

VIII. ACTION ITEM SUMMARY

As stated in the Executive Summary, the intent of the Eastport/Speonk/Remsenburg/Westhampton Area Study has been to set forth preservation priorities, planned development recommendations, and zoning and land use strategies based on the analysis of previously completed planning studies, existing conditions (e.g., land use and zoning, environmental resources, existing structures, and community facilities), demographic trends and community input.

SECTION I, the Introduction, provided some general background of the area, explained the citizen participation process of this Area-Wide Study, provided a summary of the Study's goals and objectives, and differentiated between the "Hamlet Boundaries" and "Community Boundaries". **SECTION II** summarized several previous planning studies relevant to the Study Area, including among others, the Town 1970 Master Plan and associated updates, the Speonk-Remsenburg Hamlet Study of 1992, the 1995 Central Pine Barrens Comprehensive Land Use Plan, the Town's Draft Recreation Plan and Suffolk County's Smart Growth Policy Plan. **SECTION III** addressed the Study Area's historical formation and detailed some of the hamlet heritage resources. **SECTION IV** reviewed the existing conditions within the Study Area, including such issues as natural features, land use patterns, zoning, community facilities, demographics and housing, and visual resources. **SECTION V** addressed tax equity concerns in the Study Area and provided a build-out analysis, which provided a conceptual baseline of potential development that could occur within the designated areas under current zoning conditions.

Following these background analyses, **SECTION VI** addressed the "Issues and Opportunities" presented in the Study Area, including specifically identified properties or "Areas Subject to Change", and presented the associated

recommended Action Items for the Town to pursue, addressing housing, transportation and other community planning objectives. **SECTION VII** set forth Detailed Hamlet Area Concept Plan Proposals with specific recommendations with respect to: Land Use Controls/"Smart Growth"; Proposed Zoning Map Amendments for Hamlet Office/Hamlet Commercial (HO/HC) and Hamlet Residential (HR); Eastport Detail Hamlet Area Concept Plan; Speonk-Remsenburg Detail Hamlet Area Concept Plan; Westhampton Detail Hamlet Area Concept Plan; Preliminary Design Guidelines/Streetscape Recommendations; Agricultural Resource Protection Strategies; Scenic Resource Protection Strategies; and Historic Resource Protection Strategies.

As stated in the Executive Summary of this report, the Area Study planning initiative is the first step in the process of preserving the unique character of the hamlets of Eastport, Speonk-Remsenburg, and Westhampton. Citizen participation played an important role in the formation of the Area Study's recommendations, which seek to promote appropriate zoning and land use patterns for future development.

The Area Study planning initiative is just the beginning. The key is implementation. To achieve the goals and objectives outlined herein, Town Officials, landowners, community organizations and residents need to work together to continue to build consensus and help bring the vision to fruition.

A periodic review of this Area Study Report and assessment of progress made is essential to ensure timely implementation and re-evaluation of the viability of the goals, objectives and recommended Action Items.

The following is an outline of the recommended Action Items detailed in Sections VI and VII.

PRESERVATION PRIORITIES/OPEN SPACE AND RECREATION

ACTION ITEMS:

Community Park Preserve at “The Water Hole” and “Old Fish Hatchery” – Old Country Road (Speonk/Westhampton)

- Conduct outreach to property owner of the parcels comprising The Water Hole and Old Fish Hatchery to determine their willingness to consider potential Town purchase of this 60-acre assemblage. Pursue “preservation partnership” with the NYSDEC to facilitate eco-tourism park development, a conservation education campsite and interpretative opportunities, with linkages to the Central Pine Barrens north of Old Country Road.
- Explore community support for Town purchase of the property located between Clover Grass Court and the Mill Pond subdivision for recreational development, open space preservation, and adaptive re-use of the historic homestead dating to the late 1800s.

West Pond Greenbelt Scenic Gateway (Eastport)

- Conduct outreach to property owner of the parcel located north of Montauk Highway in Eastport adjacent to West Pond and Lilly Pond Lane to determine willingness to consider potential Town purchase for community access to the waterfront, a nature walking trail, and additional protection of community gateway greenbelt area.
- Conduct outreach to property owner for parcels, which comprise the former Otto Sperling Chicken Ranch

property located on the south side of Montauk Highway in Eastport to determine willingness to consider potential Town purchase to facilitate a Southampton Town Eastport Community Visitors Center.

Raynor Farm – Agricultural and Recreational(Eastport)

- Conduct outreach to property owners of the assemblage of agricultural parcels located north of Montauk Highway in Eastport behind the historic Raynor Farmstead, to determine willingness to consider potential partial Town purchase to achieve various community goals and objectives, including agricultural resource protection.
- Consider diversity of community interests for appropriate uses for the Raynor family land holdings.

Waterfront Park – South Bay Avenue (Eastport)

- Conduct renewed outreach efforts to property owner of the assemblage of former duck farm parcels located immediately south of the LIRR on South Bay Avenue, to determine willingness to allow updated appraisals and a potential Town purchase.

Marina Opportunity – Dock Road (Remsenburg)

- Conduct outreach to property owner of the Remsenburg Marina to determine willingness in allowing Town to appraise land holdings.
- Consider land use alternatives with the adjacent Melzer property to achieve revitalization of the Remsenburg Marina site and enhancement of community parks and recreational opportunities. Community benefits to be considered include public access improvements for the adjoining community park preserve (former Melzer Property) and shared parking facilities on the Remsenburg Marina property.

Speonk-Remsenburg-Eastport Scenic Gateway (“Remsen Crossing”)

- Conduct renewed outreach efforts to property owners of the Remsen Crossing tract to determine willingness to allow updated appraisals and a potential Town purchase offer; potentially Town can allow property owner to “bank” development rights for purpose of a transfer of development rights to an alternative site (e.g., Feather Factory) prior to potential Town purchase of the underlying conservation easement through the CPF Program or from other municipal resources.
- Consider alternative of carefully controlled PDD designation for the Remsen Crossing site, providing an Incentive Zoning Overlay to achieve community preservation objectives, in particular an expanse of open space for the westerly gateway to Speonk, Remsenburg and Eastport.

Old Country Road – Agricultural Lands (Westhampton, Speonk)

- Conduct renewed outreach efforts to property owners along Old Country Road to determine willingness to allow appraisals and potential Town purchase offers for development rights or other interests in land holdings.
- Explore Conservation Opportunity Subdivision plans and other planning tools in conjunction with Peconic Land Trust or other preservation program facilitators familiar with land use strategies that preserve landowner equity while providing community benefits, including the protection of farmland, open space, and scenic vistas.
- Designate Old Country Road as a “Scenic Roadway” through a Scenic Protection Overlay Zone and enact

related regulatory requirements for buffering, clearing restrictions and other design controls via a zoning overlay district.

- Designate properties in active agricultural use which exceed 10 acres in size as part of the Agricultural Overlay District to permit clustering when subdivision occurs, so as to secure agricultural reserves on portions of the properties.

Stokes Poges Nature Preserve (Remsenburg)

- Conduct renewed outreach efforts to property owners in the Stokes Poges wetlands target area to determine willingness to allow appraisals and potential Town purchase of development rights or other interests in land holdings to complete the nature preserve assemblage.
- Conduct outreach to property owners of other wetlands-encumbered parcels in Westhampton, Eastport, and Remsenburg through the Community Preservation Fund (CPF) Manager to determine potential interest in allowing Town to appraise land holdings and consider purchase offer.

Sand Mines – Reclamation and Recreation

- Seek guidance from the Central Pine Barrens Commission as to what active recreational uses could potentially be considered under “hardship provisions” or “compelling public need” standards.
- Consider if certain sand mines can be designated as as-of-right Recreational Zones created with municipal support, following environmental review and citizen input, to allow the conversion of residential development rights into recreational/eco-tourism uses.

- Explore possible alternatives to provide tax incentives for recreational land uses in the Pine Barrens region.

UTILIZATION OF INCENTIVE ZONING

ACTION ITEMS:

- Consider amending the Zoning Code concerning PDDs to require location standards and conformity to “Smart Growth” principles, redirecting development interests to appropriate sites. PDDs need to be used with restraint in order to reassure residents and siting must be consistent with recommendations of the Town’s Master Plan, for example – receiving zones identified in the Central Pine Barrens Plan and potential sites identified in the “Hamlet Business Centers Chapter” of the 1999 Comprehensive Plan, or subsequent Hamlet Studies or Area-Wide Planning Studies which are adopted as “Updates to the Town Master Plan.”
- Consider amending the Zoning Code concerning PDDs to require additional standards pertaining to consistency with the Town Comprehensive Plan, conformance to hamlet area concept plans, and to require market studies as necessary. PDDs must conform to the Comprehensive Plan, including Hamlet Studies or other planning studies adopted as Updates to the Comprehensive Plan, and should also provide guidelines with regard to design, landscaping, public access, amenities, use, wastewater treatment, community benefits, etc.
- Consider amending the Zoning Code for PDDs to permit the Town to be the author, or co-author with the developers of PDD concept plans, and consider a “chargeback system” for costs incurred for conceptual design and environmental review. PDD plans created by the Town can help facilitate TDR/PBC purchases.
- Maintain citizen participation as a key part of the planning process. An important component of the planning process for a PDD is the involvement of local citizens, according to the Central Pine Barrens Plan, which facilitated its establishment as a zoning overlay tool in the Town Code. Citizen involvement is essential to ensure the plan meets the needs of the community. PDD design charettes could be formed for PDD proposals. Members of the community should be informed of the planning process for a PDD prior to the preparation of final plans and should have the opportunity to participate in the planning.
- Amend the Town Code for PDDs to restate the SEQRA requirement that potential project impacts are to be reviewed, mitigated or avoided by decisions-makers, as a responsibility of the lead agency (e.g., impacts on land, water, air, plants and animals, agricultural land resources, aesthetic resources and community character, archaeological resources, open space and recreation, transportation, energy, noise, public health and safety, growth and neighborhood impacts, critical environmental areas, community services). Since PDDs are floating zones, decision-makers need to ensure that ecologically sensitive areas of the site are preserved and buffered as necessary, and that community benefits are achieved. A developer requires economic feasibility in order to make the project a worthwhile investment. Community benefits need to be elucidated and on par with the substantial bonuses or incentives being provided through zoning. A PDD should not have a negative impact on special districts within the community and should not cause undue or unreasonable growth in any given area.
- Amend the Town Code to formalize procedures to establish a “Bank” for development rights, and on a

case-by-case basis, allow the acceptance of a “cash-in-lieu amount” equivalent to the estimated purchase price of the development rights within the same school district, to address situations where development rights are not immediately available for purchase by a developer. Such procedures should be applicable to development applications before the Town Board, Planning Board, and Zoning Board of Appeals, rather than decision-makers simply permitting a waiver under hardship provisions.

“Bailey’s Motel Property”, (KMT Realty), (Westhampton)

- The Bailey’s Motel site has the potential to provide meaningful community open space. If this privately-owned site is to be redeveloped, any construction should reflect the community-gateway interest, and utilize a clustering method. Construction should be concentrated on the center of the site, preserving at least 70 percent of the site as open space, so as to preserve the community viewshed, particularly along Old Country Road, Nadine Drive and Seabreeze Avenue.
- Support balanced conservation site development plan being sought by developer/landowner of Bailey’s Motel tract, with substantial preservation elements and affordable set-aside housing units. Ensure that design addresses community concerns pertaining to the open space area along Montauk Highway, (e.g., prevent used cars, ensure mowing plan) and protection to the existing historic home and any remaining significant cultural resources on the property.

“Seabreeze Commons” (Westhampton)

- Provide the opportunity for community input as to whether or not the applicant’s offer of below-market rate housing opportunities and first offerings for all units to Town residents is considered a community benefit. PDD

needs to require certain development guarantees, design controls and amenities (such as landscaping, sidewalk improvements, and construction of a municipal bus shelter, in form consistent with the Town’s cedar clad model, and other transportation mitigation measures, if deemed necessary).

- Consider MFPRD zoning as an alternative for the Seabreeze Commons site to yield either affordable rental housing opportunities or starter home ownership opportunities for young professionals and others.
- Consider HC zoning as an alternative for the Seabreeze Commons site with conditions that respect the community’s concern for over-commercialization, avoidance of multiplicity of signage, and the need for ample site buffers.

Central Suffolk Hospital/Sommer’s Nursery/County Gardens (Eastport)

- Consider undertaking a RTPDD Study of the property assemblage, working with the property owners and community members comprising a PDD Study Group, to consider options for the establishment of RTPDD Incentive Zoning Overlay the land holdings of Central Suffolk Hospital/Sommer’s Nursery/Country Gardens. Recreation/Tourism appears to be well-supported, provided that country ambiance be maintained along Old Country Road, traffic patterns be directed to the Sunrise Highway service road, and design of any clubhouse and resort accommodations be in keeping with the character of Eastern Long Island.

“Woodfield Gables” (Speonk)

- Consider RTPDD designation for the Woodfield Gables property assemblage, subject to further exploration of

alternative project concepts and design through a Town-sponsored design charette and discussion of potential community benefits that could be provided by the developer as part of the Incentive Zoning and SEQRA process. The RTPDD Study Area should include the holdings of Hampton Sand and Gravel, the auto salvage yard to the north, Montecalvo Asphalt and LI-zoned properties on the west side of Speonk-Riverhead Road, and possibly the adjoining Cornell Duck Laboratory property to the west.

“Old Feather Factory” (Speonk)

- Undertake a PDD Study of the Old Feather Factory property, working with the property owner and community members comprising a PDD Study Group, to consider options involving a PDD (Residential restricted to seniors, Mixed-Use, or Non-Nuisance Industrial). Provide economic incentive for redevelopment of allegedly contaminated site.

“Adelworth’s” Bus Maintenance Facility (Eastport)

- Undertake a planning study of the Adelworth’s Bus Maintenance Facility property assemblage, working with the property owner and community members, to consider options involving either a PDD (Mixed-Use Eastport Hamlet PDD) or alternatively HO/HC to focus on use and design, potentially permitted and prohibited uses.

“Polsinelli Property” (Speonk)

- Rezone Polsinelli Property from R-40 to LI-40.

Light Industrial Zone, Speonk-Riverhead Road (Speonk)

- Consider conducting a PDD Study for the east side of Speonk-Riverhead Road for possible designation as a

Commercial-Industrial Planned Development District, including one or two former sand mines. In addition to required traffic mitigation measures and providing ample buffers from residential areas, there may be recreation opportunities to explore as potential community benefits as part of this CIPDD Study and Town-sponsored design charette that could be provided as part of the Incentive Zoning.

- Consider conducting a PDD Study for the Speonk Lumber property located on the north side of Montauk Highway abutting the Long Island Rail Road, in an area slated for rezoning from Highway Business to Hamlet Commercial. This potential CIPDD might include the auto salvage yard located north of the tracks and could accommodate PBC redemption as well as provide for an opportunity for a well-buffered contractor’s park area with a railroad siding, which is in keeping with other planning objectives for economic development and use of freight rail service.

Village Business, South Phillips Avenue (Speonk)

- Rezone two VB lots on west side of South Phillips Avenue to R-20, or to Hamlet Residential (HR).

“Surf Club” Nightclub/Motel Zone (Westhampton)

- Consider opportunity to promote agri-tourism via a farmers market as adaptive re-use of the nightclub property, provided there is sufficient community interest and a willing seller for Town purchase.
- Consider if Motel Business (MTL) zoning is an appropriate designation on the Zoning Map for this location going forward, and if expansion of the existing motel should be encouraged.

“Bikini Bottom”/“Shamrocks” Nightclub (Westhampton)

- Consider rezoning area in the vicinity of the Bikini Bottom nightclub along Montauk Highway to Hamlet Office/ Residential (HO) zoning district.
- Consider rezoning nightclub and adjoining property to MFPRD, to attract developer interest in acquiring the site, razing existing buildings and constructing mixed-income community housing.

“Suffolk Life Building” (Westhampton)

- Consider rezoning area along Montauk Highway in the vicinity of Jagger Lane to Hamlet Office/Residential (HO) zoning district.
- Consider rezoning Suffolk Life Building site and possibly the adjoining property to MFPRD, to attract developer interest for mixed income community.

“Mountain Brook Homes” (Speonk)

- Work with the Eastport Fire Department to locate a Fire Department substation in the Speonk-Remsenburg area. A portion of the Mountain Brook Homes property has been initially identified by the Board of Fire Commissioners as a potential site, adjacent to Woody’s Gas.
- Ensure cross-access connections in place on Mountain Brook Homes subdivision for future potential development of “Remsen Crossing” tract and the “Old Hospital” land assemblage to connect to North Phillips Avenue through First Street.

RESIDENTIAL RECEIVING AREA DISTRICTS (RRADs)

ACTION ITEMS:

- Review the existing designation of RRADs in Compatible Growth Areas that have already been preserved or that are already fully developed, with no further build-out potential or desirability for further development yield or allowances.
- Remove RRAD designation for nursery sites, subject to Central Pine Barrens Commission review.
- Consider the designation of new Receiving Zones, either as-of-right as RRADs for more streamlined Planning Board consideration or as potential sites under the Planned Development District (PDD) incentive zoning overlay tool.

HOUSING ISSUES AND OPPORTUNITIES

ACTION ITEMS

- Prepare and adopt an Area-Wide community housing plan that would address the needs of all segments of the community.
- Consider amending the Zoning Code concerning PDDs, SC-44s, and MFPRDs to require more in-depth analysis of TDRs/PBCs, their associated values, and determination if any such TDRs/PBCs or cash-in-lieu amounts ought to be incorporated as a condition of approval.
- Consider as a Town-wide issue, amendments to the Town Zoning Code for Senior Citizen Housing (SC-44) and Multi-Family Housing (MFPRD/MF-44) concerning scale, design, density, location, community character concerns, environmental impacts, eligibility and longer term affordability of below market rate units.

- Consider an amendment to the Town Zoning Code to enact location standards for senior citizen / multi-family rental apartments of medium to maximum density consistent with Smart Growth principles for proximity to public transit and services.
- Consider amendments to the Zoning Code to facilitate new construction of detached accessory apartments on estate lots using some form of TDRs/PBCs /cash-in-lieu for land preservation within the same school district.
- Consider amendments to the Town Code to allow for the creation of a new zoning classification, Hamlet Residential, with similar attributes to Hamlet Office and Hamlet Commercial, but with a more concerted focus on residential uses. Also consider the creation of Historic Rental Apartment Houses as a Special Exception Use within hamlet centers or along major roadway corridors.
- Consider amendments to the Zoning Code to allow density incentive subdivisions to facilitate middle income housing in areas where housing values are well in excess of the Town-wide median housing value. This is an issue that has been raised as part of the Area-Wide Study. Application to the balance of the Town would need to be evaluated by the Town as part of a Town-Wide housing strategy.
- Consider amendments to the Zoning Code to allow old summer rental cottages/substandard bungalows and pre-existing mobile home parks to convert to a new legal standing (e.g., Cottage Housing Development).
- Consider amendments to the Town Zoning Code to allow small-scale multi-unit complexes providing congregate housing for the elderly; establish standards and design controls.

RECREATIONAL RESOURCES

ACTION ITEMS:

Westhampton Community Center

- Initiate design plans to upgrade the existing Westhampton Community Center to provide more amenities for intergenerational activities and create a Hamlet Green.

Cook's Pond (Beaverdam Lake) Access Enhancement

- Encourage Town Trustees to remove damaged fencing and improve public access to Cook's Pond.
- Consider pedestrian difficulties near Cook's Pond and have an engineer evaluate options.

Town Trustee Public Access Areas to Waterways

- Provide for signage and waterfront enhancements for Town Trustee access points that are accessible to the public.
 - **South Bay Avenue:** address parking difficulties and install park benches.
 - **Speonk Shore Road:** move guardrail back to create additional usable area; add sand at water's edge; stormwater drainage improvements; signage about Trustee rights.
 - **Tuthill Lane:** trim landscaping; relocate signage out of hedges.
 - **Rogers Lane:** Remove dead vegetation; improve safety of access walkway to the water.
 - **Laila Lane:** install signage for Laila Lane Walking Trail; consider removing fire cistern.

- **Dock Road:** nature preserve; loop walking trail; passive park; potential suggested for the Town to purchase adjacent Remsenburg Marina to be run as a municipal marina with public waterfront area.
- **Tanners Neck Lane:** relocate guardrail; add sand at the water's edge; stormwater drainage improvements; new signage about Trustee rights; evaluate parking access.
- **Baycrest Avenue:** fix dock (caved in asphalt) and install park benches.

Privately run recreation open to the public

- Coordinate PDD Studies for property assemblages west of Speonk-Riverhead Road, north of Old Country Road and south of Sunrise Highway, with a goal of maintaining country ambiance, expanses of woodland areas, and recreational opportunities for residents and visitors alike.
- Create additional opportunities for tennis, horseback riding and other recreational pursuits in the Study Area.

Trail Systems/Bikeways

- Establish priorities of acquisition of parcels to support recommended recreation needs and connect into recommended trail system, preserving existing trails where possible, connecting through open space areas secured through the subdivision process, and establishing new loop trails on park properties.

COMMUNITY SERVICES

ACTION ITEMS:

Emergency Districts

- Work with Eastport Fire Department to locate a Fire Department substation in the Speonk area.

- Consider the location of a fire substation in Westhampton as need increases.
- Consider the location of a future ambulance substation in the Speonk area, as the need increases.
- Consider impacts to special assessment districts, including volunteer fire and ambulance/EMS, with regard to land use decisions.

TRANSPORTATION ISSUES

ACTION ITEMS:

Roadway Issues – General

- Pursue construction of a direct interchange between Sunrise Highway and Speonk-Riverhead Road by the New York State DOT.
- Pursue an extension of the South Service Road from Country Road 111 to Speonk-Riverhead Road by the New York State DOT.
- During the course of SEQRA reviews for projects within the Study Area, identify mitigation in the form of traffic improvements.

Roadway Issues – Specific

Montauk Highway - County Road 80

- Establish a more consistent speed limit on Montauk Highway. In certain stretches, speed limits of 40 mph or 45 mph may be appropriate, and in business areas 35 mph may be appropriate. The current speed limit, posted at 55 mph, is considered inappropriate for much of the Montauk Highway due to its current build-out involving mixed-uses and residential character development, numerous connector roads, curb cuts, and roadway curves (e.g., from Brookhaven Town Line in Eastport to

Mill Road, Speonk, recommended for 35 mph; from Mill Road, Speonk to Mill Road, Westhampton, recommended for 40 mph; and from Mill Road, Westhampton to Westhampton Beach Village Line, recommended 40 mph).

- Eliminate passing zones.
- In the Eastport commercial district, construct sidewalk “bump-outs” and a speed table/raised crosswalk to slow traffic and create a more pedestrian friendly environment.
- In the vicinity of the school near River Avenue and the church near Pleasant Valley, enhance the existing crosswalks by installing contrasting textured surfaces to better define the crossing points. The new crosswalks should be complemented with enhanced signage.
- Between Pleasant Valley and South Bay Avenue, install sidewalk and curb on south side of street.
- At the South Country Road (Main Street) intersection adjacent to Dock Road, construct a roundabout, that would function as a traffic calming device as well as a focal point for the westerly entrance into Speonk.
- At North and South Phillips Avenue, install contrasting textured crosswalks on all approaches and upgrade pedestrian crossing features on traffic signal. Also, investigate the feasibility of constructing “bump-outs” on the corners.
- At the eastern boundary of the Speonk hamlet center, in the vicinity of Old Montauk Highway, construct a “neckdown” or some similar type of traffic calming measure.

- At the Mill Road/Old Country Road intersection, replace the existing crosswalk on the east side of the intersection with a contrasting textured crosswalk.

- Sign and designate bicycle lanes.

Old Country Road

- Reduce the posted speed limit from 45 mph to 30 mph from the intersection of Montauk Highway near Cook’s Pond to the LIRR crossing, and to 35 mph from the LIRR crossing to the westerly Town line.
- Eliminate existing passing zones.
- Restripe and narrow travel lanes to 10 feet wide.
- Sign and designate bicycle lanes.
- Pursue designation as scenic route, as part of an overlay district, that would include buffer and access management regulations. Design criteria to be considered as part of an overlay district would likely include: buffer separation from the road right-of-way; consolidation of curb cuts; limited entry signage; landscape screening incorporated into design plans; and design criteria for fences and walls.

Speonk-Riverhead Road

- Reduce the posted speed limit from 55 mph to 35 mph through the residentially-zoned portion of Speonk-Riverhead Road, and to 45 mph through the industrially-zoned portion.
- Install traffic calming devices, such as curb bump-outs and neckdowns along residential portion of road.
- Construct roundabout at intersection with Old Country Road
- Sign and designate bicycle lanes.

North Phillips Avenue

- Install continuous sidewalks between Montauk Highway and Speonk LIRR station.
- Consider potential extension of sidewalks further north relative to other possible development proposals, such as Feather Factory proposal.
- Construct roundabout at intersection with Old Country Road
- Sign and designate bicycle lanes.

Old Riverhead Road (Westhampton Riverhead Road)

- Install traffic calming devices on southern portion to slow traffic in built-up area
- Sign and designate bicycle lanes

South Country Road

- Eliminate passing zones.
- Reduce travel lanes to 10 feet.
- Prohibit commercial vehicles, except local delivery.
- Sign and designate bicycle lanes where existing pavement width allows. On the remaining portions sign as bicycle route and install “SHARE THE ROAD” signs.

Mill Road

- Ensure sidewalk connections on the north side from the intersection of Mill Road with Montauk Highway and Oneck Lane, Village of Westhampton Beach.
- Reduce speed limit to 30 mph.

- Reduce travel lanes to 10 feet.
- Enhance crosswalks at Oneck Lane in vicinity of schools with contrasting, textured material.

Public Transportation

- Consider the enhancement of the Speonk LIRR station for use as a multimodal transportation hub.
- Ensure LIRR meets obligations to maintain/repair Westhampton train station site or relocate to Gabreski Transportation Hub, leasing this facility through its Real Estate Division.
- Explore the feasibility of establishing local shuttle bus service to transport residents and visitors from the LIRR to the hamlet and tourist centers.
- Provide amenities, e.g., bus shelters, motorcycle lockers and bicycle lockers at the railroad stations.
- Related to the Speonk train station’s use as an intermodal center, consider providing additional shuttle transit service for seniors, beachgoers and students.

Bicycle/Pedestrian Routes

- Develop a safe and practical bicycle/pedestrian route system.
- Designate and sign preferred bicycle routes.
- Explore the creation of an off-road bicycle path linking Hampton West Estates and Old Country Road.
- Map and advertise bicycle routes.
- Develop a systematic program for roadway improvements for bicyclists.

- Install amenities, such as bicycle racks and lockers at key locations.

FUTURE DEVELOPMENT AND ENERGY USE

ACTION ITEM:

- Consider the use of energy saving devices and techniques for new construction within the Town.

TOWN-WIDE RECOMMENDATIONS FOR FURTHER STUDY

ACTION ITEM

- Consider amending the Town Code to address the recurring issue of “requested yield” for PDD, SC-44, and MFPRD zone change requests to require applicants to identify how the request yield was determined in terms of economic viability and provision of community benefits, including affordable housing units.
- Amend the Town Code to remove any reference to Pine Barrens Credits being permitted to cross over school district lines in 1.5 to 1 and 2 to 1 ratios for residential development purposes. With certain controls, the Town may want to allow transfers for other sanitary flow needs (e.g., restaurant with outdoor seating, industrial uses, etc.).
- Complete the “Dark Skies” legislative work underway to address light pollution and its nighttime impacts, in order to prevent inappropriate, poorly designed or installed outdoor lighting.

PROPOSED ZONING MAP AMENDMENTS – HAMLET OFFICE/ RESIDENTIAL (HO) HAMLET COMMERCIAL/RESIDENTIAL (HC) AND HAMLET RESIDENTIAL (HR)

ACTION ITEM:

- Map HO/HC/HR as described below:

Possible Hamlet Office (HO) designation

- Speonk: Montauk Highway from the existing Animal Hospital to the vacant lot next to Old Speonk Inn, both sides of Montauk Highway, including both sides of Nidzyn Avenue, to allow existing mixed use community character to be maintained and enhanced, to allow tall trees in front yard areas to be better protected, and to facilitate affordable housing opportunities.
- Westhampton: Montauk Highway from Old Depot Road, south side up to 7-11 vacant lot including the Bikini Bottom nightclub and the north side for first few properties in the vicinity of the existing attorney’s office, oil company, etc.

Possible Hamlet Commercial (HC) designation:

- Eastport: Montauk Highway, south side, from South Bay Avenue, the first few properties north of the railroad tracks which comprise the Adelworths Bus Maintenance Facility. (Another zoning alternative for this assemblage is designation as a site-specific MUPDD).
- Speonk: North side of Montauk Highway from first property west of North Phillips Avenue to Garden Center across from Zima Tires (both sides of the existing MF-44 zone comprising Hampton Villas)
- Speonk: North Phillips Avenue – both sides up to LIRR (except for both corner lots on Montauk Highway)

- Westhampton: Montauk Highway from traffic light intersection at Mill Road to Community Center property (dentist's office, 7-11, post office, etc.)
- Westhampton: Area south of Montauk Highway and east of Seabreeze Avenue currently zoned HB - Highway Business. (An 8.5-acre vacant land tract exists at the corner of Montauk Highway and Seabreeze Avenue which is recommended for rezoning to either a site-specific RPDD or MFPRD. See Chapter VI, Issues and Opportunities - Seabreeze Commons).

Possible Hamlet Residential (HR) designation:

ACTION ITEM

- Consider creating a new zoning classification, Hamlet Residential (HR), which would have a focus on facilitating residential uses rather than encouraging a potential proliferation of new commercial uses or office uses. Through the use of conditions as part of a request for amendment to the Zoning Map, HR zoning could also provide the vehicle for encouraging conservation of historic hamlet heritage resources through the provision of financial incentives to property owners (i.e., additional income from rental apartments, professional office use, or other mixed uses). Alternatively, for historic resource protection and other community planning objectives, the use of "Special Character Overlay Districts" could be explored.
- Eastport: Montauk Highway from the Brookhaven Town Line to North and South Bay Avenues. (Another zoning alternative for this stretch is an "Eastport Main Street Heritage Area Overlay District" with specific design parameters relative to historic preservation and design emulation).

- Speonk: Montauk Highway from the existing Animal Hospital to the vacant lot next to Old Speonk Inn, both sides of Montauk Highway, including both sides of Nidzyn Avenue, to allow existing mixed-use community character to be maintained and enhanced, to allow tall trees in front yard areas to be better protected, and to facilitate affordable housing opportunities.
- Speonk: North Phillips Avenue, west side excluding the northwest corner of Montauk Highway and up to the properties with a welding shop, located south of the Feather Factory. North Phillips, east side the area currently zoned R-20, between the railroad tracks and the industrial subdivision, as well as the area zoned R-20 north of the industrial subdivision and abutting Old Country Road. (Another zoning alternative to consider for a portion of this R-20 area is the zoning district contemplated as "Cottage Housing Development" – to facilitate affordable housing.)
- Westhampton: Montauk Highway from Jagger Lane, south side in an easterly direction, up to and including the Suffolk Life Building, and on the north side, beginning at the Kneski Contracting site and extending easterly up to Summit Boulevard and the first few properties on the southwest side of Tanners Neck Lane. New development should reflect the historic fabric of Tanners Neck Lane and Jagger Lane as heritage area attributes.

PRELIMINARY DESIGN GUIDELINES/STREETSCAPE RECOMMENDATIONS

ACTION ITEM:

- Reach consensus within individual hamlet areas on appropriate design related issues, including lighting, signage, street trees, sidewalk districts, and architectural design elements for new development/redevelopment.

AGRICULTURAL RESOURCE PROTECTION STRATEGIES

ACTION ITEMS:

- Encourage the preservation of existing agricultural land, utilizing recommended techniques, including: purchase of conservation easements; transfer of development rights; expansion of the Agricultural Overlay District.
- Consider the designation of properties in the Study Area over 10 acres in size (or which aggregate with adjoining parcels to a 10-acre or greater assemblage) and in agricultural use for inclusion in the Agricultural Overlay District.
- Consider an incentive to encourage the continuation of farmstands and flower stands as bucolic features in the Study Area, perhaps as special allowances within the context of a Scenic Overlay District, such as that proposed for Old Country Road, or a Special Character Overlay District as described in later sections of this report.

SCENIC RESOURCE PROTECTION STRATEGIES

ACTION ITEMS:

- Consider the designation of scenic resource protection overlay zones for areas that were evaluated as part of this Area-wide Study. The ability to make this happen would require the enactment of a local law, the effects of which would need to be evaluated.
- Designate Old Country Road and South Country Road for Scenic Resource Protection and adopt criteria to reduce visual impacts from new development/redevelopment.
- Consider enacting a Vegetation Preservation Ordinance, subject to further review on a Town-wide basis.

HISTORIC RESOURCE PROTECTION STRATEGIES

- Consider establishment of Historic Hamlet Heritage Areas.
- Complete code revisions governing administrative procedures for demolition permits, reorganization of boards (i.e., Historic Districts and Landmarks Board, and Architectural Review Board), and related initiatives.

It is noted that the Town is considering a comprehensive evaluation of historic preservation/resource protection revisions to the Town Code to address the following:

- Provision of incentives for historic designation;
- Creation of a design handbook;
- Procedures concerning demolition permits;
- Reorganization of Historic Districts and Landmarks Board and Architectural Review Board;
- Contemplated use of resident advisory groups for future historic districts.