

A PLAN FOR BRIDGEHAMPTON
HAMLET CENTER

Town of Southampton, New York



BFJ Buckhurst Fish & Jacquemart, Inc.

Adopted

February 24, 2004

A Plan for Bridgehampton Hamlet Center
Town of Southampton, Suffolk County, New York

Department of Land Management
Town of Southampton
Town Hall, 116 Hampton Road, Southampton, New York

BFJ Buckhurst Fish & Jacquemart, Inc.

Adopted

February 24, 2004

TABLE OF CONTENTS

ACKNOWLEDGMENTS	1
1.0 INTRODUCTION	5
1.1 <i>Study Purpose and General Municipal Goals</i>	5
1.2 <i>The Planning Process</i>	8
1.3 <i>Summary of Planning Issues</i>	8
1.4 <i>Study Goals</i>	8
2.0 STUDY AREA CHARACTER	12
2.1 <i>Historic Resources in the Hamlet Center</i>	12
2.2 <i>Demographic Profile</i>	13
2.3 <i>Existing Land Use Pattern and Zoning</i>	14
2.4 <i>Farmland, Open Space, Parks, and Green Areas</i>	16
2.5 <i>Assets, Concerns, and Areas of Agreement</i>	20
3.0 COMMERCIAL MARKET TRENDS	28
3.1 <i>Regional Retail Characteristics</i>	28
3.2 <i>Bridgehampton Retail Characteristics</i>	29
3.3 <i>Local Market Trends</i>	38
3.4 <i>Commercial Market Recommendations</i>	39
4.0 TRANSPORTATION	43
4.1 <i>Existing Conditions and Concerns</i>	43
4.2 <i>Transportation Recommendations</i>	45
5.0 BRIDGEHAMPTON HAMLET CENTER PLAN RECOMMENDATIONS	53
5.1 <i>General Recommendations</i>	53

Community Housing.....	53
Recreation Facilities.....	53
Zoning Regulations.....	55
Heritage Resources.....	57
5.2 Special Study Areas.....	60
Queen of the Most Holy Catholic Church Property and Adjacent Properties, Corwith Road.....	60
Carvel and Surrounding Parcels.....	64
Snake Hollow Road Property.....	68
Property behind the ESP Fuel Facility (Montauk Highway), and Former Peach Orchard.....	69
Town of Southampton Department of Public Works Highway Barn, Corwith Road.....	70
Industrial District and Station Area.....	70
5.3 Plan Implementation and First Priorities.....	72
FIRST PRIORITIES, YEAR ONE.....	72
MID-RANGE ACTIONS AND FURTHER STUDY, YEARS ONE TO THREE.....	73
APPENDIX A: BRIDGEHAMPTON HERITAGE RESOURCES	77

LIST OF FIGURES

<i>Figure 1</i>	<i>Location Map</i>	<i>6</i>
<i>Figure 2</i>	<i>Study Area</i>	<i>7</i>
<i>Figure 3</i>	<i>Existing Land Uses</i>	<i>15</i>
<i>Figure 4</i>	<i>Existing Zoning</i>	<i>17</i>
<i>Figure 5</i>	<i>Existing Open Space Areas</i>	<i>18</i>
<i>Figure 6</i>	<i>Hopping House Conceptual Plan</i>	<i>21</i>
<i>Figure 7</i>	<i>Contributing Open Space and Green Areas</i>	<i>23</i>
<i>Figure 8</i>	<i>Montauk Highway Corridor – Lake Road to Church Lane</i>	<i>30</i>
<i>Figure 9</i>	<i>Montauk Highway Corridor – Church Lane to Norris Lane</i>	<i>31</i>
<i>Figure 10</i>	<i>Land Uses Identification</i>	<i>35</i>
<i>Figure 11</i>	<i>Major Transportation Elements</i>	<i>44</i>
<i>Figure 12</i>	<i>Montauk Highway Streetscape</i>	<i>47</i>
<i>Figure 13</i>	<i>Heritage Resources</i>	<i>58</i>
<i>Figure 14</i>	<i>Special Study Areas</i>	<i>61</i>
<i>Figure 15</i>	<i>Catholic Church Property; Sayre Fields; Corwith Road Recommendations</i>	<i>62</i>
<i>Figure 16</i>	<i>Carvel and Surrounding Parcels MUPDD Concept Plan</i>	<i>66</i>

LIST OF TABLES

<i>Table 1</i>	<i>Shopping Center and Central Business District Inventory.....</i>	<i>29</i>
<i>Table 2</i>	<i>Commercial Uses in the Bridgehampton Hamlet.....</i>	<i>34</i>
<i>Table 3</i>	<i>Land Uses and Square Footage on Montauk Highway.....</i>	<i>36</i>

ACKNOWLEDGMENTS

Bridgehampton Hamlet Center Strategy Advisory Committee

Patrick A. Heaney, Town of Southampton Supervisor
 Dennis Suskind, Councilman
 Jefferson V. Murphree, AICP, Town Planning and Development Administrator
 Charles Bellows, Chair of Town Landmarks and Historic Districts Board
 Ted Damiecki, Citizen Advisory Committee, Co-Chairman
 Danny DePetris
 Jacqui Lafaro, Town Planning Board, Chairwoman
 E. Blair McCaslin, Planning Board Secretary
 Katherine McCoy, AIA, Bridgehampton Preservation Alliance
 Richard Reeves, Bridgehampton Village Improvement Society
 Marilyn Salenger
 Thomas J. Tobin, Bridgehampton National Bank, President and CEO
 Raymond Wesnofske

Others Involved in the Planning Process

Kyle Collins, AICP, Planning Director, Town of Southampton
 Ann Baird, League of Women Voters
 Reverend Henry Faison Jr., First Baptist Church
 Geoff Fleming, Bridgehampton Historical Society, Director
 Weezie Quimby, Bridgehampton Library
 Father Ron Richardson, Church of the Most Holy Rosary
 Carl Turner, Bridgehampton School Board Chairman
 Pastor Roseann Vita, Incarnation Lutheran Church
 John Wesnofske
 Attendees at Public Workshops and Public Hearings

Southampton Town Board

Supervisor Patrick A. Heaney and Councilpersons Linda A. Kabot, Steve Kenny, Dennis Suskind, and Carolyn Zenk

Planning Consultants

Paul Buckhurst, Principal, Buckhurst Fish & Jacquemart Inc.
 Georges Jacquemart, Principal, Buckhurst Fish & Jacquemart Inc.
 Harlan Sexton AICP, Associate, Buckhurst Fish & Jacquemart Inc.
 Stephanie Cheung, Graphics Designer, Buckhurst Fish & Jacquemart Inc.
 Martin Torre, Graphics Designer, Buckhurst Fish & Jacquemart Inc.
 Patrick Cleary, Cleary Consulting
 Robert Pauls, Robert B. Pauls Real Estate and Planning Consultants

BRIDGEHAMPTON HAMLET CENTER PLAN - SUMMARY

The Town Board initiated a Hamlet Center Strategy Study for Bridgehampton in 2002 by authorizing a contract for professional planning assistance from Buckhurst Fish & Jacquemart Inc. to the Town of Southampton Department of Land Management. This report follows up on the 1999 Town of Southampton Comprehensive Plan, focusing on the commercial area of the hamlet of Bridgehampton. The planning process was a collaborative one among the consultants, town planning staff, town officials, and the advisory committee. The consultants met four times with the advisory committee to present their findings, analysis, and preliminary recommendations, conducted eighteen interviews, and held two public workshops. The Town Board held well-attended and productive public hearings.

This interactive planning process led to the evolution of hamlet center planning policies for commercial development, residential development, community character and heritage resources, streetscape, circulation, and parking, and the industrial district and the LIRR Transit Hub. The hamlet center study has recommendations that range from priority action items, to intermediate actions, to long-range issues requiring further study. The summary below focuses on priority recommendations below. All recommendations are listed in the study's final chapter.

Commercial Sites. The town must keep the general commercial character of Montauk Highway from Snake Hollow Road to Ocean Road as it is today, relying on two new zoning districts (HO Hamlet Office/Residential and HC Hamlet-Commercial), smart use of the Planned Development District PDD zoning mechanism, and the strengthening of gateways and pedestrian circulation. New uses within the established commercial core must be at a small to medium scale and favor non-retail uses in order to lessen traffic impacts. Bridgehampton Commons is recommended to remain the only large-scale destination shopping in the hamlet. Development on the vacant property across the highway from Bridgehampton Commons (known as the Carvel and surrounding parcels property) should be a mix of non-retail commercial uses and residential uses, and this mix should be controlled by a town-initiated PDD zone change.



Development on the vacant property across the highway from Bridgehampton Commons (known as the Carvel and surrounding parcels property) should be a mix of non-retail commercial uses and residential uses, and this mix should be controlled by a town-initiated PDD zone change.

Priority Recommendations:

- ***Establish a town-initiated mixed-use PDD on the Carvel and surrounding parcels.***
- ***Adopt the zoning map amendments for proposed HO and HC districts.***

Residential Sites. The town should encourage the construction of a variety of housing types –



apartments, small houses, community housing (below market-rate housing stock), and senior housing – in order to keep the community's existing variety of households. The hamlet has historically been home to black and white families and families of varying incomes. This aspect of the community's character is as important as its hamlet character and farmland, and should not be lost. This plan identifies four sites that have varying potential as residential development sites; three of these should incorporate community housing.

Priority Recommendations:

- ***Establish a residential PDD (planned development district) on the Snake Hollow Road site, with the objectives of creating community housing, preserving open space, and limiting the expansion of retail square footage within the hamlet.***
- ***Recommend that future residential development (if any) on the Catholic Church property and adjoining properties have a community housing component and preserve open space and views.***
- ***Assign a top open space priority to the site known as Sayre Fields.***
- ***Recommend that future residential development on the property located behind the ESP fuel oil facility on Montauk Highway, the Southampton Department of Public Works on Corwith Road, and the former orchard north of the Hayground School have a community housing component.***

Community Character and Heritage Resources. Much of Bridgehampton's identity lies in its historic buildings, open space, and farmland. Land use decisions must be mindful of the importance of farmland preservation, open vistas, and open space. Areas in the hamlet with architectural and historic value should be protected using the Comprehensive Plan strategy of Designated Heritage Areas.



Priority Recommendation:

- ***Study the proposed Special Character District designation to protect areas in Bridgehampton with architectural and historic value (see Section 2.5: Assets, Concerns, and Recommendations for full description).***
- ***Establish a Hamlet Heritage Area for Bridgehampton's Main Street.***

Streetscape, Circulation, and Parking.

Vehicle and pedestrian circulation in Bridgehampton's commercial core needs to function efficiently. Major improvements may include a raised landscaped median along Montauk Highway, a roundabout at the critical eastern gateway, and park-and-walk measures. Improvements in these critical areas will help local convenience



retail, improve the shopping and strolling experience, assist local residents in moving around their hometown, and minimize through and local traffic impacts.

Priority Recommendations:

- *Prepare a detailed traffic study that evaluates the recommendations of this study.*
- *Study the proposed roundabout at the intersection of Montauk Highway, Bridgehampton-Sag Harbor Turnpike, and Ocean Road.*
- *Study the proposed raised landscaped median in the commercial core of the hamlet, with especial focus on the provision of emergency services.*
- *Find alternate sites for off-street public parking. The town should continue to work with private landowners to acquire pedestrian and parking easements behind stores located on Main Street.*

Industrial District and LIRR Transit Hub.

The industrial area north and south of the LIRR station is ripe for redevelopment that would sustain the importance of this area as a town employment center. The area should be neat and orderly, occupied by conforming uses, and redeveloped with more efficient site layouts and uses. The area around the rail station functions poorly on Friday evenings when traffic and parking spill into the side streets. The town should provide more off-street parking in the area.



Priority Recommendations:

- *Provide more off-street parking in the immediate station area.*
- *Prepare streetscape improvement proposals for Foster Avenue.*
- *Improve development quality on land across the street from the LIRR station to remove non-conforming uses and to create a mix of good quality business and public parking.*