

Each of the five business districts can be found in the Study Area. The VB, HB and OD zoning designations are primarily concentrated along Montauk Highway, between North Phillips Avenue and the Speonk River. The MTL, HB and OD zones are located further east along Montauk Highway, from just west of Seabreeze Avenue to just east of Station Road in Westhampton. The RWB zoning district is located in the southeasternmost section of South Bay Avenue and currently includes a marina on the East River. There are three locations within the Study Area zoned LI-40: (1) east of North Phillips Avenue by the Speonk train station, (2) north of Old Country Road, along Speonk-Riverhead Road, which is partly vacant, and (3) Old Riverhead Road in Westhampton, across from the airport. The Study Area does not have any parcels zoned LI-200.

**COMMUNITY FACILITIES**

**School Districts**

The Study Area is divided among three school districts, including the Remsenburg-Speonk School District (RSUFSD), the Eastport/South Manor Central High School District (ESMCHSD) (resulting from a recent merger between the Eastport School District and the South Manor School District), and the Westhampton Beach School District (WHBUFSD). (See Exhibit IV-7.) The Remsenburg-Speonk School District contracts with the Westhampton

Beach School District for their middle- and high-school-aged students to attend Westhampton Beach schools. Each school district jurisdiction is administered by an elected Board of Education.

**Fire Districts**

The Study Area is bisected by two fire districts: Eastport Fire District and Westhampton Beach Fire District. (See Exhibit IV-8, Fire District Boundaries.) The Eastport Fire District headquarters is located on Union Avenue in the Eastport section of the Town of Brookhaven. The Westhampton Beach Fire District headquarters is located at 108 Mill Road in the Incorporated Village of Westhampton Beach, west of the Study Area. These two fire districts share a mutual aid agreement. An elected Board of Fire Commissioners administers each jurisdiction.

**Ambulance**

The Study Area is served by the Westhampton War Memorial Volunteer Ambulance Association for emergency medical service needs, which operates from a headquarters located in the Incorporated Village of Westhampton Beach at 3 Hazelwood Avenue, just east of the Study Area boundary. This volunteer Ambulance Corps serves an expansive area that covers the portion of Eastport in Southampton Town, Speonk-Remsenburg, Westhampton, Westhampton Beach, the Village of Westhampton Dunes, Quogue, and the Village of Quogue.

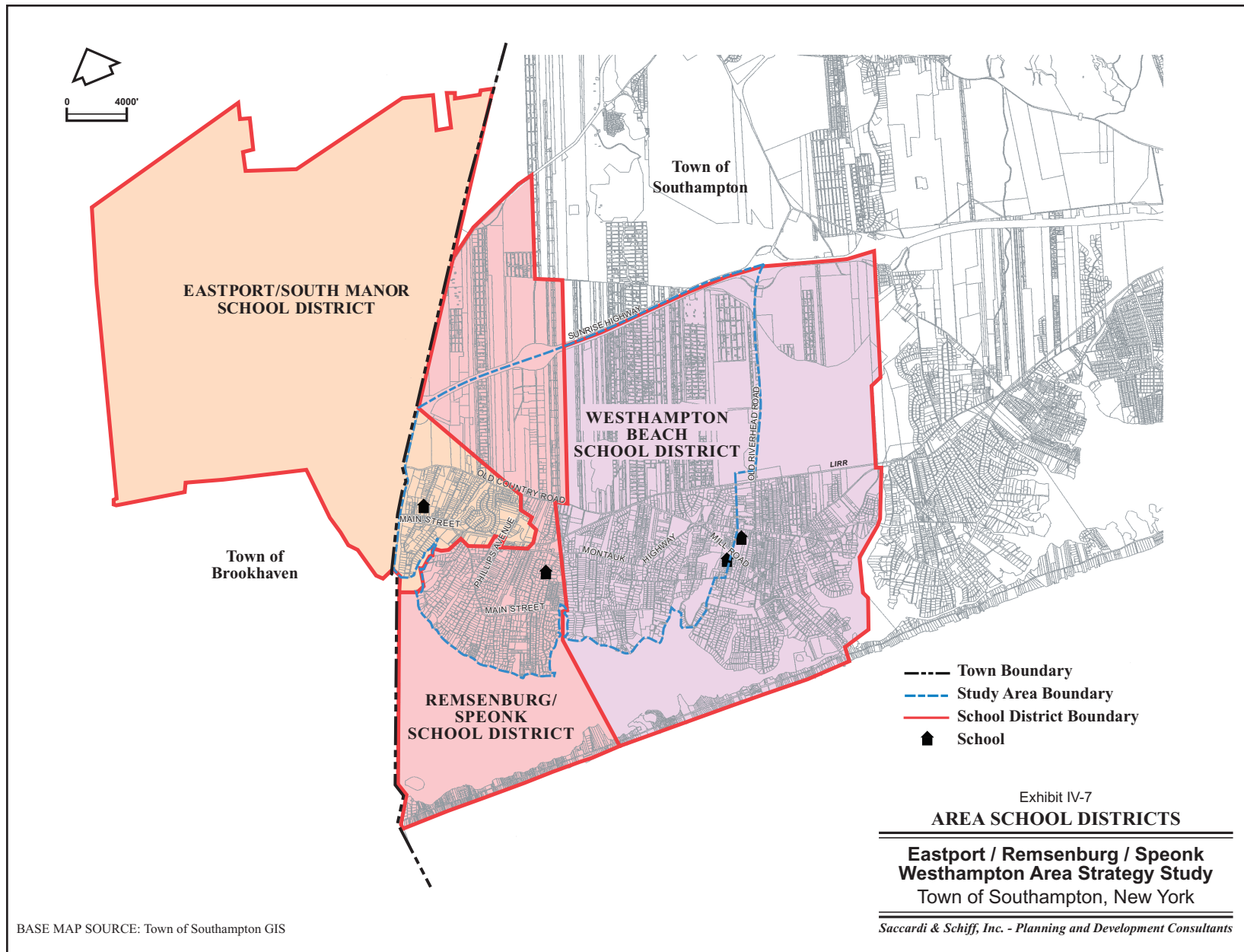
**Community Center**

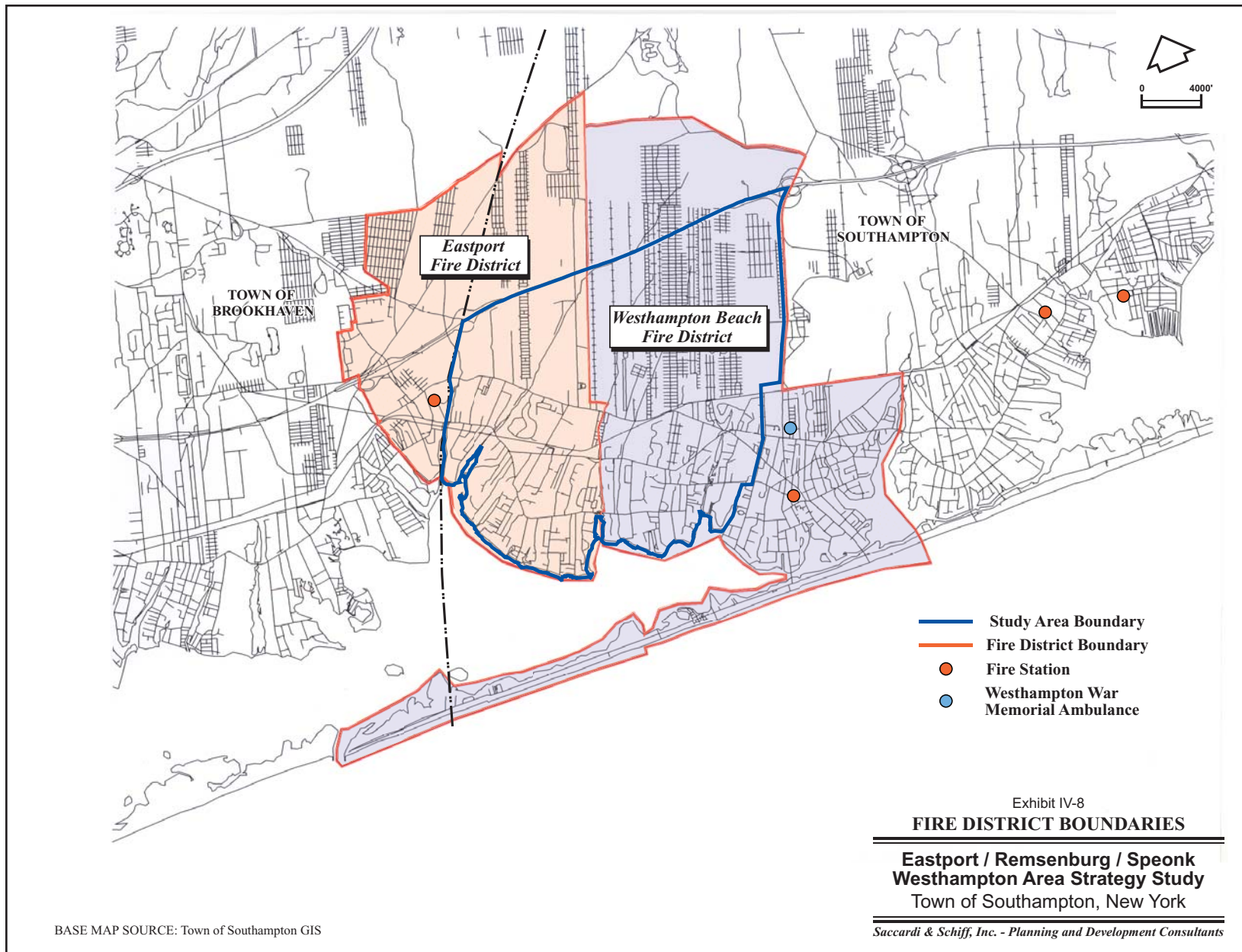
The Westhampton Community Center, located at 406 Mill Road, provides space for senior clubs, and small-scale community meetings, and also accommodates RSVP office space needs. The Community Center was purchased from the local American Legion Chapter, and a condition of that sale

**Table IV-2  
2003 Student Enrollment**

	Remsenburg-Speonk	Eastport/South Manor	Westhampton Beach	Total:
<b>Elementary*</b>	180	1,987	441	2,608
<b>Middle School**</b>	-	-	422	422
<b>High School***</b>	-	1,419	932	2,351
<b>Total:</b>	180	3,406	1,795	5,381

Source: Information obtained from individual school districts.  
 \*Elementary School comprises Grades K through 6 for RSUFSD and ESMCHSD, and comprises Grades K through 5 for WHBUFSD.  
 \*\* Only the WHBUFSD has a separate middle school, Grades 6 through 8.  
 \*\*\*The ESMCHSD's High School is Grades 7 through 12.







was that the Center will always provide a designated space for the veterans organization. Over the past several years, this building has fallen into disrepair. The building currently has size constraints for capacity and use relative to potentially serving the area's senior residents. Prior to the onset of this Area Study planning initiative, there was preliminary discussion about the growing needs of the community and the possibility of expanding this community center to accommodate more comprehensive, intergenerational community functions, including multipurpose meeting rooms to be used for senior groups, public meetings, youth groups, moms and tots programs, etc. Future expansion or redevelopment of the center has been suggested to serve the balance of the community. The expansion could include a small toddlers' playground, picnic tables, game areas, and hamlet green.



*Community members support future plans for building upgrade and expansion to provide a multi-generational facility. The Westhampton Beach Historical Society, local seniors associations and veterans organizations have all indicated that the building has outlived its useful life.*

### Transfer Station

The Town Solid Waste Transfer Station and Recycling Center is located on the north side of Old Country Road,

east of the BOMARC site, at 66 Old Country Road. This site comprises two parcels. To the west is a 5.5 acre parcel, of which 1.7 acres is utilized. The remainder of this site is vacant, but cleared. The easterly parcel is approximately 24 acres, 5.7 acres of which is utilized by the transfer station. Four acres of this site are used as a shooting range by the Southampton Town Police Department. The Southampton Town Highway Department utilizes the transfer station site as well. There are plans to consolidate highway barn operations onto this site and discontinue use of the highway barn site on Old Riverhead Road.

### Suffolk County Airport

The Francis S. Gabreski Airport is located just east of the Study Area on the east side of Old Riverhead Road in Westhampton. The airport was originally constructed in 1939 by the Federal Government. Suffolk County took over control of the airport in 1970. The Gabreski Airport has three runways, one of which (RW6/24) is the third longest runway in the State. The 106<sup>th</sup> Rescue Wing of the New York State Air National Guard is based on an 89-acre site in the southwest corner of the facility. Further, the airport is the new home to the Suffolk County Police Department Medevac Helicopter servicing the east end of Long Island.

The nearly 1,500-acre airport property is also home to the Gabreski Industrial Park, which provides an incubator atmosphere for small businesses. According to the Suffolk County Office of Economic Development, the airport annually supports some  $\pm$  780 full-time jobs,  $\pm$  900 part-time jobs, \$17.9 million in income and \$137.7 million in total economic output.<sup>7</sup>

<sup>7</sup>News bulletin, Suffolk County Department of Civil Service, Office of Public Information.

Of the Airport's nearly 1,500 acres, sixty-one acres are designated as Core Preservation Area within the Central Pine Barrens. The balance of the airport site is designated Compatible Growth Area, and therefore may receive transfers of development rights.

As stated in the section detailing Prior Planning Studies, currently the Town of Southampton has undertaken a separate planning effort with regard to streamlining permitting procedures for the Airport PDD in cooperation with the Suffolk County Department of Economic Development. This study, under consulting contract with Nelson, Pope and Voorhis, through the Town Department of Land Management, has not yet been released for review and comment.

## **DEMOGRAPHICS AND HOUSING**

### **Demographics Introduction**

Many of the issues facing the Eastport/Remsenburg/Speonk/Westhampton Study Area - development pressures, school district capacities, tax base concerns, etc. - are, in large part, driven by demographic factors. For example, the Long Island region's growing senior population is creating a demand for alternative housing types that can better accommodate senior housing and services, while the rise in the number of families and children is placing a burden on the local school districts and creating a need for additional recreation facilities. The following is a description of demographic trends (1990-2000) in the Study Area (based on Census data) that can be expected to significantly impact public policy decisions. In summary, these factors include:

- The Study Area's population growth rate (36.1%) was greater than that of the Town (21.6%) as a whole.
- The growth rate for the 0 to 19 year old cohort in the Study Area (46.7%) exceeded the Town-wide increase (27.0%).

- The demographic cohort 75 years and older in the Study Area (84.0%) substantially exceeded Town-wide (13.2%) and County (28.0%) growth rates for this group.
- The prime child-rearing age cohort 35-54 years increase in the Study Area (55.9%) slightly exceeded the Town-wide increase (46.8%).
- The growth in the number of families in the Study Area (29.0%) exceeded the Town increase (16.3%).
- The growth in the number of households, as well as average household size, were greater in the Study Area (28.0%, 2.4%) than in the Town (19.3%, 1.7%).
- The housing unit growth rate in the Study Area (10.6%) slightly exceeded the Town's growth rate (6.6%).
- A higher percentage of seasonal housing in the Study Area was converted to year-round occupancy compared with the Town-wide figures. Likewise, year-round housing in the Study Area grew faster than in the Town.
- Young adult population in the study area is generally declining or stagnant, reflecting trends throughout the Town and County.

### **Census Data**

All data presented in the following analysis were obtained from the US Census Bureau. Altogether, five areas were examined for demographic information: Remsenburg-Speonk Census Designated Place (CDP), Westhampton CDP, the Southampton portion of the Eastport CDP, Town of Southampton, and Suffolk County (see Exhibits IV-9 and IV-10).

In order to accurately portray the three hamlet areas, and to facilitate comparisons to 1990 data, some census blocks were subtracted from the Westhampton and Remsenburg-