

As part of Article 57, §57-0121.13, it was stated that at least every five years after adoption of the Land Use Plan, the Central Pine Barrens Commission shall review the Plan and make amendments where appropriate, (and updating the General Environmental Impact Statement in the process), including the designated receiving areas. At least one public hearing is required as part of this process.

The Central Pine Barrens Commission consists of five members: each of the Town Supervisors of Riverhead, Brookhaven and Southampton, the Suffolk County Executive, and the New York State Department of Environmental Conservation (NYSDEC) Regional Director.

#### **TOWN OF SOUTHAMPTON COMPREHENSIVE PLAN UPDATE (1999)**

The Town's 1999 Comprehensive Plan Update (the 1999 Plan) reviewed the history of Southampton, demographic and land use trends, the Town's natural and historic resources, economic factors, transportation issues and other relevant factors. The Plan is organized through technical reports, plan and implementation strategies, and strategic and capital improvements.

The 1999 Update outlined four key visions and goals for the Town:

- The Town will protect its valuable natural, historic and scenic resources;
- The Town will enhance the community through a variety of public facilities and programs designed to ensure that Southampton can meet the fullest range of needs for its entire community today and tomorrow (including recreation, affordable housing, etc.)
- The Town will maintain the existing nature of the local economy, while working to enhance the diversity of

the economy for the future, particularly in the areas of tourism and the second home industry, by protecting the Town's character and quality of place; and

- The Town will create more choices for residents in how they travel to and through Town, and will create a transportation system that works in tandem with land use to preserve a landscape of rural roads with distinct village and hamlet centers.

Since the adoption of the original Master Plan in 1970, land use planning has been affected by the adoption of the Central Pine Barrens Plan and the creation of a regional authority to oversee implementation for an area, which covers approximately 30,000 acres within Southampton Town. Due to the adoption of these regulations, the Town is faced with shifting of growth for those areas designated as Core Preservation Areas. The protection and preservation of these lands, and implementation of the CPB Plan, was listed as a specific goal in the chapter covering the Town's natural resources. The 1999 Plan points out, however, that some of the Residential Receiving Area Districts (RRADs) are in conflict with the Town's agricultural and preservation goals and scenic corridor recommendations. The 1999 Comprehensive Plan identifies potential strategies for the protection of natural resources and open space, such as cluster development, the use of transfer of development rights (TDR's), planned residential development and scenic resource protection strategies, such as overlay districts.

The 1999 Comprehensive Update addresses the importance of preserving scenic resources, and the goal of providing an interconnected system of greenways, walkways and bicycle paths. It is suggested that community facilities be concentrated in village and hamlet centers, although specific community facilities are not outlined.

Recognizing the importance of the waterfront as a primary recreational attraction, a Town goal with respect to economic development stated that the Town should enhance public access to the beach, without compromising the residential privacy and scenic setting of the areas adjoining the beach. It also stated that there should be greater opportunities for golf, hiking, bicycling, boating, horseback riding and tennis without compromising natural or scenic resources.

In its Economic Development section, the 1999 Comprehensive Update provides individual Hamlet Center Design Concept Plans, including one for Speonk-Remsenburg (See Exhibit II-4, originally prepared by Abeles Phillips Preiss & Shapiro, Inc., 1998). The overall concept for this hamlet center is recommended to be oriented to the needs of local residents. Five objectives for this hamlet center area are:

- Concentrate retail development to create a pedestrian-oriented “Main Street” ambiance;
- Use the railroad, post office, “town greens” and new development as anchors for the center, and to foster a sense of community;
- Pursue “traditional neighborhood design” in and around the hamlet center;
- Contain commercial sprawl; and
- Enhance scenic views.

#### **WESTHAMPTON PLANNED DEVELOPMENT DISTRICT STUDY (1999)**

The Westhampton Planned Development District Study (the PDD Study) was completed to address issues surrounding the former dragstrip property, which at the time was a pre-existing nonconforming use and generated community

concern due to excessive noise associated with racing. The overall PDD study area is shown in Exhibit II-5, depicting 65 vacant parcels and seven single-family dwellings.

Section 330-246 of the Southampton Town Code enables the Town Board to rezone land from that of the underlying zoning district to a PDD. (With the exception of the drag strip property, the suggested PDD designation for this study area assemblage has not been adopted). The study area for the Westhampton PDD totals 756.9 acres, and is located within the Town’s Aquifer Protection Overlay District and Central Pine Barrens area. An advisory committee discussed alternative development concepts for the study area, which are detailed in the report. After the alternatives were reviewed, recommendations were outlined for each property within this PDD study area.

#### ***Nonconforming Recreation Use***

At the time of the study, there was a pre-existing, nonconforming use (the drag strip) located on the north side of Old Country Road, west of the old BOMARC site, which is the source of community concern due to excessive noise generation. That site is approximately 66.6 acres, 14.2 acres of which at the northern end of the site are located within the Central Pine Barrens Core Preservation Area (CPA). The remaining 52.4 acres are within the Compatible Growth Area (CGA).

The Study recommended that this site be redeveloped as a PDD either on its own, or in combination with adjacent parcels. Various land use alternatives were explored, however, the PDD was recommended as residential and proposed as a senior housing development so as to limit the generation of school-age children. Other potential redevelopment of portions of the site included open space on the Core Preservation Area and recreation.