

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:

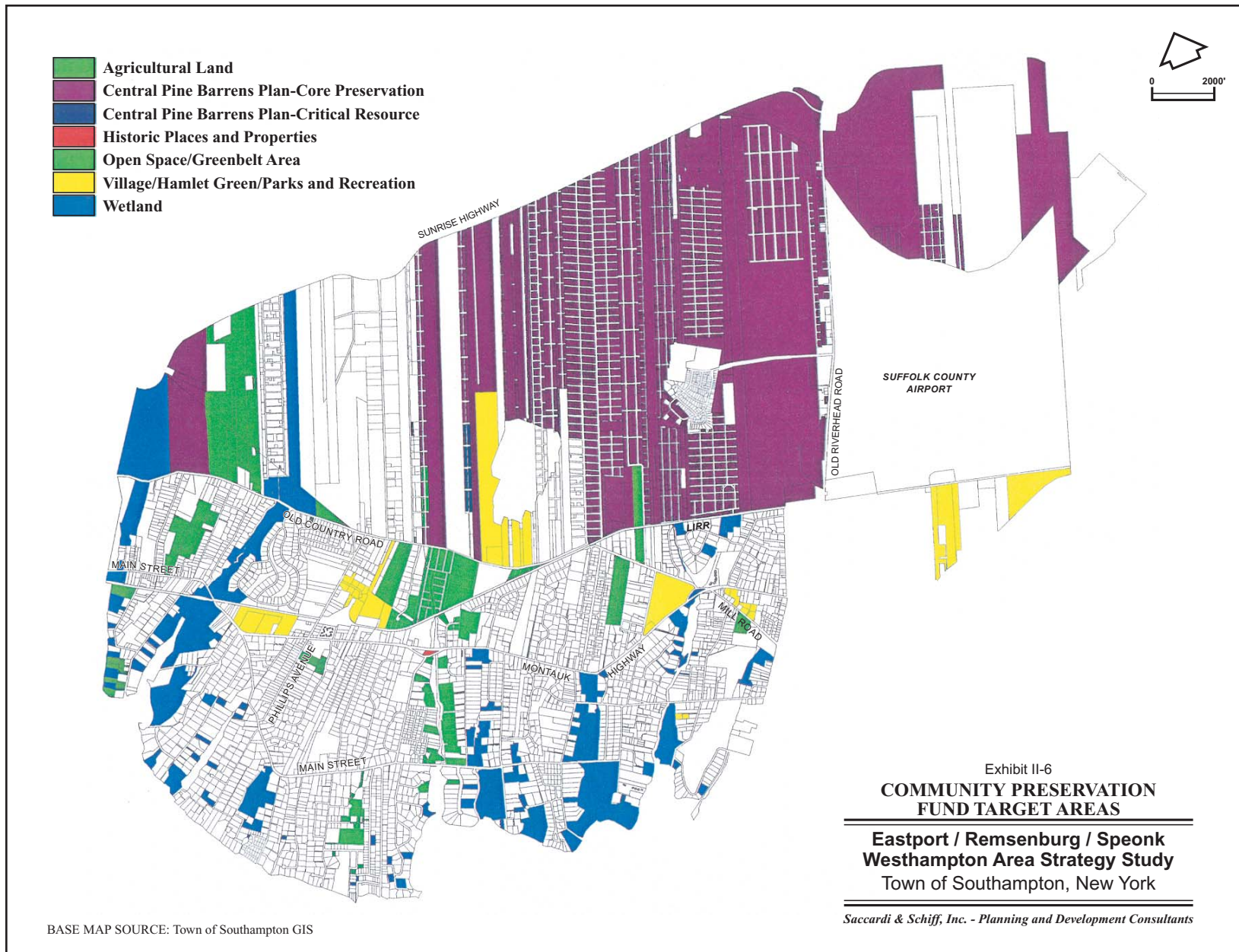
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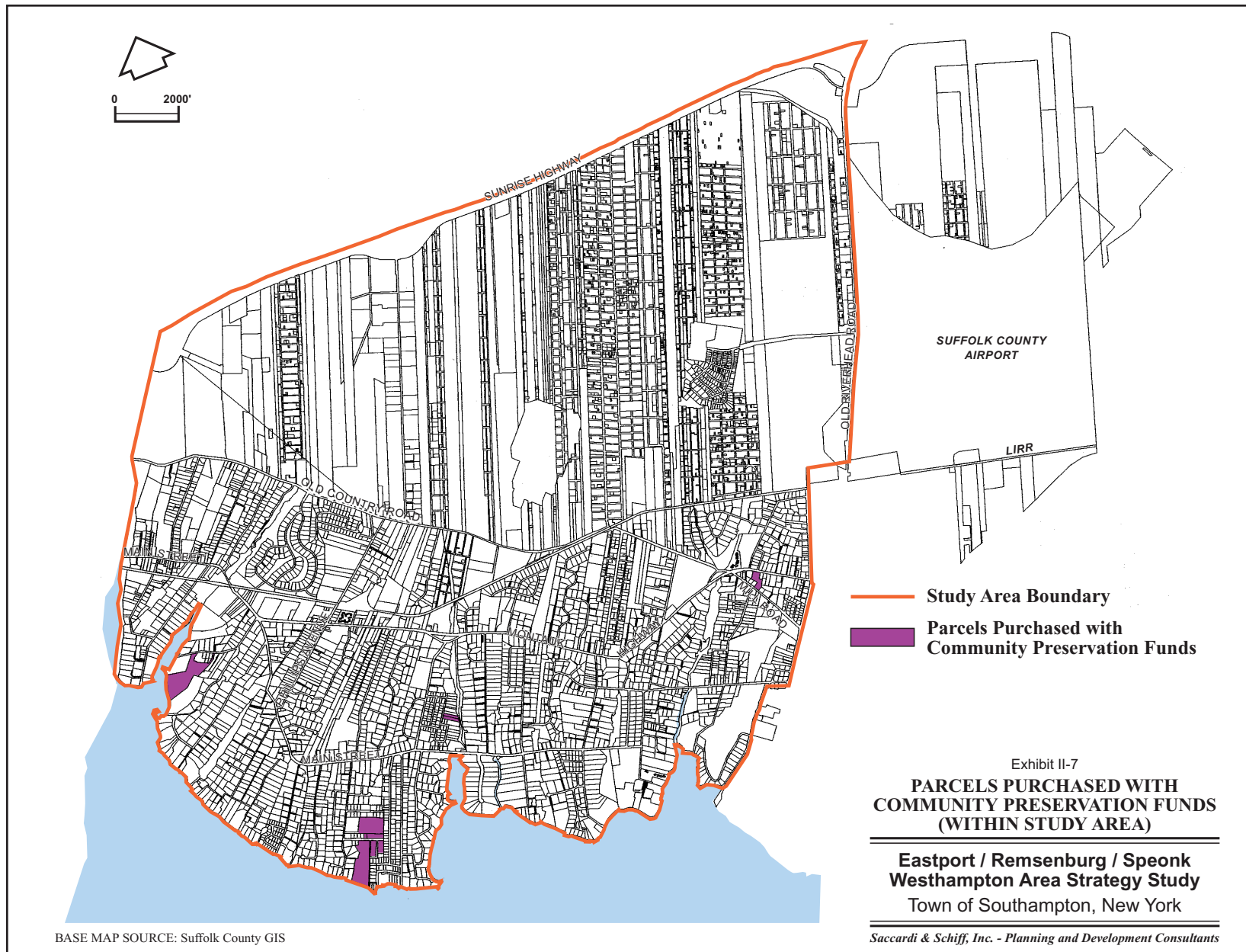
One of the initial needs identified in the Recreation Plan relates to the long and narrow geographic nature of the Town. The Recreation Plan notes that this configuration, coupled with traffic congestion east of the Shinecock Canal, creates the need for decentralization of the community's major recreation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

- **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

⁶The Town of Southampton Recreation Plan, 2003, p.III-1.





the use of school district boundaries as a basis for future planning evaluation. It was noted that there were fewer school districts than community or neighborhood areas, making it a more manageable approach. Families tend to identify with their school district (as well as hamlets and villages), and the 1999 Comprehensive Plan Update identified schools as a suggested mode of meeting recreation needs with existing facilities.⁷

- **Year Round/Seasonal Residents**

The Recreation Plan process included considerable feedback from the community, the results of which clearly identified that the needs of year-round residents should come first. The seasonal resident provides opportunities for creating or capturing more of the high fee, market driven recreational uses (e.g., golf courses, country clubs, and beaches). The overall goal relative to the seasonal resident is to increase the amount of time spent in the area. The Recreation Plan notes that there is common interest in providing recreational facilities, primarily indoor uses (e.g., indoor swimming, rock climbing walls, skating rinks) and eco-tourism (e.g., walking, cycling, cross-country skiing) that could serve both year-round and seasonal residents. The Recreation Plan expressed a concern that facilities serving the middle and lower end of the recreation market typically tend to need municipal assistance, incentives or development.

Currently, despite being a resort community, the arts, entertainment and recreation sector is a small component of Southampton's employment and business make-up.

Study Area Recommendations of the Draft Recreation Plan

Speonk-Remsenburg-Eastport:

The draft Recreation Plan concludes that an additional 23-54 acres of parkland are needed for the Speonk-Remsenburg planning area (which also incorporates Eastport), and an additional 22-69 acres of parkland are needed for the greater Westhampton area to meet growing and future community needs.

The Recreation Plan includes a list of specific recreation needs for the Speonk-Remsenburg-Eastport area:

- A minimum of two neighborhood parks, including tot lot and sport courts;
- A minimum of one community-scale park (30± acres);
- At least 18 acres devoted to field games;
- 3 public tennis courts and 3 public basketball courts, or equivalent;
- Developed trails; and
- Improved beach access.

The Recreation Plan identified specific opportunities for recreation development⁸ in the Speonk-Remsenburg-Eastport area:

- *The Melzer Property on Dock Road*

Southampton's Community Preservation Fund purchased approximately eight acres of this waterfront property in Remsenburg for wetlands preservation and park and recreation use. There were specific areas targeted for wetlands protection and other areas identified for

⁷The Town of Southampton Recreation Plan, 2003, p.III-2.

⁸Town of Southampton Recreation Plan, 2003; p. IV-32 and IV-33.

development of public access to the waterway, a picnic area and recreation facilities.

- *Resort Waterfront Business and potential Recreation-Tourism PDD zoning*

The Town has the ability to utilize certain incentives such as those outlined in the PDD zoning to attract private-sector recreation development in the area. The Recreation Plan notes that golf and indoor multi-sport court complexes should be targeted. This factor is currently being considered as part of the “Woodfield Gables” development, which may use the PDD Incentive Zoning and provide the public with the opportunity to have access to recreational resources.

- *Proximity to the Pine Barrens informal trails network*

The presence of the Central Pine Barrens offers an opportunity to locate hiking and biking trails as well as bridal paths and equestrian facilities.

- *Expanded use of school facilities*

The Eastport and Speonk-Remsenburg schools presently provide the greatest access to existing active recreation in the area. It was noted that the present lack of local facilities places more demands on school properties, however, the resource should still be maximized to the extent practicable.

Westhampton⁹:

Recreation needs for Westhampton include:

- Creation of a hamlet green associated with the redevelopment of the existing Westhampton Community Center;
- Creation of a combination of accessible - centrally located and open to all – neighborhood and community parks; and
- Establishment of a developed trailhead to the Pine Barrens trail network.

The Recreation Plan identified the potential to develop a Town-wide special recreation use within the Westhampton area, given its central location on the west side of the Shinecock Canal. This may include the provision of a swimming pool, indoor sports and recreation center, or ice rink. It was noted that the Town of Southampton has embarked on a partnership with the Village of Westhampton Beach to establish a municipal pool and recreation center on CPF-purchased land in Quiogue (the former Westhampton Beach Village Highway Barn property.)

HISTORICAL PROFILES OF EASTPORT/SPEONK/REMSENBURG/WESTHAMPTON (2004)

This report, prepared by Ronald A. Michne and Ronald A. Michne, Jr, summarizes the history of the Study Area and outlines the hamlet heritage resources present in the Eastport, Speonk-Remsenburg, Westhampton area.

Eastport, once known as the “Duck Capital of the World”, now has one remaining duck farm, with the majority of the vacant farmlands being developed for residential uses. Before its rise to prominence with duck farming, Eastport had catered to summer visitors with rooming houses and the like. Construction of residential estates stalled in Eastport after 1910, however, due to the increase in the number of duck farms in the area and associated impacts (e.g., odor). Local farmers took advantage of access to the Long Island Rail

⁹The Recreation Plan considers Westhampton to include Quiogue, Village of Westhampton Beach, and Village of Westhampton Dunes. For the purposes of this Area-Wide Study only those recommendations related to the Westhampton Hamlet were included, unless otherwise specifically noted.