

Of the Airport's nearly 1,500 acres, sixty-one acres are designated as Core Preservation Area within the Central Pine Barrens. The balance of the airport site is designated Compatible Growth Area, and therefore may receive transfers of development rights.

As stated in the section detailing Prior Planning Studies, currently the Town of Southampton has undertaken a separate planning effort with regard to streamlining permitting procedures for the Airport PDD in cooperation with the Suffolk County Department of Economic Development. This study, under consulting contract with Nelson, Pope and Voorhis, through the Town Department of Land Management, has not yet been released for review and comment.

## **DEMOGRAPHICS AND HOUSING**

### **Demographics Introduction**

Many of the issues facing the Eastport/Remsenburg/Speonk/Westhampton Study Area - development pressures, school district capacities, tax base concerns, etc. - are, in large part, driven by demographic factors. For example, the Long Island region's growing senior population is creating a demand for alternative housing types that can better accommodate senior housing and services, while the rise in the number of families and children is placing a burden on the local school districts and creating a need for additional recreation facilities. The following is a description of demographic trends (1990-2000) in the Study Area (based on Census data) that can be expected to significantly impact public policy decisions. In summary, these factors include:

- The Study Area's population growth rate (36.1%) was greater than that of the Town (21.6%) as a whole.
- The growth rate for the 0 to 19 year old cohort in the Study Area (46.7%) exceeded the Town-wide increase (27.0%).

- The demographic cohort 75 years and older in the Study Area (84.0%) substantially exceeded Town-wide (13.2%) and County (28.0%) growth rates for this group.
- The prime child-rearing age cohort 35-54 years increase in the Study Area (55.9%) slightly exceeded the Town-wide increase (46.8%).
- The growth in the number of families in the Study Area (29.0%) exceeded the Town increase (16.3%).
- The growth in the number of households, as well as average household size, were greater in the Study Area (28.0%, 2.4%) than in the Town (19.3%, 1.7%).
- The housing unit growth rate in the Study Area (10.6%) slightly exceeded the Town's growth rate (6.6%).
- A higher percentage of seasonal housing in the Study Area was converted to year-round occupancy compared with the Town-wide figures. Likewise, year-round housing in the Study Area grew faster than in the Town.
- Young adult population in the study area is generally declining or stagnant, reflecting trends throughout the Town and County.

### **Census Data**

All data presented in the following analysis were obtained from the US Census Bureau. Altogether, five areas were examined for demographic information: Remsenburg-Speonk Census Designated Place (CDP), Westhampton CDP, the Southampton portion of the Eastport CDP, Town of Southampton, and Suffolk County (see Exhibits IV-9 and IV-10).

In order to accurately portray the three hamlet areas, and to facilitate comparisons to 1990 data, some census blocks were subtracted from the Westhampton and Remsenburg-

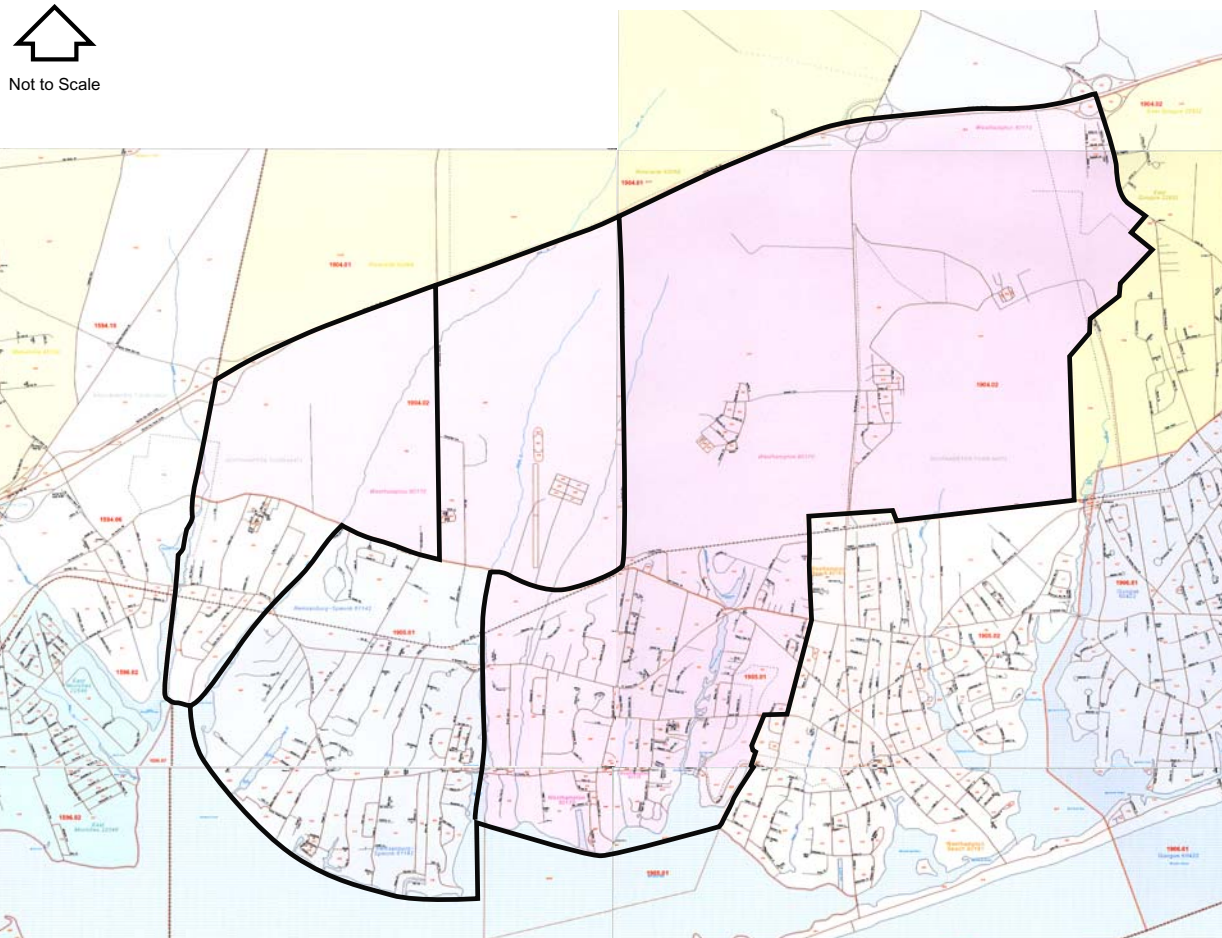


Exhibit IV-9  
1990 CENSUS CDPS

**Eastport / Remsenburg / Speonk  
Westhampton Area Strategy Study  
Town of Southampton, New York**

*Saccardi & Schiff, Inc. - Planning and Development Consultants*

SOURCE: US Census 2000 Block Map:  
Southampton Town

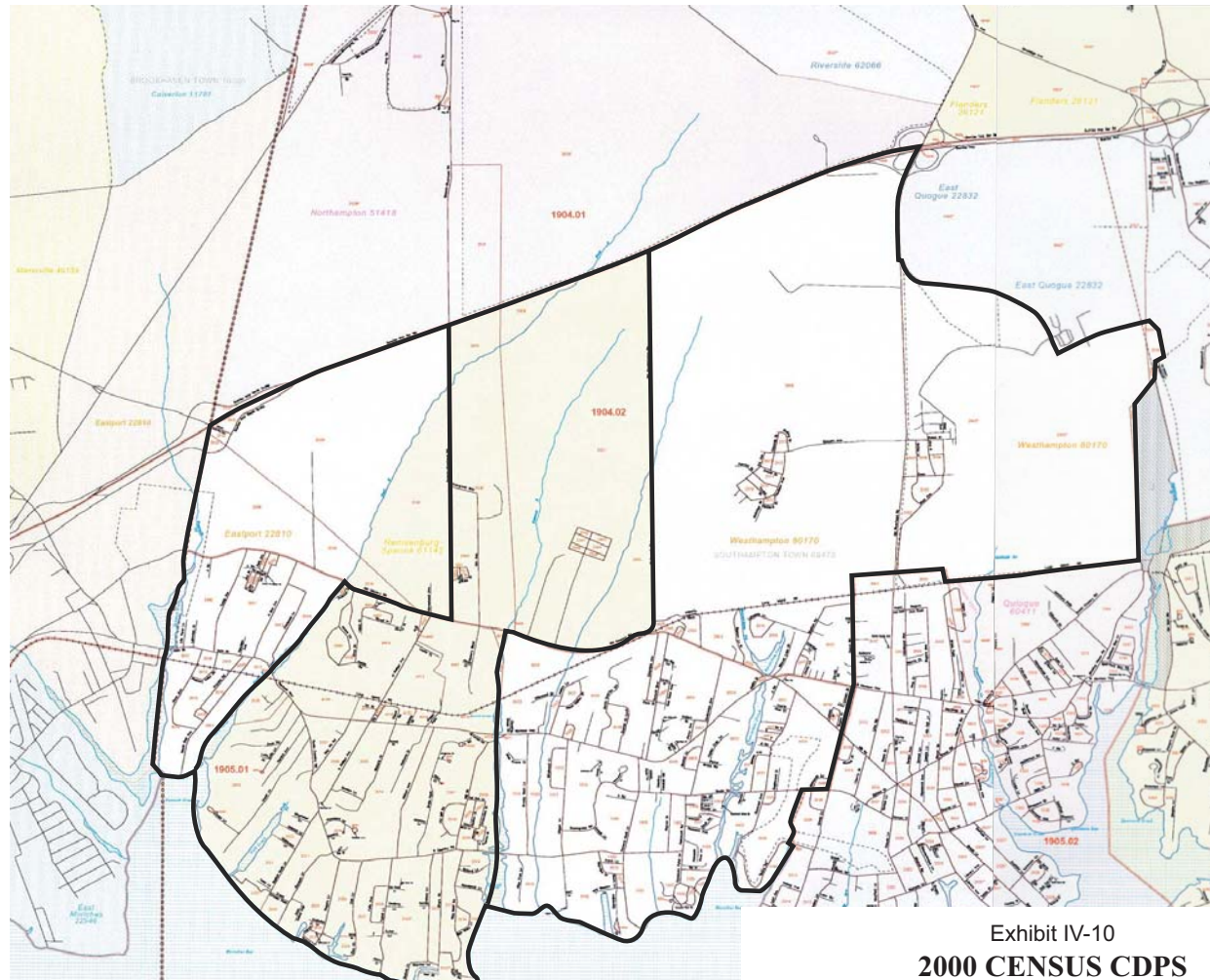


Exhibit IV-10  
2000 CENSUS CDPS

**Eastport / Remsenburg / Speonk  
Westhampton Area Strategy Study**  
Town of Southampton, New York

SOURCE: US Census 2000 Block Map (Recreated):  
Suffolk County

*Saccardi & Schiff, Inc. - Planning and Development Consultants*

Speonk CDPs and added to Eastport and Remsenburg-Speonk. Splicing together the data makes the information more accurate for each of the indicators except for median household income. In order to accurately determine one median household income figure for each of the hamlets, one would need the income level for each household within the three hamlets. Instead, general income trends were analyzed, rather than exact percentages. While the U.S. Census utilizes these CDP boundaries, “traditional” community boundaries are different. For example, as will be discussed later, a 180-bed nursing home was built in Westhampton, significantly increasing the number of seniors living in that community. However, according to census tract boundaries, this increase in population was attributed to the Remsenburg-Speonk CDP, not the Westhampton CDP.

### ***Total Population***

The total population in Suffolk County grew by 7.4%, or from 1.3 million to 1.4 million between 1990 and 2000. While the Town of Southampton’s growth rate (21.6%) was nearly three times that of the County, some of the Study Area hamlets grew even faster: Westhampton’s growth rate (46.8%) doubled that of the Town; Remsenburg-Speonk

grew by 34.2%; and Eastport by 13.5% (see Table IV-3). The significant growth experienced in the hamlets may, in part, reflect a movement from seasonal housing to year-round primary residence housing in these areas. (The trends in housing are discussed further in the Housing Section.) Another explanation for the area’s population growth could be attributed to the fact that the western portion of Southampton is within commuting distance with nearby employment centers in Western Suffolk County and Nassau County.

### ***Age***

Westhampton and Eastport, as well as the Town of Southampton, experienced their highest growth rates in the 35 to 54 age group, the demographic cohort most likely to be purchasing a home for occupancy by a family with children. Not surprisingly, after this age group, the children in these three areas grew the most, reflecting an apparent increase in year-round family occupation. Census information shows that the number of families has grown significantly within the past decade. The number of total families in Remsenburg-Speonk and Westhampton have grown by 24.3% and 41.0%, respectively. As a consequence, the school enrollment figures for the Westhampton Beach Union Free District, which contains students from Westhampton and Remsenburg, have also increased over this time period. Eastport had only two more families in 2000 (222) than in 1990 (220), though the hamlet experienced decreases in every age group except for the 35 to 54 year old population and children aged 0 to 19. The Town of Southampton (16.3%) and Suffolk County (5.8%) experienced more moderate growth in families. See Tables IV-4a and IV-4b for age and cohort data and Tables IV-5a and IV-5b for family statistics.

People aged 20 to 34 experienced decreases in population in each of the five areas, except for Westhampton, where it still

**Table IV-3**  
**Population Increases from 1990 to 2000**

<b>Location</b>	<b>1990</b>	<b>2000</b>	<b>% Increase</b>
<b>Remsenburg-Speonk</b>	1,982	2,659	34.2%
<b>Westhampton</b>	1,954	2,869	46.8%
<b>Eastport</b>	768	872	13.5%
<b>Total Study Area</b>	4,704	6,400	36.1%
<b>Town of Southampton</b>	44,976	54,712	21.6%
<b>Suffolk County</b>	1,321,864	1,419,369	7.4%

Source: U.S. Census Bureau (1990, 2000)

**Table IV-4a**  
Age and Cohort Changes per Hamlet Area

Age (years)	Rensenburg-Speonk			Westhampton			Eastport		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
0 to 19	476	664	39.5	520	827	59.0	170	219	28.8
20 to 34	382	352	-7.9	455	506	11.2	167	161	-3.6
35 to 54	634	901	42.1	553	979	77.0	206	292	41.7
55 to 64	197	276	40.1	190	254	33.7	83	82	-1.2
65 to 74	179	170	-5.0	145	165	13.8	84	68	-19.0
75+	114	296	159.6	91	138	51.6	58	50	-13.8
Total:	1,982	2,659	34.2	1,954	2,869	46.8	768	872	13.5

Source: U.S. Census Bureau (1990, 2000)

**Table IV-4b**  
Age and Cohort Changes  
Study Area/Southampton/Suffolk County

Age (years)	Total Study			Southampton			Suffolk County		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
0 to 19	1,166	1,710	46.7	10,175	12,924	27.0	366,572	402,482	9.8
20 to 34	1,004	1,019	1.5	9,526	9,260	-2.8	329,529	267,360	-18.9
35 to 54	1,393	2,172	55.9	11,970	17,573	46.8	364,003	449,193	23.4
55 to 64	470	612	30.2	4,704	5,872	24.8	120,043	132,776	10.6
65 to 74	408	403	-1.2	4,715	4,683	-0.7	82,635	91,906	11.2
75+	263	484	84.0	3,886	4,400	13.2	59,082	75,652	28.0
Total:	4,704	6,400	36.1	44,976	54,712	21.6	1,321,864	1,419,369	7.4

Source: U.S. Census Bureau (1990, 2000)

**Table IV-5a**  
Family Data by Hamlet

	Rensenburg-Speonk			Westhampton			Eastport		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Total Families	546	694	27.1	538	766	42.4	220	222	0.9
Average Family Size	3.06	3.02	-1.3	3.03	3.14	3.6	2.96	3.07	3.7

Source: U.S. Census Bureau (1990, 2000)

**Table IV-5b**  
Family Data for  
Study Area/Southampton/Suffolk County

	Total Study Area			Southampton			Suffolk County		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Total Families	1,304	1,682	29.0	11,871	13,811	16.3	340,593	360,422	5.8
Average Family Size	3.03	3.08	1.7	2.97	2.99	0.7	3.40	3.36	-1.2

Source: U.S. Census Bureau (1990, 2000)

had the least growth of the age groups. These data suggest that younger people are leaving the area as they move away from home in their late teens and 20's. While this age group is also likely to have young families with children seeking to purchase a home, it is inferred that the area's high cost of housing is deterring them from staying.

The 75 years and older population cohort grew in Rensenburg-Speonk at a rate of 159.6% (from 114 to 296 persons). This growth can be attributed to the new 180-bed Westhampton Care Center nursing home, constructed after the 1990 census. This age group experienced a 51.6% rise in Westhampton. These two hamlets had considerable growth in the 55 to 64 year old population as well. The 65 to 74-age group only increased by 13.8% in Westhampton, otherwise declining in the other hamlets. The Town of Southampton and Suffolk County saw similar increases in the age groups making up the senior population. In fact, Eastport was the only hamlet in the Study Area to experience a decrease in all persons 55 and older. The significant growth of the senior population in Rensenburg-Speonk and Westhampton could signify an increase in the number of people choosing to retire there, possibly moving to places of residence that were formerly used only seasonally. This aging population trend is also reflected in the Town-wide and County figures provided on Table IV-4b, and explains the recent increasing demand for senior housing in the Study Area and surrounding communities.

### Housing

Within the Study Area and the Town as a whole, the number of households has risen at rates less than those of population as a whole. In Suffolk County, however, the percentage growth of households was greater than the population growth. This trend, based on the Census data, typically signifies an increase in one- and two-person households, which is most

likely a result of the increase in senior citizens in Suffolk County. Thus, while the County has experienced a reduction in average household size, larger households are becoming more prevalent in Southampton and within the Study Area. Household size in the Westhampton hamlet, in particular, has grown by 3.9%. See Tables IV-6a and IV-6b for housing data.

The number of seasonal housing units has declined in Remsenburg-Speonk and Westhampton. In Westhampton, seasonal housing units declined by 20.6% and year round housing grew by 35.9%. It appears that people are choosing to make Southampton their primary residence as opposed to spending just part of the year there. These data support local impressions about the increase in year-round dwellers. The trend related to the growth in year-round housing may also reflect the growth of the sub-centers in western Suffolk County and the fact that the Study Area is within a reasonable community distance. While this trend also appears in the Town of Southampton, seasonal housing units in Eastport have increased by 207.1% (from 14 to 43 units) and by 6.7 % in Suffolk County. There were only eight additional housing units constructed in Eastport between 1990 and 2000. Seasonal units, however, increased by 29 units and year-round housing decreased by 21 units, indicating that year-round housing is being converted into, or replaced by, seasonal units.

Approximately 27% of all housing units were seasonal in both Remsenburg-Speonk and Westhampton in 2000. In Eastport, however, there were only 43 seasonal units out of 379 total housing units, or 11.3%. The Town of Southampton has a larger percentage of seasonal housing at 35.2%, while the County, as a whole is much lower at 7.3%. Although the Town of Southampton has many seasonal homes, the portion of Eastport located in Southampton is still predominantly a year-round community. Recent trends suggest that this may be changing as Eastport's seasonal housing units increase and year-round housing units decrease.

Housing units in the Study Area continue to be predominantly owner occupied as opposed to renter occupied. Approximately 70% to 82% of all occupied housing units are owner occupied in the Study Area, following similar rates in the Town and Suffolk County. The number of owner occupied units continues to grow faster than the number of rental units in all areas. Suffolk County experienced slightly higher percentage increases in rental housing over owner occupied housing.

### ***Income***

As a general note on the presentation of information on income within the hamlets, it is difficult to compare because of the overlaps in areas used by the 1990 and 2000 Census, so any comparisons must be very general. It appears that the median household incomes for each of the hamlets, except for Eastport, grew significantly between 1990 and 2000. The Town and County incomes grew at rates of 46.2% and 32.9%, respectively.

While percentages cannot be calculated from the hamlet data, as shown in Table IV-7, it appears as though these figures have grown at high rates for Remsenburg-Speonk and Westhampton. Remsenburg-Speonk, for example, had median incomes of \$51,303 in the southern area and \$29,205 in the northern area in 1990, which grew to a combined \$72,794 in 2000.

The median household income in Eastport, however, does not appear to have changed substantially in the past 10 years. The areas south of Old Country Road only experienced 0.81% growth between 1990 and 2000, which would not even cover the inflation rate for this time period. The 1990 data for Remsenburg-Speonk and Eastport also show that the median household income for the area north of Old Country Road, which is not as developed as the area

**Table IV-6a  
Housing Data by Hamlet**

	Remsenburg-Speonk					Westhampton					Eastport				
	1990		2000		% Change	1990		2000		% Change	1990		2000		% Change
	Number	%	Number	%		Number	%	Number	%		Number	%	Number	%	
<b>Total Households</b>	768		955		24.3	759		1,070		41.0	303		317		4.6
<b>Average Household Size</b>	2.57		2.59		0.8	2.56		2.66		3.9	2.48		2.52		1.6
<b>Total Housing Units</b>	1,272		1,395		9.7	1,408		1,601		13.7	371		379		2.2
<b>Housing Units Occupied</b>	768	60.4	955	68.5	24.3	759	53.9	1,070	66.8	41.0	303	81.7	321	84.7	5.9
<b>Housing Units Vacant</b>	504	39.6	440	31.5	-12.7	649	46.1	531	33.2	-18.2	68	18.3	58	15.3	-14.7
<b>Seasonal</b>	405	31.8	378	27.0	-6.7	553	39.3	439	27.4	-20.6	14	3.8	43	11.3	207.1
<b>Year-Round</b>	867	68.2	1,017	72.9	17.3	855	60.7	1,162	72.6	35.9	357	96.2	336	88.7	-5.9
<b>Owner-Occupied</b>	614	79.9	792	82.8	29.0	504	66.4	753	70.4	49.4	239	78.9	265	82.6	10.9
<b>Renter-Occupied</b>	154	20.1	163	17.2	5.8	255	33.6	317	29.6	24.3	64	21.1	56	17.4	-12.5

Source: U.S. Census Bureau (1990, 2000)

**Table IV-6b  
Housing Data for  
Study Area/Southampton/Suffolk County**

	Total Study Area					Town of Southampton					Suffolk County				
	1990		2000		% Change	1990		2000		% Change	1990		2000		% Change
	Number	%	Number	%		Number	%	Number	%		Number	%	Number	%	
<b>Total Households</b>	1,830		2,342		28.0	18,029		21,504		19.3	424,719		469,299		10.5
<b>Average Household Size</b>	2.55		2.61		2.4	2.41		2.45		1.7	3.04		2.96		-2.6
<b>Total Housing Units</b>	3,051		3,375		10.6	33,622		35,836		6.6	481,317		522,323		8.5
<b>Housing Units Occupied</b>	1,830	60.0	2,346	69.5	28.2	18,029	53.6	21,504	60.0	19.3	424,719	88.2	469,299	89.8	10.5
<b>Housing Units Vacant</b>	1,221	40.0	1,029	30.5	-15.7	15,593	46.4	14,332	40.0	-8.1	56,598	11.8	53,024	10.2	-6.3
<b>Seasonal</b>	972	31.9	860	25.5	-11.5	12,960	38.5	12,604	35.2	-2.7	35,953	7.5	38,350	7.3	6.7
<b>Year-Round</b>	2,079	68.1	2,515	74.5	21.0	20,662	61.5	23,232	64.8	12.4	445,364	92.5	483,973	92.7	8.7
<b>Owner-Occupied</b>	1,357	74.2	1,810	77.2	33.4	13,672	75.8	16,348	76.0	19.6	340,253	80.1	374,360	79.8	10.0
<b>Renter-Occupied</b>	473	25.8	536	22.8	13.3	4,357	24.2	5,156	24.0	18.3	84,466	19.9	94,939	20.2	12.4

Source: U.S. Census Bureau (1990, 2000)



Table IV-7  
Median Household Income

Place	Income	Notes:
<b>Remsenburg Speonk</b>		
<b>1990</b>		
CDP	\$51,303	Area south of Old Country Road, population 1,851
Block Group 1904.02 (4)	\$29,205	Area north of Old Country Road, population 131
<b>2000</b>		
CDP	\$72,794	Includes area covered in 1990 and extra census block with 16 people.
<b>Westhampton</b>		
<b>1990</b>		
CDP	\$41,806	Includes extra areas north of Old Country Road that have been added to Remsenburg-Speonk and Eastport, population 175
<b>2000</b>		
CDP	\$67,125	Same area as 1990, without extra areas
<b>Eastport</b>		
<b>1990</b>		
Block Group 1905.01 (9)	\$46,667	Area south of Old Country Road in Southampton
Block Group 1904.02 (5)	\$33,750	Area north of Old Country Road in Southampton
<b>2000</b>		
Block Group 1905.01 (3)	\$47,045	Area south of Old Country Road in Southampton
Blocks 1904.02 (2030-2037)	\$46,759	Includes whole Study Area north of Old Country Road
<b>Town of Southampton</b>		
<b>1990</b>		
	\$36,859	
<b>2000</b>		
	\$53,887	
<b>Suffolk County</b>		
<b>1990</b>		
	\$49,128	
<b>2000</b>		
	\$65,288	

Source: U.S. Census Bureau (1990, 2000)

to the south, was \$22,000 lower than for the area south of Old Country Road. Further, the 2000 income for the whole area north of South Old Country Road, which is included in the figures for the Westhampton CDP and Remsenburg-Speonk CDP, is \$46,759. This figure is clearly lower than the figures for the whole hamlets, as well as for the Town of Southampton and Suffolk County.

Sales prices for homes sold from December 2002 through November 2003 for each of the hamlets was obtained from the Town of Southampton. The median sales price in this

time period was \$325,000 for Eastport (nine home sales); \$510,000 for Remsenburg-Speonk (59 home sales); and \$513,750 for Westhampton (77 home sales).

More recently, sale prices of single-family homes in each of the hamlets over the six-month period of November 2003 through April 2004 were obtained from a local real estate agent<sup>8</sup>. During this time frame, a total of 44 properties were sold with an average sales price of over \$617,000. To further refine this analysis, known sales of just three-bedroom homes were examined, yielding an average sales price of approximately \$506,000. Assuming a 10 percent down payment, with a six percent rate over 30 years, a purchasers mortgage payment for a \$506,000 house would be approximately 45 percent of a Remsenburg-Speonk resident's median income (\$2,730 estimated monthly mortgage divided by \$6,066 monthly income, before taxes). This percentage would be even higher for Eastport and Westhampton residents. A typical benchmark for affordability is 25-30 percent of a resident's income devoted to paying for housing. Anything more is an indication that housing costs are excessive. As illustrated in this analysis, housing costs exceed the proportional standard, indicating that most of available housing is unaffordable to Study Area residents.

### Summary

The following is a summary of significant demographic trends in the three hamlets:

- The Study Area's total population is growing faster than both the Town and the County.
- Household size is increasing throughout the Study Area.

<sup>8</sup>Judi Riccardi, Corcoran Group – The Hamptons; April 2004.

- Seasonal housing is decreasing in Remsenburg-Speonk and Westhampton as families and retirees are choosing to make these areas their primary residence.
- Within the Eastport hamlet, seasonal housing is growing slightly in overall numbers compared with the slight declining trend of year-round housing. This trend appears to be due to a conversion of existing homes from year-round to seasonal use and partially due to new construction.
- The older senior population (75+) is rising rapidly in the Study Area, particularly in Remsenburg-Speonk and Westhampton, while the number of younger seniors (55-74) is stagnant in the Study Area. It is noted that the significant rise in the older senior segment of the community is due, in large part, to the construction of the Westhampton Senior Nursing Facility located along Old Country Road.
- Median household income is rapidly growing in Remsenburg-Speonk and Westhampton, and has been fairly invariable in Eastport.

#### **Transportation/Traffic Circulation/LIRR/Pedestrian/Trail Linkages**

Sunrise Highway is a major east/west roadway and makes up the northern boundary of the Study Area. Travelers can access the Study Area from an interchange off of the Sunrise Highway in Eastport. Other major east/west roadways in the Study Area include: Old Country Road, which is a significant scenic corridor; Montauk Highway, located south of the LIRR tracks; and South Country Road (Main Street), which is a significant east/west route for a significant portion of the Study Area's residential community.

Major north/south roadways in the Study Area include: Speonk-Riverhead Road in Speonk, north of Old Country Road – this street takes on significant truck traffic going to local industrial sites; Phillips Avenue, running between Old Country Road and Main Street; and Old Riverhead Road, running south from the Sunrise Highway and is the eastern boundary of the Area – this street provides access to the Hampton West Estates on the west and the Suffolk County Airport on the east.

The LIRR is centrally located and runs east/west through the Study Area. There are existing pedestrian trails that are located in different portions of the Study Area, (See Exhibit VI-1, “Issues and Opportunities”) however, additional trail segments are needed to link the existing trailways.

#### **Flooding/Drainage**

Running through the Study Area are a series of rivers/streams, trending in a generally north-south direction. It was observed in the field that several major hamlet roadways (e.g., Old Country Road and South Country Road) are subject to potentially severe flooding in certain location, to the extent that portions of the roadway are closed during major storm events. This creates potentially serious access issues for residents and emergency service providers.



*The drainage system throughout the Study Area needs to be evaluated to mitigate flooding hazards along local roadways.*