

**APPENDIX E**

**ZONING AND BUILD OUT ANALYSIS**



## TOWN OF SOUTHDOLD

# COMMERCIAL/INDUSTRIAL ZONING AND BUILD OUT ANALYSIS

### **Introduction**

Planning efforts in the Town of Southold have sought to strengthen the downtown areas and the hamlet centers, rather than increasing the intensity of uses outside of hamlet areas. The rural character and dominant agricultural use of non-hamlet areas, as well as the vitality, shopping, services and activities in the hamlets, establish the existing and desired future character of the Town. Industrial land use in the Town is situated either proximate to hamlet areas, or in areas of the Town that provided road and/or rail access as well as an established land use pattern that makes an area appropriate for continued industrial use and expansion (i.e., Town solid waste management facilities and/or existing industry).

The Town is conducting a build out analysis as part of the Comprehensive Plan Update. The economic chapter deals primarily with the goals and objectives with respect to economic development in the form of commercial and industrial land use in the Town. The Town-wide build out analysis has been further broken down into the existing number of acres of each zoning type within each school district, specifically for commercial and industrial zoning categories. Each zoning category includes the acreage of existing developed commercial/industrial use (as estimated by coverage factors) as well as vacant land available for development. Consequently, the aggregate represents the total potential land use for each zoning category, at full build out of the Town (i.e., should all vacant un-encumbered land be developed).

A similar Town-wide build out was conducted in 2003 as part of the Comprehensive Implementation Strategy (CIS). This build out was further evaluated as part of that study using a spreadsheet model developed by NP&V in conjunction with a Town committee. The model, referred to as the Regional Impact Assessment Model (RIAM), sought to project future conditions with respect to environmental and land use factors, in order to better understand the consequences of future build out conditions. This model is useful and can be applied to commercial and industrial build out data, particularly on an individual school district basis, to formulate findings and better direct comprehensive planning efforts with respect to economic growth in the Town.

### **Build Out Analysis**

The Town of Southold prepared a Zoning and Build Out Analysis for commercial and industrial parcels, as a first step in determining how the existing zoning relates to the future potential land use in the Town. Industrial and commercial zoning are important land use categories that serve many needs within the community and the region, specifically:



- Commercial/industrial lands add to the tax base which helps in large part to support school budgets (approximately 60% of the total tax level is school district taxes);
- Commercial/industrial lands generate employment within the community;
- Commercial/industrial lands serve consumer and service business needs within the community.

As noted, a Build Out Analysis was completed in 2003 for the CIS. In 2003, data for the Build Out Analysis was based on Town-wide zoning district classifications. However, it was believed that the RIAM would benefit from a breakdown based on a school district basis. As such, the revised Build Out Analysis was sorted by school district, separated into the following geographic areas:

- Fishers Island Union Free School District (UFSD);
- Mattituck-Cutchogue UFSD;
- New Suffolk Common School District;
- Oysterponds UFSD; and
- Southold UFSD

The Town’s Build Out Analysis is useful in establishing the aggregate of existing development combined with the projecting the number of acres available for development. **Table 1** illustrates the acreage of existing and developable land for each commercial/industrial zoning district, broken down by school district.

**TABLE 1  
EXISTING AND POTENTIAL DEVELOPMENT  
SORTED BY ZONING DISTRICT AND SCHOOL DISTRICT**

School District	Zoning District					Totals
	B	HB	LB	LI	LIO	
Fishers Island UFSD	13.07	2.9	11.41	0	0	27.38
Greenport UFSD	6.65	0	10.52	21.86	18.26	57.29
Mattituck UFSD	82.95	58.95	37.55	116.23	68.57	364.25
New Suffolk Common SD	0	3.59	0	0	0	3.59
Oysterponds UFSD	3.15	2.55	0	0	0	5.70
Southold UFSD	37.31	73.35	30.5	24.68	0	165.84
<b>Total: All School Districts</b>	143.13	141.34	89.98	162.77	86.83	624.05

For the purpose of the Build Out Analysis, the Town also estimated the potential number of new residential units that could result from full Build Out of the vacant land in the HB district which allows residential as well as commercial development. The Potential New Units predicted would be in place of commercial development of the vacant developable HB land. **Table 2** illustrates the potential new units projected in the Town Build Out Analysis in the HB district, as a function of school district. For all other commercial/industrial districts



**TABLE 2**  
**POTENTIAL NEW UNITS, SORTED BY SCHOOL DISTRICT**

School District	Zoning District					Totals
	B	HB	LB	LI	LIO	
Fishers Island UFSD	6	<b>2</b>	4	0	0	12
Greenport UFSD	1	<b>0</b>	1	10	2	14
Mattituck UFSD	46	<b>79</b>	4	76	23	228
New Suffolk Common SD	0	<b>1</b>	0	0	0	1
Oysterponds UFSD	1	<b>2</b>	0	0	0	3
Southold UFSD	20	<b>105</b>	5	11	0	141
<b>Total: All School Districts</b>	74	<b>189</b>	14	97	25	399

Note: HB represents potential new **residential** units and is reflected in **bold** numerical text.  
The B, LB, LI and LIO are assumed in the build out to be developed for commercial or industrial use, therefore, the B, LB, LI and LIO represent potential division of land for commercial/industrial use and not residential units.

### **Regional Impact Assessment Model**

The Regional Impact Assessment Model was first developed by NP&V for the Town of Southold as part of the CIS in 2003. RIAM is a tool that can be used to determine potential impacts associated with build out for various planning and environmental resources in the Town. RIAM can be used to analyze future scenarios depending on the desired balance of potential new commercial/industrial land use as a function of zoning in the Town.

The RIAM model was run based on zoning district and acreage (and potential new units for HB) for the commercial/industrial districts, broken down by each school district within the Town. For the purpose of the RIAM model, the Build Out of the HB zoning district was analyzed based on all residential use, all commercial use, and a potential blend of 50% commercial, 50% residential.

RIAM uses the acreage of land within each zoning district that is either developed or has the potential to be developed and/or the projected number of residential units (applicable only in the HB district) and determines the potential square footage and impacts associated with various impact assessment categories. As such, the acreage of existing and developable land and the potential number of new residential units (for HB) found in **Table 1** and **Table 2**, respectively, were applied to RIAM and used to determine the coverage factors, water resource information (sanitary flow, water use, water recharged and concentration of nitrogen in recharge), demographic information (number of dwellings, total population, estimated school aged children, estimated senior population), total tax revenue, school tax revenue, solid waste generated and peak hour vehicle trips.

Coverage factors were applied to the commercial zoning districts based on zoning, and these coverage factors were applied to estimate existing development, as well as to predict new development. These factors were researched in 2003 based on review of five (5) prior years of approved site plans and are noted as follows.



**TABLE 3  
COVERAGE FACTORS**

Zoning District	Coverage Factor	
	Build Out	RIAM
B	0.3	0.241
HB	0.4	0.241
LB	0.2	0.2
LI	0.3	0.27
LIO	0.2	0.2

RIAM was applied town-wide to determine potential impacts as part of the 2003 CIS. The same methodology that was used for the 2003 CIS were used in connection with this segment of the Economic Chapter of the Comprehensive Plan Update (i.e., potential impact categories and factors that were applied for the prior build out analysis are used for this current analysis). This provides for some level of consistency and tracking with respect to potential impacts.

It is noted that although the factors were reviewed by committee and applied in 2003 for the CIS, the committee overseeing the current Economic Chapter of the Comprehensive Plan Update has raised the question as to whether the school district multipliers used in 2003 (generated by Rutgers University and recognized by Western Suffolk BOCES as appropriate for Long Island) would indeed apply to Southold given the higher senior population and resulting smaller family size as compared with other parts of Long Island. Further research was conducted and it was found that there are no accurate census data which are unique to Southold for generation of school children based on size of residential units. Absent the application of some arbitrary reduction factor, there are no available data specific to Southold. The Rutgers/BOCES data do recognize that smaller units result in less school aged children, and therefore provide a breakdown by unit types and size in terms of number of bedrooms. As a result, it was determined to use the same factors as were applied in 2003 for consistency purposes, and in the absence of supporting data which would justify a change. Consequently, the findings associated with potential school aged children which may result from residential units in the HB zoning district are believed to be conservative, and may over predict the number of school children.

### **Key Findings of RIAM Model**

Based on the existing zoning available for development it is noted that Mattituck has the greatest commercial/zoning development potential (as measured by existing and future land use) at 364.25 acres followed by Southold (165.84 acres), Greenport (57.29 acres), and to a lesser extent, Fishers Island (15.97 acres), Oysterponds and New Suffolk (5.70 and 3.59 acres, respectively).



Mattituck is the westernmost of Southold's hamlets and has an established hamlet, many businesses, supporting demographics and potential for growth. It is also noted that the Mattituck UFSD includes Cutchogue hamlet. Cutchogue is an established hamlet with a strong business community and supporting residential uses. Mattituck hamlet is the subject of a corridor study being completed by the Town and NP&V for a more focused assessment of the land use, zoning, traffic, aesthetics, and related planning review factors. There are recommendations to fine tune zoning within the hamlet area in order to improve land use compatibility and achieve the vision established by stakeholders for Mattituck. On net balance, it is not expected that the total acreage of commercial/industrial land available for development will change significantly as a result of the corridor study, however, adjustments between commercial/industrial districts are likely.

The Southold UFSD includes the hamlets of Southold and Peconic. Southold is an established hamlet with a strong business community and supporting, surrounding residential area. Peconic is a smaller hamlet that serves local needs of surrounding residents and provides a local sense of place. Maintaining the integrity of the business environment in the area of the Southold UFSD is critical and allowing for growth potential through existing commercial/industrial zoning will assist in ensuring planned growth for tax base, consumers and jobs.

Industrial/commercial zoning in the area of the Greenport UFSD provides support for the more central business district nature of the incorporated Village of Greenport. Consequently, there is no HB zoning existing or available in the unincorporated areas of Southold Town proximate to Greenport; however, LI and LIO comprise the largest areas of existing use and potential growth followed by the LB and B districts. These uses support Greenport and provide important tax revenues and job potential.

Fishers Island was the subject of a comprehensive study which provided more specific recommendations based on the unique conditions of the island. The existing 15.97 acres of commercial/industrial zoning is important for tax base, local needs and jobs.

The Oysterponds UFSD includes the hamlets of East Marion and Orient. New Suffolk is a small hamlet south of Cutchogue. These are smaller hamlets with historic and rural character/qualities and serve very localized needs for the surrounding communities. Commercial/industrial land use in these areas is logically less able to be accommodated and also less needed.

Fishers Island, Oysterponds and New Suffolk are much smaller school districts and hamlets, and each possesses unique attributes and challenges with respect to zoning, land use and overall planning needs. These areas are best managed through focused plans based on the unique qualities within each hamlet and school district area.

Through the use of the zoning acreages by school district, the RIAM model presents impact data for build out, tax revenue, school tax revenue, population, solid waste and vehicle trips. The results of the RIAM model are presented in the accompanying Summary Tables (**Table 4** –



**Table 11)** and data sheets for each school district are broken down by zoning districts. Review of these data leads to the following observations:

- **Build Out** – As expected Mattituck has the greatest commercial/industrial land use at 3,781,182 SF with the next largest being Southold at 1,717,687 SF. It is noted that Southold has more potential for residential units as a result of the greater available HB zoned land. Other school district areas have commercial/industrial land use commensurate with the acreage of commercial/industrial land. The total maximum commercial build out is 6,441,094 SF based on all commercial use.
- **Total Tax Revenue** – The total tax existing and future revenue potential of Mattituck is roughly twice that of Southold (\$9,573,134 and \$4,749,078, respectively), with Greenport being the next largest at \$1,389,943. Other school district areas have tax revenue commensurate with the acreage of commercial/industrial land. The total maximum tax revenue of \$16,769,444 is based on all commercial use.
- **School Tax Revenue** – School taxes are 100% available to the taxing jurisdictions under the scenario of all commercial use in the HB combined with other commercial/industrial zoning districts. It is noted that for a scenario involving all new residential growth in the HB zone, all school district areas still maintain a tax surplus even in consideration of the cost to educate children which could be generated in the HB use areas. Surpluses range from \$3,371 in New Suffolk, to a maximum of \$4,818,882 in Mattituck, with Oysterponds (\$52,226), Greenport (\$871,144) and Southold (\$1,501,616), in the middle of this range. As noted previously, this could be overly conservative if the number school children in new households is less than that predicted by the multipliers, thus making the surplus even greater for the residential and mixed residential scenarios. If new HB use is split evenly between residential and commercial, school district tax revenue provides a greater surplus. There is significant revenue potential for school districts under the HB, all-commercial scenario with dollar values from most to least as follows: Mattituck (\$5,868,238), Southold (\$2,891,889), Greenport (\$871,144), Fishers Island (\$454,075), Oysterponds (\$101,743) and New Suffolk (\$64,080). The total potential school tax revenue among all districts and based on all commercial use is \$10,251,170.
- **Population** – Residential populations would result from HB use scenarios which included an all residential use and to a lesser extent, the 50% commercial: 50% residential scenario. Southold hamlet has the greatest potential for new residents at 228 for the all residential scenario and 114 based on the 50:50 scenario. Mattituck is next with 171 and 86 potential new residents based on the all residential and 50:50 scenarios, respectively. Other school district areas would experience significantly less potential residential growth.
- **Jobs** – Job creation is critical to local employment and economic stability. The commercial/industrial lands create significant job potential with a maximum potential job count of 8,253 in Mattituck followed by 4,279 in Southold, and 1,112 in Greenport, with much smaller job potential numbers in the other school district areas. These job numbers are based on just uses in the commercial/industrial zoning districts, and do not include jobs resulting from agriculture, marine districts, and/or other zoned lands which may include health facilities such as Peconic Landing which is a large generator of local skilled jobs. In addition, jobs are shared between hamlets and are available outside of the Town within a reasonable commuting distance.



- Solid Waste Generation – Also commensurate with the level of anticipated development, solid waste generation varies from a maximum of 7.48 tons/day in Mattituck to as little as 0.05 tons/day in New Suffolk.
- Vehicle Trip Generation – Vehicle trips are based on the potential square footage of commercial/industrial use, and for residential use scenarios rates for number of residential units are provided. As many as 2,204 trips could result from full commercial build out in Mattituck, with fewer trips (and less potential growth) in Southold at 992.7 trips. Other school district areas would experience less peak hour vehicle trips as noted in the summary tables. Other sections of the Comprehensive Plan Update will consider the need for traffic mitigation, traffic calming and promotion of inter-modal transportation. A full build out scenario would certainly add to traffic volumes on roads within the hamlets indicating that overall transportation comprehensive planning is necessary and as development occurs, traffic must be monitored and mitigated through project review.

The following summary tables (**Table 4 – Table 11**) provide compiled information for the factors noted above, totaling each by school district and parameter. The summary tables are followed by individual zoning district analysis tables to show how the results were computed. A separate analysis is provided for each zoning district within each school district. Applicable data tables are included as attachments following this analysis.



**TABLE 4  
TOTAL BUILD OUT, NUMBER OF UNITS AND SQUARE FEET**

Zoning District	Fishers Island UFSD	Greenport UFSD	Mattituck UFSD	Oysterponds UFSD	Southold UFSD	New Suffolk Common SD	All School Districts
HB-Residential	2	0	79	2	105	1	189
HB-50/50	15,222	0	309,427	13,385	385,013	18,844	741,891
HB – Commercial	30,444	0	618,855	26,770	770,025	37,688	1,483,782
LB	99,404	91,650	327,136	0	265,716	0	783,906
B	137,208	69,811	870,806	33,069	391,679	0	1,502,573
LIO	0	159,081	597,382	0	0	0	756,463
LI	0	257,100	1,367,004	0	290,266	0	1,914,371
<b>Totals</b>							
HB-Residential	251,834	577,643	3,471,755	46,453	1,332,674	18,844	5,699,203
HB-50/50	1	0	40	1	53	1	95
HB – Commercial	267,056	577,643	3,781,182	59,838	1,717,687	37,688	6,441,094



**TABLE 5**  
**TOTAL TAX REVENUE (\$/YEAR)**

Zoning District	Fishers Island UFSD	Greenport UFSD	Mattituck UFSD	Oysterponds UFSD	Southold UFSD	New Suffolk Common SD	All School Districts
HB-Residential	\$11,500	\$0	\$454,250	\$11,500	\$603,750	\$5,750	\$1,086,750
HB-50/50	\$49,894	\$0	\$1,124,464	\$44,566	\$1,418,412	\$57,522	\$2,694,858
HB – Commercial	\$88,288	\$0	\$1,794,679	\$77,632	\$2,233,074	\$109,294	\$4,302,967
LB	\$288,271	\$265,786	\$948,693	\$0	\$770,576	\$0	\$2,273,327
B	\$397,904	\$202,453	\$2,525,337	\$95,899	\$1,135,869	\$0	\$4,357,462
LIO	\$0	\$381,795	\$1,433,716	\$0	\$0	\$0	\$1,815,511
LI	\$0	\$539,910	\$2,870,709	\$0	\$609,559	\$0	\$4,020,178
<b>Totals</b>							
HB-Residential	\$720,676	\$1,424,443	\$8,232,705	\$107,399	\$3,119,755	\$5,750	\$13,553,228
HB-50/50	\$747,569	\$1,407,193	\$8,902,920	\$140,465	\$3,934,416	\$57,522	\$15,161,336
HB – Commercial	\$774,463	\$1,389,943	\$9,573,134	\$173,531	\$4,749,078	\$109,294	\$16,769,444



**TABLE 6  
SCHOOL TAX REVENUE (\$/YEAR)**

Zoning District	Fishers Island UFSD	Greenport UFSD	Mattituck UFSD	Oysterponds UFSD	Southold UFSD	New Suffolk Common SD	All School Districts
HB-Residential	-\$5,791	\$0	\$2,882	-\$3,279	-\$81,000	\$3,371	-\$83,817
HB-50/50	\$22,986	\$0	\$527,560	\$21,119	\$614,136	\$33,726	\$1,219,527
HB – Commercial	\$51,764	\$0	\$1,052,238	\$45,517	\$1,309,273	\$64,080	\$2,522,871
LB	\$169,016	\$180,688	\$644,947	\$0	\$523,858	\$0	\$1,518,509
B	\$233,295	\$118,700	\$1,480,630	\$56,226	\$665,971	\$0	\$2,554,822
LIO	\$0	\$223,850	\$840,602	\$0	\$0	\$0	\$1,064,452
LI	\$0	\$347,906	\$1,849,822	\$0	\$392,787	\$0	\$2,590,515
<b>Totals</b>							
HB-Residential	\$396,520	\$871,144	\$4,818,882	\$52,947	\$1,501,616	\$3,371	\$7,644,481
HB-50/50	\$425,298	\$871,144	\$5,343,560	\$77,345	\$2,196,752	\$33,726	\$8,947,825
HB – Commercial	\$454,075	\$871,144	\$5,868,238	\$101,743	\$2,891,889	\$64,080	\$10,251,170



**TABLE 7  
POPULATION (CAPITA)**

Zoning District	Fishers Island UFSD	Greenport UFSD	Mattituck UFSD	Oysterponds UFSD	Southold UFSD	New Suffolk Common SD	All School Districts
HB-Residential	4	0	171	4	228	2	410
HB-50/50	2	0	86	2	114	1	205
HB – Commercial	0	0	0	0	0	0	0
LB	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0
LIO	0	0	0	0	0	0	0
LI	0	0	0	0	0	0	0
<b>Totals</b>							
HB-Residential	4	0	171	4	228	2	410
HB-50/50	2	0	86	2	114	1	205
HB – Commercial	0	0	0	0	0	0	0



**TABLE 8  
NUMBER OF JOBS**

Zoning District	Fishers Island UFSD	Greenport UFSD	Mattituck UFSD	Oysterponds UFSD	Southold UFSD	New Suffolk Common SD	All School Districts
HB-Residential	0	0	0	0	0	0	0
HB-50/50	44	0	897	39	1,117	55	2,151
HB – Commercial	88	0	1,795	78	2,233	109	4,303
LB	189	174	622	0	505	0	1,489
B	377	192	2,395	91	1,077	0	4,132
LIO	0	334	1,255	0	0	0	1,589
LI	0	411	2,187	0	464	0	3,063
<b>Totals</b>							
HB-Residential	566	1,112	6,458	91	2,046	0	10,273
HB-50/50	610	1,112	7,355	130	3,163	55	12,425
HB – Commercial	654	1,112	8,253	169	4,279	109	14,576



**TABLE 9**  
**SOLID WASTE GENERATION (TONS/DAY)**

Zoning District	Fishers Island UFSD	Greenport UFSD	Mattituck UFSD	Oysterponds UFSD	Southold UFSD	New Suffolk Common SD	All School Districts
HB-Residential	0.02	0.00	0.60	0.02	0.80	0.01	1.43
HB-50/50	0.01	0.00	0.30	0.01	0.40	0.00	0.72
HB – Commercial	0.04	0.00	0.77	0.03	0.96	0.05	1.85
LB	0.12	0.11	0.41	0.00	0.33	0.00	0.98
B	0.17	0.09	1.09	0.04	0.49	0.00	1.88
LIO	0.00	0.48	1.79	0.00	0.00	0.00	2.27
LI	0.00	0.64	3.42	0.00	0.73	0.00	4.79
<b>Totals</b>							
HB-Residential	0.31	1.32	7.31	0.06	2.34	0.01	11.35
HB-50/50	0.30	1.32	7.01	0.05	1.95	0.00	10.63
HB – Commercial	0.33	1.32	7.48	0.07	2.51	0.05	11.77



**TABLE 10  
VEHICLE TRIP GENERATION (VEHICLE TRIPS/PEAK HOUR)**

Zoning District	Fishers Island UFSD	Greenport UFSD	Mattituck UFSD	Oysterponds UFSD	Southold UFSD	New Suffolk Common SD	All School Districts
HB-Residential	1.4	0.0	55.3	1.4	73.5	0.7	132.3
HB-50/50	0.7	0.0	27.7	0.7	36.8	0.4	66.2
HB – Commercial	13.1	0.0	266.1	11.5	331.1	16.2	638.0
LB	47.7	44.0	157.0	0.0	127.5	0.0	376.3
B	141.3	71.9	896.9	34.1	403.4	0.0	1,547.7
LIO	0.0	71.6	268.8	0.0	0.0	0.0	340.4
LI	0.0	115.7	615.2	0.0	130.6	0.0	861.5
<b>Totals</b>							
HB-Residential	190.4	303.2	1,993.2	35.5	735.1	0.7	3,258.1
HB-50/50	189.7	303.2	1,965.6	34.8	698.3	0.4	3,192.0
HB – Commercial	202.1	303.2	2,204.0	45.6	992.7	16.2	3,763.8



**TABLE 11  
TOWN-WIDE TOTALS<sup>1</sup>**

Zoning District	Total Build Out	Total Taxes	School Taxes	Population	Jobs	Solid Waste	Vehicle Trips
HB-Residential	189	\$1,086,750	-\$83,817	410	0	1.43	132.3
HB-50/50	741,891	\$2,694,858	\$1,219,527	205	2,151	0.72	66.2
HB – Commercial	1,483,782	\$4,302,967	\$2,522,871	0	4,303	1.85	638.0
LB	783,906	\$2,273,327	\$67,552	0	1,489	0.98	376.3
B	1,502,573	\$4,357,462	\$35,186	0	4,132	1.88	1,547.7
LIO	756,463	\$1,815,511	\$1,064,452	0	1,589	2.27	340.4
LI	1,914,371	\$4,020,178	\$2,590,515	0	3,063	4.79	861.5
<b>Totals</b>							
HB-Residential	5,699,203	\$13,553,228	\$3,673,887	410	10,273	11.35	3,258.1
HB-50/50	95	\$15,161,336	\$4,977,232	205	12,425	10.63	3,192.0
HB – Commercial	6,441,094	\$16,769,444	\$6,280,576	0	14,576	11.77	3,763.8

<sup>1</sup> All units are the same as above tables.



**Fishers Island UFSD**

HB District Impact Analysis (Residential): 2.90 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0.58
Ac. Residen.	2.9
Dwellings	2
Avg. Lot Ac.	1.2
Avg. Yield Lot	1.5

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (acres in use)
Farm	0%	0.0
Road	9%	0.3
R-O-W	9%	0.3
Recharge	2%	0.1
House	1600	0.1
Driveway	480	0.0
Fertilized	30%	0.7
Unfert.	46%	2
<i>Total</i>		3

Add assumed percent of land farmed

**Water Resource  
Analysis**

Parameter	Factors	Analysis
Res. Water	300	600
Farm Water	5.5"/year	0
Tot. Water	sum	600
Water MGY	365 gpy/1M	0.22
Res. Sanitary	300	600
Nitrogen	(mg/l)	2.49

Residential water/sanitary is  
gpd/unit  
Nitrogen is based on NP&V  
SONIR model

**Demographic  
Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	2
Total Pop.	2.2	4.3
Child. Pop.	0.17	0.3
Sr. Pop.	35% of capita	1.5

Total Population is  
capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$5,750	SC Tax	19.393	3.3%	\$377	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$1,310	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$6,743	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$93	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$830	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$5,242	\$1,747	\$0	\$0
		FI Garbage	20.61	3.5%	\$400	\$0	\$0	\$0
		<i>Total</i>		591.955	100.0%	\$11,500	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0.3
Cost/Child	\$37,303	n/a
School Tax	n/a	\$6,743
Educa. Cost	n/a	\$12,534
Deficit/Surp.	n/a	-\$5,791

Note: Analysis State  
Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total Pop.	n/a	4.3
#/Capita	7	n/a
#/day	n/a	30
Tons/day	n/a	0.02

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Dwellings	6	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	1.4



**Fishers Island UFSD**

HB District Impact Analysis (50/50 Commercial/Residential): 2.90 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	n/a
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	n/a
Ac. Residen.	na
Dwellings	1
Avg. Lot Ac.	n/a
Avg. Yield Lot	2.9

Add assumed percent in Ag.  
Dist./Exemp/PDR  
Note: Dwellings is half of all residential

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	1
Total Pop.	2.2	2.2
Child. Pop.	0.17	0.2
Sr. Pop.	35% of capita	0.8
Jobs	2.90	44

Total Population is capita/dwelling  
Child population is children per dwelling  
Senior Population is over 55 years of age

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	n/a	15,222
Parking	n/a	n/a
Fertilized	n/a	n/n
Unfertilized	n/a	n/a
Building	n/a	n/a
Parking	n/a	n/a
Fertilized	n/a	n/a
Unfertilized	n/a	n/a
<i>Total (Sq. Ft.)</i>		n/a

Add assumed percent of land farmed

Note: Building SF is half of all commercial



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)
Total Taxes	\$61,394	SC Tax	19.393	3.3%	\$1,635
Ag. Land/acre	\$320	Park District	0	0.0%	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$5,683
PDR/acre	\$110	School Tax	347.069	58.6%	\$29,253
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$403
		Fire District	42.739	7.2%	\$3,602
		FI Ferry	89.939	15.2%	\$9,328
		FI Garbage	20.61	3.5%	\$1,737
		<i>Total</i>	591.955	100.0%	\$49,894

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0.2
Cost/Child	\$37,303	n/a
School Tax	n/a	\$29,253
Educa. Cost	n/a	\$6,267
Deficit/Surp.	n/a	\$22,986

Note: Analysis State  
Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total Pop.	n/a	2.2
#/Capita	7	n/a
#/day	n/a	15
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Dwellings	3	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	0.7



**Fishers Island UFSD**

HB District Impact Analysis (Commercial): 2.90 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	24.1%	30,444
Parking	45.9%	57,983
Fertilized	20%	25,265
Unfertilized	10%	12,632
Building	24.1%	0.70
Parking	45.9%	1.33
Fertilized	20%	0.58
Unfertilized	10%	0.29
<i>Total (Sq. Ft.)</i>		126,327

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.05	1,522
Farm Water	5.5"/year	0
Tot. Water	sum	1,522
Water MGY	365 gpy/1M	1
Res. Sanitary	0	1,522
Nitrogen	(mg/l)	5.91

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.90	88

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$2,892	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$10,056	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$51,764	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$713	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$6,374	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$13,414	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$3,074	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$88,288	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$37,303	n/a
School Tax	n/a	\$51,764
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$51,764

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	30,444
#/Sq. Ft.	2.5	n/a
#/day	n/a	76
Tons/day	n/a	0.04

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	30,444	n/a
Trips/unit	0.43	n/a
Tot. Trips	n/a	13.1



**Fishers Island UFSD**

LB District Impact Analysis (Commercial): 11.41 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	99,404
Parking	50.0%	248,510
Fertilized	20%	99,404
Unfertilized	10%	49,702
Building	20.0%	2
Parking	50.0%	6
Fertilized	20%	2
Unfertilized	10%	1
<i>Total (Sq. Ft.)</i>		497,031

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	3,976
Farm Water	5.5"/year	0
Tot. Water	sum	3,976
Water MGY	365 gpy/1M	1
Res. Sanitary	0	3,976
Nitrogen	(mg/l)	4.29

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.90	189

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$9,444	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$32,835	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$169,016	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$2,328	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$20,813	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$43,799	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$10,037	\$0	\$0	\$0
		<b>Total</b>	<b>591.955</b>	<b>100.0%</b>	<b>\$288,271</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$169,016
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$169,016

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	99,404
#/Sq. Ft.	2.5	n/a
#/day	n/a	249
Tons/day	n/a	0.12

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	99,404	n/a
Trips/unit	0.48	n/a
Tot. Trips	n/a	47.7



**Fishers Island UFSD**

B District Impact Analysis (Commercial): 13.07 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	24.1%	137,208
Parking	45.9%	261,322
Fertilized	20%	113,866
Unfertilized	10%	56,933
Building	24.1%	3
Parking	45.9%	6
Fertilized	20%	3
Unfertilized	10%	1
<i>Total (Sq. Ft.)</i>		569,342

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	5,488
Farm Water	5.5"/year	0
Tot. Water	sum	5,488
Water MGY	365 gpy/1M	2
Res. Sanitary	0	5,488
Nitrogen	(mg/l)	4.97

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.75	377

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$13,036	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$45,322	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$233,295	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$3,213	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$28,729	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$60,456	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$13,854	\$0	\$0	\$0
		<b>Total</b>	<b>591.955</b>	<b>100.0%</b>	<b>\$397,904</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$233,295
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$233,295

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	137,208
#/Sq. Ft.	2.5	n/a
#/day	n/a	343
Tons/day	n/a	0.17

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	137,208	n/a
Trips/unit	1.03	n/a
Tot. Trips	n/a	141.3



**Fishers Island UFSD**

LIO District Impact Analysis: 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.06	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.10	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.40	SC Tax	19.393	3.3%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$0	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$0	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$0	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$0	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$0	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	6	n/a
#/day	n/a	0
Tons/day	n/a	0.00

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	0.00



**Fishers Island UFSD**

LI District Impact Analysis: 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	27.0%	0
Parking	43.0%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	27.0%	0
Parking	43.0%	0
Fertilized	20%	0
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.60	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.10	SC Tax	17.309	2.1%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	NYS Prop. Tax	4.967	0.6%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	167.527	20.4%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	528.787	64.4%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	42.769	5.2%	\$0	\$0	\$0	\$0
		Fire District	44.452	5.4%	\$0	\$0	\$0	\$0
		Police Tax	6.69	0.8%	\$0	\$0	\$0	\$0
		Solid Waste	8.115	1.0%	\$0	\$0	\$0	\$0
		<b>Total</b>	<b>820.616</b>	<b>100.0%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	5	n/a
#/day	n/a	0
Tons/day	n/a	0.00

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	0.0



**Greenport UFSD**

HB District Impact Analysis (Residential): 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	6
Avg. Lot Ac.	0.0
Avg. Yield Lot	0.0

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (acres in use)
Farm	0%	0.0
Road	9%	0.0
R-O-W	9%	0.0
Recharge	2%	0.0
House	1600	0.0
Driveway	480	0.0
Fertilized	30%	0.0
Unfert.	n/a	0
<i>Total</i>		0

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Res. Water	300	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	300	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	2.2	0
Child. Pop.	0.17	0
Sr. Pop.	35% of capita	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$5,750	SC Tax	19.393	3.3%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$0	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$0	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$5,242	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$0	\$0	\$0	\$0
		<i>Total</i>		591.955	100.0%	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0.0
Cost/Child	\$19,953	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State  
Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total Pop.	n/a	0.0
#/Capita	7	n/a
#/day	n/a	0
Tons/day	n/a	0.00

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Dwellings	6	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	0



**Greenport UFSD**

HB District Impact Analysis (50/50 Commercial/Residential): 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	n/a
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	n/a
Ac. Residen.	na
Dwellings	0
Avg. Lot Ac.	n/a
Avg. Yield Lot	0.0

Add assumed percent in Ag.  
Dist./Exempt/PDR  
Note: Dwellings is half of all  
residential

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	n/a	0
Parking	n/a	n/a
Fertilized	n/a	n/n
Unfertilized	n/a	n/a
Building	n/a	n/a
Parking	n/a	n/a
Fertilized	n/a	n/a
Unfertilized	n/a	n/a
<i>Total (Sq. Ft.)</i>		n/a

Add assumed percent of land farmed  
Note: Building SF is half of all  
commercial

**Demographic  
Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	2.2	0.0
Child. Pop.	0.17	0.0
Sr. Pop.	35% of capita	0.0
Jobs	2.90	0

Total Population is  
capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



### Tax Revenue Analysis

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)
Total Taxes	\$17,250	SC Tax	19.393	3.3%	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$0
		Fire District	42.739	7.2%	\$0
		FI Ferry	89.939	15.2%	\$2,621
		FI Garbage	20.61	3.5%	\$0
		<i>Total</i>	591.955	100.0%	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

### School Tax Analysis

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0.0
Cost/Child	\$19,953	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State  
Aide = 0%

### Solid Waste Analysis

Parameter	Input Data	Analysis
Total Pop.	n/a	0.0
#/Capita	7	n/a
#/day	n/a	0
Tons/day	n/a	0.0

### Trip Generation Analysis

Parameter	Input Data	Analysis
Dwellings	3	0
Trips/unit	0.7	0.7
Tot. Trips	n/a	n/a



**Greenport UFSD**

HB District Impact Analysis (Commercial): 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	24.1%	0
Parking	45.9%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	24.1%	0.00
Parking	45.9%	0.00
Fertilized	20%	0.00
Unfertilized	10%	0.00
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.05	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.90	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$0	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$0	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$0	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$0	\$0	\$0	\$0
		<b>Total</b>	<b>591.955</b>	<b>100.0%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	2.5	n/a
#/day	n/a	0
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	0.43	n/a
Tot. Trips	n/a	0



**Greenport UFSD**

LB District Impact Analysis (Commercial): 10.52 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	91,650
Parking	50.0%	229,126
Fertilized	20%	91,650
Unfertilized	10%	45,825
Building	20.0%	2
Parking	50.0%	5
Fertilized	20%	2
Unfertilized	10%	1
<i>Total (Sq. Ft.)</i>		458,262

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	3,666
Farm Water	5.5"/year	0
Tot. Water	sum	3,666
Water MGY	365 gpy/1M	1
Res. Sanitary	0	3,666
Nitrogen	(mg/l)	4.29

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.90	174

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	2.2%	\$5,883	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	7.7%	\$20,455	\$0	\$0	\$0
PDR/acre	\$110	School Tax	595.585	68.0%	\$180,688	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	28.786	3.3%	\$8,733	\$0	\$0	\$0
		Fire District	54.346	6.2%	\$16,487	\$0	\$0	\$0
		FI Ferry	89.939	10.3%	\$27,286	\$0	\$0	\$0
		Solid Waste	20.61	2.4%	\$6,253	\$0	\$0	\$0
		<b>Total</b>	<b>876.084</b>	<b>100.0%</b>	<b>\$265,786</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$180,688
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$180,688

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	91,650
#/Sq. Ft.	2.5	n/a
#/day	n/a	229
Tons/day	n/a	0.1

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	91,650	n/a
Trips/unit	0.48	n/a
Tot. Trips	n/a	44



**Greenport UFSD**

B District Impact Analysis: 6.65 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	24.1%	69,811
Parking	45.9%	132,960
Fertilized	20%	57,935
Unfertilized	10%	28,967
Building	24.1%	2
Parking	45.9%	3
Fertilized	20%	1
Unfertilized	10%	1
<b>Total (Sq. Ft.)</b>		<b>289,681</b>

Add assumed percent of land  
farmed

**Water Resource  
Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	2,792
Farm Water	5.5"/year	0
Tot. Water	sum	2,792
Water MGY	365 gpy/1M	1
Res. Sanitary	0	2,792
Nitrogen	(mg/l)	4.97

Residential water/sanitary is  
gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic  
Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.75	192

Total Population is  
capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$6,633	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$23,060	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$118,700	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$1,635	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$14,617	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$30,760	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$7,049	\$0	\$0	\$0
		<b>Total</b>	<b>591.955</b>	<b>100.0%</b>	<b>\$202,453</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$118,700
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$118,700

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	69,811
#/Sq. Ft.	2.5	n/a
#/day	n/a	175
Tons/day	n/a	0.1

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	69,811	n/a
Trips/unit	1.03	n/a
Tot. Trips	n/a	72



**Greenport UFSD**

LIO District Impact Analysis: 18.26 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	3.652
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	159,081
Parking	50.0%	397,703
Fertilized	20%	159,081
Unfertilized	10%	79,541
Building	20.0%	4
Parking	50.0%	9
Fertilized	20%	4
Unfertilized	10%	2
<i>Total (Sq. Ft.)</i>		795,424

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.06	9,545
Farm Water	5.5"/year	0
Tot. Water	sum	9,545
Water MGY	365 gpy/1M	3
Res. Sanitary	0	9,545
Nitrogen	(mg/l)	5.89

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.10	334

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.40	SC Tax	19.393	3.3%	\$12,508	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$43,487	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$223,850	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$3,083	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$27,565	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$58,008	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$13,293	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$381,795	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$223,850
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$223,850

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	159,081
#/Sq. Ft.	6	n/a
#/day	n/a	954
Tons/day	n/a	0.5

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	159,081	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	71.59



**Greenport UFSD**

LI District Impact Analysis: 21.86 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	5.9022
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	27.0%	257,100
Parking	43.0%	409,455
Fertilized	20%	190,444
Unfertilized	10%	95,222
Building	27.0%	6
Parking	43.0%	9
Fertilized	20%	4
Unfertilized	10%	2
<i>Total (Sq. Ft.)</i>		952,243

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	10,284
Farm Water	5.5"/year	0
Tot. Water	sum	10,284
Water MGY	365 gpy/1M	4
Res. Sanitary	0	10,284
Nitrogen	(mg/l)	5.43

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.60	411

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.10	SC Tax	17.309	2.1%	\$11,388	\$0	\$0	\$0
Ag. Land/acre	\$320	NYS Prop. Tax	4.967	0.6%	\$3,268	\$0	\$0	\$0
Exemption	38.60%	Town Tax	167.527	20.4%	\$110,221	\$0	\$0	\$0
PDR/acre	\$110	School Tax	528.787	64.4%	\$347,906	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	42.769	5.2%	\$28,139	\$0	\$0	\$0
		Fire District	44.452	5.4%	\$29,246	\$0	\$0	\$0
		Police Tax	6.69	0.8%	\$4,402	\$0	\$0	\$0
		Solid Waste	8.115	1.0%	\$5,339	\$0	\$0	\$0
		<b>Total</b>	<b>820.616</b>	<b>100.0%</b>	<b>\$539,910</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$347,906
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$347,906

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	257,100
#/Sq. Ft.	5	n/a
#/day	n/a	1,285
Tons/day	n/a	0.6

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	257,100	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	116



**Mattituck-Cutchogue UFSD**

HB District Impact Analysis (Residential): 58.95 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	11.79
Ac. Residen.	58.95
Dwellings	79
Avg. Lot Ac.	0.6
Avg. Yield Lot	0.7

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (acres in use)
Farm	0%	0.0
Road	9%	5.3
R-O-W	9%	5.3
Recharge	2%	1.2
House	1600	2.9
Driveway	480	0.9
Fertilized	30%	14.1
Unfert.	50%	29
<i>Total</i>		59

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Res. Water	300	23,700
Farm Water	5.5"/year	0
Tot. Water	sum	23,700
Water MGY	365 gpy/1M	8.65
Res. Sanitary	300	23,700
Nitrogen	(mg/l)	3.56

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	79
Total Pop.	2.2	171.3
Child. Pop.	0.17	13.3
Sr. Pop.	35% of capita	59.8

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$5,750	SC Tax	19.393	3.3%	\$14,882	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$51,740	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$266,331	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$3,668	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$32,797	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$69,017	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$15,816	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$454,250	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	13.3
Cost/Child	\$19,850	n/a
School Tax	n/a	\$266,331
Educa. Cost	n/a	\$263,449
Deficit/Surp.	n/a	\$2,882

Note: Analysis State  
Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total Pop.	n/a	171.3
#/Capita	7	n/a
#/day	n/a	1,199
Tons/day	n/a	0.60

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Dwellings	79	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	55



**Mattituck-Cutchogue UFSD**

HB District Impact Analysis (50/50 Commercial/Residential): 58.95 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	n/a
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	n/a
Ac. Residen.	na
Dwellings	40
Avg. Lot Ac.	n/a
Avg. Yield Lot	1.5

Add assumed percent in Ag.  
Dist./Exempt/PDR  
Note: Dwellings is half of all  
residential

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	n/a	309,427
Parking	n/a	n/a
Fertilized	n/a	n/n
Unfertilized	n/a	n/a
Building	n/a	n/a
Parking	n/a	n/a
Fertilized	n/a	n/a
Unfertilized	n/a	n/a
<i>Total (Sq. Ft.)</i>		n/a

Add assumed percent of land farmed  
Note: Building SF is half of all  
commercial

**Demographic  
Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	40
Total Pop.	2.2	85.6
Child. Pop.	0.17	6.6
Sr. Pop.	35% of capita	29.9
Jobs	2.90	897

Total Population is  
capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



### Tax Revenue Analysis

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)
Total Taxes	\$1,124,464	SC Tax	19.393	3.3%	\$36,839
Ag. Land/acre	\$320	Park District	0	0.0%	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$128,079
PDR/acre	\$110	School Tax	347.069	58.6%	\$659,284
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$9,080
		Fire District	42.739	7.2%	\$81,186
		FI Ferry	89.939	15.2%	\$170,846
		FI Garbage	20.61	3.5%	\$39,150
		<i>Total</i>	591.955	100.0%	\$1,124,464

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

### School Tax Analysis

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	6.6
Cost/Child	\$19,850	n/a
School Tax	n/a	\$659,284
Educa. Cost	n/a	\$131,725
Deficit/Surp.	n/a	\$527,560

Note: Analysis State  
Aide = 0%

### Solid Waste Analysis

Parameter	Input Data	Analysis
Total Pop.	n/a	85.6
#/Capita	7	n/a
#/day	n/a	599
Tons/day	n/a	0.3

### Trip Generation Analysis

Parameter	Input Data	Analysis
Dwellings	40	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	28



**Mattituck-Cutchogue UFSD**

HB District Impact Analysis (Commercial): 58.95 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	24.1%	618,855
Parking	45.9%	1,178,649
Fertilized	20%	513,572
Unfertilized	10%	256,786
Building	24.1%	14.21
Parking	45.9%	27.06
Fertilized	20%	11.79
Unfertilized	10%	5.90
<b>Total (Sq. Ft.)</b>		<b>2,567,921</b>

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.05	30,943
Farm Water	5.5"/year	0
Tot. Water	sum	30,943
Water MGY	365 gpy/1M	11
Res. Sanitary	0	30,943
Nitrogen	(mg/l)	5.91

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.90	1,795

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$58,795	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$204,418	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$1,052,238	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$14,492	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$129,575	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$272,675	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$62,485	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$1,794,679	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$1,052,238
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$1,052,238

Note: Analysis State Aide  
= 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	618,855
#/Sq. Ft.	2.5	n/a
#/day	n/a	1,547
Tons/day	n/a	0.8

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	618,855	n/a
Trips/unit	0.43	n/a
Tot. Trips	n/a	266



**Mattituck-Cutchogue UFSD**

LB District Impact Analysis (Commercial): 37.55 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	327,136
Parking	50.0%	817,839
Fertilized	20%	327,136
Unfertilized	10%	163,568
Building	20.0%	8
Parking	50.0%	19
Fertilized	20%	8
Unfertilized	10%	4
<i>Total (Sq. Ft.)</i>		1,635,716

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	13,085
Farm Water	5.5"/year	0
Tot. Water	sum	13,085
Water MGY	365 gpy/1M	5
Res. Sanitary	0	13,085
Nitrogen	(mg/l)	4.29

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.90	622

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	2.2%	\$21,000	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	7.7%	\$73,013	\$0	\$0	\$0
PDR/acre	\$110	School Tax	595.585	68.0%	\$644,947	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	28.786	3.3%	\$31,172	\$0	\$0	\$0
		Fire District	54.346	6.2%	\$58,850	\$0	\$0	\$0
		FI Ferry	89.939	10.3%	\$97,393	\$0	\$0	\$0
		Solid Waste	20.61	2.4%	\$22,318	\$0	\$0	\$0
		<b>Total</b>	<b>876.084</b>	<b>100.0%</b>	<b>\$948,693</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$644,947
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$644,947

Note: Analysis State  
Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	327,136
#/Sq. Ft.	2.5	n/a
#/day	n/a	818
Tons/day	n/a	0.4

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	327,136	n/a
Trips/unit	0.48	n/a
Tot. Trips	n/a	157



**Mattituck-Cutchogue UFSD**

B District Impact Analysis: 82.95 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	24.1%	870,806
Parking	45.9%	1,658,506
Fertilized	20%	722,660
Unfertilized	10%	361,330
Building	24.1%	20
Parking	45.9%	38
Fertilized	20%	17
Unfertilized	10%	8
<b>Total (Sq. Ft.)</b>		<b>3,613,385</b>

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	34,832
Farm Water	5.5"/year	0
Tot. Water	sum	34,832
Water MGY	365 gpy/1M	13
Res. Sanitary	0	34,832
Nitrogen	(mg/l)	4.97

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.75	2,395

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$82,732	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$287,642	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$1,480,630	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$20,392	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$182,329	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$383,688	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$87,924	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$2,525,337	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$1,480,630
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$1,480,630

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	870,806
#/Sq. Ft.	2.5	n/a
#/day	n/a	2,177
Tons/day	n/a	1.1

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	870,806	n/a
Trips/unit	1.03	n/a
Tot. Trips	n/a	897



**Mattituck-Cutchogue UFSD**

LIO District Impact Analysis: 68.57 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	13.714
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	597,382
Parking	50.0%	1,493,455
Fertilized	20%	597,382
Unfertilized	10%	298,691
Building	20.0%	14
Parking	50.0%	34
Fertilized	20%	14
Unfertilized	10%	7
<i>Total (Sq. Ft.)</i>		2,986,978

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.06	35,843
Farm Water	5.5"/year	0
Tot. Water	sum	35,843
Water MGY	365 gpy/1M	13
Res. Sanitary	0	35,843
Nitrogen	(mg/l)	5.89

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.10	1,255

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.40	SC Tax	19.393	3.3%	\$46,970	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$163,304	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$840,602	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$11,577	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$103,514	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$217,832	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$49,917	\$0	\$0	\$0
		<i>Total</i>	<i>591.955</i>	<i>100.0%</i>	<i>\$1,433,716</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$840,602
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$840,602

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	597,382
#/Sq. Ft.	6	n/a
#/day	n/a	3,584
Tons/day	n/a	1.8

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	597,382	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	269



**Mattituck-Cutchogue UFSD**

LI District Impact Analysis: 116.23 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	31.3821
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	27.0%	1,367,004
Parking	43.0%	2,177,081
Fertilized	20%	1,012,596
Unfertilized	10%	506,298
Building	27.0%	31
Parking	43.0%	50
Fertilized	20%	23
Unfertilized	10%	12
<b>Total (Sq. Ft.)</b>		<b>5,063,095</b>

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	54,680
Farm Water	5.5"/year	0
Tot. Water	sum	54,680
Water MGY	365 gpy/1M	20
Res. Sanitary	0	54,680
Nitrogen	(mg/l)	5.43

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.60	2,187

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.10	SC Tax	17.309	2.1%	\$60,551	\$0	\$0	\$0
Ag. Land/acre	\$320	NYS Prop. Tax	4.967	0.6%	\$17,376	\$0	\$0	\$0
Exemption	38.60%	Town Tax	167.527	20.4%	\$586,049	\$0	\$0	\$0
PDR/acre	\$110	School Tax	528.787	64.4%	\$1,849,822	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	42.769	5.2%	\$149,616	\$0	\$0	\$0
		Fire District	44.452	5.4%	\$155,504	\$0	\$0	\$0
		Police Tax	6.69	0.8%	\$23,403	\$0	\$0	\$0
		Solid Waste	8.115	1.0%	\$28,388	\$0	\$0	\$0
		<b>Total</b>	<b>820.616</b>	<b>100.0%</b>	<b>\$2,870,709</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$840,602
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$840,602

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	597,382
#/Sq. Ft.	6	n/a
#/day	n/a	3,584
Tons/day	n/a	1.8

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	597,382	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	615



**New Suffolk Common SD**

HB District Impact Analysis (Residential): 3.59 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0.718
Ac. Residen.	3.59
Dwellings	1
Avg. Lot Ac.	2.9
Avg. Yield Lot	3.6

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (acres in use)
Farm	0%	0.0
Road	9%	0.3
R-O-W	9%	0.3
Recharge	2%	0.1
House	1600	0.0
Driveway	480	0.0
Fertilized	30%	0.9
Unfert.	55%	2
<i>Total</i>		4

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Res. Water	300	300
Farm Water	5.5"/year	0
Tot. Water	sum	300
Water MGY	365 gpy/1M	0.11
Res. Sanitary	300	300
Nitrogen	(mg/l)	1.65

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	1
Total Pop.	2.2	2.2
Child. Pop.	0.17	0.2
Sr. Pop.	35% of capita	0.8

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$5,750	SC Tax	19.393	3.3%	\$188	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$655	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$3,371	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$46	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$415	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$874	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$200	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$5,750	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0.2
Cost/Child	\$0	n/a
School Tax	n/a	\$3,371
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$3,371

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total Pop.	n/a	2.2
#/Capita	7	n/a
#/day	n/a	15
Tons/day	n/a	0.01

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Dwellings	1	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	1



**New Suffolk Common SD**

HB District Impact Analysis (50/50 Residential/Commercial): 3.59 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	n/a
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	n/a
Ac. Residen.	na
Dwellings	0.5
Avg. Lot Ac.	n/a
Avg. Yield Lot	7.2

Add assumed percent in Ag.  
Dist./Exemp/PDR  
Note: Dwellings is half of all residential

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	n/a	18,844
Parking	n/a	n/a
Fertilized	n/a	n/n
Unfertilized	n/a	n/a
Building	n/a	n/a
Parking	n/a	n/a
Fertilized	n/a	n/a
Unfertilized	n/a	n/a
<i>Total (Sq. Ft.)</i>		n/a

Add assumed percent of land farmed  
Note: Building SF is half of all commercial

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	1
Total Pop.	2.2	1.1
Child. Pop.	0.17	0.1
Sr. Pop.	35% of capita	0.4
Jobs	2.90	55

Total Population is capita/dwelling  
Child population is children per dwelling  
Senior Population is over 55 years of age



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)
Total Taxes	\$57,522	SC Tax	19.393	3.3%	\$1,884
Ag. Land/acre	\$320	Park District	0	0.0%	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$6,552
PDR/acre	\$110	School Tax	347.069	58.6%	\$33,726
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$464
		Fire District	42.739	7.2%	\$4,153
		FI Ferry	89.939	15.2%	\$8,740
		FI Garbage	20.61	3.5%	\$2,003
		<i>Total</i>	591.955	100.0%	\$57,522

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0.1
Cost/Child	\$0	n/a
School Tax	n/a	\$33,726
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$33,726

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total Pop.	n/a	1.1
#/Capita	7	n/a
#/day	n/a	8
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Dwellings	1	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	0



**New Suffolk Common SD**

HB District Impact Analysis (Commercial): 3.59 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	24.1%	37,688
Parking	45.9%	71,779
Fertilized	20%	31,276
Unfertilized	10%	15,638
Building	24.1%	0.87
Parking	45.9%	1.65
Fertilized	20%	0.72
Unfertilized	10%	0.36
<i>Total (Sq. Ft.)</i>		156,384

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.05	1,884
Farm Water	5.5"/year	0
Tot. Water	sum	1,884
Water MGY	365 gpy/1M	1
Res. Sanitary	0	1,884
Nitrogen	(mg/l)	5.91

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.90	109

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$3,581	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$12,449	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$64,080	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$883	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$7,891	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$16,606	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$3,805	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$109,294	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$64,080
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$64,080

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	37,688
#/Sq. Ft.	2.5	n/a
#/day	n/a	94
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	37,688	n/a
Trips/unit	0.43	n/a
Tot. Trips	n/a	16



**New Suffolk Common SD**

LB District Impact Analysis (Commercial): 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.90	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	2.2%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	7.7%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	595.585	68.0%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	28.786	3.3%	\$0	\$0	\$0	\$0
		Fire District	54.346	6.2%	\$0	\$0	\$0	\$0
		FI Ferry	89.939	10.3%	\$0	\$0	\$0	\$0
		Solid Waste	20.61	2.4%	\$0	\$0	\$0	\$0
		<b>Total</b>	<b>876.084</b>	<b>100.0%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	2.5	n/a
#/day	n/a	0
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	0.48	n/a
Tot. Trips	n/a	0



**New Suffolk Common SD**

B District Impact Analysis: 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	24.1%	0
Parking	45.9%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	24.1%	0
Parking	45.9%	0
Fertilized	20%	0
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.75	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$0	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$0	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$0	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$0	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$0	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	2.5	n/a
#/day	n/a	0
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	1.03	n/a
Tot. Trips	n/a	0



**New Suffolk Common SD**

LIO District Impact Analysis: 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.06	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.10	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.40	SC Tax	19.393	3.3%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$0	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$0	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$0	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$0	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$0	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	6	n/a
#/day	n/a	0
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	0.00



**New Suffolk Common SD**

LI District Impact Analysis: 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	27.0%	0
Parking	43.0%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	27.0%	0
Parking	43.0%	0
Fertilized	20%	0
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.60	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.10	SC Tax	17.309	2.1%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	NYS Prop. Tax	4.967	0.6%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	167.527	20.4%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	528.787	64.4%	\$0	\$0	\$0	\$0
Note:  Ag. Exemptions not applicable		Library	42.769	5.2%	\$0	\$0	\$0	\$0
		Fire District	44.452	5.4%	\$0	\$0	\$0	\$0
		Police Tax	6.69	0.8%	\$0	\$0	\$0	\$0
		Solid Waste	8.115	1.0%	\$0	\$0	\$0	\$0
		<i>Total</i>	820.616	100.0%	\$0	\$0	\$0	\$0

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	5	n/a
#/day	n/a	0
Tons/day	n/a	0.0

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Supr.	n/a	\$0

Note: Analysis State  
Aide = 0%

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	0



## Oysterponds UFSD

HB District Impact Analysis (Residential): 2.55 acres

### General Use Parameters

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0.51
Ac. Residen.	2.55
Dwellings	2
Avg. Lot Ac.	1.0
Avg. Yield Lot	1.3

Add assumed percent in Ag.  
Dist./Exemp/PDR

### Coverage Analysis

Parameter	Factors	Analysis (acres in use)
Farm	0%	0.0
Road	9%	0.2
R-O-W	9%	0.2
Recharge	2%	0.1
House	1600	0.1
Driveway	480	0.0
Fertilized	30%	0.6
Unfert.	52%	1
<i>Total</i>		3

Add assumed percent of land farmed

### Water Resource Analysis

Parameter	Factors	Analysis
Res. Water	300	600
Farm Water	5.5"/year	0
Tot. Water	sum	600
Water MGY	365 gpy/1M	0.22
Res. Sanitary	300	600
Nitrogen	(mg/l)	2.66

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

### Demographic Analysis

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	2
Total Pop.	2.2	4.3
Child. Pop.	0.17	0.3
Sr. Pop.	35% of capita	1.5

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$5,750	SC Tax	19.393	3.3%	\$377	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$1,310	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$6,743	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$93	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$830	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$1,747	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$400	\$0	\$0	\$0
		<i>Total</i>		591.955	100.0%	\$11,500	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0.3
Cost/Child	\$29,827	n/a
School Tax	n/a	\$6,743
Educa. Cost	n/a	\$10,022
Deficit/Surp.	n/a	-\$3,279

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total Pop.	n/a	4.3
#/Capita	7	n/a
#/day	n/a	30
Tons/day	n/a	0.02

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Dwellings	2	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	1



**Oysterponds UFSD**

HB District Impact Analysis (50/50 Commercial/Residential): 2.55 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	n/a
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	n/a
Ac. Residen.	na
Dwellings	1
Avg. Lot Ac.	n/a
Avg. Yield Lot	2.6

Add assumed percent in Ag.  
Dist./Exemp/PDR  
Note: Dwellings is half of all residential

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	n/a	13,385
Parking	n/a	n/a
Fertilized	n/a	n/n
Unfertilized	n/a	n/a
Building	n/a	n/a
Parking	n/a	n/a
Fertilized	n/a	n/a
Unfertilized	n/a	n/a
<i>Total (Sq. Ft.)</i>		n/a

Add assumed percent of land farmed  
Note: Building SF is half of all commercial

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	1
Total Pop.	2.2	2.2
Child. Pop.	0.17	0.2
Sr. Pop.	35% of capita	0.8
Jobs	2.90	39

Total Population is capita/dwelling  
Child population is children per dwelling



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)
Total Taxes	\$44,566	SC Tax	19.393	3.3%	\$1,460
Ag. Land/acre	\$320	Park District	0	0.0%	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$5,076
PDR/acre	\$110	School Tax	347.069	58.6%	\$26,130
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$360
		Fire District	42.739	7.2%	\$3,218
		FI Ferry	89.939	15.2%	\$6,771
		FI Garbage	20.61	3.5%	\$1,552
		<i>Total</i>	591.955	100.0%	\$44,566

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0.2
Cost/Child	\$29,827	n/a
School Tax	n/a	\$26,130
Educa. Cost	n/a	\$5,011
Deficit/Surp.	n/a	\$21,119

Note: Analysis State  
Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total Pop.	n/a	2.2
#/Capita	7	n/a
#/day	n/a	15
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Dwellings	1	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	1



**Oysterponds UFSD**

HB District Impact Analysis (Commercial): 2.55 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	24.1%	26,770
Parking	45.9%	50,985
Fertilized	20%	22,216
Unfertilized	10%	11,108
Building	24.1%	0.61
Parking	45.9%	1.17
Fertilized	20%	0.51
Unfertilized	10%	0.26
<i>Total (Sq. Ft.)</i>		111,081

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.05	1,338
Farm Water	5.5"/year	0
Tot. Water	sum	1,338
Water MGY	365 gpy/1M	0
Res. Sanitary	0	1,338
Nitrogen	(mg/l)	5.91

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.90	78

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$2,543	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$8,843	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$45,517	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$627	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$5,605	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$11,795	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$2,703	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$77,632	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$45,517
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$45,517

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	26,770
#/Sq. Ft.	2.5	n/a
#/day	n/a	67
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	26,770	n/a
Trips/unit	0.43	n/a
Tot. Trips	n/a	12



**Oysterponds UFSD**

LB District Impact Analysis (Commercial): 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.90	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	2.2%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	7.7%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	595.585	68.0%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	28.786	3.3%	\$0	\$0	\$0	\$0
		Fire District	54.346	6.2%	\$0	\$0	\$0	\$0
		FI Ferry	89.939	10.3%	\$0	\$0	\$0	\$0
		Solid Waste	20.61	2.4%	\$0	\$0	\$0	\$0
		<i>Total</i>	876.084	100.0%	\$0	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State  
Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	2.5	n/a
#/day	n/a	0
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	0.48	n/a
Tot. Trips	n/a	0



**Oysterponds UFSD**

B District Impact Analysis: 3.15 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	24.1%	33,069
Parking	45.9%	62,981
Fertilized	20%	27,443
Unfertilized	10%	13,721
Building	24.1%	1
Parking	45.9%	1
Fertilized	20%	1
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		137,217

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	1,323
Farm Water	5.5"/year	0
Tot. Water	sum	1,323
Water MGY	365 gpy/1M	0
Res. Sanitary	0	1,323
Nitrogen	(mg/l)	4.97

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.75	91

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$3,142	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$10,923	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$56,226	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$774	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$6,924	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$14,570	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$3,339	\$0	\$0	\$0
		<b>Total</b>	<b>591.955</b>	<b>100.0%</b>	<b>\$95,899</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$56,226
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$56,226

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	33,069
#/Sq. Ft.	2.5	n/a
#/day	n/a	83
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	33,069	n/a
Trips/unit	1.03	n/a
Tot. Trips	n/a	34



**Oysterponds UFSD**

LIO District Impact Analysis: 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.06	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.10	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.40	SC Tax	19.393	3.3%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$0	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$0	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$0	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$0	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$0	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	6	n/a
#/day	n/a	0
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	0.00



## Oysterponds UFSD

LI District Impact Analysis: 0.00 acres

### General Use Parameters

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

### Coverage Analysis

Parameter	Factors	Analysis (SF in use)
Building	27.0%	0
Parking	43.0%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	27.0%	0
Parking	43.0%	0
Fertilized	20%	0
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land  
farmed

### Water Resource Analysis

Parameter	Factors	Analysis
Comm. Water	0.04	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

### Demographic Analysis

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.60	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.10	SC Tax	17.309	2.1%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	NYS Prop. Tax	4.967	0.6%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	167.527	20.4%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	528.787	64.4%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	42.769	5.2%	\$0	\$0	\$0	\$0
		Fire District	44.452	5.4%	\$0	\$0	\$0	\$0
		Police Tax	6.69	0.8%	\$0	\$0	\$0	\$0
		Solid Waste	8.115	1.0%	\$0	\$0	\$0	\$0
		<i>Total</i>	820.616	100.0%	\$0	\$0	\$0	\$0

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	5	n/a
#/day	n/a	0
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	0



**Southold UFSD**

HB District Impact Analysis (Residential): 73.35 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	14.67
Ac. Residen.	73.35
Dwellings	105
Avg. Lot Ac.	0.6
Avg. Yield Lot	0.7

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (acres in use)
Farm	0%	0.0
Road	9%	6.6
R-O-W	9%	6.6
Recharge	2%	1.5
House	1600	3.9
Driveway	480	1.2
Fertilized	30%	17.6
Unfert.	49%	36
<i>Total</i>		73

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Res. Water	300	31,500
Farm Water	5.5"/year	0
Tot. Water	sum	31,500
Water MGY	365 gpy/1M	11.50
Res. Sanitary	300	31,500
Nitrogen	(mg/l)	3.69

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	105
Total Pop.	2.2	227.6
Child. Pop.	0.17	17.6
Sr. Pop.	35% of capita	79.4

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$5,750	SC Tax	19.393	3.3%	\$19,779	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$68,768	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$353,985	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$4,875	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$43,591	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$91,731	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$21,021	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$603,750	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	17.6
Cost/Child	\$24,659	n/a
School Tax	n/a	\$353,985
Educa. Cost	n/a	\$434,985
Deficit/Surp.	n/a	-\$81,000

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total Pop.	n/a	227.6
#/Capita	7	n/a
#/day	n/a	1,593
Tons/day	n/a	0.80

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Dwellings	105	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	74



**Southold UFSD**

HB District Impact Analysis (50/50 Commercial/Residential): 73.35 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	n/a
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	n/a
Ac. Residen.	na
Dwellings	53
Avg. Lot Ac.	n/a
Avg. Yield Lot	1.4

Add assumed percent in Ag.  
Dist./Exempt/PDR  
Note: Dwellings is half of all  
residential

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	n/a	385,013
Parking	n/a	n/a
Fertilized	n/a	n/n
Unfertilized	n/a	n/a
Building	n/a	n/a
Parking	n/a	n/a
Fertilized	n/a	n/a
Unfertilized	n/a	n/a
<i>Total (Sq. Ft.)</i>		n/a

Add assumed percent of land farmed  
Note: Building SF is half of all  
commercial

**Demographic  
Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	53
Total Pop.	2.2	113.8
Child. Pop.	0.17	8.8
Sr. Pop.	35% of capita	39.7
Jobs	2.90	1,117

Total Population is  
capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)
Total Taxes	\$1,418,412	SC Tax	19.393	3.3%	\$46,468
Ag. Land/acre	\$320	Park District	0	0.0%	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$161,560
PDR/acre	\$110	School Tax	347.069	58.6%	\$831,629
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$11,454
		Fire District	42.739	7.2%	\$102,409
		FI Ferry	89.939	15.2%	\$215,507
		FI Garbage	20.61	3.5%	\$49,385
		<i>Total</i>	591.955	100.0%	\$1,418,412

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	8.8
Cost/Child	\$24,659	n/a
School Tax	n/a	\$831,629
Educa. Cost	n/a	\$217,492
Deficit/Surp.	n/a	\$614,136

Note: Analysis State  
Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total Pop.	n/a	113.8
#/Capita	7	n/a
#/day	n/a	797
Tons/day	n/a	0.4

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Dwellings	53	n/a
Trips/unit	0.7	n/a
Tot. Trips	n/a	37



**Southold UFSD**

HB District Impact Analysis (Commercial): 73.35 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	24.1%	770,025
Parking	45.9%	1,466,563
Fertilized	20%	639,025
Unfertilized	10%	319,513
Building	24.1%	17.68
Parking	45.9%	33.67
Fertilized	20%	14.67
Unfertilized	10%	7.34
<i>Total (Sq. Ft.)</i>		3,195,199

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.05	38,501
Farm Water	5.5"/year	0
Tot. Water	sum	38,501
Water MGY	365 gpy/1M	14
Res. Sanitary	0	38,501
Nitrogen	(mg/l)	5.91

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.90	2,233

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$73,158	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$254,352	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$1,309,273	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$18,032	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$161,227	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$339,283	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$77,749	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$2,233,074	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$1,309,273
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$1,309,273

Note: Analysis State Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	770,025
#/Sq. Ft.	2.5	n/a
#/day	n/a	1,925
Tons/day	n/a	1.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	770,025	n/a
Trips/unit	0.43	n/a
Tot. Trips	n/a	331



**Southold UFSD**

LB District Impact Analysis (Commercial): 30.50 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen. Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	265,716
Parking	50.0%	664,290
Fertilized	20%	265,716
Unfertilized	10%	132,858
Building	20.0%	6
Parking	50.0%	15
Fertilized	20%	6
Unfertilized	10%	3
<i>Total (Sq. Ft.)</i>		1,328,611

Add assumed percent of land farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	10,629
Farm Water	5.5"/year	0
Tot. Water	sum	10,629
Water MGY	365 gpy/1M	4
Res. Sanitary	0	10,629
Nitrogen	(mg/l)	4.29

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.90	505

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years of  
age



**Tax Revenue  
Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	2.2%	\$17,057	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	7.7%	\$59,305	\$0	\$0	\$0
PDR/acre	\$110	School Tax	595.585	68.0%	\$523,858	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	28.786	3.3%	\$25,319	\$0	\$0	\$0
		Fire District	54.346	6.2%	\$47,801	\$0	\$0	\$0
		FI Ferry	89.939	10.3%	\$79,108	\$0	\$0	\$0
		Solid Waste	20.61	2.4%	\$18,128	\$0	\$0	\$0
		<b>Total</b>	<b>876.084</b>	<b>100.0%</b>	<b>\$770,576</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$523,858
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$523,858

Note: Analysis State  
Aide = 0%

**Solid Waste  
Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	265,716
#/Sq. Ft.	2.5	n/a
#/day	n/a	664
Tons/day	n/a	0.3

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	265,716	n/a
Trips/unit	0.48	n/a
Tot. Trips	n/a	128



**Southold UFSD**

B District Impact Analysis: 37.31 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0.00
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF/Ac. in use)
Building	24.1%	391,679
Parking	45.9%	745,978
Fertilized	20%	325,045
Unfertilized	10%	162,522
Building	24.1%	9
Parking	45.9%	17
Fertilized	20%	7
Unfertilized	10%	4
<b>Total (Sq. Ft.)</b>		<b>1,625,261</b>

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	15,667
Farm Water	5.5"/year	0
Tot. Water	sum	15,667
Water MGY	365 gpy/1M	6
Res. Sanitary	0	15,667
Nitrogen	(mg/l)	4.97

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.75	1,077

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.90	SC Tax	19.393	3.3%	\$37,212	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$129,378	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$665,971	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$9,172	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$82,009	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$172,579	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$39,547	\$0	\$0	\$0
		<b>Total</b>	<b>591.955</b>	<b>100.0%</b>	<b>\$1,135,869</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$665,971
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$665,971

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	391,679
#/Sq. Ft.	2.5	n/a
#/day	n/a	979
Tons/day	n/a	0.5

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	391,679	n/a
Trips/unit	1.03	n/a
Tot. Trips	n/a	403



**Southold UFSD**

LIO District Impact Analysis: 0.00 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	0
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
Building	20.0%	0
Parking	50.0%	0
Fertilized	20%	0
Unfertilized	10%	0
<i>Total (Sq. Ft.)</i>		0

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.06	0
Farm Water	5.5"/year	0
Tot. Water	sum	0
Water MGY	365 gpy/1M	0
Res. Sanitary	0	0
Nitrogen	(mg/l)	n/a

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	2.10	0

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.40	SC Tax	19.393	3.3%	\$0	\$0	\$0	\$0
Ag. Land/acre	\$320	Park District	0	0.0%	\$0	\$0	\$0	\$0
Exemption	38.60%	Town Tax	67.425	11.4%	\$0	\$0	\$0	\$0
PDR/acre	\$110	School Tax	347.069	58.6%	\$0	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	4.78	0.8%	\$0	\$0	\$0	\$0
		Fire District	42.739	7.2%	\$0	\$0	\$0	\$0
		FI Ferry	89.939	15.2%	\$0	\$0	\$0	\$0
		FI Garbage	20.61	3.5%	\$0	\$0	\$0	\$0
		<i>Total</i>	591.955	100.0%	\$0	\$0	\$0	\$0

Note: Town tax includes police district and waste water tax (both combined area <1% of total) .

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$0
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$0

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	0
#/Sq. Ft.	6	n/a
#/day	n/a	0
Tons/day	n/a	0.0

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	0	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	0.00



**Southold UFSD**

LI District Impact Analysis: 24.68 acres

**General Use Parameters**

Parameter	Acres in Use
Acres Farm	6.6636
Ac. Ag. Land	0%
Ac. Exempt.	0%
Acres PDR	0%
Ac. Rd./Rech.	0
Ac. Residen.	0
Dwellings	n/a
Avg. Lot Ac.	n/a
Avg. Yield Lot	n/a

Add assumed percent in Ag.  
Dist./Exemp/PDR

**Coverage Analysis**

Parameter	Factors	Analysis (SF in use)
Building	27.0%	290,266
Parking	43.0%	462,276
Fertilized	20%	215,012
Unfertilized	10%	107,506
Building	27.0%	7
Parking	43.0%	11
Fertilized	20%	5
Unfertilized	10%	2
<b>Total (Sq. Ft.)</b>		<b>1,075,085</b>

Add assumed percent of land  
farmed

**Water Resource Analysis**

Parameter	Factors	Analysis
Comm. Water	0.04	11,611
Farm Water	5.5"/year	0
Tot. Water	sum	11,611
Water MGY	365 gpy/1M	4
Res. Sanitary	0	11,611
Nitrogen	(mg/l)	5.43

Residential water/sanitary is gpd/unit  
Nitrogen is based on NP&V SONIR  
model

**Demographic Analysis**

Parameter	Factors	Analysis (units or pop.)
Dwellings	see Genl. Use	0
Total Pop.	0	0
Child. Pop.	0	0
Jobs	1.60	464

Total Population is capita/dwelling  
Child population is children per  
dwelling  
Senior Population is over 55 years  
of age



**Tax Revenue Analysis**

Parameter	Input Data	Parameter	Factors	Percent of Total	Analysis (\$ district)	Analysis (\$ ag. land)	Analysis (\$ exempt.)	Analysis (\$ PDR)
Taxes/Unit	\$2.10	SC Tax	17.309	2.1%	\$12,857	\$0	\$0	\$0
Ag. Land/acre	\$320	NYS Prop. Tax	4.967	0.6%	\$3,690	\$0	\$0	\$0
Exemption	38.60%	Town Tax	167.527	20.4%	\$124,440	\$0	\$0	\$0
PDR/acre	\$110	School Tax	528.787	64.4%	\$392,787	\$0	\$0	\$0
Note: Ag. Exemptions not applicable		Library	42.769	5.2%	\$31,769	\$0	\$0	\$0
		Fire District	44.452	5.4%	\$33,019	\$0	\$0	\$0
		Police Tax	6.69	0.8%	\$4,969	\$0	\$0	\$0
		Solid Waste	8.115	1.0%	\$6,028	\$0	\$0	\$0
		<i>Total</i>	820.616	100.0%	\$609,559	\$0	\$0	\$0

**School Tax Analysis**

Parameter	Input Data	Analysis (\$ ed. cost)
Children	n/a	0
Cost/Child	\$0	n/a
School Tax	n/a	\$392,787
Educa. Cost	n/a	\$0
Deficit/Surp.	n/a	\$392,787

Note: Analysis State Aide = 0%

**Solid Waste Analysis**

Parameter	Input Data	Analysis
Total SF	n/a	290,266
#/Sq. Ft.	5	n/a
#/day	n/a	1,451
Tons/day	n/a	0.7

**Trip Generation Analysis**

Parameter	Input Data	Analysis
Square Feet	290,266	n/a
Trips/unit	0.45	n/a
Tot. Trips	n/a	131