

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
3rd'06	25	16	1.6	3.3	2.1

SUM	820	247	N/A	3.3	2.1
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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.

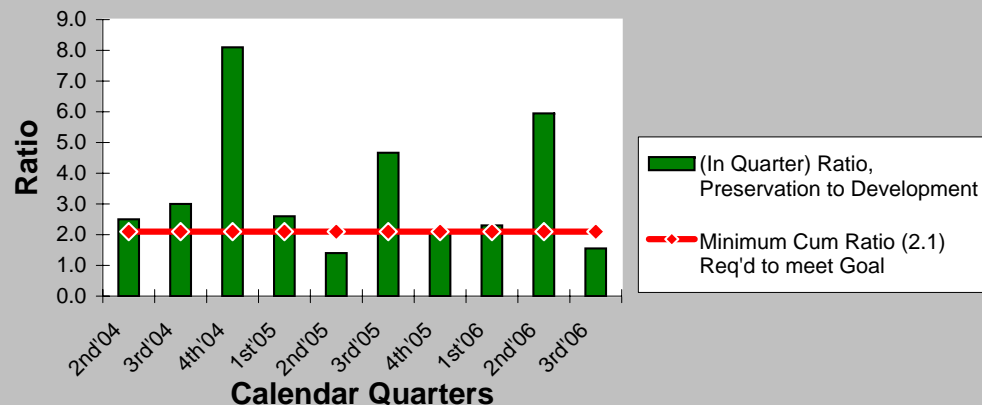
As you can see in the chart, so far we have not fallen below the 2.1 (minimum) accumulated line. That remains good. But the ratio for the quarter has fallen to only 1.6 acres preserved for each of the 16 residential units created. It was a poor quarter for the ratio within the quarter, but the accumulated preservation divided by the accumulated development remains above the alarm line. 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 RatioDisplay9.xls

October 28, 2006

Ratio of Preservation to Development (In Quarter)



Ratio of Preservation to Development (Accumulated by Quarter)

