

**APPENDIX A – HISTORIC RESOURCES LIST**

PRELIMINARY DRAFT

INVENTORY OF HERITAGE RESOURCES  
FLANDERS HAMLET STUDY

HM            Historical Map  
 CPU '97      Comprehensive Plan Updated 1997  
 CRS '00      Cultural Resources Survey  
 STL            Southampton Town Landmark  
 SR            State Register of Historic Places  
 NR            National Register of Historic Places

Table 1.1  
 Heritage Resources along Montauk Highway in  
 Flanders Hamlet Study Area

#	Address	Property Type	Assessed	Tax Map No.	Short Tax Map #	HM	CPU '97	CRS '00	STL	SR	NR	Other
<b>NYS Route 24 Corridor / North Side (West to East)</b>												
1	856 Flanders Rd. <i>Peconic Trail Unnamed Street</i>	Apartment - not Condo/Coop	1950	473689 143.000-0003-044.000	900-143-3-44		X					
2	916 Flanders Rd./Rt. 24	One Family Residence	1910	473689 146.000-0001-004.000	900-146-1-4		X					
3	924 Flanders Rd./Rt. 24 <i>Huntington Lane</i>	One Family Residence	1910	473689 146.000-0001-006.000	900-146-1-6		X					
4	956 Flanders Rd.	One Family Residence		473689 146.000-0001-015.000	900-146-1-15		X					
5	1012 Flanders Rd./Rt. 24 <i>Unnamed Street</i>	Residential Land w/ sm. Improvement (The Big Duck Historic Site)		473689 146.000-0001-016.000	900-146-1-16		X	FL-1	X			
6	1018 Flanders Rd.	Social Organization (Flanders Men's Club Inc., est. 1945)		473689 146.000-0001-017.000	900-146-1-17		X					
7	1038 Flanders Rd.	One Family Residence		473689 146.000-0001-040.001	900-146-1-40.1		X					
8	1044 Flanders Rd. <i>Unnamed Street</i>	Multiple Residences		473689 146.000-0001-040.002	900-146-1-40.2		X					
9	1040 Flanders Rd.	Multiple Residences (Havens House)	1938	473689 145.000-0005-001.000	900-145-5-1		X					
10	1182 Flanders Rd.	One Family Residence	1782	473689 168.000-0001-010.000	900-168-1-10		X	FL-4			X	

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		(James Benjamin House)										
11	1194 Flanders Rd.	One Family Residence	1900	473689 147.000-0001-002.000	900-147-1-2		X					
12	1212 Flanders Rd.	One Family Residence (J. Goodale House 1778)	1925	473689 147.000-0001-003.000	900-147-1-3		X					
13	1230 Flanders Rd.	One Family Residence (Penny House)	1930	473689 147.000-0001-004.000	900-147-1-4		X					
14	1262 Flanders Rd.  <i>Bay Ave.</i>	One Family Residence	1920	473689 147.000-0001-007.000	900-147-1-7		X					
15	1306 Flanders Rd.  <i>Fanning Rd.</i>	Special School, Institution	1890	473689 147.000-0002-017.000	900-147-2-17		X					
16	1368 Flanders Rd.	One Family Residence (salt box house)	1940	473689 149.000-0001-002.000	900-149-1-2		X					
17	1376 Flanders Rd.	One Family Residence	1930	473689 149.000-0001-003.000	900-149-1-3		X					
18	1380 Flanders Rd.	Hotel (Hallock / Fanning House)	1940	473689 149.000-0001-004.000	900-149-1-4		X	FL-8				
19	1406 Flanders Rd.	Three Family Residence	1940	473689 149.000-0001-008.000	900-149-1-8		X					
20	1416 Flanders Rd.	One Family Residence	1930	473689 149.000-0001-009.000	900-149-1-9		X					
21	1420 Flanders Rd.  <i>Long Neck Blvd.</i>	One Family Residence	1930	473689 149.000-0001-010.000	900-149-1-10		X					

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#	Address	Property Type	Assessed	Tax Map No.	Short Tax Map #	HM	CPU '97	CRS '00	STL	SR	NR	Other
22	6 Long Neck Blvd.	One Story Small Structure		473689 149.000-0002-028.000	900-149-2-28		X					
<b>NYS Route 24 Corridor / South Side (West to East)</b>												
23	5 East Ave. <i>East Ave.</i>	One Family Residence	1947	473689 144.000-0002-093.000	900-144-2-93		X					
24	949 Flanders Rd.	One Story Small Structure (Blue Barn)	1950	473689 144.000-0003-007.000	900-144-3-7		X					
25	957 Flanders Rd.	One Family Residence	1920	473689 144.000-0003-009.000	900-144-3-9		X					
26	969 Flanders Rd.	One Family Residence	1900	473689 144.000-0003-010.001	900-144-3-10.1		X					
27	971 Flanders Rd.	One Family Residence	1900	473689 144.000-0003-013.000	900-144-3-13		X					
28	987 Flanders Rd.	One Family Residence	1930	473689 144.000-0003-016.003	900-144-3-16.3		X					
29	1033 Flanders Rd. <i>Firehouse Rd.</i>	Multiple Residences	1900	473689 145.000-0004-003.000	900-145-4-3		X					
30	1101 Flanders Rd.	One Family Residence	1948	473689 145.000-0005-007.000	900-145-5-7		X					
31	1139 Flanders Rd.	One Family Residence	1920	473689 145.000-0005-012.000	900-145-5-12		X					
32	15 Goldenleaf Trail <i>West Lane</i> <i>Pleasure Drive</i>	Pleasure Woods Cemetery			900-145-5-16 900-145-5-17.1		X					

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#	Address	Property Type	Assessed	Tax Map No.	Short Tax Map #	HM	CPU '97	CRS '00	STL	SR	NR	Other
33	38 Pleasure Drive	One Family Residence (Benjamin House)	1860	473689 168.000-0001-012.000	900-168-1-12		X	FL-5				
34	1181 Flanders Rd.	Apartment - not condo/coop		473689 168.000-0001-011.000	900-168-1-11		X					
35	1193 Flanders Rd.	Religious (Flanders Methodist Church)	1920	473689 168.000-0001-028.000	900-168-1-28		X	FL-9				
36	1215 Flanders Rd.	One Family Residence		473689 170.000-0001-004.003	900-170-1-4.3		X					
	<i>Townsend Rd.</i>											
37	1227 Flanders Rd.	One Family Residence (Benjamin House)	1900	473689 170.000-0001-009.000	900-170-1-9		X	FL-6				
38	1231 Flanders Rd.	Three Family Residence (Horton House)	1900	473689 170.000-0001-010.000	900-170-1-10		X	FL-7				
39	1261 Flanders Rd.	One Family Residence (Flanders School/Church of God)	1910	473689 170.000-0001-011.000	900-170-1-11		X	FL-2				
40	Flanders Rd.	Flanders Cemetery			900-170-1-12		X					
41	Flanders Rd.	Flanders Memorial Park					X					
42	1393 Flanders Rd.	Multiple Residences		473689 170.000-0001-017.002	900-170-1-17.2		X					
43	1451 Flanders Rd.	One Family Residence	1930	473689 170.000-0001-021.000	900-170-1-21		X					
44	1483 Flanders Rd.	One Family Residence	1840	473689 170.000-0001-024.001	900-170-1-24.1		X					
45	1489 Flanders Rd.	One Family Residence	1905	473689 170.000-0001-025.002	900-170-1-25.2		X					
46	1493 Flanders Rd.	One Family Residence		473689 170.000-0001-026.003	900-170-1-26.3		X					
47	1551 Flanders Rd.	Seasonal Residence		473689 170.000-0001-035.001	900-170-1-35.1		X					

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#	Address	Property Type	Assessed	Tax Map No.	Short Tax Map #	HM	CPU '97	CRS '00	STL	SR	NR	Other
48	1553 Flanders Rd.	(Residence w. barn outbuilding)	1890	473689 170.000-0001-036.003	900-170-1-36.3		X					
49	1885 Flanders Rd.	One Family Residence (w. barn outbuilding)	1940	473689 170.000-0001-037.001	900-170-1-37.1		X					

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RIVERSIDE - NORTHAMPTON HAMLET STUDY

HM	Historical Map
BH1916	Belcher-Hyde
SAN1929	Sanborn
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Heritage Resources  
Riverside-Northampton Hamlet Study Area

#	Address	Property Type	Short Tax Map #	GIS	Historic Map		CPU '97	CRS '00	STL	SR	NR
			Tax Map No.	Assessed	BH1916	SAN1929					
<b>Riverside</b>											
42	Woodhull Ave.		900-138-1-100	1918	X	X					
43	Woodhull Ave.		900-138-1-46.2	1923							
37	Moriches-Riverhead Rd-CR 63		900-138-1-106	1900		X					
43	Moriches-Riverhead Rd-CR 63		900-138-1-107	1900		X					
53	Moriches-Riverhead Rd-CR 63		900-138-1-108	1900		X					
57	Moriches-Riverhead Rd-CR 63		900-138-1-86	1938							
63	Moriches-Riverhead Rd-CR 63		900-138-1-85	1928							
69	Moriches-Riverhead Rd-CR 63		900-138-1-84	1928							
83	Moriches-Riverhead Rd-CR 63		900-138-1-82	1948							
97	Moriches-Riverhead Rd-CR 63		900-138-1-81	1948							
127	Moriches-Riverhead Rd-CR 63		900-138-1-73	1936							
25	Maynard St.		900-138-2-14	1920							
37	Maynard St.		900-138-2-12	1890							
226	Riverleigh Ave.		900-139-1-66	1900	X	X					
316	Riverleigh Ave.		900-139-1-49	1910	X	X					
324	Riverleigh Ave.										
411	Riverleigh Ave.		900-139-2-75	1932		X					
432	Riverleigh Ave.		900-139-2-67	1932		X					
437	Riverleigh Ave.		900-139-2-73	1940		?					
10	Flanders Rd/ NYS Rt. 24		900-118-2-5	1920	X	X					
14	Flanders Rd/ NYS Rt. 24		900-118-2-6	1930	X	X					
26	Flanders Rd/ NYS Rt. 24		900-118-2-7	1930	X	X					

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#	Address	Property Type	Short Tax Map #	GIS	Historic Map	CPU '97	CRS '00	STL	SR	NR
43	Flanders Rd/ NYS Rt. 24		900-139-1-67	1900	X X					
53	Flanders Rd/ NYS Rt. 24		900-139-1-69							
104	Flanders Rd/ NYS Rt. 24		900-118-2-10							
106	Flanders Rd/ NYS Rt. 24		900-118-2-11	1927	X					
110	Flanders Rd/ NYS Rt. 24	Goodwill AMC Zion Church	900-118-2-12	1895	X X					
113	Flanders Rd/ NYS Rt. 24		900-139-1-72	1930	X X					
119	Flanders Rd/ NYS Rt. 24		900-139-1-11.2	1905	X X					
125	Flanders Rd/ NYS Rt. 24	Fellowship Hall	900-139-1-12.2	1950?	X X					
131	Flanders Rd/ NYS Rt. 24		900-139-1-13.2	1910	X					
181	Flanders Rd/ NYS Rt. 24		900-139-3-1	1938	X					
183	Flanders Rd/ NYS Rt. 24		900-139-3-2.2	1950	X					
207	Flanders Rd/ NYS Rt. 24		900-139-3-50.1	1900	X					
310	Flanders Rd/ NYS Rt. 24		900-118.1-1-5	1920						
437	Flanders Rd/ NYS Rt. 24		900-141-2-4	1932						
9	Old Quogue Road		900-139-2-4	1928	X					
13	Old Quogue Road		900-139-2-9	1916						
20	Old Quogue Road		900-139-3-14.3	1938						
21	Old Quogue Road		900-139-2-9	1907						
25	Old Quogue Road		900-139-2-16.1	1928	X					
28	Old Quogue Road		900-139-3-15.2	1920	X					
33	Old Quogue Road		900-139-2-15	1920	X					
49	Old Quogue Road		900-139-2-22	1908	X					
50	Old Quogue Road		900-139-3-25	1908	X					
58	Old Quogue Road		900-139-3-27	1920						
62	Old Quogue Road		900-139-3-28	1920						
66	Old Quogue Road		900-139-3-13	1880						
98	Old Quogue Road		900-139-3-37	1945						
194	Old Quogue Road		900-140-2-4	1800						



**APPENDIX B – ZONING DISTRICTS IN THE STUDY AREA**

**Zoning District Table (Study Area only)**

<b>Commercial Zoning Districts</b>	<b>Description of Primary Uses</b>	<b>Minimum Lot Area</b>
<b>Highway Business (HB)</b>	Retail businesses, in particular those related to (but not limited to) light industrial uses (i.e. hardware stores).	40,000 Square feet
<b>Motel Business (MTL)</b>	Allows for Motel/boardng uses.	40,000 Square feet
<b>Village Business (VB)</b>	Primarily neighborhood scale retail and commercial businesses.	None
<b>Residential Zoning Districts</b>	<b>Description of Primary Uses</b>	<b>Minimum Lot Area</b>
<b>R-10</b>	Single Family Homes	10,000 Square feet
<b>R-15</b>	Single Family Homes	15,000 Square feet
<b>R-40</b>	Single Family Homes	40,000 Square feet
<b>Country Residence (CR-60)</b>	Single Family Homes	60,000 Square feet

**APPENDIX C – STEERING COMMITTEE**

**RIVERSIDE/FLANDERS/NORTHAMPTON  
REVITALIZATION PROJECT  
STEERING COMMITTEE  
Revised December 2, 2002**

**CONFIRMED**

Jefferson Murphree-Chairman  
Town of Southampton  
116 Hampton Road  
Southampton, NY 11968  
287-5707

Donna Giancontieri-  
Designee for Supervisor Patrick Heaney  
Town of Southampton  
116 Hampton Road  
Southampton, NY 11968  
283-6055

Christine Prete  
67 June Avenue  
Flanders, NY 11901  
369-1611

Michael Brewer  
85 Suffolk Avenue  
Flanders, NY 11901  
369-4553

Beverly Perkowski  
46 Pine Court  
Northampton, NY 11901  
369-2030

Cheryl Kraft  
Public Safety Administrator  
124 Warmon Street  
Gabreski Airport  
Westhampton Beach, NY 11978  
288-0201 Ext. 33

Lt. John James  
Town of Southampton Police Dept.  
110 Riverhead Road  
Hampton Bays, NY 11946  
728-5000 Ext.1107

Robert Goodale  
445 W. Main Street  
Riverhead, NY 11901  
727-1400 Ext. 3135

Andy Freleng  
Suffolk County Planning Department  
P.O. Box 6100  
Hauppauge, NY 11788-0099  
853-5006

Larry Toler  
Town of Southampton Planning Bd.  
116 Hampton Road  
Southampton, NY 11968  
288-5483 (home)

Deb Borchert  
60 Wildwood Trail  
Northampton, NY 11901

Kevin McDonald  
Group for the South Fork  
P.O. Box 569  
Bridgehampton NY 11932  
537-1400

Dianne Rennard  
520 Pleasure Drive  
Flanders, NY 11901  
369-4202

Zona J. Stroy  
79 Temple Avenue  
Flanders, NY 11901  
(631) 208-3655

Christopher Sheldon  
4001 Lake Avenue  
Northampton, NY 11901  
727-5209

Charles Bellows  
52 Lewis Street  
Southampton, NY 11968  
283-2282

Joan Barrow  
77 Old Quogue Road  
Riverside, NY 11901  
369-8143

Reverend Roy Pennon  
Galilee Church of God  
Old Quogue Road  
Riverside, NY 11901  
727-8470 (church)

Curtis Highsmith, Sr.  
3 Birch Court  
Riverhead, NY 11901  
369-1899 ( Business)  
727-7350 (Home)

Lorraine Collins  
75 Old Quogue Road  
Riverhead, NY 11901  
208-9824

Reps. From Phillips Avenue School\*\*\*\* Dr. Lowe, school principal, cannot make initial meeting but will attend subsequent meetings and would like minutes from the May 29 meeting

## **APPENDIX D – SUMMARY OF ATTENDANCE AT PUBLIC INVOLVEMENT MEETINGS**

**Summary of Attendance at Public Involvement Meetings**

<b>Meeting</b>	<b>Flanders</b>	<b>Northampton</b>	<b>Riverside</b>	<b>Other</b>	<b>Total</b>
<b>Kickoff Meeting (06/19/02)</b>	56	15	35	19	120
<b>Topical Workshop #1 (07/17/02)</b>	16	4	10	15	45
<b>Topical Workshop #2 (07/31/02)</b>	18	2	8	16	44
<b>Topical Workshop #3 (09/18/02)</b>	12			10	22
<b>Celebration Validation (01/15/03)</b>					80

## **APPENDIX E – SUMMARY OF INITIAL OUTREACH**

Supervisor Interview and Community Meetings, Friday, April 5, 2002

Supervisor Patrick Heaney with Donna Giancontieri (Executive Assistant)

Summary of remarks by Supervisor Heaney regarding his hopes “at the end of the day...” for this study:

**I. Overview**

**1. Zoning on Commercial Corridors**—needs to serve as the framework for public services:

- a. Basic services that are lacking in the area, e.g., grocery store, coffee shop, places for workers to congregate.
- b. Professional services that support the County Center, other retail services such as accountants, lawyers, copy center, etc.
- c. Consistency with vision that will create a *rea*/Hamlet Village Center, e.g., by implementing a plan that connects the County Office Buildings with the other elements of Riverside, and the same for Flanders.

**2. Economic Revitalization**—vibrant community that turns around the neglect:

- a. Ratable developments to offset the residential tax burden
- b. Affordable housing--what is meant will be different for each hamlet; however, the need clearly exists to revitalize the existing housing stock and to make targeted additions
- c. Hotel and Assisted Living Project which will provide jobs and a destination location
- d. Movie Theater Property—need to carefully develop a plan that meets the needs of the whole area while remembering that the site is located in Riverside, not Flanders--implementing a nine-month building moratorium on most property (excluding the hotel, which

has prior approval) to provide time to complete the Hamlet Study and to develop the plans that will be required.

- e. Move the "Big Duck" to its original location in Flanders and develop a visitor center and a learning center/museum, while encouraging coffee shops, small businesses, and B&B's to locate in the area, as well as active walking/bicycle park for residents and visitors to use
- f. Establish an overlay Planned Development District for "Downtown Riverside" that would allow for opportunities for enhanced development of consistent economic activities

### **3. Blighted Areas** in the three Hamlets:

- a. Area around Old Quogue Road, Riverside--immediate need for street lights and more police presence to discourage drugs and crime--the nearby development of the State Police Barracks [groundbreaking May 2002] is a positive step in the right direction.
- b. Central area of Flanders and all along State Highway 24 from Hampton Bays to the Circle

## **II. Meeting with the Clergy** (April 5, 2002)

Ten members of the Riverside Clergy were invited to our meeting on Friday, April 5, 2002; additional meetings with this key group of socially involved stakeholders will be needed. The two key clergy members present were Reverend Roy L. Pennon and Reverend Arthur Nelson. Rev. Pennon, who hosted the meeting, has been pastor to Galilee Church of God in Christ, 87 Old Quogue Road, for over twenty-five years. Reverend Nelson who grew up on Old Quogue Road as the youngest of fifteen children, is now the patriarch of the Nelson clan, which includes many of the property owners in the Riverside "Triangle Area," over whom he hopes to exercise some influence. Between these two clergymen, helped by an Elder and a Deacon from Rev. Pennon's church, they could name almost every householder on Old Quogue Road and Vail Street.

### **Key issues and worries**

- a. It was a consensus of the group concerning the neighborhood (especially along Old Quogue Road, Vail and Brown Streets) that the quality of housing is mixed, and depends on who exactly lives in the house (resident owners take better care of their homes). This "mixed" review was confirmed by our driving around the streets after the meeting.
- b. They were worried that if any positive development took place, their taxes would go up.
- c. For Riverside, many basic services are not available, such as a close-by grocery store, post office, bakery, etc.
- d. Police presence--driving by and being seen--is important, especially to stop the drug trade, which they see as people coming from outside the area and buying drugs there (stories of BMWs and other luxury cars driving by and stopping).
- e. Activities are needed for children and youth, especially constructive activities that will help youth to stay out of trouble. Rev. Pennon's vision is to purchase a number of properties to make into a day care center and a youth and community center. [Note: This vision may conflict with a goal of developing more housing units in this small area.]
- f. Rev. Nelson hopes to create a Nelson Family Corporation in order to consolidate their property, and possibly to develop apartments, townhouses, or other quality affordable units. Their properties include the parcels at the northeast corner of "the triangle" where there are presently many trailers.

### **III. Meeting with Bay View Pines Civic Association (April 5, 2002)**

It is important to keep in mind that--even though other civic groups were represented--the vast majority of the forty-five participants live in Flanders, although there were a few members of the Northampton Civic Association and the Flanders/Riverside/Northampton Community Association, including Michael Brewer, David Brewer and Nicole Nelson (who is a niece of Rev. Arthur Nelson). However, this group constituted a large enough sample to identify some initial Assets, Problems/Blight, and Wish-List Items.

## **A. Introduction and Presentation**

We started the discussion with a brief presentation on the need and legal requirements for citizen participation in planning, in which we highlighted the current Hamlets Study in light of past comprehensive planning efforts. Interestingly, we conducted a poll of the members to see what their previous experience in planning efforts was, and as could be expected, for over 80% of those present, this was the first planning activity that they had ever participated in. This shows that for future meetings, the information sharing/education efforts need to be emphasized. Judith Green finished the introductory presentation with the list of ten aspects of blight that the consultant Team developed:

- (1) Visual blight (when there is trash, etc.)
- (2) Housing blight (when roofs are dilapidated, etc.)
- (3) Property blight (when the property is overgrown, etc.)
- (4) Street blight (when sidewalks are broken up, etc.)
- (5) Business blight (when there are vacancies, abandoned or derelict buildings, etc.)
- (6) Infrastructure blight (when the roadway pavement is broken, etc.)
- (7) Incompatible Land Uses (when neighboring uses diminish value or pleasure of a use)
- (8) Landscape blight (when there is dilapidated landscaping, downed tree limbs, etc.)
- (9) Crime and the perception of crime; and
- (10) Low self-esteem and lack of community identity.

We then asked the participants to list and then add up the number of factors listed for a specific area that they identified and to come up with the level of blight for an area as follows:

- 1 - 3 Factors ---> Moderate Blight;
- 4 - 6 Factors ---> Significant Blight; and
- 7 - 10 Factors ---> Critical Blight.

In the course of this discussion, Judith answered several questions from the participants, including dealing with a very hostile resident (one of the college professors who live in the area, whose vision of planning is modeled after her native Germany and tending toward the top-down), and replying to a question from Michael Brewer about why we need to differentiate the three Hamlets in terms of people's area of residence or other stake, since "we all know the problems of all three." It became clear from our earlier discussion with the Riverside clergy that this belief is incorrect--the earlier group was unable to identify any problem areas outside "the triangle" in Riverside, yet at the same time, they have a more nuanced view of problems and assets in Riverside than do people who don't live there. At the end of the initial presentation, Judith outlined the two breakout group activities that we spent the remaining time on.

In the first activity, half the participants went to the tables with the area maps covered with tracing paper, where they were asked to mark the following items on the tracing paper over the maps:

- a. Blighted Areas: Critical (red) and Moderate (yellow)
- b. Important Assets with potential for further developments
- c. Wish List Items and anything that we should look out for.

For the second group activity, we had the other half of the participants write on index cards and then meet around tables to identify and, if possible, come to agreement on:

- a. Assets, which we defined as reasons why you like living here
- b. Problems/Blighted Areas
- c. Wish-List Items

After about a half-hour, we switched activities so that everyone had an opportunity to work on both activities. We noticed that those participants who were most comfortable drawing and working with maps rushed to those tables first, whereas those who either did not care or wanted to work with a friend started on the consensus-building activity.

## **B. Activity I: Maps**

### **1. Flanders Map**

Since this was overwhelmingly a Flanders stakeholder meeting, the two maps that mostly focused on Flanders attracted many participants (although some also had ideas about what to “do with” Riverside).

#### *Blighted Areas*

Most of the residents of Flanders live in fairly good housing (or at least so it seemed to us driving by, given that the yards are mostly clean, there do not appear to be roofs falling down or porches falling apart, etc.). Thus, it is not surprising that groups working with these maps focused on examples of street blight (specifically along Hwy. 24), garbage dumping along Pleasure Drive, a few abandoned properties such as the gas station, and a perceived drug activity area.

#### *Wish List*

- Municipally-contracted garbage pickup service
- Multimodal transportation hub with bus, taxi, and pedestrian access
- Traffic safety enforcement and lights
- Move the Big Duck back to Flanders
- Open B&Bs
- Create a Historic Corridor, not just a spot

## **2. Riverside Map**

There was a distinct stakeholder group from Riverside. However, this map attracted participation from all comers, especially when the groups switched activities.

### *Blighted Areas*

As did the Clergy and Supervisor Heaney, participants working with this map made their belief clear that Riverside as a whole should be a focus of the blight survey, especially Old Quogue Road, Vail Avenue, Brown Street, and areas off unnamed streets in "the triangle." However, in reality, Riverside is not very large, so most if it can be surveyed. Other issues raised on this map include garbage pickup and the lack of street lighting in "the triangle." [Note: the Town has a plan to place street lights in the area.]

### *Wish List*

- Open access to local ponds for recreational uses
- Catwalk along the river to connect the Hotel project with the one in Riverhead, including active uses for kids (bicycling, rollerblading, walking, etc).
- Participants from the Flanders/Riverside/Northampton Community Association attached to the Riverside map a small but detailed map of their "vision" for the former Drive-in Movie Theatre parcel, including retail and entertainment as desired elements of the Hamlet Center. [Note: The Flanders/Riverside/Northampton Civic Association seems to support a no-industry, retail-focused use of this site. ]

## **3. Northampton Map**

The group that focused on the Northampton map consisted of the two representatives of the Northampton Community Association and a few friends. Summary of their input:

### *Blighted Areas*

Focus along CR 51 Riverhead Road and specific houses that need to be cleaned up in the Northampton development. There is also a Special problem of garbage along the roadside.

*Wish List*

Better traffic circulation, garbage pickup, and a local grocery store

**C. Activity II: Consensus-Building**

We asked the individual members of the small groups to first write down on colored 3 x 5 cards what they thought are the best aspects of the area that they live in, what are the blighted or problem areas, and what they wish for in the future. Then they discussed their ideas, seeking consensus on three to five items. The following is a summary of the table consensus lists from their discussions.

*Assets*

- Water views (easy access to the river and the bay)
- Open spaces and beaches
- Affordability of housing
- Historic significance of the Area
- Quality of the Schools
- Relocating the State Police Barracks
- Close to emergency assistance
- The Big Duck
- Small retail opportunities along Route 24 and at the Traffic Circle
- Variety of People (ages, etc.)

*Problems/Blight*

- Crime areas/selling drugs
- Poor road conditions
- Litter along roadways

- Lack of code enforcement
- The lack of community identity
- Blocked waterviews and limited access

*Wish List*

- Redo river access
- Traffic lights, sidewalks with bike paths
- Better road repair
- Better organized cleanup
- Housing revitalization
- Nature trails
- Restoration of Duck Farm
- Weekly garbage pick-up
- Place American flag back at the traffic circle

Interviews with Town Council Members, Monday, April 8, 2002

**1. Councilwoman Linda Kabot**

Linda Kabot's vision and overall goal for this project is to create a distinctive community identity for these three Hamlets while eliminating blight and creating tax ratables by using the opportunity to plan a Hamlet Center Development that links the Drive-In Movie Theatre site to the Hotel and Assisted Living facility along Route 24 and near the Circle.

**A. Transforming the Community Identity Crisis**

- The Hamlets need their own "Downtown" "Main Street" area near Riverside Circle
- They need their own Zip Code
- The Town should consider establishing a School District up to 8th grade for these three Hamlets--for high school, local children could feed into Riverhead High School or Hampton Bays High School by tuition contract

**B. Tax Ratables Needed** (without increasing the number of school-age children)

- Create a Hamlet Center near the Circle with a maritime theme and a “Port Jefferson” downtown feel at this gateway area to the Hamptons, including elements of resort/tourism, quality economic development (perhaps by expanding the Riverhead empowerment zone to incorporate at least the Hamlet of Riverside); create a business improvement district and a sewage district
  - Make effective use of Community Development Block Grant funds to target development in this area
  - Assisted living, retirement communities--provide density incentives only to senior housing, and only if needed; overall, aim for no net increase in population of the area
  - Resort--Tourism PDDs--Hotels/Restaurants overlooking the water
  - Economic Development Zone--Empire Zone--tax abatements--utility credits--Urban Renewal--mixed-use PDD to upgrade housing
  - Curtail commercial development east of CR 105 intersection (Flanders boundary)--Residential Zone
  - Restrict density incentives to developers re: affordable housing, unless it is rehabilitated housing and no net increase to school district
- 
- Old Drive-In Movie Theatre--very important to develop appropriately with heavy buffering and traffic mitigation--consider school nearby--assess the potential return on investment by developing the movie theatre site using the existing zoning versus an overlay district including other uses, e.g., retail, tourism, etc.
  - Zoning Map Amendments

**C. Eliminating Blight**

- Enhance Police Presence--drugs, prostitution--State Police presence very important
- Enhance Code Enforcement--business and housing blight (especially along Route 24 but also throughout the three Hamlets), illegal dumping, public nuisances
- Subsidized Housing Facilities--overload of County DSS-housing and private sector “slum lords”--Town’s HUD Program Section 8 homes are closely monitored--County and County DSS-Contract Agencies are

not--market values influence this trend with proximity to services, public transportation, and employment influencing this trend

- Lack of a Garbage District--taxation problem--problem with Town-wide SWAMP--pilot program has been suggested many times--Great East End Clean-Up with donated dumpsters--communal efforts
- Northampton--Fire Station at old gas station property

*Councilwoman Kabot also hopes that the Hamlet Study will take into account the following:*

- a. Incorporate maps of all of the different fire districts, ambulance districts, etc.
- b. Address environmental issues, especially along the river and along Riverside marina
- c. Utilize the vision of the 1970 Master Plan in addition to the 1999 Master Plan, especially areas discussing blight, urban renewal and the remaining themes
- d. Time any new reassessment of property values so that the new development is able to offset the potential need to raise the assessment too much.

*Some major issues that the Town of Southampton needs to address are as follows:*

- a. Tax inequity;
- b. Smart decisions regarding the future of the Planned Development District and the uses that will be included in the PDD, so that these produce the best ratables for the Town;
- c. Create a sense of place and center that will eliminate the lack of community identity.

## **2. Councilman Dennis Suskind**

Dennis Suskind's vision and overall goal for this project is to develop a "blue print" that will allow the stakeholders to assist the Town in adopting

the plan that best enhances the area into a more livable section of Southampton. However, Mr. Suskind did have some general themes that he would like to see implemented, which are:

- a. Take back the schools from Riverhead School District--possibly placing charter schools in the area;
- b. Make Route 24 as pristine as possible, with building setbacks along the road, and a local grocery store to serve the area's residents;
- c. Do away with old housing units that are falling down.

### **3. Councilwoman Carolyn Zenk**

Carolyn Zenk's vision for this project is to enable the Town to build on the "Hampton Mystique" by creating a gateway and land uses at the Circle that enable those who visit the area to know that they are entering the Hamptons. Themes that she would like to see implemented include:

- a. Enhance public access to coast line including marine uses, and bicycle and pedestrian trails; promote the "open treasures" that exist all along the river and bay front;
- b. Make Wildwood Lake the center piece of recreation uses for Northampton and the other two Hamlets;
- c. Encourage low-density development that is compatible with the affordability of the area, especially use the Cluster Law where applicable to protect natural resources--this area is already the most affordable in all of the Hamptons, especially Southampton;
- d. Keep Southampton students in Southampton, and keep the students from these Hamlets at local schools;
- e. Hampton Bays is going to go through a major development boom that will spill over into these three Hamlets;
- f. Require setbacks and protect natural openings, especially to the river and the bay; preserve the existing wetlands in this natural

- transition area into the Hamptons and the eastern part of Long Island;
- b. Create opportunities to develop businesses that support tourism, e.g., Bed & Breakfasts with water uses (canoeing, sailing, swimming, etc.), boathouses with rentals for tourists and day use; use the movie theatre site to connect the river to commercial uses that create jobs and rentals that “fit” the area; and
  - h. Use three-acre zoning to enhance residential housing development in clusters that will preserve the existing housing stock while not increasing the existing population.

*Major issues that must be addressed by the Town of Southampton are as follows:*

- a. High tax rate, especially inequitable to these three Hamlets;
- b. Police and public safety--citizens do not feel safe in their own neighborhoods;
- c. Litter--major cleanup efforts need to take place; and
- d. Build a local sewage treatment plant to serve the Hamlets in order to lessen the reliance on septic systems.

#### **4. Councilman Steve Kenney (by phone on April 23, 2002)**

Steve Kenney’s vision: (1) increase accommodations--the project on the riverfront is a start--it would be desirable also to update the existing hotel; and (2) accent this gateway to the Pine Barrens--involve the County in cooperatively creating infrastructure for camping, hiking, trails for horses, etc. Economic revitalization of the area is important. Southampton needs to lower its development density, including buying property and transferring development rights into commercial uses, e.g., buy small homes, especially along Route 24 and along the river, especially to aid the redevelopment of the river for water access and to create marinas. The Flanders area needs to develop a riverfront bulkhead with coves,

floatation buoys, and other maritime uses. Historic resources can be incorporated into developing public/private partnerships--we should seek funding sources for this. What we should try to do is to increase non-family residential uses and other land uses that will add revenues, e.g., inns, recreational uses, contractor park facilities, and other service industries. These Hamlets are the last remnant of old Long Island.

Meeting with the Flanders/Riverside/Northampton Community Association, Monday, April 22, 2002

On Monday, April 22nd, we met with the Flanders/Riverside/Northampton Community Association. The goal of this meeting (and the meeting with the Northampton Civic Association discussed below) was to provide this stakeholder group with the opportunity to identify specific issues, blight areas, and wish-list items on which the Team should focus. This meeting was attended by a mixture of residents from Flanders and Riverside, with a mix of ages, races, and economic diversity.

**A. Introduction and Presentation**

We started the discussion with a brief presentation on the practical need and legal requirements for citizen participation in planning, in which we highlighted the current Hamlets Study in light of past comprehensive planning efforts. Again, we conducted a poll of the participants to see what their previous experience in planning efforts was, and as could be expected, for about 70% of those present, this was the first planning activity in which they had ever participated; of the forty people present at this meeting, a quarter to a third attended the meeting on April 5th, which was for most their first planning meeting. This shows once again that for future meetings, the information sharing/education efforts needs to be emphasized. Due to time constraints, we did not repeat the exercise with the maps and tracing paper. On the Consensus-Building Activity, participants highlighted many of the same Assets, Problems/Blighted Areas and Wish-List Items as those highlighted at the earlier meeting. New ideas including a detailed proposal for developing the 16-acre drive-in movie theatre site (see attached), as well as a prescription for addressing blight.

**B. Consensus-Building Activity**

We asked the individual participants to first write down on colored 3x5 cards what they thought are the best aspects of the area that they live in, what are the blighted or problem areas, and what they wish for in the future. Then they discussed their ideas in small groups, seeking consensus

on three to five items. The following is a summary of the table consensus lists from their discussions.

### Assets

- The people
- The churches
- Water views (easy access to the river and Bay)
- Open spaces, beaches, fishing, trails
- "Countrified" wooded community
- Ludlow Park
- The Big Duck
- Historic sites
- Quiet, peaceful neighborhoods
- Diverse, interracial community
- Affordability of housing
- Overall quality of the schools
- Close to emergency assistance
- Developable 16-acre drive-in movie theatre site

### Problems/Blight

- Inequitable taxes
- Crime, drugs, prostitution
- Poor lighting
- Insufficient police presence
- No garbage pickup, garbage around houses and along the roads
- Insufficient code enforcement
- Houses needing repair
- Abandoned buildings
- Number of people per house
- Cars driving too fast on Route 24 (unsafe, drag racing)
- Poor road conditions
- Lack of curbs, sidewalks
- Blocked waterviews and limited access
- The lack of community identity

### Wish List

- Lower, more equitable taxes
- Better street lighting
- More police presence

- Weekly garbage pickup
- More code enforcement
- Revitalize the existing housing stock, fix eyesores
- Better organized cleanup
- Install traffic lights along Route 24, and lower speeds through the neighborhoods
- Better roads, better repair, better signage
- Build sidewalks and bike paths
- Hamlet beautification, including flowers
- Enhance river access for fishing and boating
- Preserve lands
- Restore the Duck Farm
- Place American flag back onto the traffic circle
- Create job opportunities
- More businesses in the area, including shopping center and restaurants
- Develop drive-in movie theater site as a mixture of "big box" retail and small businesses, plus civic center (see below and attached)

The key new ideas at this meeting emphasized job creation, small businesses and needed services, economic redevelopment, and a civic center that meets transit needs and fosters community identity. This group advocates redeveloping the drive-in movie theater site as a shopping center, including a mixture of "big box" and small retail, a post office, transit center, a play area, restaurants, a movie theater, and a local grocery store (see attached).

#### Northampton Community Association, Wednesday, May 1, 2002

On Wednesday, May 1st we met with the Northampton Community Association. Again, the goal of this meeting was to provide this stakeholder group with the opportunity to highlight specific issues, problems/blight areas, and wish-list items that the Team should focus on. This meeting was held in the home of Allen and Beverly Perkowski (Vice President, Northampton Community Association), and attended by approximately twenty-five association members (residents of Northampton). The participants at this meeting included an interesting mix of ages, races, educational backgrounds, professions (blue collar, professional including a few in the medical profession--one participant even came dressed in scrubs since he was "on-call"), as well as differences in the amount of time living in the area ranged from over 40 years to less than two years.

## **A. Introduction and Presentation**

We started the discussion with a brief presentation of the the importance of citizen participation in planning, in which we highlighted the current Hamlet Study in light of past comprehensive planning efforts. Again, we conducted a poll of the participants to see what their previous experience in planning efforts was, and for over 90% of those present, this was the first planning activity in which they had ever participated. As stated above, this meeting was held in a member's home, which created an atmosphere for open and frank discussion (including a demonstration of an ongoing problem of cars cruising with their radios so loud that we stopped discussion until after it passed). Only three of the approximately 25 participants present (the exact number is not available since some came late and did not sign the attendance roster) at this meeting were at the meeting on April 5th as well. Again, this shows that for future meetings, the information sharing/education efforts needs to be emphasized. Due the limited space of this meeting location, the exercise with the tracing paper was not repeated at this meeting, but we did get similar results as to the Assets, Problems/Blighted Areas and Wish-List Items.

## **B. Consensus-Building Activity**

We asked the groups to first write down on colored 3x5 cards what they thought are the best aspects of the area that they live in, what are the blighted or problem areas, and what they wish for in the future. We also asked them to mark these key locations on maps of the area, and to note their suggested solutions to problems. The following summarizes their written comments and the open discussion that followed.

### Assets

- Water views (especially Wildwood Lake)
- Close to the Pine Barrens for hiking and playing
- Affordability of the housing
- History of the area
- Potential for jobs and small retail
- Friendly neighbors (mix of ages, ethnicity, etc.)

### Problems/Blight

- High taxes (74% increase in 3 years is too high)
- The Schools, including the issue of reciprocity during the summer (even though they pay taxes in the Riverhead School District, they cannot participate in summer programs because they live in Southampton)
- The Town is moving too slow on the beach/park--lack of nearby recreation areas and after-school program for children--lack of recreation in Northampton/Flanders/Riverside
- Vacant/abandoned houses and gas stations
- Low power lines across the yards
- Low property values in Northampton
- Poor road conditions--unpaved streets--Lake Avenue paved improperly
- Lack of adequate street lighting
- Trash and litter along roadways and edge of woods
- Lack of garbage pickup
- Lack of code enforcement (especially with absentee landlords)--properties not maintained, mowing, standing water, etc.--too many cars parked on lawns--the lack of animal control (the policy has been to neuter the animals caught, especially cats, and to put them back in the neighborhood, which creates a situation of a number of animals wandering the neighborhood without homes)
- Lack of police presence--speeding on local roads--residents do not feel safe at times in the neighborhood--cars cruising with very loud music playing--traffic at night (drugs?)--people doing illegal activities in the woods?--crime and drugs in Riverside/Flanders
- Unwarranted bad reputation of the Hamlet as being a place of undesirables
- No 24-hour deli and convenience store nearby
- Not knowing some neighbors--most are great, a few are rowdy
- No representation: "Out of sight/out of mind"
- Lack of community identity

### Wish List

- Lower taxes
- Relocate children to Southampton schools
- Build the park (Now!), as well as nature trails along the lake--develop play areas and recreation resources for all age groups--clean beach and lake--protect wildlife, make bird and wildlife station/sanctuary--

- reciprocity between Southampton and Riverhead recreation--DEC can help promote nature programs
- Pave the roads, don't just continue to do patchwork road repair--replace improperly paved surfaces
  - Improve traffic congestion at the Circle
  
  - Buy out eyesores
  - Provide weekly garbage pick-up
  - Install street lights
  - Organize better cleanup, especially around the "abandoned" houses and the park lands
  - Make utility maintenance a Town responsibility (electric, gas, water)--raise power lines
  - Enhance Code Enforcement, especially for those absentee landlords and houses that have more than one family living illegally--homes and yards improved--remove trailers by the gas station--animal control--enforce tough penalties for dumping refuse of any kind in and around the lake or in the woods
  - Enhance police presence--stop speeding, late night drive-bys, loud music, drugs and illegal activities in the woods--create a feeling of security
  - Create an identifiable Hamlet Center for each Hamlet, e.g., Wildwood Park for Northampton, restoration of the Duck Farm for Flanders, clean up the Circle area and develop a planned center for Riverside
  - Develop the Drive-In Movie site in Riverside for local commercial shopping or cultural (movie theaters, etc.) or recreation
  - Create better gateway signs for all three Hamlets, not just Flanders and Riverside
  - Enhance Northampton's image
  - Increase property values
  - Create more job opportunities
  - Promote community pride
  - Promote "getting to know your neighbors"
  - Identify an easily accessible contact in the Town of Southampton for information of the status of the revitalization project--someone who can speak to us in everyday language

## **Appendices**

Notes from Councilwoman Linda Kabot re Feasibility of an Independent School District for the Three Hamlets (Primary Grades Only, with High School Partnerships)

Map of Recommended Land Uses for Old Drive-In Movie Theatre Site (Riverside) -- Contributed by a Representative of the Flanders/Riverside/Northampton Community Association at the Bay View Pines Civic Association Meeting (April 5, 2002)

Proposed Solutions and Three Hamlets Map Amendments from Chris Sheldon –  
Contributed at the Northampton Community Association Meeting (May 1, 2002)

**APPENDIX F – SUMMARY OF KICKOFF MEETING (June 19, 2002)**

**Flanders/Northampton/Riverside Revitalization Study**  
**Kick-Off Meeting**  
**Phillips Avenue School, Riverside**  
**June 19, 2002**  
**7:00 - 9:30 p.m.**

***Summary***

Over 120 people attended the Kick-Off Meeting at Phillips Avenue School in Riverside. This turnout was excellent considering the competing events, which included a School Talent Show held at the High School and Little League baseball games in the neighborhood. A brief show of hands indicated that a third to a half of participants had not been involved in preliminary meetings for this Hamlet Study; in many cases, this was their very first planning meeting.

The evening's activities began with a welcome and introductions of Town representatives and the consulting team by Jefferson Murphree, the Town's Planning and Development Administrator as well as the Steering Committee Chair, followed by self-introductions by the Steering Committee members. The agenda that followed was divided into two parts: informational and stakeholder participation activities.

***Informational Presentations***

The first hour of the Kick-Off Meeting focused on briefing the stakeholders concerning:

- The purpose of the Hamlet Study,
- Background information participants would need to understand the existing conditions and to make wise choices about the future, and
- Reports on findings from initial stakeholder interviews and civic group meetings, as well as from the blight survey that was focused by these initial inputs.

This information was presented as follows:

1. Vince Ferrandino (Ferrandino & Associates Inc.), Consultant Team Leader:  
"What is a Hamlet Revitalization Study?"
2. Benoy Jacob (Ferrandino & Associates Inc.): "Existing Conditions & Problems"
3. Tony Conetta (Dvirka & Bartilucci, P.C.): "Infrastructure & Environmental Issues"
4. Cheryl Kraft (Chief Code Enforcement Officer, Town of Southampton):  
"Code Enforcement/Court Action Strategies"
5. Judith Green and David Woods (GreenWoods Associates): "Public Participation in the Hamlet Revitalization Study"

During the final presentation, Donna Giancontieri, Supervisor Heaney's Executive Assistant, thanked the participants for their involvement, offered a brief update on efforts to achieve property tax equalization for residents of the three Hamlets through a State appeal process, and reported success in persuading Long Island Power to install approximately forty additional street lights in Riverside, as residents and other stakeholders had requested.

### ***Citizen Participation Activities***

Three kinds of citizen participation activities were offered during the second half of the Kick-Off Meeting. The most popular of these activities were discussion groups led by Steering Committee members on the following questions that emerged from initial interviews and meetings with civic groups, reflecting issues that would become the focus of the Topical Workshops during July and August 2002:

1. What kinds and characteristics of new businesses would contribute most to our community? (one group led by Robert Goodale, with Zona Stroy available to lead a second group if needed)
2. What strategies would eliminate housing blight and guide the development of new housing to meet our community's future needs? (two groups, led by Christine Prete and Debra Borchert)
3. What kinds of new initiatives in parks and recreation, social services, transportation, community beautification, historic and environmental preservation do we need to enhance and protect our quality of life? (led by Rev. Roy Pennon and Kevin McDonald)

Another activity involved working with large-scale maps of the Flanders, Riverside and Northampton hamlets, marking on overlaid tracing paper the locations that participants thought would be desirable for many new developments, including stores, playgrounds, services and so on (Michael Brewer was the Steering Committee member who assisted other participants with this activity.) A third activity offering, the opportunity to draw or otherwise design new looks or new developments, was transformed by a small group of participants into a self-led discussion that yielded some of their priorities for the Hamlet Study as a whole and a development plan for the former Drive-In Movie Theater site in Riverside.

In the concluding wrap-up, Judith Green and David Woods, who facilitated the meeting, summarized the discussion groups' conclusions and suggestions. These group conclusions and suggestions included the following:

1. On Overall Themes for the Study
  - "A Regional Approach to Revitalize"
  - "Historic Heritage Area"
  - "Big Duck is an Anchor"
  - "Pine Barrens: Legislation to Pay Taxes -- Pilot Program"
2. On Economic Revitalization and Desirable New Businesses

- "Focus on Retail in Area"
- "Supermarket"
- "Hi-Tech Business Center"
- "Quaint Village Shopping District (Service & Specialty Shops)"
- "Department Store (Sears, Target)"
- "Upscale Restaurants"
- "Waterfront Business (Tourism)"
- "Old Drive-In Movie Theater Site: Proposed Hamlet Center utilizing mixed use (mostly retail)
- Town Marina between Riverside Traffic Circle and Rt. 105 on the north side of Rt. 24
- Bruce Barnett's proposal for the old Drive-In site contains plans for a Hamlet Center (combines retail with some light industrial). The groups envisioned the following:
  1. Post Office
  2. Bank Branch (with ATM)
  3. Coffee Shop (Cafe)
  4. Anchor Store (i.e., Home Depot, Lowes, Target, Kohls)
  5. Eating Establishments"
- "Highway Business zone needed along Rt. 24 in Flanders"

### 3. On Revitalizing Existing Housing and Planning for New Housing

- "Access to Affordable Capital -- No More Redlines"
- "Rental Properties -- Fine Slumlords"
- "Vacant & Abandoned Homes":
  1. Sell to residents of area
  2. Can't get low interest mortgage

### 3. Will increase tax base"

- "Encourage Ownership of Homes by Established Residents Through:
  - Subsidy
  - Grants
  - Physical help
  - Financial help
  - Information
- "Avoid Over-Saturation"
- "Wider Streets – Some are Too Narrow – Sidewalks"
- "Code Enforcement: Enact New & Better Ordinances"
- "Municipal Garbage Pick-up"
- "Assisted Living Senior Housing Would be a Positive Addition."
- "No More Affordable Housing (we are already affordable)"

### 4. On Enhancing and Protecting This Community's Quality of Life:

- "Community Recreation Center, Pedestrian Accessible Pocket Parks along the way, with Park Benches, Picnic Tables, Baseball, Soccer and Basketball Courts"
- "Roadside Beautification: New Plantings, Eliminate Dumpy Buildings"

In addition, David Woods and Michael Brewer summarized the remarks, comments and suggestions that participants made on the map overlays

### ***Conclusion***

The meeting was extremely useful first for the consultant team to gather further public insight into the key issues and visions for the Study Area and second to generate positive public momentum toward the stated goal of creating a consensus-based Revitalization Plan.

The Kickoff Meeting was a great launching point for the Study and provided the required base of information and input to move forward with the Topical Workshops.

**APPENDIX G – MATERIAL PRESENTED AT TOPICAL WORKSHOPS 1, 2 and 3  
(July 17, 2002, July 31, 2002 and September 18, 2002)**

Example from  
Topical Workshop #1  
Handout  
*Presenting the Issues and Exploring Possible Solutions*

for the

Flanders/Northampton/Riverside  
Hamlet Study

Sponsored by the Town of Southampton  
&  
The Town of Southampton's Flanders/Northampton/Riverside Hamlet Study  
Steering Committee



Wednesday, July 17th 2002  
Phillips Avenue School  
141 Phillips Avenue, Riverside  
7:00 – 9:00 p.m.

Ferrandino & Associates Inc.  
with  
Dvirka & Bartilucci, Consulting Engineers  
GreenWoods Associates

**FLANDERS/NORTHAMPTON/RIVERSIDE  
REVITALIZATION STUDY GOALS AND OBJECTIVES**

**Goal #1: Improve Physical Environment**

**Objectives**

- 1) Reduce Litter and Uncontrolled Garbage Dumping
- 2) Improve/Repair Deteriorated Housing
- 3) Clean-up Maintain Run down Yards
- 4) Improve/Repair Deteriorated Roads, Sidewalks and Curbs
- 5) Clean-up/Maintain/Refurbish Vacant/Abandoned Properties
- 6) Provide Adequate Lighting in Select Areas Prone to Crime
- 7) Reduce crime
- 8) Reduce Incongruent Land Uses
- 9) Promote Local Beautification Efforts

**Additional Objectives**

- 10)
- 11)
- 12)

**Goal #2: Economic Revitalization**

**Objectives**

- 1) Improve Community Identity/ Create a Sense of Place
- 2) Promote Local Tourism
- 3) Improve Local Retail Conveniences
- 4) Improve Non-auto Transit Alternatives
- 5) Create a Hamlet "Main Street" Corridor
- 6) Improve the Use of the Waterfront
- 7) Increase the Availability of Office Space (related to County Center)
- 8) Protect Natural Resources in the Area
- 9) Promote Local "Green" Industries (Fishing, Farming and Boating)
- 10) Create New Jobs/ Train Labor Force
- 11) Enhance Recreational Opportunities

**Additional Objectives**

- 12)
- 13)
- 14)

**FLANDERS/NORTHAMPTON/RIVERSIDE  
REVITALIZATION STUDY**

<b>Objective</b>	<b>Potential Solutions/Options</b>
Reduce Litter and Uncontrolled Garbage Dumping	<ul style="list-style-type: none"><li>• Explore possibility of new Town solid waste drop-off transfer station.</li><li>• Explore the use of end of street dumpsters for garbage and recyclables.</li><li>• Municipal curbside collection</li><li>• Piggy-back Agreement with Riverhead for Riverside Curbside Pick-up.</li></ul>

<b>Additional Solutions/Options</b>

Example from  
Topical Workshop #2  
Handout  
*Discussing Possible Solutions and Exploring Priorities*

for the

Flanders/Northampton/Riverside  
Hamlet Study

Sponsored by the Town of Southampton  
&  
The Town of Southampton's Flanders/Northampton/Riverside Hamlet Study  
Steering Committee



Wednesday, July 31, 2002  
Phillips Avenue School  
141 Phillips Avenue, Riverside  
7:00 – 9:00 p.m.

Ferrandino & Associates Inc.  
with  
Dvirka & Bartilucci, Consulting Engineers  
GreenWoods Associates

**FLANDERS/NORTHAMPTON/RIVERSIDE  
REVITALIZATION STUDY GOALS AND OBJECTIVES**

**Goal #1: Improve Physical Environment**

**Objectives**

- 1) Reduce Litter and Uncontrolled Garbage Dumping
- 2) Improve/Repair Deteriorated Housing and Business Establishments
- 3) Clean-up Maintain Run down Yards
- 4) Improve/Repair Deteriorated Roads, Sidewalks and Curbs
- 5) Clean-up/Maintain/Refurbish Vacant/Abandoned Properties
- 6) Provide and Maintain Adequate Lighting in Select Areas Prone to Crime
- 7) Reduce Crime
- 8) Reduce Incongruent Land Uses
- 9) Promote Local Beautification Efforts
- 10) Reduce the Adverse Impacts of Thru Traffic
- 11) Protect, Enjoy, Enhance and Maximize the Value of the Area's Natural Resources.

**Goal #2: Create Economic Revitalization to Benefit the Area's Residents and Businesses**

**Objectives**

- 1) Improve Community Identity/ Create a Sense of Place
- 2) Promote Local Tourism
- 3) Improve Local Retail Conveniences
- 4) Improve Non-auto Transit Alternatives
- 5) Create a Hamlet "Main Street" Corridor
- 6) Improve Public Access and Use of the Waterfront
- 7) Increase the Availability of Office Space
- 8) Promote Local "Green" Industries (Fishing, Farming and Boating)
- 9) Enhance Recreational Opportunities
- 10) Create a Fair and Equitable School Tax System
- 11) Create New Jobs/ Train Labor Force

**FLANDERS/NORTHAMPTON/RIVERSIDE  
REVITALIZATION STUDY GOALS AND OBJECTIVES**

**Goal #1: Improve Physical Environment**

**Level #1 Objectives**

*a. Improve/Repair/Clean-up Deteriorated and Unkept Properties*

- New Town solid waste drop-off transfer station.
- Use end of street dumpsters for garbage and recyclables.
- Municipal curbside collection.
- Piggy-back agreement with Riverhead for Riverside curbside pick-up.
- Increase fines, speed up the process, and increase pressure.
- Require people with rental properties to provide garbage pick-up.
- Block off county roads to prevent people from driving in and dumping, and provide police presence.
- Increase community awareness and participation in enforcing codes.
- Immediate clean up response from Town.
- Attempt to accomplish above without increasing the taxes.
- Attempt to accomplish above without creating a garbage district.
- Create, implement and enforce design guidelines/ standards.
- Provide and market tax/loan incentives for rehabilitation, (but do not pull from school taxes).
- Continue to use CDBG/HOME grants to assist in this regard.
- Subsidize the maintenance of historic buildings.
- Prevent illegal conversions.
- Provide incentives for upgrading housing stock.
- Promote home ownership of existing rental homes.
- Discourage predatory lending practices.
- Town should explore it's management of Section 8 housing.
- Fine owner/tenant and place lien on property.
- Municipality can purchase and maintain; but should place back on tax roles.
- Civic/ neighborhood associations can volunteer support in a neighborhood clean-up effort.
- Eliminate illegal fencing.
- Establish a Town inventory of all such properties.
- Identify possible future uses of vacant land in Land Use Plan.
- DPW (Town) could clean up and maintain vacant lots (and buildings) when the owner has failed to do so and is unresponsive to demands (where privately owned, fine owners and place liens on property).
- Auction off such properties to citizens qualifying for Section 8.

*b. Reduce Incompatible Land Uses*

- Modify zoning to ensure continuity in future development, and prevent expansion of non-conforming uses.
- Establish, implement and enforce design guidelines – “no pink buildings”
- Establish neighborhood “nodes” of retail/commercial development to replace strip commercial plazas
- Use eminent domain to purchase incongruent uses.
- Establish a historic corridor.
- Eliminate zoning that permits a highway business corridor on in inappropriate areas.
- Provide adequate parking.

*c. Reduce Crime & Provide Lighting in Areas Prone to Crime*

- Town should continue efforts in this regard; should not be limited to select areas (lighting in general should be improved).
- Develop/ Expand Special Improvement Districts, which will allow for funding.
- DPW/ LIPA(Long Island Power Authority) should survey for regular maintenance.
- Develop a "hotline" to identify lights in need of repair.
- Take proactive measures to eliminate rather than just move crime.
- Increase police presence (community policing) in areas prone to crime.
- Trooper barracks should have one patrol car in the area.
- Establish/expand neighborhood watch programs in areas prone to crime.
- Develop an anonymous hotline to encourage calling in complaints and reports.
- Provide backup to police patrolling in high-crime areas.
- Establish a healthy balance of police presence throughout the hamlets.
- Establish a community center to provide alternatives to crime for youth.
- Appoint community liaisons to answer questions and receive reports and concerns from community members.
- Increase lighting and police presence in Park at Circle.

*d. Protect, Enjoy, Enhance and Maximize the Value of the Area's Natural Resources.*

- Through blight elimination process, prevent littering and misuse.
- Continue to acquire and prioritize open spaces for acquisition by the Town or Land Trust(s).
- Civic associations can "adopt-a-park" and implement volunteer clean-up programs.
- Work with regional environmental conservation groups to promote, communication, access and enjoyment of the region's natural resources.
- 105 and 24 Silver Brook Road.
- Open shellfishing to public use.

## **Level #2 Objectives**

*a. Improve/Repair Deteriorated Roads, Sidewalks and Curbs*

- Develop a "pothole" hotline to identify which roads need repair.
- DPW should continue to inventory and prioritize road conditions; as part of a long range transportation plan.
- Continue to work with the County and State to identify roads outside of the Town's jurisdiction that are in need of repair.
- Develop additional sidewalks and curbs.
- Develop a Town Sidewalk Improvement Fund.
- Develop a sidewalk improvement hotline.
- Develop and maintain sidewalks, curbs, plantings, and bus stops in a coordinated way.
- Underground telephone and power lines.
- Property owners maintain curbs and sidewalks.
- Create a loan assistance program for maintaining private/semi-private roads
- Improve communication between government agencies & citizens.
- Install new sidewalks and curbs – Pedestrian Friendly Communities – planter, bus stops, garbage Containers.

*b. Reduce the Adverse Impacts of Thru Traffic*

- Designate and develop scenic corridors.
- Fully evaluate impacts (traffic generation) of new developments.
- Establish set of mitigation measures for additional traffic generation.

### Level # 3 Objectives

#### a. *Promote Local Beautification Efforts*

- Identify areas where a Business Improvement District (BID) can be developed.
- Utilize Town (Develop) Chamber of Commerce for the three hamlets, and encourage it to promote “clean-up days.”
- Civic associations can sponsor flower planting programs and clean up efforts.
- Encourage business improvement districts streetscaping to reflect the historic character of the area.
- Design guidelines for beautification.
- Encourage campaigns by civic associations to improve the physical environment, including litter pick-up, Earth Day, etc.
- Provide funding to civic associations for such purposes

### Goal #2: Create Economic Revitalization to Benefit the Area’s Residents and Businesses

### Level #1 Objectives

#### a. *Improve Community Identity/ Create a Sense of Place*

- Establish Hamlet Center(s)/ Corridor(s).
- Promote vacation/farming/fishing/Pine Barrens historic image.
- Establish a viable number of “anchor(s)” public/commercial spaces. (“nodes,” Big Duck site, historic sites, etc.)
- Create new post office and zip code.
- Create new post office contract substation.
- Protect and restore historic buildings and resources in the community, including the Big Duck .
- Mixtures of public and private spaces accessible to all and at all hours.
- Link public with nearby private spaces to create a destination location.
- Implement the plans for Wildwood Lake.
- Place a “Gateway to the Hamptons” sign at the Traffic Circle.
- Create signs identifying the historic image.
- Increase home ownership of existing homes.
- Promote single hamlet concept i.e. “The Home of the Big Duck.”
- Obtain land for possible future Middle School and High School.
- Designate and develop scenic corridors.

#### b. *Create a Fair and Equitable School Tax System*

- Evaluate legal barriers to creating a separate school district.
- Promote tax ratable developments to improve the school tax situation without abatements.

#### c. *Create Hamlet “Main Streets” with Local Retail Conveniences*

- Create “entrance” & “exit” ways for place identification.
- Implement a BID program to help implement beautification schemes.
- Create a Hamlet district zoning overlay.
- Work with Town Chamber of Commerce to promote local business development.
- Create a Hamlet district historic overlay.
- Develop a Town-sponsored business management program (perhaps through the Southampton Community Development Agency).
- Land Use Plan should target areas that need tax ratable retail services.

- Create non-auto transit connections to retail areas.
- Create a loan program/tax incentives for small business start-ups with a focus on local (minority) ownership and participation.
- Advertise availability of funding for business start-ups.
- Establish community bulletin boards to announce Town and community opportunities, events, etc

## Level #2 Objectives

### a. *Improve Non-auto Transit Alternatives*

- Explore the feasibility of developing and enhancing bicycle-pedestrian connections between land uses.
- Explore options for “bus service (or expanded use)” for elderly and disabled.
- Explore the possibility of a multi-modal transportation facility.
- Provide safe and convenient traffic control measures for residents in the study area and those traveling.

### b. *Enhance Recreational Opportunities*

- Foster relationship with the Town of Riverhead for the use of existing facilities.
- Improve and develop active public facilities throughout the Town, in particular in the three hamlets.
- Develop recreational facilities (e.g. at Iron Point) with baseball, soccer, basketball, roller-skating, tennis and sailing/boating.

### c. *Promote Local “Green” Industries (Fishing, Farming, Local Tourism and Boating)*

- Establish a Chamber of Commerce for each Hamlet with participation in the Town Chamber of Commerce.
- Civic groups and /or other agencies provide support for a marketing flyer for their respective Hamlets.
- Develop a joint promotion campaign with the Town of Riverhead.

### d. *Develop local attractions.*

- Land Use Plan can identify types of industries that will benefit the area.
- Explore transferring credits from the Empire Zone to areas where new industrial growth/mixed use development is possible.
- Rezone if needed.

## Level # 3 Objectives

### a. *Improve Public Access and Use of the Waterfront*

- Develop “Bike-Ped” Trail along the waterfront that connects to other activity areas in the Town as well as to the Town of Riverhead.
- Develop and fix existing small-scale recreational uses (active parks).
- Create a Waterfront Development Overlay that limits and eliminates noxious and unsightly developments.
- Coordinate Planning/Economic Development/ Recreational activities with (*others*) the Town of Riverhead.
- Coordinate planning/economic development/recreational activities as “Gateway to the Hamptons.”

### b. *Increase the Availability of Office Space*

- Rehabilitate vacant buildings for re-use as professional office space as per existing or modified zoning.
- Identify and explore land uses that will draw economic inputs from the county center to the 3 hamlets.

### c. *Train Labor Force/ Create New Jobs*

- Attract new commercial and retail businesses.
- Develop “incubator space” for small business start-ups

- Work with Adult Education programs to target industry and labor force training needs, in specific trades.

Handout from  
Topical Workshop #3

*Exploring the Preliminary Recommendations*

for the

Flanders/Northampton/Riverside  
Hamlet Study

Sponsored by the Town of Southampton

&

The Town of Southampton's Flanders/Northampton/Riverside Hamlet Study  
Steering Committee



Wednesday, September 18th, 2002  
Phillips Avenue School  
141 Phillips Avenue, Riverside  
7:00 – 9:00 p.m.

Ferrandino & Associates Inc.  
Planning and Development Consultants  
with  
Dvirka & Bartilucci, Consulting Engineers  
GreenWoods Associates

### Policy/Regulations Recommendations

- Establish a Town inventory of all properties in need of repair, maintenance or clean-up.
- Establish a Town inventory of all properties deemed incompatible with surrounding uses.
- Within the zoning code, create “distance parameters” for specific uses.

### Policy/Regulations Recommendations

- Town should consider the use of power of *eminent domain*.
- Develop a standing Hamlet Committee for review and maintenance of the significant natural areas.
- Evaluate legal barriers to creating a separate School District.
- Promote Tax Ratable Developments to improve the current School Tax situation.

### Policy/Regulations Recommendations

- Attract new commercial and retail businesses focused on the proposed Hamlet Centers.

### Land Use Recommendations

- Creation of Defined “Hamlet Centers”
- Create a Post office substation
- Put up welcome signs
- Encourage the creation of a Bike-Ped Path along Route 24
- Create a connecting Bike-Ped Path between the Government Center and the Proposed Riverside Hamlet Center

### Land Use Recommendations

- Develop Waterfront Recreational Areas in both Flanders and Riverside.
- Develop Active Recreational Areas in all three Hamlets.
- Explore the possibility of Route 24 as a scenic corridor.

**APPENDIX H – HANDOUT FROM “CELEBRATION/VALIDATION MEETING”  
(January 15, 2003)**

## Presentation Outline

- Background Information
  - Scope of Work
  - Physical Improvement Information
  - Overview of Existing Zoning
  - Review of Workshops
  - Summary of Recommendations
- Review Recommendations and Ideas
- Discuss Key Areas of the Land Use Plan

## Scope of Work

- I. Identify Deteriorated, or Deteriorating Areas
- Commercial and industrial lands
  - Vacant or underutilized lands
  - Housing conditions and availability
  - Public infrastructure

## Scope of Work

- II. Measure the Nature and Degree of Deterioration and Aesthetically Limiting Factors in Study Area
- Analyze:
    - Land use patterns
    - Deficiencies in commercial and industrial sectors
    - Environmental and dwelling conditions
  - Identify
    - Housing supply by renter/owner
    - Opportunities for public infrastructure

## Scope of Work

- III. Determine land use controls and resources available to renew targeted areas.
- Identify possible grants or loans from Federal, State and local sources.
  - Propose rezoning for select areas to allow Village Business.
  - Propose use of Planned Unit Development for theme areas.

## Scope of Work

- IV. Identify Potential Project Areas and Possible Re-development schemes
- Hamlet Center
  - Waterfront
  - Highway Business
  - Neighborhood Commercial
  - Light Industrial

## Scope of Work

- V. Schedule and Program Redevelopment Activities
- Prepare multi-year program
    - Commercial and industrial projects
    - Housing rehabilitation and new construction
    - Public infrastructure

### Method for evaluating the Physical Environment

Properties that may contain buildings:

- In “poor” or “deteriorated” physical condition.
- In “fair” physical condition which detract from the overall character of the neighborhood due to lack of maintenance or poor appearance.
- That exhibit conflicting land uses.
- Undeveloped properties that by virtue of their condition, disrupt the overall land use pattern and detract from the character of the neighborhood.

### Property Survey Results by Hamlet

Hamlet	Total Properties Surveyed	Negative Influence
Flanders	160	32
Northampton	54	11
Riverside	316	120
<b>Total</b>	<b>530</b>	<b>163</b>

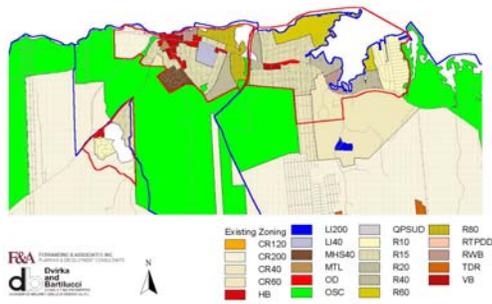
### Properties Surveyed



### Property Survey Results By Land Use

Land Use	Total Properties Surveyed	Negative Influence
Commercial/ Retail	50	21
Industrial	9	3
Institutional	11	4
Vacant	51	38
Single Family	375	78
Multi Family	23	12
Other	11	7
<b>Total</b>	<b>530</b>	<b>163</b>

### Flanders-Northampton-Riverside Hamlet Study Existing Zoning Map



### Public Involvement Summary

Meeting	Flanders	Northampton	Riverside	Other	Total
Kickoff Meeting (06/19/02)	56	15	35	19	120
Topical Workshop #1 (07/17/02)	16	4	10	15	45
Topical Workshop #2 (07/31/02)	18	2	8	16	44
Topical Workshop #3 (09/18/02)	12			10	22

## Topical Workshop #1 (Example)

Objective	Potential Solutions/Options
<p><b>Improve/ Repair Deteriorated Housing</b></p>	<ul style="list-style-type: none"> <li>Municipality can use "eminent domain" to purchase dilapidated housing.</li> <li>Create, implement and enforce design guidelines/ standards.</li> <li>Provide tax incentives for owner/renter occupied rehabilitation.</li> <li>Increase code enforcement through neighborhood watch.</li> <li>Continue to use CDBG/HOME grants to assist in this regard.</li> </ul>
<p><b>Additional Solutions/Options</b></p>	

## Topical Workshop #2 (Example)

- *Reduce Crime & Provide Lighting in Areas Prone to Crime*
  - Town should continue efforts in this regard; should not be limited to select areas (lighting in general should be improved).
  - Take proactive measures to eliminate rather than just move crime
  - Increase police presence (community policing) in areas prone to crime.
  - Establish/expand neighborhood watch programs in areas prone to crime.
  - Develop an anonymous hotline to encourage calling in complaints and reports.
  - Establish a healthy balance of police presence throughout the hamlets.
  - Establish a community center to provide alternatives to crime for youth.
  - Appoint community liaisons to answer questions and receive reports and concerns from community members
  - Trooper barracks should have one patrol car in the area.

## Topical Workshop #3



## Areas of Uncertainty

- Connector Road to the Government Center (rather see a connection with the Riverhead Downtown).
- Hamlet Signs (low priority item)
- Flanders Hamlet Area
- Post Office-substation

## Proposed Policy/Regulations Recommendations and Ideas

- **Develop a Comprehensive Plan to repair, maintain and cleanup local properties.**
  - Establish a Town inventory of all properties in need of repair, maintenance or clean-up.
  - Install new sidewalks and curbs – Pedestrian Friendly - Communities – planter, bus stops, garbage containers.
  - Identify areas where a Business Improvement District (BID) can be developed.
  - Utilize Town (Develop) Chamber of Commerce for the three hamlets, and encourage it to promote "clean-up days."
  - Civic associations can sponsor flower planting programs and clean up efforts.
  - Encourage business improvement districts streetscaping to reflect the historic character of the area.

## Proposed Policy/Regulations Recommendations and Ideas

- **Develop a Comprehensive Plan to repair, maintain and cleanup local properties.**
  - Designate and develop scenic corridors.
  - Fully evaluate impacts (traffic generation) of new developments.
  - Establish set of mitigation measures for additional traffic generation.
  - Civic associations can "adopt-a-park" and implement volunteer clean up programs.
  - Develop/ expand Special Improvement Districts, which will allow for funding.
  - DPW/ LIPA(Long Island Power Authority) should survey for regular maintenance.

## Proposed Policy/Regulations Recommendations and Ideas

- **Develop a Comprehensive Plan to repair, maintain and cleanup local properties.**
  - Develop a "hotline" to identify street lights in need of repair. Provide and market tax/loan incentives for rehabilitation (but do not pull from school taxes).
  - Provide incentives for upgrading housing stock.
  - Promote home ownership of existing rental homes.
  - Increase community awareness and participation in enforcing codes.
  - Immediate clean up response from Town. Create, implement and enforce design guidelines/ standards.
  - Fine owner/tenant and place lien on property.

## Proposed Policy/Regulations Recommendations and Ideas

- **Develop a Comprehensive Plan to repair, maintain and cleanup local properties.**
  - Civic/ neighborhood associations can volunteer support in a neighborhood clean-up effort.
  - Eliminate illegal fencing.
  - Establish a Town inventory of all such properties.
  - Identify possible future uses of vacant land in Land Use Plan.
  - DPW (Town) could clean up and maintain vacant lots (and buildings) when the owner has failed to do so and is unresponsive to demands (where privately owned, fine owners and place liens on property).
  - Develop a "pothole" hotline to identify which roads need repair.
  - DPW should continue to inventory and prioritize road conditions as part of a long range transportation plan.

## Proposed Policy/Regulations Recommendations and Ideas

- **Develop a Comprehensive Plan to repair, maintain and cleanup local properties.**
  - Encourage campaigns by civic associations to improve the physical environment, including litter pick-up, Earth Day, etc.
  - Provide funding to civic associations for such purposes
  - New Town solid waste drop-off transfer station.
  - Use end of street dumpsters for garbage and recyclables.
  - Municipal curbside collection.
  - Piggy-back agreement with Riverhead for Riverside curbside pick-up.
  - Increase fines, speed up the process, and increase pressure.
  - Require people with rental properties to provide garbage pick-up.

## Proposed Policy/Regulations Recommendations and Ideas

- **Develop a Comprehensive Plan to repair, maintain and cleanup local properties.**
  - Block off county roads to prevent people from driving in and dumping, and provide police presence.
  - Attempt to accomplish above without increasing the taxes.
  - Attempt to accomplish above without creating a garbage district.
  - Continue to use CDBG/HOME grants to assist in this regard.
  - Subsidize the maintenance of culturally significant buildings.
  - Prevent illegal conversions.
  - Town should examine it's management of Section 8 housing.
  - Municipality can purchase and maintain, but should place properties back on tax roles.
  - Auction off properties to citizens qualifying for Section 8.

## Proposed Policy/Regulations Recommendations and Ideas

- **Establish a Town inventory of all properties deemed incompatible with surrounding uses.**
  - Establish, implement and enforce design guidelines – "no pink buildings"
  - Establish neighborhood "nodes" of retail/commercial development to replace strip commercial plazas
  - Use eminent domain to purchase incongruent uses.
  - Establish a culturally significant corridor.
  - Provide adequate parking.

## Proposed Policy/Regulations Recommendations and Ideas

- **Within the zoning code, create "distance parameters" for specific uses.**
  - Modify zoning to ensure continuity in future development and prevent expansion of non-conforming uses.
  - Eliminate zoning that permits a highway business corridor in inappropriate areas.

### Proposed Policy/Regulations Recommendations and Ideas

- **Town should consider the use of power of eminent domain.**

### Proposed Policy/Regulations Recommendations and Ideas

- **Develop a standing Hamlet Committee for review and maintenance of the significant natural areas.**

- Continue to acquire and prioritize open spaces for acquisition by the Town or Land Trust(s).
- Work with regional environmental conservation groups to promote communication, access and enjoyment of the region's natural resources.
- Open shellfishing to public use.

### Proposed Policy/Regulations Recommendations and Ideas

- **Evaluate the impacts of political and jurisdictional boundaries on Towns economic potential.**

### Proposed Policy/Regulations Recommendations and Ideas

- **Promote tax ratable developments consistent with the recommendations of this study.**

- Establish a viable number of "anchor(s)" public/commercial spaces. ("nodes," Big Duck site, historic sites, etc)
- Create a loan program/tax incentives for small business start-ups with a focus on local (minority) ownership and participation
- Work with Town Chamber of Commerce to promote local business development.
- Develop a Town-sponsored business management program (perhaps through the Southampton Community Development Agency).
- Land Use Plan should target areas that need tax ratable retail services

### Proposed Policy/Regulations Recommendations and Ideas

- **Promote tax ratable developments consistent with the recommendations of this study.**

- Rehabilitate vacant buildings for re-use as professional office space as per existing or modified zoning.
- Identify and explore land uses that will draw economic inputs from the county center to the 3 hamlets.
- Attract new commercial and retail businesses.
- Develop "incubator space" for small business start-ups
- Work with Adult Education programs to target industry and labor force training needs, in specific trades.
- Establish a Chamber of Commerce for each Hamlet with participation in the Town Chamber of Commerce.
- Civic groups and /or other agencies provide support for a marketing flyer for their respective Hamlets.

### Proposed Policy/Regulations Recommendations and Ideas

- **Promote tax ratable developments consistent with the recommendations of this study.**

- Land Use Plan can identify types of industries that will benefit the area.
- Explore transferring credits from the Empire Zone to areas where new industrial growth/mixed use development is possible.
- Develop a joint promotion campaign with the Town of Riverhead

### Proposed Land Use Recommendations and Ideas

- **Create Defined Hamlet Centers.**
  - Create a Hamlet district zoning overlay.
  - Create a Hamlet district historic overlay.
  - Encourage mixtures of public and private spaces accessible to all and at all hours.

### Proposed Land Use Recommendations and Ideas

- **Establish a post-office substation.**
  - Create new post office and zip code.
  - Create new post office contract substation.

### Proposed Land Use Recommendations and Ideas

- **Place Welcome Signs at the Gateways to each Hamlet.**
  - Place a "Gateway to the Hamptons" sign at the Traffic Circle.
  - Create signs identifying the historic image.
  - Create "entrance" & "exit" ways for place identification.

### Proposed Land Use Recommendations and Ideas

- **Create a bicycle-pedestrian path along Route 24.**
  - Explore the feasibility of developing and enhancing bicycle-pedestrian connections between land uses.
  - designate and develop scenic corridors.

### Proposed Land Use Recommendations and Ideas

- **Create a bicycle pedestrian path connecting the Government Center to the proposed Riverside Hamlet Center (create similar connection to Riverhead downtown).**
  - Explore the feasibility of developing and enhancing bicycle-pedestrian connections between land uses.
  - Link public with nearby private spaces to create a destination location
  - Create non-auto transit connections to retail areas.

### Proposed Land Use Recommendations and Ideas

- **Improve lighting along select roads (in coordination with police department and in areas of proposed physical improvement).**
  - Increase lighting and police presence in Park at Circle.

## Proposed Land Use Recommendations and Ideas

- **Improve roads and sidewalks where needed.**
  - Continue to work with the County and State to identify roads outside of the Town's jurisdiction that are in need of repair.
  - Develop additional sidewalks and curbs.
  - Develop a Town Sidewalk Improvement Fund
  - Develop a sidewalk improvement hotline.
  - Develop and maintain sidewalks, curbs, plantings, and bus stops in a coordinated way.
  - Underground telephone and power lines.
  - Create a loan assistance program for maintaining private/semi-private roads

## Proposed Land Use Recommendations and Ideas

- **Provide sidewalks and bike paths between key areas.**

## Proposed Land Use Recommendations and Ideas

- **Develop waterfront and passive recreation areas in all three Hamlets.**

## Proposed Land Use Recommendations and Ideas

- **Explore improvements to the Traffic Circle**
  - Provide safe and convenient traffic control measures for residents in the study area and those traveling.

## Other Ideas

- Take proactive measures to eliminate rather than just move crime.
- Increase police presence (community policing) in areas prone to crime.
- Trooper barracks should have one patrol car in the area.
- Establish/expand neighborhood watch programs in areas prone to crime.
- Develop an anonymous hotline to encourage calling in complaints and reports.
- Provide backup to police patrolling in high-crime areas.
- Establish a healthy balance of police presence throughout the hamlets.
- Establish a community center to provide alternatives to crime for youth.
- Appoint community liaisons to answer questions and receive reports and concerns from community members.

## KEY LAND USE AREAS OF THE PROPOSED PLAN

- Traffic Circle
- Northampton Park
- Riverside Waterfront Area
- Riverside Hamlet Area
- Flanders Hamlet Area

## Traffic Circle

- Existing Conditions
  - Zoning: HB, MTL, VB
  - Poor land uses for this key entrance way.
  - Traffic congestion
- Recommendations
  - Traffic Circle Study
  - Create a Visual Sense of Place
  - Provide Signage related to upcoming points of interest

## Traffic Circle Properties for Potential Rehab or Acquisition



## Traffic Circle Properties for Potential Rehab or Acquisition



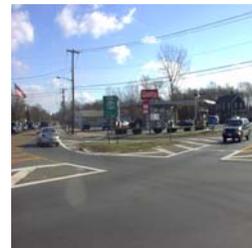
## Traffic Circle Properties for Potential Rehab or Acquisition



## Traffic Circle Properties for Potential Rehab or Acquisition



## Traffic Circle Properties for Potential Rehab or Acquisition



## Northampton

- Existing Conditions
  - 11 of 54 surveyed properties showed a blighting influence
  - Zoning: HB, R15, R10
  - Primarily a residential Enclave
- Recommendations
  - Develop a 'second' park on the North side of Wildwood Lake
  - Acquire the vacant gas station.

## Northampton Proposed Park



## Northampton Proposed Park



## Northampton Property for Potential Acquisition or Rehab



## Riverside

- Existing Conditions
  - 120 of 316 surveyed properties showed a blighting influence
  - Zoning: RWB, HB, VB, LI40, R15, R80
- Recommendations
  - Establish an Active Recreation Area
  - Establish a Waterfront Recreation Area (engineering will only allow for small scale development).
  - Establish a Hamlet Center (mixed use)
  - Several properties for rehab or acquisition

## Riverside – Proposed Waterfront Recreation Area



Riverside – Proposed Waterfront  
Recreation Area



Riverside – Proposed Waterfront  
Recreation Area



Riverside – Proposed Waterfront  
Recreation Area



Riverside – Proposed Waterfront  
Recreation Area



Riverside – Proposed Waterfront  
Recreation Area



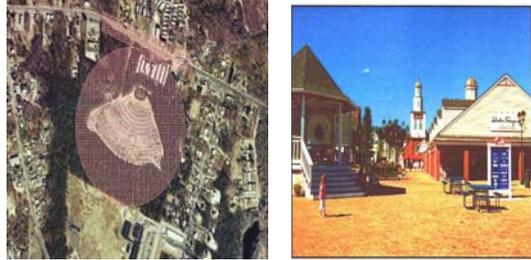
Riverside – Proposed Hamlet  
Area



### Riverside – Proposed Hamlet Area



### Riverside Proposed Hamlet Area



### Riverside Proposed Hamlet Area



### Flanders

- Existing Conditions
  - 32 of 160 surveyed properties showed a blighting influence
  - Zoning: R40, CR60, RWB
  - “hodge podge” of commercial development on Rte 24.
- Recommendations
  - Develop both Active and Passive Recreation Areas (could be connected to residential enclave vs. proposed Hamlet Center.
  - Develop a Hamlet Center (retail uses only)

### Flanders – Preliminary Proposed Hamlet Area



### Flanders – Revised Proposed Hamlet Area Option #1



Flanders – Revised Proposed Hamlet Area Option #1



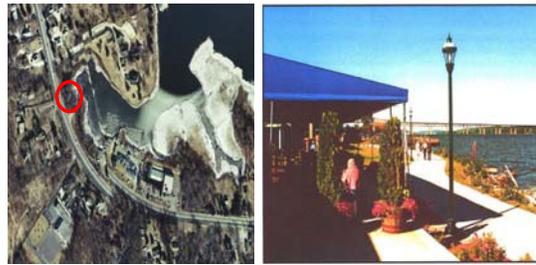
Flanders – Revised Proposed Hamlet Area Option #1



Flanders – Revised Proposed Hamlet Area Option #1



Flanders – Revised Proposed Hamlet Area Option #1



Flanders – Revised Proposed Hamlet Area Option #2 and #3



Next Steps

- Preparation of Draft Plan for Review by Town  
–mid February
- Presentation to Town Board early – March
  - Final draft early-April
  - Implementation to be determined by Town (potential phase II)

**APPENDIX I – TOWN BOARD PRESENTATION  
(JUNE 4, 2003)**



## **Town of Southampton** **Flanders/Northampton/Riverside** **Hamlet Revitalization Study**

**June 4th, 2003**

Ferrandino & Associates Inc., Planning and Development Consultants  
in association with  
Dvirka & Bartilucci, Engineers  
GreenWoods Associates, Public Participation

## **Study Objectives**

- Create a better sense of identity
- Accommodate tax ratable development
- Coordinate development with Riverhead
- Help make Route 24 a scenic Maritime Corridor
- Preserve maritime resources
- Promote market rate housing
- Utilize proximity to natural areas as revitalization theme
- Capture Pine Barren Credits where possible

## **Scope of Work**

### **I. Identify Deteriorated, or Deteriorating Areas**

- Commercial and industrial lands
- Vacant or underutilized lands
- Housing conditions and availability
- Public infrastructure

## **Scope of Work**

### **II. Measure the Nature and Degree of Deterioration and Aesthetically Limiting Factors in Study Area**

- Analyze:
  - Land use patterns
  - Deficiencies in commercial and industrial sectors
  - Environmental and dwelling conditions
- Identify
  - Housing supply by renter/owner
  - Opportunities for public infrastructure

## **Scope of Work**

### **III. Determine land use controls and resources available to renew targeted areas.**

- Identify possible grants or loans from Federal, State and local sources.
- Propose rezoning for select areas to allow Village Business.
- Propose use of Planned Unit Development for theme areas.

## **Scope of Work**

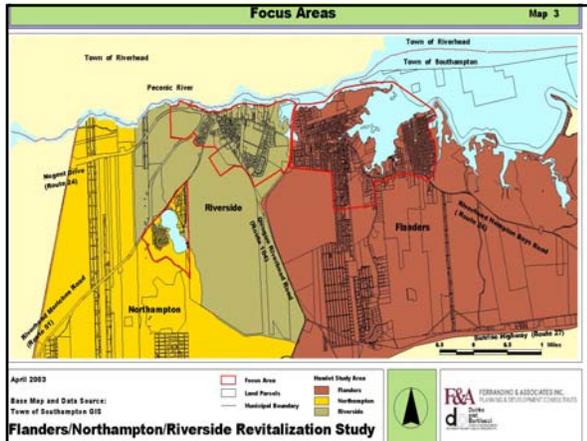
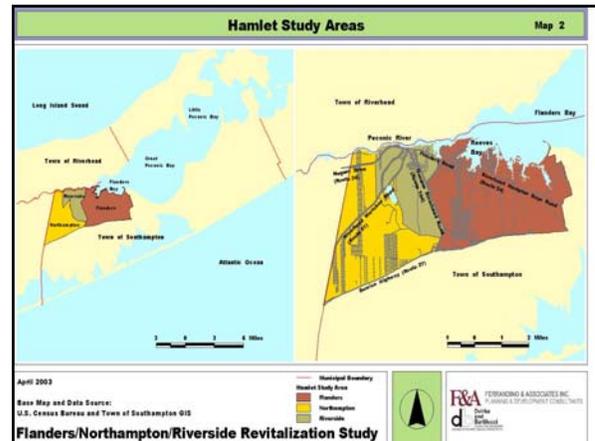
### **IV. Identify Potential Project Areas and Possible Re-development schemes**

- Hamlet Center
- Waterfront
- Highway Business
- Neighborhood Commercial
- Light Industrial

## Scope of Work

### V. Schedule and Program Redevelopment Activities

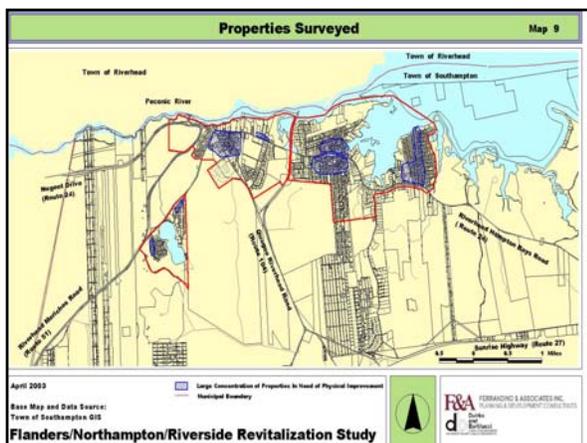
- Prepare multi-year program
  - Commercial and industrial projects
  - Housing rehabilitation and new construction
  - Public infrastructure



## Method for evaluating the Physical Environment

Properties that may contain buildings:

- In "poor" or "deteriorated" physical condition.
- In "fair" physical condition which detract from the overall character of the neighborhood due to lack of maintenance or poor appearance.
- That exhibit conflicting land uses.
- Undeveloped properties that by virtue of their condition, disrupt the overall land use pattern and detract from the character of the neighborhood.



## Property Survey Results by Hamlet

Hamlet	Total Properties Surveyed	Negative Influence
Flanders	160	32
Northampton	54	11
Riverside	316	120
Total	530	163

## Property Survey Results By Land Use

Land Use	Total Properties Surveyed	Negative Influence
Commercial/ Retail	50	21
Industrial	9	3
Institutional	11	4
Vacant	51	38
Single Family	375	78
Multi Family	23	12
Other	11	7
<b>Total</b>	<b>530</b>	<b>163</b>

## Public Involvement Summary

Meeting	Flanders	Northampton	Riverside	Other	Total
Kickoff Meeting (06/19/02)	56	15	35	19	120
Topical Workshop #1 (07/17/02)	16	4	10	15	45
Topical Workshop #2 (07/31/02)	18	2	8	16	44
Topical Workshop #3 (09/18/02)	12			10	22

## Topical Workshop #1 (Example)

Objective	Potential Solutions/Options
Improve/ Repair Deteriorated Housing	<ul style="list-style-type: none"> <li>• Municipality can use "eminent domain" to purchase dilapidated housing.</li> <li>• Create, implement and enforce design guidelines/ standards.</li> <li>• Provide tax incentives for owner/renter occupied rehabilitation.</li> <li>• Increase code enforcement through neighborhood watch.</li> <li>• Continue to use CDBG/HOME grants to assist in this regard.</li> </ul>
Additional Solutions/Options	

## Topical Workshop #2 (Example)

- *Reduce Crime & Provide Lighting in Areas Prone to Crime*
  - Town should continue efforts in this regard; should not be limited to select areas (lighting in general should be improved).
  - Take proactive measures to eliminate rather than just move crime
  - Increase police presence (community policing) in areas prone to crime.
  - Establish/expand neighborhood watch programs in areas prone to crime.
  - Develop an anonymous hotline to encourage calling in complaints and reports.
  - Establish a healthy balance of police presence throughout the hamlets.
  - Establish a community center to provide alternatives to crime for youth.
  - Appoint community liaisons to answer questions and receive reports and concerns from community members
  - Trooper barracks should have one patrol car in the area.

## Topical Workshop #3



## Areas of Uncertainty

- Connector Road to the Government Center (rather see a connection with the Riverhead Downtown).
- Hamlet Signs (low priority item)
- Flanders Hamlet Area
- Post Office-substation

## Recommendations

- Policy/Regulatory Recommendations
- Land Use Recommendations
  - First Level Priority
  - Second Level Priority
  - Third Level Priority
- Community Developed “Ideas”

## Policy/Regulatory Recommendations

## First Level

### **Develop a Comprehensive Plan to repair, maintain and cleanup local properties.**

- Establish a Town inventory of all properties in need of repair, maintenance or clean-up.
- Install new sidewalks and curbs – Pedestrian Friendly – Communities – planter, bus stops, garbage containers.
- Identify areas where a Business Improvement District (BID) can be developed.
- Utilize Town (Develop) Chamber of Commerce for the three hamlets, and encourage it to promote “clean-up days.”
- Civic associations can sponsor flower planting programs and clean up efforts.
- Encourage business improvement districts streetscaping to reflect the historic character of the area.

### **Establish a Town inventory of all properties deemed incompatible with surrounding uses.**

- Establish, implement and enforce design guidelines – “no pink buildings”
- Establish neighborhood “nodes” of retail/commercial development to replace strip commercial plazas
- Use eminent domain to purchase incongruent uses.
- Establish a culturally significant corridor.
- Provide adequate parking.

### Establish a Code Violations Court

## Second Level

**Evaluate the impacts of political and jurisdictional boundaries on Town's economic potential.**

**Promote tax ratable developments consistent with the recommendation of this study.**

- Establish a viable number of "anchor(s)" public/commercial spaces. ("nodes," Big Duck site, historic sites, etc)
- Create a loan program/tax incentives for small business start-ups with a focus on local (minority) ownership and participation
- Work with Town Chamber of Commerce to promote local business development.
- Develop a Town-sponsored business management program (perhaps through the Southampton Community Development Agency).
- Land Use Plan should target areas that need tax ratable retail services

## Third Level

**Town should consider the use of power of eminent domain.**

**Within the zoning code, create "distance parameters" for specific uses.**

- Modify zoning to ensure continuity in future development and prevent expansion of non-conforming uses.
- Eliminate zoning that permits a highway business corridor in inappropriate areas.

## Land Use Recommendations

## First Level

### Create Defined Hamlet Centers.

- Create a Hamlet district zoning overlay.
- Create a Hamlet district historic overlay.
- Encourage mixtures of public and private spaces accessible to all and at all hours.

### Riverside – Proposed Hamlet Area



### Riverside Proposed Hamlet Area



### Riverside Proposed Hamlet Area



**Flanders – Revised Proposed  
Hamlet Area Option #1**



**Flanders – Revised Proposed  
Hamlet Area Option #1**



**Flanders – Revised Proposed  
Hamlet Area Option #2 and #3**

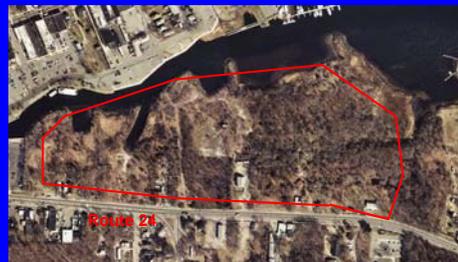


**Flanders – Revised Proposed  
Hamlet Area**

- Enhance existing commercial nodes in the Flanders area.

**Create/Enhance Waterfront  
Recreation Areas.**

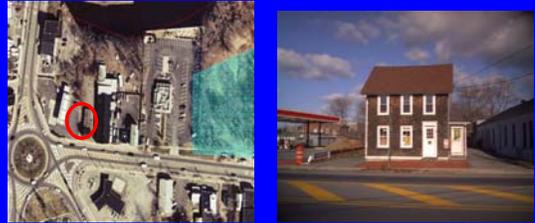
**Riverside – Proposed Waterfront  
Recreation Area**



## Riverside – Proposed Waterfront Recreation Area



## Riverside – Proposed Waterfront Recreation Area



## Riverside – Proposed Waterfront Recreation Area



## Riverside – Proposed Waterfront Recreation Area



## Proposed Flanders Waterfront Recreation Area



## Conduct a Traffic Circle Study

- Existing Conditions
  - Zoning: HB, MTL, VB
  - Poor land uses for this key entrance way.
  - Traffic congestion
- Recommendations
  - Create a Visual Sense of Place
  - Provide Signage related to upcoming points of interest

Traffic Circle Properties for Potential Rehab or Acquisition



Traffic Circle Properties for Potential Rehab or Acquisition



Traffic Circle Properties for Potential Rehab or Acquisition



Traffic Circle Properties for Potential Rehab or Acquisition



Traffic Circle Properties for Potential Rehab or Acquisition



Second Level

## Create Active Park Space



- ### Improve Infrastructure and Lighting (in particular areas of proposed Land Use Changes)
- Continue to work with the County and State to identify roads outside of the Town's jurisdiction that are in need of repair.
  - Develop additional sidewalks and curbs.
  - Develop a Town Sidewalk Improvement Fund
  - Develop a sidewalk improvement hotline.
  - Develop and maintain sidewalks, curbs, plantings, and bus stops in a coordinated way.
  - Underground telephone and power lines.
  - Create a loan assistance program for maintaining private/semi-private roads

**Provide sidewalks and bike paths between key areas.**

**Conduct a Hamlet-Based Housing Review**

**Third Level**

**Establish a post-office substation**

- Create new post office and zip code.
- Create new post office contract substation.

**Place Welcome Signs at the Gateways to each Hamlet.**

- Place a "Gateway to the Hamptons" sign at the Traffic Circle.
- Create signs identifying the historic image.
- Create "entrance" & "exit" ways for place identification.

**Other Ideas**

- Take proactive measures to eliminate rather than just move crime.
- Increase police presence (community policing) in areas prone to crime.
- Trooper barracks should have one patrol car in the area.
- Establish/expand neighborhood watch programs in areas prone to crime.
- Develop an anonymous hotline to encourage calling in complaints and reports.
- Provide backup to police patrolling in high-crime areas.
- Establish a healthy balance of police presence throughout the hamlets.
- Establish a community center to provide alternatives to crime for youth.
- Appoint community liaisons to answer questions and receive reports and concerns from community members.

## Next Steps

- Implementation to be determined by Town (potential phase II - design charettes for Hamlet Centers)