

INTRODUCTION

The *Noyac Hamlet Center Study* is one of a series of projects (including the recent *Hampton Bays and Water Mill Hamlet Center Strategies* and the *Flanders/Northampton/Riverside Hamlet Center Study*) whose intent is to build upon and, in some cases, implement, through detailed studies, analysis and community input, the recommendations of the *Town of Southampton Comprehensive Plan Update* approved by the Town Board in March 1999. This comprehensive planning process included extensive public participation in defining its policies and proposals, upon which this *Noyac Hamlet Center Study* has built and expanded. It should be noted that this is not a hamlet-wide study, but rather a specifically focused project designed to respond to particular issues that relate specifically to Noyac Road and its adjacent uses. Originally described as a 'corridor study,' the project name was changed so as not to imply the potential of Noyac Road becoming a widened bypass to relieve Montauk Highway. It was renamed the *Noyac Hamlet Center Study* because, in discussions with the community, it became clear that residents consider Noyac Road to be a 'linear hamlet center.' Unlike a concentrated center such as Water Mill, Noyac's hamlet center is a series of informal crossroad nodes, strung along the road like beads on a string.

Study Process

The study process and objectives were agreed upon in conjunction with the Town and the local community involving a variety of events and participants:

- Meetings with a broad-based ad-hoc Project Advisory Committee;
- Individual and group interviews and meetings with key stakeholders and landowners;
- Two open public workshops to discuss first, positive and negative features of Noyac Road, and second, a long-term vision for the hamlet center;

- A two-day open charrette (an intensive design workshop) featuring a variety of public events and meetings, including a roadway walk-around and follow-up meetings with Town officials, civic leaders, property owners, merchants and private real estate interests;
- A public presentation and discussion of results of the charrette with Town and community participants;
- Review of the draft recommendations and report with the Project Advisory Committee;
- Final public presentations to the Town Board and Planning Board.

In response to this input, the Consultant team, made up of land use and economic planners, urban designers, transportation engineers and zoning/regulatory specialists, has recommended a balanced planning approach for the Noyac Road area and criteria for how this approach can be implemented.

Study Products

The product of this work includes the following elements:

- Recommended traffic calming and transportation improvements for Noyac Road itself, using these public improvements to enhance the safety of adjacent property and the community as a whole;
- Long-term 'visions' and short-term strategies for the various nodes that make up the linear hamlet center, with an emphasis on partnership activities that benefit both individual landowners and the larger hamlet;
- An implementation framework, including a phasing strategy that suggests what actions, and by whom, will lead to desired responses and updated zoning and design criteria that establish rules for new development, including new Hamlet Office (HO) and Hamlet Commercial (HC) zoning districts to encourage residentially scaled uses.