



*Given the Study Area's low-lying location, several roadways are more susceptible to flooding and present circulation issues during heavy storm events. (Pictured above is Old Contry Road in Eastport).*

### Visual Resources

#### Scenic Corridors

Each of the main thoroughfares running through the Study Area, Old Country Road, Montauk Highway and South Country Road (Main Street), have, for the most part retained visual resources, which provide a rural and historic character.



*View west on Main Street (South Country Road) toward the Remsenburg hamlet provides a rural ambiance, and should be preserved.*



*The rural ambiance and greenspace along selected sections of Study Area roadways should be maintained as visual assets.*

Existing zoning regulations, open space and vacant parcels enhance the rural character along these corridors. The existing scale and style of the existing historic commercial and residential structures can be used to guide future design guidelines for future development.

- **Old Country Road**

The community has identified Old Country Road as a significant scenic corridor. The following photo exhibit illustrates the country character of the community with open space, wetlands and vegetation. Old Country Road runs through each of the hamlet areas. The Mill Farm located along Old Country Road, is a good example of the existing older construction, shaping the quaint country ambiance of the area. However, since only the north side of Old Country Road is located in the Town's designated Aquifer Protection Overlay District, there are no clearing restrictions on the south side of Old Country Road. This critical gateway into the Town of Southampton requires additional resource protection to maintain its scenic qualities.



*The rural quality of Old Country Road should be maintained through the use of sensitive design controls, and by limiting the number of curb cuts.*

- **Montauk Highway**

Montauk Highway, has more visible, small-scale residential and commercial development. Examples of this traditional commercial development include the Old Speonk Inn restaurant and the surrounding area. However, there is a more recently built shopping center along Montauk Highway, representing newer construction in the area, which is a design trend the community does not want to see continued in its present form. While older homes are seen along Montauk Highway, newer multifamily construction exists as well.

A significant gateway exists at the intersection of Old Country Road, Montauk Highway and Mill Road in the vicinity of Beaverdam Creek and Cooks Pond. This “community crossroads” location in Westhampton presents a critical scenic resource. At the Old Country Road, Montauk Highway and Mill Road intersection, the visual image is that of greenspace and a continued country ambience, welcoming travelers in each direction. Also the subject of a development proposal examined in a later section of this report, the 35-acre Bailey’s Motel tract on Montauk Highway at this “community crossroads” location provides a substantial greenspace along Montauk Highway as well.

Moving south along Mill Road at this intersection brings the traveler into the traditional shopping business center of the Village of Westhampton Beach. Continuing east from this intersection along Montauk Highway leads to a business district of the Village of Westhampton Beach then onto Montauk Highway to the neighboring community of Quogue and further east to the Village of Quogue, running parallel to the Sunrise Highway.

Another significant gateway exists at the “community crossroads” of Montauk Highway with South Country Road and Dock Road, where the communities of Eastport, Speonk and Remsenburg converge. The stretch of open land on the north side of Montauk Highway provides substantial greenspace and a necessary transition between hamlet areas. Although it has been the subject of several development proposals (including one examined in this Area Study), much of this acreage was farmed several decades ago and some community residents have expressed the desire to see this land area return to agricultural use. If development occurs at this critical juncture, clustering towards the hamlet center of Speonk is essential, with ample open space and landscape buffers necessary to protect the Scenic Gateway and provide a transitional area along Montauk Highway.

- **South Country Road (Main Street)**

South Country Road is also characterized by a low-density residential land use with ample green spaces and landscaping. Many historic structures can be found along this road with large setbacks complimented by white picket fences and mature trees. Structures along Main Street are primarily residential, with some small-scale community uses, such as churches, the Remsenburg Academy and the historic post office, located here as well.

- **Sunrise Highway**

Sunrise Highway in the Study Area is an identified scenic corridor with the Pine Barrens framing the four-lane limited access roadway, with resource protection measures already in place by virtue of the development restrictions associated with the Core Preservation Area designation of the state’s Central Pine Barrens Act.

In addition, there are other Scenic Area Gateways that are illustrated in Section VII as part of the discussion on “Scenic Resource Protection Strategies.”

### ***Viewsheds of Local Importance***

In addition to the community’s Old Country Road scenic corridor and other roadways/gateways noted above, there are several other important viewsheds within the Study Area.

- In Eastport, the Raynor Farm Homestead represents the historic agricultural character of the area.
- At the end of South Bay Avenue is a Town Trustee Dock that offers a panoramic view of the Moriches Bay.



*The Town Trustee Dock and Boat Basin along South Bay Avenue in Eastport provides an opportunity for the boating public to access the water.*

- Along Montauk Highway in Speonk are significant viewsheds of the Speonk River and the National Historic Landmark Brick Mill (aka Fordham Mill), which act as the western gateway to Westhampton and the eastern gateway to Speonk.
- Remsenburg still has remnants of historic farmsteads. Main Street has retained a rural character, with many narrow picturesque residential lanes. “Remsenburg Park” provides a hamlet green along Main Street. At the end of Speonk-Shore Road is another Town Trustee Dock and a viewshed of Moriches Bay from the terminus of Speonk-Shore Road.

- Westhampton contains several waterbodies, including Beaverdam Creek, which can be seen from Montauk Highway; Cooks Pond, seen from Old Country Road, and the wetlands along South Road, which were part of a property that used to be used for duck farming.
- Portions of Montauk Highway provide a country atmosphere for the area, as illustrated by vegetation and roadside food stands.
- Significant stretches of pine barrens and oak forests on the west side of Speonk-Riverhead Road and along certain portions of Old Country Road are also considered viewsheds of local importance.

### ***Built Environment***

The built environment of the Study Area is also a visual resource and contains clear examples of the historic character of the area, as well as new construction of more recent years. The historic resources provide a design context and “community character” palate for new/proposed development.

Eastport has an historic home at the end of South Bay Avenue adjacent to a newer Victorian-style Bed and Breakfast, both in proximity to a newer restaurant/marina. Historic sites such as the Wells Tuttle House, built in 1775, and the Eastport Church Cemetery remain.



*An existing bed and breakfast along South Bay Avenue is a residentially compatible use and provides a transition to the commercial activities on the east side of South Bay Avenue in Eastport.*