

In May 2002, the Town Board approved a Zone Change for the property, permitting a 189-unit senior housing development. In October 2003, the Planning Board conditionally approved the site plan.

### ***Suffolk County BOMARC Property***

The easterly property line of the dragstrip site adjoins the Suffolk County property, which is the site of the former United States BOMARC Missile Base. While the site has 100 feet of frontage along Old Country Road, access to the site is currently through an easement on the dragstrip property and the adjoining property located southwest of the BOMARC site. The entire BOMARC site is 113.7 acres and is located completely within the Compatible Growth Area.

The PDD Study recommended the County-owned property remain as such, and that government uses continue to operate at this location. It was recommended that a Master Plan be developed for the on-site facilities, to look at short- and long-range goals.

### ***Other Properties***

Of the 65 parcels in this study area, 10 are cleared or disturbed, totaling 115.6 acres. Other active properties surrounding the dragstrip and BOMARC sites, include the Huntington Ready-Mix Concrete Sand Mine and the adjacent Carter Nursery, the Bide-a-Wee Association animal shelter, the Town Solid Waste Transfer Station and Town Police Shooting Range, and the Westhampton Nursing Home. The Town Transfer Station and Town Police Shooting range are located on portions of two parcels, east and north of the BOMARC site. There are also seven existing single-family dwellings within the study area, totaling 18.5 acres, five acres of which are cleared.

The PDD Study recommended that the nursery/sand mine site continue its nursery use and eliminate the sand mine use and reclaim that portion of the land as open space. It was suggested that this recommendation could be accomplished through acquisition. However, an alternative recommendation was set forth that “the sand mine use could be voluntarily discontinued, until the plant nursery was ultimately developed, in accordance with the CR-200 zoning yield.”<sup>5</sup> At such time, the development potential in the CPA portion of the sand mine land could be transferred to the CGA portion of the land as a cluster development.

It was also recommended that the Bide-A-Wee and transfer station sites remain unchanged or that expansion be accommodated.

The PDD Study and DEIS associated with the Dragstrip rezoning also pointed out that some of the RRAD designations in the Town Code did not match the Central Pine Barrens Plan enumerated tax map numbers.

### **SMART GROWTH POLICY PLAN FOR SUFFOLK COUNTY (2000)**

In March 2000, the Suffolk County Legislature adopted a resolution that required the preparation of a “Smart Growth Master Plan” for the County. As part of the process of drafting this plan, a series of public hearings were held. The Smart Growth Policy Plan for Suffolk County, defines Smart Growth as:

*“Anticipating and providing for sensible growth, balancing jobs and economic development with the preservation of the natural environment and the historical community fabric.”*

<sup>5</sup>Westhampton Planned Development District Study, June 1999; p.43.

The County's Smart Growth Plan outlines eight specific principles:

- Encourage consultation and collaboration among communities: Citizens to be part of planning process in conjunction with local and regional decision-making entities;
- Direct development to strengthen existing communities: Downtown revitalization and the improvement of infrastructure (sewers, roads, etc.) to strengthen existing communities;
- Preserve open spaces, natural and historic resources and working farms: Locating new development in already developed areas to assist in the preservation of agricultural lands and open spaces;
- Encourage compact and orderly development: Orderly provision of municipal facilities to keep up with the pace of development;
- Provide for transportation choices: Design around the automobile (not for it) and other transportation options;
- Provide for a variety of housing choices: Options in housing types, sizes and price ranges;
- Encourage permitting processes which are predictable, certain, efficient and final: Process which includes community, regulators, developers, etc., early on in process;
- Ensure consistency of government policies and programs: Collaboration among State, County and localities with respect to land use policies

### **TOWN OF SOUTHAMPTON COMMUNITY PRESERVATION FUND – 2001-2003 COMMUNITY PRESERVATION PROJECT PLAN (2001)**

In 1998, New York State passed legislation that provided the five municipalities of the East End of Long Island, including the Town of Southampton, with the authority (through local referendum) to create Community Preservation Funds from revenues generated by a two percent real estate transfer tax. The Community Preservation Project Plan (Community Preservation Plan) is updated every three to five years. The Community Preservation Plan outlines the target areas and those lands that are considered to be priorities for preservation. The state legislation requires the following conditions be met by the Community Preservation Plan:

- The Community Preservation Plan shall list every project, which the Town plans to undertake pursuant to Community Preservation Fund;
- The Community Preservation Plan shall include every parcel necessary to be acquired in the Town in order to protect the community character;
- The Community Preservation Plan shall provide for a detailed evaluation of all available land use alternatives to protect community character, including but not limited to:
  - Fee simple acquisition;
  - Zoning regulations, including density reduction, cluster development, and site plan and - design requirements;
  - Transfer of development rights;
  - Purchase of development rights; and
  - Scenic and conservation easements
- The Community Preservation Plan shall establish the priorities of preservation, and shall include the preservation of farmland as its highest priority.