

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.

The Fund allows for the preservation of open space, natural areas, and historic sites, and the provision of park and recreation facilities through land acquisition and purchase of development rights. According to the Town of Southampton 2001-2003 Community Preservation Project Plan, over 846 acres of land had been preserved townwide (as of October 2001), with the bulk of acreage, nearly 507 acres, as targeted open space or greenbelt areas (see Exhibit II-6). Over 180 acres of targeted agricultural lands had been preserved. The remaining 157+ preserved acres were of targeted lands for trails, wetland areas, village and hamlet greens, parks and open space, and in the Core Preservation Area of the Central Pine Barrens. The Plan stated that of the over \$56 million spent on conservation, \$38 million, or 68 percent, were Community Preservation Funds. Exhibit II-7 illustrates the parcels purchased through CPF funds within the Study Area.



*The existing, unimproved property (part of the Melzer subdivision in Remsenburg), in contract for purchase by the Town using CPF monies, provides potential future opportunities for the public to access open space at Seatuck Creek and Moriches Bay.*

The CPF Plan identifies an additional 35,000+ acres targeted for preservation for each of the noted land uses. In addition to the land uses noted above, the targeted lands include open space and greenbelt areas, unprotected prime agricultural land within the Agricultural Overlay District, and wetlands.

However, the majority of targeted land for preservation is within the Core Preservation Area of the Central Pine Barrens and it is not typically the Town of Southampton that purchases this development-restricted property, but rather Suffolk County through its ¼-percent sales tax financed Drinking Water Protection Program.

### **TOWN OF SOUTHAMPTON DRAFT RECREATION PLAN (2003)**

The Town of Southampton Draft Recreation Plan (Recreation Plan), is currently being reviewed by the Town prior to acceptance. The Recreation Plan outlines recreation resources and opportunities; identifies community-based recreational needs; and proposes an action plan to implement key elements.

Key issues associated with the existing conditions are as follows:

- **Multiple siting**

One of the initial needs identified in the Recreation Plan relates to the long and narrow geographic nature of the Town. The Recreation Plan notes that this configuration, coupled with traffic congestion east of the Shinecock Canal, creates the need for decentralization of the community's major recreation facilities; some to be sited to the east of the canal and some to the west.<sup>6</sup>

- **Hamlet and Village Centers, and Community Planning Areas/School Districts**

The Recreation Plan identified the numerous geographic, political and district based boundaries within the Town to illustrate the complexity of identifying manageable planning sub-groups. The Recreation Plan recommended

<sup>6</sup>The Town of Southampton Recreation Plan, 2003, p.III-1.