

Table I – Potential Buildout Along Noyac Road

Zoning District	Acreage	Existing Units of Development	Remaining Build Out Potential
R10	4.2	7	6
R15	5.8	4	9
R20	20.3	21	9
R40	64.3	18	30
R60	6.1	1	1
R80	122.1	11	24
VB	7.4	N/A ⁶	N/A
RWB	6.1	N/A	N/A
OSC	193.6	3	N/A
Totals	429.9	65	79

Source: Town of Southampton, Department of Land Management GIS, extrapolated by Ferrandino & Associates Inc. (2003).

Key Issues:

The Village Business Zone (at the Deli-Trout Pond commercial node) allows for retail businesses and community facilities up to 30,000 square feet. Such facilities would be drastically out of character with the existing land uses and future vision for this hamlet center area. Further, during the public sessions, concern was expressed by some residents about the possibility of future residential development that was greater in density than the current residential pattern, the expressed issue being that such residential development could exacerbate existing traffic and safety issues along Noyac Road.

1.7 Current Development Applications/ Initiatives

There are three development applications recently approved or currently being reviewed by the Town’s various boards for approval within the Study Area (see **Map 7**).

⁶ The VB, RWB and OSC zones do not lend themselves to this type of analysis unless a primary use and related minimum lot size are established.

▪ *Noyac Professional Center*

This project was approved by the Planning Board on June 12, 2003 and is awaiting building permit. The site is located on the southerly side of Noyac Road, 206 feet east of the intersection with Burkeshire Drive. The subject property is currently vacant woodland.

The project involves construction of 5 professional office buildings, having a total of 8,078 square feet of floor area, with associated site improvements. The Board approved one of the buildings for use as medical offices; an upstairs accessory apartment was approved at another building.

During the approvals process, the site plan was modified in response to Town concerns to better relate to Noyac Road and to adjacent dwelling units, shielding parking from view and modifying building siting and setback to better fit the existing contextual pattern.

▪ *Mill Creek Marina*

The project’s prior approvals lapsed and it is currently up for re-approval. The site is located on the north side of Noyac Road, 700 feet west of the intersection of Pine Neck Avenue and Noyac Road. This 105,759 square foot (2.428 acres) property is zoned Resort Waterfront Business (RWB). It is currently improved with a two story building, utilized as a 116 seat restaurant/bar (The Oasis), 680 square feet of retail space, and boat repair in the lower level, 5 one story cottages, and a one story utility/restroom building and shed. There is an existing paved area, providing parking in both informal and formal layout, which can accommodate approximately 78 conforming spaces.

The property to the east is residentially developed with a one-story house and cottage, several sheds and storage building. The property to the west is vacant. Both these adjacent properties are zoned RWB.

The project involves the reconstruction and expansion of an existing marina/boatyard to include 38 new boat slips for a total of 144 boat slips, a deck addition to the existing restaurant and provision of 76

TABLE 2 - IMPLEMENTATION OF TRAFFIC CALMING MEASURES -- NOYAC ROAD

	GROUP	MEASURES	DESCRIPTION	REMARKS	
SHORT-TERM MEASURES	1	ESTABLISH 11' WIDE TRAVEL LANES (12' ON CURVES)	PAVEMENT MARKINGS	INSTALL AFTER RESURFACING	
		INSTALL 8-INCH WIDE EDGE LINES	PAVEMENT MARKINGS	INSTALL AFTER RESURFACING	
		INSTALL IN-PAVEMENT REFLECTORS	REFLECTORS IN CENTER OF ROAD, AND ON EDGES	INSTALL AFTER RESURFACING	
		UPGRADE CURVE WARNING AND SPEED LIMIT SIGNS	NEW SIGNS/LARGER SPEED LIMIT SIGNS		
		IMPROVE SIGHT DISTANCE FROM STOP LINES AT INTERSECTIONS	CLEAR VEGETATION WITHIN ROADWAY RIGHT-OF-WAY		
		INSTALL INTERSECTION WARNING SIGNS	NEW SIGNS	WHERE NEEDED AFTER CLEARING VEGETATION	
		INSTALL "SPEED AWARENESS" SIGNS (2)	ELECTRONIC SIGNS DISPLAYING ACTUAL MOTORIST SPEEDS	CAN SUPPLEMENT WITH RUMBLE STRIPS	
		TEST INNOVATIVE SIGNS	SPECIAL DRIVEWAY-WARNING SIGN		
	IF SPEEDS/ACCIDENT OCCURRENCE IS STILL SIGNIFICANT AFTER GROUP 1 MEASURES ARE EMPLOYED, PROCEED WITH GROUP 2 MEASURES				
		2	INSTALL FLASHING WARNING BEACONS	BEACONS ABOVE AND BELOW WARNING SIGNS	ON CURVES WHERE ACCIDENTS ARE OCCURRING
	PROVIDE PAVEMENT MARKINGS AND DELINEATORS ON SHOULDERS		CROSS-HATCH MARKINGS AND POST-MOUNTED DELINEATORS		
	INSTALL ADDITIONAL DRIVEWAY-WARNING SIGNS				
	CREATE "GATEWAYS"		REDUCE SHOULDER WIDTH/INSTALL COMMUNITY AND SPEED LIMIT SIGNS	SUPPLEMENT WITH RUMBLE STRIPS	
LONG-TERM MEASURES	CROMER'S MARKET AREA	REALIGN NOYAC ROAD, INSTALL ISLAND, ANGLE-PARKING AT STORES	SEE REPORT FOR CONCEPTUAL PLAN	COMBINE ELM STREET AND BAY AVENUE	
	"DELI" AREA	ESTABLISH CROSSWALKS	PAVEMENT MARKINGS, WARNING SIGNS, SIDEWALK "BULB-OUTS"	INSTALL IN CONJUNCTION WITH SIDEWALKS	
	TROUT POND AREA	REALIGN NOYAC ROAD TO "SOFTEN" S-CURVE		ENVIRONMENTAL EFFECTS ARE A CONCERN	
	LONG BEACH ROAD	CONSTRUCT ROUNDABOUT	PART OF A TRAFFIC CALMING PROJECT ON LONG BEACH ROAD	TOWN IS APPLYING FOR GRANT MONIES	
	ROADWAY RECONSTRUCTION	RECONSTRUCT PAVEMENT AND DRAINAGE	INCLUDE TRAFFIC CALMING MEASURES/NO ADDITIONAL THROUGH LANES	TOWN IS APPLYING FOR GRANT MONIES	
	CONSTRUCT NY 27 BYPASS	STUDY THE FEASIBILITY OF CONSTRUCTING A BYPASS ROAD	INITIALLY PURSUE IN SEEDS AND SITS STUDIES	SUBSEQUENT STUDY WOULD BE NEEDED	
	RESTRICT TRUCK TRAFFIC	LIMIT TRUCK TRAFFIC OVER 10,000 LBS. TO LOCAL DELIVERIES ONLY		REQUIRES STUDY OF ALTERNATIVE ROUTES FOR TRUCKS, INCLUDING DESIGNATION OF TOWN TRUCK ROUTE SYSTEM	