

APPENDIX A / METHODOLOGY

Data collection and analysis

The core data for the 2008 land use study was derived from assessors' data collected from municipal governments between 2006 and 2008. Unlike other counties throughout New York State, tax records are maintained at the town and city level in Westchester County, thus requiring the Department of Planning to collect assessment information from local governments. Municipal assessors classify parcels according to use using a standard use classification system developed by the New York State Office of Real Property Services (RPS). Assessment data, which were provided in tabular form, were joined to GIS shapefiles created by data vendors and provided to the County through various sources.

Because the categories assigned to parcels by assessors reflect individual municipalities' standards and are not entirely consistent with land use planning classifications, the assessment data were reviewed in-house and selectively edited for completeness, consistency and currency with land use planning practice. Parcels were re-coded as necessary to ensure countywide consistency in land use coding across municipalities. For example, the County-owned Ward Pound Ridge Reservation, which is located in two municipalities, was coded differently by each municipality's assessor and thus required re-coding for consistency. In some cases, municipal coding did not match the RPS classification system, and this data was re-coded to provide a standardized classification system throughout the county. In all cases, the original RPS coding was retained in the final database along with any re-coding.

Recognizing that some of the assessment data provided by the municipal governments may have been out-of-date, the land use data were subjected to a thorough review beginning in 2006, resulting in an updated parcel layer. Data were compared to 2007 aerial photography, multifamily housing listings prepared by the Planning Department, 2007 town tax rolls provided by the Westchester County Tax Commission, and a 2006 zoning layer created by the Planning Department. In addition, draft land use maps were reviewed in-house by Planning Department staff. Printed draft land use maps were then provided to municipal officials for review and comment, and changes were made based on feedback from municipal representatives.

Because data was provided at the parcel level, the 2008 land use study achieves an extremely high level of detail and accuracy. The resulting GIS layer contains 234,170 unique parcel polygons representing approximately 250 different RPS codes, which has resulted in a more precise picture of land use than was available in previous studies, and has allowed for the inclusion of transportation and utility right-of-ways in the aggregation of land uses.

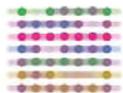
Land use classification system

To rationalize the land use classification system and make it useful for the purposes of this and other studies, the 250 RPS codes were categorized into 60 land use categories. The resulting categories were again categorized into 16 generalized land use categories, such as agriculture, residential and commercial. The result of this categorization is a three-tiered hierarchy of land use classifications that provides for simple tabulation and allows mapping at various levels of detail. Appendix B shows the classification hierarchy.

During the review process, concerns arose related to the application of certain land use classifications in a Westchester-specific land use study:

Interior Water Bodies: The draft countywide land use survey made apparent the need to develop a standard surface-area threshold for a water body to be considered an interior water body. The previous land use study, conducted in 1996, used a four-acre threshold as the minimum surface area for interior water bodies. Those interior water bodies totaling less than four acres were determined to have a land use code equivalent to that of the underlying tax parcel. The same four-acre threshold was again used as the minimum surface area for interior water bodies in the 2008 study, although water bodies less than six acres and without a commonly-recognized name were also excluded from calculations of interior water body surface area. Only those unnamed water bodies (of any size) that function as parts of water supply reservoirs were retained in the calculations.

Water Supply Lands and Interior Water Bodies: The RPS classification system designates lands used for the New York City water supply as Water Supply Lands. These lands include reservoirs as well as



protected land surrounding the reservoirs. Since the reservoirs were classified as water supply lands, concern was raised that the Water Supply Lands classification was inadequate. Water supply reservoirs make up the vast majority of the county's interior water bodies, and there is no distinction within the RPS codes between water supply lands lying under water and protected lands surrounding the reservoirs. To best capture the actual land use, this study classifies water supply reservoirs as Interior Water Bodies, and uses the Water Supply Lands classification for those protected lands surrounding the actual reservoir. The surface area thresholds described above were used to determine which water supply reservoirs were included in the calculations.

Parklands and Interior Water Bodies: As with water supply lands, interior water bodies (both natural and man-made) within parklands and parkways are typically classified using the RPS code for the underlying parkland and do not reflect the presence of a water body on the surface. Since some of Westchester County's parklands and parkways have large water bodies that are dominant physical features of the parklands, the RPS coding is inadequate to describe the actual land use as it would be perceived by a casual observer. This study therefore classifies water bodies within parklands and parkways as Interior Water Bodies, and reserves parklands and parkway designations for the remaining area of the parkland or parkway. The surface area thresholds described above were used to determine which water bodies within parklands were included in the calculations. However, many parks and park systems include the surface of water bodies in measuring the total acreage of the parklands. To provide a total picture of protected open space that includes land and water, calculations of park acreages that include the surface area of interior water bodies within these lands are available from the County Department of Planning.

Parkway Lands: Parkway in Westchester County serve a dual purpose as linear protected open spaces and important transportation corridors. RPS coding does not differentiate between the conservation and transportation functions of the parkway system, and no effort was undertaken to identify the road surface acreage within parkway lands.

Additional parcel data

In addition, data has been appended to each parcel, including the section, block and lot numbers; municipality identifiers; and the total number of housing units present on residential parcels. The number of housing units was used to calculate residential density by dividing the number of housing units by the total acreage of the parcel. Other data that could be appended in the future include ZIP codes, addresses, owner names, septic and sewer district information, zoning information and census geographies.

Estimates of housing units were determined according the following table:

RPS Code	Land Use Classification	Number of Units Determined
210	One-family year-round residence	1
215	One-family year-round residence with accessory apartment	1
220	Two-family year-round residence	2
230	Three-family year-round residence	3
240	Rural residence with acreage	1
250	Estate	1
260	Seasonal Residence	1
270	Mobile home	Based on counts using 2007 aerial photography
281	Multiple residences	Based on counts using 2007 aerial photography
283	Residence with incidental commercial use	1
290	Condominium	See note
411	Apartments	See note
416	Mobile home parks	Based on counts using aerial photography
633	Homes for the aged	Not determined

Note: Housing unit estimates for condominiums and apartments were determined using the Westchester County Multi-Family Housing Listing, prepared by the Department of Planning in 2000. For those parcels coded as apartment land uses, but which did not appear in the Multi-Family Housing Listing, 2007 aerial photography and other sources were used to estimate the number of units in each building based on the building’s height and area. Unit counts that are kept by the Department of Planning for informational

purposes were also used in the tabulation. For parcels coded as apartment uses, but where the building on the property is a residential house (as opposed to an apartment building), the number of units was automatically determined to be four.

For condominium uses, where individual units are assessed by the local government, the number of units was obtained from the local assessment office. In cases where a condominium use existed, but data was unavailable from local assessment offices, aerial photography was used to roughly determine the number of units.

Data accuracy and reliability

Land use classifications. The 2008 land use study achieves a substantially higher level of accuracy than previous studies of land use in Westchester County (see “Historical comparability”). As stated previously, the land use classifications of individual parcels throughout the county were compared to a variety of information sources, including aerial photography, multifamily housing listings, local tax rolls, and zoning information.

In many cases, the parcel-based land use classifications obtained in the original dataset were outdated or contained inconsistencies, such as variations in the way municipal assessors classified properties (especially parks and open space properties). There is, however, substantial room for error even with the use of the information sources listed above.

Aerial photography. Aerial photography generally serves as an accurate reference in deciphering between generalized land uses (i.e. agricultural, residential, commercial, etc.). However, using aerial photography to differentiate between various land use sub-categories (i.e. between single-family and two-family residential uses) is difficult. In some cases, it may even be difficult to distinguish between generalized land use categories (i.e. between commercial buildings and large apartment buildings). Aerial photography was used largely as a verification measure, especially where substantial changes in generalized land use occurred, such as the development of a previously vacant parcel.

Housing listings. The County’s Multi-family Housing Listing, most recently published in 2000, used a variety of government data sources, including

lists maintained by the Westchester County Department of Planning, the New York State Department of Housing and Community Renewal, and the New York State Department of Law, to provide the data contained within that report. Since the land use study was being conducted in 2008 after a sustained period of robust residential construction throughout the county, the multifamily listing was somewhat outdated. In addition, the multifamily listings include only multifamily buildings and omit houses with four or more units (which are classified under the same RPS code). Only in a small number of cases are multifamily buildings with less than seven units featured in the listing.

Tax rolls. Unlike other counties in New York State, tax records in Westchester County are maintained by the 21 city and town governments in the county. The Westchester County Tax Commission estimates that many of the county's tax parcels have not been reassessed in three, and in some cases, five decades, leaving significant room for error in land use codes assigned by assessors, especially in cases where accessory apartments may have been added to single- or two-family dwellings. This problem is especially important in the assignment of housing unit counts to individual parcels. Only two municipalities in the county, the Towns of Pelham and Rye, conduct annual updates to property assessments. Otherwise, most municipalities do not conduct regular updates to property assessments. Typically, only cases in which a property owner applies for a building permit, certificate of occupancy, or other permit issued by the municipal government is the assessment updated. Property assessments are not always updated even in cases where the property was transferred.

Especially among residential land uses, a strong possibility exists for variation between the residential RPS code for which the property is assessed and the conditions that are actually present on the property due to illegal modifications of residential properties. For example, properties classified as one-family residences may have had accessory apartments added to the property without the approval of the local permitting office, and one-, two-, or multifamily houses may have been subdivided to create additional units in the house. These illegal modifications are not represented in the property's assessment unless it was reassessed for other reasons.

Zoning designations. Zoning designations were used as another measure for verifying RPS codes. While zoning designations provide information on existing regulations and what types of land uses are permitted on certain parcels, zoning should not be used as an indicator of the land use that exists in actuality on the parcel. Zoning ordinances are frequently amended in many municipalities, leaving non-conforming uses that remain on the property for an indefinite period of time.

Housing unit estimates. The process used for determining unit estimates is detailed above. As described above, housing unit figures were obtained from various data sources with varying degrees of accuracy. Error may exist in the unit estimates in the following areas:

One-, two-, and three-family residences. As discussed above, outdated assessments may exist for houses improperly classified as one-, two-, or three-family houses, even after accessory apartments have been added or the houses have been split into multiple apartments, resulting in an undercount of the number of units on these properties.

Apartments. While multifamily listings and other documentation may be available to provide housing unit counts for apartment buildings, houses that have been divided into four or more apartments use the same RPS code as apartment buildings. Since houses divided into apartments do not appear in multifamily listings, a unit estimate of four was assigned to all houses coded as apartments unless aerial photography or other documentation was available indicating additional apartments in the house.

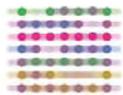
The following table shows the difference between the estimate produced by the Department of Planning and the U.S. Census Bureau's Census 2000 count, as well as the Census Bureau's estimate of the number of housing units in 2007, by minor civil division¹ (MCD):

¹ Minor civil divisions (MCDs) are defined as primary, general-purpose, sub-county government units. In New York, only cities and towns are MCDs.

Minor Civil Division (MCD)	U.S. Census Bureau		2009 Dept. of Planning Estimate	Difference*	Percentage Difference*
	2000 Census Count	2008 Estimate			
<i>Bedford</i>	6,020	6,247	5,778	469	7.51%
<i>Cortlandt</i>	14,065	14,731	15,518	-787	-5.34%
<i>Eastchester</i>	13,035	13,120	13,647	-527	-4.02%
<i>Greenburgh</i>	34,084	35,498	35,535	-37	-0.10%
<i>Harrison</i>	8,680	8,966	8,136	830	9.26%
<i>Lewisboro</i>	4,465	4,546	4,747	-201	-4.42%
<i>Mamaroneck</i>	11,255	11,340	11,135	205	1.81%
<i>Mount Kisco</i>	4,103	4,277	4,013	264	6.17%
<i>Mount Pleasant</i>	13,985	14,454	13,679	775	5.36%
<i>Mount Vernon</i>	27,048	27,231	26,290	941	3.46%
<i>New Castle</i>	5,843	5,941	5,907	34	0.57%
<i>New Rochelle</i>	26,995	27,633	27,333	300	1.09%
<i>North Castle</i>	3,706	4,166	4,097	69	1.66%
<i>North Salem</i>	1,979	2,005	1,876	129	6.43%
<i>Ossining</i>	12,733	13,079	13,890	-811	-6.20%
<i>Peekskill</i>	9,053	9,911	9,066	845	8.53%
<i>Pelham</i>	4,246	4,265	4,187	78	1.83%
<i>Pound Ridge</i>	1,868	1,958	1,922	36	1.84%
<i>Rye (city)</i>	5,559	5,613	5,630	-17	-0.30%
<i>Rye (town)</i>	15,813	16,355	15,019	1,336	8.17%
<i>Scarsdale</i>	5,795	5,769	5,929	-160	-2.77%
<i>Somers</i>	7,098	7,778	7,853	-75	-0.96%
<i>White Plains</i>	21,576	23,426	22,892	534	2.28%
<i>Yonkers</i>	77,589	79,906	77,236	2,670	3.34%
<i>Yorktown</i>	12,852	13,420	12,920	500	3.73%
Westchester County Total	349,445	361,635	354,235	7,400	2.05%

Source: U.S. Census Bureau, Census of Population and Housing, 2000 and U.S. Census Bureau, Population Estimates Program, 2007.

*Difference is the difference between the 2007 Census Bureau Estimate and the WCDP Estimate. Percentages express the difference divided by the 2007 Census Bureau estimate.



Historical comparability

Previous county-wide land use studies were conducted in 1978, 1988 and most recently in 1996. The land use data found in the 1996 study and earlier studies was derived primarily from aerial photography conducted in 1995. Additional information on land use was extracted from municipal referrals to the County Planning Board, U.S. Census Bureau reports, and Geographic Information Systems (GIS) mapping products prepared by the County Planning Department, such as the 1994 Open Space Inventory.

The above-mentioned sources in the 1996 land use study were used to create a GIS layer with 6,390 polygons representing land use “districts” throughout the county based on 18 generalized land use categories. The 1996 study had significant limitations. The shapes used in the GIS layer were not based on parcel boundaries, but rather on observed boundaries between land uses from the sources mentioned above. Furthermore, most street and utility right-of-ways were not accounted for in the 1996 layer. Since right-of-ways can account for more than one-third of land area in some urbanized areas, the 1996 study’s inability to capture these important components of land use led to a reduced data quality.

These earlier studies placed an emphasis on historical comparability, thus providing for comparisons of land use across time. However, improved data collection techniques and increased technical sophistication of GIS and other software capabilities have led to a methodology that incorporates significantly enhanced detail and precision into the land use study. As indicated above, the 2008 land use study uses parcel lines as boundaries between land uses and incorporates transportation and utility right-of-ways, whereas the boundaries between land uses identified in the 1996 study used arbitrary boundaries and did not incorporate right-of-ways. The increased level of detail provides for a level of accuracy that was not previously available, yet makes comparisons between the 1996 and 2008 studies infeasible. Quantitative comparisons between the 1996 and 2008 data have therefore not been included in this study, and comparisons between the data should be undertaken with caution.

To compensate for the lack of historical comparability in the 2009 study, this report includes a section that qualitatively highlights major land use trends that have occurred around the county in the past ten years.

APPENDIX B / LAND USE CLASSIFICATIONS GLOSSARY

About the land use classification system

To rationalize the land use classification system and make it useful for the purposes of this and other studies, the 250 New York State Office of Real Property Services (RPS) codes were categorized into 60 land use categories. The resulting categories were again categorized into 16 generalized land use categories, which included categories such as agriculture, residential, commercial, etc. The result of this categorization is a three-tiered hierarchy of land use classifications that provides for simple tabulation and allows mapping at various levels of detail. The classification hierarchy is detailed in this section:

RESIDENTIAL

Single Family

Single Family Residential

200 Residential

210 One Family Year-Round Residence

260 Seasonal Residences—includes dwelling units generally used for seasonal occupancy; not constructed for year-round occupancy (inadequate insulation, heating, etc.). If the value of the land and timber exceeds the value of the seasonal dwelling, the property is listed as forest land.

283 Residence with Incidental Commercial Use

Single Family Residential with Accessory Apartment

215 One Family Year-Round Residence with Accessory Apartment

Estate and Rural Residential

240 Rural Residence with Acreage—a year-round residence with 10 or more acres of land; it may have up to three year-round dwelling units.

250 Estate—a rural residential property of not less than 5 acres with a luxurious residence and auxiliary buildings.

Multi-Structure Residential

280 Residential Multi-Purpose/Multi-Structure—includes residences that have been partially converted or adapted for commercial use (e.g. residence with small office in the basement). Primary use is residential.

281 Multiple Residences—more than one residential dwelling on one parcel of land. May be a mixture of single-family, two-family, and three-family uses.

Two/Three Family

Two Family Residential

220 Two Family Year-Round Residence

Three Family Residential

230 Three Family Year-Round Residence

Multi-Family

Multi-Family Residential

410 Living Accommodations

411 Apartments

633 Homes for the Aged

Condominium

290 Condominium

Mobile Homes and Mobile Home Parks

270 Mobile Home

416 Mobile Home Parks

NON-RESIDENTIAL

Commercial and Retail

Commercial and Retail

400 Commercial

450 Retail Services

452 Neighborhood Shopping Centers

454 Large Retail Food Stores

455 Dealerships - Sales and Service (other than auto)

460 Banks and Office Buildings

461 Standard Bank/Single Occupant

462 Drive-In Branch Bank

463 Bank Complex with Office Building

470 Miscellaneous Services



- 471 Funeral Homes
- 472 Dog Kennels, Veterinary Clinics
- 474 Billboards
- 483 Converted Residence
- 484 One Story Small Structure
- 486 Minimart
- 515 Radio, T.V. and Motion Picture Studios
- Regional Shopping Centers**
- 451 Regional Shopping Centers
- 453 Large Retail Outlets
- Restaurants**
- 420 Dining Establishments
- 421 Restaurants
- 422 Diners and Luncheonettes
- 423 Snack Bars, Drive-Ins, Ice Cream Bars
- 424 Night Clubs
- 425 Bar
- 426 Fast Food Franchises
- Motor Vehicles, Sales and Service**
- 430 Motor Vehicle Services
- 431 Auto Dealers - Sales and Service
- 432 Service and Gas Stations
- 433 Auto Body, Tire Shops, Other Related Auto Sales
- 434 Automatic Car Wash
- 435 Manual Car Wash
- 436 Self-Service Car Wash
- Recreation and Entertainment**
- 500 Recreation and Entertainment
- 510 Entertainment Assembly
- 511 Legitimate Theaters
- 512 Motion Picture Theaters (excludes drive-in theaters)
- 514 Auditoriums, Exhibition and Exposition Halls
- 521 Stadiums, Arenas, Armories, Field Houses
- 522 Racetracks
- 531 Fairgrounds
- 532 Amusement Parks
- 534 Social Organizations
- Hotels, Motels and Boarding Houses**
- 414 Hotel
- 415 Motel
- 418 Inns, Lodges, Boarding Houses, Tourist Homes, Fraternity and Sorority Homes
- Indoor Sports Facilities**
- 540 Indoor Sports Facilities
- 541 Bowling Centers
- 542 Ice or Roller Skating Rinks
- 544 Health Spas
- 545 Indoor Swimming Pools
- 546 Other Indoor Sports—including tennis courts, archery ranges, billiard centers, etc.
- Parking Garages and Lots**
- 437 Parking Garage
- 438 Parking Lot
- 439 Small Parking Garage
- Nursuries and Greenhouses**
- 170 Nursery and Greenhouse
- 473 Greenhouses
- Office and Research**
- Office Building**
- 464 Office Building
- 465 Professional Building
- Manufacturing, Industrial and Warehouses**
- Storage, Warehouse and Distribution Facilities**
- 440 Storage, Warehouse and Distribution Facilities
- 441 Fuel Storage and Distribution Facilities
- 442 Mini Warehouse (Self-Service Storage)
- 443 Grain and Feed Elevators, Mixers, Sales Outlets
- 444 Lumber Yards, Sawmills
- 445 Coal Yards, Bins
- 446 Cold Storage Facilities
- 447 Trucking Terminals
- 448 Piers, Wharves, Docks and Related Facilities
- 449 Other Storage, Warehouse and Distribution Facilities
- Manufacturing, Industrial, Mining and Quarrying**
- 475 Junkyards
- 700 Industrial

- 710 Manufacturing and Processing
- 720 Mining and Quarrying
- 721 Sand and Gravel
- 729 Other Mining/Quarrying
- 734 Junk
- 736 Gas or Oil Storage Wells
- 749 Other

Institutional and Public Assembly

Schools

- 610 Education
- 612 Schools
- 614 Special Schools and Institutions
- 615 Other Educational Facilities

Colleges and Universities

- 613 Colleges and Universities

Libraries

- 611 Libraries

Social and Health Services

- 600 Community Services-Other
- 630 Welfare
- 631 Orphanages
- 632 Benevolent and Moral Associations
- 640 Health
- 642 All Other Health Facilities
- 690 Miscellaneous
- 691 Professional Associations
- 693 Indian Reservations
- 694 Animal Welfare Shelters

Hospitals

- 641 Hospitals

Religious

- 620 Religious

Cultural Facilities

- 543 YMCA's, YWCA's, etc.
- 680 Cultural and Recreational
- 681 Cultural Facilities

Public Safety Facilities

- 660 Protection

- 662 Police and Fire Protection, Electrical Signal Equipment and Other

Facilities for Fire, Police, Civil Defense, etc.

Government Buildings and Facilities

- 650 Government Buildings, Facilities
- 651 Highway Garage
- 652 Office Building—owned by any governmental jurisdiction; includes associated land.

Military Installations

- 661 Army, Navy, Air Force, Marine and Coast Guard Installations, Radar, etc.
- 670 Correctional

Transportation, Communication and Utilities

Utilities

- 800 Public Services
- 810 Electric and Gas
- 811 Electric Power Generation – Hydro
- 812 Electric Power Generation - Coal Burning Plant
- 814 Electric Power Generation - Nuclear Plant
- 817 Electric Transmission and Distribution
- 818 Gas Transmission and Distribution
- 820 Water
- 827 Water Transmission(Outside Plant)
- 860 Special Franchise Property
- 861 Electric and Gas
- 862 Water
- 867 Miscellaneous
- 868 Pipelines
- 871 Electric and Gas Facilities
- 872 Electric Substation
- 874 Electric Power Generation Facility - Hydro
- 876 Electric Power Generation Facilities
- 880 Electric and Gas Transmission
- 882 Electric Transmission
- 883 Gas Transmission
- 884 Electric Distribution (Outside Plant Property)
- 885 Gas Distribution (Outside Plant Property)

Communication



- 830 Communication
- 831 Telephone Facility
- 832 Telegraph
- 833 Radio
- 834 Television other than Community Antenna Television
- 835 Community Antenna Television (CATV) Facility
- 836 Telephone Outside Plant
- 837 Cellular Telephone Towers
- 866 Telephone
- 869 Television

Transportation Facilities

- 291 Residential Parking Space
- 653 Parking Lots—owned by any governmental jurisdiction; includes land and appurtenant structures such as open single level lots as well as multilevel parking garages.
- 840 Transportation
- 841 Motor Vehicle - Bus Terminals
- 842 Ceiling Railroad
- 843 Nonceiling Railroad
- 844 Air
- 845 Water - Transportation
- 846 Bridges, Tunnels and Subways

Waste Disposal, Treatment Plants and Landfills

- 850 Waste Disposal
- 851 Solid Wastes
- 852 Landfills and Dumps
- 853 Sewage Treatment and Water Pollution Control

Flood Control

- 821 Flood Control

MIXED USE

Downtown Row Type

481 *Mixed Use-Downtown Row Type*—with common wall. Usually a two or three story older structure with retail sales/service on the first floor and offices and/or apartments on the upper floors; little or no on-site parking.

482 *Downtown Row Type (detached)*—the same type of use as in code 481, above, but this is a separate structure without party walls.

Other Mixed Use

- 480 *Mixed Use*
- 485 *One Story Small Structure – Multi-occupant*—usually partitioned for two or more occupants, such as a liquor store, drug store, and a Laundromat; limited parking on site.

OPEN SPACE AND RECREATION

Agricultural

Crops, Orchards and Vineyards

- 120 *Field Crops*
- 140 *Truck Crops - Not Mucklands*—non-muckland used to grow onions, snap beans, tomatoes, cabbage, lettuce, cauliflower, sweet corn, celery, carrots, beets, peas, etc.
- 150 *Orchard Crops*
- 151 *Apples, Pears, Peaches, Cherries, etc.*
- 152 *Vineyards*

Horse and Livestock Farms

- 110 *Livestock and Products*
- 111 *Poultry and Poultry Products: eggs, chickens, turkeys, ducks and geese*
- 112 *Dairy Products: milk, butter and cheese*
- 113 *Cattle, Calves, Hogs*
- 116 *Other Livestock: donkeys, goats*
- 117 *Horse Farms*
- 533 *Game Farms*
- 555 *Riding Stables*

Vacant Agricultural Lands (productive)

105 *Agricultural Vacant Land (Productive)*—land is used as part of an operating farm. It does not have living accommodations and cannot be specifically related to any of the other divisions in the agricultural category. Usually found when an operating farm is made up of a number of contiguous parcels.

Other Agriculture

- 100 Agricultural
- 190 Fish, Game and Wildlife Preserves

Private Recreation

Private Golf Courses

- 553 Private Golf County Clubs—includes those with other sports and dining facilities

Private Campgrounds, Cottages and Bungalows

- 417 Camps, Cottages, Bungalows—usually rented on a seasonal basis.
- 580 Camps, Camping Facilities and Resorts
- 581 Camps—used by groups of children and/or adults.
- 582 Camping Facilities—improved areas/parks with accommodations for tents, campers or travel trailers or RV's.

Private Beaches

- 560 Improved Beaches—improvements include bath houses, parking facilities, etc.

Private Marinas

- 570 Marinas—improvements include docks and piers, boat storage facilities, repair shops, etc.

Other Private Recreation

- 242 Residential Recreation—rural residence with acreage; a year-round residence with 10 or more acres of land where the primary use is recreation (i.e. horseback riding, etc.).
- 550 Outdoor Sports Activities
- 554 Outdoor Swimming Pools
- 557 Other Outdoor Sports—driving ranges, miniature golf, tennis, baseball, batting ranges, polo fields, etc.
- 583 Resort Complexes
- 920 Private Hunting and Fishing Clubs

Cemeteries

Cemeteries

- 695 Cemeteries

Common Land Homeowners Association

Common Land Homeowners Association

- 295 Common Land Homeowners Association

Nature Preserves

Nature Preserves and Other Unspecified Protected Lands

- 590 Parks
- 591 Playgrounds
- 592 Athletic Fields
- 682 Recreational Facilities-Nature Trails and Bike Paths
- 900 Wild, Forested, Conservation Lands and Public Parks
- 910 Private Wild and Forest Lands except for Private Hunting and Fishing Clubs—this division includes all private lands which are associated with forest land areas that do not conform to any other property type classification, plus plantations and timber tracts having merchantable timber.
- 911 Forest Land under Section 480 of the Real Property Tax Law
- 912 Forest Land under Section 480-a of the Real Property Tax Law
- 940 Reforested Land and Other Related Conservation Purposes
- 960 Public Parks—any public parks not classified under codes 961, 962, or 963.
- 970 Other Wild or Conservation Lands
- 971 Wetlands, Either Privately or Governmentally Owned, Subject to Specific Restrictions as to Use

Public Parks and Parkway Lands

State Parks and Conservation Lands

- 930 State Owned Forest Lands
- 932 State Owned Land Other Than Forest Preserve Covered under Section 532-b,c,d,e,f,g of the Real Property Tax Law
- 961 State Owned Public Parks, Recreation Areas and Other Multiple Uses
- 980 Taxable State Owned Conservation Easements
- 990 Other Taxable State Land Assessments



County Parks, Golf Courses and Conservation Lands

942 County Owned Reforested Land

962 County Owned Public Parks and Recreation Areas

City/Town/Village Parks and Conservation Lands

963 City/Town/Village Public Parks and Recreation Areas

City/Town/Village Golf Courses

552 Public Golf Courses

State Parkway Lands

965 State Parkway Lands

Water Supply Lands

Water Supply Lands

822 Water Supply

VACANT/UNDEVELOPED

Vacant/Undeveloped

Vacant Land

300 Vacant Land

310 Residential

311 Residential Vacant Land—vacant lots or acreage located in residential areas.

313 Waterfront Vacant Lots

314 Rural Vacant Lots of 10 Acres or less

320 Rural

321 Abandoned Agricultural Land—nonproductive; not part of an operating farm.

322 Residential Vacant Land Over 10 Acres

323 Other Rural Vacant Lands—waste lands, sand dunes, salt marshes, swamps, rocky areas, and woods and brush of noncommercial tree species not associated with forest lands.

330 Vacant Land Located in Commercial Areas

340 Vacant Land Located in Industrial Areas

350 Urban Renewal or Slum Clearance—vacant lots or acreage undergoing urban renewal or slum clearance; improvements must be abandoned.

Vacant Land with Improvements

312 Residential Land Including a Small Improvement—includes a private garage on a parcel of land separate from the residence. Does not include a small garage where space is being rented out.

316 Waterfront Vacant Land with Improvement

331 Commercial Vacant with minor improvements

341 Industrial Vacant with minor improvements

RIGHTS-OF-WAY

Rights-of-Way

Transportation Right-of-Way

692 Roads, Streets, Highways and Parkways, Express or Otherwise Including Adjoining Land

696 Interstate Highway

890 Misc. ROW, Easements

INTERIOR WATER BODIES

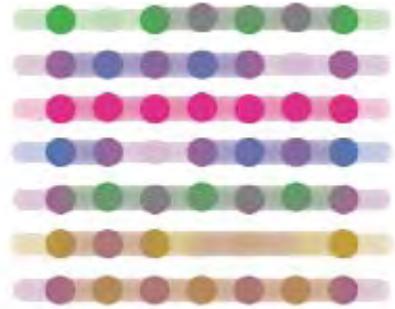
Interior Water Bodies

Interior Water Bodies

315 Underwater Vacant Land—underwater land, in a seasonal residential area, not owned by a governmental jurisdiction.

972 Land Under Water, Either Privately or Governmentally Owned (other than residential - more properly classified as code 315)





westchester 2025 /plan together
a partnership for Westchester's future

This report is available online at <http://www.westchestergov.com/2025>.



Robert P. Astorino, Westchester County Executive
County Board of Legislators
DEPARTMENT OF PLANNING
EDWARD BOROUGHS, ACTING COMMISSIONER