

- Map Hamlet Office (HO)/Hamlet Commercial (HC) zoning districts as described on Exhibit VII-1.
- Consider mapping Hamlet Residential (HR) zoning districts as described on Exhibit VII-1.

## PRELIMINARY DESIGN GUIDELINES/STREETSCAPE RECOMMENDATIONS

### Preliminary Design Guidelines

Throughout the course of the Area Study process, concerns were expressed by Town officials, Town staff and the public relative to specific design treatments that could be applied to the hamlet center and commercial mixed-use core areas.

The Town has gone so far as to enact new zoning – Hamlet Office/Residential (HO) and Hamlet Commercial/Residential (HC) – that attempts to address the scale, massing and placement of new development. The various focus groups involved with this Area Study have also discussed different treatments related to decorative lighting, street furniture (clocks, benches, trash cans, etc.), the use of textured materials for pedestrian crosswalks and the incorporation of landscaping as a critical element of the design environment.



*An example of decorative lighting used in the Brookhaven section of Eastport.*

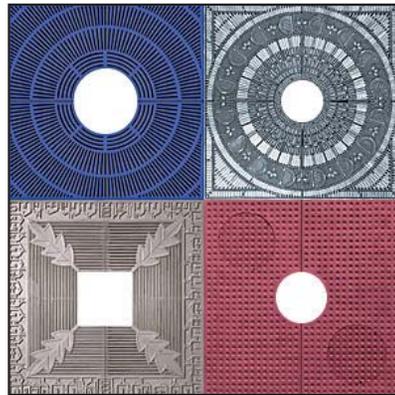
The following photo exhibit illustrates different design treatments. It is suggested that, as a follow up to this Area-Wide Study planning study, citizens from the respective hamlets form working committees to reach consensus on specific design related items such as lighting, street trees and street furniture. In this way, there is the ability for each hamlet commercial core to establish its own unique identity

built upon a common foundation of historic precedent, quality materials and respect for the surrounding natural environment.

- Eastport: Hamlet Core Area Concept Plan
- Speonk-Remsenburg: Hamlet Core Area Concept Plan
- Westhampton: Hamlet Core Area Concept Plan

Provided as Exhibits VII-3 through VII-5 are concept plans for the three hamlet centers or commercial/mixed-use core areas. The general theme relates to creating a more interconnected pedestrian oriented area through the use of:

- Traffic calming techniques like enhanced crosswalks, bumpouts and neck downs with an orientation towards the pedestrian. Where appropriate, sidewalks would be extended to provide better connectivity to the balance of the community. Sidewalk Districts should be decided upon and mapped, as community members have indicated a preference to not have sidewalk areas throughout the Study Area;
- Coordinated street tree plantings and gateway landscaping to soften the impact of the built environment and to further enhance the rural aesthetic;
- Unified street amenities such as benches, planters, lighting, signage and street clocks or other civic identity indicators. It is contemplated that each hamlet area would work towards establishing their own unique design template (e.g., Eastport, Speonk-Remsenburg, Westhampton);
- The architectural building form for new development/redevelopment should reflect the character of the area's surrounding architecture in scale, mass and building



EXAMPLES OF DESIGN TREATMENTS AND STREET FURNITURE

Ornamental street lighting used in Eastport, Town of Brookhaven side. See "Suggested Street Lights" exhibit for other examples.

Example of infill development using HO/HC concepts.

Implement coordinated streetscape and street tree program. See suggested design treatment exhibits.

Existing building facade has local significance; mixed use tax ratable development desired by community

Provide for antique clock with Hamlet name, or other similar gateway feature.

Extend sidewalk

Possible locations for curb bump outs and enhanced crosswalks.

Extend sidewalk to potential mixed use planned development at South Bay Avenue.

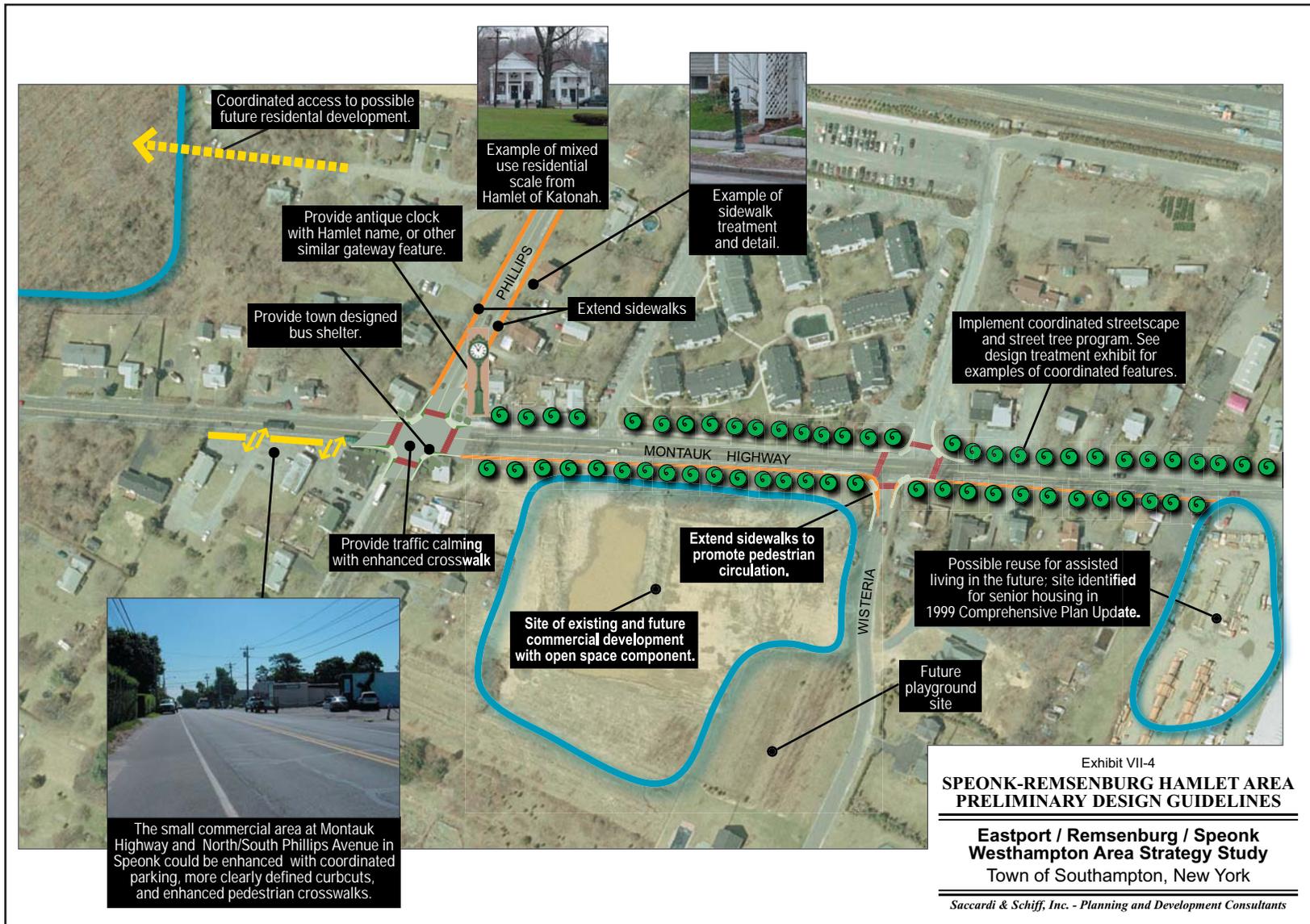
Provide town designed bus shelter/potential pocket park

Preserve facade which has local significance as a heritage attribute

Potential mixed use Hamlet PDD with specific design controls and use limitations (e.g., prohibitions on fast food; allow coffee shop, antiques, bait and tackle and bike rental.)

Exhibit VII-3  
**EASTPORT HAMLET AREA  
 PRELIMINARY  
 DESIGN GUIDELINES**  
**Eastport / Remsenburg / Speonk  
 Westhampton Area Strategy Study**  
 Town of Southampton, New York

*Saccardi & Schiff, Inc. - Planning and Development Consultants*



Maintain natural buffer and rural vistas.

Planned Residential Development must preserve scenic views and ambiance of Old Country Road. Motel zoning to be eliminated upon residential development of site.

Provide for antique clock with Hamlet name, or other similar gateway feature.

Future Community Center expansion and Hamlet Green planned.

Implement coordinated streetscape and street tree program. See design treatment exhibit for examples of coordinated features.

Curb bump-outs and enhanced crosswalks.

Provide town designed bus shelter.

Coordinate vehicular access and circulation.

Provide cross walk and enhance pedestrian access to Cook's Pond; maintain informal parking.

Example of residential scale mixed use.

Example of sidewalk treatment and decorative lighting.

Hamlet Green concept: Bedford Hamlet—relationship to commercial uses, pedestrian circulation and decorative lighting.

Exhibit VII-5  
**WESTHAMPTON HAMLET AREA  
 PRELIMINARY DESIGN GUIDELINES**  
 Eastport / Remsenburg / Speonk  
 Westhampton Area Strategy Study  
 Town of Southampton, New York  
 Saccardi & Schiff, Inc. - Planning and Development Consultants

form, and possibly historic design elements. Numerous photo exhibits within this Area Study provide details of the existing community character of the built environment. The following photo exhibits and Hamlet Core Area Concept Plans attempt to identify unifying themes, some from other communities, to illustrate the design concept.



*Streetscape features such as street trees, antique lights, park benches, sidewalks and historic clocks help frame and define hamlet centers, providing for a sense of place, pedestrian-friendly amenities and small town “Main Street” charm. Pictured left is Main Street in the Village of Westhampton Beach, which has been designated a “Tree City USA” by the National Arbor Day Foundation and the National Association. Pictured right is the Montauk Highway intersection with Central Avenue in the Hamlet of East Quogue.*

## **ACTION ITEMS**

- Reach consensus within individual hamlet areas on appropriate design-related issues, including lighting, signage, street trees, “sidewalk districts” and architectural design elements for new development/redevelopment.

## **AGRICULTURAL RESOURCE PROTECTION STRATEGIES**

Lands devoted to agricultural uses within the Study Area comprise some 350 acres, or four percent of the total land area. As indicated in previous sections, agricultural uses played a significant role in the history and development of

not only the Hamlet Study Area but also the eastern end of Suffolk County.

The community has indicated throughout the Area Study process that the remaining agricultural lands should be retained as they contribute to the rural ambiance and provide an added economic element that complements the area’s seasonal population. One of the key aspects of future farmland preservation will be to allow property owners the ability to get a reasonable economic return on the value of the property.

One of the proposals discussed in the prior “Issues and Opportunities Chapter” is the creation of a farmers market on the Surf Club nightclub property located on Montauk Highway in Westhampton, where locally grown produce could be made available to the public or brought in from points in eastern Southampton Town and the North Fork. This is an example of a symbiotic land use relationship, providing a convenient outlet for local farmers, such as is recommended in the 1999 Comprehensive Plan Update for agri-tourism and economic development purposes related to agriculture.

There are number of techniques that can potentially be employed to ensure long term preservation of existing farmland, including:

### ***Community Preservation Funds***

The Town of Southampton has Community Preservation Funds financed by revenues generated by a two percent real estate transfer tax. The Town updates a Community Preservation Project Plan every three to five years, outlining priorities for lands to be purchased within the Town through CPF funds. CPF funds can be used to purchase development rights or fee title.