

**ECONOMIC DEVELOPMENT CHAPTER OF THE
COMPREHENSIVE PLAN UPDATE
TOWN OF SOUTHOLD**

**ENVIRONMENTAL
PLANNING
CONSULTING**

*FEASIBILITY & DUE DILIGENCE
ASSISTANCE
REGIONAL & SITE PLANNING
ECONOMIC PLANNING
ENVIRONMENTAL SITE
ASSESSMENT
ENVIRONMENTAL SCIENCE &
ANALYSIS
WETLAND PERMITTING
STORM WATER MANAGEMENT
PLANS
WATERFRONT & COASTAL
ZONE PROJECTS
MAPPING
WATERSHED MANAGEMENT &
WATER SUPPLY
PERMITTING & PROCESSING
SUSTAINABILITY & LEED
PROJECT PLANNING &
SUPPORT*



In an effort to achieve the Town’s vision, five goals and numerous objectives were formed to provide direction for future decision-making pertaining to the Town’s economy. Much of the Town’s economic vitality is based on the Town’s unique rural, historic and maritime-based character as well as its natural resources. It is critical that these qualities be recognized, enhanced and protected. NP&V is currently working on the preparation of the economic chapter of the Comprehensive Plan Update for the Town of Southold to allow for the formation of appropriate recommendations and implementation strategies focused on long-term economic sustainability throughout the Town.

One of the specific tasks involved with the economic chapter of the Town’s Comprehensive Plan is the zoning/build-out analysis. The Town of Southold is facing development pressure and is concerned about the impact that the current zoning may have on the Town’s resources. The Town of Southold prepared a build-out analysis of several zoning districts, and NP&V funneled these findings into a model to assess the regional impact of full build-out and modified development scenarios. Ensuring quality of life, protection of environmental resources, housing needs and maintenance of the tax base were key elements of the model. This project involved the creation of a spreadsheet model to synthesize multiple evaluation factors to analyze the impact of full build out of the Town of Southold under its current zoning. This project is an update to a similar project completed for the Town in 2003.

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