

Recognizing the importance of the waterfront as a primary recreational attraction, a Town goal with respect to economic development stated that the Town should enhance public access to the beach, without compromising the residential privacy and scenic setting of the areas adjoining the beach. It also stated that there should be greater opportunities for golf, hiking, bicycling, boating, horseback riding and tennis without compromising natural or scenic resources.

In its Economic Development section, the 1999 Comprehensive Update provides individual Hamlet Center Design Concept Plans, including one for Speonk-Remsenburg (See Exhibit II-4, originally prepared by Abeles Phillips Preiss & Shapiro, Inc., 1998). The overall concept for this hamlet center is recommended to be oriented to the needs of local residents. Five objectives for this hamlet center area are:

- Concentrate retail development to create a pedestrian-oriented “Main Street” ambiance;
- Use the railroad, post office, “town greens” and new development as anchors for the center, and to foster a sense of community;
- Pursue “traditional neighborhood design” in and around the hamlet center;
- Contain commercial sprawl; and
- Enhance scenic views.

#### **WESTHAMPTON PLANNED DEVELOPMENT DISTRICT STUDY (1999)**

The Westhampton Planned Development District Study (the PDD Study) was completed to address issues surrounding the former dragstrip property, which at the time was a pre-existing nonconforming use and generated community

concern due to excessive noise associated with racing. The overall PDD study area is shown in Exhibit II-5, depicting 65 vacant parcels and seven single-family dwellings.

Section 330-246 of the Southampton Town Code enables the Town Board to rezone land from that of the underlying zoning district to a PDD. (With the exception of the drag strip property, the suggested PDD designation for this study area assemblage has not been adopted). The study area for the Westhampton PDD totals 756.9 acres, and is located within the Town’s Aquifer Protection Overlay District and Central Pine Barrens area. An advisory committee discussed alternative development concepts for the study area, which are detailed in the report. After the alternatives were reviewed, recommendations were outlined for each property within this PDD study area.

#### ***Nonconforming Recreation Use***

At the time of the study, there was a pre-existing, nonconforming use (the drag strip) located on the north side of Old Country Road, west of the old BOMARC site, which is the source of community concern due to excessive noise generation. That site is approximately 66.6 acres, 14.2 acres of which at the northern end of the site are located within the Central Pine Barrens Core Preservation Area (CPA). The remaining 52.4 acres are within the Compatible Growth Area (CGA).

The Study recommended that this site be redeveloped as a PDD either on its own, or in combination with adjacent parcels. Various land use alternatives were explored, however, the PDD was recommended as residential and proposed as a senior housing development so as to limit the generation of school-age children. Other potential redevelopment of portions of the site included open space on the Core Preservation Area and recreation.

	BUSINESS AREA		ASSETS		STREETScape PLANTING PRIORITY
	OPEN SPACE/PARKS		TRAFFIC LIGHTS		TRANSITION AREAS
	TRAFFIC CALMING		GREENWAY/ BICYCLE ROUTES		
	SHARED PARKING		TREE PLANTING PRIORITY		

LEGEND

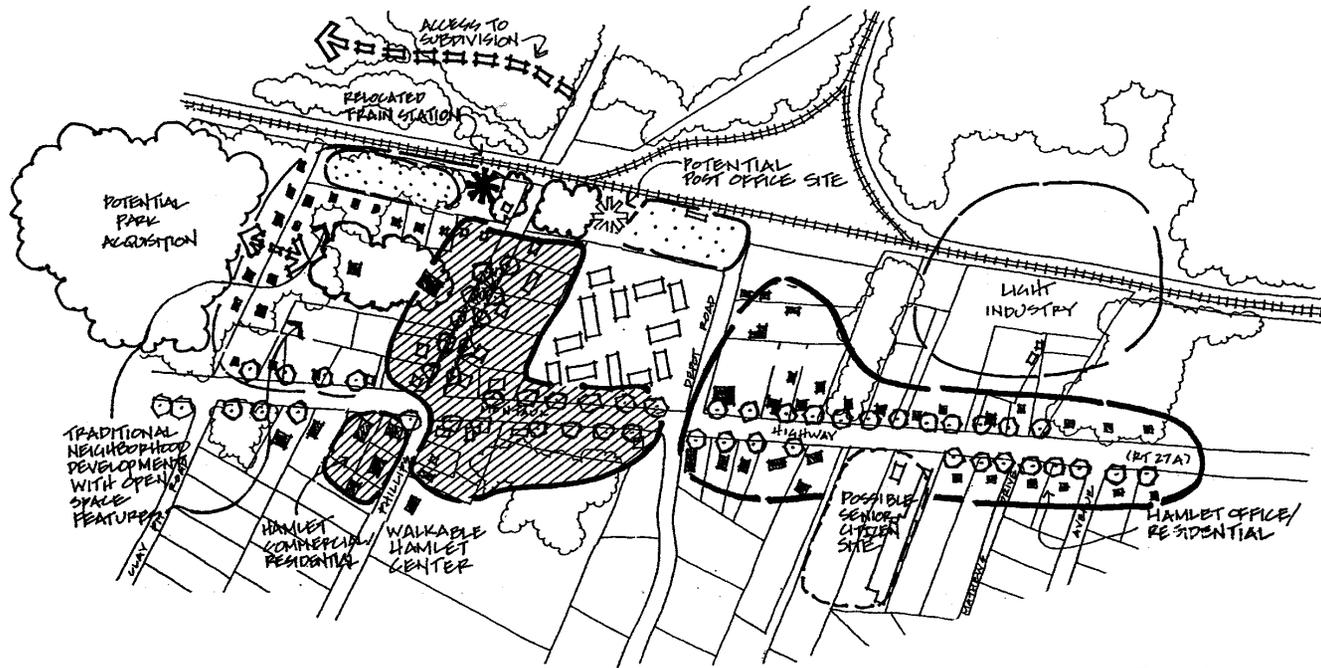
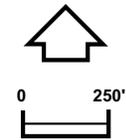
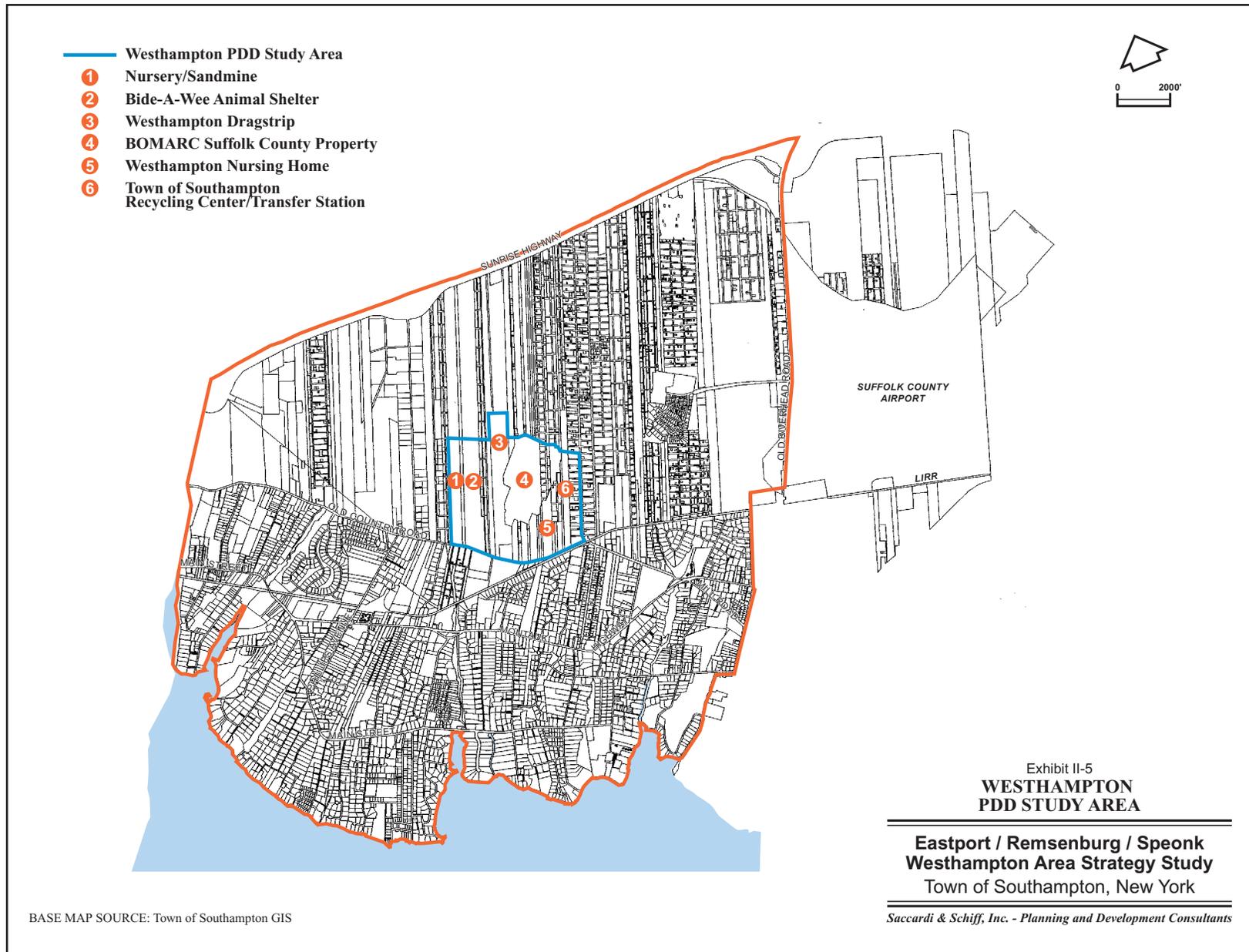


Exhibit II-4  
**LAND USE/HAMLET DESIGN CONCEPT  
 SPEONK/REMSENBURG  
 1999 TOWN COMPREHENSIVE PLAN**

**Eastport / Remsenburg / Speonk  
 Westhampton Area Strategy Study  
 Town of Southampton, New York**

SOURCE: Abeles Phillips Preiss & Shapiro, Inc.

Saccardi & Schiff, Inc. - Planning and Development Consultants



In May 2002, the Town Board approved a Zone Change for the property, permitting a 189-unit senior housing development. In October 2003, the Planning Board conditionally approved the site plan.

### ***Suffolk County BOMARC Property***

The easterly property line of the dragstrip site adjoins the Suffolk County property, which is the site of the former United States BOMARC Missile Base. While the site has 100 feet of frontage along Old Country Road, access to the site is currently through an easement on the dragstrip property and the adjoining property located southwest of the BOMARC site. The entire BOMARC site is 113.7 acres and is located completely within the Compatible Growth Area.

The PDD Study recommended the County-owned property remain as such, and that government uses continue to operate at this location. It was recommended that a Master Plan be developed for the on-site facilities, to look at short- and long-range goals.

### ***Other Properties***

Of the 65 parcels in this study area, 10 are cleared or disturbed, totaling 115.6 acres. Other active properties surrounding the dragstrip and BOMARC sites, include the Huntington Ready-Mix Concrete Sand Mine and the adjacent Carter Nursery, the Bide-a-Wee Association animal shelter, the Town Solid Waste Transfer Station and Town Police Shooting Range, and the Westhampton Nursing Home. The Town Transfer Station and Town Police Shooting range are located on portions of two parcels, east and north of the BOMARC site. There are also seven existing single-family dwellings within the study area, totaling 18.5 acres, five acres of which are cleared.

The PDD Study recommended that the nursery/sand mine site continue its nursery use and eliminate the sand mine use and reclaim that portion of the land as open space. It was suggested that this recommendation could be accomplished through acquisition. However, an alternative recommendation was set forth that “the sand mine use could be voluntarily discontinued, until the plant nursery was ultimately developed, in accordance with the CR-200 zoning yield.”<sup>5</sup> At such time, the development potential in the CPA portion of the sand mine land could be transferred to the CGA portion of the land as a cluster development.

It was also recommended that the Bide-A-Wee and transfer station sites remain unchanged or that expansion be accommodated.

The PDD Study and DEIS associated with the Dragstrip rezoning also pointed out that some of the RRAD designations in the Town Code did not match the Central Pine Barrens Plan enumerated tax map numbers.

### **SMART GROWTH POLICY PLAN FOR SUFFOLK COUNTY (2000)**

In March 2000, the Suffolk County Legislature adopted a resolution that required the preparation of a “Smart Growth Master Plan” for the County. As part of the process of drafting this plan, a series of public hearings were held. The Smart Growth Policy Plan for Suffolk County, defines Smart Growth as:

*“Anticipating and providing for sensible growth, balancing jobs and economic development with the preservation of the natural environment and the historical community fabric.”*

<sup>5</sup>Westhampton Planned Development District Study, June 1999; p.43.