

COMMUNITY FACILITIES

INTRODUCTION

The Southampton Community of the future should have a full range of community facilities of an adequate capacity to meet the standards of the then contemporary community. Generally, these facilities fall into the following major groupings: parks, recreation and open space; municipal buildings and facilities; fire protection, school and medical facilities; and utilities.

The Community Master Plan proposals for community facilities are broadly based on two factors described in this introduction. One is the determination of how many people are to be served and of that number how many will be year around residents and how many will be summer population surcharge. The second determination relates to the delineation of planning areas as a basis for conveniently distributing such facilities.

The Population To Be Served

It has already been stated that the Zoning Ordinance and Map proposals supporting the Community Master Plan will not in themselves be designed to limit the potential population capacity to the necessary maximum of 91,500 year around persons, or their equivalent in seasonal residents, in the unincorporated area of the town. In fact, hypothetically, they would provide for as many as 162,500 persons on reaching the community's ultimate development. Nonresidential development, the setting aside of open space and extremely low intensity uses, and the encouragement of larger than required residential sites among other methods, must be employed to bring the residential population in line with the safe yield of the community's fresh water resources.

The acquisition of parks and open space is one very important way of reaching the Master Plan goals with respect to environmental quality. It would also tend to limit the land area available for residential and other development while accomplishing its own significant function.

It is also possible to speculate on ways in which the water resource might be stretched. These speculations are of two kinds. One is water rationing. If per capita consumption of

water for all purposes were cut down from the overall projection average of 150 gallons per day to only 117 gallons per day, the existing resource would be adequate for the year around population of 162,500 persons permitted by the zoning proposals. The other kind of speculation offered is that there will be a technological breakthrough or an as yet undiscovered, untapped natural resource of water upon which there are no other claims.

It is submitted that the very quality of the community that this Master Plan seeks to establish would be jeopardized by an irreversible commitment to a development policy based on such speculation rather than on a proven source of water supply to support community life. However, since the history of human communities suggests that the Southampton Community might fail in attaining its goals of environmental quality and reasonable population capacity, the plans for community facilities should be based on the higher population capacity of 162,500 persons. Further, recognizing the projected continuation of seasonal population within this number on a year around equivalency basis, the anticipated peak summer population created by this surcharge must be considered in determining facility needs. The ultimate development reflects a projected year around resident population of 147,200 persons plus a surcharge of 53,400 additional resident persons during the summer, bringing the peak summer resident population up to 200,600 persons.

General Basis for Priorities

As a result of the above considerations regarding the population to be served, emphasis should be placed on acquiring adequate sites so that the actual development of adequate facilities for the less desirable, but nevertheless possible, 162,500 person capacity might be accommodated. Further, since the community could reach its ultimate population in terms of water resources within 30 years and since it is expected to reside largely in the expanded hamlets of the community, emphasis should be placed on acquiring sites in those areas. Such community facility sites of an adequate size and character are already in short supply. A second high priority will be other significant sites threatened by development that should be preserved through expeditious action. It is sufficient to note that this need not mean direct purchase by the community in every case. Thus, financial programming may include the acquisition of varying degrees of control over open space in keeping with budgetary limitations. It is also anticipated that outside public funds from county, state and federal governments as well as private funds and donations may supplement community expenditures.

Finally, as a matter of continuing process, to start as soon as practicable, the use of the planned residential development principle in zoning should be implemented. It would make possible the preservation of desirable open spaces in connection with development as well as the protection of critical soils for farming, ground water recharge and planned drainage line parks.

The most important specific acquisitions are rated in terms of high, medium and low priorities in the Capital Improvement Program, Section IX.

Delineation of Community Facility Planning Areas

For a better understanding of ultimate community facility needs and their convenient distribution in the unincorporated areas of the town, the community has been divided into the same eight planning areas that are described as neighborhoods in the Neighborhood Analysis, Section VIII. These boundaries as well as the proposed community facilities plan are shown on Map 3.

The boundaries of the planning areas are so located with respect to natural features and man-made barriers that the resulting area is open as possible to free and unobstructed internal movement. The resulting areas also reflect populations with common interests and needs. Table 2, set forth the ultimate population potential of each planning area based on the proposed Zoning Ordinance and Map as well as the peak summer population based on the seasonal surcharge noted above.

PARKS, RECREATION AND OPEN SPACE

General Concept and Minimum Land Requirements

The basic objective of the general concept for the parks and open space element of the Master Plan is to create a significant recreational system and also to protect the essentials of the natural environment and its ecosystems that both support life in the community and provide a unique natural heritage. As a result, the general concept incorporates, insofar as possible, the essential natural and scenic resources that have attracted people to the community over the years into a system of largely interconnected parks and open spaces. With these essentials providing the scenic setting or "backdrop", it is proposed to locate specific recreational facilities and historic sites as focal points within the overall system. Thus, the active high traffic recreation areas would be lineally connected with the less active natural environmental parks by way of green-

belt linkages running from the uplands to the bays and ocean shore.

Among the important sources of "building blocks" for this general concept will be the town and the villages. Their relatively large community park sites featuring active recreational facilities, special features and more passive areas with woodland settings, ponds and streams would be particularly beneficial. The overall system, in turn, would benefit them through its capacity for absorbing expansive activities such as hiking, bicycling or horseback riding. In many instances, they will also be able to incorporate their local neighborhood parks and playgrounds that serve residents in the immediate area. The minimum land requirements for these community and neighborhood parks by planning areas are shown in Table 2. The total minimum requirements for both intermediate design years and the ultimate needs are as follows:

Year	Summer Peak Resident Population	Neighborhood Park and Playground Needs @ 3.8 acres/1,000	Community Park Needs @ 6.2 acres /1,000	Total Park Needs @ 10.0 acres /1,000	Existing Parks (a) acres
1968	70,600	268	438	706	317
1975	86,500	329	536	865	317
1990	125,600	477	779	1,256	317
Ultimate	200,600	762	1,244	2,006	317

(a) Includes unincorporated area's proportionate share of developed and undeveloped public school recreation areas; excludes regional parks.

Major regional parks and open spaces are also anticipated as "building blocks" in this system in keeping with the recommended regional policy of locating regional parks in the eastern towns. In the past, this component, expressed as an average land requirement per 1,000 population would have been reported as 10.0 acres per 1,000 persons. Under the recommended policy much of the land requirement for Suffolk County may be located in the eastern towns. It is anticipated that this will at least double the per 1,000 person standard in the Southampton Community.

Finally, it is hoped that every effort will be made by public officials and community leaders generally to encourage the accumulation and preservation of both private and semi-public open space with this same general concept in mind.

Potential Need for Readjustment of Recreational Program

With the Master Plan's projection of a community gradually shifting to a majority of year around residents, including a growing number of retired persons, there is an indication that the recreation program itself should be reevaluated with regard to the people that it will be serving in the future. This should also take into account a greater need for neighborhood recreation programs in the hamlets as these more intensively developed areas fill in with housing. As they approach saturation many of the opportunities for informal recreation in the open lands will be gone and actual parks and playgrounds will be needed to take their place. Thus, in developing sites two priorities should be considered: one is the provision of facilities on sites in areas where no school facility falls within a one-half mile service areas, and the other is to augment the smaller school playgrounds by developing sites adjacent to them.

As the overall park and open space system takes form it will be important to recognize that new opportunities will exist for recreational programs that these new lands could accommodate. Typical of these is the growing interest in such trail sports as hiking, bicycling and horseback riding. The lineal layout of the system would be ideally suited to such activities. The municipality should also promote shore-side fishing places, hunting areas, controlled camp sites and winter sports areas. Further, the growing interest in the environment and ecosystems would make potential natural history field laboratories out of much of the park and open space plan.

In sum, the recreation program of the future might well develop activity areas for various age groups as well as multi-use areas, including a broadening range of activities which would project a concern for increased resort recreational values as well as year around residential recreational values, for children through retired people.

Neighborhood Parks and Playgrounds

The smallest unit in the parks and open space plan is the local neighborhood park and playground. These fall into two general categories: one is ornamental landscaped parks, such as that in Watermill, or the triangle in Bridgehampton, the other is park and playground facilities generally designed for active use. At this time there are no local neighborhood town parks and playgrounds in operation although there are some undeveloped sites.

Some of the existing sites are as small as one-half acre. However, all new site acquisitions should meet the minimum standards set forth in the Surveys and Analyses Report. The locations of specific new local neighborhood parks and playgrounds and community parks are generally shown within the greenbelt linkages on Map 3. Although these map locations are only approximations, they do demonstrate the interrelationship between local neighborhood parks and playgrounds and the larger community parks, which include equivalent features to those in the smaller unit. In some cases these local neighborhood sites coincide with natural areas that should be preserved. In other cases they are simply located at reasonable distances for convenient service area radii and are suitably related to other parks and playgrounds. The basic criteria should be that an elementary school child could reach the park nearest his house on foot without any concern for his safety.

Local neighborhood parks and playgrounds are frequently acquired through the subdivision process, either through the dedication of land or the payment of cash in lieu of land which may be expended on an appropriate site.

Community Parks and Beaches

As the name suggests these are relatively large parks frequently designed as multi-purpose facilities, but also quite often oriented to some unique recreational feature, be it a stadium or a botanical garden. In the Southampton Community the principal community parks are the beaches. Although service areas in the sense of general convenience are a concern in planning for such community parks, it is anticipated that those from more distant residential areas would come by car. Thus, offstreet parking and rest rooms become an essential accessory on such sites. These needs have already been provided for at town beaches.

In establishing an acquisition program for community parks it would be desirable to catalogue all the sites, possibly including some not shown on Map 3, which are considered to have park potential. It is suggested that an advisory committee be appointed to evaluate the listed sites and establish acquisition priorities. Consideration should be given to these priorities to sites threatened by pending development. The proposed committee should have representatives of the following public bodies, if possible:

- Town Board
- Planning Board
- Natural Resources Commission
- Town Recreation Department

Among the community park sites shown on Map M-3, Cormorant Point in Hampton Bays should be considered for early acquisition. This is one of the last remaining large estates in this intensively developed hamlet which has unique natural features and an extensive waterfront. It is suggested it combine active recreation facilities, such as playgrounds, playfields and court games, and passive recreation such as picnic areas, nature walks, scenic overlooks and natural waterfront area. This park should not include marina or bathing beach facilities which would be in conflict with its ecological assets.

Early acquisition would also seem appropriate for the waterfront parks in East Quogue where residential development might well make these implementations impossible in the future. This facility might specifically include service as a neighborhood park and playground.

The town in planning for bathing beaches in the past, has not generally distinguished between residents, year around or seasonal and day-visitors. However, it is also true that the villages each have their own beaches and that there are beach clubs catering to a considerable number of people. The 1968 record indicates that on weekdays the town beaches served nearly four percent of its estimated summer peak resident population and that on weekends this percentage rose to almost nine percent. This would suggest that ultimately, attendance would reach as many as 8,000 persons on weekdays and 18,000 on weekends. Assuming 3.5 persons per automobile this would call for 2,285 offstreet parking spaces on weekdays and 5,145 offstreet parking spaces on weekends. However, as a note of caution, with the increased number of automobiles per capita it may be anticipated that the number of persons per automobile could decline to 3.0 persons. The need for offstreet parking at beaches would then increase to 2,665 to 6,000 spaces, respectively. The total available spaces now at town and county facilities is approximately 3,200 spaces. Assuming a proportionate increase in offstreet parking at all non-town beach facilities, this indicates an eventual need for 2,800 spaces or an increase of 87.5 percent. However, offstreet parking is not the most critical measure of beach adequacy. Town residents and visitors have been accustomed to more open beaches than Regional Plan Association's standard of one acre per 1,000 persons suggests. Therefore, this master plan recommends that at least two and one-half lineal feet of beach per person should be provided for an anticipating demand of 18,000 persons on weekends, or approximately 45,000 lineal feet, nearly five times the length existing in 1968. This proposed beach will be of two kinds: supervised bathing beaches and environmental beaches. It calls for an increased capacity at supervised

bathing beach facilities in the future. Also it suggests that neither the Town of Southampton or the village should be expected to provide such facilities without offsetting revenues, or alternately support from the county and its broader tax base.

In terms of acreage, the lineal feet of beach frontage and the need for parking and auxiliary facilities at the supervised bathing beaches make it reasonable to project an average beach property depth of 400 feet for an area of one acre per 100 lineal foot of beach. Thus, the frontage need would equal 450 acres of beach: 2.25 acres per 1,000 persons of the peak summer resident population rather than the standards of 1.0 per 1,000 residents.

It will be noted that with the recent county acquisitions the open beach frontage held by the town and county has increased to approximately 21,400 lineal feet. Further, it should also be noted that a major concentration of supervised bathing beach facilities would be self-defeating in that congestion and its impact on the facility itself as well as the blighting influence of the heavy traffic traveling through residential hamlets to get to the beaches would be undesirable. Such bathing beach concentrations would be particularly critical on the barrier beach because of the limited road access and potential damage to the fragile environment caused by facility construction and pollution. Therefore, active beach facilities should be spaced out along the shore separated by less active private and public or semi-public uses more amenable to the environment.

In developing future bathing beaches, consideration should be given to the possibility that town beaches might serve villages as well where the village finds it uneconomical to provide quality facilities solely for their own residents. New acquisitions might include expansion of existing ocean facilities east of the Village of Southampton and west of the Village of Westhampton Beach. Other new acquisitions should be located along Peconic Bay.

Community parks and beaches obviously will require larger site areas than neighborhood parks and playgrounds. Where sites are critical this will require advanced land commitments since otherwise the potential sites may be destroyed by spots of development. This is especially true for low intensity bathing beaches where the protection of natural environmental is critical.

Regional Parks

As a resort community Southampton must have a generally open

environment to sustain its quality. This calls for more than a good neighborhood and community park and open space program in the usual pattern. It will require the support of larger open space parks sponsored by regional agencies such as Suffolk County's Sears Bellows Park. These parks may be expected to offer a variety of less intensive activities serving the rapidly growing Suffolk population. It is anticipated that such parks will generally be located in the eastern towns of Suffolk County.

Regional parks of this scope are shown on Map 3. They include sites at Bald Hill, expanded Sears Bellows Park and an area at Camps Pond. Overall, such facilities could be expected to account for between 4,000 and 8,000 acres. It should also be noted that on Map 3 the Sunrise Highway right-of-way could serve as an important connecting linkage between these major sites. Further, these lands, all being on the Ronkonkoma moraine, would serve two very important objectives in addition to being park lands and connecting right-of-way. First, they would provide excellent water catchment areas to maximize the general water reservoir replenishment. And second, the very fact that they would not be available for residential development would tend to help bring the ultimate population potential more nearly in line with the community's water resource capabilities.

Other major open spaces supporting the maintenance of an open resort community environment may well come about through private and semi-public efforts made by those concerned with open area sports and others concerned with the conservation of natural areas. Such interest and also that associated with the continuation of agriculture as an economic activity should be encouraged by the community in every reasonable way.

The Greenbelt System

The lineal, greenbelt system shown on Map 3 would provide a park linkage between neighborhood community and regional parks. These linkages by design generally follow natural drainage channels. As a result, they frequently incorporate a series of ponds in their alignment from the shore to the highlands of the Ronkonkoma moraine. Fine examples of this type are the Kellis Pond-Camps Pond Greenbelt, the Sagaponack-Sag Harbor Greenbelt, and the Mills Ponds-Whitehill Greenbelt. Other greenbelts simply follow major streams such as the Speonk River and Weesuck Creek.

Other greenbelts include those developed in conjunction with

the highway rights-of-way, such as that of Sunrise Highway, offer potential for an extensive circulatory trail system. It would link parks and scenic and historic sites throughout the community. One such continuous routing could be developed from the Peconic River wetlands in the Town of Brookhaven to the lake chain of the Sagaponack-Sag Harbor Greenbelt. Another continuous trail-loop is possible in the Bridgehampton-Water Mill area. The trails in the greenbelt system would offer children as well as adults a travel route between parks via walkways, bicycle or bridal path, free from motor vehicle interference. Wherever such a trail of significance crosses a local or collector street, a special pedestrian crosswalk area should be designated and properly marked.

Reference to Map 3 will also indicate that most of the salt and fresh water marshes have been shown as greenbelt areas. In some cases public access will be possible, in others, the natural environmental aspects may preclude indiscriminate passage through them. In waterfront areas where private property rights exclude public access because of the nature of existing development, some greenbelts have been indicated to demonstrate the need to hold the water's edge as a natural unspoiled area for the benefit of marine ecology and wildlife protection. However, undeveloped areas should be planned as to allow the public the benefit of their regulated or unlimited use. The preservation of scenic views and vistas from roadside and other public vantage points are one aspect of this. Typical views are shown in Plates 1 to 4.

Relative to the acquisition of greenbelt linkage parks and other open spaces, much can be expected through the use of planned residential development as already demonstrated in Section III. Such acquisitions may be accomplished at little or no cost to the municipality. With reference to tidal marsh greenbelts, the community should exercise its powers originating from the Dongan Pattern to protect all such wetlands as a part of the public trust. Any private title claims in the wetlands should be proven on a conclusion of law to the satisfaction of the town and suitable protective regulations established, including an effective enforcement program initiated by the municipality to cover such cases.

It will be important for the municipality to protect all inland water bodies and streams as a part of an overall watershed drainage system. Because of the significance of unpolluted and adequate stream flow to the total environment, a program and regulations to assure good development practices along them should be instituted. Greenbelt acquisitions and easement control are deemed essential in such areas whether they be zoned for residential, commercial or industrial uses. Estuarian areas zoned as resort and waterfront business are the only areas wherein a relaxing of such controls may be permitted.

PUBLIC SCHOOL FACILITIES

General Considerations

Although the Surveys and Analyses Report found that enrollments in the public school systems of the community were already close to or greater than existing school plant capacity, it also noted several factors that made it difficult to project the exact nature of future enrollments and the related need for new construction. Among these factors was the closing of the Suffolk County Air Force Base with the resultant drop in pupil enrollment and loss of revenues from the federal government. The State Master Plan for centralization of school districts, the question of the future roll of parochial and private schools, and the impact of the Future Land Use Plan recommendations of this Master Plan are other major factors.

As a part of the Surveys and Analyses Report an effort was made to project the approximate public school enrollments in 1975 and 1990 for general planning purposes. These numbers of pupils were then converted to classroom needs totalling 107 in 1975 and 686 in 1990. However, since this Master Plan proposes to diminish the overall population density and also adjust their distribution through the community from the conditions projected by the 1966 Building Zone Ordinance, these enrollments and classroom needs may be considered to be slightly high. This is not expected to have a material effect on the projections and distribution for 1975 but it will certainly modify the distribution in 1990.

Additional Classrooms and Land Area Needed for Public Schools

The classroom needs projected in the Surveys and Analyses Report for 1975 were as follows:

	<u>Number of Additional Classrooms Needed in 1975</u>
Ramsenburg # 1	2.4 classrooms
Westhampton Beach # 2	14.7
Riverhead # 2	26.0
Quogue # 3	2.5
Hampton Bays # 5	6.0
Eastport # 11	16.0
East Quogue # 17	3.4
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Subtotal: West of Shinnecock Canal	71.0

Sag Harbor # 5	4.0 classrooms
Southampton # 6	18.0
Bridgehampton # 9	7.3
Sagaponack # 10	0.3
North Haven # 12	---
Tuckahoe # 13	6.8
Noyack # 14	---

Subtotal: East of
Shinnecock Canal 36.4

Total: All School
Districts 107.4 classrooms

Note: Projected needs for Riverhead # 2, Eastport # 11 and Sag Harbor # 5 are those for the entire district.

As already indicated, the classroom needs by school districts projected for 1990 are no longer completely accurate. However, even though the 686 classroom total is slightly high, it is still useful for general planning purposes.

To bring these needs into a more meaningful relationship with the long-range Master Plan of Future Land Use, they have been converted to total acres of site needed in each of the eight planning areas. These approximations only account for land needed in the unincorporated areas of the Town of Southampton. It should be noted that population growth in the villages may ultimately require that pupils from the villages go to sites in the town locations. Referring to Table 3, it will be seen that the general ultimate scale of total public school site needs will be 736 acres for all planning areas. This is nearly equally divided between the planning areas on the east and west of Shinnecock Canal. Since the rate of growth will depend on such factors as accessibility and municipal services, it is expected that this need will be greatest in the west over the short-term future.

The Need for Coordination of Planning Efforts

As planning agencies the Town Planning Board for the town and the various school boards for their individual districts are

erving the same community of people and taxpayers. As a result, the coordination of their efforts has been beneficial in the past when the school playgrounds have doubled as neighborhood playgrounds rather than requiring a parallel series of playgrounds for out of school hours and vacation times. With increasing costs of services of all kinds careful stewardship of public moneys suggests the community benefits to be derived from coordinated planning efforts might be extended still further.

With reference to this Master Plan two specific areas of activity are potentially significant. One is in the coordination of the development of the system of parks and greenbelt linkages of parks and open space with potential new school sites. These future public lands to be acquired by the town offer advantages to the public school sites: the enlargement of the effective land area of the site through adjacent park or open space lands that could be used for school purposes as well, and walkway access to the school site for children in the nearby residential areas without walking or bicycling along traffic streets.

The second area of coordination is of a different nature. The Master Plan projects a program designed to set aside the lands where the best farming soils are found for agricultural uses. This will tend to keep broad areas relatively undeveloped and to concentrate the equivalent development in smaller areas along the greenbelt linkage and parks and closer to the hamlets. Similarly the Master Plan calls for every effort to be expended in keeping the moraine soils very light developed. From the standpoint of school site selection and service areas, both these policies suggest that certain areas of the community will not generate many school children and that bus transportation to schools located in such area would be excessive. Therefore, as a matter of convenience and economy, a school site might better be located in the more intensive development areas. The need for coordination in connection with these two policies evolves out of the fact that, even though the broad areas over which they are to be effective shown on the Master Plan future Land Use, the detailed nature of the development concentrations will only be worked out over some years. Thus, continuing communication on these matters would be desirable.

MUNICIPAL BUILDINGS AND FACILITIES

Town Hall

With the very limited space available in the existing Town Hall building, the town administration is now scattered in other

buildings, including the temporary buildings recently erected on the Town Hall site. The site itself is also inadequate. In the future more efficient management would be possible if all the administrative offices were located in a single site that would be generally accessible to all parts of the town. On the operational level several exceptions to this would be logical. These include such things as highway maintenance yards, solid waste and scavenger waste disposal areas, police substations, and certain recreational supervisory activities where decentralization would be essential to effective functioning.

In considering a new site for a town hall, the land area should be generous so that it may have ample room for building expansion and offstreet parking as well as an attractive setting. The projected facility might appropriately include an auditorium for public meetings and meeting rooms for the various boards and committees.

Two general areas offer central locations with excellent highway access. They are the vicinity of the Riverhead-Hampton Bays Road in Hampton Bays and the Tuckahoe Road area in Shinnecock Hills. Of these two, the site recommended in the Master Plan, as shown on Map 3, overlooks Cold Spring Pond. It combines ample area, an attractive setting and excellent highway access by way of the Sunrise Highway Extension. It is also well related to a proposed upland and marina edge greenbelt park. Thus the site itself would be further amplified by other public and semi-public uses.

Other Municipal Facilities

For those municipal facilities that might benefit through decentralization, it is recommended that two subcenters be established: one central to the western half of the town and the other central to the eastern half. At these subcenters there might be provision for a highway maintenance yard, a police substation, a recreation equipment and service office, and possibly a neighborhood park and playground. Through the joint occupancy of these sites a high level of service could be realized with concurrent operation efficiency. It would also be beneficial through minimizing the number of sites to be accommodated within the community.

The two proposed solid waste and scavenger waste disposal sites should be considered as special cases. They will require much larger sites in anticipation of long-term needs and ample land for screening purposes. In connection with the collection of solid wastes, convenient local stations served by a "packer"

unit are recommended until such time as a regular collection system is reasonable. It is possible that such stations could be located at park sites provided that high standards of design and operation are recognized in establishing them. They would also have a potential for cooperative supervision through such a joint occupancy.

Finally, consideration should be given to the possibility of the subcenters serving as communication points for all town departments, including the police.

FIRE PROTECTION FACILITIES

General

Fire protection is essential both for safety and for the general and economic well-being of the community. The existing level of fire protection in the Southampton Community is adequate to meet present needs. However, the anticipated growth of the community will require more facilities in the future. Among other things already noted in the Surveys and Analyses Report, two broad scale recommendations are made: the adoption of the complete edition of the Fire Prevention Code of the American Insurance Association and the correction of deficiencies found by the Fire Insurance Rating Organization. Probably the most serious single deficiency on this broad scale level is the lack of an adequate public water supply and fire hydrant system through the developed areas of the community. Substantial capital improvements will be necessary to overcome this situation, including the extension and looping of water mains in the Village Residence areas. The interconnection of the fragmented local water distribution systems would also be beneficial.

From a planning point of view, a second problem is the relationship of the fire district boundaries to existing and proposed physical barriers that tend to inhibit access to all parts of a fire district. The soon to be constructed Sunrise Highway Extension will be such a barrier for the Eastport, Westhampton Beach and East Quogue Fire Districts, in the future. An existing example is found in the relationship between the district boundaries and the barrier beach areas, where access to a site is limited and circuitous because of the bays. In the case of the East Quogue Fire District, apparatus answering a call on the barrier beach must go through another fire district on its way to the fire. It is suggested that the district boundaries be studied for potential replatting to overcome such situations.

Finally, the very expansiveness of the fire district and protection district service areas has resulted in substantial travel distances from the fire stations to the outlying areas. Sparse development in many such areas, however, does not justify the development of a substation at this time. In the future it might be appropriate to build such substations as the various areas become more intensively developed. These considerations are described in more detail in the following sections on the basis of the Planning Areas delineated on Map 3.

Planning Area 1

As this area develops and the Riverhead Department's services are more fully committed in the Hamlet of Riverhead, a new fire department would be appropriate to serve the entire western end of Planning Area 1. The best location for the fire station would be in the vicinity of Wildwood Lake. This would place the station centrally with respect to the greatest potential concentration of development under the Master Plan, the Riverside-Wildwood area. It would also provide coverage for the presently open land to the west along County Road 51.

Planning Area 2

Since a portion of the Speonk-Ramsenburg Hamlet is outside the desirable two mile range for fire protection from either the Eastport or Westhampton Beach Fire Departments and since it is anticipated that this area will be subject to continued growth, consideration should be given to a fire substation, probably along Montauk Highway and about half-way between the two existing stations. Service from this substation could also cover the western portion of the proposed industrial area to the north. It is assumed that the new Suffolk County Airport will require its own fire fighting equipment.

Planning Area 3

An already projected new substation in the Pine Neck area should be sufficient to serve all of Planning Area 3 with the exception of those areas noted on the barrier beach and north of the Sunrise Highway Extension.

Planning Area 4

Although Planning Area 4 is now adequately served by the Hampton Bays Fire Department, future residential development north of Sunrise Highway will warrant the location of a substation in that vicinity in the future. This would also be an aid to the Flanders Fire Department in providing protection for the eastern portion of the Sears Bellows County Park.

Planning Area 5

Almost all of Planning Area 5 is served by the Southampton Fire Department. As a result, nearly all of this planning area is over the two mile range desirable for fire protection. It is recommended that either a new fire district or a new substation be established in the western portion of this planning area because of the substantial development of Southampton College, the resort motels and expanding residential development in the vicinity. A second problem in this western area is its lack of sufficient water service. This will require tankers and pumpers until such time as an adequate public water supply system is constructed. It will also be essential for this new facility to have a central crossing of the projected Sunrise Highway when it is built so that both sides of the highway will be readily accessible. The location of such a crossing will also effect the choice of the new fire facility.

Planning Area 6

Most of this planning area is covered by the North Sea Fire Department. Its southern portion is in the Southampton Fire District. Anticipated future development in the eastern portion of this planning area will require a new substation somewhere in the vicinity of Roses Grove.

Planning Area 7

The Sag Harbor Fire Department provides fire protection for Planning Area 7. Consequently, a large portion of this area is over two miles from the fire station. Future development will require a new fire station to be built centrally along the North Sea-Noyack Road. This might be either a new fire district facility or a substation.

Planning Area 8

This planning area is a very large one. It is now served by both the Bridgehampton and Southampton Fire Departments. There is, however, an extensive area which is outside the two mile radius from their fire stations. It is suggested that the Bridgehampton Fire District extend its protection area to include these in between areas and then locate a new fire substation in Hayground to more adequately serve that area.

MEDICAL FACILITIES

At this time Southampton Hospital, located in the Village of

Southampton, is the only existing hospital in the community. It is a voluntary institution with a 146 bed capacity. Central Suffolk Hospital in Riverhead is the nearest facility outside the town.

In the near future a new hospital is to be constructed in the western end of the community. It is initially planned to have a 225 bed capacity with expansion possibilities. There will also be clinic services, including outpatient care and a medical teaching facility. A nursing home is projected for the site as well. A unique feature of this hospital's plan is a helicopter landing pad to expedite the transportation of road accident patients as well as patients needing ambulance services over long distances. This would offer possibilities for improved service and also an increased service area.

Both Southampton Hospital and the new hospital site are shown on Map 3.

Since the Southampton Community is significant as a retirement area, the Master Plan also provides for doctor's offices, clinics and nursing home facilities in the community. These occur in a special office district as well as in certain centrally located residential districts and business districts in the zoning proposals designed to implement the Master Plan.

UTILITIES

The people of Nassau and Suffolk Counties on Long Island have almost traditionally had a feeling of great security in the thought that the sandy island soils quickly soaked up almost all the rainwater and stored it underground where it could easily be retrieved for their use. They also believed that the same soils provided an excellent filtration system for sanitary sewage disposal without fear of contamination of the water supply. This feeling of security is gradually being dispelled even for those who would prefer to ignore the obvious problems that have been developing as population growth and density have soared and farm fields and woods have disappeared. Water shortages, pollution and salt water intrusion are matters of concern.

There is ample evidence available today indicating that the Southampton Community, among others on the east end of Long Island, is far more vulnerable to these same problems than were the communities to the west. This is due to its narrow land mass and limited ground water resource. In fact, its situation is aggravated by the delicate balance of nature existing in

the estuaries, bays and beach areas which support aquatic life and serves to protect the uplands from storm damage. These same natural features are essential to the resort and fisheries industries that many people and businesses depend on for their income while others enjoy them for their recreational values. The cross-section through the Town shown in Diagram D-1 identifies these and other areas significant in this discussion.

With so much at stake, the utilities plan for the Southampton Community is a particularly important element in assuring the future health, general welfare, natural environment and attractiveness of the community. It deals with the need for water resource management, water distribution, sanitary sewage disposal system and solid waste disposal facilities and the control of pollution through other sources.

Water Resource Management

Based on the advice of some of the foremost water resource consultants available in the United States, the Master Plan has established the following broad policies with respect to water resources. First, the Southampton Community should be planned so that its water supply requirements shall not exceed the available ground water resource. Second, the estimate of the water supply requirements shall include the needs of both the human community and those of ecological systems that support the human community. And third, every opportunity should be taken in utility planning, development planning and in water supply management to assure efficient operational usage and maintenance of a high quality of water resource in conformance with the first two policies.

At this time it is recommended that the Southampton Community establish the ground water resource budget for a continuing safe yield at 19.0 million gallons per day as determined by Doctor Jacob. Further, it should establish a monitoring system designed to verify the effectiveness of this budget on the ground water reservoir and a second monitoring system to record the salinity levels in the critical estuary and bay areas so that an adequate quality may be assured to support the ecosystems in those waters.

In connection with the establishment of a water resource budget, it is important to establish the fact that the projected year around and seasonal populations of the community for 1990, converted to a year around resident population equivalency will require a water supply of 17.15 and 18.64 million gallons per day, or almost the entire safe yield, estimated on the basis of 150 gallons per capita per day. Therefore, it is imperative that

the community take steps to assure the continued availability of that entire water resource and also to adopt such other development policies that will assure that community growth does not exceed the water resource needed to support it. These policies should lead to land use controls of population capacity and also of major new water users.

A second broad recommendation is that the Southampton Community adopt policies designed to protect the capacity of the ground water reservoir. These policies fall into two main categories: those related to limiting the use of wells that tend to create fresh water depressions in the reservoir and causing salt water intrusion, and those related to the dredging or otherwise digging into the upland from the marine edge. Ultimately, it would be desirable to establish uniformly spaced public wells along the central uplands of the island in order to safely and efficiently draw water from the reservoir, particularly as the supply requirement comes close to the safe yield. This suggests that private wells should then become the exceptional condition rather than the normal one. Early control over such private wells will become important in the village residence areas and those lands lying below the 10 foot topographic contour where salt water intrusion and pollution are apt to be most critical.

A third broad recommendation is to establish a program designed to achieve the maximum recharge of the ground water reservoir consistent with the broad policies set out at the beginning. This can be accomplished in several ways. First, natural areas provide a good medium for recharging. An active program should be initiated to protect the most desirable open spaces for this purpose through acquisition of the land, easements or other means of control. Included in this program would be the protection of all water courses and natural drainage ways. It is particularly important that such open space protection be pursued on the Ronkonkoma moraine where an exceptional degree of water penetration is possible. In connection with the accumulation of all such properties, the use of planned residential development zoning, or clustering, would be helpful. Second, subdivision regulations and other development regulations should require leaching basins, recharge basins, dry wells and similar techniques to recharge surface water runoff from all streets, parking areas, other paved areas and roofs. Third, the treated effluents from sewage treatment plants should be either returned to the ground or recycled for secondary uses in agriculture, business or industry. And finally, recognizing the fact that farm irrigation uses a large amount of water, a program should be organized for obtaining the maximum water penetration of farm soils through periodic chiseling of those

soils. If properly done, this will prove of great benefit to the farmer and also provide the community with a very large and more effective water catchment area. A very important side effect of this program would be the reduction of pollution of the water bodies with both silts and fertilizers.

And finally, a fourth broad recommendation. The Southampton Community should institute a public relations program coupled with public water supply service rates described later that would encourage people to use only so much water as they actually need. The significance of this recommendation can be appreciated when it is considered that, if the consumption of water per capita were to be 100 gallons per day rather than 150 gallons per day, the available supply would support a year around equivalency population of 190,000 persons rather than 127,000 persons. However, it should be noted that in planning for future water supply and distribution systems the standard requirement used is 150 gallons per day. This reflects the trends observed over the years in many communities.

Water Distribution System

It is an essential recommendation of the Master Plan that the existing community water distribution systems be expanded to serve all village residence areas as soon as possible. Further, this service should be extended into adjacent suburban residence areas as they develop. To do this, all new land subdivisions, whether they be for actual house construction or for land sales, should be required to install six inch diameter water mains in all streets and to provide public water. Where such subdivisions have less than 50 lots, or are an unreasonable distance from a water main, street mains should be installed as a dry system to be connected to the public water distribution system when it reaches that area.

The public systems should also be extended to serve all high density uses such as resort facilities as well as business and industrial concentrations.

As an integral part of this expansion of the water distribution systems a study should be made as to how the existing fragmented systems could be interconnected, their well points developed into an appropriate upland pattern and the various deficiencies noted in the Fire Insurance Rating Organization's inspection overcome.

Finally, in connection with the public relations program de-

signed to keep water consumption at the lowest reasonable level two techniques might be used in water distribution. One is to sponsor projects that would establish secondary uses of reclaimed or treated water. The second involves the metering of users and the application of a rate schedule that would reward the customer using less water and penalize the one using an unreasonable amount. These activities would involve cooperative programs with neighboring towns, the Water Resource Commission, the Suffolk County Water Authority and other public water suppliers.

Sanitary Sewage Disposal Systems

The Master Plan objectives with reference to sanitary sewage disposal systems is that all developed areas having a gross population density of 5 persons per acre or more shall be served by a public system. The application of this standard will be greatly assisted by the recently adopted regulation of the Suffolk County Health Department that requires all new land subdivisions having individual lot sizes of less than 40,000 square feet to provide community sewage collection systems and treatment plants. The effect of these standards would be to improve the quality of the ground water reservoir, particularly in the low lying shore areas, and to eliminate further direct pollution of water bodies by individual treatment plants at least on these smaller lots.

The Suffolk County Health Department regulation, however, will have no effect on the many village residence areas of comparatively high densities. These areas should be the subject of a feasibility study and then included in an on-going program to provide necessary sanitary sewage disposal systems. As a part of the proposed feasibility study, consideration should be given to the eventual service of the broader areas that will be affected by the Health Department regulation since an overall service is made up of a multitude of individual subdivision collection systems and treatment plants would be no system at all. Effective operation and economic management of these individual systems will call for their incorporation into the local community system.

In addition to providing service for residential developments, public sewerage facilities or a high level of private treatment should be provided for all land uses at which large numbers of people congregate. In this group would be such uses as hotels, motels, places serving food and drinks for consumption on the premises, and major business and industrial buildings.

For those properties that will continue to have individual sanitary waste disposal systems, the town should require the replacement of the typical cesspool by a septic tank. The latter provides a tile drainage field from which the liquid nitrates can be more quickly absorbed by the root system of surface vegetation rather than seep down to the ground water reservoir. This would be particularly important in those areas which serve as the major water catchment areas of the community. The initiation of this requirement should follow the installation of community sewage treatment facilities at which scavenger wastes from septic tank cleaning can be treated.

Solid Waste Disposal Facilities

It was determined in the Surveys and Analyses Report that the Southampton Community, including the five villages, would require approximately 700 acres of land for sanitary land fill to meet its needs through the year 1990. Of this amount 250 acres will be needed through 1980. Although it is recommended that the town purchase all 700 acres needed through 1990 now, it is expected that improved technology in separating, shredding, incinerating and recycling of solid wastes will lead to more efficient facility operations in the future. By 1980 the town should have given detailed consideration to such improved methods with the idea in mind that the remaining unused sanitary land fill area might be used more efficiently and, as a result, might be adequate for a much longer period of time.

In selecting sites, the hauling distances necessary to serve the community lead to a recommendation that at least two large sites be chosen: one centrally, located on each side of the Shinnecock Canal. The 700 acres should be split evenly so that the total area on each side of the canal would be 350 acres. This reflects the fact that the ultimate potential population will likewise be split nearly equally.

On the western side the selection of a site should consider accessibility, locational impact on residential land uses and the availability for immediate use. Such a site does exist at the base of the Ronkonkoma moraine east of the Suffolk County Airport. Its location is shown on Map 3. The area is not well suited for residential development since it is under the flight path of the airport.

On the east side of the canal the present facility in North Sea has available nearly one-half the area needed. A second site should be acquired at the base of the Ronkonkoma moraine near Towd Road. This site is proposed primarily as a waste

reclamation site where shredded garbage and agricultural waste products could be recycled to make a top soil dressing. Its location is conveniently situated with respect to the agricultural-residence areas recommended on the Master Plan. They would not only account for much of the waste but the facility's end product could be used by the farmers in a continuous soil improvement plan.

All the potential sites were checked against the 1968-1969 soils surveys conducted by the Soil Conservation Service of the United States Department of Agriculture for their suitability as sanitary land fill sites. It was found that none of the soils on these sites, nor for that matter, anywhere else in Suffolk County, were considered to be suitable for sanitary land fill use. The Montauk and Bridgehampton silt loam soils, which were indicated as having moderate limitations, are scarce in the Southampton Community. Locations where they do exist were found to be poorly located with reference to accessibility and proximity to existing residential neighborhoods. These considerations along with their area made them unsuitable.

The soils found on the existing North Sea site, the proposed Oakville site and most of the Towd Road site have a high degree of permeability. Therefore, prior to any land fill operation, the area to be worked should be permanently sealed to protect the ground water reservoir from possible pollution by leachates from the land fill.

In addition to the two central sanitary land fill and soil reclamation sites selected the community should continue the use of several existing solid waste "packer" unit sites and the development of several new ones. These may be expected to serve as local collection points until such time as it is found desirable to institute municipal garbage and solid waste collection service. Each of these "packer" unit sites proposed are shown on Map 3. They are so spaced that each site would serve an approximate five square mile area. In order to avoid an adverse effect on adjacent land uses these units should be on large sites, well set back and amply screened by plantings or natural buffers. In addition to having a park-like setting each of these sites should be well supervised so that high standards of operational maintenance are assured. To accomplish this it has been suggested that these "packer" unit sites be incorporated within other town facility sites where possible. It is also anticipated that this might lead to economies of supervision as well.

In conclusion it is recommended that the disposal of solid wastes could be best handled on a community-wide basis. The several villages in the Town of Southampton should be called upon for financial support of the various disposal facilities described. It is also recommended that all dump areas still existing in the town today be closed and rehabilitated so that they may be reused for uses compatible with surrounding future land uses.