

HAMPTON BAYS CAC AUGUST 2022 MEETING MINUTES

Meeting Date: August 18, 2022

Meeting Time & Location: 7pm EST Zoom Meeting

HBCAC Zoom link for all monthly meetings: <https://us02web.zoom.us/j/5538708750>

HBCAC website link: <https://www.southamptontownny.gov/435/Hampton-Bays-CAC>

Member Attendees: Ray D'Angelo, James Makin, Louise Stalzer, Regina Axelrod, Margaret Friedlander, Andy Godfrey, Kevin McDonald, Amy Paradise

No roll call was done by the Chair; therefore, it is unclear which members were in attendance.

Guests: Paula Godfrey, Southampton Town Legislative Aid; May Zegarelli Southampton Town Legislative Aid; Councilperson Cyndi McNamara, Councilperson Rick Martel; Maria Hults Hampton Bays Civic Association President; Carrie O'Farrell with Nelson Pope Voorhis, Judy White (*unclear who Judy represents/works for*) Hampton Bays residents Linda Wells, Gayle Lombardi, Amy Paradise, Hampton Bays Business Owners: Richard Stott, Mark Evans, Diane Pepysy

MARCH MEETING AGENDA:

- Update from Hampton Bays Councilperson(s)
- Hampton Bays Chamber of Commerce members with downtown businesses
This meeting is for CAC members to understand how some businesses on Main Street see the downtown's future, as well as its challenges and potential needs. Chamber members in attendance were arranged by its leadership. Our purpose is to listen and learn understand.
- Q&A and comments

DISCUSSION POINTS

Updates from Councilperson Cyndi McNamara

- County offered Southampton Town (one of ten towns) grant money to start a shopping assistance program for Seniors
 - The Town Board was trying to develop a plan to staff and manage this program and identify a budget. Difficulty to plan for staff without a clear understanding of how long the program would be funded by the County
 - The Town Board reached an agreement with the Heart of the Hamptons to run the program
 - The program should be available shortly – reach out to Southampton Town Senior Services for information
- No Covid updates “numbers are all over the place so hard to say”. The Town is not getting the reporting they once were
- Hampton Bays Senior Center parking issues
 - Town Board is attempting to identify solutions to make it easier for Seniors to park at the location. An option being considered:
 - A permanent parking for Seniors between the hours of 9am-2pm, after which the lot would be available to anyone to park

Hampton Bays Chamber of Commerce

- Officers of the Chamber were not in attendance

Hampton Bays Business Owner Speakers

Hampton Bays Business Owner, Richard Stott - Architect

- Office on Main Street in Southampton for 25 years until Covid
- Now has his office on Main Street in Hampton Bays for 2-yrs
- Likes living and working in Hampton Bays
- Sees an enormous potential for Hampton Bays
- Lots of attention about the downtown development proposal – his advice is to let's see what's proposed
- Downtown Hampton Bays needs to change, it stay like it is
- Things are going to change, and thinks it will change for the better
- He's been involved in downtown revitalizations: Architect for the Suffolk Theater in downtown Riverhead
- Understands some of the pressures going on between Patchogue and Riverhead and what might happen in Hampton Bays; it's very complicated. Also understands the positive energy revitalization can bring to create a happening downtown Hampton Bays
- He's in favor of moving forward with looking at development plans
- Septic/sewage issues need to be addressed
- Does not want to see over development
- Likes the transformation of downtown West Hampton Beach based on what was there before and what's there now
- New housing opportunities are an important issue to address
- Issue with people riding electric bicycles on sidewalks

Diane Pepesy works with Richard Stott

- Wants new businesses and existing businesses to thrive
- Would prefer people travelling from Manhattan to points east not to just drive by Hampton Bays; we need to be a place that's inviting for people to want to stop
- We are a great community, but we need to expand it out to other people and tourism so that our economy can really thrive
- Also doesn't like people riding bicycles on the sidewalks

Hampton Bays Business Owner, Mark Evans - Owner of The Hamlet Green

- Owner of businesses all over the United States
- Living in Sag Harbor for over 30 years, but has a flat (apartment) in Hampton Bays
- Comes out on Fridays
- He has chatted with Hampton Bays shop keepers and communicated that they stated a need for progress
- While dining at restaurants in Sag Harbor, Southampton Village, West Hampton Beach and East Quogue he runs into Hampton Bays and East Quogue locals and asks, "why aren't you coming to Hampton Bays" and the answer is "you don't have anything on the Main Street"
- Hampton Bays needs what they call in the U.K. a "high street"
- Hampton Bays is a drive by town, no one stops because there is nothing to stop for
- The states interns he trains have no interest in staying, nor coming back to, Hampton Bays because there is nothing to do – not even Sag Harbor interests them
- Wants to see restaurants, coffee shops, galleries
- Would like to see shop owners be able to pass on businesses and generational wealth
- Successful restaurant owners of Cowfish and Rhumba don't market themselves as Hampton Bays restaurants, but instead Southampton restaurants

Question posed to Mark Evans by Hampton Bays CAC Secretary Margaret Friedlander

You mentioned making mates, and speaking, with many Hampton Bays business owners, why do you think they aren't participating tonight to share their points of view?

Answer

- *Many people don't know about the CAC monthly meetings – word doesn't travel well enough*
- *Certain people couldn't make it. I made a special trip to participate; I'm not town during the week I come out on Fridays*
- *Fatigue because this conversation, based on what he's hearing, has been going on for years*

Hampton Bays Secretary take-away

- Our remit as a CAC is to improve on how we communicate and get the word out to our community

Written letter from Karen Andrews, owner of Good Ground Antique Center submitted to the Hampton Bays Chamber of Commerce, and then forwarded to HBCAC Chair, Kevin McDonald, to read.

Note: Minutes do not reflect the letter in its entirety. Karen Andrews is currently travelling and unable to attend and has respectfully submitted a letter

- 3rd generation property owner
- Regarding development of Hampton Bays in 2013 – attended a meeting concerning the Hampton Bays Strategic Plan. The audience was asked their opinion regarding designs of buildings, elevations, construction and what we would like to see in downtown Hampton Bays
 - The audience overwhelming voted for charming seaside architecture, similar to Sag Harbor
 - No one wanted 3-story buildings like those seen in Patchogue
 - I felt at the time the community was being heard – vote what we want
 - But now I feel the proposed rezoning of Hampton Bays to include an excessive number of residential units with “2 and 3-story buildings” is not what I, or the community want
 - I have concerns over what is being proposed by Manhattan based Caiola Real Estate Group in a Southampton Press article dated 6/23/22. Existing zoning allowed for 104 residential units while the Town website projects 248 housing units
 - I am not against development; however, it needs to be done in an environmentally sound way that is not just beneficial for the developers, but for the Town as a whole. And is considerate of the existing issues we currently face such as
 - Traffic, congestion, and flow, parking, litter on the streets, and pollution of our ground water
 - To quote from Supervisor Jay Schneiderman “the rezoning of downtown Hampton Bays is a necessary step to revitalize the Hampton Center in line with the community’s vision”.
 - I say the community vision is in keeping with the 2013 Corridor Plan not with the vision of a Manhattan based developer
 - Rezoning to allow excessive development in an environmentally sensitive area whose water resources are already stressed is not good for the community, nor is it what we want

Comments

- **Richard Stott:** A great letter by Karen Andrews. Hard to argue against any of her concerns. They're all really well thought out. The developer has a responsibility to show us what's on his mind. We haven't seen a plan yet, we've heard talk, we've seen a few renderings of somebody's fantasy. That's all those are, it's not anything or real or in 3-D so it's hard to judge. When it comes to 2 and 3-stories, I urge everyone to be patient about that. Sometimes there's ways through form-based zoning and ways to model the space and buildings so they're not obtrusive. With respect to residences, a vital downtown needs to have residences close by. I see a vitality in downtown that can grow into a diverse and artistic and progressive kind of place that we'd all like to live in. I hope we all take a deep breath and accept things have to change. Our population is growing fast, and the world is changing scarily fast and there's a good way to do this positively.

- **Diane Pepysis** also supports letter submitted by Karen Andrews. Strike a balance between Patchogue which is a little bit more of an urban situation and it's not us. We need to strike a balance somewhere between something that fits our community but does the things that were done for Patchogue in the rebuilding. But that's not to say we have another urban environment – we need to have our environment and structure it in a way that fits us best. I agree with Karen and it's a great letter, she stated it very well
- **Amy Paradise** I get caught on the notion we need to make the downtown more dense. That there aren't already enough people here to support a vibrant business district. I read the NY State Climate Action Plan and they have a whole committee on this, and I came across the notion of a walkable downtown means that there are sufficient residences within ½ mile (a ½ mile is considered walkable). We already have a considerable number of people within a ½ mile of the downtown area. I've seen the community housing that they build, and I guess a simple compromise (we haven't seen the plan we've been given numbers) you need to identify the number of buildings and residences, and especially the square footage. I think this is what a lot of people are upset about
- **Question from CAC Chair, Kevin McDonald to Councilperson Rick Martell. Do you have any response to what's been said by Amy, Mark, or Diane**

Answer

- No, I don't. I think we need to plan for all this. I disagree that there's enough people within a ½ mile radius of our Main Street to support lots of business there. It has to be a much more planned community and I'm not saying it all has to be all residential. There has to be parking, traffic control of all kinds – pedestrian, bicycle, and automobile. Has to be a Complete Street community-based design. It's too early to comment on what's been proposed because there's nothing really that's been proposed. I just want to be patient and see what happens. It's important to develop, we know we need to change so let's do it in a smart way. We've just been presented with Rechler's redevelopment of CPI. It's amazing what's happened there. And everyone's excited about it and wondering is this a good thing, a bad thing, do we/don't we like the architecture, is it over/underdeveloped, what's it going to do with the traffic. Some of these things we have to wait and see, but it's a lot better than the derelict property that was there before. I feel better moving in a positive direction rather than holding onto the past. I look across the street from my office and see empty buildings and homeless people walking by and that's not a good thing.
- **James Mackin** I was in Patchogue and want to point out those are 5-6 story buildings so anytime we draw a correlation between Patchogue and Hampton Bays we have to keep in mind that there are already 2-story buildings in most of the hamlets on the east end. And they successfully fit in with the right architecture. We haven't seen any plans yet and the plans are the visualization. So, until we see some hard evidence I think we do have to keep an open mind. And the Hamlet Green has become a great destination spot. Hats off to the developer of the Hamlet Green.
- **Margaret Friedlander** Acknowledges the conversations are productive. But a lot of people have mentioned they have to see the plan from Caiola who seems to be, right now, the only developer we are aware of that is willing to step in and commit to developing our downtown area. I know we have shifted from the HBDOD where he did provide a detailed plan, elevations, as well as look and feel. And now the plan has shifted from being called the HBDOD to being called the Business District. I'm anxious to see what if anything has changed between what was presented and proposed for the HBDOD and what is now being called our Business District. I'm staying open minded but want to see what's changed if anything. I went back to the community survey from many years ago and did my due diligence by reading through - what was not a very robust - participation and respondent survey. What was illustrated and diagramed in Mr. Caiola's plan, in my opinion, are in direct conflict to what the survey respondents identified they wanted. I definitely want to see what the new plan is. Regarding the sewer treatment plant, I'm not sure how many people are aware that the current

proposed site is 30 Cemetery Road which is adjacent to a cemetery (which could be earmarked for historical landmark status) and the Good Ground Park. I'm curious if the new plan has identified this same site location, which I'm not in support of. Albeit I do think we need a sewer treatment plant.

- **Cyndi McNamara** acknowledged the discussion has been great and very respectful and productive dialogue. We'll agree on somethings and disagree on others. Some really great points made by the business owners, and we need more forums like this to take place
- **Linda Wells** this has been an excellent conversation. We live on Cemetery Road we are right next to the proposed sewer treatment plan. We are probably only the living people who will be next to the sewer treatment plant - everybody else is dead – except those who visit the cemetery or the park. We would of course not be in favor of living next to the sewer treatment plant during our lives and buried next to it for eternity. We really like the architectural renderings that have been proposed. Not sure how anyone could possibly not like them. We've been in Hampton Bays a very long time, my husband's family for generations. Coconut Grove and South Miami revitalization moved on street parking to off street parking which freed everyone up to expand sidewalks and the communities bloomed. The Hampton Bays Strategic Corridor Plan called for building alternate roads between the park and Montauk Highway, it called for all sorts of wonderful businesses, and we said yes bring us outdoor restaurants, yes bring some antique furniture stores. And when I read what walkable communities are that was what was sold – so yes. But I have to admit 3 ½ story buildings (4 of which can be occupied) next to my single-family property I admit is a bit much. Maybe there should be some limitation between height and size and maybe a lot more of the community would come together for the vision of Hampton Bays. We like much of the plan and it would be great for Hampton Bays. We would love to see Main Street like those pretty architectural pictures, but we will lie down on the tracks about the sewage treatment plant because we really feel the community needs something bigger rather than the tiny current location which is also so disrespectful to our dead. We're happy to have this conversation and want people to come together on something everyone will really just love.
- **Carrie O'Farrell with Nelson Pope Voorhis working for the Town** I assisted the town back in 2018-2020 in the development of the first version of the HBDOD. I want to clarify a couple of things: Our work was largely the Environmental Impact Statement and Traffic Analysis. And the code was something that was generated by the Town staff. The notion that this is the developer's code – I want to clarify for those involved, that's not the case. This was a generated effort largely from the Towns former Planning Director, but it is birthed from the Pattern Book which the Town spent quite a bit of time and effort in preparing by outside consultants. This was with the intention of a lot of study based on what the community said they wanted Hampton Bays to look like, siting elements of places like Sag Harbor, Southampton Village, and Greenport. To get there you need the code which will allow it and that was the intention of the overlay district. The Town is interested in continuing that effort. It is healthy and good to hear the input of the community and we're looking forward to doing that as we go through the process. The Town is reinvigorating that effort to try and establish a form-based code which is a code that is intended to dictate a form of buildings more so than the use to make it look like a traditional downtown. This is an important element of allowing redevelopment to take place in the form of what the community said they wanted. We're here to listen and continue the process with the community.
- **Judy White works with Carrie O'Farrell and the Town** to make sure people understand how this came about and why it is so important that we/the Town adopt some sort of form-based code based on a Pattern Book based on feedback from the community, so that whoever does the development is going to have a guideline as to what can and cannot be developed. Some of the buildings in Patchogue are 6-stories, that's something that's obviously not deemed appropriate for Hampton Bays at all. But it is possible that we could take a look and see whether or not it's possible to do 3-stories. So, we're going to be working with the Town to provide them with information and to help

the community understand what the form-based code is, and what it isn't. In addition to which, since the form-based code was adopted, Carrie's group has done a detailed traffic analysis and one of the major things they're looking at is some traffic mitigation impacts. So, we're going to be working with Nelson Pope and the Town to get the facts out, to get the message out, and we're here to help anybody who wants us to have input and who wants us to listen to their input. Tonight, was incredibly helpful for me and I believe for Carrie. Kevin, I can't thank you enough for inviting us, it was so good to hear from people who live in Hampton Bays and have a real sense of what they'd like to see their downtown look like

- **Ray D'Angelo** Attempting to get onto the zoom meeting for 55 minutes. Thinks this should have been an in-person meeting, a lot of people from the Senior Center wanted to attend and do not have computers. This type of meeting disenfranchises them. No one knows about this; the people of Hampton Bays have never had input into this process. The parking in the Senior Center is horrific, can't get a parking spot and people with limited mobility are having to walk from the King Kullen parking lot to the Center. Traffic in the morning is horrific. These people are all getting paid, they all have a vested interest to push this thing forward. Most of the people I've talked to don't want this and yet it's being pushed down our throats. At the end of the day there's going to be more infrastructure needed. I'm 72 years old, the infrastructure here is the same as it was when I was 9 yrs old. The roads are the same other than 27. Who's going to pay for all this? We need some common sense. We have no water pressure because there's so much demand on our water system.
- **Andy Godfrey** likes the positivity that's going on. And a lot of what's going on affects the businesspeople more than it will affect any of us. I look forward to seeing what's proposed for downtown Hampton Bays because what's ever going on so far is not working. I'm looking for something new.
- **Maria Hults** There are 3-story buildings in Hampton Bays, Southampton, and West Hampton. People don't notice them because architecturally they're built well and that's what we should be looking for. I think Karen hit the nail on the head, nobody wants to see over population in the town. As I understand it, the build out was a process to take place over 10-years. And no one has seen final plans yet and that's part of our meeting is to see if we can see what those plans are. Until we know that, I don't understand why people are so against change. We want things to look good, business has to grow, the Town has to grow, and it should grow in the right direction. Anyone coming to our meeting is going to be wearing a mask. We've decided to do an in-person meeting, so we don't have a problem with the electronics, and we'll see what the community wants. It's not a decision-making process, it's a learning process. And I thought this meeting was wonderful and thanks Karen for sending her letter, Margaret had some good points, and Amy has some good points. And certainly, I can understand Linda Wells because if I lived right next to the cemetery I might be a little hesitant to have a sewer system there so I understand her point; no one would take that away from her. But she seems to be in favor of the downtown revitalization. She's living there and walking to get her groceries and whatever and that's what we want.
- **Louise Stalzer** living here since 1982 so I've heard a lot of proposals for Hampton Bays over the years. I've worked for the Town on the Comprehensive Plan back in the '90s and I'm on the anti-bias task force. We've done some presentations to the Town Board supporting form-based code and more affordable housing. One of the things I don't think we talk about, and I wonder why, is that there are a lot of Spanish speaking businesses, and we have a growing Latino, South American population. I think the census bureau will come out with this. We need to expand the membership of the community including opening up our CAC a little more. There is an Anti-Bias Task Force Picnic event on September 10th (1-5pm) at Red Creek Park with the goal of bringing people from different backgrounds together across the east end. I'd like to do a table for the CAC and maybe give out some material to help try and get more people who live here to be part of the process.

- **Gayle Lombardi** Not all change is good. I moved to my current house because of my disability and because I could walk to Main Street. Our Main Street has a lot of things that our hoity-toity towns don't have. To Louise's point, I get a little offended when I hear people say we don't want any more nail salons, or more Latino this and that. It puts a spin on we want more high-end stores, but our community is socially racially mixed and financially mixed, and these businesses do very well. Francesca's is very busy. I'm not thrilled with the assortment, but to be in business you have your clientele.

The ½ mile walking distance – we are not a city – we shouldn't consider walking. We have sidewalks that go down pass Bay Avenue on Ponguogue and I saw, while walking toward the middle school, many people walking up to the concert. But we are still a drivable town, contrary to what everyone expects the future to be, people drive to the downtown, so we need adequate parking. Regarding the 3 – 3 ½ story buildings, they're 3 stories straight up with a ½ a story setback.

The current code in Southampton is 2-stories, (except for the new affordable housing in Sag Harbor which is 3-stories). Therefore, any 3-story buildings that exist in these communities were pre-existing and non-conforming. We have 2 ½ story buildings on a 45-degree angle. We don't have any 3-story straight up. If you look at the current HBDOD it's 3-stories straight up 35' and 50' set back.

What I don't understand is this concept that we don't have a plan, there are thousands of pages of documents to reference. We've had presentations for 5-yrs and Carrie O'Farrell, with Nelson Pope Voorhis, says she wasn't involved in it, but she was quoted in a local paper saying this was one of her greatest accomplishments. Carrie O'Farrell and Judy also both indicated that what people wanted 5-6 years ago was what was in the Pattern Book that's on the Town website today, but this is really not the case. Therefore, I'm not getting a clear picture as what's the intention of the Town.

So, to say these people weren't involved in the planning, and whether Mr. Caiola directly, or indirectly, had influence – who knows. He has a right to have influence – he's a stakeholder. So, in good faith I cannot believe he had no contact with town when Jay knew him in 2016. And his planners wrote letters in the SEQRA had no contact with the Town. The density of the current plan is incredible and allows for 50% off-street parking shared with residential. The plan takes out 8-acres of existing oak trees.

So, are they going to put forward fabulous new plans, putting aside all the things people said they didn't want included, making the existing HBDOD as we know it - dead?

I want clarity – is the plan to move forward with the HBDOD, as it exists and which appears to be Mr. Caiola's vision, which has 4-story buildings all along Good Ground Park or is Nelson Pope Voorhis starting from scratch?

Nelson Pope and Voorhis indicated they were referencing the Hampton Bays Community Surveys and the Pattern Book.

We are spinning our wheels if we're not starting from scratch. Why would we be having this conversation if they're going to try and to continue to sell in the existing HBDOD by saying this is what you wanted.

People who think there are no documents need to know that there are thousands of documents on the Town website. The HBDOD is on the Town website and people who are on this call that think there is nothing, need to look and see what we're talking about.

Carrie O'Farrell Commented: "The Town's intention at this point is that the HBDOD code is as it is; however, they are looking to listen and tweak it. The intention is to not start from scratch from what I understand"

- **Ray D'Angelo** I'm sorry things got like this, but this is what happens when you shove things down peoples throats, and you don't give them a right to participate. You know how I feel about the Civic Association, I'm a member, but you don't have elections, you're going to have the meeting and I know it's going to be contrived.

Kevin McDonald made efforts to keep the discussion on topic. As a result of off topic statements being made and in full disclosure it was announced that Ray D'Angelo was regrettably shut out of the meeting.

- **Margaret Friedlander** I request the CAC share links to the HBDOD on the Town Website for people to reference if they choose. And I'd like to understand what Carrie Farrell meant by "tweaking" the existing HBDOD means. Based on my desk research analysis there were only a small group of Hampton Bays respondents to the Community Survey. And, in my opinion the current visuals in the HBDOD plan are not aligned with the visual preferences per the Survey. Therefore, when people say, "this is what you wanted", I'm do not necessarily agree based on what I reviewed. Maybe what we hear at the Hampton Bays Civic Association Meeting on August 29th regarding these "tweaks" will address those gaps?

Kevin McDonald agreed to follow up with Janice Scherer and Carrie O'Farrell to provide HBDOD Planning documents, in briefer form. He also stated that it would be an understatement in the extreme to not believe that this message has not been heard. That people are concerned about density, mass and size, and a host of other related issue which include infrastructure, traffic, parking, and all that. I think part of our job is just to convey them as part of our concerns and express a willingness to try and resolve them, rather than to identifying a litany of concerns for which there is no answer ever offered or an appreciation that some of these things are hard to resolve but we should try. I didn't get my 5-minutes, but I'm going to steal a few right now. I think it's very safe to say based on a whole lot of conversations that I've had with other people that people think something should change. Now the question is what's the something. I'm not that concerned about 3-story buildings, by themselves, here and there. I am concerned about a wall of 3-story buildings and mass can matter. The burden is on the developer and the burden is on the planners to show that this can be done smartly, that the visuals support the premise. The other thing we should be thinking about is do we need elevated parking in the downtown business district somewhere? They have elevated parking in downtown Saratoga, and if they could do it there and it looks good – we might need to think about that. I'm in support of an expansive view of all options and an expansive view of all possibilities.

Links

- **Community Preference Survey Future Design Of The Hampton Bays Business District Public Survey Results (unedited)**
 - <https://www.southamptontownny.gov/DocumentCenter/View/9246/HBPB-Public-Survey-Results-January-27-2017-PDF>
 - Page 1: Select your age group. Total Respondents 1209
 - Page 2: Please select all that apply. Total Respondents 1201
 - Pages 3-5: Main Street Form & Scale. Total Respondents 825
 - Pages 6-8: Main Street Building & Storefronts. Total Respondents 715
 - Pages 9-11: Street Scape & Landscape. Total Respondents 684
 - Page 12: Which of the following characteristics most closely matches your future vision for downtown Hampton Bays? Total Respondents 662
 - Page 13 Which of the following statements most closely matches your future vision for the architecture of downtown Hampton Bays? Total Respondents 665
 - Page 14 What do you like or dislike about the following image? Feel free to comment on the buildings, sidewalks, and landscaping. Image #70. Total Respondents: 579

- Page 15: What do you like or dislike about the following image? Feel free to comment on the buildings, sidewalks, and landscaping. Image #05. Total Respondents: 561
- Page 16: What do you like or dislike about the following image? Feel free to comment on the buildings, sidewalks, and landscaping. Image #12. Total Respondents: 532
- Page 17: What do you like or dislike about the following image? Feel free to comment on the buildings, sidewalks, and landscaping. Image # 29 Total Respondents: 528
- Page 18: Which of the following statements most closely matches your future vision for the architecture (form and building character) of downtown Hampton bays? Total Respondents 645
- Page 19-20: What would you like to see in downtown Hampton Bays? Rank these in order of importance, with 1 being most important and 10 being least important. Total Respondents 653
- Page 21-22: Which of the following storefronts most closely matches your vision for downtown Hampton Bays? Notice the amount of glass, colors, signage, building height and architectural details. Total Respondents 646
- Page 23 Is there another downtown that embodies the characteristics you would like to see in Hampton Bays? Click all that apply. Total Respondents 615
- **Supplemental draft Environmental Impact Statement Hampton Bays Downtown Overlay District Zoning Map and Code Amendments Hamlet of Hampton Bays, Town of Southampton Suffolk County, New York**
 - Prepared for: Town of Southampton Town Board
 - Prepared by: Nelson, Pope & Voorhis, LLC. NP&V Project No. 18056. May 2019
 - <https://www.southamptontownny.gov/DocumentCenter/View/17761/HBDOD-SDGEIS-Main-Text>
- **A Pattern Book for the Hampton Bays Downtown Overlay District June 1, 2017**
 - Prepared by : Historical Concepts in conjunction and cooperation with the citizens of Hampton Bays.
 - Prepared for: Town of Southampton
 - <https://www.southamptontownny.gov/DocumentCenter/View/11449/Hampton-Bays-Pattern-Final-Book-June-22-2017-PDF?bidId=>
- **Hampton Bays Main Street Mix Use Concept Renderings by Urban Design Associates**
 - <https://www.southamptontownny.gov/DocumentCenter/View/24877/Architectural-Designs-for-downtown-Hampton-Bays-based-on-FBC-and-Pattern-Book?bidId=>

Reminder:

- Hampton Bays Civic Association Meeting on August 29th is in person with masks required.