

type of housing should be located near business districts and community facilities. Accessory apartments in single-family homes would be permitted as a special exception use, as would apartments over stores and offices. The Second Report encouraged density incentives, providing “a density bonus of up to 50 percent in zones ranging from one half (1/2) acre to two acres, provided that at least half of the additional units are to be utilized for moderate income housing.” This density bonus would not apply in certain zoning districts and overlay districts (i.e., the Tidal Floodplain or Tidal Wetlands and Ocean Beach Overlay Districts). Clustering was also encouraged where density bonuses were applied.

SPEONK-REMSENBERG HAMLET STUDY (1992)

Following the 1970 Master Plan, the Town addressed specific hamlet areas through Master Plan Updates, including one for the hamlets of Speonk-Remsenburg in 1992. This Hamlet Study addressed the then existing conditions of land use, soils, historical profile, business and community profile, and community and cultural facilities. This planning effort also involved citizen participation through community surveys. From such information gathering, the Hamlet Study set forth the following community goals:

- **Character of Development** - Preserve the character of Speonk and Remsenburg. The residential neighborhoods, woodlands, fresh and saltwater wetlands, remaining farms and nurseries, scenic vistas, Moriches Bay, East Pond, East River and Speonk River, must be preserved from incongruent development;
- **Scale of the Hamlet Center** - Concentrate retail development at the existing center area;
- **Groundwater Supply** - Maintain and improve the existing levels of groundwater quality in the Pine

Barrens, and prevent excessive usage of groundwater for inappropriate and nonessential uses;

- **Residential Development** - Maintain the existing residential character of Speonk and Remsenburg;
- **Natural and Recreational Resources** - Preserve and protect in perpetuity those natural resources which provide ecological and recreational benefits to the community; and
- **Economic Base** - Foster small community-based employment opportunities compatible with the natural environment.

Development recommendations set forth in this Hamlet Study included the use of cluster development to encourage the preservation of open space, and the provision of higher density development near the hamlet centers, generally maintaining low densities in outlying areas.

With these goals in mind, the Study recommended an optimum plan, which “depicts the hamlets at full development with all essential recommendations in place, except for the future recreational sites.” Under this optimum plan, it was proposed that:

- Retail and business uses remain around the existing Village Business Zoning District located at Phillips Avenue and Montauk Highway.
- Residential development, south of Montauk Highway be the established and appropriate land use pattern.
- Existing zoning densities would remain for the area between Montauk Highway and Old Country Road. Due to the long, narrow shape of the lots north of Old County Road, cluster development would be more appropriate.