APPENDIX 30

WRITTEN CORRESPONDENCE

HAMPTON BAYS VISIONING STATEMENT

HAMPTON BAYS CIVIC ASSOCIATION

Founded in 1918

HAMPTON BAYS

A VISION FOR THE 21ST CENTURY

July 2009

Hampton Bays Civic Association

The Hampton Bays Civic Association, Inc. was founded 91 years ago and in that time has helped to speak for the citizens of the Hamlet of Hampton Bays.

MISSION STATEMENT

"To promote the prosperity, welfare and civic advancement of the community of Hampton Bays, New York by united effort and action in every possible lawful manner"

Board of Directors

Mary Jean Green	President	Janice Landis	Secretary
Bruce A. King	Vice President	Bonnie Doyle	Treasurer

Board Members:

Jennifer Garvey Frank Heenan Eve Houlihan Robert McAlevy Jacquie Russo

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INTRODUCTION

Over the past twenty years Hampton Bays has witnessed unparalleled residential and commercial development. The incorporated villages surrounding Hampton Bays have protected themselves while the unincorporated hamlets, such as Hampton Bays, are more vulnerable to destructive overdevelopment.

The hamlet of Hampton Bays is currently in a state of crisis. Development is threatening to alter and ultimately destroy the character, environment and infrastructure of this community forever. The Cumulative Generic Environmental Impact Statement accompanying the limited moratorium, now in place, is the best opportunity to protect our lovely seaside community.

Both recent and pending developments are predominantly in the form of residential/commercial Planned Development Districts with inadequate public benefits as well as motel/condo conversions. Historically Hampton Bays has been a target for development that never appropriately considered cumulative impacts. Rather each proposal was reviewed as if isolated in time and place. Professional planners and consultants seldom ventured to posture that development projects, when taken as a whole, create a significant and irreversible negative impact on the hamlet, its environment, ambiance, history and infrastructure.

Cumulative impacts which concern the residents include density, taxes, school budgets, traffic, architecture, septic waste, drinking water purity and availability, historic and archeological resources, surface water quality, open space conservation, emergency services, lighting, signage and infrastructure.

BACKGROUND

In June 2008 the Southampton Town Board passed a resolution to provide a building moratorium along the Montauk Highway Corridor in Hampton Bays. This moratorium was expanded in August 2008 to include other areas. A Cumulative Generic Environmental Impact Statement (CGEIS) was authorized by the town board to study the issues of development and quality of life in Hampton Bays under the protection of the building moratorium. The town board then created an Ad Hoc Committee of Hampton Bays' citizens and civic leaders to meet and resolve issues related to the CGEIS and to formulate recommendations for change.

The formation of the Ad Hoc committee, charged with evaluating the Draft Corridor Study of 2006 Update, has prompted the Hampton Bays Civic Association to independently address the concerns of the Hamlet in The Hampton Bays Visioning Project. This undertaking was endorsed by our membership. The Hampton Bays Civic Association Board of Directors together with environmental and planning advisors and more than 35 residents participated in this visioning project initiated on March 14, 2009. The hamlet was divided into 4 major sections for analysis. Walking and driving tours were conducted to study the various areas to determine what we want for our community

and how we can change it for the better. Our goal is an attractive, sustainable, healthy, historic and prosperous community.

The Hampton Bays Civic Association Board of Directors formed a Visioning Committee to:

- Examine four geographical areas of Hampton Bays
    - Western: Jones Road to Riverhead Road (NY 24) Intersection
    - Hamlet Center: Riverhead Road (NY 24) Intersection to Ponquogue Avenue
    - Eastern: Ponquogue Avenue to Shinnecock Hills
    - Waterfront: land areas bordering ocean, bays, ponds, and creeks
- List and photo-document architecture samples (residential and commercial) that typify the hamlet of Hampton Bays
- Note areas where conservation of undeveloped land would support/enhance quality of hamlet life
- Recommend future use, development and redevelopment of significant sections and specific sites
- Create criteria for Hamlet Overlay Districts (Architectural, Waterfront, Historic, Scenic)
- Provide a written report for consideration/enactment by the Southampton Town Board to aid in the finalization of the CGEIS and updating of town code

We are hopeful yet cautious about the effectiveness of the Hampton Bays Cumulative GEIS now underway. Therefore, the recommendations of the 1970 Master Plan, the foundation for subsequent updates, must be enforced. Hampton Bays has already passed sustainable build-out. This in-depth study had compared population growth to the ability of our resources to support us. Our resources have not increased. Therefore, our primary goal for this CGEIS is zero density increase for the future.

Western Hampton Bays: A Vision for the 21st Century
(Jones Road to NYS 24 Intersection)

Description of Area

The western area of Montauk Highway in Hampton Bays is characterized by a haphazard mixture of development. The area is devoid of architectural or stylistic symmetry. Small-town ambiance and charm are undermined by strip malls, big-box stores, and chain restaurants. The area could be "Anywhere Suburbia U.S.A."

Recommendations

Zoning

Purpose: To preserve the quality of life and ambiance of Hampton Bays as a hamlet community. Our goal for Hampton Bays' future is zero density increase.

I. Retain Highway Business Zoning along Western Corridor
   A. Increase setbacks to require 75 foot all natural buffers
   B. Utilize existing vegetation
   C. Re-vegetation when necessary with indigenous, mature species
   D. Enforcement of architectural overlay regulations

Examples of Highway Business with Scenic Landscaping & Natural Buffer

II. Architectural and Scenic Overlay zoning districts for Highway Business Zone

Example of Desirable Architecture and Signage for Highway Business

III. Planned Development Districts (PDD) are questionable for this area. The best approach is to exclude aggregation of lots to prevent flawed development strategies.

IV. Up zone residential parcels south of Montauk Highway to 2 acres as a means of density control.

V. Up zone residential parcels north of Montauk Highway to 5 acres as a means of density control.

VI. Maintain existing residential zoning in lieu of HO/HC along Montauk Highway. Rezoning to Hamlet Office/Hamlet Commercial (HO/HC) would facilitate more density.

Desired Development and Redevelopment

Purpose: To improve the quality of life and ambiance of the hamlet. As properties in the western gateway are re-developed, encourage compliance with Highway Business Architectural/Scenic Overlay Districts by tax abatement formula for the improvement.

I. Implement Architectural Overlay District requirements

II. Install pervious surfaces for all new parking areas

III. Improve fencing along front of Munn's Pond Park to protect wildlife and enhance aesthetics

IV. Cross-access linkage between Macys's and Stop and Shop parking areas is acceptable if the natural buffer of dense mature trees between the properties is preserved

V. Prohibit Big-Box stores and chain restaurants which further compromise and distort small-town ambiance and charm.

Attractive Resort Complex Preserving Small Town Ambiance & Charm

Code Enforcement
Purpose: To maintain and ensure quality of life

I. Enforcement of ordinance requiring domiciles and businesses to clearly and attractively display house/building numbers

II. Enforcement of Property Maintenance law

III. No signage or images on LIRR trestle over Montauk Highway

IV. Code enforcement of illegally over occupied dwellings

Pollution
Purpose: To maintain and ensure environmental health

I. Investigation into soil and ground water pollution under old junk yard on Bellows Pond Road; possible Brownfield's site

II. Consistent follow-up for MTBE contamination of watershed and Tiana Bay

Traffic Issues
Purpose: Future development should be limited to the capacity of our current infrastructure

I. Proposed construction of Sunrise Highway Service Road to further access shopping areas (Macy's, Stop & Shop, and proposed Tiana Commons) must be abandoned. Proposed road would:
   a. Violate Pine Barrens regulations
   b. Contribute to the demise of the traditional hamlet business district

II. Abandon redesign of ramp onto Route 24 from Sunrise Highway. The current ramp is functional and adequate.

III. Reject Route 24 extension to Good Ground Road, "The Road to Nowhere" The property involved was partially purchased with Community Preservation Funds (CPF) and therefore inappropriate to be used for road construction.

IV. Abandon widening of Montauk Highway from intersection of Route 24 and Montauk Highway to Stop & Shop. This would create additional traffic problems as the road narrows.

Open Space Highway Frontage Identified for Preservation to Maintain Rural Character & Scenic Vistas

Hamlet Center Hampton Bays: A Vision for the 21st Century
(Riverhead Road (NY 24) Intersection to Ponquogue Avenue)

Description of Area

The Hamlet Center stretches from Route 24 to Ponquogue Avenue along Montauk Highway. It consists of a mix of old residential and business structures. Many of the structures were once residential and have been converted to business use. Some of the older facades have been redesigned and some of the newer structures reflect a less desirable style.

Recommendations

Zoning

Purpose: To preserve the quality of life and ambiance of the Hamlet of Hampton Bays as a hamlet business district. Our goal for Hampton Bays' future is zero density increase. Rezoning to Hamlet Office/Hamlet Commercial (HO/HC) would facilitate an increase in density.

I. Retain village business zoning; abandon plans for Municipal PDD

II. Architectural and Scenic Overlay Zoning Districts for Hamlet Center Business Zone

III. Change zoning on north side of Good Ground Road to Hamlet Office (HO) without the residential component.

Desired Development and Redevelopment

Purpose: To improve the quality of life and historical heritage of the Hamlet Business Center of Hampton Bays. Our goal is to create a walkable pedestrian-friendly downtown enhancing a small town ambiance. As properties in the Hamlet Center are re-developed, encourage compliance with architectural, scenic, and historical overlay districts by use of a tax abatement formula for the improvement.

Montauk Hwy:

- Post 20 mile per hour speed signs along Montauk Hwy in village center
- Encourage façade restoration along Main Street
- Town acquisition of property lot next to Shinnecock Hardware for public pathway from Montauk Highway to Good Ground Road 77 West Montauk Highway .6 Acre (SCTM#: 900-224-1-13)
- Create additional pedestrian crossing at 77 West Montauk Highway
- Encourage community use of hamlet area for public event such as concerts and arts and crafts displays
- Undertake repairs of all sidewalks

I. Complete Good Ground Park with limited clearing of an open space area and meandering pathways through the undisturbed woods
    A. Minimal development
    B. Encourage cultural use of footpath pocket park entranceway as a hub for hamlet center development
        1. Summer concerts
        2. Art shows

II. Encourage "infill" of small shops/offices along Montauk Hwy to create a walk able downtown with a charming hamlet ambiance.

III. Retain and restore older buildings.

Examples of Vintage Buildings with Hamlet Character

IV. Possible public/private partnerships to transition use from residential to retail/office

V. Provide a tax abatement plan for restoration to encourage local business/shop owners to improve their property within the architectural/hamlet guidelines.

VI. Transportation:

A. Lobby the LIRR to use the existing railroad as a conduit between East End towns thus easing traffic congestion by providing an alternative transportation mode.

B. Encourage the county to enhance bus service on Montauk Hwy running through the East End towns thus easing traffic congestion by providing an alternative transportation mode.

C. Investigate opportunities for private/public sector bus service.

VII. Bury downtown power lines

VIII. Site Specific Suggestions:

A. Post office:

1. Enhance grounds through use of more plantings. Specifically improve entrance greenery
2. Add benches to central memorial area
3. Extended lawn rather than pavement i.e., "driveway to nowhere"
4. Soften the fence around the rear of building with vines

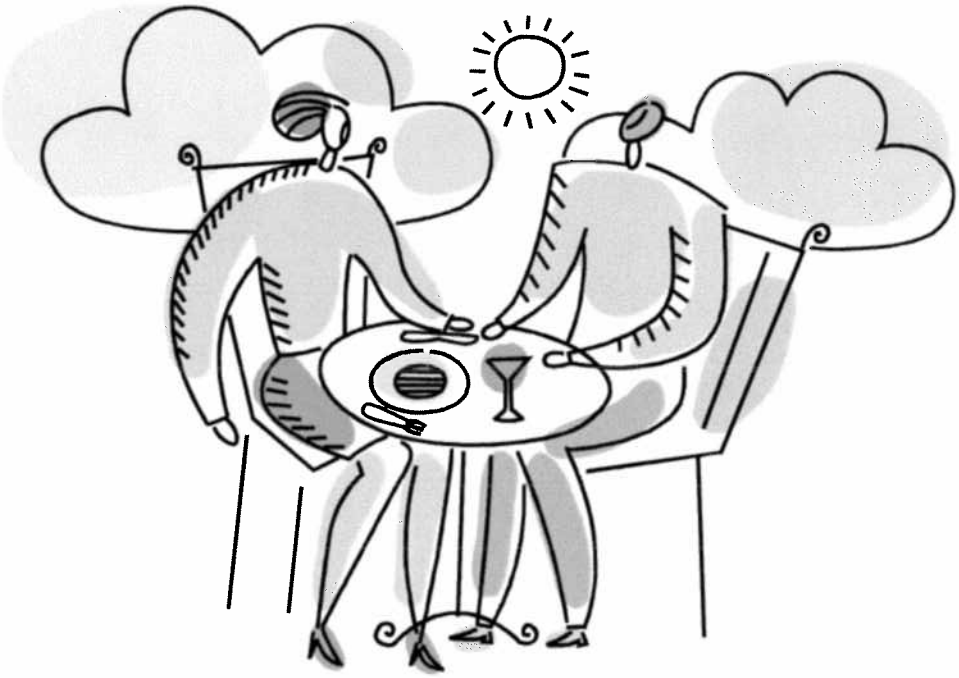
B. Chase Manhattan Bank: Encourage addition of dividers with plantings.

C. Fire Department: Encourage additional plantings

D. Garbage removal; encourage local businesses to partner with the school/scouts for seasonal town "clean-up days" each year.

E. Farmers Market: Closure of Good Ground Road Sunday mornings for sale of local produce

F. Encourage outdoor café dining.



Eastern Hampton Bays: A Vision for the 21st Century
(Ponquogue Avenue to Shinnecock Hills)

Description of Area

Montauk Highway is a mixed use corridor of business and residential development. Architectural design appears to be haphazard and lacking in any theme. The western portion (intersection of Ponquogue Avenue) is the hamlet business district. This is followed by some older interesting commercial structures, with a hamlet character, as well as visually unappealing small business buildings and mall mixed with a monolithic modern bank building. Continuing east toward the canal are other types of small business and residential properties, the historic Canoe Place Inn and Cottages, marine related businesses and a glaring out-of-character for the area gasoline station. Highway Business zoning to be retained along corridor with specific exceptions.

Recommendations

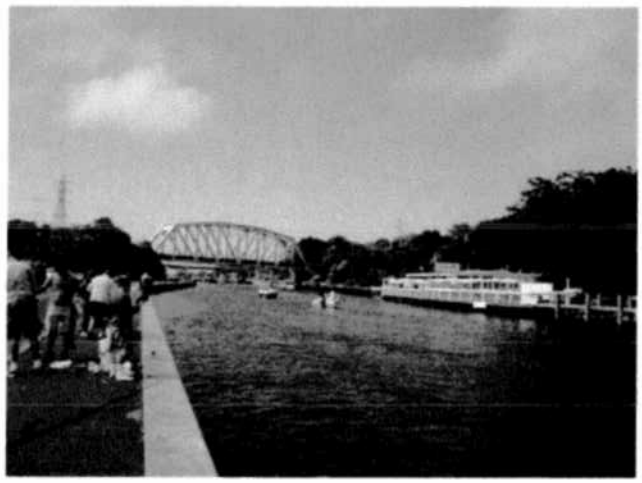
I. Canoe Place Area:
   A. Waterfront parcels to be subject to new Waterfront Overlay Zoning District
   B. Retain Resort Waterfront Business (RWB) zoning
   C. Canoe Place Inn (CPI)
      1. Restore/Renovate CPI to build upon its intrinsic historical, cultural, and architectural value
      2. Pursue Local and National Historical Register Status for CPI
      3. Separate any CPI redevelopment from the adjacent vacant field and proposed Maritime Museum site. The CPI is an historic structure on an historic site and was never considered a maritime structure
      4. Develop the adjacent field as a park for outdoor activity and the promotion of arts and culture. This may include building on the current sculpture to develop a sculpture park, outdoor tent shows, fundraising and wedding events as well as an historic scenic place to relax, picnic, fly kites, and fish.

(Courtesy Hampton Bays Historical & Preservation Society)

D. Restore the Altenkirch building(s), East side of Canal, as a maritime museum.
   1. This old style building which functioned as a bait and tackle shop reflects a maritime and celebrity past and would tie in with a walkway loop on the canal.
   2. A new museum building is counterproductive to the goal of retaining and building upon the hamlet, in this case sea side hamlet character.

E. Restore/redesign Governor Al Smith Cottage adjacent to CPI for community organization use or a historic highlight.

II. Canal Area: Designate entire canal area including Canoe Place and Newtown Road as a Waterfront Overlay Zoning District. In addition Shinnecock Canal requires further protection as a Marine Estuary Reserve Zone.



Shinnecock Canal Recreational Waterway

III. Western side:
   A. Retain roadway along canal for fishing and other activities
   B. Create a landscaped pedestrian esplanade with cars parked in small lots
   C. Low maintenance structures
   D. Educational placards: History, marine use, fish, etc
   E. Benches
   F. Telescopes at Northern end for viewing Peconic Bay

G. Plan area for offering amenities for those fishing and walking
H. Food vending area, refreshment stands
I. Picnic area
J. Restrooms with running water and holding tanks

IV. Eastern side:

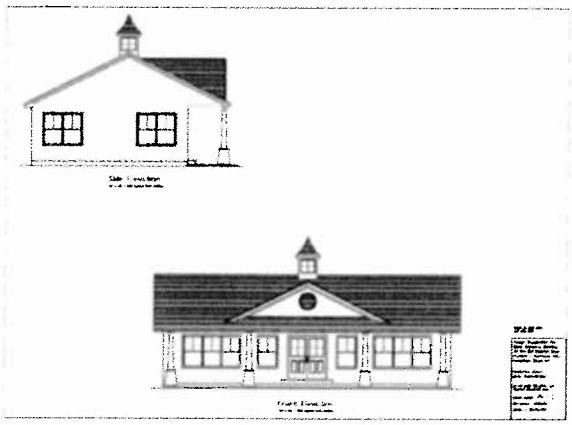
A. All additional and/or renovation of residential structures must be one story and reflect the beach environment in size and design.
B. Retain the marina activity as is. Abandon the proposed use of Marina for ferry connection to North Fork.

Suffolk County Marina

C. Develop landscaped pedestrian esplanade to run length of canal
   1. Low maintenance structures
   2. Educational placards: History, marine use, fish, etc
   3. Benches
   4. Telescopes at Northern and Southern end for viewing Peconic Bay
   5. Restrooms with running water and holding tanks
D. Introduce landscaping using a mix of mature trees to soften the barren roadscape east of Canal where North Road intersects with Montauk Highway.

Acceptable Streetscape

E. Re-development of former site of Hampton Bays Florist to conform to the surrounding development on Montauk Highway, west of Canal, as exemplified by the Hampton Maid.



A Compatible Design Suggestion for the Former Hampton Bays Florist Site

V. Newtown Road

A. Retain the size and footprint of current structures on the east side of Newtown Road facing the canal. Retain scale, size and current zoning of homes. Any future development should mimic these and meet restrictions of Waterfront Overlay Zoning District.

B. Westwoods: To be retained as a preserve for natural habitat for wildlife and passive enjoyment in perpetuity.

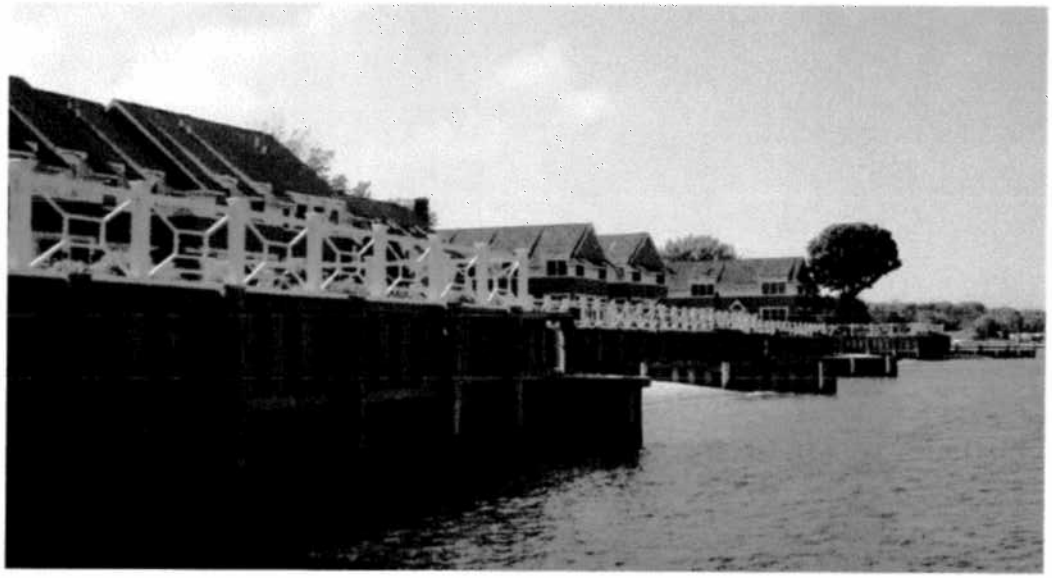
C. Retain the Little Red House, a small old summer cottage/canal food vendor; possible future use for education or tourist vendor

D. Retain the Holtzman Farm as a working community farm/garden

VI. Canoe Place Road

A. Maintain the building height of one or two story to prevent obscuring view. Any future development should mimic these and meet restrictions of Waterfront Overlay Zoning District
B. Area currently includes two small clusters of summer cottages along the bay front. Encourage maintaining cottages to promote tourism and preserve character.

C. Encourage building away from the waterfront to promote health of bays and retain scenic views.



D. Correct storm water run off on East Argonne Road, just north of Shinnecock Mist Condos. Run off from the entire area goes directly into the bay, not protective catchment basins. Catchment basins should be adequate for copious runoff to disperse the water. Surface land area before

reaching Bay should provide a 20 foot unpaved area to allow for filtration. This area could be planted with Rosa Rugosa to enhance both filtration and beautification similar to end of Ludlow Lane in Rampasture.

Storm runoff and debris flows directly into Shinnecock Bay endangering health of bay's ecosystem.

VII. Squiretown Road

A. Passive use of Squiretown Park (Former Girl Scout Camp)

1. Retain existing trees and vegetation
2. Protect cliffs (Home to cliff-nesting birds)
3. No addition of paved roads or walkways
4. No new construction projects
5. Possible site for Dog Park
6. Environmentally sound refurbishing of existing buildings

Squiretown Park (Former Girl Scout Camp)

Waterfront Hampton Bays: A Vision for the 21st Century
(Land Areas Bordering Ocean, Bays, Ponds, and Creeks)

Description of Area

A watershed is formally defined as "an area of land that drains down slope to the lowest point, moving through a network of drainage pathways."

By this definition, the entire Hamlet of Hampton Bays is a watershed and environmentally sensitive, deserving of proper protection.

Southampton Town Code, Chapter 229, "Protection of Natural Resources" states the following:

> The public policy of Southampton is to preserve, protect and conserve the natural resources of our town.

Tiana Bay Sunset

Recommendations

Zoning:

Purpose: To preserve the quality of life and ambiance of the Hamlet of Hampton Bays as a seaside community.

I. Multifamily housing will not be permitted within 2000 feet of any waterfront.
   Rationale:
   A. To ensure the continued viability of hamlet community life
   B. Keep the building profiles low so views of water will be preserved along the roads and neighboring parcels; a seaside community.

II. Create a new zoning district "Seaside Cottage Zoning District" to preserve seasonal and cottage structures and encourage similar structures.
   A. Protect the small community atmosphere of existing cottage areas.
   B. Encourage seasonal occupancy
   C. Protect water views
   D. Control density

   Applicable to: Lynn Avenue, Canoe Place Road, Newtown Road and privately owned areas of Dune Road. SCTM#: 900- 188;207;266;269;
   Rationale: Maintain and preserve the small cottage communities, typical of Hampton Bays.

III. Up-zoning to 2 Acres:
   A. Tiana Shores and adjacent Hampton Bays properties
   B. Lynn Avenue, Newtown Road, Lighthouse Road and on Rampasture Point
   C. Watershed areas of West Tiana and Lynn Avenue

   SCTM#s:900-
   186;254;256;257;259;292;293;317;318;320;343;344;345;346;361;362;363;384
   Rationale: To protect watershed, surface water, and control density

IV. Up-zoning to 5 Acres: Property along Peconic Bay (Red Creek Road and Red Creek Point), including inland areas.
   SCTM#s: 900-124;125;126;151;152;153;173;174;175 plus 151;173;187;205
   Rationale: To protect watershed, surface water, and control density

Watershed Protection

Purpose: To preserve quality of life, guarantee clean water and abundant life within our many ponds, creeks, bays as well as pure ground water for drinking for the generations to follow. As explained in the Description of Area, Hampton Bays is a watershed which feeds into bays, creeks and ponds, as well as the groundwater used for drinking. To afford the required protection for a watershed, the following restrictions are to be applied:

Regulations:

I. No clear cutting of any parcel for any reason. Land Management will authorize tree cutting. No tree larger than 6 inches in diameter is to be removed. Larger trees sited on the building envelope will be moved and preserved, either to another place on the site or offsite. (New Firehouse in HB, Middle School, Capital One Bank or similar site with large open spaces).
   Rationale: Protect water quality and water shed

II. No Impervious surfaces are to be allowed in any non-residential use (as per Master Plan Update, 1999) this should include upgrading of the new town facility at Tiana Beach.
   Rationale: Protect Shinnecock Bay waters, bottom lands, and life within.

III. Septic upgrade where no septic tank is present.
   Rationale: To improve watershed, groundwater, and surface water quality

IV. Strict Density Control as per 1970 Master Plan to achieve sustainability. Zero density increases. Redevelopment of motels to adhere to new, more restrictive standards.

Rationale: Hampton Bays is already beyond build out relative to the ability of resources to support quality of life

Elimination of Deleterious Land Uses

Purpose: To remove land uses which are harmful to quality of life (polluting).

Regulations to be accomplished through a combination of:

- Zoning (Harbor Protection Overlay District)
- Code Enforcement
- Protective Legislation: Density control (Zero Increase), tree clearing law, pesticide prohibition, effective sewage treatment plants with oversights, sewage removal from sensitive sites.

"Catch of the Day," Penny Pond Dock, Hampton Bays

Areas to be Preserved

It is imperative to capture what little open space remains. There are numerous parcels which Hampton Bays Civic Association identified in 2006 as an "Inventory of Open Space" and a target "Wish-List for Preservation" which were submitted to the Southampton Town for preservation.

Western Hampton Bays

Vacant Land: Bellows Pond Road to Stop & Shop, North of Montauk Highway, 17.56 Acres
SCTM # 900-221-3-12.1
Rationale: Protection of hamlet central business area, density control and watershed protection

Vacant Land: West of NY 24, North side of Montauk Highway, 3 Acres
SCTM# 900-253-1-25
Rationale: Scenic gateway component

Vacant Land: West of NY 24, South side of Montauk Highway, 2 Acres
SCTM# 900-253-2-16
Rationale: Scenic gateway component

Vacant Land: West of NY 24, South side of Montauk Highway, 1 Acres
SCTM# 900-253-2-21
Rationale: Scenic gateway component

Unimproved land: East of Hampton Nursery South side of Montauk Highway 1.21 Acres
SCTM# 900-255-1-2.2
Rationale: Protection of Tiana Bay surface water, bottom lands, and water shed from Montauk Highway and business generated pollution.

Unimproved land West of LIRR on North side of Montauk Highway (trapezoid shaped) 1 Acre
SCTM# 900-255-1-11
Rationale: Scenic gateway component and protection of Munn's Pond and watershed for Tiana Bay

209 West Montauk Highway and West Tiana Road, wooded area with 1935 seasonal bungalow 2.5 Acres

SCTM# 900-255-1-32.3
Rationale: Scenic gateway component and protection of watershed for Tiana Bay.

Hamlet Center

To enhance the pedestrian nature of this traditional downtown area it is imperative to preserve open spaces for walkways and gathering areas.

Land between auto parts and hardware stores connecting Montauk Highway and Good Ground Road
SCTM#900-224-1-13
Rationale: To provide a pedestrian walkway and gathering place with seating

Eastern Hampton Bays

Canoe Place Inn and Cottages, Montauk Highway, West of Shinnecock Canal Bridge, 6.4 Acres
SCTM# 900-207-5-4/3
Rationale: First building on this site was in operation as a way station and country inn as Good Ground (Hampton Bays) was first coming into existence. The present building has been in continuous use since 1922. Most local citizens associate the Canoe Place Inn with the history of Hampton Bays and have special fond memories of notable celebrations at the Inn. The structure remains viable despite its long history. The Inn could be the cornerstone of a valuable resort center with internal redesign and renovation thus continuing its legacy in Hampton Bays.

Martin Property, North side of Montauk Highway opposite Katrinka Deli, 8 Acres of wooded land
SCTM # 900-263-2-11 & #900-263-2-12
Rationale: This is one of the few undeveloped large, 8 Acres, wooded tracts on Montauk Highway. The land should be purchased with preservation funds as open space.

Holtzman Farm, East side of Newtown Road, fronts on canal, formerly chicken and duck farm, 4.2 acres
SCTM# 900-188-2-7.1
Rationale: Retains original character as original building remains on site. Develop as a working community farm/garden with chickens. Utilize for educational and tourist interest.

Waterfront

Penny Lane: Three parcels - Adjacent to and West of motel, Lester property and parcel adjacent to Lester property– 4.7 acres
SCTM#s: 900-347-1-12.3/12.4
Rationale: Offset the pollution from Allen's Acres protecting Shinnecock Bay

Lynn Avenue: All Vacant Waterfront property on Shinnecock Bay along East side of Lynn Avenue
Springville Road and Gracewood Court, two parcels on west side of Springville Road – 1 acre
SCTM#: 900-260-4-39.7/39.8
Rationale: Former wetlands and protection of Smith Creek

Head of Smith Creek: Intersection of Springville and Rampasture Roads, .5 Acre
SCTM#: 900-347-1-31
Rationale: For cleanup of site, protection of Smith Creek and creation of pocket park

Rampasture Road: Large waterfront parcel on east side of East Rampasture Road – 8.97 acres
SCTM#: 900- 346-1-1
Rationale: Offset the pollution from marinas

Hamlet Overlay Districts

Architectural Overlay Districts

Required for all new construction and renovation for business/commercial structures along Montauk Highway corridor Jones Road to Shinnecock Hills

Architectural Details to be Encouraged:

Examples of traditional hamlet design to be followed for all new construction, development, and renovation of existing structures

Roof Design: Gable, Gabriel, Hip, Gable with Valley all to have peak; no flat roofs except when ornate fascia is constructed on front, Good Ground store above left.

For Hamlet Center Area building frontage should be on or near the sidewalk with sidewalk level entrance. If frontage is back from sidewalk, landscaping should be included in design.

For areas west and east of Hamlet Center: Highway Business zoning to remain with specific exceptions and modifications to provide a 75 foot setback from road with natural buffer remaining. No clear cutting and Architectural Overlay District requirements applied.

Business Signage size should comport with the underlying area on the building. Building above-right (HB School of Dance) is an example of tasteful hamlet renovation/redesign. Building was single story and redesigned to two stories with hamlet look.

Signage Guidelines:

- Create a "hamlet character standard"
- Neon signs: allow discreet "open" or distinctive signs such as the "outlined pig" at Scotto's Pork Store that epitomize hamlet character
- Eliminate overly large signs: such as the sign on the Rite Aid building advertising "luxury apartments" and the PETCO sign
- No plastic or large signs
- Encourage tasteful wooden signs

Signage Incompatible with Desired Hamlet Character

Legislate Architectural/Hamlet Overlay District to:

- Create a walkable downtown
- Bury current & future power lines
- Maintain traditional feel of the hamlet
- Retain/restore older buildings
- Encourage more & varied plantings of vegetation throughout the hamlet center
- Encourage the elimination of fences wherever possible to integrate parking areas and encourage cross access between Good Ground Road & Montauk Highway
- Delineate building design specifics
    - Gabled/peaked vs. flat roofs
    - Traditional/cape/colonial vs. modern style
    - Shingle/clapboard vs. cement/stucco
    - No contemporary buildings, flat roofs, cement or metal buildings
    - Limit building height to two (2) stories
- No colored metal, plastic or artificial tile roofs
    - Asphalt, cedar and other shingle materials of brown, black or gray color
- Sidewalks extended from Jones Road to Shinnecock Canal both sides of Montauk Highway
    - All new and/or reconstruction of concrete sidewalks to be replaced with red brick and/or interlocking blocks
    - All sidewalks to have openings for tree plantings
- Rename Montauk Highway in Hamlet Center to Main Street

Hamlet Green:

- Encourage rehabilitation of gazebo with its original fountain
- Encourage placement of outdoor tables & chairs on 2nd floor balcony.
- Encourage construction of roof trim over the building that houses Subway & Nathan's.
- Add plantings & eliminate fence separating from adjacent property
- Replace plastic and neon signage to reflect hamlet character

Structural Examples of desirable Hamlet Character

- The Methodist Church & Cemetery
- South Fork Realty Building
- Quogue Sinclair Building
- Villa Paul
- Buckley's In-between
- Prosper King House
- Chamber of Commerce Building
- James Maguire Antiques Building
- Good Ground Antiques
- Maloney & Maloney Insurance Building
- Fandango Building
- Orlando's Café Building
- Scotto's Pork Store Building
- The UPS Store Building
- CPF Building @ Good Ground Park Entrance
- St. Rosalie's original Church Building
- Hudson City Building
- The building housing Gator's Restaurant
- NW Corner of Squiretown Road & Montauk Hwy housing John J. Dorans
- The building housing Hampton Music Store
- Ricky's Plumbing: the building's façade is an example of architecture to be encouraged

Scenic Overlay Zoning District

Areas:

I. Central Hamlet District: Route 24 to Ponquogue Ave.

Criteria:

A. Maintain plantings which now exist
B. Institute irrigation of street trees where necessary
C. Plant street trees in front of Friendly's Restaurant
D. Plant additional street trees along north side of Good Ground Road
E. Institute irrigation of median plantings/trees on Good Ground Road
F. Antique lighting fixtures along little alleyways running south from south side of Montauk Highway in Hamlet Center
G. Preserve existing green areas

II. Western Gateway: Jones Road to Route 24
III. Eastern Gateway: Ponquogue Avenue to Shinnecock Hills Border

Criteria:

A. Seventy five (75) foot natural buffer or maximum buffer area possible.
B. No clearing of buffer areas – maintain existing natural greenery
C. Re-vegetation of buffer area where necessary
D. Re-vegetation to include indigenous ground covers and indigenous, mature trees – no suburban landscaping.
E. Maintenance of Buffers may only include control of destructive vines.
F. Small wooden business signs along Montauk Highway in traditional design.
G. Tree planting between road and existing sidewalks with irrigation maintenance.
H. No berms in front of buffers

Historic Overlay Zoning District

Area:

Route 24 to Eastern side of Shinnecock Canal, including Canoe Place and Newtown Road

Purpose:

As defined by the Hampton Bays Historical & Preservation Society in their publication, "Historic Profile of Hampton Bays Phase 1," Moeller, Barbara M., June, 2005.

Criteria:

A. Formally adopt list of historic resources for preservation – already compiled by Barbara Moeller.
B. Create official Historic Heritage Areas for Hampton Bays to include but not limited to areas from Route 24 to Eastern Side of Shinnecock Canal, including Canoe Place and Newtown Road.
C. Create local (town) designation to protect already identified historic resources and buildings older than 75 years.
D. Create protective legislation: Preservation and Historic Re-development with authentic materials and No Demolition.
E. Create effective code enforcement with substantial fines and ramifications.

(Courtesy Hampton Bays Historical & Preservation Society)

Waterfront Protection Overlay District

Purpose:

The purpose of the Waterfront Protection Overlay District is to maintain or improve surface water quality in Southampton's major harbors, bays, creeks, streams and ponds. The district is also intended to maintain or improve wildlife habitat in these areas and to maintain or restore these waterways as closely as possible to their natural condition, so that the Town's citizens and visitors can continue to enjoy and appreciate their natural values. The Waterfront Protection Overlay District will help prevent the entry of toxic storm water runoff into the Town's waters; protect human health; encourage shellfish reproduction; gradually require the upgrading of out-molded or inoperable septic systems; preserve important indigenous vegetation; reduce impacts from residential and commercial swimming pools; and upgrade standards for fuel storage tanks. Southampton waterways, particularly those in Hampton Bays, are among the town's most prized features. The waterways support bountiful shellfish and finfish resources, offer prime habitat for local wildlife and offer residents and visitors a place to swim, fish, hunt, boat, observe wildlife and enjoy scenic beauty and tranquility. More importantly, these restrictions will protect human health and well being. The overlay district will help preserve these important benefits for future generations.

The waterfront, beaches and bottomlands of Hampton Bays have been severely compromised due to unbridled development. Many areas have been closed to shell fishing by the New York Department of Environmental Conservation. Additionally fin fish stocks are rapidly depleting.

In this study, we will set forth the case for remediation and future protection of these natural resources as well as the protection of human health and well being which are functions of a healthy ecology. This is a particularly urgent need since the Waterfront Revitalization Plan which was to accompany our Master Plan was abandoned, without cause, approximately 14 years ago. The scientific evidence for these conclusions is presented in the addendum.

Criteria:

A. Protection of our surface waters from runoff of human activities. This includes, but is not limited to: road runoff, pesticides and their by products, septic waste and swimming pool contaminants.
B. Creation of a special overlay zoning district to regulate waterfront land usage.

(Taken from East Hampton Town Code)

Boundaries: They shall extend 1,000 feet landward of any body of fresh, brackish or salt water. The boundaries of the Waterfront Protection Overlay District shall be shown on the Use District Map. The same may be amended from time to time by local law.

Regulations: In addition to any other provisions of the underlying zoning which may apply to them, lots, lands, buildings, structures, uses and activities within the Waterfront Protection Overlay District shall be subject to the following restrictions and regulations:

I. Control of storm water runoff. The following regulations shall apply to structures or activities which produce or contribute to storm water pollution of the Town's surface waters:

   A. No parking lot or private driveway shall hereafter be constructed unless it has either an unimproved surface (e.g., dirt, crushed shells) or an improved surface consisting of one or more of the following materials: poured concrete, hot plant mix asphalt, rapid-curing cut-back asphalt or quartz gravel.

   B. No road, private driveway or parking lot with an improved surface shall hereafter be constructed unless all storm water generated by said structure is directed into one or more catchment basins. Said catchment basin or basins shall have a combined volume (in cubic feet) equal to the surface area of the road, driveway and/or parking area (in square feet), divided by six.

   C. Any road, private driveway or parking lot which is hereafter constructed with an improved surface shall be maintained so that all storm water generated by said structure is actually directed into the catchment basin or basins required by the preceding subsection. Any catchment basin required by the preceding subsection shall be kept clean and maintained so that it recharges storm water into the ground without overflowing. Any road, private driveway or parking lot which is hereafter constructed with an improved surface shall be maintained so that all storm water generated by said structure is actually directed into the catchment's basin or basins required by the preceding subsection. Any catchment's basin required by the preceding subsection shall be of adequate size and kept clean and maintained so that it recharges storm water into the ground without overflowing, including during a major storm event.

   D. No pipe, culvert, drain or similar conduit may hereafter be constructed or installed which discharges storm water into wetlands (including surface waters).

   E. Every principal building or addition to a principal building which is hereafter constructed or erected shall be furnished with gutters and leaders to direct storm water from roofs into one or more catchment's basins. Said catchment's basin or basins shall have a combined volume (in cubic feet) equal to the surface area of the roof (in square feet), divided by four.

   F. During construction work the disturbance of natural vegetation and land contours shall be effectively minimized. Project-limiting fencing, siltation mesh, straw bales or similar devices for limiting land disturbance and retarding erosion and siltation shall be used during construction work and

during any minimum land clearing (as per regulations) or grading in preparation for or associated with construction work..

II. New Sanitary Septic Systems. The following regulations shall govern the installation of all septic systems after this date, except for septic systems which are installed to replace legally preexisting septic systems:

A. No such septic system shall be installed or constructed unless it is set back a minimum of 300 feet from any surface waters and from the upland boundary of any wetlands contiguous to the foregoing bodies of water. To the extent that any provision of Southampton Code imposes a lesser wetland setback for septic systems, the requirements of this subsection shall be controlling with respect to lands within the Waterfront Protection Overlay District.

B. No septic system leaching pool shall hereafter be installed unless the bottom of the leaching pool is situated a minimum of five feet above the groundwater table.

C. Existing sanitary septic systems. Any septic system which legally exists on a residential property on January 1, 2010, shall be replaced or upgraded in the following circumstances and to the following extent:

1. Every septic system regulated by this subsection shall be replaced or upgraded if:

a. A natural resources or conservation permit is required for work to be performed on the lot or parcel containing the septic system

b. The work to be performed will increase the habitable floor area of a principal building on the lot or will increase the number of bathrooms within a building on the lot;

c. The septic system in question does not meet the minimum requirements of the Suffolk County Department of Health Services for vertical separation to groundwater, for setback to surface waters or for septic system capacity, or in that it lacks a septic tank.

2. Where this subsection requires that an existing septic system be replaced or upgraded, the new or upgraded septic system shall meet the following requirements:

a. It shall, at the minimum, comply with the requirements of the Suffolk County Department of Health Services for new septic systems and shall be installed under the supervision of the Sanitation Inspector; and the town will immediately begin to work with Suffolk County to decrease septic and

wastewater flow with the use of holding tanks and more effective sewage treatment.

b. It shall be set back a minimum of 250 feet from the upland boundary of all tidal wetlands (including tidal surface waters) or, if that is not feasible, it shall be set back the maximum practicable distance from the surface waters of and from the upland boundary of any wetlands contiguous to the foregoing bodies of water, taking into consideration such factors as the physical constraints of the site and the location of nearby water supply wells.

III. The clearing of lots or parcels of land within the Harbor Protection Overlay District shall be restricted as set forth herein:

A. The total area of a lot which may be cleared of indigenous natural vegetation shall not exceed the following amounts for any lot located wholly or partly within the overlay district

B. Clearing in excess of 45,000 square feet on any lot in a residence district is prohibited unless the following requirements are met:

1. The area of the lot, excluding the area of any flag strip exceeds 300,000 square feet

2. Site plan approval and a special permit have been first obtained from the Planning Board

Land Clearing Table

Lot Area (square feet)	Maximum Clearing Permitted (square feet)
Residence Districts:	
Up to and including 39,999	10,000 or 35% of lot area, whichever is greater
From 40,000 to and including 280,000	10,000 + (lot area X 12.5%)
Greater than 280,000	45,000
Commercial Districts: All lots	10,000 or 50% of lot area, whichever is greater

Note: Land Clearing

In calculating the amount of clearing permitted by this subsection on a flag lot or a lot which is burdened by a common driveway easement or access easement, the area of any flag strip or any common driveway easement or access easement shall be excluded from lot area. Likewise, any clearing for driveway purposes within the flag strip or within the common driveway easement or access easement shall not be counted into the permissible amount of clearing. In calculating the amount of clearing permitted by this subsection on a flag lot or a lot which is burdened by a common driveway easement or access easement, the area of any flag strip or any common driveway easement or access easement shall be excluded from lot area. Likewise, any clearing for driveway purposes within the flag strip or within the common driveway easement or access easement shall not be counted into the permissible amount of clearing.

IV. Swimming Pools. The following regulations shall govern the construction or installation of swimming pools:

A. No swimming pool shall hereafter be constructed or installed unless the bottom of the swimming pool is situated a minimum of 3 feet above the groundwater. The building inspector shall require proof of this compliance before issuing a certificate of occupancy.

B. No swimming pool shall hereafter be constructed without dry wells which are accessible for the evacuation of water from the swimming pool.

In the case of a gunite or other evacuable swimming pool, such dry wells shall have a total volume at least equal to 10% of the volume of the pool, and in any case not less than 450 gallons (or approximately the volume of a three-foot-deep by five-foot-wide dry well). In the case of a vinyl-lined swimming pool, the total volume of dry wells shall be at least equal to 1/2 the dry well volume required for a gunite pool of the same size.

C. No swimming pool shall be drained or have its water discharged into a driveway, storm drain, public or private street or into wetlands (including surface waters), nor shall any swimming pool be drained or have its water discharged into any receptacle other than a dry well installed as required by this subsection.

D. No swimming pool shall be drained or have its water discharged into a driveway, storm drain, public or private street or into wetlands (including surface waters), nor shall any swimming pool be drained or have its water discharged into any receptacle other than a dry well installed as required by this subsection.

E. The cleaning of swimming pools or swimming pool surfaces by means of an acid wash is prohibited unless the acids used are completely neutralized before discharge from the swimming pool.

V. Fuel storage tanks. On lots having one or more fuel storage tanks, whose combined capacity does not exceed 1,100 gallons, the installation of each fuel storage tank shall hereafter be subject to the following requirements and restrictions:

A. If installed below ground, each tank shall be of double-walled fiberglass manufacture.

B. If installed above ground, each tank shall either:

1. Be installed within the cellar of a building having a poured-concrete floor; or

2. Be installed atop an impermeable flat surface, e.g., a concrete pad, which extends at least six inches laterally beyond the outermost sides of the tank and any associated piping, and be installed so that it is open and accessible for inspection on at least three sides.

VI. Use of Chemical Pesticides and Fertilizers. In order to protect our surface waters from runoff carrying toxic pesticides and fertilizers and to protect our groundwater and drinking water, as well as human health, the Waterfront Protection Overlay District will be subject to the following restrictions:

A. No chemical fertilizers or pesticides will be permitted within the boundaries of the Waterfront Protection Overlay Zoning District.

Shinnecock Bay at Rampasture Point

VII. Enforcement. In order to ensure compliance with the regulations of the Waterfront Protection Overlay District, every application for a building permit to construct or

erect a building or structure within said district shall be accompanied by a survey which has been prepared by a licensed surveyor and which depicts the following:

A. Clearing: the areas of the lot which are proposed to be cleared and a calculation of the percentage of lot area which will be cleared, including all portions of the lot previously cleared.

B. Depth to groundwater: for projects involving the installation of septic system discharge devices or swimming pools, or which require the installation of catchment's basins, the mean depth to groundwater in the areas proposed for any septic system, swimming pool or catchment's basin.

VIII. Concentrated Animal Feeding Operations (CAFOs) are agricultural operations where large numbers of livestock or poultry are kept and raised in buildings or confined feedlots that occupy a relatively small land area. Manure and wastewater from CAFOs can contribute pollutants such as nitrogen and phosphorus, organic matter, sediment, pathogens, heavy metals, hormones, antibiotics, and ammonia to the environment.

Under the federal Clean Water Act, CAFOs are required to implement comprehensive nutrient management plans that meet the requirements of the National Pollutant Discharge Elimination System (NPDES) permit program.

Beach Erosion Due to Road Runoff

Clear Cut Land Removes the Filtration Function of Vegetation

Marine Reserve Protection Overlay Zoning District

Areas:

I. Shinnecock Canal

II. Shinnecock Bay from Shinnecock Inlet to Quantuck Bay including wetlands, bottomlands, ocean dunes, and barrier beaches.

Criteria:

A. Preserve and protect the integrity of natural resources

B. Protect and preserve the public right to the resources

C. Protect Fishing Industry

D. Restore shellfish and juvenile fin fish stocks

Purpose:

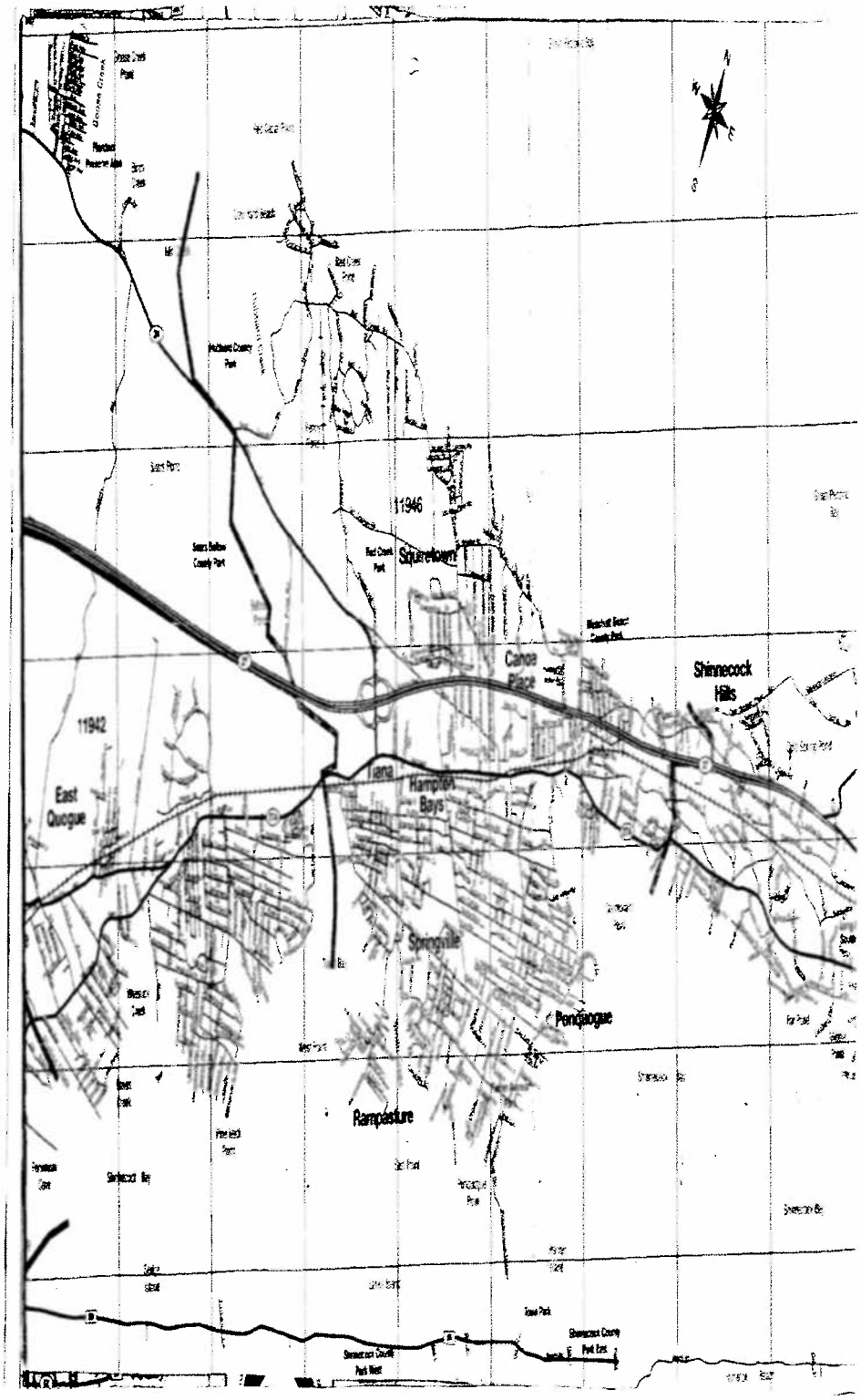
The South Shore Estuary is one the most productive and least protected marine areas of the South Shore of Long Island. In order to stem the wave of development pressure on the northern and southern flanks of Dune Road, the area of Shinnecock Bay from the Ponquogue Bridge to Quantuck Bay on the bay side as well as the ocean dunes within those parameters shall be designated as a Marine Reserve, available only for low/no impact recreation and education. There will be no impervious structures and no new permanent structures. The town will initiate steps to comply at their Tiana Beach facilities as soon as possible. There shall be a new zoning district known as:

Marine Reserve Protection Zoning District

Regulations:

A. Enforce Waterfront Protection Overlay regulations
B. Send all septic waste to holding tanks for removal (trucked) from site
C. No new marina development or marina expansion
D. "No Discharge" designation for all boats within South Shore Estuary.
E. No new construction within the area
F. Passive recreation
G. No disturbance of bottomlands
H. Bayscaping

Addendum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Canoe Place
Shinnecock Hills
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East Quogue
Hampton Bays
Springville
Pendjaogue
Rampasture

Waterfront

Scientific Evidence

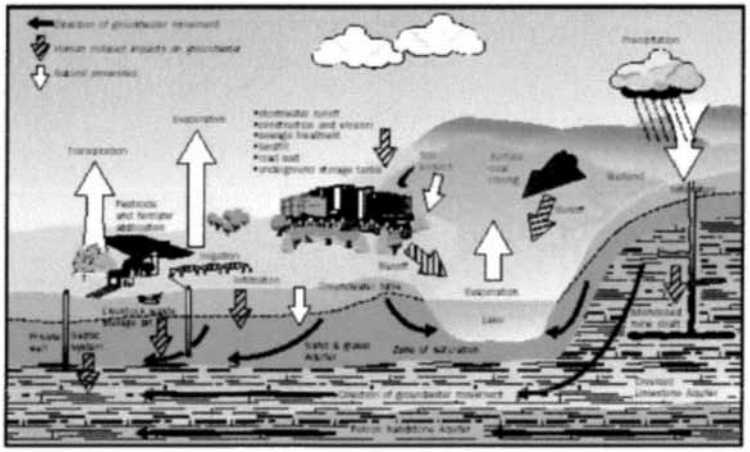
1. Pesticides, Land Use, and Groundwater

Soluble pesticides and their degradation products can readily enter the groundwater beneath the areas in which they are used. One recent study showed that the concentration of metolachlor (an herbicide widely used to control weeds and grass in croplands) in community water-supply wells in near-surface aquifers in New York state was directly related to the amount of agricultural land within a half-mile radius of the wells.

Concentrations of certain pesticides in some areas have caused restrictions on groundwater use. The degradation products of aldicarb (an insecticide and nematicide used on potato and bean crops) had affected more than 4,000 homeowner wells in agricultural areas of eastern Long Island, New York in 1979. Homeowners in the affected areas were thus required to find alternative sources of water or install costly water-treatment systems.

The type and severity of water contamination often is directly related to human activity, which can be quantified in terms of the intensity and type of land use in the source areas of water to streams and aquifers. The analysis of patterns of land use and population provides a tool in the investigation of sites with known contamination, and in the prediction and prevention of future contamination of downstream waters. Studies of contamination sources and transport pathways that affect surface water and groundwater draw upon several disciplines, including hydrology, geology, biology, soil science

Streams, rivers, and lakes are an important part of the landscape, as they provide water supply, recreation, and transportation for humans, and a place to live for a variety of plants and animals. Groundwater also is an important water resource that serves as a source of drinking water for more than 140 million people in the United States.



In some areas, contamination from natural and human sources has affected the use of these waters. For example, naturally occurring minerals within bedrock can impair the taste of groundwater and in some cases limit its use. The spilling, leaking, improper disposal, or intentional application of chemicals at the land surface can result in runoff that contaminates nearby streams and lakes, or infiltration that contaminates underlying aquifers (see illustration above).

2. Groundwater Contamination and Land Use

A relatively simple way to study the effects of land use on groundwater quality is to compare the predominant land uses within a given area to the concentrations of selected contaminants in water drawn from shallow aquifers within that area. Analysis of the relation between land use and the magnitude of contamination in a specific area primarily is based on the following two assumptions.

First, it is assumed that contaminated groundwater at a well originated as uncontaminated recharge (precipitation) that passed through a contaminated area before reaching the well. The area from which a well derives its water (and associated contaminants) is known as the well's groundwater "contributing area." A well's contributing area can be delineated on a map through an analysis of aquifer characteristics and the direction and velocity of groundwater flow near the well.

Second, it is assumed that the contaminants detected in groundwater were present within the well's contributing area and were transported by groundwater flow to the well. The source(s) of contaminants within a contributing area, such as buried septic systems and leaking underground fuel tanks, can be difficult to identify and locate. In many instances, these sources can be inferred from the type and intensity of land use within the contributing area.

Factors that can affect the movement of contaminants from source areas to wells are:

- The chemical nature of the contaminant;
- The physical properties of the soil and aquifer material;
- The amount and timing of recharge; and
- The direction and velocity of groundwater movement.

Despite the complexity of contaminant hydrology, the effects of certain land uses on groundwater quality have been scientifically documented in many areas. For example, relationships have been found between land use and five common groundwater contaminants: nitrogen, bacteria, road salt, pesticides, and volatile organic compounds.

Nitrate

Nitrate (a form of nitrogen) is essential for plant growth, but an overabundance can contaminate streams and groundwater. In high concentrations it causes methemoglobinemia in infants.

Nitrate can originate from domestic sewage and lawn fertilizers in residential areas, and from crop fertilizers and manure in agricultural areas. Land-use data on population, housing density, and agricultural practices can provide reliable indications of the likelihood of nitrate contamination of underlying aquifers.

Nitrogen-bearing lawn and crop fertilizers can readily leach through the soil and contaminate groundwater after heavy rains or irrigation. As a result, nitrate concentrations in well water in residential and agricultural areas can be correlated with application rates of water and fertilizer. In agricultural areas, the nitrate concentration in groundwater also can be directly correlated with animal density. In unsewered residential areas, the rate of sewage discharge from domestic septic tanks can be estimated from population and housing density.

Bacteria

Human sewage and manure from cattle, hogs, chickens, geese, and other animals contain bacteria and other pathogens that can cause human illness. Many outbreaks have resulted from wells contaminated by fecal waste. Land-use data on densities of septic tanks and animals therefore are useful indicators of the presence of bacteria in wells.

Road Salt

Storm runoff and snowmelt in areas with salt-treated roads can carry sodium and calcium chlorides into the groundwater. Data on road density, salt application rate, and locations of salt storage piles can provide useful indicators for detection of elevated chloride concentrations in wells

Pesticides

Pesticides are used to kill unwanted pests, such as termites, ants, and rodents around homes; nematodes in soil; and fungi and insects in crops. Similarly, herbicides kill undesirable weeds and grasses in lawns, along roads, and in agricultural areas.

The types and amount of pesticides used can be related to land-use factors such as population, housing density, number of roads, and the type of cropland. However, the effects of chronic, low-level exposures to pesticides on ecological and human health have not yet been fully assessed.

Volatile Organic Compounds

Volatile organic compounds (VOCs) have affected groundwater locally throughout the United States. Many VOCs are carcinogenic; thus, their presence in groundwater creates a serious problem for water suppliers.

VOCs commonly are detected in groundwater in industrial and commercial areas where petroleum fuels and organic solvents are used. A major source is leaking fuel tanks,

which contaminate the underlying aquifers with compounds such as benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tert-butyl ether (MTBE), an additive used in additive used in gasoline to reduce smog-producing vehicular emissions.

The presence of VOCs in groundwater is directly related to urban and suburban development. A 1995 national survey of wells in near-surface aquifers found that the presence of MTBE was directly related to the population density near the wells. Assessments of the density of industrial and commercial development also can be used to estimate the number of potential sources of VOCs such as chlorinated solvents like trichloroethylene (TCE) in underlying aquifers with compounds such as benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl *tert*-butyl ether (MTBE).

Assessments of the density of industrial and commercial development also can be used to estimate the number of potential sources of VOCs such as chlorinated solvents like trichloroethylene (TCE) in underlying aquifers.

Runoff of urban storm water carries litter and other debris in addition to sediment and chemicals. A storm drain carries these substances to its outlet, which could be a nearby river, wetland, recharge basin, estuary, or (as shown here) an ocean beach

3. Surface-Water Contamination and Land Use

A variety of natural and human factors can affect the quality and use of streams, lakes, and rivers, known as surface water. One of the most important factors that can affect the quality of a surface-water body is the land use within its watershed. A number of studies have shown that the density of population and housing can affect the concentration of chloride, nitrate, and a variety of pesticides in streams that drain urban and suburban settings. For example, studies of the water supplies that serve New York City have shown that the lowest chloride and nitrate concentrations occur in water from areas dominated by forested land, whereas elevated chloride and nutrient concentrations occur in areas

with high densities of housing with septic systems. Chloride concentrations in streams also were linked to the wintertime application of road salt in the populated areas.

Pollution Sources and Contaminant Pathways

Pollution sources that affect surface water may be separated into two categories: point and non-point. Point sources include sewage treatment plants, industrial discharges, or any other type of discharge from a specific location (commonly a pipe) into a stream. By contrast, non-point sources—which include runoff from lawns, roads, or fields—are diffuse sources of contaminants that are not as easily identified or measured as point sources. Typically, the contaminant concentration from non-point sources will increase as flow increases during storm runoff; conversely, concentrations from point sources generally decrease through dilution during storm runoff. The type and severity of these pollution sources often are directly related to human activity, which can be quantified in terms of the intensity and type of land use and the associated densities of humans and livestock in source-water areas.

Contaminants can travel from a variety of sources through multiple pathways into nearby stream channels or lakes (see previous illustration). Thus, scientific assessments of the origin of a non-point-source contaminant can be difficult because its source(s) usually is dispersed throughout a landscape. For example, chloride (a component of salt) can have multiple sources in a watershed, including road salt and sewage. Chloride can be flushed into streams when snow melts from roads where it has been applied, or it can move underground from septic systems, through the groundwater system, and into nearby streams; it also can be discharged from wastewater treatment plants directly into streams. In a similar way, nitrogen that is applied as lawn fertilizer and also is present in sewage can travel from lawns, septic systems, and sewage pipes to streams.

Sediment

Sediment is eroded and transported mostly during heavy rainfall events and the associated high stream flows, particularly floods. Sediment can become a problem because its deposition in streams and lakes can ruin the habitat for aquatic plants and animals; it also can fill stream channels, lakes, and harbors, which then require costly dredging. Studies have shown that the amount of suspended sediment in surface-water bodies can be related to natural factors such as soil type and geology. In general, however, the most important factor for sediment transport is the amount of land cleared of vegetation. Sediment sources typically are lacking in developed areas, but during tillage or construction, when little vegetative cover or pavement exists, the exposed soil can be easily eroded during storms and deposited in downstream waterways.

Sediment in rivers and lakes also is a concern because many contaminants can attach (adsorb) and move with the sediment particles. Different types of contaminants can be transported with sediment, such as phosphorus (a nutrient which can cause excessive plant growth in rivers and lakes) and persistent organochlorine compounds such as PCBs and DDT. A national study of DDT in stream sediments recently showed that nearly 30

years after DDT was banned, this persistent insecticide is still present in nearly 40 percent of the streams surveyed. DDT most often was associated with sediment in streams that drain urban areas, although it was also found in streams in agricultural areas.

Wastewater Discharges

Discharge of wastewater from municipal sewage treatment plants, industrial and commercial sources, and confined animal feedlots can contain a variety of contaminants that may impair the quality of the receiving waters. Municipal sewage, for example, contains high concentrations of organic compounds that may seriously deplete the dissolved oxygen content of water downstream from the discharge. Depleted oxygen levels, combined with elevated concentrations of ammonium that are typically found in the treated wastewater, can be toxic to benthic (bottom dwelling) fauna and fish. Municipal wastewaters also contain significant amounts of phosphorus and nitrogen, which can cause eutrophication of lakes and estuaries. The volume (and the environmental consequence) of these wastewater discharges often is directly related to urbanization within the contributing watershed.

4. Emerging Contaminants

The environmental occurrence of recently studied "emerging contaminants" includes human and veterinary pharmaceuticals, industrial and household wastewater products (such as caffeine, detergent byproducts, and insect repellants), and reproductive and steroidal hormones. Reconnaissance studies on a national scale have shown that many organic wastewater contaminants can persist in water bodies far down gradient of their discharge points, which commonly are found in cities and livestock production areas. Studies since the 1990s have shown that concentrations of these organic contaminants were typically low, often at trace-levels, but they frequently were found in rivers and aquifers that supply drinking water.

The toxicological significance is unknown for many of these contaminants, particularly for the effects of long-term exposures at low levels. Continued monitoring of these and other emerging contaminants will provide additional knowledge about their presence and movement in water. Further analysis of land use and the associated human population and livestock densities in watersheds will provide an additional tool for scientists as they work to define and control the diverse sources of water contaminants in a watershed.

The Value of Trees and Natural Ground Cover:

1. Tree and Vegetation Preservation:

Trees and other vegetation (includes trees, shrubs, bushes, grasses, flowers and similar plant life) perform numerous important and essential functions, including but not limited to the stabilization and preservation of soil; maintenance of watershed areas which are essential to the town's freshwater supply; absorption of air pollution and production of oxygen; establishment of a natural barrier to noise and habitats for wildlife; and creation of a desirable

aesthetic quality which is a key factor in the town's existence as a rural resort community. The destruction or removal of trees and other vegetation deprives all sectors of society of these benefits, while disrupting ecological systems of which they are an integral part and that regulation of such destruction or removal will protect and preserve property within the town and promote the general welfare and health of its inhabitants.

2. Natural Features, Resources or Systems Protection:

All components of the natural environment, including, without limitation, aquifers, water bodies, drainage courses and areas, freshwater and tidal wetlands, dunes, bluffs, beaches, escarpments, woodlands, shrub lands, grasslands, large trees, unique or unusual plants and trees, wildlife habitat and scenic views or overlook areas and all combinations thereof fall under town jurisdiction, exclusive of incorporated villages, and including the lands and waters of the Trustees of the Freeholders and Commonalty to which the lawful regulatory authority of the town may extend.

6. Creative Financing for Acquisition

Town could possibly hold mortgages on targeted properties during this time of low interest rates to purchase these lands.

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APPENDIX 31

WRITTEN CORRESPONDENCE

ELIZABETH SCHEURER

Lisa Dunlap

From: Lisa Dunlap
Sent: Friday, April 01, 2011 2:24 PM
To: Anna Throne-Holst; Bridget Fleming; Nancy Graboski; James Malone; Christopher Nuzzi; Tiffany Scarlato; Kathleen Murray; Jefferson Murphree; Freda Eisenberg
Cc: Sundy Schermeyer; Kimberly Ottati; Kristen Tuffy; Alexandra Sullivan
Subject: Communication re: HB DGEIS

Attachments: image001.jpg; image002.jpg

image001.jpg (1 KB) image002.jpg (2 KB)

Please see below Communication received re: the Hampton Bays DGEIS.

Thank you,

Lisa Dunlap on behalf of
Sundy A. Schermeyer, Town Clerk
702-1794

For HB FGEIS Official File.

Date: Tue, 29 Mar 2011 16:53:26 -0400
From: rscheure@optonline.net
Subject: Re: Letter of facts to SHTB
To:

After looking at the last HB GEIS meeting on cable twice I'm perplexed by the reverse views of the Town Board and our presentation. If they proceed with the build out of Good Ground Road and the postponement of the hotel/motel conversion study (which is vital at this time, not after the fact) the population of the school will increase, as will taxes. Not to mention water quality and the sewage issue.
How much more ($$$$) do the taxpayers in Hampton Bays have to endure. This is an election year, is it not?

Elizabeth Scheurer, Hampton Bays

[cid:0E3DBAFCD6EA452ABB4E5ADD59028FB7@D93TMF51]

No virus found in this message.
Checked by AVG - www.avg.com<http://www.avg.com/>
Version: 10.0.1204 / Virus Database: 1498/3535 - Release Date: 03/28/11