

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

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	34	2.5	2.5	2.1
3rd'04	99	33	3.0	2.8	2.1
4th'04	186	23	8.1	4.1	2.1
1st'05	54	21	2.6	3.8	2.1
2nd'05	36	26	1.4	3.4	2.1
3rd'05	145	31	4.7	3.6	2.1
4th'05	62	30	2.1	3.4	2.1
1st'06	44	19	2.3	3.3	2.1
2nd'06	83	14	6.0	3.4	2.1
SUM	795	231	N/A	3.4	2.1

Commentary:

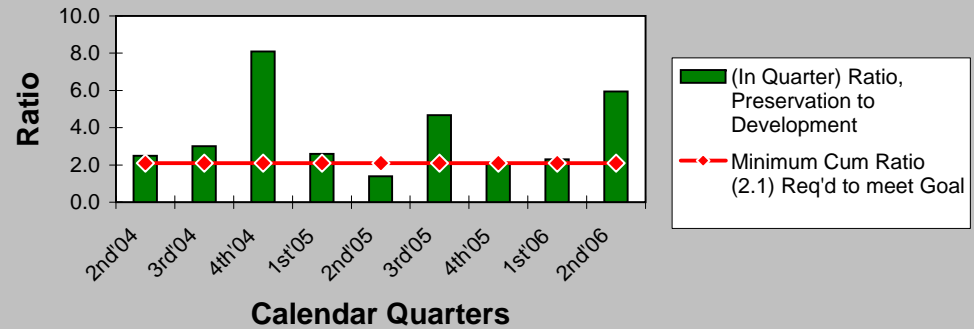
The North Fork Environmental Council believes that when Southhold's population of 22,000 people grows to about 30,000 people, the desirability of Southhold will suffer and that the economic engine of tourism and second homes will lose vitality. If 2.1 acres are not preserved for each new residence developed 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.

As you can see in the chart, so far we have not fallen below the 2.1 (minimum) accumulated line. That is good. But we have had some good early quarters and three more recent poor quarters close to 2.1 that forced the accumulated trend down to the 3.3 level. The most recent quarter was at a good ratio of 6.0 that pushed the cum up to 3.4 acres preserved for each Residential Unit Developed (RDU). We will continue this tracking to alert our membership and the Town Board if and when urgent action is required.

Source Data: Town of Southhold Land Tracking Report (Quarterly).
NFEC RatioDisplay8.xls

Ratio of Preservation to Development (In Quarter)



Ratio of Preservation to Development (Accumulated by Quarter)

