

NFEC Tracking of Whole Town Land Preservation vs. Development in the Town of Southold

Quarter	Acres Preserved in Qtr.	Residential Developm't Units (RDUs) Developed in Qtr.	(In Quarter) Ratio, Preservation to Development	(Cumulative) Ratio, Preservation to Development	Minimum Cum Ratio (2.1) Req'd to meet Goal
2nd'04	86	33	2.6	2.6	2.1
3rd'04	99	32	3.1	2.9	2.1
4th'04	186	22	8.5	4.3	2.1
1st'05	54	20	2.7	4.0	2.1
2nd'05	36	25	1.4	3.5	2.1
3rd'05	145	30	4.8	3.8	2.1
4th'05	62	29	2.1	3.5	2.1
1st'06	44	18	2.4	3.5	2.1
2nd'06	83	13	6.4	3.6	2.1
3rd'06	25	15	1.7	3.5	2.1
4th'06	130	6	21.7	4.0	2.1
1st'07	87	9	9.7	4.2	2.1
SUM	1037	248	N/A	N/A	N/A

3rd col. adjusted @ rate of 1.36 RDUs per quarter thru 4th'06 to remove 15 demolition building permits that should not have been counted in Town Tracking Report.

Commentary....1st Quarter 2007

The North Fork Environmental Council believes that when Southold's population of 22,000 people grows to about 30,000 people, the desirability of Southold will suffer and that the economic engine of tourism and second homes will lose vitality. If 2.1 acres are not preserved for each new residence developed the population could grow even more. The Draft Generic Environmental Impact Statement study projects 38,000 people if the Town vision of 80/60 is not met -- more if Town zoning becomes more liberal. Therefore, townwide we are tracking the ratio of acres of land preserved vs. units of residential development.

If this ratio of at least 2.1 acres per residential unit is not maintained on an accumulated basis, it will mean that we are headed toward a population density that is not supportable by our environment. By this metric we will measure when time has run out and we must re-plan the Town's activities with respect to population growth.

For the 2nd consecutive quarter fewer building permits were issued (9) but 87 acres were preserved improving the accumulated ratio ('04 to '07) to 4.2 acres of preservation per residential unit developed. Also, the land market change is more apparent. More opportunities to purchase land or development rights are being presented -- partly because of a sense that the exceptional increases in value in the past 5 years are peaking and partly due to more favorable income tax treatment. We will watch the further development of this sea change and continue this tracking to alert our membership and the Town Board if and when urgent action is required.

Source Data: Town of Southold Land Tracking Report (Quarterly).
NFEC RatioDisplay11.xls

30-Jun-07

