



Town of Islip

Department of Planning and Development



CP2011-01: COMPREHENSIVE PLAN UPDATE #1: Introduction to updating the Town’s Comprehensive Plan; Changes in the Town’s Demographics and Existing Conditions.

The Town of Islip is a community of great diversity and resources. Islip currently faces many challenges related to a changing population, a diversifying economic landscape, and limited vacant land. A comprehensive plan guides the town in response to these challenges with insight and cohesiveness. This plan, adopted in 1979, has served the town well. The goals set forth are as relevant today as they were at their inception. However, a plan must evolve over time to respond to the current and future challenges facing our town and must be updated to account for demographic shifts. These updates will ensure that future development continues to adhere to these goals and takes into consideration our changing population and landscape.

Goals of the 1979 Comprehensive Plan

The Seven goals of the 1979 Comprehensive Plan for the Town of Islip are still as important and valid today as they were then. They are:

1. To promote housing which satisfies the needs and tastes of Islip citizens for the entire range of income levels in the Town.
2. To protect the natural resources and environment of Islip.
3. To provide recreational services of all kinds in adequate supply and easily accessible to all the Town's people.
4. To provide or promote efficient, quality public services, including transportation, education, health, safety and consumer protection.
5. To promote the development of identifiable communities and corresponding social activities.
6. To promote only those commercial and industrial developments that are compatible with local employment needs and surrounding environments.
7. To promote attractive environments that enhance the value of life with aesthetically pleasing surroundings.

Demographic Changes:

Much has changed since the Comprehensive Plan was written in the mid to late 1970s. Recent data has shown significant recent and long term shifts in the demographic makeup of the Town of Islip. The town has become older and more diversified. There has been relatively slow population growth overall in the past four decades. However, in the last ten years, growth has been uneven in the town, generally occurring in a small handful of hamlets.

This update seeks to highlight the current makeup of the town in terms of population, race, housing and growth. It is important to understand the current population and trends, in order to properly plan for future needs and development.

Housing:

Town's Housing Mix:

How diverse is our housing?

The single family home continues to be the predominant housing option in the Town of Islip, comprising over 76% of the total housing stock. When compared to the County and State, Islip has a relatively diverse mix of housing options. But, when compared to other municipalities in the east, we are far less diversified.

Population:

Population—2000-2010 Changes:

After gaining approximately 208,000 people between 1950 and 1970, the Town has reached a plateau, only gaining 57,000 since 1970. Since then, the Town's population has seen consistently slow growth with an average of about 14,000 per decade. The more relevant topic is not the amount of growth, but the changing population. The Town's population is aging. Also, certain areas of the Town are becoming more ethnically diverse.

Population 1950-2010

Ethnicity:

Who We Are:

Ethnic Diversity:

The majority of hamlets in the Town have not seen shifts in ethnic diversity within the past 10 years, with the exception of the Hamlets of Brentwood, Central Islip, and Bay Shore. These hamlets have seen significant growth in the Hispanic population, contributing to an overall diversification of the Town.

Population Growth 2000-2010

How are the individual Hamlets changing?

Overall, the Town has grown by 13,134 people since the year 2000. Of this recent growth, the hamlet of Brentwood alone increased by over 10,000 people. Additionally, the Hispanic population in Brentwood has risen by 31%.

Not all areas of the Town grew. Of those hamlets that lost population since 2000, Islip has seen the biggest loss with a decrease of 1,886 people.

Age:

An aging population:

In the ten years between the year 2000 and 2010, the Town's population of people under the age of 40 has decreased by 12,330 and increased by 25,261 people over the age of 40. This represents a 6% shift in population distribution.

Overall, both Suffolk County and New York State have seen similar aging trends in the last ten years. Suffolk County has seen a 5% growth in those over 40 while New York State has seen a 4% growth in this age group.

Changes in Age Distribution from 2000-2010:

Population Density:

Varying Density:

Population density varies significantly between various hamlets in the Town of Islip. Great River has the fewest people per square mile at 795 while Brentwood has the highest density at over 5600 people per square mile. Additionally, Great River accounts for 7% of land area within the Town while Brentwood accounts for 15.5%.

Overall, the Town of Islip has an average population density of about 3400 people per square mile.

Population Density by Hamlet

Where We Live:

Uneven Distribution:

Of the 335,000 residents of the Town of Islip, nearly 87,000, or 26% live in the hamlet of Brentwood, despite making up just 15.5% of the Town's land area. Over 5,000 people per square mile live in this hamlet compared with an average of 3,060 people per square mile in the Town overall.

The Town's lowest population density can be found in the hamlet of Great River, averaging just 795 people per square mile and making up just 2% of the Town's total population on 7% of the total land area.

% population in each hamlet of Town