



A large subdivision off of Old Country Road is accessed by a single entrance, but its pronounced signage and landscaping may not be in keeping with more rural surroundings



Significant portions of Old Country Rd still retain rural ambiance which needs to be preserved



Opportunities exist through signage and other features to designate a shared roadway system with vehicles and bicyclists



The use of fencing as an aesthetic treatment should be considered as part of a design overlay



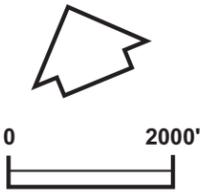
Town transfer station facility lacks adequate screening; use of certain fence materials may not be appropriate for scenic roadway



The use of a shared driveway reduces the need for multiple curbcuts



A more contemporary use of mailboxes may not be in keeping with a scenic roadway designation however, the community did not want to regulate design to this level of detail



Cook's Pond (Beaver Dam Lake) is an attractive gateway feature, although public access could be enhanced and damaged fencing replaced



Use of landscaping helps screen/buffer existing residential development



Use of landscaping helps screen/buffer Westhampton Nursing Facility



Potential Scenic Roadway Corridor Overlay District



Access to the "water hole" site at left, a potential community-wide recreation resource



The rural quality of Old Country Road should be maintained through the use of sensitive design controls, and by limiting the number of curb cuts



Rehabilitation/reuse of older, deteriorated structures should be encouraged.



New construction along Old Country Road does not appear to be adequately landscaped to buffer development. Setback requirements and clearing restrictions should be examined to off-set visual issues



Several low-lying areas along Old Country Road present drainage issues during heavy storm events

Exhibit VII-6  
**POTENTIAL SCENIC ROAD OVERLAY AREA**  
**Eastport / Remsenburg / Speonk Westhampton Area Strategy Study**  
Town of Southampton, New York