

II.

COMMUNITY PLANNING OBJECTIVES

Essentially, the future Southampton Community will spring, in large part, from its past. Its form will be that of a series of hamlets strung along the south shore of the mainland separated by a series of tidal creek estuaries and, at Riverhead, a separate hamlet in extension of the Riverhead hamlet. However, unlike the past, year around and ten-month populations are going to grow and become an increasing proportion of the total population, even during the summer season.

In preparing the Master Plan for the unincorporated area of the Town of Southampton the more specific planning objectives, which follow, shall serve as a guide. These same objectives also serve as the broad basis for planning the Villages of Quogue and Southampton within the overall community. In the master plans for the villages still more pertinent planning objectives are set forth with reference to the individual village.

With Reference to Natural Resources

1. The conservation of the unique natural environment, by which most people have been attracted to the community and from which many people earn their income, shall be a prime consideration in looking to the future. However, it must be recognized that, among those attracted to or earning their income from it, different values are associated with some aspects of the natural environment.
2. One particular aspect of this unique environment is its water bodies, shoreline and barrier beach. As a result of experience it is concluded that the land areas in these locations are not suited to intensive development, particularly on the barrier beach. At the same time these locations offer unusual recreational and ecological values which are fundamental to the character and economy of the entire community. The balance between the recreational and ecological value must be drawn in such a way that the character and quality of the environment survives its development and use. In addition, every effort should be made to protect the dunes and to build them up to elevations recommended by the U.S. Corps of Engineers. The impact of such intensive development will be most evident in the waterbodies and wetlands.

It is essential that the waterbodies be so zoned as to use that the impact of pleasure boating is concentrated in areas where the related activity and pollution can be accommodated without destroying the finfish and shellfish spawning grounds. Further, it is essential that the significance of the marsh or wetlands be recognized. Their value as they exist in their natural state is not to be a matter of speculation based on land fill to an extent completely incompatible with the natural environment of which they are an integral part. Most of these areas lie in a flood plain identified by the U.S. Corps of Engineers.

Finally, it is recognized that both the concentrated heavy pumping of fresh water out of the limited ground water reservoir in these shore areas and the recharge of sewage must be controlled if these areas are not to be destroyed through salt water intrusion and pollution.

3. The recharge capacity of the ground water reservoir is the most significant factor in setting an absolute limit on the ultimate development of the Southampton Community. Experience indicates that there will be no excess water resource to the west as those communities reach their saturation point, in fact they may well look eastward for a supplemental resource. Thus, aside from other considerations, the Southampton Community should plan both for future development commensurate with the best available estimates of its potential water resource and for whatever steps may be taken to assure that that resource will continue to be available to support community development.

In connection with the continued availability of the water resource, the community shall take every possible step to assure that the maximum ground water recharge potential is realized. This will call for the preservation as open space of as much of the Carver and Plymouth soils areas as possible and for the establishment of recharge basins to catch the increased runoff of surface water resulting from land development. In pursuing this objective it should also be recognized that a certain amount of fresh water must reach the ponds and bays to maintain the necessary mixture of fresh and salt waters for a good shell fish environment.

4. In order to maintain the quality of individual hamlets and the water oriented character of the community, an effort must be made to preserve open space along the creek

estuaries that separate the hamlets and also to preserve and enhance the views and attractive natural assets of the community.

A second important element of the open spaces shall be the ridge line of the moraine and the water courses and ponds extending down from the ridge to the bays and ocean.

With Reference to Population

1. The desirable ultimate population potential of the entire community, including all five villages, is 127,000 persons on a year around basis, or any equivalent number of year around and seasonal residents, in conformance with the potential ground water resource of the Southampton Community. The overall gross population density for planning purposes therefore should be 1.42 persons per gross acre. The ultimate population potential for the unincorporated area of the town should be 91,500 persons on a year around basis. This limitation shall be recognized in all municipal regulations, ordinances and related policies to land development as much as is possible.
2. The greatest proportion of this population shall be distributed along the south shore of the community with other concentrations in the Riverside-Flanders Hamlet and in the vicinity of Sag Harbor.
3. Every effort shall be made to recognize the fact that many people employed within the community and in nearby communities have limited incomes; that there will be households composed of single individuals or couples; and that there will be young and old people as well as middle aged people making up some of the community's households.

With Reference to Highways, Roads and Other Transportation Facilities

1. The only limited access facility through the Southampton Community on an east-west alignment shall be the Sunrise Highway which shall be considered for development as a scenic highway. Further, as a main highway stem, it will be important that adequate interchanges and north-south feeder roads be established. It will also be important for local traffic circulation and emergency services that reasonably frequent crossings be created, whether they relate to interchanges or are completely separated from the limited access facility.

2. Recognizing the importance of traffic between the two forks of Long Island and from the Long Island Expressway and the Hamlets of Riverhead and Riverside-Flanders to the South Fork, a major highway facility in conjunction with the Sunrise Highway shall be provided to connect these areas. If possible, such a highway should have limited access characteristics.
3. The community through its subdivision and other regulations and through persuasion shall make every effort to assure that ample rights-of-way are set aside for secondary highways and that, wherever possible, access from private properties and street intersections shall be restricted.
4. Although public transportation is nominal at this time, consideration should be given to encouraging at least some service connecting the major hamlets and passenger traffic generators inside and outside the Southampton Community as year around population grows.
5. Since air travel has become a major means of reaching distant cities, regions and countries, the Southampton Community should give consideration to the need of a satellite, perhaps a stol-type airport. However, it should be recognized that any major civilian airport facility would materially change the character of the community and would also tend to promote the development of the community well beyond its water resource.

With Reference to Seasonal Residence, Tourism and Recreation

1. Since seasonal residents and tourists are greater in number than year around residents, and since, despite some change in proportions, they will continue to be a substantial factor in the seasonal population peak, as well as in the economy, particular note shall be made of commercial housing for seasonal residents and of appropriate recreational capacity, both private and public.
2. In projecting the scale of commercial housing capacity, it shall be remembered that the population that is so housed must be added to the ultimate population potential in terms of year around population equivalents.
3. Commercial resort housing areas should tend to concentrate where there is an excellent relationship to both recreation facilities and scenic views. Commercial transient housing should be convenient highway locations.

4. Private seasonal housing shall be thought of as potential year around housing in computing the ultimate population potential without reference to equivalents. However, such seasonal housing must meet year around housing standards prior to being used for that purpose. Adequate codes and enforcement procedures shall be established to assure that this condition is met.
5. Recreation lands and open space have been a major part of the Southampton Community's environment and land area. It is proposed that this quality be projected in major recreation and open space areas in the future, particularly in the areas of high ground water recharge potential, along the streams and ponds and along the shore and barrier beach. Cluster or planned residential development zoning, park and open space requirements per capita, and strong governmental leadership will be necessary to initiate, coordinate and accomplish such a program.
6. Every effort shall be made to encourage the preservation of historic buildings and the maintenance of historic sites as a part of the community's heritage and also as a matter of tourist interest.

With Reference to Utilities

1. The existing public water supply systems shall be interconnected and improved, particularly to serve the more intensively developed hamlet areas and barrier beach. The location of both private and public wells shall be so distributed that no serious depressions shall occur in the groundwater table and so that the possibility of salt water intrusion shall be minimized along the shore and on the barrier beach. Development practices that tend to deteriorate the quality and capacity of the groundwater reservoir shall be strictly regulated or prohibited.
2. Developed areas having a gross population density of five persons per acre or more and concentrated residential units such as commercial housing facilities and apartment groups shall have a sewage disposal plant which provides secondary treatment. Consideration shall be given to the means by which a subdivider shall provide for the collection of sewage in subdivisions affected by this standard. In terms of the impact of sewage disposal on groundwater quality, even with public sewage disposal in some areas, the overall gross population density of the community shall not exceed 2.5 persons per gross acre.

3. Through the foreseeable future the Southampton Community will undoubtedly have to provide for its own solid waste disposal and for the disposal of septic tank and cesspool sanitary wastes. Recommendations for two major sites, on either side of Shinnecock Canal, with related sanitary waste treatment plants should be implemented. Other existing dumps should be closed and sealed to prevent public nuisance and infestation and rehabilitated for other uses.

With Reference to Housing

1. The Master Plan and the related regulations and ordinances should encourage a wide variety of housing types and purchase or rental costs appropriate for the anticipated population's needs. They should also encourage flexibility and innovation in the planning of housing groups or developments.
2. Existing substandard housing shall be eliminated gradually through housing code enforcement.

With Reference to Business

1. The Master Plan shall recognize six categories of business functions: the village business center; the modern shopping center; the automobile and tourist service highway business which does not include retail shopping facilities of the type anticipated in the first two categories; the office business area; the transient motel; and finally, a resort and waterfront business.
2. Major business centers will be located in the vicinity of the Hamlets of Hampton Bays and Riverside-Flanders and the Village of Southampton. An effort should be made, in the instance of Riverside-Flanders to coordinate the planning with that for the Hamlet of Riverhead across the town boundary.
3. Convenience business centers will continue in existing hamlet areas and new centers shall be located at reasonable intervals throughout the community as the design of subdivisions evolve the detailed development pattern in local areas. Premature location of such centers would not be compatible with the objective of encouraging cluster or planned residential development as well as other possible housing innovations.
4. The resort and waterfront business areas shall be located at shore points related to the recreational boating areas in the bays and creeks and not in those areas designated as marine preserves for finfish and shellfish.

With Reference to Industry

1. Since the Southampton Community has limited public transportation and considerable distance from supporting populations, industrial locations shall be, in large part, on the west side of the Shinnecock Canal.
2. Industrial development should be of an industrial park character. Heavy water users and plants with waste disposal effluents that might deteriorate the groundwater shall be prohibited.
3. Particular attention should be given to the Suffolk County Air Base as the site for light industrial development with airport access. This area may also prove beneficial to commercial recreation uses needing large sites.

With Reference to Implementation

1. It is evident that there will be a need for the support of compatible zoning, subdivision regulation, housing code and sand and gravel regulations among other controls if these objectives are to be realized.
2. The public improvements indicated in such a Master Plan obviously calls for coordinated town, county, state and federal programming and action.