

- Seasonal housing is decreasing in Remsenburg-Speonk and Westhampton as families and retirees are choosing to make these areas their primary residence.
- Within the Eastport hamlet, seasonal housing is growing slightly in overall numbers compared with the slight declining trend of year-round housing. This trend appears to be due to a conversion of existing homes from year-round to seasonal use and partially due to new construction.
- The older senior population (75+) is rising rapidly in the Study Area, particularly in Remsenburg-Speonk and Westhampton, while the number of younger seniors (55-74) is stagnant in the Study Area. It is noted that the significant rise in the older senior segment of the community is due, in large part, to the construction of the Westhampton Senior Nursing Facility located along Old Country Road.
- Median household income is rapidly growing in Remsenburg-Speonk and Westhampton, and has been fairly invariable in Eastport.

Transportation/Traffic Circulation/LIRR/Pedestrian/Trail Linkages

Sunrise Highway is a major east/west roadway and makes up the northern boundary of the Study Area. Travelers can access the Study Area from an interchange off of the Sunrise Highway in Eastport. Other major east/west roadways in the Study Area include: Old Country Road, which is a significant scenic corridor; Montauk Highway, located south of the LIRR tracks; and South Country Road (Main Street), which is a significant east/west route for a significant portion of the Study Area's residential community.

Major north/south roadways in the Study Area include: Speonk-Riverhead Road in Speonk, north of Old Country Road – this street takes on significant truck traffic going to local industrial sites; Phillips Avenue, running between Old Country Road and Main Street; and Old Riverhead Road, running south from the Sunrise Highway and is the eastern boundary of the Area – this street provides access to the Hampton West Estates on the west and the Suffolk County Airport on the east.

The LIRR is centrally located and runs east/west through the Study Area. There are existing pedestrian trails that are located in different portions of the Study Area, (See Exhibit VI-1, “Issues and Opportunities”) however, additional trail segments are needed to link the existing trailways.

Flooding/Drainage

Running through the Study Area are a series of rivers/streams, trending in a generally north-south direction. It was observed in the field that several major hamlet roadways (e.g., Old Country Road and South Country Road) are subject to potentially severe flooding in certain location, to the extent that portions of the roadway are closed during major storm events. This creates potentially serious access issues for residents and emergency service providers.



The drainage system throughout the Study Area needs to be evaluated to mitigate flooding hazards along local roadways.



Given the Study Area's low-lying location, several roadways are more susceptible to flooding and present circulation issues during heavy storm events. (Pictured above is Old Contry Road in Eastport).

Visual Resources

Scenic Corridors

Each of the main thoroughfares running through the Study Area, Old Country Road, Montauk Highway and South Country Road (Main Street), have, for the most part retained visual resources, which provide a rural and historic character.



View west on Main Street (South Country Road) toward the Remsenburg hamlet provides a rural ambiance, and should be preserved.



The rural ambiance and greenspace along selected sections of Study Area roadways should be maintained as visual assets.

Existing zoning regulations, open space and vacant parcels enhance the rural character along these corridors. The existing scale and style of the existing historic commercial and residential structures can be used to guide future design guidelines for future development.

- **Old Country Road**

The community has identified Old Country Road as a significant scenic corridor. The following photo exhibit illustrates the country character of the community with open space, wetlands and vegetation. Old Country Road runs through each of the hamlet areas. The Mill Farm located along Old Country Road, is a good example of the existing older construction, shaping the quaint country ambiance of the area. However, since only the north side of Old Country Road is located in the Town's designated Aquifer Protection Overlay District, there are no clearing restrictions on the south side of Old Country Road. This critical gateway into the Town of Southampton requires additional resource protection to maintain its scenic qualities.



The rural quality of Old Country Road should be maintained through the use of sensitive design controls, and by limiting the number of curb cuts.