

In Eastport, the Main Street area also functioned as an extension of the Brookhaven hamlet center for Eastport, with a particular focus on the Eastport Bible Church, school, and numerous farmsteads hosting mixed uses including commercial services such as automotive repairs, room accommodations and other services.

In Speonk, there is a hamlet center at the North Phillips Avenue intersection with Montauk Highway. In addition, there is a transitional area adjacent to the Old Mill characterized by office and institutional uses.

There are also portions of Montauk Highway between these “hamlet centers” that are zoned commercially, such as the Highway Business and Motel Business areas in Westhampton in the vicinity of Seabreeze Avenue. For the purpose of the Area Study, these Highway Business-Motel Business-zoned areas are considered part of the Westhampton hamlet core area.

Goals and objectives of the Area Study process include evaluating existing conditions, current zoning and hamlet center issues, and discussing opportunities “to curtail commercial sprawl,” “to pursue traditional neighborhood design in and around hamlet centers,” and “to foster a sense of community.”

Proposed Zoning Map Amendments

Hamlet Office/Residential (HO), Hamlet Commercial/Residential (HC) and Hamlet Residential (HR)

The Town has recently adopted specific zoning text amendments that would allow for mixed-use developments to occur at a more residential scale relative to building size and footprint. Although these zoning districts have not yet been formally mapped throughout the Town, the zoning classifications were intended to selectively replace existing Highway Business (HB), Village Business (VB) and Office District (OD).



More contemporary commercial structures on Montauk Highway do not reflect the historical heritage of the hamlet areas.



Hamlet Office (HO) and Hamlet Commercial (HC) zoning districts permit certain land uses in a manner which emulates residential designs and historic character, allowing for mixed uses of low-impact, and providing for a more aesthetic view for hamlet center areas and transition zones. Examples of mixed-use development occurring on a more residential scale in the Eastport section of the Study Area. The Town’s proposed HO/HC zoning district classifications attempt to replicate this mixed-use development pattern.

In 2003, the Town of Southampton created the Hamlet Office/Residential (HO) and Hamlet Commercial/Residential (HC) zoning districts. These districts are intended to provide for the office and retail needs in the Town (primarily in proximity to the Town’s hamlet and village centers) while keeping the scale and design of these businesses consistent with the surrounding residential context.

The HO/HC districts are proposed for areas where there has been conversion of existing residential structures to mixed use, or where a concentration of such “mixed uses” exists, including some commercial uses that have existed on a more historic basis along portions of Montauk Highway in the Study Area.

During the course of this Area Study, careful consideration has been given to review the specific areas slated for zoning classification of HO/HC, including the Town Zoning Code’s “Declaration of Purposes”, Section 330-3, which includes objectives such as “To protect the established character and social and economic well-being of both private and public property”, “To promote, in the public interest, the utilization of land and buildings for the purposes for which it is most appropriate”, “To provide housing sites for residents of the community compatible with their economic means”, “To eliminate non-conforming uses gradually,” and “To conserve and reasonably protect the natural scenic beauty and cultural and historic resources of the Town and its environs.”

Within the Legislative Findings adopted as part of the Local Law to establish the HO/HC zoning classifications, the following specific strategy was outlined:

The use of Hamlet Office/Residential (HO) and Hamlet Commercial/ Residential (HC) zoning on the periphery of hamlet and village centers throughout the Town, is intended to provide a transition between these centers and other Highway Business (HB), Shopping Center Business (SCB) and especially residential zones. The Town should also provide greater flexibility with regard to use, but with greater control of appearance and design.

Hamlet Office/Hamlet Commercial zoning helps to achieve affordable multi-unit housing in hamlet centers and transition areas in close proximity to a hamlet center in a manner that is compatible with the area’s image of a “small town” and resort community, by encouraging residential-scale improvements, with front yard set-backs, other design elements and occupancy controls. HO/HC zoning promotes a mixed-use zone with office and commercial uses interspersed with accessory apartments, two-family,

three-family, and four-family homes (achieved through TDRs and/or in connection with moderate income housing opportunities). These concepts are consistent with the concepts first identified in the 1970 Master Plan, relative to location, access to transportation facilities and affordability.

Specific criteria were set forth in accordance with the HO and HC zoning districts, to ensure compatibility with surrounding areas in scale and appearance, including:

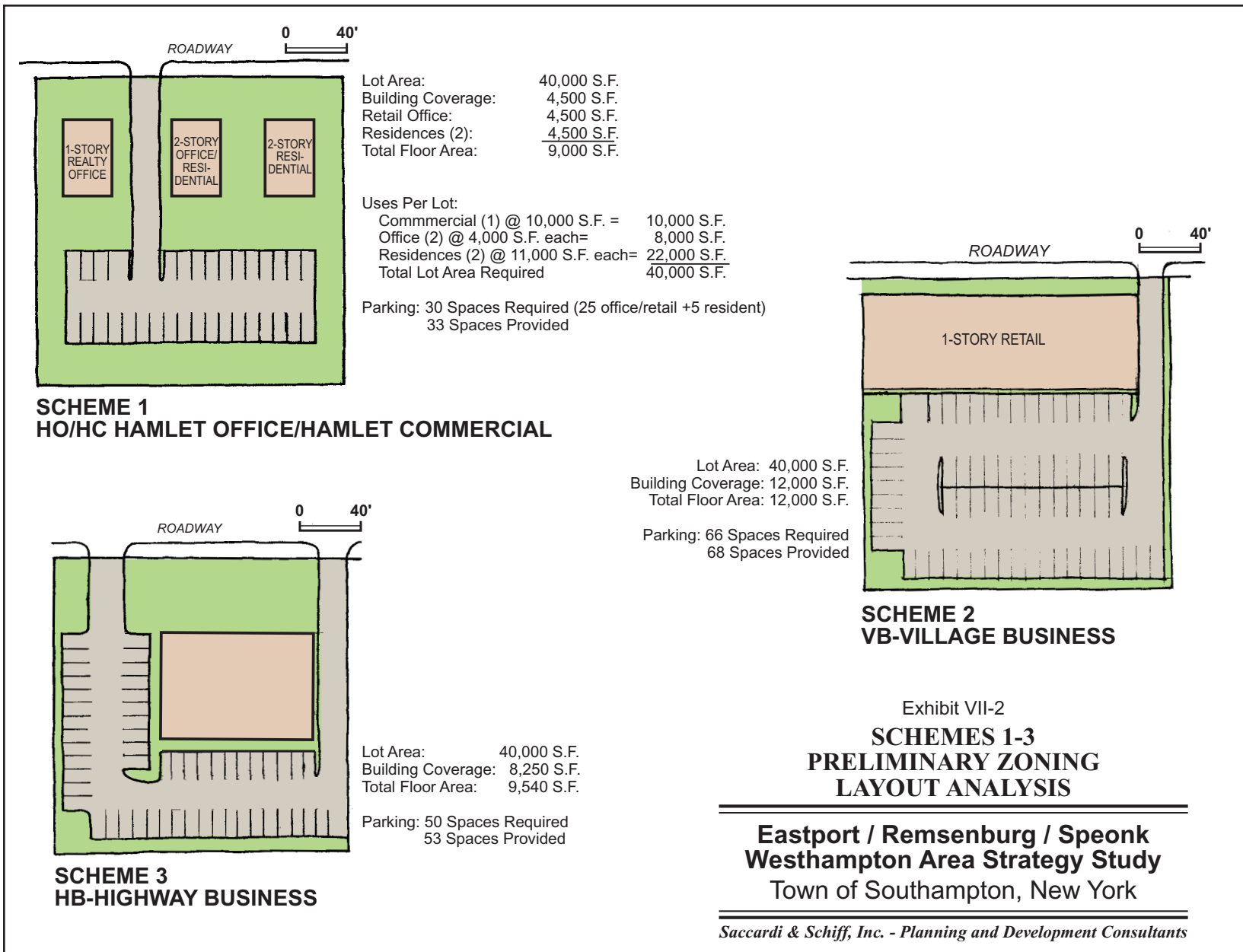
- Only one use is permitted per 4,000 square feet of lot area. This is similar to the Office District (OD), but more restrictive than the Village Business District (VB), which generally has no limit to the overall number of uses permitted on a lot, (other than with some site considerations, such as drainage, waste management, lot coverage, etc);
- All buildings and structures, irrespective of use, shall maintain a residential appearance;
- Off-street parking is not permitted in the front yards;
- Signs for nonresidential uses must meet a specific set of standards that limit number, size and materials;
- Greater controls and screening requirements; and
- Planning Board site plan review provides the opportunity to require greater consistency with the historic fabric of a neighborhood for residential infill.

Exhibit VII-2 illustrates the difference in general layout schemes for HO/HC, VB, and HB zoning classifications.

Amendments to the Zoning Map to designate HO/HC zoning districts is recommended for the following areas:

Possible Hamlet Office (HO) designation:

- Speonk: Montauk Highway from the existing Animal Hospital to the vacant lot next to Old Speonk Inn, both



sides of Montauk Highway, including both sides of Nidzyn Avenue, to allow existing mixed use community character to be maintained and enhanced, to allow tall trees in front yard areas to be better protected, and to facilitate affordable housing opportunities. (Another zoning alternative for this stretch is Hamlet Residential. See discussion to follow).

- Westhampton: Montauk Highway from Old Depot Road, south side up to 7-11 vacant lot including the Bikini Bottom nightclub and the north side for first few properties in the vicinity of the existing attorney's office, oil company, etc.

Possible Hamlet Commercial (HC) designation:

- Eastport: Montauk Highway, south side, from South Bay Avenue, the first few properties north of the railroad tracks which comprise the Adelworths Bus Maintenance Facility. (Another zoning alternative for this assemblage is designation as a site-specific MUPDD (see Chapter VI, Issues and Opportunities - Adelworths Bus Maintenance Facility).
- Speonk: North side of Montauk Highway from first property west of North Phillips Avenue to Garden Center across from Zima Tires (both sides of the existing MF-44 zone comprising Hampton Villas)
- Speonk: North Phillips Avenue – both sides up to LIRR (except for both corner lots on Montauk Highway)
- Westhampton: Montauk Highway from traffic light intersection at Mill Road to Community Center property (dentist's office, 7-11, post office, etc.)
- Westhampton: Area south of Montauk Highway and east of Seabreeze Avenue currently zoned HB - Highway Business. (An 8.5-acre vacant land tract exists at the corner of Montauk Highway and Seabreeze Avenue

which is recommended for rezoning to either a site-specific RPDD or MFPRD. See Chapter VI, Issues and Opportunities - Seabreeze Commons).

In addition, during the course of the Area Study and its associated hearing process, a new zoning classification has been suggested: Hamlet Residential (HR). As the legislative findings of HO and HC pointed out that the intent of these zoning districts was related to transitional areas within hamlet centers or in proximity to hamlet centers, Hamlet Residential provides the opportunity to consider other areas that are not considered hamlet centers.

Hamlet Residential (HR) zoning would entail many of the same characteristics as Hamlet Office/Residential (HO) or Hamlet Commercial/Residential (HC), however the focus would be on facilitating residential uses rather than encouraging a potential proliferation of new commercial uses or office uses. Hamlet Residential would also provide opportunities for housing for persons of moderate income in a manner that melds well with the established character and social and economic well-being of existing neighborhoods, such as by permitting not only two-family, three-family and four-family homes under certain conditions, but also a new land use by Special Exception in the form of an Historic Rental Apartment House. (See Chapter VI, Issues and Opportunities).

Further, Hamlet Residential (HR) zoning could also be considered as a new Residential Overlay District which, upon zoning petition, could be coupled with historic preservation requirements and other conditions, thereby providing the community with the benefit of conserving historic hamlet heritage resources through the provisions of financial incentives to property owners (i.e., additional income from rental apartments, professional office use, or other mixed uses).

Possible Hamlet Residential (HR) designation:

- **Eastport:** Montauk Highway from the Brookhaven Town Line to North and South Bay Avenues. (Another zoning alternative for this stretch is an “Eastport Main Street Heritage Area Overlay District” with specific design parameters relative to historic preservation and design emulation.)
- **Speonk:** Montauk Highway from the existing Animal Hospital to the vacant lot next to Old Speonk Inn, both sides of Montauk Highway, including both sides of Nidzyn Avenue, to allow existing mixed-use community character to be maintained and enhanced, to allow tall trees in front yard areas to be better protected, and to facilitate affordable housing opportunities. (Another zoning alternative for this stretch is Hamlet Office as previously noted.)
- **Speonk:** North Phillips Avenue, west side excluding the northwest corner of Montauk Highway and up to the properties with a welding shop, located south of the Feather Factory. North Phillips, east side the area currently zoned R-20, between the railroad tracks and the industrial subdivision, as well as the area zoned R-20 north of the industrial subdivision and abutting Old Country Road. (Another zoning alternative to consider for a portion of this R-20 area is the zoning district contemplated as “Cottage Housing Development” – to facilitate affordable housing.)
- **Westhampton:** Montauk Highway from Jagger Lane, south side in an easterly direction up to and including the Suffolk Life Building, and on the north side, beginning at the Kneski Contracting site and extending easterly up to Summit Boulevard and the first few properties on the southwest side of Tanners Neck Lane. New development

should reflect the historic fabric of Tanners Neck Lane and Jagger Lane as heritage area attributes.

Another means of achieving conservation of historic hamlet resources could be explored through the use of “Special Character Overlay Districts.” For example, an “Eastport Main Street Overlay District” could be created to specify additional allowances or zoning incentives for property owners provided that properties are maintained in accordance with historic resource protection objectives. (See discussion to follow in later section).

HO/HC zoning and the newly contemplated HR zoning represent “Smart Growth” strategies which build upon a community’s historic fabric, directs development to strengthen existing communities while preserving open spaces, natural and historic resources, providing for a range of housing opportunities and ensuring consistency and predictability in land use policies.

ACTION ITEMS

- Consider creating a new zoning classification, Hamlet Residential (HR), which would have a focus on facilitating residential uses rather than encouraging a potential proliferation of new commercial uses or office uses. Through the use of conditions as part of a request for amendment to the Zoning Map, HR zoning could also provide the vehicle for encouraging conservation of historic hamlet heritage resources through the provision of financial incentives to property owners (i.e., additional income from rental apartments, professional office use, or other mixed uses). Alternatively, for historic resource protection and other community planning objectives, the use of “Special Character Overlay Districts” could be explored.

- 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