

# A COMPREHENSIVE PLAN FOR THE TOWN OF EAST HAMPTON

## VISION STATEMENT

*The Vision Statement for East Hampton articulates the overall image of what the community would like to be in the future.*

East Hampton is defined by the unique character of its hamlets, villages and countryside. East Hampton's beaches are rated among the world's best. The land supports one of the highest concentrations of rare and endangered species in New York State. The farmland is rated the best in the state. The Nature Conservancy has designated the area as one of the "Last Great Places" in the Western Hemisphere. The woodlands are diverse and healthy where they are undisturbed. The harbors and bays are among the cleanest in the state. The Town is rich in historic and cultural resources. Development has not obliterated the natural and scenic characteristics once covering all of Long Island.

The Town treasures and is committed to sustaining this rich array of natural and cultural resources, authentic sense of place, rural character, and the people who make it unique. East Hampton is and will continue to be a "green" community, a leader in protecting the environment, saving energy and preserving open space.

Future development should be harmonious with the existing character of the community.

Residents and visitors should have the option to use alternative transportation (train, bus, shuttle, walk, bike, etc.) as an alternative to their cars for daily needs.

A diverse population should continue to have opportunities to engage in a variety of livelihoods ranging from traditional agriculture and fishing to clean technology and the arts.

The seasonal economy of second homeowners and visitors, based largely on the pristine natural and rich cultural resources, helps support a vibrant, diverse year-round community and should be encouraged to continue.

Although real estate continues to become very expensive, the Town's affordable housing programs strive to enable long-time residents to retire and year-round employees to live here.

East Hampton is and should continue to be a wonderful place to live, work, raise a family, enjoy life and connect with the natural environment.

## GOALS

**Goal One:** Maintain, and restore where necessary, East Hampton's rural and semi-rural character and the unique qualities of each of East Hampton's historic communities.

**Goal Two:** Take forceful measures to protect and restore the environment, particularly groundwater. Reduce impacts of human habitation on ground water, surface water, wetlands, dunes, biodiversity, ecosystems, scenic resources, air quality, the night sky, noise and energy consumption.

**Goal Three:** Reduce the total build-out of the Town to protect the natural and cultural features identified in goals one and two.

**Goal Four:** Provide housing opportunities to help meet the needs of current year-round residents, their family members and senior citizens, seasonal employees, public employees, emergency services volunteers, and other local workers.

**Goal Five:** Encourage local businesses to serve the needs of the year-round population and reduce the environmental impacts of commercial and industrial uses.

**Goal Six:** Encourage and retain traditional local resource based fishing and agriculture industries that practice environmentally sensitive methods of operation.

**Goal Seven:** Protect historic buildings, hamlets, neighborhoods, landscapes and scenic vistas from incompatible development. Prevent further loss of the Town's cultural and archaeological resources.

**Goal Eight:** Coordinate with regional agencies, organizations and systems to reduce reliance on the automobile. Encourage investment in alternative transportation - including sidewalks, bikeways, rail, buses, shuttles, and "shared" cars - while maintaining the existing scale and character of community.

**Goal Nine:** Develop road, wastewater treatment, water, and power infrastructure, consistent with goals one through three, needed to reduce public health, safety and environmental risks.

**Goal Ten:** Provide adequate facilities, land and programs for schools, town offices and other functions, day care, senior care, families, and other educational, cultural, recreational and health care needs.

**Goal Eleven:** Commit to implementing the Comprehensive Plan.

## EXISTING CONDITIONS

### Geography and Environment

The Town of East Hampton covers the eastern half of Long Island's South Fork, a land area of approximately 74.3 square miles, according to the Federal Census, and includes the 3,314-acre Gardiner's Island. The physical area of the Town includes both the 4.76 square mile incorporated Village of East Hampton and a 0.78 square mile portion of the incorporated Village of Sag Harbor. It is noted that although these incorporated villages lie within the Town boundaries and share a common history, they each have separate planning and zoning laws. Descriptions and statistics regarding these areas are in some cases included in this plan for illustrative purposes.

East Hampton is separated from Southampton to the west by Town Line Road. The Town is bordered to the south by the Atlantic Ocean and to the north by Gardiner's Bay and Block Island Sound. The entire Town is surrounded by water, substantially defining its character.

The south shore from Wainscott to Amagansett is a flat coastal plain which has agricultural soils rated among the most productive in the country. One or several lines of dunes provide a barrier between the fertile coastal plain and the Atlantic Ocean. The Atlantic Double Dunes in Amagansett and Napeague Beach are among the largest remaining areas of undeveloped barrier beach and back dune ecosystems on Long Island, and these unique areas are important to many coastal wildlife species.

Near the middle of the peninsula is a ridge with heights of 100 to 180 feet. North of this ridge the land is lower but more undulating and the north coast is characterized by bluffs as well as marshland at the harbors and inlets. The soil north of the plain is sandy and the land is primarily forested. East of Amagansett the sandy isthmus of Napeague extends to the high lands of Montauk. Along the south shore are the coastal ponds, Georgica Pond and Hook Pond. A number of important harbors and inlets are along the north shore: Northwest Creek, Three Mile Harbor, Accabonac Harbor, Napeague Harbor, Northwest Harbor, Hog Creek and Lake Montauk. There are also a number of inland fresh water ponds.

The unique character of its hamlets, villages and countryside is one of the defining elements of East Hampton. Seven areas are traditionally identified as separate communities within the Town: Amagansett, East Hampton, Village of East Hampton, Montauk, Springs, Wainscott and the Village of Sag Harbor. Each one of these communities has unique geography, land-use, natural and built environments. People who live in each area are fiercely protective of the physical, social and cultural characteristics of their communities.

East Hampton's natural and environmental resources include access to water, open space, scenic vistas, star filled night skies, dunes and bluffs, beaches and wetlands, prime agricultural soils, lakes and ponds, estuaries and harbors, and a diversity of fisheries and indigenous flora and fauna. There is a great deal of passion for preservation of the

environment within the East Hampton community. Ground water protection was identified as the number one concern by the Environmental Committee and ranked as the most important issue in the community wide survey conducted as part of the 2002 Koppelman & Committee Recommendations. Maps contained within the Natural Resources Protection section of this report indicate the aquifer protection areas within the town: the Special Groundwater Protection Area (SGPA), and the Water Recharge Overlay District (WROD). These designations represent areas of special environmental concern because they provide recharge to the deep flow aquifer system. Human habitation of all types impacts the quality of the ground water. With the increase in population in the past decade the Town has reached a critical stage that requires aggressive measures to preserve and restore the quality of the ground water in all areas but with particular attention to the SGPA and WROD.

There are two landfill sites in East Hampton that operated from the early 1960's until the 1990's. The main concern is for the landfill on Springs-Fireplace road that has an identified contamination plume. Capping is underway, there are monitoring wells in place and the Town is closely following the results.

In June 2003 the Town released its draft Water Resource Management Plan, which was subsequently revised and is included as part of this Plan. Other previously completed plans have been reviewed and are incorporated by reference or are superseded by this Plan.

In addition to groundwater protection, there is growing concern in the Town for other environmental issues including: preservation of open space, protection of vegetation habitats and biodiversity, protection of scenic vistas, reduction of noise and light pollution, preservation of rural character, protection of surface water quality, coastal resource protection, park preserve designation for State and County Parks, appropriate cellular site location, renewable energy production, radiation handling, and wetland protection.

## **History**

The Town of East Hampton's history starts with the earliest settlements of Native Americans. Archaeological investigations in the Town have uncovered remains dating as far back as the Archaic Age (ca 4500-1300 BC). The history of Native American occupation in East Hampton appears in written records in the 17<sup>th</sup> century, when European settlers arrived. European settlement of the Town of East Hampton was preceded by Lion Gardiner's arrival on what is now known as Gardiner's Island in 1640. Gardiner purchased the island from the Montaukett Indians in 1639 and obtained a patent from the King of England, Charles First in 1640. The island remained a private manor and working farm until after the American Revolution, when it was annexed to East Hampton Town.

In 1648 the governors of the New Haven and Connecticut Colonies purchased 31,000 acres from Southampton Town eastward to the first highlands of the Montauk peninsula. Thirty-four original settlers (or proprietors) obtained full title to the land in 1651 from the governors and retaining their ties to Connecticut, united with that Colony in 1657. Annexed to New York Colony in 1664, East Hampton retained a cultural and commercial attachment to New England well into the nineteenth century.

The proprietors became interested in the rolling plains and fresh water ponds of the Montauk peninsula for pasturing their livestock, and pasturage rights were obtained from the Montauketts in 1658. From 1661 to 1687 different groups of East Hampton men acquired outright all of the land that is now Montauk, although the Montauketts retained certain rights to the land and continued to live at Indian Field, east of Lake Montauk. Montauk continued to be used as common pastureland until the late 19<sup>th</sup> century.

On December 9, 1686, the Dongan Patent, one of the earliest American documents to provide for representative government by elected officials, was signed. It established the Trustees as the original governing body of the Town of East Hampton. The Patent was signed under the authority of His Majesty James the Second, and designated to the Trustees “all Havens, Harbors, Creeks, Quarries, Woodlands, Meadows, Pastures, Marshes, Waters, Lakes, Rivers, Fishing, Hawking, Hunting, and Fowling and all other Profits, Commodities, Emoluments and hereditaments, to the said tract of land and premises within the limits and bounds aforementioned” (much of East Hampton). The Trustees continue as a separately elected body within the Town to this day.

The early history of colonial settlement in East Hampton was governed to a great extent by its geography. The original 1648 settlement was on the fertile coastal plain adjacent to Hook Pond. Surrounding the core settlement of a commons or town square and dwellings were ample lands for cultivation and pasturage. Early roads led to meadows at the inlets and ponds, to the summer pastures at Montauk and to the harbors and landings for trade and travel. Each of the thirty-four proprietors owned a share in the 31,000 acres of land, harbors and ponds of the town, and the amount of that share would be the basis for all future allotments of valuable land. The prime economic activities of New England towns of the time were farming, raising of cattle, sheep, forestry, fishing and the proprietorship of small stores. Villages were located so that families could easily walk to these activities from the town center. As populations grew, new town centers sprang up.

Because the proprietors closely guarded their stake in the town, growth was slow and carefully planned. Many of the new residents in the town were granted only small parcels and did not share in the rights to the commonage. Tradesmen, for instance, were often granted quarter-acre lots within the proprietors' large home-lots for their dwellings. The proprietor's guarding of their interest in East Hampton's resources explains the slow and controlled growth of the town. Non-proprietors, who owned only small parcels, could not share in the common resources and found it difficult to improve their position.

This theme is an important one in tracing the history and development of the areas of the town outside of the present Incorporated Village of East Hampton. The land within the Village was owned primarily by the proprietors who built substantial houses on their Main Street home-lots. Many of the tradesmen, laborers, subsistence farmers, fishermen, and at a later date freed slaves and Montaukett Indians, lived on small lots on less desirable land outside the Village where they built relatively small houses.

North of the coastal plain at Northwest and Springs, the soil was less fertile and these settlements were characterized for the most part by small subsistence farms. Many of the residents of these regions, like the native tribes who preceded them, turned to the harbors and creeks to supplement their livelihood with fishing, shell fishing and hunting. Whaling

companies were formed and Montaukett Indians were among those who manned the early whaleboats. A major port became established at Northwest Harbor and as early as 1668 a collector was appointed to this harbor to keep track of taxes on whale oil shipped out. However, by the mid-eighteenth century the whaling and shipping activities at Northwest Harbor had been supplanted by the port of Sag Harbor.

The period from 1700 to 1870 was one of expansion in East Hampton. In the eighteenth century East Hampton matured as an agrarian township and communities at Wainscott, Northwest, Sag Harbor, Springs and Amagansett became well established. In the 1740s, three houses were erected in Montauk for the keepers who tended to the livestock on the common pasture land. In 1797, the lighthouse at Montauk Point was erected and served along with the lighthouse at Sandy Hook, New Jersey, to guide ships to New York Harbor. The most dramatic development in the Town during this period was the growth of Sag Harbor following the American Revolution and its development from 1820 to 1850 into a prosperous whaling port.

Following the Civil War East Hampton began to be discovered as a summer resort. With the extension of the Long Island Railroad to Bridgehampton in 1870, East Hampton's beaches, cool sea breezes and quiet, rural environment became more easily accessible to residents of New York City. Initially summer visitors stayed with local families on the Main Streets of East Hampton and Amagansett.

At the time of East Hampton's beginnings as a summer resort, the agricultural economy was waning. In the Village of East Hampton the fertile land of the Great Plain was sold in the 1870s for a development of summer cottages. A 250-year tradition of farming on Gardiner's Island ended in 1890 when the island was leased as a hunting preserve. Perhaps the most dramatic change was the 1879 sale of all of Montauk, excluding the lighthouse and life-saving station reservation, to a Brooklyn financier, Arthur W. Benson. Included in the purchase were the last of the lands reserved for the Montaukett Indians, and Benson moved the remaining members of the tribe from their home in Indian Field. Benson formed the Montauk Association in 1881 with seven friends for the purpose of constructing a small summer colony on 100 acres east of Ditch Plain. This marked the end of the common pasture system, which had been in effect for over 220 years, and the start of Montauk's first era as a summer resort.

The flowering resort economy of East Hampton brought with it jobs for the year-round population of tradesmen, storekeepers, and laborers. The period 1875 to 1910 saw a great expansion of year-round housing, which occurred along established roads spreading out from the cores of East Hampton and Amagansett. Throughout the period of East Hampton's development as a summer resort, the traditional lifestyles of farming and fishing generally continued to decline.

In the 1920s, Carl Fisher purchased 9,000 acres at Montauk and planned a complete resort community, which he hoped would be one of the most important resorts on the Atlantic seaboard. Although Fisher was ruined by the stock market crash of 1929, the short period during which he constructed buildings, laid roads and created residential subdivisions have made a lasting mark on the visual character of Montauk.

Following the lull in the resort economy during the Great Depression and the Second World War, building resumed in the form of small summer cottages in small-lot subdivisions. But beginning in the 1950s large-scale summer homes were again being built and East Hampton was revived as an affluent resort. Intense development, from the 1960s and continuing to the present, dominated by the construction of second homes in large subdivisions has completed East Hampton's transformation from an agrarian economy into a resort economy.

## **Demographics**

### **Year-Round and Seasonal Population**

The year round population in East Hampton Town in 2000, including both the incorporated Village of East Hampton and the portion of Sag Harbor that lies within the Town, was 19,719. The Town grew by 3,587 residents since 1990, representing growth of approximately 22 percent Town-wide. Population growth in the unincorporated areas of the Town (that is, excluding East Hampton village and Sag Harbor) was even greater. The population in 2000 was 17,437, representing a growth of approximately 26 percent since 1990 when the population in the unincorporated areas was 13,872.

East Hampton had the greatest increase in population of all the Towns in Suffolk County from 1990 to 2000. The neighboring Town of Southampton, including the Shinnecock Indian Reservation that falls within its borders, also had significant growth in population during this period, with a 21.8 percent increase since 1990. East Hampton's population growth was significantly greater than both Suffolk County's, which was 7.4 percent during this period, and New York State's, which grew by 5.5 percent.

The growth during the last decade was much more intense than the previous decade. East Hampton's Town-wide population increased by only 15 percent from 1980 to 1990, and the Countywide growth was just 2.9 percent during that period.

The following table indicates the growth in population in the different areas of Town from 1990 to 2000.

**Table 1. Population Growth 1990 – 2000  
East Hampton Town**

Area	1990 Pop.	2000 Pop.	% Change
East Hampton Town	16,132	19,719	22.2
Sag Harbor Village (part)	858	948	10.5
East Hampton Village	1,402	1,334	(4.9)
Amagansett	894	1,067	19.4
East Hampton North	2,780	3,587	29.0
Montauk	3,001	3,851	28.3
Napeague	177	223	26.0
Northwest Harbor	2,167	3,059	41.2
Springs	4,355	4,950	13.7
Wainscott	487	628	29.0
Remainder of Town	11	72	NA

Source: U.S. Census 1990 and 2000

Notes:

1. In 1990 Amagansett, Napeague and Wainscott were not census-designated places; census tract and block group data from the 1990 census was used to determine 1990 population in these areas.
2. "Remainder of Town" is a category used to indicate areas of the Town not included in a census-designated place (CDP) in 2000. In 2000, there were two areas of Town not covered by a CDP: Gardiner's Island, and a small area between Gardiner Cove Road and Soak Hides Road at the base of Three Mile Harbor that was part of the Northwest Harbor CDP in 1990. The 1990 figure for "Remainder of Town" was derived by subtracting all other defined areas from the Town-wide total. It is noted that in both 1990 and 2000, Gardiner's Island had a population of 0.

As shown above, the greatest population growth occurred in Northwest Harbor, which grew by 41.2 percent since 1990.

Population information for East Hampton is difficult to assess with complete accuracy as it probably does not include all of the visitors, people who live in illegal housing or workers in group "summer shares". Because of the transient nature of the summer population, seasonal figures are likely to be less accurate than the year-round information.

Although the federal census does not include a count of the seasonal population, it does identify the number of vacant housing units used for "seasonal, recreational, or occasional use." Based on this information, as well as a count of campsites and motel capacity, the Suffolk County Planning Department has prepared seasonal population estimates for Towns throughout Suffolk County. The seasonal population estimates for East Hampton Town were reached by the Suffolk County Planning Department by estimating an average of 4.5 persons per household in seasonal homes throughout the Town, assuming a guest factor of 1.2 for year-round households in Town, and assuming four guests per motel room. The estimates of seasonal guests varied in different areas of Town; for example, seasonal homes in Amagansett had an estimated four persons per household, while in Montauk the estimate was 4.7 persons per household.

It is noted that the seasonal population estimate can vary greatly based on what guest factor is used. For example, if three rather than four guests per motel room is estimated, and 4.0 rather than 4.5 persons per seasonal household is estimated, the peak seasonal population estimate would be reduced by over 8,000.

The following table indicates the Town-wide population, both year-round and seasonal, as estimated by the Suffolk County Planning Department.

**Table 2. Estimated Peak Seasonal Population, 2000  
Town of East Hampton**

Place	Estimated Pop. In Seasonal Homes	Estimated Seasonal Guest Pop.	Estimated Camping Pop.	Motel Capacity	Year Round Population	Estimated Additional Seasonal Population	Seasonal Plus Year Round Population
Amagansett	4,428	740	0	836	1,067	6,004	7,071
East Hampton Village	4,536	635	0	412	1,334	5,583	6,917
East Hampton North	3,230	1,445	0	296	3,587	4,971	8,558
Montauk	14,241	2,390	660	9,704	3,851	26,995	30,846
Napeague	2,142	105	0	1,068	223	3,315	3,538
Northwest Harbor	7,618	1,181	1,000	52	3,059	9,851	12,910
Springs	8,266	2,309	0	60	4,950	10,635	15,585
Sag Harbor Village (part)	1,600	517	0	28	948	2,145	3,093
Wainscott	1,945	260	0	148	628	2,353	2,981
Remainder of Town	21	34	0	0	72	55	127
<b>East Hampton Town Total</b>	<b>48,027</b>	<b>9,615</b>	<b>1,660</b>	<b>12,604</b>	<b>19,719</b>	<b>71,906</b>	<b>91,625</b>

Source: 2000 U.S. Census; Suffolk County Planning Department 2/20/03

As indicated above, in 2000 there were 19,719 year-round residents and an estimated 71,906 seasonal residents in East Hampton Town, totaling an estimated peak season population of 91,625 residents. These figures include the populations of the incorporated Village of East Hampton, as well as the portion of the incorporated Village of Sag Harbor that lies within East Hampton Town.

As indicated on the previous page, East Hampton's estimated seasonal population is more than three times as great as its year-round population. Montauk has the greatest number of seasonal residents, estimated at 26,995. Population in Montauk during the peak season is estimated to be 30,846, which accounts for about 34% of the total Town-wide population during the peak summer season. Occupants of motels account for 9,704 (about 36%) of Montauk's seasonal population. Town-wide, motels account for about 18% of the seasonal population.

The Long Island Regional Planning Board has projected that the Town of East Hampton will grow to 22,244 people by 2010 and to 25,272 by 2025, representing an increase in the year-round population of 28.2 percent from 2000 to 2025. However, since the population in the unincorporated part of Town increased by 26 percent from 1990 to 2000 alone, it is possible that the population increase will be significantly greater over the next 25 years if the current rate of growth continues.

The Long Island Regional Planning Board projects that average household size will increase by 0.2 persons in the next 25 years in eastern Suffolk Towns. This is based in part on the expectation that the high number of senior households in Eastern Suffolk will be replaced with younger, larger households. Based on a comparison of building permits issued to the number of year-round households from 1970 to 2000, this organization also projects that over the next 25 years; only 25% of the building permits issued in East Hampton will result in new year-round housing units.

### **Population by Age**

The median age in the Town of East Hampton in 2000 was 41.6, which is higher than Suffolk County's median age of 36.3 years and the State's median of 35.9. This represents only a slight rise over the median age in East Hampton in 1990, which at that time was 40.1.

Although the general population, including school-aged children, increased in number overall since 1990, the percent of the population in the pre-school age (age 0-4) group in East Hampton declined slightly in 2000. The number of children in this age group in 2000 was 1,008, representing 5.1 percent of the population. In 1990, 997, or 6.2 percent of the population was in the under-five age group. The percent of school age children (age 5-17) Town-wide rose, from 13.3 percent of the population in 1990 to 16.1 percent of the population in 2000. In total, children under 18 made up 21.2 percent of the East Hampton population in 2000. Countywide, 26.1 percent of the population was under the age of 18.

The percent of East Hampton's population in the 55 and over age group in 2000 decreased slightly since 1990. In the year 2000, approximately 28 percent of East Hampton residents were 55 and over, as compared to about 30 percent in this age group in 1990. However, the percentage of seniors 55 and over in East Hampton is several percentage points higher than the County as a whole, where about 21 percent of the 2000 population was 55 and over, and New York State, where about 22 percent of the population was 55 and over.

The percent of the East Hampton population in the 45 to 54 age group increased since 1990. In 2000, approximately 16 percent of the population of East Hampton was between 45 and 54 years of age, whereas this age group comprised only about 12 percent of East Hampton's

1990 population. Countywide, about 14 percent of the population was between the ages of 45 and 54 in 2000.

The decline in the percentage of the population in the 65 and over age group is part of a national trend. Census 2000 was the first time in the history of the census that the 65 and over population did not grow faster than the total population. The trend is due to a relatively low birth rate in the late 1920s and early 1930s, resulting in a relatively smaller percentage of the population turning 65 in time for the 2000 Census. However, this trend is expected to reverse when the baby boomers reach 65 in about 2010.

In addition to general demographic trends, which point to the growth of the senior population in the coming decade, development of new senior residences in the Town could serve to draw even more seniors. A 1988 Suffolk County Planning Department study of the origins of residents moving to selected senior communities in Suffolk County revealed that a sizeable percentage of residents of these developments are drawn from areas outside Suffolk County. Data collected for the development of Founders Village in Southold, one of six developments studied, indicated that 46.3 percent of residents were from Southold, 19.5 percent came from other Suffolk County Towns, 13.4 percent came from Nassau County, 10.4 percent came from New York City, 1.5 percent came from other parts of New York State, and 9 percent came from outside New York State.

The East Hampton Department of Human Services noted that they are now dealing with two populations of seniors, "young seniors" and "older seniors". Young seniors tend to look to the Town to provide social and transportation services. Older seniors, often more frail, are looking for more in-home care. All seniors create a greater demand on the health care system. Due to changing family structures and the lack of traditional, informal support networks consisting of family members and neighbors, many seniors, especially women and minorities, live alone and can no longer manage their homes, or obtain or afford help. The Senior Committee identified health care, housing and social access as the primary needs of the senior population in East Hampton.

Existing senior residences in the Town include the two Windmill Village Apartment developments, comprising a total of 87 rental apartments for low-income senior citizens aged 55 and over.

### **Population Diversity**

In 1990 the population in East Hampton was very homogeneous and about 94 percent of year-round residents were White. Hispanics and African Americans made up about five percent and four percent, respectively, of the 1990 population. The non-White population (which in 2000 includes the category of Two or More Races) increased from 6% in 1990 to 12% in 2000, and the percent of Hispanics sharply increased to 14.8 percent of the population, representing an increase of about 260 percent in this ethnic group Town-wide. The change in ethnic composition is not evenly distributed throughout the Town. For example, in the year 2000 Hispanics or Latinos accounted for approximately 24 percent of Montauk's population, approximately 16 percent of Springs' population, and approximately 4 percent of Amagansett's population.

A comparison to the other Suffolk County towns shows an increase in the Hispanic population of all towns from 1990 to 2000. In 2000, Islip had the highest percentage of Hispanics with this group comprising 20.2 percent of Islip's population, representing an increase of about 66 percent in this ethnic group since 1990. Although the Town of Southampton counted only 8.6 percent of its population as Hispanic in 2000, this represented an increase of 293 percent since 1990, when Hispanics accounted for only 2.6 percent of the population. Countywide, Hispanics accounted for 10.5 percent of the population in 2000, up from 6.6 percent in 1990. Statewide, Hispanics accounted for approximately 15 percent of the population in 2000, up from approximately 12 percent in 1990.

The rapid demographic changes are creating new strains in the Town, particularly concerning affordable housing. Because there is a scarcity of affordable housing for people who work in East Hampton (see Housing sub-section) people are living in illegal units or overcrowded conditions. Most of the Hispanic population arrived in the 1990's after housing prices escalated. As a result, a disproportionate number of Hispanics live in unsafe and substandard conditions. Owners of illegal units do not pay the appropriate level of taxes for the intensity of the use. An owner's failure to pay appropriate taxes is often blamed on tenants, many of them Hispanic. Cultural tensions have also arisen over shared facilities such as recreation areas. There are a number of groups that have formed to build bridges across the cultural divide between the Hispanic and non-Hispanic populations.

### **Housing Units and Households**

The total number of housing units in East Hampton Town was 19,640 in 2000, including the incorporated Village of East Hampton the portion of Sag Harbor that lies within the Town. This represents an increase of 2,572 units, or 15 percent, between 1990 and 2000. By comparison, Suffolk County added 41,006 new housing units from 1990 to 2000, representing an increase of only 8.5 percent. The total number of households Town-wide in 2000 was 8,101 representing an increase of 1,219 since 1990, when there were 6,882 households. The number of housing units identified as vacant and used seasonally increased from 8,886 in 1990 to 10,693 in 2000.

The following table shows a breakdown of new housing units in the town by area.

**Table 3. Housing Units 1990–2000  
East Hampton Town**

Area	# Housing Units in 1990	# Housing Units in 2000	Additional Housing Units 1990-2000	% Change
<b>East Hampton Town (entire)</b>	<b>17,068</b>	<b>19,640</b>	<b>2,572</b>	<b>15%</b>
<b>East Hampton Town (excluding villages)</b>	<b>14,602</b>	<b>17,047</b>	<b>2,445</b>	<b>16.7%</b>
Sag Harbor Village (part)	782	848	66	8.4%
East Hampton Village	1,684	1,745	61	3.6%
Amagansett	1,504 (1)	1,664	160	10.6%
East Hampton North	1,889	2,251	362	19.2%
Montauk	3,996	4,815	819	20.5%
Napeague	803 (1)	624	-179 (4)	(22.3%)
Northwest Harbor	2,310	3,008	698	30.2%
Springs	3,459	3,878	419	12.1%
Wainscott	631 (1)	764	133	21.1%
Remainder of Town (2)	10 (3)	43	NA	NA

Source: U.S. Census 1990 and 2000

Notes:

1. In 1990 Amagansett, Napeague and Wainscott were not census-designated places; census tract and block group data from the 1990 census was used to determine 1990 housing units in these areas.
2. “Remainder of Town” is a category used to indicate areas of the Town not included in a census-designated place (CDP). In 2000, there were two areas of Town not covered by a CDP: Gardiner’s Island, and a small area between Gardiner Cove Road and Soak Hides Road at the base of Three Mile Harbor that was part of the Northwest Harbor CDP in 1990. In 2000, only two housing units were counted on Gardiner’s Island, indicating that the 41 housing units in the “Remainder of Town” category represents growth in the area defined as Northwest Harbor in 1990.
3. The 1990 figure for “Remainder of Town” was derived by subtracting the housing units in all other defined areas from the Town-wide total. It is noted that in 1990, three housing units were counted on Gardiner’s Island.
4. The apparent loss of 179 housing units in Napeague may be due to the identification of units counted as housing units in 1990 as motel units in 2000. The 2000 census indicates that there were 197 less housing units in the category of structures containing ten or more units than in 1990.

The number of year-round households in the town of East Hampton has increased at a faster rate than for Suffolk County as a whole. As compared to the 1,219 new households in the Town of East Hampton added between 1990 and 2000, (an increase of 17.7 percent), Suffolk County households increased by only 10.5 percent between 1990 and 2000.

Average household size increased slightly during the last ten years in East Hampton while household size in Suffolk County decreased slightly. However, average household size in East Hampton is still lower than in Suffolk County. Average household size in East

Hampton in 2000 was 2.42, as compared to 2.32 in 1990. Average household size in Suffolk County in 2000 was 2.96, a decrease from 1990 when the size was 3.04. Further Countywide declines in household size are not expected. Due to the small existing household size combined with the potential for new houses with younger, larger families, regional planning agencies predict a slight increase in household size over the next 25 years.

In 2000, 29.4 percent of all households in East Hampton were single-person households, whereas single-person households made up just 18.3 percent of all households in Suffolk County. In East Hampton, 27.2 percent of all households had at least one person 65 years old and over, as compared to Suffolk County, where 20.7 percent of all households had at least one member 65 years old or older.

The number of households, housing units and the percentage of units classified as vacant and for seasonal use at the time of the Census is shown on the following table. The areas of Town are grouped into the five school districts serving residents of the Town.

**Table 4. Housing Units, Households and Seasonal Housing  
By School District  
2000**

School District	Total Households	Total Housing Units	Occupied Housing Units	Total Vacant Housing Units	Vacant Seasonal Housing Units	Seasonal Housing as % of All Housing Units
Amagansett	598	2,288	598	1,690	1,617	70.7%
East Hampton (excluding incorporated Village)	2,660	5,302	2,660	2,642	2,393	45.1%
East Hampton Village	635	1,745	635	1,110	1,031	59.1%
Montauk	1,593	4,815	1,593	3,222	3,030	62.9%
Springs	1,924	3,878	1,924	1,954	1,797	46.3%
Wainscott	260	764	260	504	442	57.9%

Notes:

1. Household and housing unit data included in the U.S. Census for “Remainder of Town” was included in the East Hampton School District.
2. Although Gardiner’s Island is technically part of the Springs School District, it is not included in the above table since the U.S. Census only counted two housing units and no year-round residents on the island in 2000.

As indicated above, the Amagansett school district, which includes both the Amagansett and Napeague CDPs, has the highest percentage of seasonal housing units, at 70.7 percent. The Springs school district has the lowest percentage of seasonal homes, at 46.3%. These figures are indicative of the varying financial situations of the different school districts: those

with a higher percentage of seasonal homes reap greater tax benefits, since there are no education costs associated with these units.

The table below identifies the population and housing densities in the five school districts. The Springs school district has the highest densities and Wainscott has the lowest.

**Table 5. Housing and Population Density  
2000  
By School District**

School District	Population	Housing Units	Land Area in Square Miles	Population Per Square Mile	Housing Units Per Square Mile
Amagansett	1,290	2,288	10.17	126.8	225
East Hampton(excluding incorporated Village)	6,718	5,302	20.65	325.3	256.8
Village of East Hampton	1,334	1745	4.76	280.3	366.7
Montauk	3,851	4,815	17.49	220.1	275.2
Springs	4,950	3,878	8.46	585.1	458.4
Wainscott	628	764	6.80	92.3	112.3

Source: US. Census

Note: Although Gardiner’s Island is part of the Springs School District, it is not included in the calculation of area, population and housing units in the above table since the U.S. Census only counted two housing units and no year-round residents on the island in 2000.

### **Income**

The median income reported in the census represents the middle value arrived at by dividing the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median. By contrast, the mean household income is obtained by dividing total household income by the total number of households.

The census distinguishes between income for all households, income for various types of family households, and income for non-family households. A family household consists of a householder living with one or more people related to him or her by birth, marriage, or adoption. A non-family household consists of a householder living alone or with non-relatives only.

According to the 2000 census, median household income in East Hampton in 1999 was \$52,201, compared to \$65,288 in Suffolk County. This is not evenly distributed across the Town, with a median household income of \$42,329 in Montauk and \$61,808 in Northwest

Harbor. The median income for family households was higher across the board than the median for all households combined, as shown in the table below.

**Table 6. Income and Poverty Rate in East Hampton 1999**

Place	Median Household Income (\$)	Median Family Income (\$)	Per Capita Income (\$)	Percent of Households With Income \$200,000 +	Percent of Families Below Poverty Level
East Hampton Town	52,201	60,743	31,300	6.0	6.7
Amagansett CDP	56,406	69,306	31,300	6.0	6.7
East Hampton Village	56,607	62,500	51,316	12.0	5.5
East Hampton North CDP	45,347	55,357	25,725	7.2	10.3
Montauk CDP	42,329	50,493	23,875	2.2	8.3
Napeague CDP	44,688	48,333	23,403	2.9	9.7
Northwest Harbor CDP	61,808	78,873	35,112	8.6	4.4
Sag Harbor Village	51,630	67,917	34,836	6.6	1.5
Springs CDP	57,038	66,607	29,910	3.9	6.7
Wainscott CDP	55,714	52,250	34,058	9.8	2.0
Suffolk County	65,288	72,112	26,577	4.1	3.9

It is noted that while the median household and family income is more than \$10,000 lower in East Hampton than in Suffolk County, the per capita income is higher. Per capita income is an average obtained by dividing aggregate income by total population of an area. The higher per capita income is likely the result of the higher wages earned by a small segment of the East Hampton population that is averaged into the per capita income figure, as well as the fact that children under 18 made up a lesser percentage of the population in East Hampton than in the County. As shown above, 6 percent of the households in East Hampton have incomes of \$200,000 or greater, whereas only 4.1 of households Countywide have incomes of \$200,000 or greater. The lower median household income in East Hampton is in part a result of the higher number of single-person households in East Hampton than in Suffolk County, and the higher number of seniors in East Hampton, many of whom are on a fixed income.

Many people in East Hampton are very low income, a fact that is not necessarily obvious from looking only at median income figures. As shown in Table 6, 6.7 percent of families in East Hampton live below the poverty level<sup>1</sup>, as compared to 3.9 percent Countywide. The 2000 census found 1,755 individuals in East Hampton, including 446 children under the age of 18, live below the poverty level. This is 9% of the total population, compared to the 6% level in Suffolk County. At the same time, the percent of households with incomes over \$200,000 is greater in East Hampton than Countywide, reflecting more pronounced extremes in wealth and poverty in East Hampton than in the County in general. Living on a low income in East Hampton is particularly difficult as there is limited public transportation and the cost of housing is extremely high (see Housing and Transportation sub-sections).

62.8 percent of East Hampton's population 16 years and older are in the labor force. This is slightly less than the 65.5 percent of Suffolk County residents 16 years and older who are in the workforce, and reflects the greater percentage of retired seniors in East Hampton than Countywide. The table on the following page illustrates the various occupations and industries in which East Hampton residents were employed in 2000.

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<sup>1</sup> Poverty level is defined according to the number of people per household, the number of children per household and other factors. The weighted average poverty threshold for a 4-person family in 1999 was an income of \$17,029.

**Table 7. Employment Status of Civilian Population 16 years and over  
In Town of East Hampton  
2000**

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
<b>Employed civilian population 16 years and over</b>	9,495	100.0
<b>Occupation</b>		
Management, professional, and related occupations	2,874	30.3
Service occupations	2,116	22.3
Sales and office occupations	2,349	24.7
Farming, fishing and forestry occupations	216	2.3
Construction, extraction, and maintenance occupations	1,463	15.4
Production, transportation, and material moving	477	5.0
<b>Industry</b>		
Agriculture, forestry, fishing and hunting, and mining	215	2.3
Construction	1,438	15.1
Manufacturing	170	1.8
Wholesale trade	256	2.7
Retail trade	1,122	11.8
Transportation and warehousing, and utilities	154	1.6
Information	240	2.5
Finance, insurance, real estate, and rental and leasing	838	8.8
Professional, scientific, management, administrative, and waste management services	1,473	15.5
Educational, health and social services	1,346	14.2
Arts, entertainment, recreation, accommodation and food services	1,305	13.7
Other services (except public administration)	605	6.4
Public administration	333	3.5
<b>Class of worker</b>		
Private wage and salary workers	6,687	70.4
Government workers	1,090	11.5
Self-employed workers in own not incorporated business	1,689	17.8
Unpaid family workers	29	0.3

Source: U.S. census

In East Hampton, the occupation category with the highest percentage of workers was management, professional and related occupations, which claimed 30.3 percent of the

employed population. 24.7 percent of the East Hampton workforce occupied sales and office positions, 22.3 percent worked in service occupations and 15.4 percent had construction, extraction and maintenance occupations. Farming, fishing and forestry occupations accounted for 2.3 percent of the employed population. As in East Hampton, Countywide the management, professional and related occupations; sales and office occupations, and service occupations had the highest percentage of workers.

East Hampton residents are generally well educated. 41.7 percent of the population 25 years old and older have an Associates degree or higher, and another 14 percent have one or more years of college. Countywide, 35.3 percent of this segment of the population had an Associates degree or higher in 2000.

### **Existing Land Use**

East Hampton is comprised of small residential hamlets with limited areas devoted to commercial, industrial and institutional land uses. Large blocks of open space help define East Hampton's sense of place and rural character.

The area of the unincorporated portion of the Town of East Hampton is 43,752.72 acres or 68.36 square miles<sup>1</sup>. Residential development, divided into three classifications, low, medium and high, together represent 37.66% of the total town area.<sup>2</sup> Although Gardiner's Island is largely undisturbed with only a handful of structures on 3,314 acres, it is included in the residential land use category. The second highest land use, covering 34.70% of the land is open space. This category includes public parks and nature preserves, privately owned park preserves, including, land owned by the Nature Conservancy and privately owned golf courses. Approximately 60% of the existing farmland has been permanently protected, bringing the total acreage of open space and protected farmland to 16,049.35 or 36.68% of the town land area. Approximately 11% of the total land area remains vacant. The remaining 14% of the land area is occupied by commercial, industrial, institutional, transportation, utilities or waste handling land uses.

East Hampton's commercial development closely reflects the road network. Characterized by the combination of the Montauk Highway Corridor and a radial street pattern, the road pattern reinforces the centrality, visibility and convenience of the two village centers, East Hampton and Sag Harbor. The radial road network combined with the location of Montauk Highway makes the Village of East Hampton the prime retailing location in town. Sag Harbor benefits from the convergence of secondary roads, but lacks Montauk Highway access. Amagansett, Wainscott and Montauk benefit from Montauk Highway access, but lack the convergence of secondary roads.<sup>3</sup> And Springs lacks both Montauk Highway access and road convergence.

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<sup>1</sup> This acreage figure, .58% smaller than reported by the US census, has been derived from the Town's computer mapping system. The land and water boundaries used for these two sources differ, which probably accounts for the slight discrepancy.

<sup>2</sup> Low density residential refers to less than or equal to 1 dwelling per acre; medium density residential refers to greater than one dwelling unit per acre but less than 5 dwellings per acre; and high density residential refers to greater than or equal to 5 dwelling units per acre both single family and attached units.

<sup>3</sup> Abeles, Phillips, Preiss and Shapiro and Land Ethics Amagansett Corridor Study p. 17

The town's largest area of industrial development is located on Springs Fireplace Road, in the vicinity of the former landfill site. The remaining industrial development is generally located in a discontinuous pattern, along the railroad tracks.

Over the past 20 years, the greatest change in land use has been the decrease of vacant land. Whereas 45.15% of the land was vacant in 1984, only 10.90% remains vacant in 2004. Through an aggressive land preservation program, the land use category which has increased the most is preserved open space, increasing from 18% to 34.7% of the land area. The second greatest increase is in residential land use. Commercial, industrial and institutional land uses continue to occupy approximately 3% of the land area, with slight variations over the 20-year time frame. Differences in the methodologies for computing land use over the 20-year time frame accounts for some of these variations. It should also be noted that the similar acreages devoted to these uses over the past 20 years does not mean no growth occurred in uses. Rather than developing in a sprawling, land consuming fashion, existing sites devoted to commercial, industrial and institutional uses have become more intensely developed, as allowed by zoning. The small increase in the transportation and utilities category is probably due to the increase in the area devoted to roads to serve the new residential development.

**Table 8. Town Wide Land Use**

Land Use	Acreeage	% Area as a Sum of Hamlet Land Use Charts 1	% Total Land Area 1
Low Density Residential	10,642.66	25.52	24.32
Medium Density Residential	5,494.91	13.17	12.55
High Density Residential	346.56	.83	.79
Commercial	641.12	1.54	1.47
Industrial	308.96	.74	.71
Institutional	493.98	1.18	1.13
Open Space	15,183.92	36.40	34.70
Agriculture	1,395.15	3.34	3.19
Vacant	4,768.56	11.43	10.90
Transportation (airports only) 1	319.24	.77	.73
Utilities	215.36	.52	.49
Waste Handling	104.15	.25	.24
Surface Water	1,796.81	4.31	
Subtotal	41,711.38	100.	
Subtotal excluding s. waters	39,914.57		
Transportation (other)	3,838.15		8.78
Total	43,752.72		100.

<sup>1</sup> Transportation includes roads, railroad tracks and stations, highway barns and airports. Due to the configuration of roadways and railroad tracks, computer-mapping queries cannot compute these areas per planning area. Therefore, the charts describing land use per hamlet or planning area on the following pages do not include the total land area devoted to transportation, except for the large areas devoted to the two airports. The second column in the chart depicting Town Wide Land Use (above) lists each land use as a percentage of the town land area used for the hamlet or planning area charts, with only airports included in the transportation category. The third column in the above chart lists each land use as a percentage of the total town land area, including the entire acreage devoted to the transportation land use category.

**Table 9. Comparison of Land Use between 1984 and 2004 \***

Land Use	% Of Land Area 1984	% Of Land Area 2004	% Change
<b>Residential</b>	<b>23.50</b>	<b>37.66</b>	<b>+14.16</b>
<b>Commercial</b>	<b>1.08</b>	<b>1.47</b>	<b>+ .39</b>
<b>Industrial</b>	<b>0.61</b>	<b>0.71</b>	<b>+ .10</b>
<b>Institutional</b>	<b>1.25</b>	<b>1.13</b>	<b>- .12</b>
<b>Open Space</b>	<b>16.61</b>	<b>34.70</b>	<b>+18.09</b>
<b>Agriculture</b>	<b>3.60</b>	<b>3.19</b>	<b>- .41</b>
<b>Transportation and Utilities</b>	<b>8.18</b>	<b>10.02</b>	<b>+ 1.84</b>
<b>Vacant</b>	<b>45.15</b>	<b>10.90</b>	<b>-34.25</b>

\*Town of East Hampton Comprehensive Plan "A Guide for Public Action" Table 3-31 Existing Land Use Distribution Totals for Unincorporated Areas was used for the 1984 figures. However, to make a comparison between the land use figures in the 1984 Comprehensive Plan and the 2004 land figures, the acreage and land use of Gardiner's Island was added to the 1984 figures.

## Land Use by Hamlet or Planning Area

With the exception of East Hampton, the school district boundaries will serve as the Hamlet or Planning Area boundaries described in the following existing land use section. The portion of the East Hampton school district, which is included in the Village of East Hampton, is not described.

### Wainscott

Wainscott is the western gateway to the Town of East Hampton. It extends from the Village of Sag Harbor to the Atlantic Ocean. From its northerly boundary with Sag Harbor, the district extends along the south side of NYS Route 114 to Stephen Hands Path, south to the boundary with the Village of East Hampton.

Wainscott is the smallest of all the school districts and planning areas in East Hampton and with 20.63% of its area vacant, has the highest percentage of vacant land. Residential and protected open space each comprises approximately 27% of the land area.

**Table 10. Wainscott Land Use**

Land Use	Acreage	% Planning Area
Low Density Residential	800.31	19.71
Medium Density Residential	294.41	7.25
High Density Residential	.42	.01
Commercial	81.49	2.01
Industrial	78.80	1.94
Institutional	106.93	2.63
Open Space	1,120.43	27.59
Agriculture	351.03	8.64
Vacant	837.92	20.63
Transportation * (Airport only)	281.5	6.93
Utilities	72.27	1.78
Waste Handling	0	0
Surface Water	35.82	.88
Total *	4,061.33	100

\*The acreage devoted to roads, railroad tracks and stations, highway facilities and all other transportation uses except airports is not included in these figures

The greatest intensity of development is concentrated within a core area between the railroad tracks and Montauk Highway. Starting from the west, this core area contains Urban Renewal Map WA-1 (Old Filed Map 625), which is mostly developed with medium density, half acre residential lots bordered by additional medium to low density residential development. The Wainscott Business District, extending east from Westgate Road for approximately  $\frac{3}{4}$  mile along the north side of Montauk Highway contains most of the 81.49 acres of commercial development including: restaurants, stores, offices, a gas station, and other commercial uses. Most of this commercial corridor is already developed and occurs within a narrow strip of land approximately 400 feet at its widest point from Montauk

Highway. However, the eastern section of this development corridor contains a scattering of industrial uses in and adjacent to a reclaimed sand pit, and extends north from the highway to the railroad tracks for a depth of over 2,500 feet. With only a few uses on approximately 70 acres of land, there is a large potential for new commercial and industrial development in this area. To the east of the reclaimed sand pit are several tracts of publicly owned land used for a variety of facilities including town and state highway barns and storage, a municipal playing field and park, a school and some passive parkland. A scattering of residential development exists in and around the eastern development core.

On the south side of Montauk Highway, most of the land is in agricultural or residential use. Limited by existing zoning, plans and policy, there are three small isolated pockets of pre-existing non-conforming commercial developments and the Post Office abutting the south side of the Highway. The highest density of residential development exists in the area generally close to the Highway between Sayers Path and Wainscott Stone Road. To the west and south of this residential area, lies the 351 acres of rich farmland corresponding to the glacial outwash plain. With a sprinkling of residential development, this area is characterized by the large blocks of intact farmland, some already permanently preserved. A few small community facilities including the Wainscott School, cemetery and Chapel (used as a community center) are located along Wainscott Main Street, reflecting the historic settlement pattern. Although still containing some farmland, Beach Lane is largely residentially developed. There is very low density, estate type residential development near and adjacent to Georgica Pond.

To the north of the development core, is the Town Industrial Park and Airport. Bordering the Southampton Town Boundary to the northwest of the airport is a public well field and water tower future site. Two active well field sites straddle the border of Wainscott: one at the boundary with the Village of Sag Harbor and the second along NYS Route 114 opposite Goodfriend Drive.

The land to the north of the airport represents the Town's largest block of intact Pine Barrens Woodlands. Most of Wainscott's preserved and vacant acres are within this area. These woodlands overlie the town's deepest and largest area of groundwater recharge. There are a handful of light commercial industrial uses situated in two subdivisions extending into this woodland block. Some of the land between and within one of these subdivisions contains a private school. There are a scattering of community facilities including churches and a cemetery along Rte. 114 as well.

## **East Hampton**

The East Hampton Planning Area includes only the unincorporated portion of the East Hampton School District. Even without the area of the Village of East Hampton, it is the largest of the five planning areas. The boundaries extend from NYS Route 114 and Stephen Hands Path on the west; the Village of East Hampton boundary and the Atlantic Ocean on the south; a property line division from the ocean up to Abrahams Path and Three Mile Harbor on the east; and Gardiner's Bay and Northwest Harbor on the North.

Every category of land use is located in East Hampton, with approximately 45% of the area in residential land use. Low density is the largest subcomponent of the residential land use. However, the highest acreage of medium density residential in all five planning areas or 1,936.34 acres exists in the East Hampton planning area. Protected open space occupies the second highest percentage of the land area with 3,670.46 acres.

**Table 11. East Hampton Land Use**

Land Use	Acreage	% Planning Area
Low Density Residential	3,207.58	27.26
Medium Density Residential	1,936.34	16.46
High Density Residential	96.56	.82
Commercial	166.06	1.41
Industrial	190.32	1.62
Institutional	111.19	.95
Open Space	3,670.46	31.20
Agriculture	586.23	4.98
Vacant	1,635.58	13.90
Transportation *	0	0
Utilities	71.67	.61
Waste Handling	74.63	.63
Surface Water	19.17	.16
Total *	11,765.79	100

\* The acreage devoted to roads, railroad tracks and stations, highway facilities and all other transportation uses except airports is not included in these figures

The density of residential development generally descends from medium to low as distance from the Village boundary increases. Bordering the low-density residential development farthest from the village is a pristine block of protected open space encircling Northwest Harbor and Northwest Creek. Some significant but smaller open space holdings border the perimeter of Three Mile Harbor. The open space holdings comprise 31.20% of the planning area. Exceptions to this development pattern generally correspond to the pockets of higher density residential development found in old filed and other subdivision maps filed prior to the mid 1970's.

The East Hampton Planning Area contains ten affordable single-family and attached housing projects, the largest number of projects and units in the entire town. One additional affordable apartment complex is in the planning stages.

Just north of the village boundary along Long Lane is the East Hampton High School. The school is at the southwestern boundary of the Town's largest block of intact farmland. Together with a second area of farmland south of Montauk Highway there are 586.23 acres of farmland with 376.59 acres permanently protected in this hamlet.

There are two commercial areas and one industrial area located along the hamlet's major arteries. The North Main Street commercial area abuts the Village boundary and commercial district. Central Business zoning district extends along the east side of North Main Street from the boundary with the Village for a length of approximately 1,300 linear feet and a width

ranging from 250 to 350 feet. There is approximately the same number of lots improved with businesses as single-family homes within this Central Business District. The more intense area of development is the southerly 400 feet which consists of small lots, attached structures with little or no setbacks from the sidewalk, and a range of commercial uses including a food store, pharmacy, restaurants, dry cleaners and other stores, some with second story apartments. There are five detached single family homes in this block, generally setback and buffered from North Main Street. The northerly section of the Central Business Zoning District generally consists of larger lots with detached commercial buildings interspersed with residential land use. Except for the two gas stations, all of the buildings, whether commercial or residential have at least a 50-foot setback from North Main Street. A preserved horse farm adjoins the northern boundary of this Business District along Springs Fireplace Rd. A non-conforming junkyard, and gas station and two small pockets of commercial industrial zoning have frontage on Three Mile Harbor Road just to the north west of the North Main Street Central Business Zoning District. Two machine shops and one pre-existing non-conforming nightclub are located within these CI zones. There are a scattering of homes built on less than 1/5 of an acre in and adjacent to the North Main Street Central Business Zone interspersed with medium and low-density residential development. The East Hampton Fire Station and Village Police Station are located adjacent to this district within the incorporated Village. Due its geographic location and the confluence of two major arterial roads serving large populations living in Springs and East Hampton, a high volume of auto and truck traffic travel on North Main Street.

A little over a half mile to the north of the Central Business Zoning District along Springs Fireplace Road are two community facilities including a church and the Town Senior Center, interspersed with some existing and proposed affordable housing projects. Immediately north and west is the Town's largest industrial area including an asphalt plant, active mining operation, supply yards and work shops. This area contains both large and small lots straddling both sides of Spring Fireplace Road. The former municipal landfill, listed as waste handling rather than industrial on the land use charts, forms the northeast boundary of this heavy development area and is bordered by a private golf course. A pocket of retail business development is located along the western side of Spring Fireplace Road just to the south of a communications tower site at the corner of Springs Fireplace Road and Abrahams Path.

The eastern section of Montauk Highway within the East Hampton planning area<sup>1</sup> has a mix of commercial and residential uses with no clear sense of a center. The 7,000 linear feet of Highway frontage from Pantigo Place to Windmill Lane<sup>2</sup> have a checkerboard of uses including Town Hall and other community facilities on the west, bordered by delis, eateries low impact offices and shops. There are two additional retail development nodes on the south side of the highway, one at the traffic light at Abrahams Path/Cross Highway and the other just to the west. Most of the retail development is in the form of small, one story modern buildings. Two motels, two banks, a few restaurants and offices are scattered

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<sup>1</sup> Except for a 700 linear foot stretch in the vicinity of Buckskill Road, the rest of Montauk Highway within the East Hampton school district is located within the incorporated Village. This small western section within the town contains a Suffolk County Water Authority office and well field, a house, veterinary hospital and two retail stores.

<sup>2</sup> The Montauk Highway frontage approximately between Handy Lane and Indian Wells Plain Highway, approximately 2,600 linear feet, is within Amagansett, but is described in this section on East Hampton in order to correspond to the Western Corridor land use sub -area in the Amagansett Corridor Study.

throughout this area as well. There are a number of vacant lots and properties, the largest occupying the former Stern's Department store site. In acreage, the prevalent commercial use is comprised of four plant nurseries. The predominant land use, however, is single family housing. There is a delicate balance between residential and retail development along the Highway, which could be upset if more commercial development occurs. The land available for development and redevelopment could change the character of this area from intimate, small-scale developments to a congested retail auto strip.<sup>1</sup>

There are four active public well fields including one water tower and one future well field site in East Hampton. The active well fields are referred to as the Sag Harbor Turnpike location, the Bridgehampton Road site (actually located along Montauk Highway), the Oak View Highway site and the Maple Lane/Spring Close Highway site.

### **Amagansett**

Amagansett is bordered by Abraham's Path on the west, Red Dirt Road and Barnes Hole Road on the north, the Atlantic Ocean on the south, and the western boundary of Hither Hills State Park on the east. Amagansett is the geographic center among the hamlets and is the median size of all the hamlets. With 2,668.60 acres or 44.75% of the hamlet preserved, open space comprises the largest area of Amagansett. Large blocks of waterfront parks and preserves owned by New York State, the Town and private not-for-profit organizations occupy the approximately seven miles of ocean frontage and larger area in bay frontage. Two blocks of farmland comprise 390.50 acres, the second largest acreage of existing farmland of all the hamlets. Approximately 85% of this existing farmland has been permanently preserved.

The second highest land use, comprising 34.1% of the land area, is residential. Approximately 10% of the land area is occupied with medium density residential development largely within the following areas: between the railroad tracks and Montauk Highway and west of Abraham's Path; the lanes south of the highway between Indian Wells, Atlantic Avenue and Bluff Road; several beach communities south of Bluff Road interspersed with Napeague State Park, and the Lazy Point community situated on Trustee Land in Napeague. There is a scattering of high-density residential development within these areas and additional high-density development in Napeague within and adjacent to the two mobile home parks. There are several areas of large estate-type lots in the vicinity of Further Lane, Stony Hill Road, and Ocean View Lane. Other low-density development is located between these estate areas, the parkland and farmland.

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<sup>1</sup> Abeles Phillips Preiss and Shapiro, Inc. and Land Ethics, Inc. Amagansett Corridor Study, 1997

**Table 12. Amagansett Land Use**

Land Use	Acreage	% Planning Area
Low Density Residential	1,400.06	23.48
Medium Density Residential	569.396	9.55
High Density Residential	63.85	1.07
Commercial	116.76	1.96
Industrial	20.57	.34
Institutional	26.33	.44
Open Space	2,668.60	44.75
Agriculture	390.50	6.55
Vacant	652.59	10.94
Transportation *	0	0
Utilities	29.65	.50
Waste Handling	0	0
Surface Water	25.21	.42
Total*	5,963.516	100.00

\* The acreage devoted to roads, railroad tracks and stations, highway facilities and all other transportation uses except airports is not included in these figures.

Amagansett center extends for approximately 5,000 linear feet along Montauk Highway between Windmill Lane on the west and Abraham's Landing on the east. Even within this core area, there are almost as many houses fronting on Montauk Highway as there are retail establishments. Institutional uses including a school, firehouse, library and churches, help define the center, which also contains a railroad station. Additional commercial areas flank both sides of the Amagansett center along Montauk Highway. The area to the west was described in the East Hampton school district as it functions as part of that area. The 5,000 linear feet of highway frontage to the east of the center extending to Bunker Hill Road contains several institutional uses, including the Post Office, church and a developing medical arts facility. Commercial uses include a lumber yard/building materials business, a supermarket, laundry service, gas station, realtor's office, salon and other retail stores. Several tracks of undeveloped or underdeveloped land make this area ripe for development. Although Bunker Hill Road is largely residential in land use, the Commercial Industrial zoning designation has promoted some new light industrial uses. A deli and an auto repair shop front Montauk Highway in this vicinity

Heading east along the Napeague stretch there are a handful of restaurants and resort establishments interspersed between parkland and other land uses.

There is one active well field site on Cross Highway and one future well field site along Accabonac Highway.

### **Springs**

Springs is bordered by Three Mile Harbor on the west, Gardiner's Bay on the north and east and Abraham's Path, Accabonac Road, Red Dirt Road and Barnes Hole road on the south. In addition to having the highest density of residential development, residential land use

occupies almost three quarters of the land area, the highest of all the hamlets. Springs contains the lowest acreage and percentage of land area in commercial use. As the only hamlet with no frontage on Montauk Highway or the Atlantic Ocean, it lacks two of the main assets contributing to the prosperity of the Town's other commercial centers. Seasonal marinas, restaurants and boat shops along the east side of Three Mile Harbor occupy approximately 50 of the 66 acres of commercial land in Springs.

**Table 13. Springs Land Use**

Land Use	Acreage	% Planning Area
Low Density Residential	1,172.21	13.82
Gardiner's Island	3,314.	39.06
Medium Density Residential	1,667.78	19.66
High Density Residential	33.83	.40
Commercial	66.02	.78
Industrial	0	0
Institutional	217.64	2.57
Open Space	949.61	11.19
Agriculture	13.91	.16
Vacant	704.08	8.30
Transportation *		
Utilities	0	0
Waste Handling	0	0
Surface Water	344.33	4.06
Total *	8,483.41	100

\*The acreage devoted to roads, railroad tracks and stations, highway facilities and all other transportation uses except airports is not included in these figures.

Although only 8.3 percent land area remains vacant, this figure is somewhat misleading. Since the land use categories generally list only one use per tax map parcel, the 3,314-acre Gardiner's Island containing only a handful of residential buildings, is listed as low density residential. With natural and historic features ranked highest in New York State and unique in the country, one of the main attributes of Gardiner's Island is the lack of development and human disturbance. If the land use percentages were to be recalculated to represent most of Gardiner's Island as vacant, almost 4,000 acres or approximately 48% of Springs would be classified as vacant. This would rank the Springs as having the largest area of vacant land remaining in the Town. The future disposition of Gardiner's Island cannot be overstated for Springs, the town or the region as a whole.

Although Springs has the lowest acreage and percentage protected open space of any school district, these areas are not lacking in distinction. Accabonac Harbor, one of the major undeveloped coastal wetland ecosystems of Long Island, is ringed with protected open space, low-density residential development and vacant land with commercial development limited to one small country store. Additional open space is located along the west side of Three Mile Harbor, the entrance to Hog Creek and several woodlands tracts including the 165.4 acre Jacob's Farm nature preserve parcel.

Springs has the largest acreage in institutional land uses, with 217.64 acres. Comprised of a school, Community House, Fire House, church, museum and camp, the largest block is part of the 170.8 acre Nassau County Girl Scout Camp located along Gardiner’s Bay.

Springs is the only hamlet without public water, public well fields or industrial uses.

**Montauk**

Montauk extends from the Amagansett boundary to the eastern tip of New York State. Montauk has the largest expanses of ocean and bay frontage and preserved open space in the entire town. The 6,774.82 acres of open space cover large blocks of sensitive lands flanking the central development core.

**Table 14. Montauk Land Use**

<b>Land Use</b>	<b>Acreage</b>	<b>% Planning Area</b>
Low Density Residential	748.50	6.60
Medium Density Residential	1,026.98	9.06
High Density Residential	151.90	1.34
Commercial	210.79	1.86
Industrial	19.27	.17
Institutional	31.89	.28
Open Space	6,774.82	59.78
Agriculture	53.48	.47
Vacant	938.39	8.28
Transportation (Airport only) *	37.74	.33
Utilities	41.77	.37
Waste Handling	29.52	.26
Surface Water	1,268.13	11.19
Total *	11,333.18	99.99

\*The acreage devoted to roads, railroad tracks and stations, highway facilities and all other transportation uses except airports is not included in these figures.

With only 17% of the land area in residential land use, Montauk has the largest area of high-density residential development. High density residential development corresponding to five houses per acre are located in neighborhoods known as Ditch Plains and the Montauk Shores Mobile home park located to the east of the business district; Culloden Shores to the north of the business district; the presidential street section to the west of the business district; and some neighborhoods in and around the public school, also west of the business district. Not included in this high-density residential category are the high-density motels and resort facilities enumerated as part of the commercial land holdings. With more than 2,300 year-round or seasonal hotel/motel rooms, Montauk has by far the largest number and concentration of hotel/motel rooms of any single community on Long Island.<sup>1</sup> Despite these high densities, no development in Montauk has sewerage treatment except for the Montauk Manor and the Rough Riders Condominiums. The highest concentration and

<sup>1</sup> Suffolk County Planning Commission, Analysis of Hotels and Motels, Nov. 1998 P. 5

number of motel and resort units are located in downtown Montauk with the second highest located in the Montauk Dock area. Motel/resort facilities are also located along Old Montauk Highway, Fort Pond Bay and Harbor, Ditch Plains and other areas.

Downtown Montauk is the largest business area. Bisected by Montauk Highway and extending south to the Atlantic Ocean, this area contains a wide variety of year round commercial establishments in addition to seasonal motels and resort units. This multi-purpose business district includes supermarkets, banks, clothing stores, gas stations, restaurants, bars, pharmacies, repair shops and other uses traditionally found in business centers. Institutional uses, including churches and a library border Montauk Highway in the eastern portion of the business district and a municipal ball field complex borders northern portion of the downtown area. In addition to the influence of it's unique ocean-side location, the layout of the downtown area is governed by the configuration of old filed Map 174, comprised of 40 foot by 100 foot lots separated by wide public roads and alleyways. Development on single or a small grouping of these lots has resulted in a dense development pattern. While this density contributes to Montauk's appeal as a "walk-able community" convenient for summer tourists as well as year round residents, the high density has associated issues with sewerage waste, parking and traffic circulation.

Montauk is the largest commercial fishing port in New York State in terms of landed value and number of vessels. The largest area of support facilities for the commercial fishing industry is at the Montauk Dock area along the western side of Lake Montauk. This area is also a tourist destination for many visitors to Montauk and a major recreational fishing area. There are a number of restaurants, shops and motels in the Dock area. Smaller nodes of commercial development including support facilities for the fishing industry exist along the northern end of East Lake Drive and along for Pond Bay adjacent to Tuthill Pond.

The train station, firehouse and proposed community center (former Montauk Playhouse building) are located almost midway between the dock area and the downtown business area along with a few small commercial establishments.

A firehouse substation as well as the public elementary school are located in a medium to high-density residential area in the vicinity of Second House Road. There is a small node of industrial land bordering the railroad tracks and Fort Pond Bay. The former landfill, (now transfer station), and a number of communication towers, are surrounded by Hither Woods and large tracks of preserved woodlands.

There are eleven public well fields in Montauk at the following locations: Edison Drive; Montauk State Point Blvd. (just east of the former landfill); South Davis Ave.; Edgemere Road; South Fulton; Flamingo Avenue; Fairmont Avenue; Flanders Road; Farrington Road; Flamingo Ave. North and Madison Hill.

## Residential Build-Out

### Background

Residential build-out refers to the total number of residential units that can be built if all available land were developed according to the existing zoning. Total build-out is the sum of existing residences plus the number of additional potential new residences. Over the past four years, there have been several calculations made of the number of additional potential new residences that could be constructed in East Hampton Town. The 2002 Comprehensive Plan Recommendations of Dr. Lee E. Koppelman report incorporated a 1999 Suffolk County Planning Department analysis to project that 7,794 additional residential units could be built. The Town Planning Department conducted a separate build-out analysis in June 2002, which revealed that 6,057 additional residential parcels could be constructed in East Hampton Town<sup>1</sup>. The decline between the Koppelman and the Planning Department figures was attributable to the separate databases and methods used, particularly as it related to the UR Map estimates. In addition, differences were due to the acreage that had been preserved and developed during the time between the two calculations.

Due to limitations in the existing databases, neither of these build-out numbers provided an accurate count of the potential residential lots within the Town's Urban Renewal Maps. The 7,794 figure in the Koppelman plan included 3,183 potential new residences within the Urban Renewal Maps, as determined by the number of tax map parcels within these areas. However, a tax map parcel within an Urban Renewal Map is not the same as a potential building parcel. Using the authority granted by Article 15 of the General Municipal Law, the Town requires tax map parcels in Urban Renewal Maps, which are of a substandard size to combine before becoming eligible to obtain a building permit. Therefore, the actual number of potential residences that could be constructed in the Urban Renewal Maps in the year 1999 was considerably lower than the 3,183 vacant lots estimated in the Koppelman report. The Planning Department calculation was made by dividing the total vacant acreage within each Urban Renewal Map by the average lot size prescribed by each Map, a more accurate method than counting tax map parcels. But, due to time constraints, build-out within the Urban Renewal Maps still reflected an estimate rather than an actual count. A potential for 1,382 new residences in the Urban Renewal Maps were reported in the 2002 Planning Department build-out figure or 1,801 fewer than calculated in the 1999 estimate reported in the Koppelman Plan.

Although projecting a build-out number is important for determining infrastructure and other needs, the Town Board recognized early in 2004 that all build-out numbers are estimates based on a series of assumptions that will be modified by actual developments and conditions. For example, neither of the build-out numbers described above incorporated affordable housing initiatives such as attached dwelling units or apartments over stores currently allowed by the East Hampton Town Zoning Code. Nor do these build-out numbers reflect the reduction in build-out that will occur when all the physical and legal constraints are considered, such as large lot easements and wetlands. Reductions due to

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<sup>1</sup>East Hampton Planning Dept. Land Available for Development "Build Out" Analysis June 2002.

open space acquisitions are not included either. These are typical limitations of any projected build-out number. However, since the Town's Urban Renewal Maps had not undergone a comprehensive update in 27 years and the projected build-out from these maps varied widely, the Town Board commissioned a special intensive study and analysis of the Town's Urban Renewal Map, as part of this plan. One finding from this study is the revised estimate of potential build-out in UR Maps. The 2004 count reveal a potential of only 889 new residences within UR Maps, compared to the estimated 3,183 figure in the Koppelman report and the 1,382 figure in the 2002 Planning Department report. Substituting the 3,183 UR number in the Koppelman report with the actual 889 count reduces the build-out computation, using the 1999 method and database to 5,500. Conducting this same substitution using the 2002 Planning Department numbers and methodology yields a build-out number of 5,564. Although the Koppelman report and the 2002 Planning Department build-out estimates were computed using separate databases and methods, the difference between the two numbers, correcting for the UR Map count, is only 64 units. Using updated Planning Department figures<sup>1</sup>, a third estimate of additional residential units that could be built according to zoning in 2004 reveals 5,323.

A fourth potential new residential build-out estimate of 5,386 has been computed using a mathematical analysis incorporating the Town's computer mapping software and existing databases. The narrative and tables provided on the Insert "A" pages explain the methodology employed to calculate this number.

### **Limitations of the Estimates**

All build-out numbers should be regarded as well documented estimates rather than actual forecasts or predictions. Each of the estimates described above contain errors and limitations.

Three of the estimates, the 2002 Planning Department estimate, the 2004 Planning Department estimate and the 2004 Map Info estimate, under-enumerate the potential build-out by an unknown quantity. Due to time constraints, these calculations failed to include the potential build-out from developed residential lots, except for Gardiner's Island. Therefore, the number of new potential residences that could be constructed under zoning in the year 2004 is higher than 5,386, the highest estimate using 2004 data.

Corrections to incorporate the revised build-out projections within the UR Maps have been made to the Koppelman 7,794 estimate. However, a further analysis conducted using Map Info suggests that the 3,183 number reported in the Koppelman plan was too high even for a count of tax map parcels within UR Maps at the time of the analysis. A 2004 Map Info query revealed there were 1,425 tax map parcels within the UR Maps. Adjusting the Koppelman estimate using the Map Info estimate of tax map parcels, correcting for the four year difference in date of the data indicates approximately 7,000 additional residential units

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<sup>1</sup> EH Planning Department Land Available for Development "Build Out" Analysis January 2004. This report employed the same methodology as the P. Dept. 2002 report. The 2004 report updated the 2002 numbers by subtracting the number of building permits issued in the intervening time period between the two reports.

could be built in East Hampton in the year 2000<sup>1</sup>. Subtracting the number of building permits issued outside UR Maps since the 1999 Koppelman estimate was made, this figure drops to approximately 6,000.<sup>2</sup> This estimate of approximately 6,000 new residences includes potential new units from already developed land as well as vacant land. Although several adjustments have been made to this arrive at this estimate, it is probably a more accurate number than the other three numbers discussed in this report, as the other estimates failed to include potential new residences from already developed, but still subdividable land.

### **Revised Build-out Estimate**

The number of potential new residences, 6,000, added to the number of existing residences is the total potential build-out for East Hampton under zoning in 2004.

The number of existing residences in East Hampton Town, excluding the incorporated villages, according to the U.S. Census 2000 is 17,047. Adding 1,099, the number of building permits for new residences issued in East Hampton Town between since April 1, 2000 (the date of the 2000 Census Count) and May 2004 to 17,047, the number of existing residences counted in the 2000 Census, yields 18,146 existing residences. According to these figures and analyses, total potential residential build-out or saturation build-out according to 2004 zoning is 24,146 units. Saturation build-out represents a 33% increase over the current number of residential units. Compared to the number of housing units reported in the year 2000, an additional 7,099 residential units could be built, representing a 42% increase.

### **Saturation Population**

Total population under saturation development conditions is particularly difficult to assess with accuracy for East Hampton due to the large percentage of housing devoted to seasonal rather than year round households. Therefore, this *Town of East Hampton Comprehensive Plan* relies predominantly on the saturation total number of residential units rather than on saturation population. To help exemplify this point, the following calculations have been made. If all the 7,099 potential new residences that could be built since the year 2000 were occupied by the average 2.42<sup>3</sup> year round household size, the population could increase by 17,180 representing almost a doubling of the 17,437 year round population in 2000. However, the percentage of housing units that are seasonal in East Hampton has remained fairly constant over the past three decades, and was reported as 54% in the 2000 Census. Applying this percentage to the saturation population calculation reduces year round

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<sup>1</sup> Approximately 225 building permits were issued within UR Maps between 1999 and 2004. Assuming approximately 1 to 2 tax map parcels were needed to obtain each of these 225 building permits, the number of tax map parcels within UR Maps in 1999 is estimated to have been 1,763. Correcting the Koppelman build-out estimate substituting 889 for 1,763 as the potential of units within UR Maps reveals 6,920.

<sup>2</sup> Approximately 953 building permits were issued outside of UR Maps between 1999 and May 2004 - - subtracting 953 from 6,920 yields 5,967.

<sup>3</sup> U.S. Census 2000 average household size in East Hampton

saturation population to 26,714 or a 53% increase over the population in the year 2000<sup>1</sup>.

The range of population projections varies even more widely when incorporating the seasonal population. As explained in the Existing Conditions Section of this report, numbers representing even the existing population including the seasonal population varies according to the seasonal guest factor used. For the year 2000, the Suffolk County Planning Department estimated the year round plus seasonal population in East Hampton Town (including the incorporated Villages) to be 62,491 in June 2001<sup>2</sup> and 91,625 in a subsequent Feb 2003 report. The difference between these numbers is attributed to the estimated seasonal population. A total saturation population (year round plus seasonal) of 89,566 or a 43% increase over the estimated 62,491 population in 2000 was projected by the Suffolk County Planning Department.<sup>3</sup>

Assessing all of these numbers, the potential residential growth for East Hampton town is quite large: a potential 42% increase in the number of housing units representing a potential 53% increase in the year round population compared to the year 2000. Providing the necessary services and infrastructure to serve this development may be difficult particularly given the limited availability of vacant land remaining, approximately 11%.

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<sup>1</sup> A 48% increase in saturation population was projected in the June 2001 Saturation Population Analysis Eastern Suffolk County report prepared by the Suffolk County Department of Planning. However, this estimate included the villages of East Hampton and Sag Harbor, which have comparatively little land left for development. Therefore, the total growth projection for the Town excluding the incorporated villages is higher than the 48% reported.

<sup>2</sup> S. C. Planning Dept. Saturation Population Analysis Eastern Suffolk County p. 12

<sup>3</sup> Ibid

## Insert “A”

### Methodology Employed to Compute a Fourth New Residential Build-out Estimate

Ronn Pirrelli, the Drafter/Illustrator with the Town Planning Department has prepared, and continuously updates, a land use map of the town using Map Info computer mapping software. A May 2004 query of this system conducted by Theresa Goergen of the Town Planning Department revealed there are 4,217 vacant lots within all the residential zoning districts in East Hampton Town. This number coincides with the 4,200 vacant residential lot estimate based on Suffolk County data.<sup>1</sup> A vacant residential lot is the same as a tax map parcel. However, as already explained, using tax map parcels to count building lots within the UR Maps could reveal a build-out number significantly higher than the actual count. A second computer query revealed there are 2,792 vacant residential lots, excluding the UR Maps. Table 15 depicts the total number of vacant residential lots, the number excluding UR Maps and the number within UR Maps as reported in the draft UR plan.

**Table 15: Number of Vacant Residential Lots within the Town of East Hampton.**

	Number of Vacant Res. Lots* (Including UR Maps)	Number of Vacant Res. Lots* (Excluding UR Maps)	Res. Units (including divisible) within UR Maps <sup>+</sup>
Wainscott	240	185	27
East Hampton	1,422	838	365
Springs	1,147	667	209
Amagansett	448	413	28
Montauk	960	689	260
Total	4,217	2,792	889

\* Derived from May 2004 Map Info. Query of Land Use Map prepared by Ronn Pirrelli continuously updated with building permit information.

+Derived from the 2004 Draft UR Plan

The vacant lots excluding UR Maps were sorted by existing zoning and lot size to determine that there are currently 2,576 non-divisible vacant lots and 216 lots capable of further subdivision according to existing zoning. Figures from the Planning Department 2002 report were used to estimate the number of potential new residential lots that can be created through the subdivision of vacant land.<sup>2</sup>

<sup>1</sup> According to the 4/22/04 EH Star Editorial, Suffolk County data revealed approximately 4,600 vacant privately owned residential lots in 2002. Subtracting for building permits issued in the intervening time period, the number of vacant residential parcels was estimated to be 4,200 in the year 2004.

<sup>2</sup> The 2002 Land Available for Development “Build Out” Analysis was the only available report which provided an estimate of new residential lots from vacant divisible land. Since there have been Town wide moratoria in place on most types of subdivisions between 2002 and 2004, this 2002 figure does not need to be adjusted for the time frame difference.

**Insert “A” Continued**

Table 16 depicts the number of vacant divisible residential lots and the total potential lots from this divisible land.

**Table 16: Number of Potential Units from Divisible Vacant Parcels (Excluding UR Maps).**

	Number of Vacant Divisible*	Number of Potential units from Vacant Divisible <sup>+</sup>
Wainscott	41	177
East Hampton	80	460
Springs	28	829
Amagansett	36	353
Montauk	31	102
Total	216	1,921

\* Derived from Map Info. Query conducted May 2004

+ Derived from the East Hampton Planning Department’s

Land Available for Development “Build-Out” Analysis June 2002

As depicted in Table 17, the total number of additional residential units that can be built, using the above described methodology is 5,386. This number reflects the sum of: 2,576, the vacant non-divisible residential lots; plus 1,921, the number of potential residential lots from vacant divisible land; plus 889, the number of potential residential lots from UR Maps.

**Table 17: Total Number of Potential Units**

	Non-Divisible Vacant Units*	Number of Potential Units from UR Maps <sup>+</sup>	Number of Potential Units from Vacant Divisible <sup>#</sup>	Total of Potential Residential Buildout <sup>°</sup>
Wainscott	144	27	177	348
East Hampton	758	365	460	1,583
Springs	639	209	829	1,677
Amagansett	377	28	353	758
Montauk	658	260	102	1,020
Total	2,576	889	1,921	5,386

\* Derived from Map Info Query Conducted May 2004

+ Taken from Table 15

# Taken from Table 16

° Sum of Non-Divisible Vacant Units, Potential Units from UR Maps & Potential Unit from Vacant Divisible Lots