

VI. ISSUES AND OPPORTUNITIES/RECOMMENDATIONS

The Study Area has a number of attributes, both natural and manmade, that complement and contribute to the overall makeup of the community. Based on observations of existing conditions, and with input from the Town and local residents, the area's strengths and weaknesses were identified.

Building consensus on how to shape inevitable growth, control design, and ensure preservation of community character is essential in order to achieve community-planning objectives. The following concepts have helped shape the community dialogue relative to preservation and future development opportunities.

- *Not all properties can simply be bought by the Town for open space. The Community Preservation Fund has limited resources and not all property owners are willing sellers. Preservation of properties important for drinking water protection and agricultural preservation are noted as priorities by Town officials, followed by wetlands, contiguous open space and trail connections, and hamlet greens/recreational areas.*
- *Existing zoning in certain locations may not be in accordance with present community vision, however, changes can only be achieved by amending the Comprehensive Plan which is the blueprint upon which the zoning map must be based.*
- *Additional zoning and design regulations can be instituted, if shown to be in the interest of public and health, safety, and welfare, to help shape development where it occurs and protect community character, natural features, scenic resources, and historic heritage resources.*

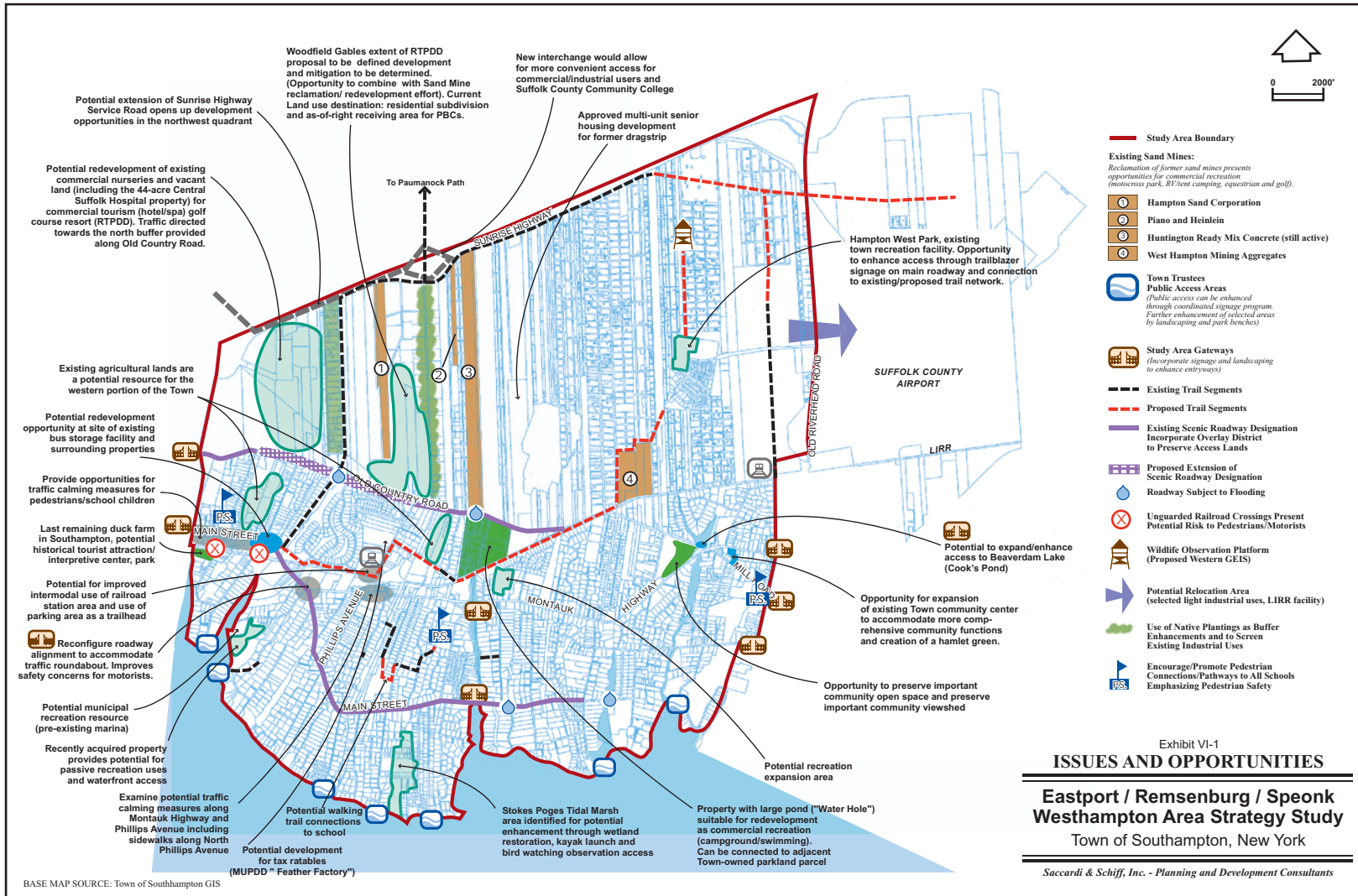
- *Zoning controls, design regulations, clustering, and incentives to developers can be utilized to achieve community benefits and a balanced site plan.*

In the Area-Wide Plan, there needs to be a balance among the interests involved - both from the private property owner's perspective and the public interest. The economic viability of proposed developments needs to be considered while community benefits are sought. Consensus building and organized community support are valuable for preservation of historic resources, open spaces, and agriculture as both an industry and for its aesthetic benefit.

This chapter addresses the issues and opportunities that were discussed as part of the community involvement process and lays out recommendations that respond to the identified issues and capitalize on the opportunities.

Exhibit VI-1, entitled "Issues and Opportunities," identifies many of the concerns raised, objectives identified and opportunities recommended for a balanced area-wide plan, prioritizing preservation and tempering development in a manner that is in keeping with community character.

Detailed Hamlet Area Concept Plan Proposals are provided in the following chapter along with specific recommendations for zoning map changes to designate the new zoning classification of Hamlet Office/Residential and Hamlet Commercial/Residential, preliminary design and streetscape recommendations, and protection strategies for historic resources, scenic protection, and agricultural resources.



AREAS SUBJECT TO CHANGE

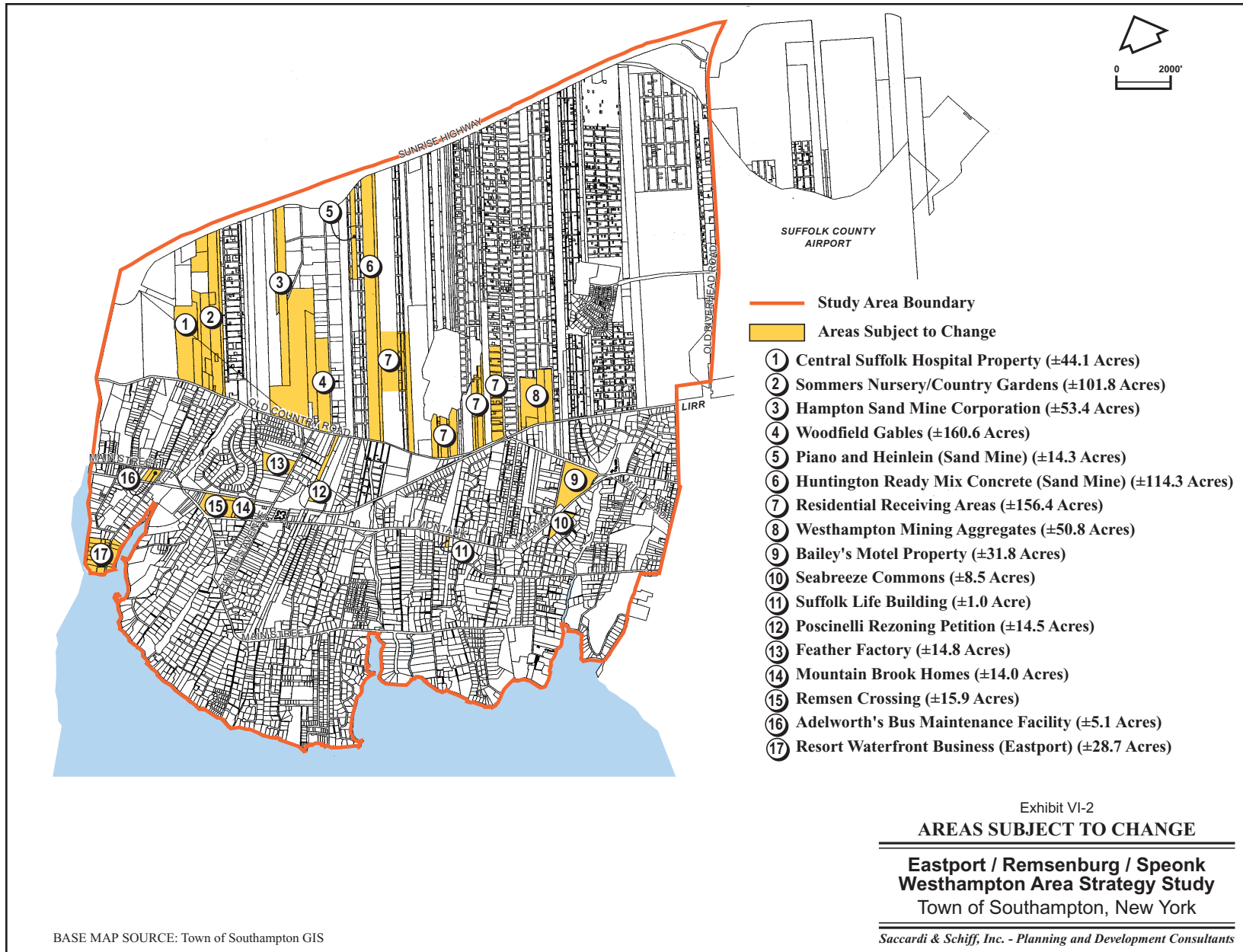
The Study Area encompasses over 14 square miles. However, much of the land use pattern is already developed, primarily in the form of single-family housing and small vacant lots currently experiencing infill development pressures. Much of vacant acreage is located within the Core Preservation Area of the Central Pine Barrens and, thus, is subject to development restrictions. Large assemblages of property designated as as-of-right residential receiving area districts (RRADs) for transfers of development rights from the Core Preservation Area (i.e., Pine Barrens Credits (PBCs)) are sprinkled along the northerly periphery of Old Country Road. Several development petitions seeking changes to the zoning map or special floating zone designations in the Study Area are pending.

In the “Existing Conditions” chapter, several sites were identified that have either outlived their current use, have not been put to their best use, present opportunities for additional tax ratables, or are subject to development pressures. The following discussion addresses such sites within the Study Area and their potential opportunity for redevelopment, preservation, or some combination of the two in order to achieve overall community goals.

Exhibit VI-2, entitled “Areas Subject to Change” locates each of these identified sites or assemblages of properties. Specific discussions on each area to follow on the balance of this section.

In addition, there are “community crossroad locations” that exhibit commercial or light industrial characteristics and are the subject of more in-depth discussion and planning analysis due to their relationship or lack thereof, with the balance of the community.

- (1) ***The Core Hamlet Center of Speonk*** - Generally defined as the area along Montauk Highway between the Speonk Post Office and Nidzyn Avenue, with frontage along North Phillips Avenue up to the LIRR Train Station. This area includes Peppercorn’s Country Store and the new hamlet center shopping plaza, multi-unit housing complexes, restaurants and an approved, but not yet constructed, hamlet green and playground area.
- (2) ***The Primary Industrial Area of Speonk*** - Generally defined as the area along Speonk-Riverhead Road, approximately one mile from its intersection with Old Country Road north of the pre-existing mobile home park, up to a point just south of the Sunrise Highway underpass. This area includes Montecalvo Asphalt, South Fork Mason Supply, and BB&S Lumber. A pre-existing non-conforming junkyard is located west of Speonk-Riverhead Road in the Aquifer Protection Overlay District, adjacent to Hampton Sand and Gravel – a resource depleted mining operation.
- (3) ***The Secondary Industrial Area of Speonk*** - Generally defined as the easterly portion of North Phillips Avenue, midway between the LIRR Train Station and the intersection with Old Country Road, including a pre-existing auto salvage yard north of the LIRR adjacent to the train maintenance yard, and the area located south of the tracks, north of Speonk Lumber, with active railroad siding use. There are some pre-existing, non-conforming industrial uses and potential redevelopment sites on the west side of North Phillips Avenue, including the “Old Feather Factory” property.
- (4) ***The Mixed-Use Office Park Area of Speonk*** - Generally defined as the area along Montauk Highway



BASE MAP SOURCE: Town of Southampton GIS

- immediately west of the Speonk River in the vicinity of the historic landmark “Fordam Mill” up to the Old Speonk Inn Restaurant located across from Nidzyn Avenue.
- (5) ***The Motel Business/Highway Business Area of Westhampton*** - Generally defined as a “Community Crossroads” location in the vicinity of the Seabreeze Avenue and Montauk Highway intersection, which includes a car dealership, restaurants, two motels, a nightclub, and small farmstand.
- (6) ***The Secondary Hamlet Center of Westhampton*** - The traditional business district for the Westhampton area is located primarily along Main Street and Sunset Avenue in Westhampton Beach. The “Secondary Hamlet Center” for Westhampton area residents is generally defined as the area where the Westhampton Post Office and 7-11 convenience store are located on Mill Road, near the intersection with Station Road and the Westhampton Cemetery. This area includes the former American Legion building which is currently used as a limited Westhampton Community Center. An adjacent three acres has been purchased by the Town for a hamlet green recreation area and community center expansion purposes.
- (7) ***The Mixed Use Transition Area of Westhampton*** - Generally the Montauk Highway frontage from the traffic light intersection at Old Country Road up to the intersection with Depot Road/Oneck Lane and a mixed-use transition zone for the incorporated Village of Westhampton Beach. This area includes antiques and other commercial, office, and professional service uses, the “Bikini Bottom” nightclub, a gasoline service station and multi-unit housing.
- (8) ***The Old Country Road Mixed-Use Area of Westhampton*** - Generally defined as the area between the LIRR crossing and Speonk-Riverhead Road, where the municipal trash transfer station, Westhampton Nursing Home, Bide-a-Wee, former sand mine operations, and County law enforcement facilities are located among interspersed single family residences and the active seniors retirement community recently approved for the former dragstrip site.
- (9) ***The Jagger Lane-Tanners Neck Lane-Montauk Highway Mixed-Use Area of Westhampton*** - Generally defined as the area between Jagger Lane, North Quarter Court and Tanners Neck Lane along Montauk Highway including the former Suffolk Life Building, a nursery school/child care center, antique stores, an historic church, and a pre-existing driveway contracting operation.
- (10) ***The Resort-Waterfront Business Area of Eastport*** - Generally defined as the terminus area of South Bay Avenue in proximity to the Town Trustee Dock where Trumpets Restaurant, Eastport Marina, and a few bed and breakfast lodging facilities are located.
- (11) ***The Main Street Mixed-Use Area of Eastport*** - With the traditional business center being located within the Brookhaven Town portion of Eastport along Montauk Highway up to and including Eastport-Manorville Road, the extension of Main Street in the Southampton Town side of Eastport up to South Bay Avenue is generally a transition zone of mixed residential and commercial uses. This area includes the Eastport Community Church, a gasoline service station, several historic homes, the elementary school, and the Adelworth’s bus maintenance yard.
- (12) ***The Old Country Road Mixed-Use Area of Eastport*** - Generally defined as the area located on both the north

and south sides of Old Country Road in the vicinity of North Bay Avenue, where Sommer's and Country Gardens nurseries, a pre-existing mobile home park, a church, and other institutional and mixed uses are interspersed with single family residences.

In addition to these community crossroads locations that were subject to more intensive planning review and citizen input, a major undertaking of this Area Study was discussion about the following areas that are subject to change, or are facing current/future development pressure:

- Sand mine sites
- Commercial nurseries and agricultural resource sites
- Residential Receiving Area Districts (RRADs) identified in the New York State Central Pine Barrens Comprehensive Land Use Plan
- Properties that present opportunities to provide for additional parks and recreation needs, protected open space, economic development, and/or community housing.¹
- Properties that are currently the subject of development or zone change applications seeking floating zone designations for retirement housing or other multi-unit housing, subdivision approvals, and other land use permits.²

¹For example, "the Remsenburg portion" of the Speonk-Remsenburg Hamlet Area does not contain any of the specific "commercial/mixed use nodes" identified or "areas subject to change." There is no separate hamlet shopping area in Remsenburg, no RRADs designated, no sand mine sites, no office developments, no industrial developments and the area is nearly built-out with infill development under existing residential zoning. However, it does contain one pre-existing marina on Dock Road adjacent to a future park preserve site and a 19± acre former farmfield on the southern portion of Nidzyn Avenue. A Remsenburg Hamlet Green and Stokes Poges Nature Preserve have also been established.

²For example, in Speonk within the Eastport/South Manor School District, "Remsen Crossing" is seeking two change of zone approvals from the Town Board to permit a senior housing rental apartment complex on two contiguous parcels totaling about 15 acres and "Mountain Brook Homes" is seeking a 12-lot residential subdivision map approval from the Town Planning Board for the adjoining U-shaped parcel comprising approximately 14 acres.

PRESERVATION PRIORITIES/OPEN SPACE AND RECREATION

Throughout the citizen involvement process associated with this Area Study, and emphasized in particular by the CAC-West and Speonk-Remsenburg Civic Association during the hearing process, community members indicated the following Preservation Priorities for specific properties noted for potential open space preservation, agricultural resource protection, recreational opportunities and scenic gateway interests.³

See Exhibit VI-3 "Proposed Recreation/Open Space Resource Enhancements".

Community Park Preserve at "The Water Hole" and "Old Fish Hatchery" – Old Country Road (Speonk/Westhampton)

This assemblage of property is located on the south side of Old Country Road, north of the LIRR, spanning the tributaries of the Speonk River at the westerly border of Westhampton. As noted in the Historic Profiles Report in Appendix B, a manmade groundwater-fed lake was created by the Mason Mix Company (a mining operation) in the 1970s. Local community members call it "The Water Hole." The adjoining property to the west is the site of an old fish hatchery, which spanned the tributaries of the Speonk River. From this hatchery, trout were raised and supplied to Tuttle's Lake (a.k.a. Fordham Pond) south of the railroad tracks for the pleasure of an exclusive fishing club whose members were wealthy businessmen from New York City. The

³In addition to the larger sites, community members note that there are smaller parcels that offer limited open space or trail opportunities in the study area, but help to "soften the community's edges" such as the former farmfield at the corner of Tanners Neck Lane and South Road where the former pie stand/vegetable stand remains.