

**TABLE OF CONTENTS**  
**EASTPORT/SPEONK/REMSENBURG/WESTHAMPTON AREA STUDY**

**EXECUTIVE SUMMARY**

**I. INTRODUCTION**

**II. PREVIOUS PLANNING STUDIES**

Town of Southampton Master Plan (1970).....	II-1
Town of Southampton Master Plan Updates (1980s) .....	II-1
Speonk-Remsenburg Hamlet Study (1992) .....	II-4
Western Town GEIS (1993) .....	II-5
Central Pine Barrens Comprehensive Land Use Plan (1995) .....	II-7
Comprehensive Plan Update (1999) .....	II-11
Westhampton Planned Development District Study (1999) .....	II-12
Smart Growth Policy Plan for Suffolk County (2000) .....	II-15
Town of Southampton Community Preservation Fund - Project Plan (2001) .....	II-16
Town of Southampton Draft Recreation Plan (2003) .....	II-17
Historical Profiles of Eastport, Speonk-Remsenburg, Westhampton (2004).....	II-21
Francis S. Gabreski Airport Business Plan .....	II-22

**III. HISTORY OF THE AREA AND HERTIAGE RESOURCES**

From the Pleistocene Period to the Time of European Colonization.....	III-1
From European Colonization to the Present .....	III-3
Community Character Today .....	III-8
Hamlet Heritage Resources.....	III-8

**IV. EXISTING CONDITIONS**

Natural Features .....	IV-1
Land Use and Zoning.....	IV-4
Community Facilities.....	IV-16
Demographics and Housing.....	IV-20
Transportation/Traffic Circulation/LIRR/Trail Linkages.....	IV-29

Flooding/Drainage .....	IV-29
Visual Resources .....	IV-30
Scenic Corridors.....	IV-30
Viewsheds of Local Importance.....	IV-32
Built Environment.....	IV-32

**V. TAX EQUITY CONCERNS/BUILD-OUT ANALYSIS/CENTRAL PINE BARRENS  
COMPREHENSIVE LAND USE PLAN**

Tax Equity Concerns – Eastport/South Manor School District and Speonk-Remsenburg School District .....	V-1
Build-Out Analysis .....	V-1
Eastport/South Manor School District .....	V-2
Remsenburg-Speonk School District .....	V-3
Westhampton Beach School District.....	V-4
Central Pine Barrens Plan Implementation.....	V-7

**VI. ISSUES AND OPPORTUNITIES/RECOMMENDATIONS**

Areas Subject to Change .....	VI-3
Preservation Priorities/Open Space and Recreation .....	VI-6
Utilization of Incentive Zoning.....	VI-18
Housing Issues and Opportunities .....	VI-42
Recreational Resources.....	VI-48
Community Services.....	VI-55
Transportation Issues .....	VI-56
Future Development and Energy Use .....	VI-65
Town-Wide Recommendations for Further Study .....	VI-66

**VII. DETAILED HAMLET AREA CONCEPT PLAN PROPOSALS/DESIGN AND STREETScape  
RESOURCE PROTECTION STRATEGIES**

Land Use Controls/”Smart Growth” .....	VII-1
Proposed Zoning Map Amendments (HO/HC).....	VII-5
Preliminary Design Guidelines/Streetscape Recommendations.....	VII-10
Agricultural Resource Protection Strategies .....	VII-15
Scenic Resource Protection Strategies.....	VII-19
Historic Resource Protection Strategies.....	VII-24

## **VIII. SUMMARY OF ACTION ITEMS**

### **APPENDICES** (Under separate cover)

- A** Town of Southampton Hamlet Study Questionnaire
- B** Historical Profiles of Eastport/Speonk/Remsenburg/Westhampton
- C** Meeting Minutes
- D** Correspondence



## EXHIBITS

<b>Exhibit:</b>	<b>Page:</b>
S-1 Long Island Regional Context .....	ii
S-2 Town of Southampton Local Context, Hamlets and Incorporated Villages.....	iii
S-3 Study Area with Hamlet Boundaries.....	v
S-4 Community Boundaries .....	vi
II-1 General Comments on 1970 Master Plan .....	II-2
II-2 Central Pine Barrens Receiving Areas.....	II-8
II-3 Central Pine Barrens Certificates Issued/Redeemed.....	II-10
II-4 Land Use/Hamlet Design Concept Speonk/Remsenburg.....	II-13
II-5 Westhampton PDD Study Area .....	II-14
II-6 Community Preservation Fund Target Areas .....	II-18
II-7 Parcels Purchased with Community Preservation Funds (Within Study Area).....	II-19
III-1 Potential Hamlet Heritage Areas and Historically Significant Sites .....	III-10
IV-1 Prime Soils in the Study Area .....	IV-2
IV-2 Aquifer Protection Overlay District.....	IV-3
IV-3 Existing Land Use .....	IV-5
IV-4 Hamlet Centers.....	IV-7
IV-5 Sand Mine Properties .....	IV-11
IV-6 Vacant Land and Existing Zoning.....	IV-15
IV-7 Area School Districts .....	IV-17
IV-8 Fire District Boundaries.....	IV-18
IV-9 1990 Census CDPs .....	IV-21
IV-10 2000 Census CDPs .....	IV-22
V-1 Parcels North of Study Area .....	V-6
VI-1 Issues and Opportunities.....	VI-2
VI-2 Areas Subject to Change .....	VI-4
VI-3 Proposed Recreation/Open Space Resource Enhancements.....	VI-7
VI-4 Water Hole/Old Fish Hatchery .....	VI-9
VI-5 Sunrise Highway/Speonk-Riverhead Road Corridor.....	VI-31
VI-6 Concept Plan Westhampton Community Center.....	VI-49

VI-7	Proposed Bus Shelter .....	VI-50
VI-8	Preliminary Sketch Plan Road Ends .....	VI-51
VI-9	Trail Segments and Bicycle Routes .....	VI-54
VI-10	Transportation Recommendations.....	VI-59
VI-11	Suffolk County Bus Routes.....	VI-63
VII-1	Proposed Zoning Map Amendments.....	VII-2
VII-1A	Proposed Zoning Map Amendments Speonk-Remsenburg Hamlet Center .....	VII-3
VII-2	Schemes 1-3 Preliminary Zoning Layout Analysis.....	VII-7
VII-3	Eastport Hamlet Area Preliminary Design Guidelines .....	VII-12
VII-4	Speonk/Remsenburg Hamlet Area Preliminary Design Guidelines .....	VII-13
VII-5	Westhampton Hamlet Area Preliminary Design Guidelines .....	VII-14
VII-6	Recommended Lands for Inclusion in the Agricultural Overlay District.....	VII-17
VII-7	Potential Scenic Road Overlay Zone – Old Country Road .....	VII-22

**TABLES**

<b>Table:</b>	<b>Page:</b>	
IV-1	Town of Southampton Zoning Summary .....	IV-13
IV-2	2003 Student Enrollment .....	IV-16
IV-3	Population Increases from 1990 to 2000.....	IV-23
IV-4a	Age and Cohort Changes per Hamlet Area.....	IV-24
IV-4b	Age and Cohort Changes Study Area/Southampton/Suffolk County.....	IV-24
IV-5a	Family Data by Hamlet .....	IV-24
IV-5b	Family Data Study Area/Southampton/Suffolk County .....	IV-24
IV-6a	Housing Data by Hamlet.....	IV-26
IV-6b	Housing Data Study Area/Southampton/Suffolk County .....	IV-27
IV-7	Median Household Income .....	IV-28
V-1	2003 Tax Rates Eastport/Speonk-Remsenburg.....	V-1
V-2	Potential Residential Units in the Eastport/South Manor School District, Under Current Zoning for Vacant Developable Land South of Old Country Road .....	V-2
V-3	Build Out Calculations with Town Yield Factors for Vacant Parcels in the Eastport/South Manor School District North of Old Country Road (Pine Barrens).....	V-3

<b>V-4</b>	<b>Potential Residential Units on Agricultural Land in the in the Eastport/South Manor School District, Under Current Zoning South of Old Country Road .....</b>	<b>V-3</b>
<b>V-5</b>	<b>Build Out Calculations with Town Yield Factors for Agricultural Parcels in the Eastport/South Manor School District North of Old Country Road (Pine Barrens) .....</b>	<b>V-3</b>
<b>V-6</b>	<b>Potential Residential Units in the Remsenburg-Speonk School District, Under Current Zoning Vacant Developable Land South of Old Country Road .....</b>	<b>V-3</b>
<b>V-7</b>	<b>Build Out Calculations with Development Yield Factors for Vacant Parcels in the Remsenburg-Speonk School District North of Old Country Road (Pine Barrens) .....</b>	<b>V-3</b>
<b>V-8</b>	<b>Potential Residential Units on Agricultural Land in the Remsenburg-Speonk School District, Under Current Zoning South of Old Country Road .....</b>	<b>V-4</b>
<b>V-9</b>	<b>Build Out Calculations with Development Yield Factors for Agricultural Parcels in the Remsenburg-Speonk School District North of Old Country Road (Pine Barrens) .....</b>	<b>V-4</b>
<b>V-10</b>	<b>Potential Residential Units in the Westhampton Beach School District, Under Current Zoning Vacant Developable Land South of Old Country Road .....</b>	<b>V-4</b>
<b>V-11</b>	<b>Build Out Calculations with Development Yield Factors for Vacant Parcels in the Westhampton Beach School District North of Old Country Road (Pine Barrens).....</b>	<b>V-4</b>
<b>V-12</b>	<b>Potential Residential Units on Agricultural Land in the Westhampton Beach School District, Under Current Zoning South of Old Country Road .....</b>	<b>V-4</b>
<b>V-13</b>	<b>Build Out Calculations with Development Yield Factors for Agricultural Parcels in the Westhampton Beach School District North of Old Country Road (Pine Barrens) .....</b>	<b>V-5</b>
<b>V-14</b>	<b>Conceptual Build Out Calculations For Vacant and Agricultural Parcels by School District .....</b>	<b>V-5</b>
<b>V-15</b>	<b>Potential Residential Units on Vacant and Agricultural Land Under Current Zoning, North of the Study Area .....</b>	<b>V-5</b>