

# A. Town and Hamlet Profiles

This section of the Southampton Housing Study provides descriptions of community, demographic, and housing character for the Town of Southampton and each of its 15 unincorporated hamlets. Unless otherwise noted, data contained within this section is sourced from the 2018 American Community Survey (ACS) 5-year Estimates. According to the United States Census Bureau

*[t]he 5-year estimates from the ACS are 'period' estimates that represent data collected over a period of time. The primary advantage of using multiyear estimates is the increased statistical reliability of the data for less populated areas and small population subgroups.*

As such, the ACS 5-year Estimates are useful for evaluating smaller, less populated areas, such as some of the Town's unincorporated hamlets.

For each datapoint presented within the ACS, a corresponding margin of error (MOE) is also published. Essentially, the MOE indicates the range of values within which the true population value may fall. Though the MOE of a specific datapoint is dependent on several variables, it is noted that, according to the United States Census Bureau, the ACS 5-year estimates tend to have smaller MOEs than other census datasets (i.e., ACS 1-year estimates). Thus, the ACS 5-year estimates typically provide a smaller range of values within which the true population value may fall. Still, it is important to note that the values presented below represent estimates with varying MOEs and do not necessarily represent a precise value.

## 1.1 Town of Southampton

### 1.1.1 Community Character

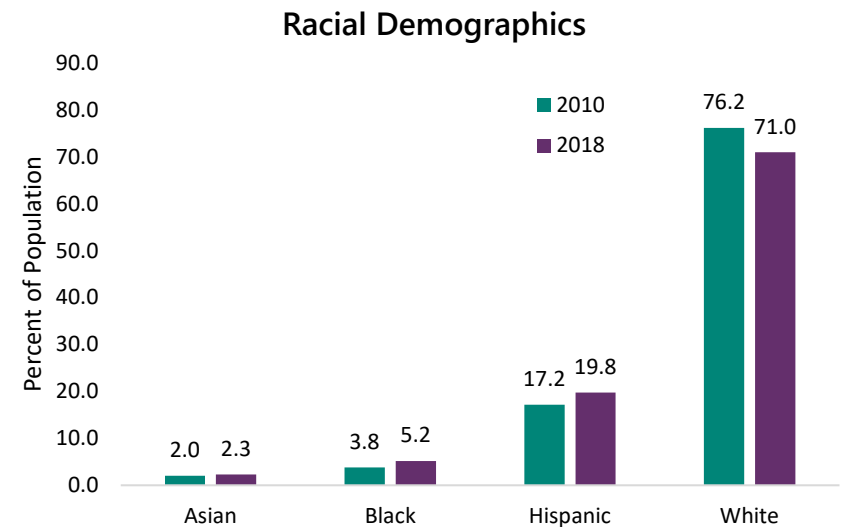
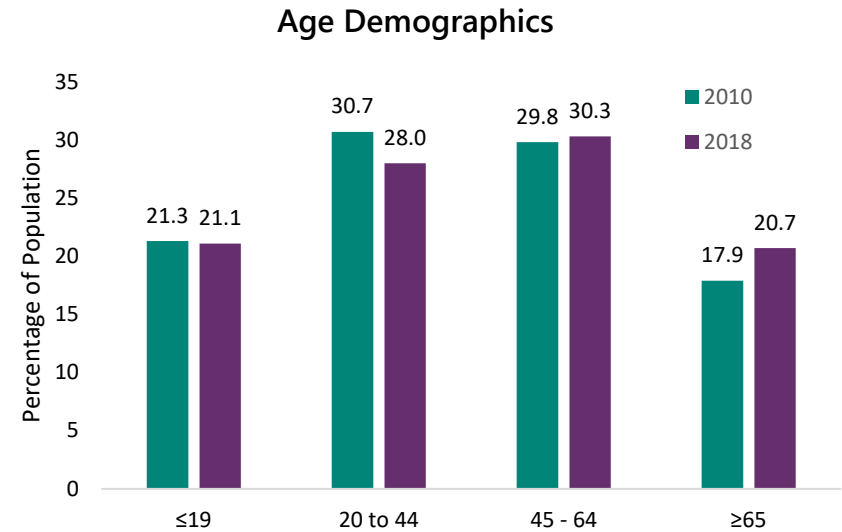
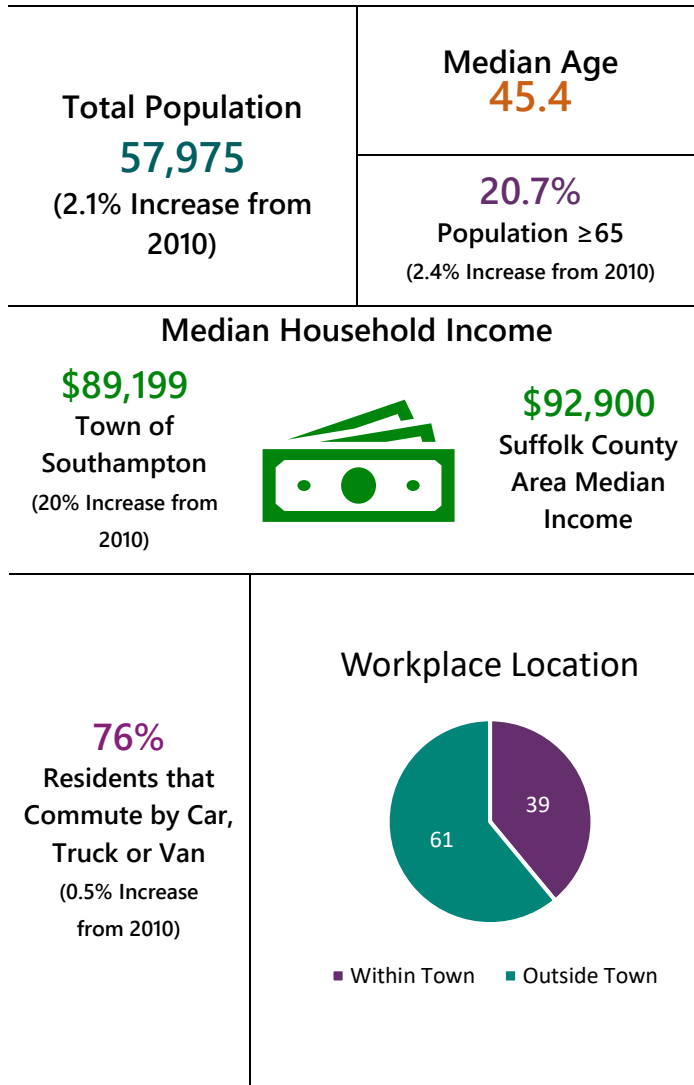
Southampton is a Town of 57,975 people located on the South Fork of Long Island in Suffolk County, New York. It is bordered to the north by the Town of Riverhead and the Great Peconic Bay, to the east by the Town of Easthampton, to the south by the Atlantic Ocean, and to the west by the Town of Brookhaven. The Town is composed of seven incorporated villages and 15 unincorporated hamlets. The hamlets are discussed individually in more detail below and include: Bridgehampton, Eastport, East Quogue, Flanders, Hampton Bays, Northampton, North Sea, Noyac, Quiogue, Remsenburg-Speonk, Riverside, Shinnecock Hills, Tuckahoe, Water Mill, and Westhampton. In addition, it is noted that the Town contains the unincorporated portions of Sagaponack and Sag Harbor. However, as U.S. Census data is not available separately for these unincorporated areas, these areas are not examined as separate hamlets in this Housing Study.

Major access to the Town is provided by Sunrise Highway, Montauk Highway, Old Country Road, and several stops along the Montauk Branch of the Long Island Railroad (LIRR). A significant portion of the western part of the Town is within the Central Pine Barrens Core Preservation Area and Compatible Growth Area, limiting development in those portions of the Town.

The Town's economy is largely centered around the tourism and the vacation home industries. Commercial corridors are dispersed throughout the Town, primarily along Montauk Highway, with pockets of commercial development throughout other hamlets that the Montauk Highway does not pass through. These commercial centers are often smaller with a mix of one- to two-story retail, restaurants, and other commercial uses.

The network of streets throughout the Town is primarily composed of narrow, meandering, country roads through open space, agricultural fields, and residential areas, connecting in a haphazard manner. The presence of sidewalks is limited, and they are primarily found in areas with commercial corridors. The presence of bike infrastructure is also limited. The absence of sidewalks, limited public transportation options, and a lack of an organized and connected street grid reduces walkability and creates an auto-centric environment throughout the Town, forcing residents and visitors to drive.

## 1.1.2 Demographic Profile

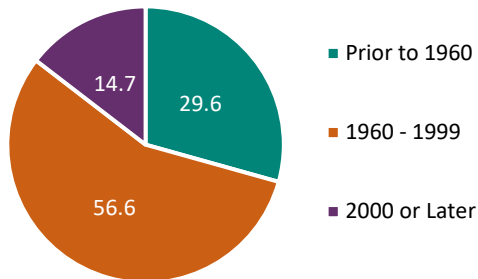


### 1.1.3 Housing Conditions

**Total Housing Units**  
**43,826**

<b>49.0%</b> Occupied Year-Round	<b>47.2%</b> Occupied Seasonally
<b>78.0%</b> Owner Occupied (0.2% Decrease from 2010)	<b>22.3%</b> Renter Occupied (0.5% Decrease from 2010)
<b>88.6%</b> Single-Family Housing Units (Attached or Detached)	<b>661</b> Mobile (Manufactured) Homes
<b>72%</b> Housing Units with Three or More Bedrooms	
<b>&lt;1%</b> Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System	

Housing Unit Date of Construction



**Total Households**  
**21,491**

<b>65.0%</b> Family Households	<b>35.0%</b> Non-Family Households
<b>27.5%</b> Households Having One or More Child	<b>28.9%</b> Householders Living Alone
<b>2.55</b> Average Household Size	<b>3%</b> Households Experiencing Crowding <sup>1</sup> or Overcrowding <sup>2</sup>
<b>\$653,800</b> Median Home Value	<b>\$1,792</b> Median Gross Rent
<b>42.2%</b> Cost Burdened <sup>3</sup> Households	<b>22.8%</b> Severely Cost Burdened <sup>4</sup> Households



1. Household having 1.01 to 1.50 occupants per room
2. Household having 1.51 or more occupants per room
3. Households paying 30% or more of their income on housing
4. Households paying 50% or more of their income on housing

#### 1.1.4 Highlights

- › The increasingly older population will affect future housing demands, both in terms of types of housing and quantity of same.
- › The high number of cost burdened and severely cost burdened households indicates there is a housing affordability gap within the Town.

## 1.2 Bridgehampton

### 1.2.1 Community Character

The hamlet of Bridgehampton is bordered by Watermill to the west, Noyac to the north, Sagaponack to the east, and the Atlantic Ocean to the south. The identity of Bridgehampton is defined by its rural character, illustrated by the multitude of historic buildings, open space, and farmland found throughout the hamlet. The hamlet’s rich history is also reflected within the hamlet center, which maintains development patterns representative of the hamlet’s earliest settlements (i.e., 17<sup>th</sup> and 18<sup>th</sup> centuries).

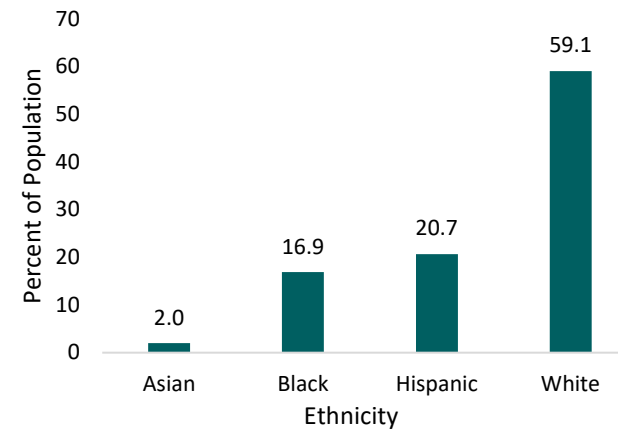
Bridgehampton has an established commercial corridor along Montauk Highway from Snake Hollow Road to Ocean Road. The hamlet has a stop along the Montauk Branch of the LIRR, which is located in an industrial area of the hamlet. Recreation facilities in Bridgehampton include the Bridgehampton Club, Atlantic Golf Club, and Three Ponds Farm. Cultural attractions in the hamlet include the Dan Flavin Art Institute, the South Fork Natural History Museum, the Bridgehampton Museum, and the Children’s Museum of the East End.

Residential areas in Bridgehampton are characterized by large lots with landscaped, ample yards and established trees. The lack of a street grid structure paired with the large

amounts of open space and roads ending in cul-de-sacs creates an auto-dependent environment.

### 1.2.2 Demographic Profile

<p><b>Total Population</b>  <b>1,322</b>          (10.2% Increase from 2010)</p>	<p><b>31.9%</b>  <b>Projected Population Increase by 2024</b></p>
<p><b>49</b>  <b>Median Age</b></p>	<p><b>30%</b>  <b>Population ≥65</b>          (2.6% Decrease from 2010)</p>

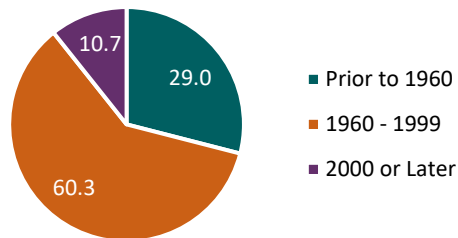


### 1.2.3 Housing Conditions

**Total Housing Units**  
**2,592**

<b>20.6%</b> Occupied	<b>76.0%</b> Occupied Seasonally
<b>88.6%</b> Owner Occupied (7.2% Increase from 2010)	<b>11.4%</b> Renter Occupied
<b>97.0%</b> Single-Family Housing Units (Attached or Detached)	
<b>47.1%</b> Housing Units with Four or More Bedrooms	<b>33.8%</b> Housing Units with Three Bedrooms
<b>0%</b> Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System	

**Housing Unit Date of Construction**



**Total Households**  
**534**

<b>64.2%</b> Family Households	<b>35.8%</b> Non-Family Households
<b>2.47</b> Average Household Size	<b>29.0%</b> Householders Living Alone
<b>96.7%</b> Households with One Occupant per Room or Less	<b>2.4%</b> Households Experiencing Crowding <sup>1</sup>
<b>\$1,093,800</b> Median Home Value	<b>\$1,325</b> Median Gross Rent
<b>30%</b> Cost Burdened <sup>2</sup> Households	<b>21%</b> Severely Cost Burdened <sup>3</sup> Households



1. Household having 1.01 to 1.50 occupants per room
2. Households paying 30% or more of their income on housing
3. Households paying 50% or more of their income on housing

## 1.3 Eastport

### 1.3.1 Community Character

The hamlet of Eastport is within the Town of Southampton and Town of Brookhaven. The portion within the Town of Southampton is bordered by Northampton to the north, Remsenburg-Speonk to the east, Moriches Bay to the south, and the Town of Brookhaven to the west.

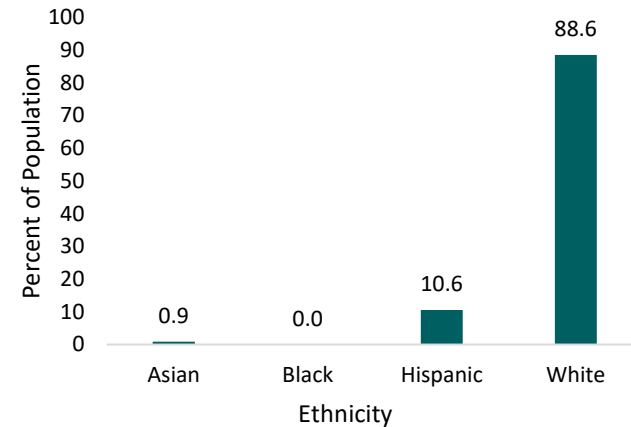
Major roads running through Eastport include Sunrise Highway, Old Country Road, and Montauk Highway, which are all oriented east-west across the hamlet. The portion of Eastport within the Town of Southampton does not have a commercial corridor and is predominantly residential and rural in character. North of Old Country Road, Eastport is within the Central Pine Barrens Compatible Growth Area as well as the Central Pine Barrens Core Preservation Area.

Situated on the western boundary of the Town, and transected by those major roadways noted above, Eastport serves as a gateway to the Town of Southampton. The hamlet has a small-town feel, containing numerous historic buildings, churches and cemeteries, antique stores, and bed and breakfasts. The hamlet also contains a waterfront marina area along the East River. Views of historic homesteads and farmland provide a rural ambiance. Many of the structures along Main Street have some historical significance.

The age of housing units in Eastport is diverse, with many large lots and established trees along narrow neighborhood streets. The lack of a street grid and the presence of many short dead-end roads creates an auto-dependent environment in the hamlet.

### 1.3.2 Demographic Profile

<b>Total Population</b> <b>2,091</b> (14.2% Increase from 2010)	<b>3.6%</b> <b>Projected Population Decrease by 2024</b>
<b>45.4</b> <b>Median Age</b>	<b>22.6%</b> <b>Population ≥65</b> (1.5% Increase from 2010)

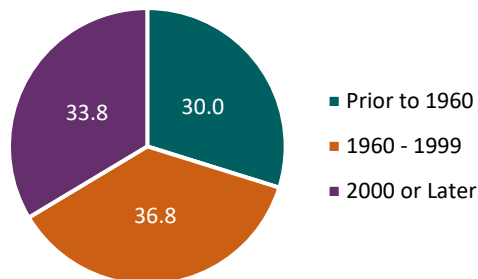


### 1.3.3 Housing Conditions


#### Total Housing Units 768

91.4% Occupied		1.5% Occupied Seasonally	
82.6% Owner Occupied (12.7% Increase from 2010)		17.4% Renter Occupied	
93.9% Single-Family Housing Units (Attached or Detached)		99 Mobile (Manufactured) Homes <sup>1</sup>	
26.2% Housing Units with Four or More Bedrooms	37.6% Housing Units with Three Bedrooms	35.5% Housing Units with Two Bedrooms	
0% Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System			

#### Housing Unit Date of Construction



#### Total Households 702

72.9% Family Households		27.1% Non-Family Households	
2.78 Average Household Size		24.6% Householders Living Alone	
0% Households Experiencing Crowding <sup>2</sup>			
\$494,400 Median Home Value			\$1,304 Median Gross Rent
55.3% Cost Burdened <sup>3</sup> Households		23.4% Severely Cost Burdened <sup>4</sup> Households	

1. According to information provided by the Town of Southampton.
2. Household having 1.01 to 1.50 occupants per room
3. Households paying 30% or more of their income on housing
4. Households paying 50% or more of their income on housing

## 1.4 East Quogue

### 1.4.1 Community Character

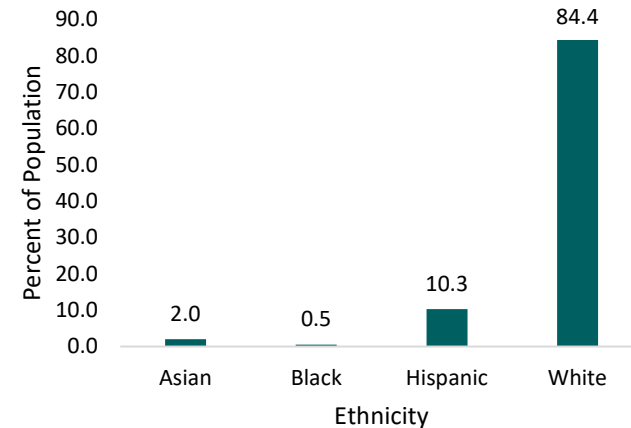
The hamlet of East Quogue is bordered by Flanders to the north, Hampton Bays to the east, Quogue and Shinnecock Bay to the south, and Westhampton to the west. A portion of East Quogue is located on the barrier island to the south of Shinnecock Bay.

Old Country Road and Montauk Highway converge in East Quogue. The hamlet has clusters of commercial uses along Montauk Highway, which are predominately composed of places to eat. The pattern of development characterized by large lots with single-family homes and the absence of a street grid create an auto-dependent environment in the hamlet.

The residential nature of East Quogue can be characterized by large lots with ample, landscaped yards and an abundance of established trees along narrow roads that often do not connect to other streets. A substantial portion of East Quogue is located in the Central Pine Barrens Core Preservation Area, contributing to the hamlet’s rural character. East Quogue has a rich history indicated by the Town of Southampton Heritage Area in East Quogue, which was created to honor and protect the historic character of the area.

### 1.4.2 Demographic Profile

<p><b>Total Population</b>  <b>4,797</b>          (5.9% Increase from 2010)</p>	<p><b>8.5%</b>  <b>Projected Population Decrease by 2024</b></p>
<p><b>46.4</b>  <b>Median Age</b></p>	<p><b>20%</b>  <b>Population ≥65</b>          (3.5% Increase from 2010)</p>

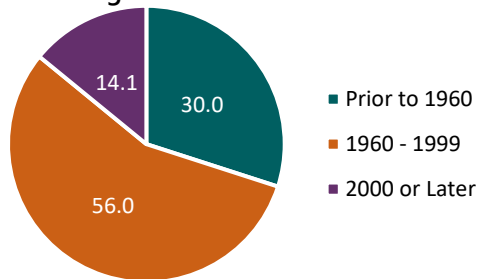


### 1.4.3 Housing Conditions

**Total Housing Units**  
**3,164**

<b>59.9%</b> Occupied	<b>34.4%</b> Occupied Seasonally
<b>88.5%</b> Owner Occupied (3.0% Increase from 2010)	<b>11.5%</b> Renter Occupied
<b>92.2%</b> Single-Family Housing Units (Attached or Detached)	<b>103</b> Mobile (Manufactured) Homes <sup>1</sup>
<b>30.7%</b> Housing Units with Four or More Bedrooms	<b>47.0%</b> Housing Units with Three Bedrooms
<b>0%</b> Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System	

**Housing Unit Date of Construction**



**Total Households**  
**1,895**

<b>71.7%</b> Family Households	<b>28.3%</b> Non-Family Households
<b>2.53</b> Average Household Size	<b>25.5%</b> Householders Living Alone
<b>0.5%</b> Households Experiencing Overcrowding <sup>2</sup>	
<b>\$554,600</b> Median Home Value	<b>\$1,825</b> Median Gross Rent
<b>36.2%</b> Cost Burdened <sup>3</sup> Households	<b>15.4%</b> Severely Cost Burdened <sup>4</sup> Households



1. According to information provided by the Town of Southampton.
2. Household having 1.51 or more occupants per room
3. Households paying 30% or more of their income on housing
4. Households paying 50% or more of their income on housing

## 1.5 Flanders

### 1.5.1 Community Character

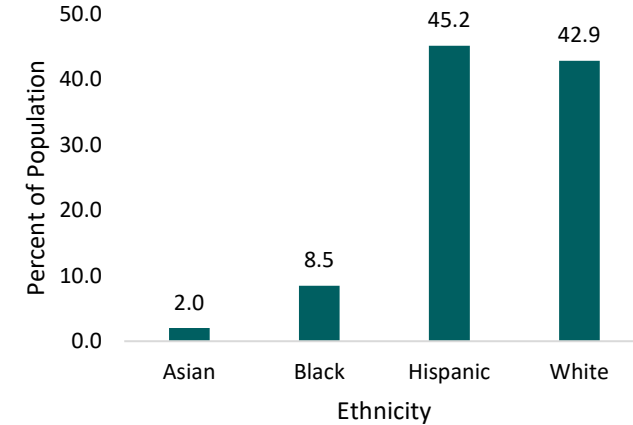
The hamlet of Flanders is bordered by Reeves Bay and Flanders Bay to the north, Hampton Bays to the east, East Quogue and Westhampton to the south, and Northampton and Riverside to the west. A significant portion of Flanders is within the Central Pine Barrens Core Preservation Area, providing vast areas of undeveloped, forested land.

Flanders Road, which turns into Riverhead Hampton Bays Road, Pleasure Drive, and Spiney Road provide major access routes in and out of Flanders. Flanders does not have a commercial center or downtown, though a few small eateries can be found along Flanders Road.

Flanders is characterized by smaller lots on narrow residential streets with established trees and wooded areas. Though lots are smaller in Flanders than other hamlets in the Town of Southampton, the pattern of suburban sprawl remains with a disconnected street grid creating an auto-dependent environment. Attractions in Flanders include Hubbard County Park, Sears Bellows County Park, and, most famously, the Big Duck.

### 1.5.2 Demographic Profile

<p><b>Total Population</b>  <b>4,787</b>          (6.2% Increase from 2010)</p>	<p><b>1.0%</b>  <b>Projected Population Decrease by 2024</b></p>
<p><b>32.6</b>  <b>Median Age</b></p>	<p><b>9.4%</b>  <b>Population ≥65</b>          (0.8% Decrease from 2010)</p>

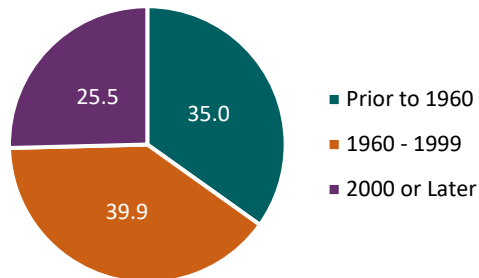


### 1.5.3 Housing Conditions


**Total Housing Units**  
**1,835**

<b>74.0%</b> Occupied		<b>21.6%</b> Occupied Seasonally	
<b>71.6%</b> Owner Occupied (1.1% Decrease from 2010)		<b>28.4%</b> Renter Occupied	
<b>90.5%</b> Single-Family Housing Units (Attached or Detached)			
<b>23.4%</b> Housing Units with Four or More Bedrooms	<b>34.0%</b> Housing Units with Three Bedrooms	<b>33.0%</b> Housing Units with Two Bedrooms	
<b>0%</b> Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System			

**Housing Unit Date of Construction**



**Total Households**  
**1,345**

<b>75.6%</b> Family Households		<b>24.4%</b> Non-Family Households	
<b>3.51</b> Average Household Size		<b>13.8%</b> Householders Living Alone	
<b>6.0%</b> Households Experiencing Crowding <sup>1</sup>		<b>10.2%</b> Households Experiencing Overcrowding <sup>2</sup>	
<b>\$285,400</b> Median Home Value		<b>\$2,293</b> Median Gross Rent	
<b>46.6%</b> Cost Burdened <sup>3</sup> Households		<b>26.2%</b> Severely Cost Burdened <sup>4</sup> Households	

1. Household having 1.01 to 1.50 occupants per room
2. Household having 1.51 or more occupants per room
3. Households paying 30% or more of their income on housing
4. Households paying 50% or more of their income on housing

## 1.6 Hampton Bays

### 1.6.1 Community Character

One of the more populous hamlets in the Town, Hampton Bays is bordered by Peconic Bay to the north, Shinnecock Hills to the east, Shinnecock Bay and Tiana Bay to the south, and East Quogue and Flanders to the west. A portion of Hampton Bays is on a barrier island to the south of the Shinnecock Bay.

Sunrise Highway and Montauk Highway provide major east-west connectors through Hampton Bays. The commercial corridor for Hampton Bays runs along Montauk Highway with a diverse mix of commercial uses from grocery stores to a variety of restaurants and eateries to convenience stores. There is a LIRR station in Hampton Bays in the heart of the downtown. Though Hampton Bays has a well-developed commercial corridor, the street grid is disjointed and lacks connections creating an auto-dependent environment.

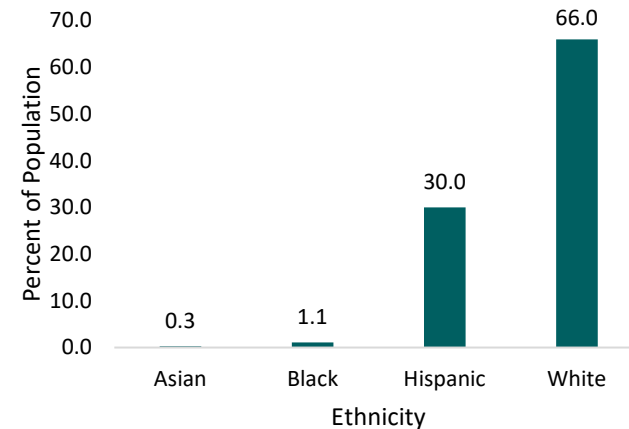
The residential areas of Hampton Bays can be characterized by a variety of lot sizes, with homes set back from the street, ample yards, established trees and narrow streets. Less densely populated areas, to the north of Montauk Highway, feature wooded areas which often obscure the houses from view from the street.

Its historic and scenic resources (including Tiana Beach, Ponquogue Beach, Shinnecock County Park

West, Red Cedar Park, Sears Bellows Park, and Meschutt Park) contribute to a small-town feel. Much of the western portion of Hampton Bays is within the Central Pine Barrens Compatible Growth Area.

### 1.6.2 Demographic Profile

<p><b>Total Population</b>  <b>14,280</b>          (4.9% Increase from 2010)</p>	<p><b>2.5%</b>  <b>Projected Population Decrease by 2024</b></p>
<p><b>43.1</b>  <b>Median Age</b></p>	<p><b>19.1%</b>  <b>Population ≥65</b>          (3.6% Increase from 2010)</p>

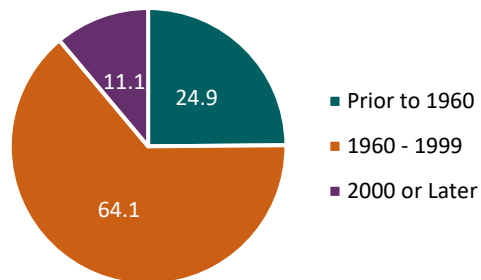


### 1.6.3 Housing Conditions


**Total Housing Units**  
**8,254**

<b>66.7%</b> Occupied		<b>29.7%</b> Occupied Seasonally	
<b>66.4%</b> Owner Occupied (1.2% Increase from 2010)		<b>30.6%</b> Renter Occupied	
<b>82.6%</b> Single-Family Housing Units (Attached or Detached)		<b>90</b> Mobile (Manufactured) Homes <sup>1</sup>	
<b>23.7%</b> Housing Units with Four or More Bedrooms	<b>38.5%</b> Housing Units with Three Bedrooms	<b>22.4%</b> Housing Units with Two Bedrooms	
<b>0%</b> Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System			

**Housing Unit Date of Construction**



**Total Households**  
**5,502**

<b>66.2%</b> Family Households		<b>33.8%</b> Non-Family Households	
<b>2.58</b> Average Household Size		<b>28.8%</b> Householders Living Alone	
<b>3.3%</b> Households Experiencing Crowding <sup>2</sup>		<b>&lt;1.0%</b> Households Experiencing Overcrowding <sup>3</sup>	
<b>\$464,100</b> Median Home Value			<b>\$1,712</b> Median Gross Rent
<b>45.9%</b> Cost Burdened <sup>4</sup> Households		<b>24.9%</b> Severely Cost Burdened <sup>5</sup> Households	

1. According to information provided by the Town of Southampton.
2. Household having 1.01 to 1.50 occupants per room
3. Household having 1.51 or more occupants per room
4. Households paying 30% or more of their income on housing
5. Households paying 50% or more of their income on housing

## 1.7 Northampton

### 1.7.1 Community Character

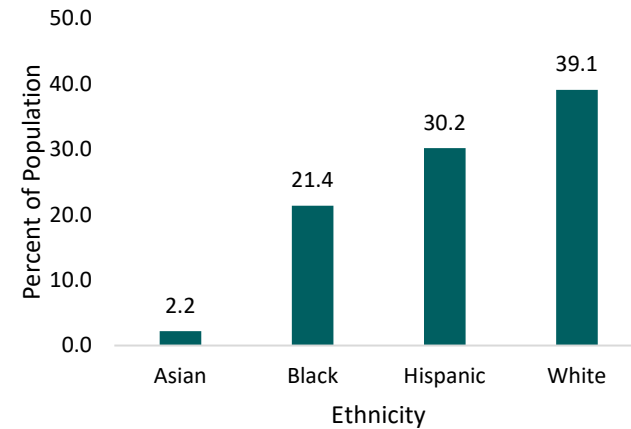
The hamlet of Northampton is bordered by Riverside to the north, Flanders to the east, Westhampton and Eastport to the South, and the Town of Brookhaven to the west. Nearly all of Northampton is within the Central Pine Barrens Core Preservation Area, giving the hamlet a rural and forested feel.

Riverhead-Moriches Road is the primary roadway through Northampton. Northampton is primarily rural and forested with a small cluster of residential housing around Wildwood Lake. Residential lots in Northampton tend to be on the smaller side, with homes set back from narrow streets, and often obscured from view by established trees and other vegetation. The absence of a street grid and lack of commercial uses creates an auto-dependent environment in the hamlet.

The hamlet is home to the Eastern Campus of the Suffolk County Community College.

### 1.7.2 Demographic Profile

<p><b>Total Population</b>  <b>603</b>          (5.8% Increase from 2010)</p>	<p><b>4.3%</b>  <b>Projected Population Decrease by 2024</b></p>
<p><b>34.8</b>  <b>Median Age</b></p>	<p><b>14.8%</b>  <b>Population ≥65</b>          (3.4% Increase from 2010)</p>

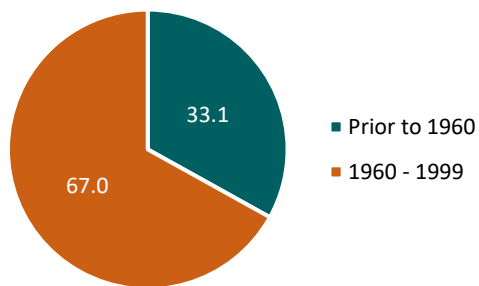


### 1.7.3 Housing Conditions


#### Total Housing Units 347

58.5% Occupied		29.3% Occupied Seasonally	
64.5% Owner Occupied (22.6% Decrease from 2010)		35.5% Renter Occupied	
91.9%			
Single-Family Housing Units (Attached or Detached)			
23.3% Housing Units with Four or More Bedrooms	47.8% Housing Units with Three Bedrooms	28.8% Housing Units with Two Bedrooms	
0%			
Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System			

Housing Unit Date of Construction



#### Total Households 203

78.3% Family Households		21.7% Non-Family Households	
2.97 Average Household Size		21.7% Householders Living Alone	
0%			
Households Experiencing Crowding <sup>1</sup> or Overcrowding <sup>2</sup>			
\$347,500 Median Home Value			\$1,331 Median Gross Rent <sup>5</sup>
43.0% Cost Burdened <sup>3</sup> Households		31.8% Severely Cost Burdened <sup>4</sup> Households	

1. Household having 1.01 to 1.50 occupants per room
2. Household having 1.51 or more occupants per room
3. Households paying 30% or more of their income on housing
4. Households paying 50% or more of their income on housing
5. Data source: 2015 ACS 5-Year Estimates. Data not available for 2016 – 2018 ACS 5-Year Estimates.

## 1.8 North Sea

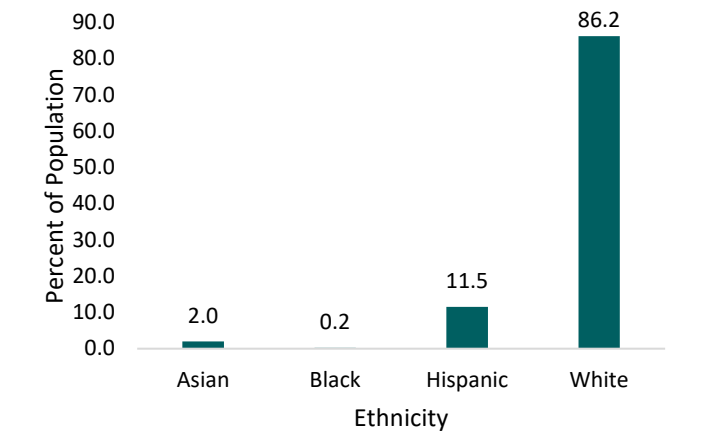
### 1.8.1 Community Character

The hamlet of North Sea is bordered by the Great Peconic Bay to the north, Noyac and Water Mill to the east, the Village of Southampton to the south, and Tuckahoe to the west. North Sea has an abundance of open space for recreation, which includes Wolf Swamp Sanctuary, the Conscience Point National Wildlife Refuge, and several ponds, coves, and creeks. North Seal Road and Majors Path provide access through the hamlet. North Sea does not have a commercial center though it does have a few eateries and a general store.

The residential character of North Sea is varied. Some areas are characterized by small lots fronting narrow residential roads, containing modest houses and modest yards. Other areas are characterized by larger lots, the houses of which are set back further from the residential streets and contain ample yards improved with dense vegetation and established trees. This patchwork of neighborhoods and open space without a defined street grid lacks walkability and creates an auto-dependent environment in the hamlet.

### 1.8.2 Demographic Profile

<b>Total Population</b> <b>4,522</b> (12.7% Decrease from 2010)	<b>2.9%</b> <b>Projected Population Increase by 2024</b>
<b>49.6</b> <b>Median Age</b>	<b>27.8%</b> <b>Population ≥65</b> (10.7% Increase from 2010)

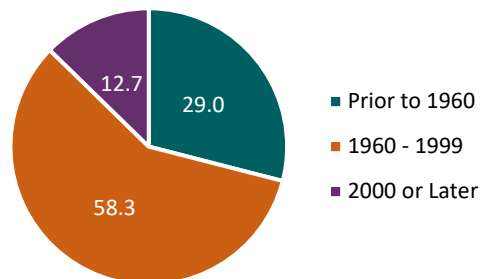


### 1.8.3 Housing Conditions


**Total Housing Units**  
**3,553**

<b>53.1% Occupied</b>		<b>44.7% Occupied Seasonally</b>	
<b>80.2% Owner Occupied</b> <small>(11.9% Decrease from 2010)</small>		<b>19.8% Renter Occupied</b>	
<b>92.9%</b> Single-Family Housing Units (Attached or Detached)			
<b>32.7%</b> Housing Units with Four or More Bedrooms	<b>38.9%</b> Housing Units with Three Bedrooms	<b>20.3%</b> Housing Units with Two Bedrooms	
<b>1.5%</b> Housing Units Lacking Complete Kitchen Facilities			

**Housing Unit Date of Construction**



**Total Households**  
**1,887**

<b>65.6% Family Households</b>		<b>34.4% Non-Family Households</b>	
<b>2.4</b> Average Household Size		<b>28.8%</b> Householders Living Alone	
<b>1.3%</b> Households Experiencing Crowding <sup>1</sup>		<b>0.3%</b> Households Experiencing Overcrowding <sup>2</sup>	
<b>\$825,000</b> Median Home Value		<b>\$1,883</b> Median Gross Rent	
<b>40.3% Cost Burdened<sup>3</sup> Households</b>		<b>22.7% Severely Cost Burdened<sup>4</sup> Households</b>	

1. Household having 1.01 to 1.50 occupants per room
2. Household having 1.51 or more occupants per room
3. Households paying 30% or more of their income on housing
4. Households paying 50% or more of their income on housing

## 1.9 Noyac

### 1.9.1 Community Character

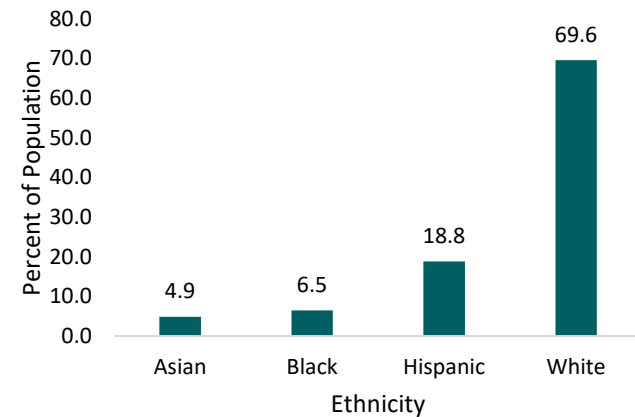
The hamlet of Noyac is bordered by Little Peconic Bay and Noyac Bay to the north, North Haven and Sag Harbor to the east, Bridgehampton and Water Mill to the south, and North Sea to the west. Middle Line Highway and Noyac Road provide major access across Noyac.

Noyac is named for the Indian word meaning a corner or point of land. Unique natural areas, including the Elizabeth A. Morton National Wildlife Refuge and Trout Pond Park, contribute to the scenic quality of the hamlet. Two large golf courses, the Noyac Golf Club and The Bridge Golf Club, account for large portions of recreation space in the hamlet.

The area is comprised of smaller lots with small homes interspersed among open space and marine uses.<sup>1</sup> Homes are generally set back from narrow residential roads with established trees and vegetative barriers often obscuring homes from view. This scattered development pattern, combined with a lack of a connected street grid and central commercial corridor, creates an auto-dependent environment within the hamlet.

### 1.9.2 Demographic Profile

<p><b>Total Population</b>  <b>4,327</b>          (19.3% Increase from 2010)</p>	<p><b>12.6%</b>  <b>Projected Population Decrease by 2024</b></p>
<p><b>40.7</b>  <b>Median Age</b></p>	<p><b>17.1%</b>  <b>Population ≥65</b>          (2.9% Decrease from 2010)</p>



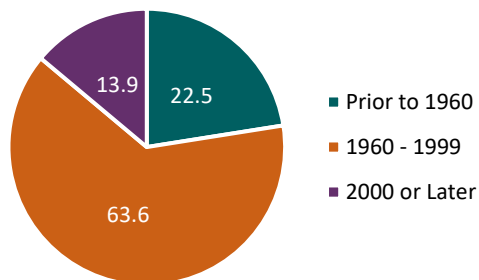
<sup>1</sup> In recent years, many of the homes within Noyac have been targeted for redevelopment. As such, many of the smaller homes traditionally characteristic of Noyac have been demolished and replaced.

### 1.9.3 Housing Conditions

**Total Housing Units**  
**3,136**

<b>48.6%</b> Occupied	<b>48.6%</b> Occupied Seasonally
<b>83.3%</b> Owner Occupied (3.3% Decrease from 2010)	<b>16.7%</b> Renter Occupied
<b>98.1%</b> Single-Family Housing Units (Attached or Detached)	
<b>39.0%</b> Housing Units with Four or More Bedrooms	<b>40.0%</b> Housing Units with Three Bedrooms
<b>1.1%</b> Housing Units Lacking Complete Kitchen Facilities	

**Housing Unit Date of Construction**



**Total Households**  
**1,524**

<b>61.7%</b> Family Households	<b>38.3%</b> Non-Family Households
<b>2.84</b> Average Household Size	<b>26.0%</b> Householders Living Alone
<b>1.7%</b> Households Experiencing Crowding <sup>1</sup>	
<b>\$717,400</b> Median Home Value	<b>\$2,093</b> Median Gross Rent
<b>42.0%</b> Cost Burdened <sup>3</sup> Households	<b>18.1%</b> Severely Cost Burdened <sup>4</sup> Households

1. Household having 1.01 to 1.50 occupants per room
2. Household having 1.51 or more occupants per room
3. Households paying 30% or more of their income on housing
4. Households paying 50% or more of their income on housing

## 1.10 Quiogue

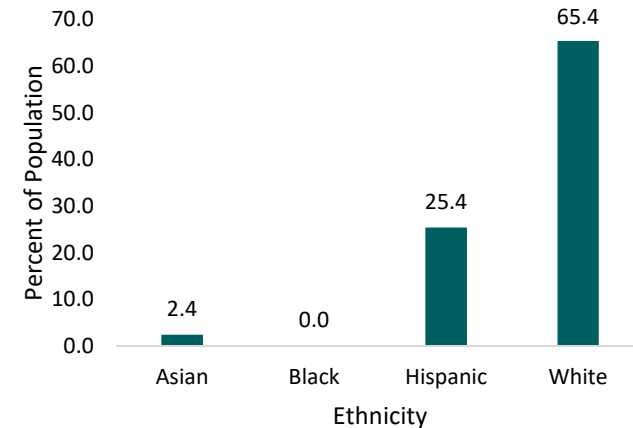
### 1.10.1 Community Character

The hamlet of Quiogue is bordered by Westhampton to the north, Quogue and the Quantuck River to the east, Quantuck Bay and the Atlantic Ocean to the south, and Westhampton Beach to the west. Quogue is separated from the Francis S. Gabreski Airport to the north by the Montauk Line of the LIRR. Montauk Highway is the major access road through Quiogue providing east-west access through the hamlet.

Quiogue is primarily residential in character with a variety of large and small homes set back from narrow residential streets with ample yards surrounded by vegetation and established trees. Quiogue does not have a commercial corridor. This paired with meandering country roads creates an auto-dependent environment. An industrial area north of South Country Road is buffered from nearby residential uses by forested areas.

### 1.10.2 Demographic Profile

<b>Total Population</b> <b>844</b> (11.2% Increase from 2010)	<b>&lt;1%</b> <b>Projected Population Decrease by 2024</b>
<b>45.2</b> <b>Median Age</b>	<b>9.6%</b> <b>Population ≥65</b> (19.4% Decrease from 2010)

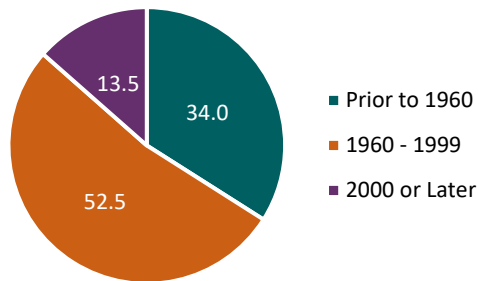


### 1.10.3 Housing Conditions

#### Total Housing Units 692

<b>49.1%</b> Occupied	<b>46.1%</b> Occupied Seasonally
<b>70.9%</b> Owner Occupied (20.2% Decrease from 2010)	<b>29.1%</b> Renter Occupied
<b>85.3%</b> Single-Family Housing Units (Attached or Detached)	<b>62</b> Mobile (Manufactured) Homes <sup>1</sup>
<b>35.4%</b> Housing Units with Four or More Bedrooms	<b>35.0%</b> Housing Units with Three Bedrooms
<b>2.6%</b> Housing Units Lacking Fuel-Powered Heating System	

Housing Unit Date of Construction



#### Total Households 340

<b>50.0%</b> Family Households	<b>50.0%</b> Non-Family Households
<b>2.48</b> Average Household Size	<b>44.4%</b> Householders Living Alone
<b>2.6%</b> Households Experiencing Crowding <sup>2</sup>	<b>6.5%</b> Households Experiencing Overcrowding <sup>3</sup>
<b>\$555,700</b> Median Home Value	<b>\$2,050</b> Median Gross Rent
<b>24.5%</b> Cost Burdened <sup>4</sup> Homeowners <sup>5</sup>	<b>64.0%</b> Cost Burdened <sup>4</sup> Renters <sup>5</sup>



1. According to information provided by the Town of Southampton.
2. Household having 1.01 to 1.50 occupants per room
3. Household having 1.51 or more occupants per room
4. Households paying 30% or more of their income on housing
5. CHAS data was not compiled for Quogue. Statistics on housing cost burden for Quogue were compiled from data from the 2018 ACS 5-Year Estimates table DP04 "selected monthly owner costs" and "gross rent as a percentage of household income".

## 1.11 Remsenburg-Speonk

### 1.11.1 Community Character

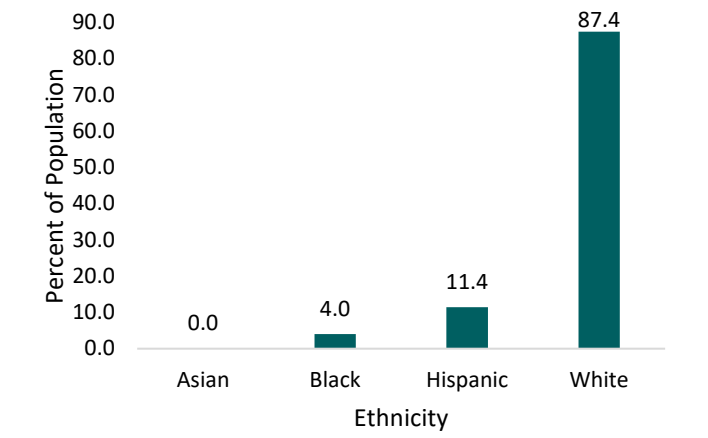
The hamlets of Remsenburg and Speonk, combined as Remsenburg-Speonk, is bordered by Northampton to the north, Westhampton to the east, Moriches Bay to the south, and Eastport to the west.

Major access roads through the hamlet include Old Country Road, Montauk Highway, and South Country Road. These east-west roads provide connections to the hamlet and further east. There is a small hamlet center with a commercial corridor along Montauk Highway, which has commercial uses such as eateries, a Veterinary Hospital, and a Post Office. Remsenburg-Speonk has a historic train station, mixed uses and affordable housing in the hamlet center.

Narrow lanes, historic structures, and large estates characterize much of Remsenburg-Speonk. Larger homes are set back on larger lots along a winding network of disconnected, narrow streets, which often end in cul-de-sacs. Established trees and well-manicured lawns are interspersed with vegetated areas blocking the view of some homes. This sprawling pattern of development and lack of a connected street grid create an auto-dependent environment.

### 1.11.2 Demographic Profile

<p><b>Total Population</b>  <b>1,974</b>          (9.6% Decrease from 2010)</p>	<p><b>34%</b>  <b>Projected Population Increase by 2024</b></p>
<p><b>47.1</b>  <b>Median Age</b></p>	<p><b>25.2%</b>  <b>Population ≥65</b>          (11.2% Increase from 2010)</p>

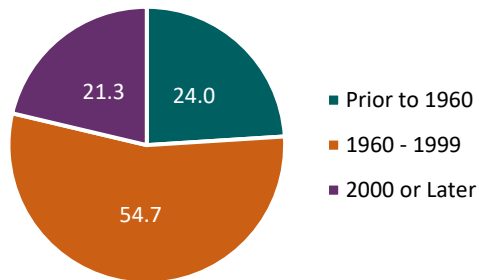


### 1.11.3 Housing Conditions


#### Total Housing Units 1,779

<b>47.6%</b> Occupied	<b>49.1%</b> Occupied Seasonally
<b>84.3%</b> Owner Occupied (1.0% Decrease from 2010)	<b>15.7%</b> Renter Occupied
<b>88.9%</b> Single-Family Housing Units (Attached or Detached)	<b>33</b> Mobile (Manufactured) Homes <sup>1</sup>
<b>41.4%</b> Housing Units with Four or More Bedrooms	<b>34.9%</b> Housing Units with Three Bedrooms
<b>0%</b> Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System	

Housing Unit Date of Construction



#### Total Households 846

<b>71.2%</b> Family Households	<b>28.8%</b> Non-Family Households	
<b>2.32</b> Average Household Size	<b>27.5%</b> Householders Living Alone	
<b>0%</b> Households Experiencing Crowding <sup>2</sup> or Overcrowding <sup>3</sup>		
<b>\$619,500</b> Median Home Value		<b>\$1,636</b> Median Gross Rent
<b>35.0%</b> Cost Burdened <sup>4</sup> Households	<b>21.5%</b> Severely Cost Burdened <sup>5</sup> Households	

1. According to information provided by the Town of Southampton.
2. Household having 1.01 to 1.50 occupants per room
3. Household having 1.51 or more occupants per room
4. Households paying 30% or more of their income on housing
5. Households paying 50% or more of their income on housing

## 1.12 Riverside

### 1.12.1 Community Character

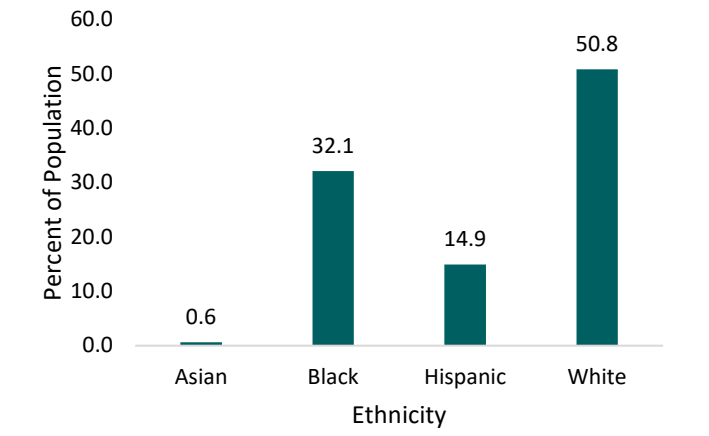
The hamlet of Riverside is bordered by the Peconic River to the north, Flanders to the east, Northampton to the south, and the Town of Brookhaven to the west. The hamlet is accessed by Nugent Drive, Flanders Road, Center Drive South, and Riverleigh Avenue, which intersect at a traffic circles along the northern boundary of the hamlet.

Riverside has over four miles of waterfront and nearly 1,000 acres of preserved, virgin property, and is one of the most economically distressed community in Suffolk County. Many areas within the hamlet are undeveloped or vacant, and those that are occupied are sparsely developed. Riverside does not have a commercial corridor but a few commercial uses, which includes a coffee house, a budget hotel, fast food chain, and a beer store.

The residential character of Riverside can be characterized by smaller homes on smaller lots set back from narrow residential streets with established trees. Mobile homes make up approximately 44 percent of housing in Riverside. The lack of a connected street grid and state of disinvestment create an auto-dependent environment in the hamlet.

### 1.12.2 Demographic Profile

<p><b>Total Population</b>  <b>3,151</b>          (12.4% Increase from 2010)</p>	<p><b>1.8%</b>  <b>Projected Population Decrease by 2024</b></p>
<p><b>36.4</b>  <b>Median Age</b></p>	<p><b>13.0%</b>  <b>Population ≥65</b>          (1.8% Decrease from 2010)</p>

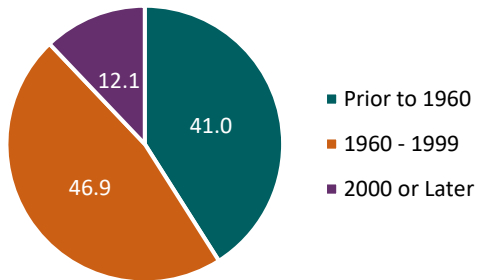


### 1.12.3 Housing Conditions

#### Total Housing Units 706

72.5% Occupied		18.1% Occupied Seasonally	
72.5% Owner Occupied (0.8% Increase from 2010)		27.5% Renter Occupied	
41.8% Single-Family Housing Units (Attached or Detached)	274 Mobile (Manufactured) Homes <sup>1</sup>		
19.1% Housing Units with Four or More Bedrooms	17.1% Housing Units with Three Bedrooms	50.6% Housing Units with Two Bedrooms	
0% Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System			

Housing Unit Date of Construction



#### Total Households 512

26.8% Family Households		73.2% Non-Family Households	
1.73 Average Household Size		66.6% Householders Living Alone	
0% Households Experiencing Crowding <sup>2</sup>			
\$NOT LISTED Median Home Value (Mobile Homes)			\$75,900 Median Home Value (Other)
\$1,530 Median Gross Rent			
74.0% Cost Burdened <sup>3</sup> Households		41.8% Severely Cost Burdened <sup>4</sup> Households	

1. According to information provided by the Town of Southampton.
2. Household having 1.51 or more occupants per room
3. Households paying 30% or more of their income on housing
4. Households paying 50% or more of their income on housing

## 1.13 Shinnecock Hills

### 1.13.1 Community Character

The hamlet of Shinnecock Hills is bordered by the Great Peconic Bay and Tuckahoe to the north, Southampton to the east and south, Shinnecock Bay to the south, and Hampton Bays to the west. Sunrise Highway, County Road 39, and Montauk Highway provide major east-west access to and through the hamlet.

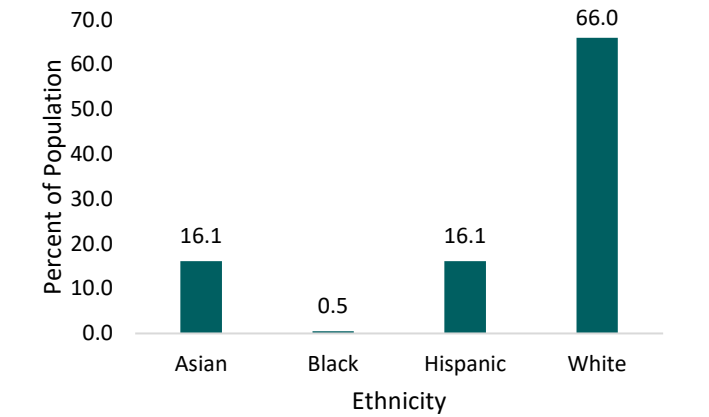
The hamlet is home to the Shinnecock Indian Reservation, and contains sacred Shinnecock tribal grounds and archeological sites associated with same. As such, Shinnecock’s character is influenced, in part, by its rich Native American history. In an effort to preserve these and other sacred areas, the Town of Southampton recently passed legislation regulating new construction within archeologically significant areas.

Shinnecock’s commercial corridor is along its northern boundary on County Road 39, an area which is not pedestrian friendly, with commercial uses set back from the road and built in a sea of parking. Shinnecock Hills is primarily residential with meandering residential streets creating a disjointed pattern of development. This lack of a connected street grid, combined with a sparsely developed commercial strip, create an auto-dependent environment. The Stony Brook Southampton campus is located in Shinnecock Hills.

The residential character of Shinnecock Hills is defined by larger homes on larger lots set back from narrow residential roads with dense vegetation and established trees obscuring views of many homes from the street.

### 1.13.2 Demographic Profile

<p><b>Total Population</b>  <b>2,502</b>          (36.3% Increase from 2010)</p>	<p><b>13.5%</b>  <b>Projected Population Decrease by 2024</b></p>
<p><b>47.4</b>  <b>Median Age</b></p>	<p><b>20.8%</b>  <b>Population ≥65</b>          (0.3% Increase from 2010)</p>

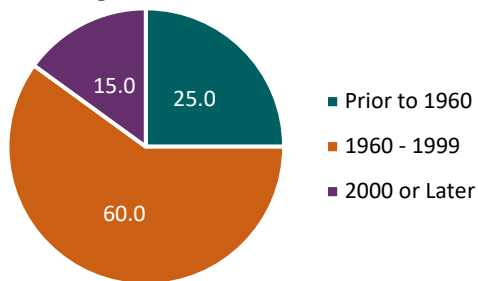


### 1.13.3 Housing Conditions

**Total Housing Units**  
**2,024**

<b>50.0%</b> Occupied	<b>45.9%</b> Occupied Seasonally
<b>74.9%</b> Owner Occupied (11.1% Increase from 2010)	<b>25.1%</b> Renter Occupied
<b>85.8%</b> Single-Family Housing Units (Attached or Detached)	
<b>32.4%</b> Housing Units with Four or More Bedrooms	<b>35.2%</b> Housing Units with Three Bedrooms
<b>1.1%</b> Housing Units Lacking Complete Plumbing Facilities	

**Housing Unit Date of Construction**



**Total Households**  
**1,017**

<b>55.7%</b> Family Households	<b>44.3%</b> Non-Family Households
<b>2.29</b> Average Household Size	<b>32.0%</b> Householders Living Alone
<b>6.6%</b> Households Experiencing Overcrowding <sup>1</sup>	
<b>\$775,900</b> Median Home Value	<b>\$1,995</b> Median Gross Rent
<b>38.0%</b> Cost Burdened <sup>2</sup> Households	<b>22.0%</b> Severely Cost Burdened <sup>3</sup> Households



1. Household having 1.01 to 1.50 occupants per room
2. Households paying 30% or more of their income on housing
3. Households paying 50% or more of their income on housing

## 1.14 Tuckahoe

### 1.14.1 Community Character

The hamlet of Tuckahoe is bordered to by North Sea to the north and east, a small portion of the Village of Southampton and Shinnecock Hills to the south, and the Great Peconic Bay to the west. Sebonac Road and County Road 39/North Highway provide major connections to and through the hamlet.

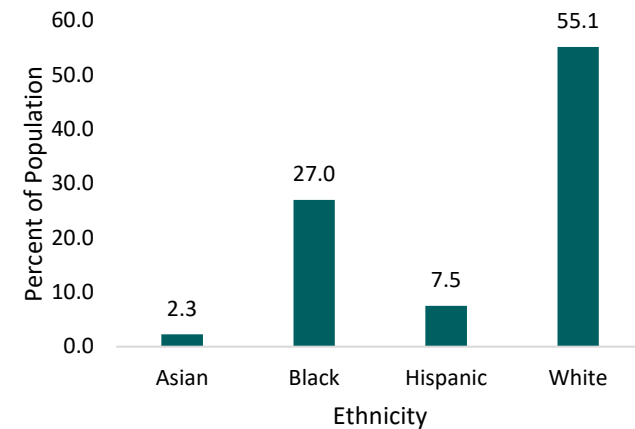
The hamlet has two commercial areas along County Road 39/North Highway. Both of these commercial areas are primarily strip retail with large areas of parking surrounding stores along a busy road. These areas are not pedestrian friendly and require residents to drive in order to access them.

The residential character of the hamlet can be defined by large lots with homes set back from the street and ample yards. Oftentimes, homes are obscured from view from the street by dense vegetation and established trees. Roads do not form an established street grid creating a pattern of development that requires a car to travel.

Golf courses occupy a significant amount of land in Tuckahoe. The famous Shinnecock Hills Golf Club, Southampton Golf Club, Sebonack Golf Club, and National Golf Links of America are all located within the hamlet.

### 1.14.2 Demographic Profile

<b>Total Population</b> <b>948</b> (30.1% Decrease from 2010)	<b>51.2%</b> <b>Projected Population</b> <b>Decrease by 2024</b>
<b>44.2</b> <b>Median Age</b>	<b>20.0%</b> <b>Population ≥65</b> (0.1% Increase from 2010)

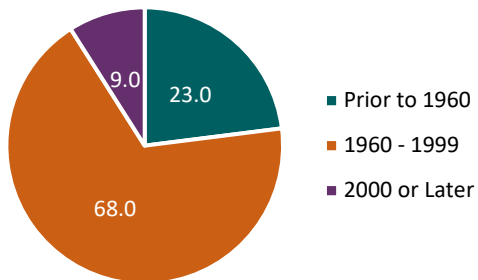


### 1.14.3 Housing Conditions


#### Total Housing Units 633

<b>57.7%</b> Occupied	<b>42.3%</b> Occupied Seasonally
<b>79.7%</b> Owner Occupied (16.1% Increase from 2010)	<b>20.3%</b> Renter Occupied
<b>90.0%</b> Single-Family Housing Units (Attached or Detached)	
<b>44.2%</b> Housing Units with Four or More Bedrooms	<b>32.7%</b> Housing Units with Three Bedrooms
<b>0%</b> Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System	

Housing Unit Date of Construction



#### Total Households 365

<b>66.0%</b> Family Households	<b>34.0%</b> Non-Family Households	
<b>2.6</b> Average Household Size	<b>28.5%</b> Householders Living Alone	
<b>0%</b> Households Experiencing Crowding <sup>1</sup>		
<b>\$782,100</b> Median Home Value		<b>\$948</b> Median Gross Rent
<b>43.0%</b> Cost Burdened <sup>2</sup> Households	<b>31.9%</b> Severely Cost Burdened <sup>3</sup> Households	

1. Household having 1.01 to 1.50 occupants per room
2. Households paying 30% or more of their income on housing
3. Households paying 50% or more of their income on housing

## 1.15 Water Mill

### 1.15.1 Community Character

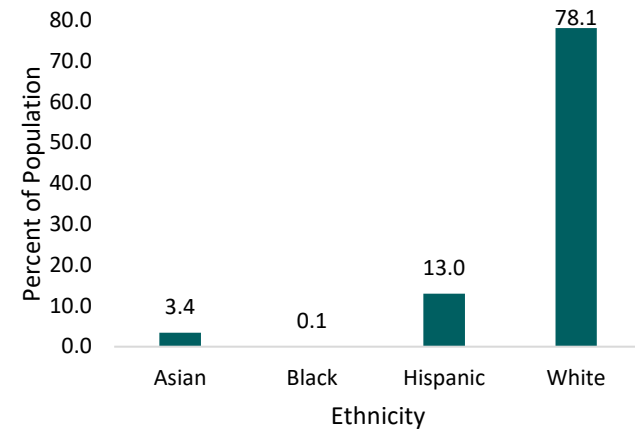
The hamlet of Water Mill is bordered by Noyac to the north, Bridgehampton to the east, Mecox Bay and the Atlantic Ocean to the south, and the Village of Southampton and North Sea to the west. Montauk Highway and Deerfield Road provide major access to and through the hamlet.

Water Mill is primarily agricultural and residential in character with the most designated agricultural land of any hamlet in the Town. The commercial corridor of Water Mill is located along Montauk Highway, and includes a variety of commercial uses, such as eateries, the Post Office, the Water Mill Museum, and an antique store. Other commercial uses are interspersed with residential uses. The spread-out nature of the commercial center and meandering country roads spread across a rural landscape creates an auto-dependent environment.

The residential character of Water Mill can be defined predominately by large, single-family homes on large lots set back from narrow countryside roads. Large yards provide space for landscaped lawns with large trees and dense vegetation often blocking homes from view from the street.

### 1.15.2 Demographic Profile

<p><b>Total Population</b>  <b>1,906</b>          (24.9% Increase from 2010)</p>	<p><b>5.2%</b>  <b>Projected Population Decrease by 2024</b></p>
<p><b>53.2</b>  <b>Median Age</b></p>	<p><b>17.7%</b>  <b>Population ≥65</b>          (5.3% Decrease from 2010)</p>

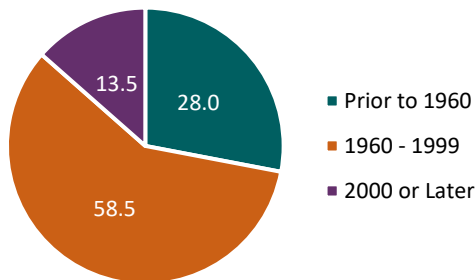


### 1.15.3 Housing Conditions


**Total Housing Units**  
**2,047**

<b>37.1%</b> Occupied	<b>60.8%</b> Occupied Seasonally
<b>94.7%</b> Owner Occupied (1.1% Increase from 2010)	<b>5.3%</b> Renter Occupied
<b>98.8%</b> Single-Family Housing Units (Attached or Detached)	
<b>51.2%</b> Housing Units with Four or More Bedrooms	<b>34.3%</b> Housing Units with Three Bedrooms
<b>0%</b> Housing Units Lacking Complete Kitchen, Plumbing, or Fuel-Powered Heating System	

Housing Unit Date of Construction



**Total Households**  
**759**

<b>65.1%</b> Family Households	<b>34.9%</b> Non-Family Households	
<b>2.5</b> Average Household Size	<b>30.8%</b> Householders Living Alone	
<b>0%</b> Households Experiencing Crowding <sup>1</sup>		
<b>\$1,563,900</b> Median Home Value		<b>\$2,635</b> Median Gross Rent <sup>4</sup>
<b>34.0%</b> Cost Burdened <sup>2</sup> Households	<b>16.6%</b> Severely Cost Burdened <sup>3</sup> Households	

1. Household having 1.01 to 1.50 occupants per room
2. Households paying 30% or more of their income on housing
3. Households paying 50% or more of their income on housing
4. Data source: 2015 ACS 5-Year Estimates. Data not available for 2016 – 2018 ACS 5-Year Estimates.

## 1.16 Westhampton

### 1.16.1 Community Character

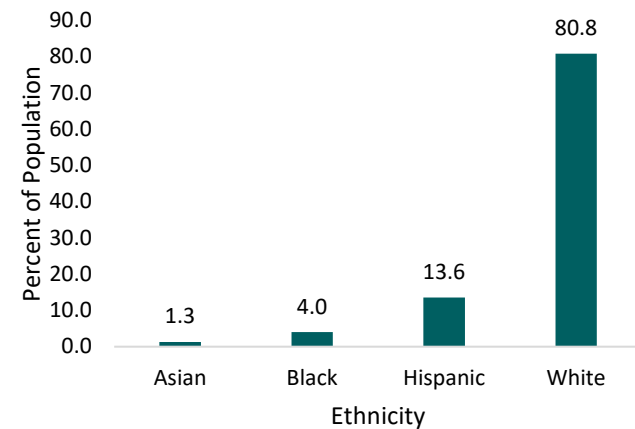
The hamlet of Westhampton is bordered by Northampton to the north, the Village of Southampton to the east, Westhampton Beach and Moriches Bay to the South, and Remsenburg-Speonk to the west. Sunrise Highway, Old Country Road, and Montauk Highway provide major access to and through the hamlet. North of Old Country Road Westhampton is in the Central Pine Barrens Core Preservation Area, limiting development in that area. A significant portion of Westhampton is occupied by the Francis Gabreski Airport as well.

Apart from the area north of Old Country Road, Westhampton is primarily residential in character with pockets of commercial uses along Montauk Highway. Commercial uses include motels, eateries, and the Westhampton Country Club.

The residential character of Westhampton can be characterized with varying lot sizes, though many are on the larger side with larger homes set back from narrow residential roads with ample yards. Homes vary in architectural style and are often obscured from the view of the road by established trees and other landscaping and dense vegetation. The pattern of development does not provide a pedestrian accessible landscape creating an auto-dependent environment.

### 1.16.2 Demographic Profile

<p><b>Total Population</b>  <b>2,898</b>          (15.8% Decrease from 2010)</p>	<p><b>19.4%</b>  <b>Projected Population Increase by 2024</b></p>
<p><b>50.3</b>  <b>Median Age</b></p>	<p><b>25.0%</b>  <b>Population ≥65</b>          (4.3% Increase from 2010)</p>

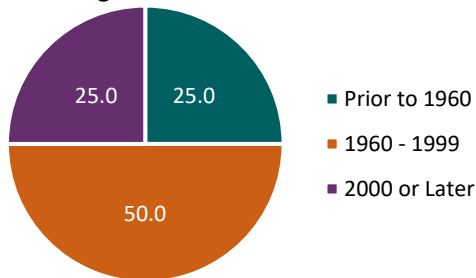


### 1.16.3 Housing Conditions

#### Total Housing Units 2,166

45.4% Occupied	47.2% Occupied Seasonally
94.7% Owner Occupied (15.6% Increase from 2010)	5.3% Renter Occupied
85.6% Single-Family Housing Units (Attached or Detached)	
43.1% Housing Units with Four or More Bedrooms	34.0% Housing Units with Three Bedrooms
<1% Housing Units Lacking Complete Kitchen Facilities	

Housing Unit Date of Construction



#### Total Households 983

74.9% Family Households	25.1% Non-Family Households
2.74 Average Household Size	22.8% Householders Living Alone
2% Households Experiencing Overcrowding <sup>1</sup>	
\$753,000 Median Home Value	\$2,139 Median Gross Rent
45.0% Cost Burdened <sup>2</sup> Households	24.1% Severely Cost Burdened <sup>3</sup> Households



1. Household having 1.51 or more occupants per room
2. Households paying 30% or more of their income on housing
3. Households paying 50% or more of their income on housing