have at least one Env. Criteria Hit and are adjacent to protected lands that are $\geq$ 2 acres.	Adjacent to Protected	58	163	49	86	
<b>Number of Priority Criteria Met:</b>				<b>In CPPP</b>		
		<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>	
<b>1</b>		328	695	254	394	
<b>2</b>		64	834	41	197	
<b>3</b>		7	169	3	90	
<b>4</b>		0	0	0	0	
<b>TOTAL MEETING PRIORITY CRITERIA</b>		<b>399</b>	<b>1698</b>	<b>298</b>	<b>681</b>	

CPPP = Community Preservation Project Plan

Table 18.  
**Peconic Estuary Program-  
 Critical Lands Protection Strategy (CLPS)**  
 Priority Category Statistics  
 Town of Southampton  
 2/3/2005

<b>Critical Lands Protection Strategy Priority Criterion :</b>				<b>IN CPPP</b>	
	<b>Acronym</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Parcels of any size with at least three Env. Criteria Hits, one of which is 1000' from shoreline	3 Hits 1000'	802	2778	392	1548
Parcels of $\geq$ 10 acres that have at least one Env. Criteria Hit	10 Up	128	4124	89	2461
Aggregates totaling $\geq$ 10 acres, comprised of parcels that have at least one Env. Criteria Hit	Aggregates	1266	6289	917	4012
Parcels that have at least one Env. Criteria Hit and are adjacent to protected lands that are $\geq$ 2 acres.	Adjacent to Protected	604	2996	408	2109
<b>Number of Priority Criteria Met:</b>				<b>In CPPP</b>	
		<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
<b>1</b>		1581	2397	989	1655
<b>2</b>		457	2200	314	1402
<b>3</b>		87	1819	55	889
<b>4</b>		11	983	6	751
<b>TOTAL MEETING PRIORITY CRITERIA</b>		<b>2136</b>	<b>7399</b>	<b>1364</b>	<b>4697</b>

CPPP = Community Preservation Project Plan

Table 19.  
**Peconic Estuary Program-  
 Critical Lands Protection Strategy (CLPS)**  
 Priority Category Statistics  
 Town of Southold  
 2/3/2005

<b>Critical Lands Protection Strategy Priority Criterion :</b>					<b>IN CPPP</b>	
	<b>Acronym</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>	
Parcels of any size with at least three Env. Criteria Hits, one of which is 1000' from shoreline	3 Hits 1000'	483	1933	97	1207	
Parcels of $\geq$ 10 acres that have at least one Env. Criteria Hit	10 Up	85	2419	79	2305	
Aggregates totaling $\geq$ 10 acres, comprised of parcels that have at least one Env. Criteria Hit	Aggregates	330	2851	120	2254	
Parcels that have at least one Env. Criteria Hit and are adjacent to protected lands that are $\geq$ 2 acres.	Adjacent to Protected	194	923	44	652	
<b>Number of Priority Criteria Met:</b>				<b>In CPPP</b>		
		<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>	
1		575	977	67	277	
2		169	1416	67	1139	
3		49	1037	37	953	
4		8	302	7	251	
<b>TOTAL MEETING PRIORITY CRITERIA</b>		<b>801</b>	<b>3732</b>	<b>178</b>	<b>2620</b>	

CPPP = Community Preservation Project Plan

**Table 20.**  
**Peconic Estuary Program-Critical Lands Protection Strategy (CLPS)**  
 Vacant Land Statistics for the Entire Peconic Estuary Watershed  
 2/3/2005

	Parcels	Acres		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	10,223	15,269		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	3,426	8,955		
Vacant land available for development meeting CLPS criteria (excluding agricultural lands)	7,336	12,263		
Vacant land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	2,912	7,910		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria **:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	4,582	6,254	1,628	3,827
National Wetlands Inventory (NWI)	1,410	4,110	749	2,992
Critical Natural Resources Area (CNRA)	4,389	7,553	1,926	4,923
Nitrogen-stressed Watershed (NSW)	2,464	4,477	878	2,874
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met **:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	3,481	5,594	1,393	3,581
2	2,380	3,564	870	2,213
3	1,296	2,747	548	1,852
4	179	358	101	264
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories **: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	1,137	3,311	551	2,186
Aggregate totaling 10 acres or more (Aggregate)	1,989	7,630	1,305	5,783
Greater than or equal to 10 acres (10up)	203	4,704	169	3,943
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	1,446	2,943	635	2,003
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met ** (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	2,894	4,142	1,421	2,577
2	738	3,314	465	2,558
3	119	2,150	91	1,715
4	12	342	9	270

\*\* River Club parcels in the Town of Riverhead were considered as one parcel in determining criteria met as well as number of parcels affected.

Table 21.  
 Peconic Estuary Program-Critical Lands Protection Strategy (CLPS)  
 Vacant Land Statistics for the Town of East Hampton  
 2/3/2005

	Parcels	Acres		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	3,477	3,959		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	344	1,329		
Vacant land available for development meeting CLPS criteria (excluding agricultural lands)	1,619	2,298		
Vacant land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	292	1,020		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	885	1,087	165	467
National Wetlands Inventory (NWI)	239	577	93	372
Critical Natural Resources Area (CNRA)	1,074	1,392	242	627
Nitrogen-stressed Watershed (NSW)	232	815	55	437
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	1,015	1,269	114	496
2	408	520	99	192
3	185	474	73	306
4	11	35	6	26
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	282	692	78	368
Aggregate totaling 10 acres or more (Aggregate)	246	1,062	75	626
Greater than or equal to 10 acres (10up)	32	698	25	565
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	189	483	77	317
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	458	735	92	252
2	106	487	51	335
3	25	383	19	293
4	1	19	1	19

Table 22.  
 Peconic Estuary Program-Critical Lands Protection Strategy (CLPS)  
 Vacant Land Statistics for the Town of Riverhead  
 2/3/2005

	Parcels	Acres		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	695	1,315		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <u>and</u> identified in the Town's Community Preservation Fund (CPF)	122	773		
Vacant land available for development meeting CLPS criteria (excluding agricultural lands)	533	1,315		
Vacant land available for development meeting CLPS criteria <u>and</u> identified in the CPF (excluding agricultural lands)	122	773		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria **:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	390	557	95	317
National Wetlands Inventory (NWI)	141	573	61	441
Critical Natural Resources Area (CNRA)	186	228	24	83
Nitrogen-stressed Watershed (NSW)	680	1,307	122	773
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met **:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	224	474	21	270
2	276	432	37	240
3	155	309	49	189
4	39	100	15	75
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories **: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	118	289	11	169
Aggregate totaling 10 acres or more (Aggregate)	191	783	72	553
Greater than or equal to 10 acres (10up)	20	622	18	593
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	189	390	64	263
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met ** (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	306	430	67	206
2	90	475	39	354
3	8	100	4	86
4	2	101	2	101

\*\* River Club parcels in the Town of Riverhead were considered as one parcel in determining criteria met as well as number of parcels affected.

Table 23.  
 Peconic Estuary Program-Critical Lands Protection Strategy (CLPS)  
 Vacant Land Statistics for the Town of Shelter Island  
 2/3/2005

	Parcels	Acres		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	826	1,147		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	826	1,147		
Vacant land available for development meeting CLPS criteria (excluding agricultural lands)	653	924		
Vacant land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	653	924		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	568	791	568	791
National Wetlands Inventory (NWI)	201	374	201	374
Critical Natural Resources Area (CNRA)	112	127	112	127
Nitrogen-stressed Watershed (NSW)	156	256	156	256
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	337	453	337	453
2	248	318	248	318
3	68	153	68	153
4	-	-	-	-
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	48	84	48	84
Aggregate totaling 10 acres or more (Aggregate)	208	565	208	565
Greater than or equal to 10 acres (10up)	13	231	13	231
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	68	153	68	153
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	248	373	248	373
2	40	195	40	195
3	3	90	3	90
4	-	-	-	-

Table 24.  
 Peconic Estuary Program-Critical Lands Protection Strategy (CLPS)  
 Vacant Land Statistics for the Town of Southampton  
 2/3/2005

	Parcels	Acres		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	3,482	5,853		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	1,971	4,131		
Vacant land available for development meeting CLPS criteria (excluding agricultural lands)	2,862	5,046		
Vacant land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	1,687	3,712		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	1,351	1,530	664	1,047
National Wetlands Inventory (NWI)	391	997	303	769
Critical Natural Resources Area (CNRA)	2,196	4,219	1,427	3,179
Nitrogen-stressed Watershed (NSW)	1,159	1,848	527	1,325
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	1,348	2,605	891	1,930
2	889	1,515	434	1,100
3	529	747	286	535
4	96	179	76	146
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	524	1,733	382	1,266
Aggregate totaling 10 acres or more (Aggregate)	1,089	3,628	864	2,835
Greater than or equal to 10 acres (10up)	86	1,877	65	1,368
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	608	810	350	584
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	1,387	1,945	952	1,508
2	372	1,450	287	1,133
3	52	931	41	652
4	5	102	3	81

Table 25.  
 Peconic Estuary Program-Critical Lands Protection Strategy (CLPS)  
 Vacant Land Statistics for the Town of Southold  
 2/3/2005

	Parcels	Acres		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	1,743	2,994		
Vacant land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	163	1,574		
Vacant land available for development meeting CLPS criteria (excluding agricultural lands)	1,508	2,679		
Vacant land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	158	1,480		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	1,388	2,289	136	1,204
National Wetlands Inventory (NWI)	438	1,589	91	1,035
Critical Natural Resources Area (CNRA)	821	1,587	121	907
Nitrogen-stressed Watershed (NSW)	237	250	18	83
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	557	793	30	432
2	559	780	52	364
3	359	1,064	72	667
4	33	43	4	17
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	165	514	32	299
Aggregate totaling 10 acres or more (Aggregate)	355	1,592	86	1,204
Greater than or equal to 10 acres (10up)	52	1,276	48	1,187
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	392	1,106	76	684
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	495	658	62	237
2	130	707	48	541
3	31	646	24	593
4	4	120	3	69

**Table 26.**  
**Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)**  
 Developed, Subdividable Statistics for the Entire Peconic Estuary Watershed\*

	Parcels	Acres		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	1,615	10,002		
Peconic Estuary Watershed (excluding agricultural lands) <u>and</u> identified in the Town's Community Preservation Fund (CPF)	260	4,088		
Developed, subdividable land available for development meeting CLPS criteria (excluding agricultural lands)	1,296	8,462		
CLPS criteria <u>and</u> identified in the CPF (excluding agricultural lands)	212	3,571		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	983	6,686	176	3,022
National Wetlands Inventory (NWI)	526	5,262	132	2,252
Critical Natural Resources Area (CNRA)	667	5,015	116	2,441
Nitrogen-stressed Watershed (NSW)	523	2,887	90	1,364
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	427	2,110	42	560
2	415	2,029	59	798
3	374	3,613	90	1,928
4	80	711	21	285
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	179	2,637	49	1,523
Aggregate totaling 10 acres or more (Aggregate)	518	6,616	134	3,159
Greater than or equal to 10 acres (10up)	135	5,574	77	3,099
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	451	4,257	111	2,212
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	545	1,525	64	245
2	207	2,499	70	1,109
3	76	1,956	37	1,015
4	24	1,673	14	1,121

\* Includes privately-owned golf courses

**Table 27.**  
**Peconic Estuary Program-**  
 Critical Lands Protection Strategy (CLPS)  
 Developed, Subdividable Statistics for the Town of East Hampton\*

	Parcels	Acres		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	375	2,028		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	31	833		
Developed, subdividable land available for development meeting CLPS criteria (excluding agricultural lands)	244	1,114		
Developed, subdividable land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	15	448		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	162	823	12	412
National Wetlands Inventory (NWI)	73	677	11	414
Critical Natural Resources Area (CNRA)	173	837	12	413
Nitrogen-stressed Watershed (NSW)	23	177	2	35
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	121	376	3	36
2	62	112	3	19
3	58	591	8	374
4	3	35	1	19
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	33	269	4	58
Aggregate totaling 10 acres or more (Aggregate)	66	756	11	410
Greater than or equal to 10 acres (10up)	21	662	11	424
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	61	626	9	393
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	88	221	2	14
2	22	126	3	53
3	11	443	5	318
4	4	127	3	53

\* Includes privately-owned golf courses

**Table 28.**  
**Peconic Estuary Program-**  
 Critical Lands Protection Strategy (CLPS)  
 Developed, Subdividable Statistics for the Town of Riverhead\*

	Parcels	Acres		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	227	1259		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	49	552		
Developed, subdividable land available for development meeting CLPS criteria (excluding agricultural lands)	224	1247		
Developed, subdividable land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	48	545		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	153	820	42	334
National Wetlands Inventory (NWI)	94	943	39	520
Critical Natural Resources Area (CNRA)	33	590	9	197
Nitrogen-stressed Watershed (NSW)	210	1225	48	545
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	63	170	2	14
2	76	318	8	203
3	65	261	32	133
4	20	497	6	194
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	27	616	6	265
Aggregate totaling 10 acres or more (Aggregate)	111	1017	30	504
Greater than or equal to 10 acres (10up)	19	816	11	465
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	84	707	38	327
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	103	212	14	22
2	37	274	20	186
3	8	155	5	99
4	10	483	4	217

\* Includes privately-owned golf courses

**Table 29.**  
**Peconic Estuary Program-**  
**Critical Lands Protection Strategy (CLPS)**  
 Developed, Subdividable Statistics for the Town of Shelter Island\*

	Parcels	Acres		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	186	1,250		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	13	34		
Developed, subdividable land available for development meeting CLPS criteria (excluding agricultural lands)	155	1,175		
Developed, subdividable land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	11	31		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	125	1,043	10	27
National Wetlands Inventory (NWI)	86	726	8	26
Critical Natural Resources Area (CNRA)	12	86	-	-
Nitrogen-stressed Watershed (NSW)	39	221	1	5
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	69	402	4	10
2	65	644	6	16
3	21	129	1	5
4	-	-	-	-
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	10	79	1	2
Aggregate totaling 10 acres or more (Aggregate)	89	924	6	18
Greater than or equal to 10 acres (10up)	20	707	-	-
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	21	129	1	5
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	80	321	6	21
2	24	640	1	2
3	4	79	-	-
4	-	-	-	-

\* Includes privately-owned golf courses

**Table 30.**  
**Peconic Estuary Program-**  
 Critical Lands Protection Strategy (CLPS)  
 Developed, Subdividable Statistics for the Town of Southampton\*

	Parcels	Acres		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	602	3,579		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	122	1,461		
Developed, subdividable land available for development meeting CLPS criteria (excluding agricultural lands)	481	3,179		
Developed, subdividable land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	97	1,366		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	378	2,400	76	1,133
National Wetlands Inventory (NWI)	143	1,695	41	451
Critical Natural Resources Area (CNRA)	336	2,558	71	1,254
Nitrogen-stressed Watershed (NSW)	218	1,148	39	779
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	126	678	23	149
2	159	518	32	253
3	153	1,846	28	892
4	43	138	14	71
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	80	1,263	26	844
Aggregate totaling 10 acres or more (Aggregate)	177	2,661	53	1,176
Greater than or equal to 10 acres (10up)	42	2,247	24	1,092
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	194	1,968	42	963
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	194	451	37	147
2	85	750	27	269
3	35	888	14	237
4	6	881	3	670

\* Includes privately-owned golf courses

**Table 31.**  
**Peconic Estuary Program-**  
**Critical Lands Protection Strategy (CLPS)**  
 Developed, Subdividable Statistics for the Town of Southold\*

	Parcels	Acres		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands)	225	1,886		
Developed, subdividable land available for development in the Peconic Estuary Watershed (excluding agricultural lands) <i>and</i> identified in the Town's Community Preservation Fund (CPF)	45	1,208		
Developed, subdividable land available for development meeting CLPS criteria (excluding agricultural lands)	192	1,747		
Developed, subdividable land available for development meeting CLPS criteria <i>and</i> identified in the CPF (excluding agricultural lands)	41	1,180		
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Environmental Criteria:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1000' from the Shoreline (1000)	165	1,600	36	1,116
National Wetlands Inventory (NWI)	130	1,220	33	841
Critical Natural Resources Area (CNRA)	113	943	24	577
Nitrogen-stressed Watershed (NSW)	33	115	-	-
			<b>IN CPF</b>	
<b>Number of CLPS Environmental Criteria met:</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	48	484	10	350
2	53	436	10	307
3	77	786	21	523
4	14	41	-	-
			<b>IN CPF</b>	
<b>Critical Lands Protection Strategy Priority Categories: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
Adjacent to Protected land that is 2 acres or more (Adj_Protec)	29	410	12	354
Aggregate totaling 10 acres or more (Aggregate)	75	1,258	34	1,050
Greater than or equal to 10 acres (10up)	33	1,143	31	1,118
Meets at least three (3) of the environmental criteria one of which is 1000' from shoreline (3hit1000)	91	827	21	523
			<b>IN CPF</b>	
<b>Number of CLPS Priority Categories met: (Includes only parcels that meet at least one environmental criterion)</b>	<b>Parcels</b>	<b>Acres</b>	<b>Parcels</b>	<b>Acres</b>
1	80	319	5	40
2	39	709	19	598
3	18	391	13	360
4	4	182	4	182

\* Includes privately-owned golf courses

## Chapter II: Land Protection Alternatives

This Plan evaluated the land available for development in the Peconic Estuary watershed and identified priorities for protection with respect to estuarine management concerns. It is a useful tool for deciding which properties should be pursued and acquired. While the most widely used land protection tool is still full fee acquisition from willing sellers, the Critical Lands Protection Plan is also useful in determining areas where other types of land protection tools can be applied, such as clearing restrictions and clustering requirements. It is imperative that land managers understand the urgency of the need for land protection and the importance of utilizing a variety of tools to accomplish this if we are to preserve a lasting environmental legacy for future generations.

### Community Preservation Fund (CPF)

As development pressures increase, the price of land continues to escalate. The Five East End Towns have adopted the Community Preservation Fund, extending through 2020, and are working to borrow against anticipated revenue to allow them to work toward more immediate protection. Through January 2004 the Community Preservation Fund (CPF) has totaled \$169,076,136.61<sup>1</sup>. Although this is substantial and makes a significant contribution to land protection throughout the estuary, it has become increasingly clear that it is not sufficient to keep up with the rate of development and loss of our critical landscapes.

### Rising Land Values

Working in conjunction with the rapid rate of development is the subsequent increase in land values, which means that CPF dollars cannot preserve comparable amounts of acreage to what it has been able to accomplish in the past. This trend is most likely to continue in the future and is especially the case with properties in close proximity to the shoreline. Special attention should be given to these properties because activities conducted on these parcels have a more lasting and direct effect on the quality of Long Island's wetlands and surface waters. Wetlands are extremely important ecologically in that they help to stabilize the shoreline and protect tidal ponds and creeks, which are ideal areas for juvenile fish and invertebrates to grow and reproduce. The vegetated areas are also prime nesting areas for some species of waterfowl and waterbirds and also provide food for large herbivores. Wetlands also play a vital role as a transition zone between the estuary and the terrestrial environment by providing a hydrologic buffer zone which filters a large amount of run-off from land, buffering the estuarine waters from excess nutrients and contaminants while also absorbing a large amount of flood water from the estuary during storm surges.<sup>2</sup> Lastly, by protecting the health of the estuary, the wetlands help to sustain the local maritime economy.

### Land Costs vs. CPF Revenues

It would cost an estimated \$1.375 billion dollars to protect all of the vacant parcels in the watershed that meet at least one CLPS environmental criterion (see Table 32 for analysis of average land costs for particular landscapes). Future CPF revenues could purchase less than

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<sup>1</sup> Suffolk County Department of Finance & Taxation Cash Management Unit

<sup>2</sup> Peconic Estuary Program Comprehensive Conservation & Management Plan 2001

10% of these parcels. Using an average of annual CPF revenues and multiplying it through the life of the fund, total revenue should be in the area of \$ 556,000,000. If it is assumed that half (except for the Town of Shelter Island which is entirely in the watershed) of this anticipated revenue goes towards properties within the Peconic Estuary watershed, we can predict a potential funding gap of approximately \$ 1,091,000,000 (See Table 33). Given these findings it becomes apparent that land acquisition is not sufficient in and of itself if we are to keep up with the current and anticipated rates of development.

### **Alternate Protection Tools on Vacant and Subdividable Land**

A major benefit of using alternate protection tools associated with zoning regulations and land use is that large amounts of land can be protected without having to expend funds to actually acquire the properties. In other words, the adoption of clearing, clustering or similar regulations allows benefits to be applied to a larger segment of the Town at little or no cost. This is not to say that full fee acquisition is outdated or no longer useful. Indeed, full fee acquisition from willing sellers is the most absolute way to preserve a property and consequently control how the property will be accessed, managed and utilized.

### ***Clearing Restrictions***

East Hampton and Southampton currently have overlay districts in portions of the Town which have increased restrictions including clearing (See Table 34, 35 and 36 for details). We recommend an expansion of these existing restrictions in Southampton and East Hampton and encourage the adoption of similar restrictions in the other east end towns. If clearing restrictions were applied to the remainder of vacant, subdividable parcels (parcels not already in a town overlay district and after the 10% of the CLPS high priority parcels were purchased under CPF ), an additional 3,183 acres would be protected; acquiring an equivalent amount of land would cost an estimated \$355 million dollars. The additional acreage in the Towns of Southampton, Riverhead, Southold, and Shelter Island that could be protected using clearing restrictions was calculated using the Town of Southampton's existing Aquifer Protection Overlay District maximum allowable clearing numbers for certain lot sizes:

- 1-15,000 square feet = 75%
- 15,001-30,000 square feet = 60%
- 30,001-60,000 square feet = 50%
- 60,001-90,000 square feet = 35%
- 90,001-140,000 square feet = 25%
- 140,001-200,000 square feet = 20%
- 200,001 square feet or greater = 15%
- Commercial and industrial (all sizes) = 50%

The additional acreage that could be protected in the Town of East Hampton was calculated using the Town of East Hampton's maximum allowable clearing numbers currently used for the Harbor Protection Overlay District and Water Recharge Overlay District for the entire Town.

These guidelines are as follows:

- 0-39,999 square feet = 10,000 sf or 35% of lot area whichever is greater
- 40,000-280,000 square feet = 10 sf + (lot area x 12.5%)
- 280,000 square feet or greater = 45,000 sf
- Commercial (all sizes) = 10,000 sf or 50% of lot area whichever is greater

### ***Clustering Requirements***

If clustering were applied to the remainder of vacant, subdividable parcels in the Peconic Watershed of the five eastern towns (after the 10% of the CLPS high priority parcels were purchased under CPF), an additional 1,925 acres would be protected. Acquiring an equivalent amount of land would cost an estimated \$211 million dollars. The additional acreage that could be protected with clustering restrictions was derived by calculating the potential number of additional parcels that could be developed under full build out using current zoning and clustering the development to 50% of the parcel's acreage.

If these same lands were developed with clearing restrictions and clustering requirements, a total of 3,491 acres would be protected. Acquiring an equivalent amount of land would cost an estimated \$382 million dollars.

The attached clearing and clustering restriction scenarios outline the potential cost savings that could be realized with 1) a clustering restriction; 2) a graduated clearing restriction that increased directly with parcel size; and, 3) a combination of both clearing and clustering restrictions (See Table 10).

### ***Rezoning***

Rezoning to reduce residential density combined with clustering and clearing restrictions can further help to protect lands identified in this Plan. Each new residential unit contributes to the elimination, alteration, reduction and/or contamination of these critical parcels. By reducing the number of new units that can be constructed, these impacts will be reduced. Furthermore, combining rezoning to reduce density with clustering and clearing restrictions provides the flexibility needed to design and develop land in a manner consistent with the critical natural features.

Rezoning from commercial to residential land use may also reduce potential contamination, elimination, alteration and/or reduction of land identified in this Plan. While the Suffolk County Sanitary Code prohibits many commercial uses from locating in deep groundwater recharge zones due to their potential threats to drinking water supplies, these uses can present a threat to aquatic habitat and water quality as well. Rezoning from commercial to residential can reduce these potential threats and when combined with clearing restrictions, can help to protect additional acreage of land.

### **Alternate Protection Tools on Developed Land**

When regulatory tools have been maximized on the remaining vacant land, it is important to develop improved management and controls on developed properties. Management, enforcement and education are essential elements for all regulatory and acquisition programs. Enforcement is vital since regulations are only as useful as the enforcement that accompanies them, while ongoing outreach is crucial so that private landowners understand the effect of their actions on the environment and therefore understand and ideally respect the need for the regulation.

Table 32.

**Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)**  
**Land Type Valuation Report: Acreage vs. Land Cost**  
 June 9, 2004

<b>Landtypes</b>		<b>TOWN</b>										<b>Overall Watershed Totals</b>	
<b>Total Watershed Acreage</b>	<b>Average Price per Acre*</b>	<b>East Hampton</b>		<b>Riverhead</b>		<b>Shelter Island</b>		<b>Southampton</b>		<b>Southold</b>		<b>Acreage</b>	<b>Total Cost</b>
		<b>Acreage</b>	<b>Total Cost</b>										
<i>Lots containing wetlands as per National Wetlands Inventory (NWI)</i>		<i>Lots containing wetlands as per (NWI)</i>		<i>Lots containing wetlands as per (NWI)</i>		<i>Lots containing wetlands as per (NWI)</i>		<i>Lots containing wetlands as per (NWI)</i>		<i>Lots containing wetlands as per (NWI)</i>			
<b>4,109</b>	<b>\$13,000</b>	577	\$ 7,501,000	572	\$ 7,436,000	374	\$ 4,862,000	997	\$ 12,961,000	1,589	\$ 20,657,000	<b>4,109</b>	<b>\$53,417,000</b>
<i>Lots within 1000' from the shoreline w/ no wetlands as per NWI</i>		<i>Lots within 1000' from the shoreline w/ no wetlands as per NWI</i>		<i>Lots within 1000' from the shoreline w/ no wetlands as per NWI</i>		<i>Lots within 1000' from the shoreline w/ no wetlands as per NWI</i>		<i>Lots within 1000' from the shoreline w/ no wetlands as per NWI</i>		<i>Lots within 1000' from the shoreline w/ no wetlands as per NWI</i>			
<b>3,209</b>	<b>\$175,000</b>	631	\$110,425,000	248	\$ 43,400,000	499	\$ 87,325,000	868	\$151,900,000	962	\$168,350,000	<b>3,208</b>	<b>\$561,400,000</b>
<i>Forested Upland (not within 1000' from shoreline and no NWI wetlands)</i>		<i>Forested Upland (not within 1000' from shoreline and no NWI)</i>		<i>Forested Upland (not within 1000' from shoreline and no NWI)</i>		<i>Forested Upland (not within 1000' from shoreline and no NWI)</i>		<i>Forested Upland (not within 1000' from shoreline and no NWI)</i>		<i>Forested Upland (not within 1000' from shoreline and no NWI)</i>			
<b>4,944</b>	<b>\$100,000</b>	1,091	\$109,100,000	494	\$ 49,400,000	50	\$ 5,000,000	3,182	\$318,200,000	127	\$ 12,700,000	<b>4,944</b>	<b>\$494,400,000</b>
<i>Agricultural Lands**</i>		<i>Agricultural Lands</i>		<i>Agricultural Lands</i>		<i>Agricultural Lands</i>		<i>Agricultural Lands</i>		<i>Agricultural Lands</i>			
<b>5,297</b>	<b>\$50,000</b>	39	\$1,950,000	2,251	\$112,550,000	130	\$6,500,000	287	\$14,350,000	2,590	\$129,500,000	<b>5,297</b>	<b>\$264,850,000</b>
<b>GRAND TOTALS</b>		<b>2,338</b>	<b>\$228,976,000</b>	<b>3,565</b>	<b>\$212,786,000</b>	<b>1,053</b>	<b>\$103,687,000</b>	<b>5,334</b>	<b>\$497,411,000</b>	<b>5,268</b>	<b>\$331,207,000</b>	<b>17,558</b>	<b>\$1,374,067,000</b>

Analysis only considers vacant properties that meet at least one environmental criteria hit.

\* Average price per acre based on higher end of average costs throughout the estuary.

\*\* Agricultural Lands were not analyzed as part of this study. Estimated numbers are shown for comparison purposes.

Table 33.

**Peconic Estuary Program - Critical Lands Protection Strategy (CLPS)  
CPF Funding vs. Land Cost Analysis  
June 9, 2004**

Town	AVERAGE LAND COST*	Average Annual CPF Revenue**	TOTAL PROJECTED CPF REVENUE***	50% OF CPF REVENUE (except SI)	Total Vacant Acquisition Cost	Difference****
East Hampton	175,000	\$ 8,600,000	\$ 146,200,000	\$ 73,100,000	\$ 228,976,000	\$ 155,876,000
Riverhead	80,000	\$ 2,100,000	\$ 35,700,000	\$ 17,850,000	\$ 212,786,000	\$ 194,936,000
Shelter Island	130,000	\$ 700,000	\$ 11,900,000	\$ 11,900,000	\$ 103,687,000	\$ 91,787,000
Southampton	175,000	\$ 18,500,000	\$ 314,500,000	\$ 157,250,000	\$ 497,411,000	\$ 340,161,000
Southold	80,000	\$ 2,800,000	\$ 47,600,000	\$ 23,800,000	\$ 331,207,000	\$ 307,407,000
<b>All 5 East End</b>	<b>640,000</b>	<b>32,700,000</b>	<b>555,900,000</b>	<b>283,900,000</b>	<b>\$ 1,374,067,000</b>	<b>\$ 1,090,167,000</b>

\* Based on average cost of higher end waterfront parcels in the Town

\*\* Based on data from 1999 - 2003.

\*\*\* 17 Years (2004 - end of 2020)

\*\*\*\* Keeping in mind that additional funds will be available from the County and/or State

TOWN	AVERAGE LAND COST*	Average Annual CPF Revenue**	TOTAL PROJECTED CPF REVENUE***	50% OF CPF REVENUE (except SI)	TOTAL ACRES THAT CAN BE PURCHASED	TOTAL # OF CLPS HIGHEST PRIORITY PARCELS TO BE PURCHASED****	TOTAL ACREAGE OF CLPS HIGHEST PRIORITY PARCELS TO BE PURCHASED****
East Hampton	175,000	\$ 8,600,000	\$ 146,200,000	\$ 73,100,000	417.71	80	416.14
Riverhead	80,000	\$ 2,100,000	\$ 35,700,000	\$ 17,850,000	223.13	293	220.67
Shelter Island	130,000	\$ 700,000	\$ 11,900,000	\$ 11,900,000	91.54	5	91.07
Southampton	175,000	\$ 18,500,000	\$ 314,500,000	\$ 157,250,000	898.57	356	898.23
Southold	80,000	\$ 2,800,000	\$ 47,600,000	\$ 23,800,000	297.50	40	286.35
<b>TOTAL</b>	<b>640,000</b>	<b>32,700,000</b>	<b>555,900,000</b>	<b>283,900,000</b>	<b>1,928.45</b>	<b>774</b>	<b>1,912.46</b>

\* Based on average cost of higher end waterfront parcels in the Town

\*\* Based on data from 1999 - 2003.

\*\*\* 17 Years (2004 - end of 2020)

\*\*\*\* Number of parcels that could be purchased if 50% of anticipated CPF revenue went to the top ranking CLPS parcels

Table 34.

**Town of East Hampton  
Water Recharge Overlay District & Harbor Protection Overlay District  
Maximum Allowable Clearing**

RESIDENTIAL

0 - 39,999 square feet:	10,000 sf or 35% of lot area, whichever is greater
40,000 – 280,000 square feet:	10,000 sf + (lot area x 12.5%)
280,000 square feet or more:	45,000 sf

COMMERCIAL

All sizes:	10,000 sf or 50% of lot area, whichever is greater
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**Town of Southampton  
Aquifer Protection Overlay District  
Maximum Allowable Clearing**

RESIDENTIAL\*

1 -15,000 sf:	75%
15,001 - 30,000 sf:	60%
30,001 – 60,000 sf:	50%
60,001 – 90,000 sf:	35%
90,001 – 140,000 sf:	25%
140,001 – 200,000 sf:	20%
200,001 sf or greater:	15%

COMMERCIAL

All lot sizes:	50%
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\* Cannot clear in excess of the allowable percentage for the minimum lot area in zoning district, regardless of lot size. (For example a tract upon which a dwelling is proposed in the CR-40 Zone would not be allowed to be disturbed in excess of 50% of 40,000 square feet)

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*All information obtained from respective Town web sites.*

Table 35.

**Summary of Properties within a Town Designated Overlay District**  
(excluding highest priority parcels to be purchased with CPF)

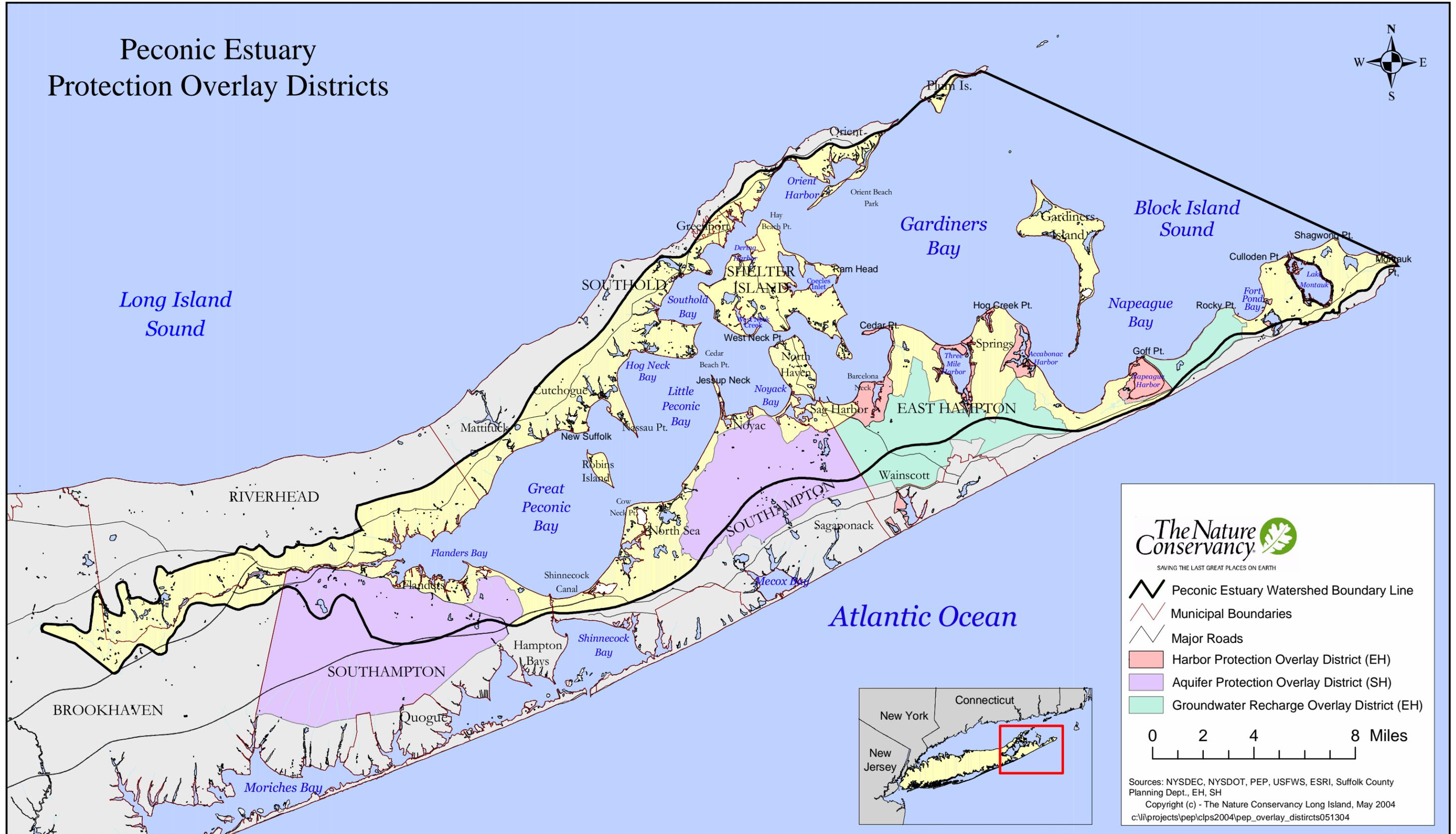
**VACANT PROPERTIES**

<b>Overlay District</b>	<b># of Parcels</b>	<b>Total Acreage</b>	<b>Potential # of additional parcels with full build out</b>	<b>Acreage remaining after one lot carved out</b>
Harbor Protection (EH)	171.00	258.08	64.00	117.86
Water Recharge (EH)	983.00	1,744.03	250.00	521.77
Aquifer Protection (SH)	1,741.00	3,601.74	625.00	1,369.86

**DEVELOPED BUT SUBDIVIDABLE PROPERTIES**

<b>Overlay District</b>	<b># of Parcels</b>	<b>Total Acreage</b>	<b>Potential # of additional parcels with full build out</b>	<b>Acreage remaining after allowable clearing</b>
Harbor Protection (EH)	70.00	207.14	144.00	170.50
Water Recharge (EH)	84.00	662.48	278.00	595.56
Aquifer Protection (SH)	148.00	636.52	383.00	570.07

# Peconic Estuary Protection Overlay Districts



**The Nature Conservancy**   
SAVING THE LAST GREAT PLACES ON EARTH

-  Peconic Estuary Watershed Boundary Line
-  Municipal Boundaries
-  Major Roads
-  Harbor Protection Overlay District (EH)
-  Aquifer Protection Overlay District (SH)
-  Groundwater Recharge Overlay District (EH)

0 2 4 8 Miles

Sources: NYSDEC, NYSDOT, PEP, USFWS, ESRI, Suffolk County Planning Dept., EH, SH  
Copyright (c) - The Nature Conservancy Long Island, May 2004  
c:\projects\pep\clps2004\pep\_overlay\_distircts051304



Peconic Estuary Program - Acquisition Alternatives  
Table 36.

**CLUSTERING AND CLEARING ANALYSIS OF VACANT SUBDIVIDABLE PROPERTIES NOT ALREADY IN A TOWN OVERLAY DISTRICT  
(after purchase of highest priority parcels by CPF)**

Town	ACREAGE	Acreage Preserved w/ existing clearing restrictions****	Total Acreage of Maximum Allowable clearing *	Acreage to be "protected" with clearing restrictions	Values of acreage protected w/clearing restrictions**	50% cluster of existing acreage	Values of acreage protected w/ cluster only**	Total Acreage of Maximum Allowable clearing of acreage remaining after cluster*	Acreage "preserved" of original lot w/ cluster AND clearing	Values of acreage protected w/ cluster AND clearing**
East Hampton	423.798	2002.11	55.45	368.35	\$ 64,461,250.00	211.90	\$ 37,082,325.00	41.79	382.01	\$ 66,851,750.00
Riverhead	794.503	N/A	215.39	523.44	\$ 41,875,200.00	369.41	\$ 29,552,800.00	55.41	683.41	\$ 54,672,800.00
Shelter Island	423.8	N/A	75.91	347.89	\$ 44,355,975.00	211.90	\$ 27,017,250.00	51.70	372.10	\$ 47,442,750.00
Southampton***	565.213	3601.74	48.15	517.06	\$90,485,500	282.61	\$ 49,456,137.50	47.35	517.86	\$90,625,500
Southold	1699.65	N/A	272.65	1427.00	\$ 114,160,000.00	849.83	\$ 67,986,000.00	163.90	1535.75	\$122,860,000.00
<b>TOTAL</b>	<b>3906.964</b>	<b>5603.85</b>	<b>667.55</b>	<b>3183.74</b>	<b>\$ 355,337,925.00</b>	<b>1925.64</b>	<b>\$211,094,512.50</b>	<b>360.15</b>	<b>3491.13</b>	<b>\$382,452,800.00</b>

**\* For East Hampton Only, maximum allowable clearing numbers currently used for the Harbor Protection Overlay District and Water Recharge Overlay District were applied:**  
0 - 39,999 square feet = 10,000 sf or 35% of lot area whichever is greater  
40,000 - 280,000 square feet = 10,000 sf + (lot area x 12.5%)  
280,000 square feet or greater = 45,000 sf  
Commercial (all sizes) = 10,000 sf or 50% of lot area whichever is greater

**\* For all other Towns, existing Town of Southampton Aquifer Protection Overlay district maximum allowable clearing numbers were used:**  
1 - 15,000 square feet = 75%  
15,001 - 30,000 square feet = 60%  
30,001 - 60,000 square feet = 50%  
60,001 - 90,000 square feet = 35%  
90,001 - 140,000 square feet = 25%  
140,001 - 200,000 square feet = 20%  
200,001 square feet or greater = 15%  
Commercial and Industrial (all sizes) = 50%

\*\*Values based on a price of \$175,000/acre which is an estimated average of the cost of high end parcels in East Hampton Town  
\*\*Values based on a price of \$80,000/acre which is an estimated average of the cost of high end parcels in Riverhead Town  
\*\*Values based on a price of \$127,500/acre which is an estimated average of the cost of high end parcels in Shelter Island Town  
\*\*Values based on a price of \$175,000/acre which is an estimated average of the cost of high end parcels in Southampton Town  
\*\*Values based on a price of \$80,000/acre which is an estimated average of the cost of high end parcels in Southold Town

\*\*\*Southampton's Aquifer Protection Overlay District has a stipulation that states that you " Cannot clear in excess of the allowable percentage for the minimum lot area in zoning district, regardless of lot size. (For example a tract upon which a dwelling is proposed in the CR-40 Zone would not be allowed to be disturbed in excess of 50% of 40,000 square feet)"  
The numbers in (Parenthesis) represent the outcome if this stipulation were applied. **This was done for Southampton Town only**

\*\*\*\*Vacant acreage total within existing overlay districts excluding highest priority properties proposed to be purchased with CPF.

# **APPENDICES**

## Appendix A

### LAVAIL Codes:

- **A prefix + zoning category** = agriculturally used, residentially zoned, subdividable property (includes only parcels with development rights intact).
- **C prefix + [8 (agriculturally used) or 9 (vacant)] + commercial zoning code** = commercially zoned property, agriculturally used or vacant property
- **CG prefix + residential zoning category** = commercially zoned, subdividable property where the lot size is greater than or equal to twice the minimum lot size as required by existing zoning
- **DG prefix + residential zoning category** = residentially developed, residentially zoned, subdividable property where the lot size is greater than or equal to twice the minimum lot size as required by existing zoning
- **DGLF** = properties used as part of golf course facilities that are not owned by a public agency
- **DL prefix + residential zoning category** = properties that have been subdivided since 2001 wherein there is a land use combination of developed, vacant and/or protected land. (Not all subdivisions are reflected, only those which were obvious during ground truthing)
- **I prefix + [8 (agriculturally used) or 9 (vacant)] + industrial zoning code** = industrially zoned property, agriculturally used or vacant property.
- **VG prefix + residential zoning category** = vacant, residentially zoned, subdividable property where the lot size is greater than or equal to twice the minimum lot size as required by existing zoning.
- **VL prefix + residential zoning category** = vacant, residentially zoned, non-subdividable property where the lot size is less than twice the minimum lot size as required by existing zoning.
- **S suffix** = a parcel split by two or more zoning categories; the primary zoning classification was determined and assigned to that parcel

## **Appendix B**

### **Critical Natural Resource Areas Within the Peconic Estuary**

Produced by:  
USFWS Southern New England - New York Bight Coastal Ecosystems Program  
P.O. Box 307, Charlestown, RI 02813  
401-364-9124

#### **Purpose:**

- To identify specific geographical areas within the Peconic watershed with concentrations of high quality habitat for spawning, breeding, feeding, and wintering habitat for shellfish, finfish, waterfowl, shorebirds, anadromous fish, and rare plant, animal, and natural communities.

#### **Methods:**

- A list of species and species habitats for the watershed was generated in March 1996 by the USFWS Coastal Ecosystems Program, SNEP, and then reviewed by the PEP Natural Resources Committee. The list included USFWS trust species, threatened and endangered, anadromous and migratory species, NYS Natural Heritage Program species and communities of concern, and important commercial and recreational species.
- Data was acquired and digitized at the most detailed scale available, generally 1:24,000 to 1:100,000, and entered into ARC/INFO.
- Mapping components with major data sources in parenthesis;
  - Bathymetry (NOAA-NOS)
  - Sediment Type (NOAA-NOS)
  - Watershed hydrology (USGS)
  - Obstructions to fish passage (NYDEC)
  - Current anadromous fish runs (NYDEC)
  - SAV (Cashin)
  - Beach strand sensitive species (NYDEC-USFWS)
  - Shoreline types (NOAA-ESI)
  - Waterfowl seasonal concentration areas by group and species (NYDEC-USFWS)
  - Colonial nesting waterbirds by species (NYDEC-USFWS)
  - Marine and freshwater fish characterizations (NYDEC)
  - Marine mammal and turtle use areas (Okeanos)
  - Migratory shorebird concentration areas (Manomet ISS-USFWS and others)
- Non-mapped data was collected by convening a March 26, 1996 meeting of twenty-eight

biologists with expertise in a wide variety of specialities and using the USFWS species and species habitat list as a focal point identified 87 “hot spots” within the watershed.

- 17 Critical Natural Resource Areas were synthesized on July 30, 1996 by a group of biologists using the “hot spots” data. The areas encompassed terrestrial, tidal, and subtidal lands and waters. Many incorporated protected areas within the watershed where Federal, State, Town, and other organizations have acquired property for conservation purpose. They also closely correlate to already existing Federal, State, and Town designations.
- Meetings were conducted during late-Spring 1998 with the Town Planners and Conservation Boards, and other interested officials from the Towns of Easthampton, Southampton, Riverhead, Southold, and Shelter Island to finalize the Critical Natural Resource Areas coverage. Final adjustments were completed during the Summer of 1998, and final ArcInfo map files were created.

## Appendix C

### **Peconic Estuary Program Critical Lands Protection Strategy Methodology**

All base information was obtained from the Suffolk County Planning Department. (*East Hampton Town personally made updates to their estuary line*) Spatial analysis was then conducted by The Nature Conservancy's GIS department.

#### Calculating statistics:

Calculating statistics is easiest in ArcMap with the attribute table for the dbf file open. Using the "select by attributes" tool, one can customize a query and the computer pulls a selection. Right click on the column header "Acreage" and use "Statistics" to find the total acres and total number of parcels in the selection. Statistics can also be done "manually" in Excel. One can use the "sort" tool, found under the header, "Data", and then calculate acreage sums and parcel sums using the "sum" tool. This method has room for much error once you conduct multiple sorts, so using the ArcMap method is highly recommended.

Two separate sets of ground truthing were conducted for this project.

1. First the Peconic Estuary area was looked at in terms of whether or not those areas listed in the attribute table as being within a certain criteria, were actually shown as such on the map. Those few parcels that did not appear to be displayed correctly on the map were manually adjusted. The entire estuary was looked at quite closely, but in dealing with such a large number of parcels complete accuracy is difficult.
2. Second, the CLPS parcel layer was overlaid on top of 2001 ortho-photos in order to update the parcel list in terms of recent development. The methodology details that were followed during this ground-truthing is as follows:
  - River Club parcels in Riverhead were considered as one property in determining criteria met and parcels affected
  - parcels were kept that appeared to have boats, trailers etc.; but no permanent structures.
  - parcels were kept that contained only a dock and/or catwalk etc.
  - in order to deal with properties that had been developed since the County's data we obtained zoning district definitions and corresponding minimum lot size requirements from each town in order to determine subdivision capability. If the property was subdividable based on size, but the existing improvements were centrally located and or quite spread out, the property was removed.
  - an attempt was made to be more conservative rather than eliminating any questionable parcels.

- if improved properties appeared to be unsubdividable without a variance, they were removed. There are cases where a property can meet old zoning regulations if they were part of any older subdivision and of course variances can always be granted but for the sake of this project we tried to think in real and straightforward terms.
- Golf courses weren't considered "protected lands" and publicly owned courses were removed from the CLPS process

How "aggregates" were identified:

1. Using the "select by attributes" tool, sort out parcels that meet at least one criterion and create a layer of these parcels.
2. Add a field to the database called "dissolve", and for all parcels in the layer made in step 1, calculate "dissolve" equal to "1".
3. Dissolve using the "GeoProcessing Wizard" to get rid of all polygon boundary lines. This turns all contiguous parcels into a single polygon. Select the layer made in step 1 as the input layer to dissolve. Select "dissolve" as the attribute with which to dissolve.
4. Using "x-tools", "convert multipart shapes into singleparts" in the layer made in step 3. This tool is found on the "x-tools" toolbar. This breaks up the single polygon created using dissolve into separate aggregate polygons. Use the "Select by Attribute" to query acreage greater than or equal to ten acres. This is placing emphasis on aggregates that are greater than or equal to ten acres.
5. Manually ground truth the aggregates created to determine: 1) if parcels have been excluded due to the presence of an unimproved right-of-way or a similar element. If so, select those parcels to be added, create a layer of these selections and merge such into your aggregate layer. 2) large single parcels that have been designated as aggregates due to their size and separateness from other properties should be subtracted from the aggregate layer as they are not made up of multiple parcels. A more complicated aggregate tool would be to apply a certain allowable distance between parcels to be considered in an aggregate. After speaking with various "experts," this process appeared to be beyond the scope of this project. Therefore, the aggregates represented in this information reflect pure, natural aggregates made of parcels whose property lines intersect or are separated only by an unimproved right-of-way or a similar element as discussed above .
6. Within the groundtruthing, parcels were added to the aggregate layer if they made a  $\geq 10$  acre aggregate with protected lands but wouldn't have ended up on Map #3 because they weren't directly adjacent to protected lands.
7. Create a field in the CLPS database called "aggregate."
8. Using the "select by location" tool, "select by location [features from CLPS] that have their center in [aggregate]". This selects all parcels in CLPS that fall within the aggregate polygons. Using the "calculate" tool (right click on the "aggregate" field header) from the CLPS database, calculate value = 1. This gives a 1 to all parcels that made up the aggregates.

How to calculate statistics on parcels “adjacent to protected”:

1. In CLPS, add a field called “adjacent to protected”.
2. Make a selection/layer of protected lands, town by town, by sorting out parcels having a “btcamp” value of “7” (protected). Refine the selection by eliminating the parcels that are smaller than two acres.
3. Using the “select by attributes” tool, sort out parcels from CLPS that meet at least one criterion. Create a new layer.
4. Using the “select by location” tool, “select features from the layer created in step 3 that intersect property lines of protected lands.”
5. Manually ground truth the adjacent to protected layer created to determine if parcels have been excluded due to the presence of an unimproved right-of-way or a similar element. If so, select those parcels to be added, create a layer of these selections and merge such into your “adjacent to protected” layer
6. Within the groundtruthing, parcels were added to the adjacent to protected layer if they were separated from protected lands by water only (within a reasonable distance).
7. Using the “select by location” tool, “select by location [features from CLPS] that have their center in [adjacent to protected]”. This selects all parcels in CLPS that fall within the [adjacent to protected] polygons. Using the “calculate” tool (right click on the “aggregate” field header) from the CLPS database, calculate value = 1. This gives a 1 to all parcels that are adjacent to protected.

## The Peconic Estuary Program's Critical Lands Protection Strategy: Prioritizing Land For Protection

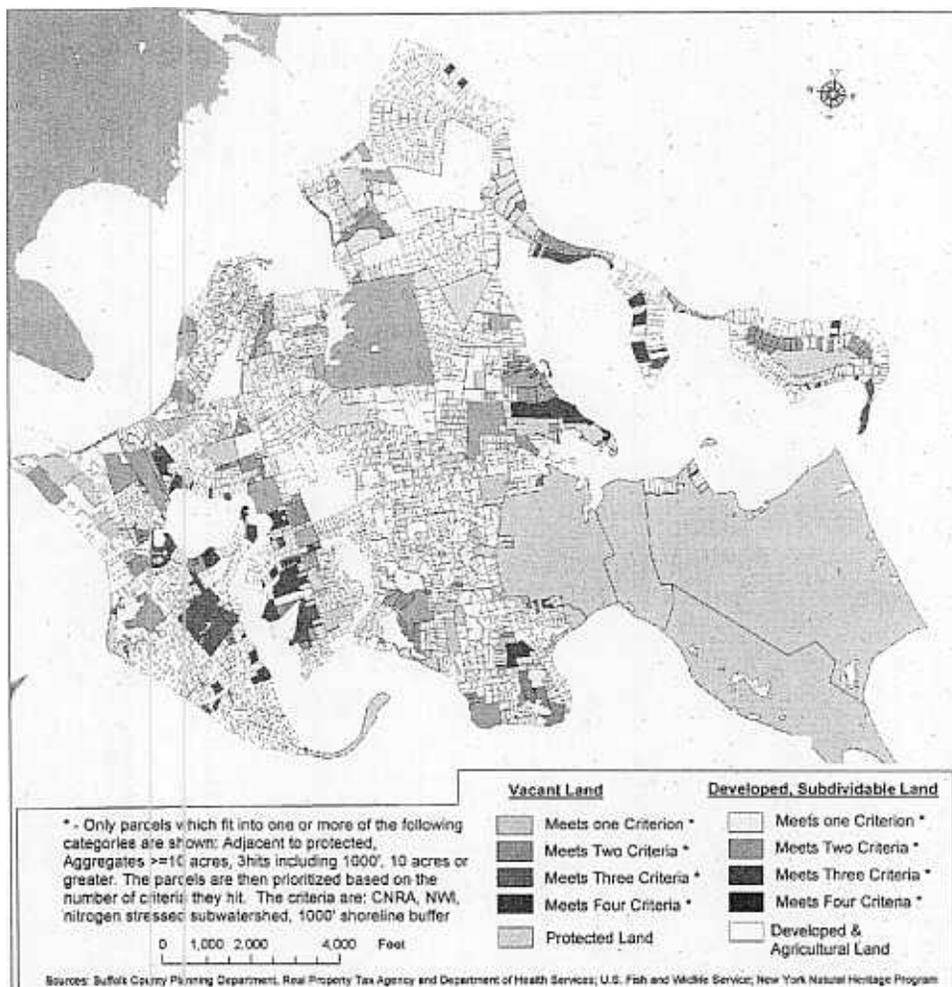
**The Peconic Estuary Region**, comprising 128,000 acres of land and over 158,000 acres of water, is located on eastern Long Island, New York. The watershed is home to a thriving vineyard and tourism industry, including much of the famed Hamptons resort area. The area is experiencing rapid development: more than 2,500 parcels comprising 3,500 acres were developed between 1995 and 2001. Excluding agriculturally-zoned land, only 22% of the land in the Peconic Watershed is still either privately-owned open space or could be further subdivided.

Because watershed development can profoundly impact estuarine water quality and ecology, there is an urgent need to protect open space in order to protect water quality and ecology of the Peconic Estuary. The final landscape of the Peconic Watershed will be determined by open space protection efforts in the next few years.

Land protection provides huge benefits to a watershed and its human residents. Some of these benefits include:

- Protection of water quality
- Preservation of concentrated or uncommon wildlife and their habitat
- Less traffic congestion and infrastructure investments
- Aesthetic values that contribute to quality of life
- Increased public access and recreational opportunities

It is not prudent or economically feasible to acquire or protect all of the remaining undeveloped land in the Peconic Watershed. Therefore the Peconic Estuary Program (PEP) developed a Critical Lands Protection



Strategy to evaluate and prioritize available land for the purpose of protection. The Critical Lands Protection Strategy prioritizes the land available for development "through the lens" of habitat and water quality protection.

The Critical Lands Protection Strategy was not designed to be the sole framework for land protection in the Peconic Region. However, it is a useful tool for State and local agencies that make decisions on land acquisition and land protection, based in part on estuarine considerations.

The first step in prioritizing parcels for protection was to categorize parcels by the type and amount of development existing on these parcels. Land available for development was defined as vacant land with no development, land with some development which could be further subdivided, and privately owned golf courses (golf courses could be protected from future residential development with easements). Agricultural lands are

being addressed in a separate PEP initiative.

Next, all the watershed parcels available for development were analyzed against four environmental criteria (see inset below), using Geographic Information Systems (GIS) analysis. A map was developed showing the number of criteria each parcel met.

To create a concise and realistic land protection plan, the parcels were further prioritized using a second set of criteria, known as priority criteria (see inset below). These priority criteria assess not only the number of environmental criteria met by a parcel, but also its relationship to adjacent parcels and linkage to other open space.

*Since 1998, an estimated 1,300 acres in the Peconic Watershed have been protected with CPF funds.*

Finally, to emphasize the importance of protecting larger parcels, the parcels were simultaneously sorted by acreage, number of environmental criteria hits, and priority criteria hits. Consequently the largest parcels meeting the most environmental criteria are the highest priorities for land protection. This approach gives land protection specialists the opportunity to individually decide how much importance to place on land area versus other criteria.

The resulting Critical Lands Protection Map for each town shows two different color schemes - red for vacant land and purple for subdividable land and privately-owned golf courses (see map inset). The darker a parcel appears on the map, the greater number of environmental criteria met, and the more important it is to acquire and protect as open space. Each town's Critical Lands Protection Map has an accompanying list of parcels that provides resource managers with parcel-specific information.

The most successful land protection program on eastern Long Island is the Community Preservation Fund (CPF). Eastern Long Island is home to five East End Towns, with one town located entirely within the Peconic Watershed and the remaining four towns having significant areas lying within the Watershed. In November of 1998, the voters of the five East End Towns approved a referendum that added a two-percent tax to real estate transfers in their

communities to generate a Community Preservation Fund in the town where the real estate transaction occurs. The Community Preservation Fund is used only for acquiring and protecting open space and historic properties.

The Community Preservation Fund Program has exceeded expectations. Since 1998, an estimated 1,300 acres in the Peconic Watershed have been protected with CPF funds. Each town's CPF expenditures have also been used to leverage other state and county land protection funds, resulting in even more land protection. In September 2002, the CPF for all five East End Towns collectively reached the \$100 million mark; an astounding \$40 million was collected in 2002 alone.

In each town's Community Preservation Fund Project Plan, large numbers of parcels have been identified for protection but are not prioritized. The tiered results of the Peconic Estuary Program's Critical Lands Protection Strategy are now being incorporated into the CPF plans. By helping stakeholders with important land protection decisions, the PEP hopes to protect water quality and ecology of the Peconic Estuary.



#### Environmental Criteria:

- 1,000 Foot Boundary from Tidal Creek and Bay Coastlines
- National Wetland Inventory, U.S. Fish and Wildlife Service (1994)
- Critical Natural Resource Areas (areas of particular ecological significance as defined by the Peconic Estuary Program)
- Groundwater Contributing Areas to Nitrogen-Stressed Subwatersheds (waters exhibiting dissolved oxygen stress as defined by the Peconic Estuary Program)

### Priority Criteria:

- **Aggregates** - Multiple parcels of any size, meeting at least one environmental criterion, that form an aggregate of 10 acres or more;
- **10 Acres and Up** - Parcels of 10 acres or more, meeting at least one environmental criterion
- **Three Hits and 1,000 Feet** - Parcels of any size meeting at least three of the environmental criteria, one of which is 1,000 feet from the coastline
- **Adjacent to Protected Areas** - Parcels of any size meeting at least one environmental criterion and adjacent to protected lands of 2 acres or more

### Contacts:

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## *Congratulations Barnegat Bay!!!*

The Environmental Protection Agency formally approved of the Barnegat Bay National Estuary Programs Comprehensive Conservation Management Plan (CCMP) on October 23, 2003 at a signing ceremony in Toms' River, New Jersey.

During the ceremony, attended by volunteers, Federal, county, and municipal partners, speakers for the NEP reaffirmed their commitment to the program's priorities and emphasized Barnegat Bay's continued commitment to restoring, maintaining, protecting, and enhancing the natural resources of the Bay and its contributing sub-watersheds.

For more information on the Barnegat Bay and the CCMP, please visit: <http://www.bbep.org/ccmp.htm>

