

# TOWN OF SOUTHAMPTON

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## AGENDA

### AD HOC ADVISORY COMMITTEE WORKSHOP

#### PRELIMINARY DRAFT, HAMPTON BAYS CORRIDOR STRATEGIC PLAN AND CUMULATIVE IMPACT OF BUILD OUT STUDY

#### PART II

Wednesday, January 27, 2009  
Ponquogue Avenue Fire Station

<b>I. RECAP</b>	1. Review of Part I results, task list	1:05 – 1:30 PM
	2. Additional thoughts: <ul style="list-style-type: none"><li>• New/expanded/altered content</li><li>• Areas of concern/issues with recommendations in the current draft</li><li>• Other recommendations needed</li></ul>	
<b>II. CONTENT AREA DISCUSSION</b>	3. Document Introduction	1:30-2:00PM
	4. PDDs and density neutrality	2:00-2:10PM
	5. Break	2:10-2:20PM
	6. Marine preservation issues	2:20-2:45PM
	7. Code Amendments <ul style="list-style-type: none"><li>a. Tree Protection</li><li>b. Design Guidelines &amp; Standards</li><li>c. Formula Business Regulations</li></ul>	2:45-3:30PM
<b>III. NEXT STEPS</b>	8. Action Plan	3:35-3:55
	9. Conclusion	3:55-4:00PM

## **Content to be Added, Adjusted or Expanded**

- Expanded Introduction with content and goals
  - What is wanted out of this DGEIS?
    - SEQRA for *Corridor Strategic Plan*
      - Complete, adopt, implement Plan
    - Hamlet “comprehensive plan”
      - DEIS Scope
        - Background data
        - Issues & Recommendations
        - Additional Studies
- Existing Conditions Content/Documentation
  - expand water use section, highlight concerns
  - update/document modifications being implemented at Route 24/Montauk Highway Intersection
  - Expand/document history of school district PILOTS
  - Clarify discussion of wastewater issues and potential use of sewage treatment systems
    - When are they needed?
  - Expand discussion of marine resources
    - Revise section on water use classifications
    - Identify areas where there are documented problems — e.g. closed to fishing, bathing
    - Identify deficiencies in existing Town protections
- Build out & density
  - Emphasize/provide range of figures
  - Acknowledge role of variances in increasing density beyond what is permissible
- School finance issues:
  - Expand recommendations for addressing hamlet taxes
    - Potential for district changes, unified district

## **Additional Strategies Needed to be Addressed**

- Undesirable uses
  - Performance zoning
- Potential widening of Montauk Highway
- Increased, timely communications to the community on infrastructure projects (e.g. RT 24 modifications)
- Reducing traffic speeds on the County Road (mechanism to be researched)

- Reinvigorating the Town’s TDR program; addressing the potential for transfers across hamlet/school district boundaries
- Local design review, potentially through:
  - a hamlet ARB or DRB
  - hamlet representation on the Town’s ARB/DRB
  - hamlet referral
 (Legal issues to be researched)
- Need for youth services in the hamlet
- Marine resources protection — harbor overlay zoning

### **Priority Actions**

- RT24/Montauk Highway Intersection — community update
- Legislation
  - Design Guidelines & Standards
    - Formula business regulations
  - Tree Preservation
  - Waterfront Overlay
- Property acquisition — Bittersweet South Extension
- Reinvigorate Town’s TDR program

### **For Further Discussion**

- Document Introduction
  - setting the stage for what this effort means, how the document is to be used
  - use of the hamlet planning criteria
- PDDs and density neutrality
  - Clarification of language in the document
  - Comments
- Marine preservation issues
  - Specific areas of concern
  - Waterfront use issues
- Action Plan
  - Long & Short Term Priorities
  - Other elements of an action plan