East Hampton

Scenic Areas of Statewide Significance

Accabonac, East Hampton Village, Gardiners Island, Hither Hills, Lake Montauk, Montauk Point, Napeague, Northwest, Three Mile Harbor

New York State Department of State
Division of Coastal Resources

January 2010

East Hampton

Scenic Areas of Statewide Significance

Accabonac, East Hampton, Gardiners Island, Hither Hills, Lake Montauk, Montauk Point, Napeague, Northwest, Three Mile Harbor

New York State Department of State, Division of Coastal Resources
Steve Ridler, Dennis Mildner

Town of East Hampton
Marguerite Wolffsohn, Planning Director
Lisa Liquori, Former Planning Director

Village of East Hampton
Larry Cantwell, Village Administrator
Gene Cross, Jr.. Village Planning Consultant

East Hampton Advisory Committee
Kate Cameron, Rameshwar Das
Avrill Geus, Ed Geus
Jim Grimes, Ron Jahwin
Janet Jennings, Donald Kennedy
Gene Makl, Betty Mazur
Ken Robbins, Lars Svanberg

Prepared by: Dodson Associates, Ltd.

This report was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund, and under award No. NA06NOS4190154 from the National Oceanic and Atmospheric Administration, U.S. Department of Commerce.

January 2010

Table of Contents

I. Project Summary..... 1

A. Project Initiation Phase..... 2
B. Inventory Phase..... 2
C. Scenic Landscapes Survey..... 4

II. Scenic Landscapes Survey..... 5

A. Summary..... 5
B. Detailed Analysis of Survey Results..... 6

III. Evaluating Scenic Quality..... 10

A. Refine Table of Scenic Components..... 10
B. Visual Assessment..... 10
C. Determining Scenic Areas..... 11

IV. Scenic Areas of Statewide Significance Narratives..... 12

A. Montauk Point..... 12
B. Lake Montauk 29
C. Hither Hills..... 41
D. Napeague..... 58
E. Accabonac..... 74
F. Gardiners Island..... 85
G. Three Mile Harbor..... 97
H. Northwest..... 106
I. East Hampton..... 118

V. Appendices

A. Appendix A: Image Survey Photos
B. Appendix B: Arc View Data Tables
C. Appendix C: Tables of Scenic Components
D. Appendix D: Survey Data
E. SASS Maps

I. Project Summary:

The Town and the Village of East Hampton collaborated in the development of the East Hampton Scenic Resources Protection Plan, a joint project that inventoried and evaluated East Hampton's endangered scenic landscapes and developed strategies for their future preservation. With technical and financial support from the New York State Department of State (DOS), Division of Coastal Resources, the Town and the Village organized a public participation process, adapted State scenic evaluation methodology to local conditions and conducted a thorough visual inventory and assessment process using Geographic Information System (GIS) computer technology. The inventory and assessment process is based on standards and criteria developed by the New York Division of Coastal Resources. Landscapes of local, regional and State-wide significance are identified through a simple, straight-forward process based on local participation and State scenic assessment standards.

Wainscott Pond

More than 250 separate visual landscapes were analyzed using evaluation criteria based on the results of a scenic landscapes survey of more than 200 East Hampton residents. The scenic evaluation process incorporates natural factors, cultural factors, views and visual perception factors in a methodology based on State coastal scenic assessment standards. The study identified 9 areas totaling 25,050 acres with potential for designation as Scenic Areas of Statewide Significance (SASS) under New York's Coastal Management Program. The SASS program protects scenic landscapes through the review of projects requiring State or federal actions including direct actions, permits or funding. Detailed descriptions of the potential SASS's were prepared, along with design and management guidelines for reducing future visual impacts in these areas.

An additional 5 areas totaling 2,209 acres with potential for designation as Scenic Areas of Local Significance were identified in the study. Scenic Areas of Local Significance would be protected through local or county measures or through other State programs. Recommendations for local and county implementation of the scenic protection plan were also developed as part of the study.

Cedar Point Lighthouse

The visual assessment process emphasizes both natural and cultural factors in the landscape. In historic coastal landscapes, such as East Hampton's, human activities over the centuries have modified and often enhanced the scenic character of the land. The methodology includes local public participation in the visual assessment process. Incorporating local residents' perceptions of scenery in the evaluation process is as important as meeting State-wide scenic assessment standards. Understanding and documenting historical and cultural traditions helps in assessing scenic character, especially in a community with a long tradition of art, painting, photography, architecture and landscape architecture. And finally, developing a simple, straight-forward assessment method based on solid data as well as on public participation ensures that the plan is practical, comprehensible and usable by both experts and the general public.

Background:

The Town and Village of East Hampton have long recognized the importance of scenic resources. Due in part to work of visual artists such as Thomas Moran, Childe Hassam, William Merritt Chase and members of the Tile Club the scenic beauty of the East Hampton landscape began to be appreciated and celebrated as early as the mid-Nineteenth Century. Efforts by local citizens groups such as the Ladies Village Improvement Society beginning in the early Twentieth Century resulted in the protection of majestic street trees in the village center, the burying of overhead utility lines and improvements to public as well as private parks and buildings. These early efforts set a high standard for protecting and managing the aesthetic character of the landscape that has continued to return dividends over the years. Early conservation efforts, motivated in significant part by a desire to protect the Town's scenic beauty, resulted in the acquisition of large areas of public park and conservation land, providing the Town of East Hampton with one of the highest concentrations of park land in the State.

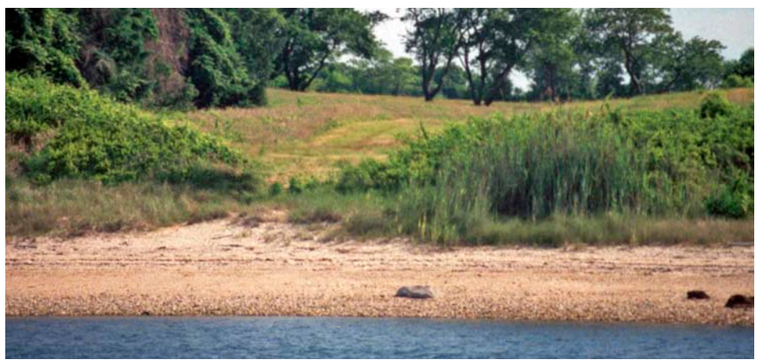
New York State also has long recognized the importance of scenic resources. The first broad based movement to recognize American scenic landscapes occurred in the mid-century through the work of the Hudson River School of painters. The American Romantic Landscape Movement which expressed itself in the arts, music and literature also developed in New York State before spreading to the rest of the nation.

In 1981, the New York State Legislature established the Division of Coastal Resources to "achieve a balance between economic development and preservation that will permit the beneficial use of coastal resources while preventing the loss of living marine resources and wildlife, diminution of open space areas or public access to the waterfront, shoreline erosion, impairment of scenic beauty, or permanent damage to ecological systems." (Article 42, s. 912). The State Legislature included scenic character as a key coastal resource protected by law.

Northwest Harbor

The Federal Coastal Zone Management Act also recognizes the importance of aesthetic values in managing coastal resources. The Federal Act States that it is national policy "to encourage and assist the States to…achieve wise use of the land and water resources of the coastal zone, giving full consideration to ecological, cultural, historic and aesthetic values….". (16 U.S.C. s. 1452[2]) Federal policy therefore requires the State to protect and manage scenic resources as a vital component of the nation's coastal resources.

In the late 1990's the Town of East Hampton began creating a Local Waterfront Revitalization Program (LWRP), working with the NY Department of State's Division of Coastal Resources. The 1999 Draft LWRP included a thorough inventory and assessment of coastal resources based on procedures established by DOS. A description of scenic views and unattractive views was developed, along with a comprehensive listing of scenic areas, organized by coastal reach. This valuable research was incorporated into the current study. The Draft LWRP included two major policies for managing and protecting scenic resources. Policy #24 encourages the protection of Scenic Areas of Statewide Significance and discourages the modification or destruction of geological forms, vegetation and structures that contribute to scenic quality. The policy also discourages the location of inappropriate structures in scenic areas. Policy #25 encourages the protection, enhancement or restoration of scenic areas outside of SASS that contribute to local scenic character.

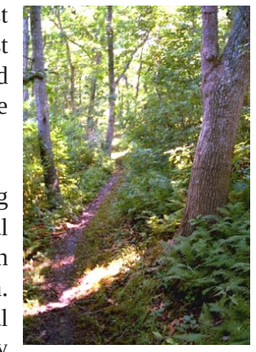


Gardiners Island

With a locally adopted LWRP, the Town realized the need to complete a detailed visual study in order to build a solid foundation for future scenic protection. In collaboration with DOS, the Town approached neighboring communities with the intent of initiating a regional scenic resources study including the entire Peconic Bay region. Since no other communities were interested in pursuing this effort, the Town of East Hampton decided to conduct the study on their own. The Town applied for and received a grant from DOS to conduct a visual resources study within its boundaries. DOS does not normally grant scenic resource study funds to individual communities, preferring to conduct scenic studies on a regional basis. But because of East Hampton's size, long coastline and relative geographic isolation, a single community study was initiated with the hope that neighboring communities would decide to participate at a later date.

A. Project Initiation Phase

Project Advisory Committee: A project advisory committee formed early on that involved representatives from a variety of backgrounds and interests in project decision-making. Initially, advisory committee members represented the Town of East Hampton. After several months, the Village of East Hampton decided to participate in the project and additional representatives from the Village were added to the Advisory Committee.



Montauk Park Nature Trail

Advisory Committee members included planning officials, local historians, members of recreational clubs, artists, business owners and others with an interest in local planning and scenic preservation. Representatives from the DOS also attended several Advisory Committee meetings. The Advisory Committee met frequently during the course of the project to discuss public participation, scenic assessment and implementation. Advisory Committee members also volunteered their time to assist with field work, data collection, historical research and public events. A list of Advisory Committee members, is found in Appendix E of this report.

Research and Data Collection: The Town and the Village provided numerous reports and data for the project including comprehensive plans, zoning and subdivision regulations and open space plans. The Town provided copies of relevant data from Suffolk County's Geographic Information System (GIS) as well as local data from the Planning Department and the Natural Resources Department. The Town's Draft Local Waterfront Revitalization Program, which included a chapter on scenic resources, was also very useful. The Department of State provided information on its scenic assessment process and copies of the 1993 Scenic Areas of Statewide Significance document for the Hudson River Valley.

The consultants obtained recent (1997) high resolution, color, infrared aerial ortho-photographs of the Town and the Village over the internet, using US Geological Survey (USGS) and private sources. Because these photographs are dimensionally accurate, they were used as base maps for the project. Digital versions of the 7.5 minute USGS topographic quad sheets for the Town and the Village were also obtained over the internet. This allowed the planimetric data in the USGS quad sheets to be overlain with the photographic data in the aerial ortho-photos. Marine navigation charts and land use data from various local programs was also obtained.

With the help of the Advisory Committee, the consultants compiled a library of relevant publications, historic photographs, local guidebooks and histories. The East Hampton Trails Preservation Society prepared a report entitled Scenic Views as Seen from the East Hampton Trails System that provided excellent documentation on scenic quality in the more remote areas of Town accessible only by foot.

B. Inventory Phase

The goal of the inventory phase of the project was to gather information on the location and objective characteristics of the East Hampton visual environment. The visual inventory consists of observing and documenting the relatively objective visual, physical and cultural characteristics of the landscape. These characteristics include physical character, cultural character, views, landscape composition and public accessibility.

After extensive field work, research and data acquisition the visual inventory was completed in the office by identifying the scenic components present in each scenic area subunit.

Satellite View of East Hampton

Base Maps: The consultants developed digital base maps of the study area using both USGS topo quad sheets and aerial photographs. The coastal area boundary, and other important features such as parks, conservation areas, scenic roads, historic districts and other features were identified on the maps. The base maps were used for field work, presentations and the compilation of final scenic assessment maps.

Field Work/Photography: In order to fully document the landscapes of East Hampton, Dodson Associates conducted field work throughout the Town and the Village in 1999. The purpose of the field trips was to gather data and information about the visual characteristics of the landscape. Evaluators took extensive field notes and photographs of their observations using the visual landscape categories described in the

Table of Scenic Components and the Visual Evaluation Form. Field notes also identified the date, climatic conditions and other pertinent data relating to the field work.

Air Photos: The Village and Town were photographed from the air from a small rented plane. A continuous series of photos of the shoreline as well as interior sections of the Town and Village were taken from an altitude of approximately 1,500'. Photos were overlapped to ensure a continuous photographic record of the landscape. The photos have been provided to the Town and Village in digital format.

Car: The consultants traversed the entire coastal and interior areas of the Village and Town by car, stopping as necessary to photograph specific sites. Roads leading to the water as well as elevated areas providing views of the coast were carefully investigated and photographed. Major highways as well as minor local roads were traveled to gain a complete understanding and visual record of the landscape as seen from roadways.

Georgica Pond

Boat: The consultant's research vessel *Montauk* was trailered to East Hampton to conduct a visual survey of the coastline from the water. The entire coastline of the Town and Village was photographed from Montauk at a distance of one quarter to one half mile from shore. Field evaluators took overlapping, water level photographs of the coastline, including navigable bays and estuaries.

Hiking: Certain areas such as hilltops, parkland and remote sites were accessed on foot. Sections of East Hampton's trail network were hiked to provide access to areas inaccessible by car or by boat. Large areas of Hither Hills and Theodore Roosevelt County Park were hiked and photographed, providing an appreciation of the natural landscape unaffected by cars, boats or other technology.

A slide library was created, cataloging all the air, boat and ground level slides and referencing them to the base maps.

Identification of Visual Districts: Based on the preliminary site visits, Advisory Committee meetings and research, the East Hampton landscape was inventoried and divided into 25 Visual Districts: large areas showing a consistent visual character. Some visual districts were based on prominent natural features such as Acabonnac Harbor, Georgica Pond or Hither Hills. Other visual districts were based on cultural features such as the Village of Amagansett. Still others were shaped by a blend of cultural and natural features. Creating large visual districts based on consistent character allowed the landscape to be divided into manageable areas for further field investigation and evaluation. The visual districts were identified on working field maps and in the GIS data base. Adjustments to the districts were made as a result of additional field work and the comments of the Advisory Committee.

Walking Dunes

Identification of Visual Subunits: The 25 visual districts were further subdivided into over 250 Visual Subunits: smaller areas of consistent visual character. The process to determine subunits is similar to the process to determine visual districts, but occurs on a much smaller, more detailed scale. The landscape was surveyed from the air, the water, by car and on foot to identify areas sharing common visual characteristics. No value judgements were used during this process - only the objective visual characteristics of each area were considered. The individual elements that make up the visual landscape, called scenic components, were identified and described in the inventory stage of work. These components include water, vegetation, topography, buildings and other natural and cultural features that shape the visual environment. The Table of Scenic Components developed by the DOS for state-wide use was used as a basis for identifying scenic components in East Hampton, but modified to address unique local conditions.

Amagansett Potato Fields

The inventory was conducted using ArcView, a geographic information system that incorporates aerial photos, maps and other data in a computerized system. The districts and subunits were mapped and tabulated in the GIS.

Identification of the Coastal Area Boundary: The New York Coastal Management Program defines the coastal boundary for the entire New York State coastline. This boundary varies in width, depending on terrain, hydrology, land use and other jurisdiction factors.

The coastal area boundary was included in the mapping data for this project. From Beach Hampton east, all of the land area of the Town is included within the Coastal Area Boundary. West of Beach Hampton, the Coastal Area Boundary extends from 1/4 to 1 mile inland, leaving the central portions of the Town and the northern half of the Village outside the Coastal Area Boundary. All areas of the Town and Village were included in this study. As a result, while most scenic areas are located within the Coastal Area Boundary, some of the areas are located outside the Boundary and thus outside of the legal jurisdiction of the SASS program.

Identification of the Coastal Viewshed: Each designated SASS includes a coastal viewshed. The coastal viewshed is defined as the area of the coastline visible from coastal waterbodies such as the ocean, the sound, bays and estuaries. Conversely, the coastal viewshed includes areas of the coastline from which coastal waterbodies are visible as well as the waterbodies themselves. For the purposes of the SASS program, scenic area designation extends to man low water on the Town of East Hampton's Atlantic Ocean shoreline, and waterward to the Town line in Gardiners Bay, and Block Island Sound.

Shagwong Point

Two types of coastal viewsheds were analyzed: the Primary Coastal Viewshed, which includes land areas currently visible from coastal waters; and the Secondary Coastal Viewshed, which includes areas that would be visible from coastal waters if vegetation, buildings and other obstructions were removed. The coastal viewsheds were determined through an analysis of topography, vegetation and landcover. The coastal viewshed is not always a continuous area adjacent to the coast. Ridges, hilltops and other high

points in interior areas can form isolated sections of the coastal viewshed. Likewise, low points or depressions near the shoreline can form isolated pockets of non-viewshed areas. The coastal viewshed, especially the primary viewshed is the most visually sensitive portion of the coastline. Visual changes and impacts within the primary coastal viewshed will have a greater effect on the character of the coastline than on interior areas.

Identification of Key Viewpoints: Key viewpoints are frequently visited locations open to the public that provide exceptional, extensive views of the coastal region. Examples include parks, estates, bridges and sections of roads or railroads skirting the coastline or providing views from high elevations. Key viewpoints can either be specific points or linear segments of roads, paths and rail lines. Key viewpoints were first identified through ground level field work supplemented by analysis of topographic maps and aerial photos. Additional field checking and input from Advisory Committee members provided supplemental information. Key viewpoints were added to the GIS database, including information on the direction, extent and character of the views.

Identification of Visually Prominent Features and Landscapes: Visually prominent features include both structures and landscapes radically altered by human activity visible over a wide area (greater than a square mile). They include tall buildings, utility towers, communications dishes and towers and large areas transformed by human activity, such as landfills and very large paved areas. Visually prominent features and landscapes were added to the GIS database, including information on the extent and character of their prominence. The positive or negative impacts of these features were not taken into consideration at this point in the study: only their location and objective visual characteristics (height, color, material, form) were inventoried.

C. Scenic Landscapes Survey

Scenic Landscapes Survey: In order to be accurate and legally defensible, visual assessment must be based on the values and perceptions of local residents. While a remarkable continuity of visual values exists from region to region, important local variations also exist and need to be incorporated in visual assessment methods. A major public participation process was therefore organized to ensure that East Hampton's scenic assessment process was based on solid foundations.

Northwest Creek

Almost 200 East Hampton residents participated in a scenic resources survey in the winter of 1999-2000. The participants rated images of typical East Hampton landscapes on a scale of +5 to –5, registering their likes and dislikes. The survey was conducted at two public meetings, at displays in two public libraries, on cable TV and on the world-wide web. The goal of the image survey was to incorporate the preferences of local residents in the scenic assessment process. The results of the survey were analyzed to determine the specific visual elements that contribute to positive or negative perceptions of the landscape.

II. Scenic Landscapes Survey

A. Summary:

The Town and the Village of East Hampton collaborated to evaluate and protect East Hampton's scenic landscapes. With support from the New York Department of State, Division of Coastal Resources, the Town and the Village conducted a survey last winter to determine how East Hampton residents perceive the landscape. This report summarizes the results of the survey, conducted in November and December, 1999 at two public meetings, at exhibits held at the East Hampton and Montauk public libraries, on local cable TV and on a special world-wide web site. Over 180 people participated in the survey: 98 at the two public meetings, 42 on the web site and 38 at the public libraries.

Image #1: Diverse, Natural Scene with Water

The results of the survey were used to determine which East Hampton landscapes would be rated as highly scenic. These scenic landscapes would be eligible for increased protection under local as well as state programs. The most scenic landscapes would be eligible for inclusion in the New York State Scenic Areas of Statewide Significance program which provides protection for scenic landscapes through review of projects requiring state or federal actions, including direct actions, permits or funding.

The survey consisted of 126 images which were ranked by participants on a scale of +5 (most scenic) to -5 (least scenic). Participants voted their "gut reaction" to each image. Respondents also submitted written comments about their preferences and concerns which have been summarized in this report.

Image #5: Montauk Indian Fields

The results of the scenic landscapes survey have been analyzed by breaking each image down into its individual scenic components. These include natural features (landform, vegetation, water), cultural features (historic, landscape, architecture, discordant, ephemeral, settlement pattern and symbolism), views, landscape composition and public value. Breaking the survey down into specific scenic components allowed the results of the survey to be incorporated into the final scenic evaluation.

Image #14: Highest Rated Cultural Landscape

A striking feature of the survey results is the overwhelming preference for natural landscapes. This is surprising in a town as rich in scenic cultural landscapes as East Hampton. Of the top 25 images, only one includes a prominent structure (the Montauk Point Light House) and only five show evidence of human activity (primarily farming). The first human element to appear in the top-rated images is, appropriately, a person sitting on a rock (image #9). The second obviously human element is a small sailboat (image #10). While very distant houses nestled in the woods appear in image #18, a clear image of a structure does not appear until image #24. Of the top 50 ranked images, only 11 include structures.

Natural features that factored in the survey include landform, vegetation and water. In surveys conducted throughout the world, water is almost always the most highly-rated natural scenic factor. Humans usually like views of water, our most basic life-sustaining element. East Hampton is no exception. Views of water - the ocean, the sound, salt ponds, freshwater lakes and streams - predominated in the top-ranked images. Respondents showed a strong preference for steep or hilly terrain, especially tall bluffs and dunes. Vegetation featuring mature forests, open meadows or fields, seashore vegetation and mature street trees was rated very highly by participants.

Image #24: Highest Ranked Image of a Building

While not the most highly rated, landscapes shaped by human activity (cultural landscapes) did receive a highly positive rating. Former grazing and pasture land, active farming, historic parks and greens, historic main streets, tree-lined residential streets, trails, swimming beaches, estate gardens - even a corner of the municipal airport all factored within the top 50 images. Clearly human alteration of the landscape can have a positive effect on scenery, especially in a community as rich in landscape history as East Hampton. Cultural landscape factors include land use, historic character, architecture, landscape character, discordant features ("eyesores"), settlement patterns, ephemeral (temporary or transient) characteristics, and symbolic meaning. Respondents overwhelmingly preferred conservation, recreation or traditional land uses such as parks, conservation areas, farms, forests, working waterfronts and historic centers and neighborhoods. The lowest rated land uses were highway strip commercial development, congested highways, industrial areas, contemporary shoreline development and development in farmland. Historic character of both landscapes and buildings had a strongly positive influence on the rating of the images. Elements such as historic farming, historic parks and commons, historic landmarks, streets and neighborhoods featured prominently in the highly rated images. Conversely, most negatively rated images featured post-WWII development.

Image #26: Main Street Elms

A strong preference was shown by the survey respondents for traditional architecture. The top-rated 21 buildings are all designed in traditional architectural styles (Colonial, Victorian, Tudor, Classical or carefully designed Traditional Revival styles). The first modern or contemporary building to be rated occurs in image #73, showing a new contemporary wood frame house sited in a potato field. Conversely, a strong dislike of modern and contemporary architecture was shown in the survey results. Of the 48 buildings in the bottom-ranked 50 slides, 28 featured contemporary architecture, 6 featured mid-Twentieth Century vernacular architecture,

Image #4: While Natural in Appearance, This Landscape Was Shaped By Human Hands (Farming)

5 featured Twentieth Century utility towers, 4 featured post-modern architecture, 3 featured traditional turn-of-the-century architecture and 2 featured contemporary homes under construction. This builds a strong case for architectural siting and design controls, especially in historic areas and visually sensitive landscapes such as shorelines and open farmland. It also builds a strong case for continuing and strengthening the planning innovations and strong conservation measures undertaken by the Town, the Village, the State and by private non-profit groups over the past decades, continuing a long-standing conservation ethic.

B. Detailed Analysis of Survey Results

The results of the scenic landscapes survey have been analyzed by breaking each image down into its individual scenic components. These include natural features (landform, vegetation, water), cultural features (historic, landscape, architecture, discordant, ephemeral, settlement pattern and symbolism), views, landscape composition and public value. Breaking the survey down into specific scenic components allowed the results of the survey to be incorporated into the final scenic landscape evaluation process.

Landform: Survey respondents showed a strong preference for steep, varied terrain. Of the top ten images, 9 include steep, hilly or rolling terrain. Of the top 25 images, 20 include steep, hilly or rolling terrain. Flat terrain, while occasionally included in highly-rated images, tended to predominate in the lower rankings. Of the bottom 10 images, 8 included flat terrain. Of the bottom 25 images, 16 included flat terrain. Of the remaining 9 bottom-ranked images with terrain, 8 included only low or moderately rolling relief. The one exception, was a high ocean bluff capped with a very prominent contemporary house that drew gasps of disapproval from many audience members. This scene was ranked low due to factors other than landform.

Image #6: Dramatic Landform Generates High Scenic Values

Vegetation: The highest-scoring vegetation in the survey featured a combination of open grassy or wetland meadows framed by trees. Of the top 25 images, 19 contain meadow or open land vegetation: farmland, abandoned pasture land, low wetland vegetation, lawn, dune grass, saltmarsh grass or low seashore vegetation. This reflects on the important role of low vegetation in allowing for long views, as well as on the historic importance of open meadows, pastures and moors in the East Hampton landscape.

Image #19: High-Scoring Vegetation: A Mix of Open Fields and Mature Woodlands

While mature deciduous trees form an important framing element in the highest ranked image, they are less important in the rest of the top 10 images which are dominated by low vegetation. Mature deciduous forest and street trees do feature prominently in the remainder of the top 25 images which include views of tree-lined streets, mature deciduous forests, wetland forests and pine barrens vegetation.

The lowest-ranked images are notable for their general lack of vegetation. Highways, parking lots, median strips, lawns and weedy shrubs are the predominant type of vegetation in these images. When favorably rated vegetation such as mature trees, dune grass and meadow does occur, it tends to be offset by negatively-rated elements such as highways, parking lots and development.

#124: Sparse Vegetation

Water: One of the most consistent elements in visual surveys is the basic human affinity for views of water. East Hampton fits in well with this trend. All of the top 10 images include views of water: usually the ocean but often freshwater as well. The top-ranked image is a view, framed by trees, of a small freshwater pond and surrounding wetlands. Perhaps this reflects a deep concern for fresh drinking water on the sandy, hydrologically fragile Long Island peninsula. The first image without water is #15. Of the top 25 images, only 7 do not include any water. Of the top 50 images, only 21 do not have any water. Of the lowest-ranked 25 images, only 7 show water, usually in conjunction with negatively-rated elements such as development or pavement. The presence of water is almost always an important factor in raising the overall score of an image.

Image #3: Water is a Consistent Factor in High-Scoring Images

Land Use: By an overwhelming margin, the preferred land use in the survey was natural park and conservation land. Of the top ten images, 9 are conservation areas; of the top 25 images, 20 are parks or conservation areas. This reflects a strong preference for natural landscapes as well as the fact that a large percentage of privately-owned, unprotected land has already been developed. The 5 non-park or conservation top ranked images include a private, undeveloped waterfront parcel, a corner of the town airport, a town residential street and a private wooded parcel. A view of a potato field, ranked 17, is protected by a conservation easement. While most of the top-ranked images include natural areas, some include recreation activities such as hiking, sailing, walking and swimming. Surprisingly, working waterfronts did not score well, the highest image being #48, a view of an historic fishing structure that has since been relocated. East Hampton's working water-related industries are obviously an important economic and cultural element of the community, but are not perceived as highly scenic.

Image #17: Working Farms Receive High Scores

The lowest ranked image features a traffic jam on the Montauk Highway. Traffic congestion is clearly the least scenic land use for survey participants. It is interesting to note that advertisements for cars almost always feature individual cars set in scenic landscapes and almost never feature groups of cars, especially cars stuck in traffic. This is a highly negative image probably due to most respondents' experiences with traffic and the ugly side-effects of our reliance on the car, such as wide paved roads, parking lots, sprawling land use patterns, air pollution, road rage and accidents. The remaining 25 lowest-ranked images consisted of 5 shoreline mansions, 3 subdivisions in rural settings, 3 dense shoreline residential, 3

Image #126: Traffic - The Least Preferred Image

highway commercial, 3 industrial, 2 multi-family and 1 gas station. This wide range of uses was generally united by poor site planning, poor architecture, excessive paving, lack of landscape planting and lack of relationship to the surroundings and historic context.

Cultural: Cultural factors are strikingly absent from the top rated images. This is surprising in a community as rich in cultural landscapes as East Hampton. While the top 25 images only show one structure, many subtle signs of human modification of the landscape are evident. Image #3 shows a lawn or meadow in the foreground, a part of the Montauk Point State Park. Images #4, 5, 11 and 15 appear natural but are actually remnants of the open pasture that once covered most of the Montauk peninsula. As these pastures revert to second growth forest, the scenic quality of these open views will be lost. Farming landscapes play an important role in the top rated images: pasture land, potato fields, hay fields, meadows and woodlots figure prominently in the highest-ranked views. A surprising cultural influence in image #16 is a transportation-related use: the municipal airport. The open fields created by the airport allow scenic vistas over the surrounding woodlands. While the airport buildings and runways do not rate high in the survey, the adjacent open fields and meadows are perceived as scenic.

Image # 39: Clipped Hedges - A Classic East Hampton Cultural Landscape

Landscapes: The highest-ranked landscape obviously shaped by human intervention and management is #9, a view over Lake Montauk from a rocky pasture featuring a sitting hiker. This shows an appreciation of open farming landscapes, an important East Hampton tradition. The second-highest cultural image is a view of the East Hampton town pond and park, a reflection of the importance of historic vernacular landscapes. The third highest-ranked obviously cultural landscape is somewhat of an anomaly: an undeveloped corner of the airport. This scene actually reads as a farm field or pasture similar to other highly ranked farm-related images (#9, #17, #19). Designed residential landscapes, while not highly featured in the top 25, make an appearance in the top 50 landscapes.

Image #31: East Hampton Estate Landscape

Estate gardens and street scenes were rated #20, #31, #32, #39, #43 and 45. Historic landscapes also rank high but not highest. Historic park and town-center landscapes scored high, but not highest. The previously-mentioned town pond as well as Main Street's sidewalks and elms (#26), an historic cemetery (#29), the Gardiners Island windmill (#40) and other historic landscapes (#41, #43, #44, #46, #47, #48, #50) occupy a positive, but not highly preferred position in a respondent's perception.

The lowest-rated landscapes include former rural areas recently developed and neglected landscapes at the fringes of highways, parking lots, industrial developments and subdivisions. These by-passed landscapes feature sparse plants, engineered features, low maintenance and excessive amounts of paving. They often represent either a total transformation of the natural landscape (#125, 124, 121) or show a strong juxtaposition of scenic natural or cultural features with strongly discordant features (#126, 122, 119, 118).

Image #119: Engineered Landscape

Architecture: Surprisingly, the top-ranked images included no building whatsoever. Respondents showed a very strong preference for natural landscapes without any sign of architecture. Of the top 25 images, only one contained a building. The highest ranked image with a clearly visible building was image #24, a dramatic view of the Montauk Point cliffs and the famous Montauk Light landmark.

Image #41: Historic House and Landscape

Of the top 50 images, only 12 showed buildings: 5 historic landmarks, 4 historic homes, a traditional farmstead, a carefully sited and traditionally designed new home and a very distant radar tower . In contrast, of the lowest-ranked 25 images, all but one contained a building or structure. Of the lowest-ranked 50 images, all but two contained a building or structure. Respondents showed a very strong preference for traditional East Hampton architecture and a strong dislike of modern or contemporary architecture. All but two of the buildings included in the top-ranked 50 slides featured traditional East Hampton architecture. The two exceptions were distant military structures (the Montauk Point submarine observation tower and the Montauk Point radar tower). With the exception of these military structures, all of the top-ranked buildings were built prior to WWII and a majority were built prior to 1900. This shows a strong preference for buildings that fit in with East Hampton's historic architectural traditions.

Of the 48 buildings in the bottom-ranked 50 slides, 28 featured contemporary architecture, 6 featured mid-Twentieth Century vernacular architecture, 5 featured Twentieth Century utility towers, 4 featured post-modern architecture, 3 featured traditional turn-of-the-century architecture and 2 featured contemporary homes under construction. The lowest ranked architecture included an oceanfront modern motel, contemporary industrial pre-fab buildings, a post-modern oceanfront mansion and a series of contemporary commercial buildings on a highway strip.

Image #110: New Shoreline Development

Discordant Features: Discordant features can be determined by examining the lowest-ranked images. Those features which appear frequently in these low-ranked images are, in the eyes of the respondents, discordant. They include, in order of appearance and frequency: traffic congestion (highways), large commercial or industrial buildings, ostentatious shorefront mansions, highway commercial strips, engineered landscapes, highrise towers, parking lots, overhead utilities, residential subdivisions and communications towers. While usually man-made buildings or structures, they can also consist of eroded or denuded land, construction activity, invasive vegetation or ephemeral features such as glaring night lighting or traffic congestion.

The first discordant features in the survey tend to be small factors in the overall view: invasive plants (#13, #15), distant residential development masked in trees (#18) and a small trail sign (#21). These are very minor discordant features. Additional discordant features include distant utility lines, architectural elements and prominent views of paved streets. Discordant features detract from the overall score of an image, reducing its rating. A remarkable consistency emerged in the survey as the same factors repeatedly occur in low scoring images.

Image #121: A Low-Scoring Land use Type

Views: A large majority of the top-scoring images consist of long views out over an open landscapes of water, fields, meadows, beaches, dunes or other open landscape. Of the top 25 images, 19 include expansive views over open landscapes. While some of these open landscapes are natural in origin, many have been shaped by human intervention. Farming created the open fields, old pastures of the Montauk Downs and the meadows that form an essential component of long views. Parkland such as the East Hampton town pond or the Montauk Point Lighthouse maintain the landscape in an open state with lawns, meadows and cultivated areas. Coastal views also predominate in the top-ranked images. Of the 25 top-ranked images, 14 include views of the ocean, Long Island Sound, salt ponds, bays and estuaries. Clearly, the presence of the ocean in its many forms is an important scenic element in East Hampton.

Image #9: Strong Composition

The composition of views including framing, arrangement of visual elements, and the juxtaposition of form, line, color and texture plays an important role in the perception of scenery. Compositional factors in the landscape can be enhanced or reduced through the skill of the photographer. This survey attempts to avoid excessively composed, highly artistic images but no photograph can be completely neutral. The focus of this analysis is on compositional elements such as vegetation, contrasting forms and lines, structures and other graphic elements that predominate in a given landscape, not in the lens of the photographer.

Background elements in a view have an important effect on the image's overall rating. Positively ranked backgrounds include water bodies, woodlands, fields and meadows and historic structures. Negative background elements include most types of contemporary development, transmission towers, prominent structures, roads and parking areas. In rating scenic quality, the presence of a nearby positive or negative background feature can play an important role.

Image #40: Dominant Focal Point

Focal points, while similar to background views, tend to be more prominent objects or objects located in a more focused position in the landscape. The most highly rated focal points include prominent natural features such as bluffs, beaches or dunes (images #2, 3, 5, 6, 8). Water frequently serves as a focal point, especially when framed or highlighted by other landscape features (images #1, 4, 5, 9, 10, 11, 12, 14). Buildings and structures, while more obvious, do not rate as highly in the survey as natural focal points. Prominent landmarks such as the Montauk Point Lighthouse, the Gardiners Island windmill or the Cedar Point Lighthouse received high, but not the highest ratings. Negative focal points include utility lines, transmission towers, high-rise buildings, contemporary buildings and shoreline development.

Landscape Composition: Specific, tangible factors such as topography, vegetation and architecture obviously have an important role in shaping scenic quality. But more abstract factors such as variety, unity, contrast and uniqueness also play an important role. Consideration of these factors is specifically mandated in New York State's coastal scenic preservation legislation.

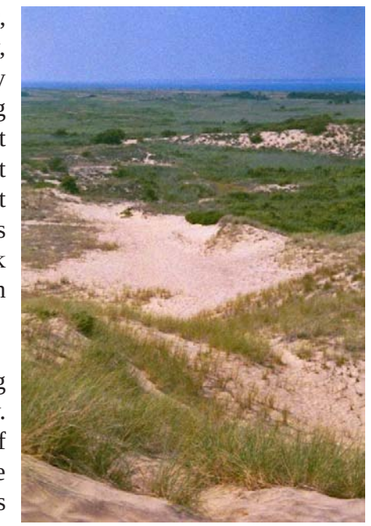


Image #8: High Visual Variety

Variety can be an important contributing factor to the creation of scenic quality. Images consisting of a wide range of positive visual elements will often be perceived as more scenic than images with few components, though this is not always the case. The highest-ranked image is an example of rich visual variety: it includes water, sky, diverse vegetation and a wide range of colors, lines, textures and patterns. In contrast, image #2 is only moderately varied and was highly ranked for other reasons. Of the top 25 images, 18 show a high degree of visual variety, 4 show moderate variety and 3 show low variety. Variety in and of itself is not always positive: variety of negative visual elements can create low scenic ratings. Image #120, for example shows a high degree of visual variety but received a very low rating. This is due to the negative character of the varied elements of the image: industrial buildings, overhead utilities, parked cars and trucks, pavement and a single street tree.

Unity refers to the visual cohesion and consistency of an image. A highly unified image contains elements that fit well together as a scene. Unity exists both in form (unity of shapes, lines, colors, textures and composition) as well as in content (unity of land uses, cultural factors, lack of discordant features, management). Of the top 25 images, 17 are highly unified and 8 are unified; none have low unity. Image #1 is highly unified both in form and in content. The shapes, textures and lines of its visual composition weave the varied elements of the scene together in a cohesive visual scene. The content of the view is unified because it is a completely undisturbed natural scene whose individual components (sky, water, trees, wetlands) are compatible with each other and have a strong interrelationship. Of the lowest 25 images, 12 have low unity and 13 have negative unity (strong discordant factors). Image #121 is a classic example of an image with low unity. The visual forms in the image conflict with each other, producing a jarring pattern of forms, lines and textures. While the content of the image: a highway commercial strip, is unified as a work of engineering, it is highly fragmented from an environmental, architectural land use and landscape perspective.

Image #22: High Visual Unity

Contrast, like variety, can be either beneficial or detrimental to visual quality, depending on the nature of the contrasting elements. Positive contrast creates a strong visual dynamic in an image by creating a dynamic juxtaposition of forms, lines and colors. Negative contrast pits conflicting and incompatible elements against each other to create visual discord. Of the top 25 images, 19 have high or very high positive contrast. Image #24, the Montauk Lighthouse and cliffs, is a good example of strong positive contrast: the red and white lighthouse tower stands out against a light blue sky; the dramatic, vertical, light gray cliffs contrast with the dark, horizontal ocean. On the opposite end of the spectrum, image #125 shows negative contrast in dark, box-like form of a large motel sitting directly on a white, sandy beach. Image #124 demonstrates low contrast:

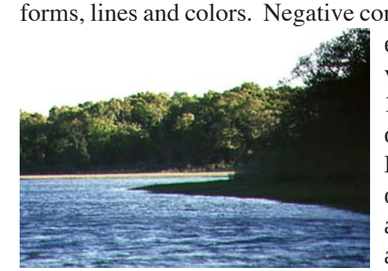


Image #36: Dramatic Visual Contrast

the image lacks strong textures and colors and the tones of the sky, building and ground are all relatively similar; only a thin dark line around the building creates a distinctive edge.

Uniqueness refers to the relative scarcity or special qualities of a landscape or visual feature. Highly unique landscapes are rare with few similar examples in the surrounding area. Uniqueness is usually a positive feature, but uniquely negative images also exist. Of the top 25 images, 20 are listed as unique or highly unique. Of the lowest 25 images, 16 show either low or moderate uniqueness (common) or negative uniqueness. Images # 106 (Napeague Tower) and #110 (cliff-top contemporary with "chimneys") are good examples of negative uniqueness: both images feature very unusual structures that received very low scenic ratings.

Image #50: Highly Recognized, Highly Visible

Public Value: The extent to which a landscape is recognized by the public and the frequency with which it is viewed have important indirect impacts on scenic quality and on the preservation and management of scenic landscapes. Public recognition of landscapes was determined by analyzing historic records, travel and tourism publications and discussions with advisory committee members and others. Visibility of landscapes was determined by the frequency of viewing: very high for heavily traveled roads, high for other roads and frequently used pedestrian and marine areas, moderate for infrequently traveled roads, trails or marine channels, and low for areas requiring extensive hiking, boating, off-road driving or flight to view. Highly recognized, highly visible landscapes and landscape features can receive higher levels of designation and protection than less recognized, less visible landscapes.

Photo Conditions: Perception of a landscape can be influenced by the conditions that exist at the time of viewing. The time of year, time of day, weather, aspect and atmospheric conditions need to be taken into account in evaluating a given view. The most favorable conditions include clear, sunny mornings and afternoons in the late spring, summer or early fall. Least favorable conditions include cloudy, hazy, rainy weather in flat (midday) or dark light. Ephemeral effects such as sunsets, sunrises, wildlife, people or cars also need to be taken into account in evaluating an image. Every attempt was made to take all photos for the survey under similar, positive conditions (sunny summer weather). Unfortunately, this was not always possible. Compensation will be provided for overly enhancing or overly detracting environmental conditions.

Image #28: Ephemeral Conditions

The results of the survey show that photo conditions were not a major factor in the results. Of the top 25 images, 15 were taken in bright summer sunshine, 6 were taken in haze and 4 were taken in overcast weather. Of the lowest ranked 25 images, 17 were taken in bright sunshine, 5 in haze and 3 in overcast or cloudy weather.

Image #18: High Ranking in Spite of Overcast Skies

III. Evaluating Scenic Quality

The inventory phase of the project determined where specific types of scenery are located and what they consist of. In the assessment phase, this objective information was assessed in order to rate the quality of various landscape types based on a system of scenic values. The methodology is based on local public opinion, standards established by the DOS and professional visual assessment standards applied by the consultants.

A. Refine Table of Scenic Components: The results of the East Hampton Scenic Landscapes Survey were analyzed and incorporated into the scenic landscape evaluation method developed by the DOS for use in New York State's coastal zone. A cornerstone of this method is the Table of Scenic Components, a description of scenic features (such as vegetation, terrain, land use, views, water, cultural features, etc.) that together create the visual character of the landscape. Each of the scenic features is defined according to three levels of scenic quality: distinctive (scenery of national or statewide significance), noteworthy (scenery of regional or local significance) and common (not considered scenic).

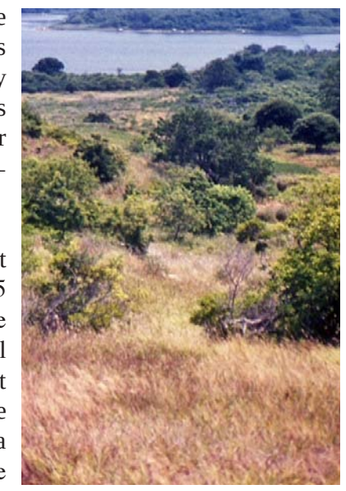
Developed by DOS for use on the entire New York coastline and tested in the Hudson River Valley, the Table of Scenic Components is fine tuned to suit the unique conditions and perceptions of each region of the coast. In East Hampton, the Table was modified based on the results of the image survey using multipliers reflecting the results of the survey. This ensured that the evaluation method reflected the preferences of local East Hampton residents.

Montauk Point Historic Homes

The DOS Table of Scenic Components was modified by multipliers to reflect East Hampton preferences as follows:

Scenic Component	Multiplier	Scenic Component	Multiplier
Landform	1.5	Ocean	3
Relative Relief	2	Wetlands	2
Headlands	3	Wilderness	2
Bluffs	3	Parks/Open Space	1.5
Estuaries	3	Farmland	2
Lakes	3	Villages	1.5
Streams	1.5	Harbors	1.5
Ponds	3	Historic Character	1.5
Beaches	2	Designed Landscape	1.5
Vegetation	1.5	Discordant Features	1.5
Shore Configur.	1.5	Coastal Views	1.5
Water Features	3		

Scenic components not listed above were not given a multiplier. As a result, the types of landscape components rated highly in the East Hampton Scenic Landscapes Survey were given a higher scoring factor in our analysis. This adapts the DOS state-wide methodology to local preferences.



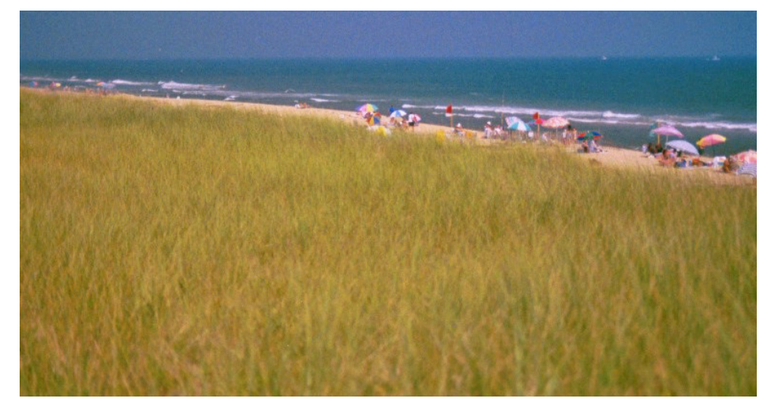
Oyster Pond From Indian Fields

In every subunit, each scenic component was rated on a scale of +5 (high) to –5 (low), reflecting the results of the image survey. The aggregate scores of all the scenic components in each subunit were then tallied and multiplied by the multipliers listed above to develop a composite rating for each subunit. The composite ratings are listed in the attached tables and are indicated in color-coded areas on the plans.

B. Visual Assessment: With the completion of the inventory of the visual landscape and the determination of the public's perception of scenic values, the actual scenic assessment process begins. The scenic components identified in each subunit are rated based on the values described in the modified Table of Scenic components on a scale of +5 (highest) to - 5 (lowest) - the same rating scale used in the scenic landscapes survey. For example, if open fields on rolling terrain with water views received a +5 in the Scenic landscapes Survey and Table of Scenic Components, it would receive the same score in the evaluation. A composite score for a subunit is determined by adding the individual scores for each scenic component found in the subunit. The basic premise of the method is to base the scenic rating system on the results of the public participation process and the state-wide evaluation methodology.

Little Northwest Creek

The assessment of the subunits was completed in ArcView, a geographic information system program that links data to maps and aerial photographs. A data table for each of the 253 subunits was created in ArcView (see the Table of Scenic Components in Appendix C). The following scenic components, described in detail in the Table of Scenic Components, were rated on a scale of +5 to -5 in the data table:



Napeague Beach

Natural Features	Cultural Features	Views	Complex Features
Landform	Land Use	Coastal Viewshed	Ephemeral Character
Relative Relief	Forestry	View Length	Symbolic Value
Geology	Parks/Open Space	View Width	State of Upkeep
Headlands	Farmland	View Background	Discordant Features
Bluffs	Estates	View Composition	Variety
Estuaries	Exurban	View Focal Points	Unity
Lakes	Resorts		Contrast
Streams	Suburbs		Uniqueness
Ponds	Villages		Public Recognition
Beaches	Town Centers		Visibility
Vegetation	Industry		
Shoreline Config.	Mining		
Water Features	Transportation		
Ocean	Prominent Features		
Wetlands	Harbors		
Wilderness	Historic Character		
	Architectural Char.		
	Designed Landscape		
	Landscape Character		
	Settlement Pattern Skyline		
	Urban Form		

The GIS data table for each subunit also includes a subunit identification number, a brief description of the landscape and information on the visual absorbtiveness and visual vulnerability of the subunit (see Appendix C). If a particular scenic component was not present in a given subunit, it received a neutral rating. This ensures that landscapes containing only a few, spectacular scenic features will not be overshadowed by landscapes containing many mediocre components.

Historic Windmill

A data analysis was conducted on the completed ArcView Data Table to determine the total scenic rating (score) for each subunit. Scores for each scenic component were added up and multiplied times the weighting factor developed for each component based on the results of the scenic landscapes survey.

C. Determining Scenic Areas: After each subunit was evaluated and given a scenic score, overall patterns of scenic quality began to emerge. While isolated pockets of scenery in individual subunits do exist, more typically larger scenic areas consisting of several subunits tend to become apparent. Using the data analysis capabilities of the GIS system, groupings of subunits with similar scenic scores can be created by aggregating similar scores. For example, all subunits scoring between 3 and 5 can be grouped, revealing larger areas of similar scenic character. For purposes of establishing larger scenic districts for this document, the following score groupings were created:

Wetland

Subunits scoring +6.6 to +8.8
Subunits scoring +5.7 to +6.6
Subunits scoring +5.0 to +5.7
Subunits scoring +4.5 to +5.0
Subunits scoring +4.1 to +4.5
Subunits scoring +3.5 to +4.1
Subunits scoring +3.0 to +3.5
Subunits scoring +2.2 to +3.0
Subunits scoring +0.9 to +2.2
Subunits scoring - 0.8 to +0.9

Based on this analysis, the highest-scoring subunits (> +5) could be eligible as Scenic Areas of Statewide Significance under the Coastal Management Program. These subunits meet stringent State criteria for scenic quality in the coastal zone. The next level of scenic scores (3.5 - 5) are appropriate for designation as scenic areas of local concern. These areas could be given a measure of recognition and protection through local action of the Village or Town (zoning, subdivision regulations, special districts or other measures) or though County or other State and federal programs.

Montauk Downs

In deciding the ultimate boundaries of the SASS and local scenic areas, difficult decisions need to be made concerning areas to include and exclude. A strict numeric interpretation is not undertaken because some less scenic areas may need to be included within designated scenic districts to ensure contiguous boundaries, continuity or unity of the scenic district. Likewise, small areas of scenic quality may not be included in designated scenic districts because of their isolation, small size or local context. The following guidelines are used:

- SASSes need to be relatively large (generally greater than 1 square mile) areas of consistently high, but not necessarily uniform, scenic quality meeting statewide criteria.
- Boundaries need to be logical and consistent.
- The scale of visual analysis must be regional in nature and focus on larger landscape districts, not specific individual views or scenic sites. Small areas of low scenic quality will, therefore, be included in larger scenic districts and small areas of high scenic quality may be left out of scenic districts.
- More detailed future studies should identify and include smaller scenic areas or focus on a much more fine-grained scale of inquiry.

A detailed description of each of the 9 proposed SASS is included in the following chapter of the report. The descriptions detail the location, extent, character and individual scenic components of each SASS. They also will allow the scenic resources data base to continue to grow and evolve over the years. As conditions change, new information is made available and future studies are conducted at greater levels of detail, this new information can be added to the existing data base. Scenic data can be compared with other types of information such as property ownership, zoning districts, utility districts, and conservation land.

Reduced copies of the GIS maps are included in this report. Copies of the complete data sets have been provided to the Town and the Village on compact disk.

IV. Scenic Areas of Statewide Significance Narratives

A. Montauk Point Scenic Area of Statewide Significance

I. Location

The Montauk Point Scenic Area of Statewide Significance (SASS) consists of the easternmost tip of Long Island. The SASS designation extends from the Montauk Point Lighthouse in the east to the Montauk airport in the north, then waterward to the Town line in Block Island Sound; and from the Montauk Point Lighthouse to Further Field and the edge of Ditch Plains on the south, to mean low water on the Atlantic Ocean shoreline. The SASS also contains the separate Shadmoor subunit located to the west of the community of Ditch Plains.

On the east and south, the SASS is bounded by the Atlantic Ocean. On the north it is bounded by Block Island Sound. Its western boundary begins near the Lake Montauk jetty extending south along East Lake Drive in the vicinity of the Montauk Airport. Just north of Big Reed Path, the boundary veers northwest, skirting the recent residential developments on Prospect Hill. Rejoining East Lake Drive south of Ranch Court, the boundary skirts the western edge of the open meadows of Further Field and the Theodore Roosevelt County Park headquarters, Third House. After crossing the Montauk Highway, the boundary heads west, parallel to the southern edge of the highway until meeting recent residential development in the vicinity of the Old Coast Guard Station at Ditch Plains. At this point the boundary follows the eastern edge of the densely developed portion of Ditch Plains along the Atlantic Ocean. The separate Shadmoor portion of the SASS begins at the western boundary of Ditch Plains, extending to the east to Montauk. The Shadmoor subunit extends from the Atlantic shoreline to the vicinity of the Montauk Highway.

The Montauk Point SASS is located entirely in the Town of East Hampton. It includes a mile and one-half segment of the Montauk Highway, the Montauk Point Light and bluffs, Oyster Pond, Big Reed Pond, Little Reed Pond, the woods and downs of Indian Fields, two miles of Atlantic Ocean shoreline bluffs and two and one-half miles of Block Island Sound shoreline. The SASS includes all of Montauk Point State Park, Montauk County Park, the Montauk Light Historic Site and Camp Hero State Park. The Montauk Point SASS abuts the Lake Montauk SASS at its northwestern corner.

The SASS boundary can be viewed on the Montauk Point SASS map at the end of the document. The Montauk Point SASS is located on the Montauk Point, NY US Geological Survey 7.5 minute topographic quadrangle.

II. Description

The SASS is comprised of six subunits:

MP 1 Montauk Point, MP 2 Indian Fields, MP 3 Montauk Moorlands, MP 4 Montauk Highway East, MP 5 Further Field and MP 6 Shadmoor.

The Montauk Point SASS is one of the most scenic and recognized segments of the New York State coastline. It contains a coastline of exceptional beauty and variety, much of it protected park and conservation land.

The unique geography, geology, marine environment, terrain, vegetation and history of the SASS all contribute to the uniqueness and character of the landscape. The Montauket Native Americans called this land Montauk or “hilly country”. It certainly lives up to its name. High, eroding coastal bluffs, rock strewn beaches, unspoiled tidal ponds and dunefields make this coast one of the most scenic and well preserved in the State. Large expanses of forest in the interior provide habitat for a wide variety of plants and animals. The historic character of the subunit is unique, featuring hundreds of offshore shipwrecks, historic structures such as the Montauk Point Lighthouse and Third House, historic landscapes such as Indian Fields and Further Field, significant military facilities and extensive pre-historic and historic Native American sites. The natural character and diversity of the SASS is exceptional, featuring world-renowned fishing and bird watching sites and important terrestrial and marine wildlife habitat areas designated by the DOS as Significant Coastal Fish and Wildlife Habitats under the Coastal Management Program.

The SASS is relatively unscarred by development since most of the land is protected parkland. World War II military installations detract from portions of the southern coastline and low density second home development occurs in southwestern sections of the SASS. Other than these minor intrusions, the SASS remains one of the largest, unbroken protected coastal landscapes on Long Island. This lack of development is especially remarkable given the exceptional beauty and historic significance of this section of the coast.

III. Aesthetic Significance

The Montauk Point SASS is of statewide aesthetic significance by virtue of its exceptional landscape character, historic character, state of preservation, uniqueness, public accessibility and public recognition. Montauk Point, the easternmost tip of Long Island, is one of the icons of New York State. It is one of the most scenic areas of the State’s coastline, providing dramatic views of coastal bluffs, wide sandy beaches, salt ponds and the open ocean. Images of the SASS are frequently featured in photographs, paintings, travel brochures and other publications.

The high coastal bluffs and varied topography of the SASS create one of the most dramatic coastal settings in the state. The meadows and moorlands along the coastline create an open landscape providing sweeping views of the ocean. The varied configuration of the coastline assures a wide variety of views and a high level of visual contrast along the shore.

The diversity of landscapes within the SASS creates a highly varied visual setting. The SASS has a unique abundance of water views, both saltwater and freshwater. The Atlantic Ocean and Block Island Sound surround most of the Montauk Peninsula. In the interior of the SASS and often in close proximity to the coastline, unspoiled tidal and freshwater ponds dot the landscape. The highest rated image in the East Hampton Scenic Landscapes Survey featured a view of a freshwater pond located in the SASS, a landscape type that is abundant on the Montauk Peninsula.

While the SASS is especially rich in natural scenic character, cultural factors also enhance the visual character of the landscape. Historic structures such as the Montauk Point Lighthouse, Third House and early Twentieth Century coastal estates provide a unique contrast to the surrounding natural landscape. Cultural influences on the land, such as the extensive grazing that occurred from the Seventeenth to the early Twentieth Centuries, have also significantly altered and enhanced the visual character of the land. While many of the historic pastures have reverted to forest, the open, rolling character of the Montauk moorlands landscape can still be seen in many areas.

Thanks to past preservation efforts, many of the natural and cultural resources of the SASS have been protected and opened to the public. The Montauk Highway and a variety of smaller roads, paths and trails allow extensive public access to the visual features of the SASS. Shadmoor State

Park was recently created, protecting dramatic bluffs and rolling moorland along the coast. Parks, trails, overlooks and public highways provide access to the SASS and to its many dramatic views and vistas.

A. Landscape Character

1. Variety

The Montauk Point SASS contains a diversity of landscapes. From steep, eroded ocean bluffs to quiet salt ponds to wooded hills to open rolling pastures, the SASS has a uniquely varied visual character.

Water is a predominant feature of the SASS that manifests in many different forms. The crashing surf of the Atlantic Ocean pounds on wide sandy beaches as well as on boulder strewn bluffs and the rocky embankments along the south and east shores of the SASS. The quieter waters of Block Island Sound wash the sandy northern shores of the SASS where occasional boulder fields, barrier beaches, low coastal bluffs and tidal marshes provide great natural diversity. The angular shape of the peninsula and the undulating configuration of the entire shoreline create additional visual variety, enhancing the character of shoreline views throughout the SASS. In the interior, many freshwater and tidal ponds create a diversity of inland water environments, almost all of them unspoiled by shoreline development.

Oyster Pond, Lake Montauk

Highly varied topography enhances the visual character of the SASS. The 60' high Atlantic coastal bluffs of Montauk Point and Shadmoor, at times sheer and at times sculpted into fantastic "hoodoo" shapes, create a dramatic visual setting along the coastline. The lower bluffs along Block Island Sound, the steep hills of the central moraine and the gentler, rolling terrain of the central plateau add diversity to the landscape. In contrast, small areas of totally flat terrain left by melting glacial outwash provide a sharp contrast to the bluffs and hills in places such as The Ranch and Deep Hollow.

Because of its high state of preservation as parkland, the SASS contains a very high variety of unspoiled natural environments and habitats. Extensive salt and freshwater marshes, increasingly rare upland moors, mature oak/hickory forests, freshwater streams and successional woodlands provide a degree of natural diversity unusual for a coastal setting in heavily populated Long Island. The diversity of natural settings is reflected in the visual diversity of the landscape. The abundance of terrestrial and marine life and the abundance of people observing, hunting and fishing creates movement, variety and ephemeral character in what would otherwise be a static visual landscape.

Though less dramatic than the natural diversity of the SASS, the variety of its cultural landscapes remains impressive. Historic structures such as the Montauk Point Lighthouse and Third House punctuate the dramatic natural setting. Open fields and pastures and their successional remnants occur throughout the SASS, creating visual diversity and many opportunities for distant views across hills and water. The Montauk Highway, designed as a scenic woodland parkway, enhances the driver's experience of the landscape by blending in with the hilly terrain and minimizing roadside clutter and development. And while some military facilities and contemporary residential oceanfront development have scarred the landscape, many historic homes in traditional styles blend in with and complement the dramatic ocean bluffs. The historic value and uniqueness of the military installations somewhat offsets their sometimes negative visual impacts and adds to the visual diversity of the landscape.

2. Unity

The SASS is a highly unified landscape, thanks to its high state of natural preservation, the nearly constant presence of the surrounding ocean and the predominance of its geological features. Human alteration of the SASS, while relatively minimal, has often served to enhance, rather than detract from the visual character of the landscape. The historic structures, open pastures and meadows and the graceful alignment of the Montauk Highway blend with or provide a pleasing contrast to the natural scenery of the SASS. The few discordant features, mainly military structures, do not significantly detract from the overall visual unity of the SASS.

The unified nature of the land ownership patterns in the SASS has resulted in the remarkable state of preservation of the landscape. The County and State parks, historical sites and former military properties constitute over 50% of the land area of the SASS and have kept the most dramatic and scenic portions of the landscape in a natural state. While significant areas of the SASS remain in unprotected private ownership, many of these areas also remain undeveloped. Future protection of these parcels will be critical in preserving the unified visual character of the peninsula. The relatively low amounts of development in the SASS have not significantly disrupted the overall unity of the landscape and, in some cases, have actually complemented the visual character of the land.

The fact that the SASS is a narrow peninsula surrounded on three sides by the Atlantic Ocean and Block Island Sound provides a great deal of visual unity to the SASS. Sweeping ocean views are available from most of the external edges and high points of the SASS. Views of unspoiled freshwater and tidal ponds extend the unifying presence of water into interior portions of the landscape as well. Given the important role of water in creating scenic quality, the prevalence of salt and freshwater within and around the SASS is a very strong unifying factor.

Due to the lack of development in the SASS, the underlying geology of the glacial moraine is evident throughout the landscape. Rolling moraine hills, glacial valleys, flat outwash plains and exposed glacial boulders embedded in coastal bluffs and beaches provide a unifying physical character to the land. In many areas of Long Island, these glacial features have been altered or obliterated, removing an important visual link with the region's geologic past. In the Montauk Point SASS, they remain visible and predominant, a reminder of the glacier's role in shaping and sculpting the Long Island landscape.

3. Contrast

The Montauk Point SASS is replete with both physical and cultural landscape contrasts. The extensive wooded shoreline and steep Atlantic bluffs offer a striking contrast to the flat, expansive surface of the ocean and sound. The dark, enclosed forest landscape of the interior gives way abruptly to the

bright, windy, reflective light of the ponds, lakes, tidal marshes and ocean shore. The Montauk Highway provides drivers with striking contrasts between expansive vistas of the ocean and surrounding hills to the tunnel like landscape of the deep forest. The contrast of the flat to gently rolling upland plateau with the abrupt, sometimes vertical ocean bluffs is surprising and at times terrifying. Boulder-strewn beaches, a deeply indented shoreline and crashing surf provide further contrast between land and sea.

Cultural features in the landscape provide further contrasts with the natural landscape. The Montauk Lighthouse creates a dramatic accent to the steep bluffs of the point. The vertical architecture of the Lighthouse accentuates the steepness of the bluffs, its geometry a reflection of the conical erosion features of the shoreline. At Further Field and Third House, historic structures contrast with the open, pastoral landscape of the surrounding hills. The World War II military towers and structures, while at times unsightly, offer further contrast between the natural landscape and the man-made environment. Because development has been held in check in most areas of the SASS, the lines separating the natural landscape from developed areas remain quite distinct, heightening the contrast of the natural with the man made and keeping both in balance.

Small scale, intimate views of dense woodlands, small streams and ponds in the interior of the SASS are in striking contrast to the expansive vistas of the bluff tops, moorlands and beaches. The transition from dense woodland vegetation to the open shoreline and moorlands is often very brief and surprising, heightening the sense of visual contrast.

4. Freedom From Discordant Features

With over half the land protected as park and conservation land, the SASS is remarkably free of discordant features, especially considering the extent, beauty and desirability of its coastline. For centuries the remoteness of this most distant end of Long Island kept development at a minimum. The peninsula's strategic importance and the acquisition of large tracts of land by the military in the Twentieth Century has resulted in some visual scarring but has allowed extensive tracts of land to remain undeveloped and available for transition to park and conservation uses in peacetime. Acquisition of large tracts of public parkland by far sighted leaders in the early and mid-Twentieth Century has resulted in one of the best-preserved, unspoiled stretches of coast in the entire State of New York. Discordant features within the SASS are limited to a prominent military radar tower, several smaller military structures, a limited amount of recent shoreline residential development and a small local airstrip. The Shadmoor subunit is bordered by post World War II residential development on its eastern and western borders which reduces the visual character of portions of the site. These discordant features do not significantly impact the otherwise high visual character and unique state of preservation of the SASS.

B. Uniqueness

The Montauk Point SASS is unique as the easternmost point of Long Island as well as the easternmost point of New York State. The peninsula is unusual from a geographic, geologic, topographical, ecological and visual standpoint. Due to its strategic location, the SASS is also unique as a site of many historic landmarks and cultural landscapes. For thousands of years, Montauk Point has been a strategic observation post and signaling point and continues in this role- albeit for more peaceful purposes- today. For centuries the isolated peninsula has been an important grazing land and is the site of The Ranch: the first known cattle ranch in America. Being the "end of the road" on Long Island, the point has drawn residents and visitors for millennia, from Chief Wyandanch to Teddy Roosevelt to George Costanza.

Most importantly, the scenic character of the SASS is truly unique. The high bluffs, pounding surf, historic structures and expansive views of Montauk Point have become a landscape icon of the region. With over 50% of its area permanently protected and open to the public as park and conservation land, the SASS is one of the largest and best preserved segments of spectacular coastal scenery in the entire state. The high quality of the coastal landscape scenery combined with the high proportion of parkland is truly unique on Long Island. The SASS is also rich in fish and wildlife habitats and has two DOS designated Significant Coastal Fish and Wildlife Habitats (SCFWH): Oyster Pond and Big and Little Reed Ponds. The entire SASS has been identified by the U.S. Fish & Wildlife Service as a Significant Land Habitat Complex and three specific areas: Big and Little Reed Ponds, Oyster Pond, Shadmoor and Caswell Cliff have been identified as Habitat Complex Focus Areas.

C. Public Accessibility

The SASS is highly accessible to the public as a result of the Montauk Highway and the parking lots, visitor facilities, roads and trails associated with Theodore Roosevelt County Park, Montauk Point State Park and Montauk Point Lighthouse Historic Site. As former military facilities in the SASS are converted to park and conservation uses, additional public access is being provided at Camp Hero and other sites. Several large, privately-owned parcels in the SASS have high priority for public acquisition as conservation land. Public access to the beaches and shoreline is provided at the State and County parks. Public roads provide visual access to scenic privately-owned areas of the SASS such as The Ranch and the northern equestrian estates. Because of the popularity of the surrounding ocean waters for boating and fishing, the coastline is frequently viewed by relatively large numbers of recreational and commercial boaters. Recent acquisitions such as the Shadmoor property continue to open up new areas of the SASS to public access.

D. Public Recognition

The Montauk Point SASS is one of the most-recognized locations on the New York coastline. A premier tourist, sport fishing and birding destination, the SASS is visited annually by hundreds of thousands of visitors. It is frequently featured in travel brochures as well as in historical, fishing and wildlife publications. Montauk Point is one of the most frequently depicted sites on the New York coast, appearing in many photographs, sketches, paintings and even on some NY State license plates. The historic buildings and landscapes at Montauk Point and Further Field are listed on the National Register of Historic Places. The private shorefront estates, while not open to the public, are a well known, if not universally admired, feature of the Montauk Point landscape. The Montauk Highway is recognized regionally as a unique scenic parkway providing access to the many recreational and scenic viewing sites in the SASS. And the peninsula has been recognized by both New York State and federal wildlife agencies for the value of its ecosystems and habitats.

IV. Impact Assessment

Whether proposed to be located within or outside a designated SASS, any State or federal actions or activities requiring a federal permit or approval must be assessed to determine whether it could affect a scenic resource and whether it would be likely to impair the scenic beauty of the scenic resource.

Policy 24 provides that when considering a proposed action, agencies and applicants for federal permits or approvals and applicants for federal permits or approvals shall first determine whether the action or activity could affect a scenic resource of statewide significance. The determination would involve:

(1) a review of the coastal area map to ascertain if it shows an identified scenic resource which could be affected by the proposed activity or action, and:

(2) a review of the type of activities or actions proposed to determine if it would be likely to impair the scenic beauty of an identified resource.

Impairment includes:

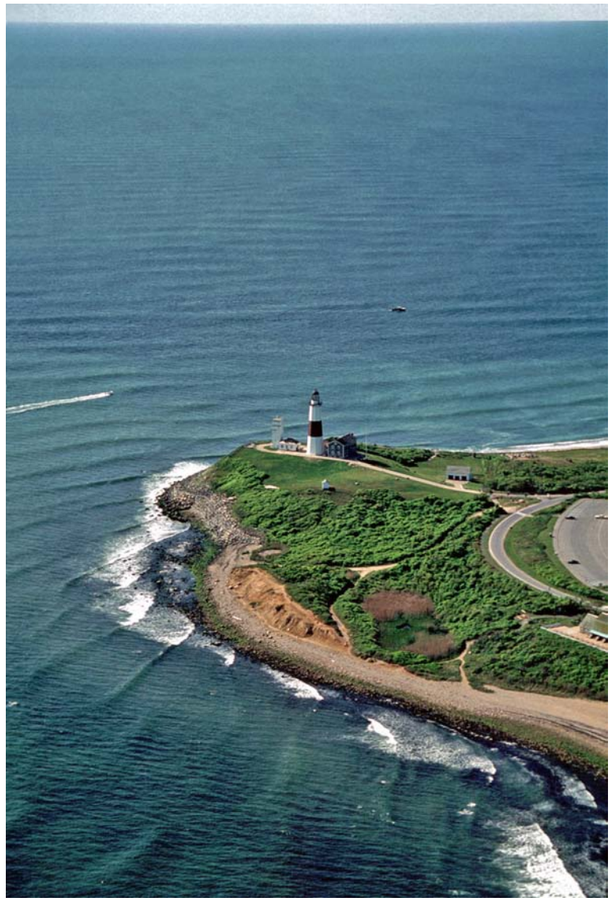
(i) the irreversible modification of geologic forms, the destruction or removal of vegetation, the modification, destruction or removal of structures, whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and

(ii) the addition of structures which, because of siting or scale, will reduce identified views or which because of scale, form, or materials will diminish the scenic quality of an identified resource.

Policy 24 sets forth certain siting and facility-related guidelines to be used to achieve the Policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. The guidelines are set forth below, together with comments regarding how they should be applied in Scenic Areas of Statewide Significance. In applying these guidelines to agricultural land it must be recognized that the overall scenic quality of the landscape is reliant on an active and viable agricultural industry. This requires that farmers be allowed the flexibility to farm the land in an economically-viable fashion, incorporating modern techniques, changes in farm operation and resultant changes in farm structures. Policy 24 guidelines include:

Siting structures and other development such as highways, power lines and signs back from the shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore;

One of the most unique features of the SASS is the relative lack of development along the ocean bluffs and beaches. Keeping future development away from the bluff tops and shoreline will be critical in



Montauk Point

maintaining the visual character of the SASS. In park and conservation areas, future expansion of visitor facilities, roads, parking lots, power lines, signage, structures and communications facilities should be kept away from the visually sensitive bluff top, back dune, beach and meadow landscapes. Clustering visitor facilities in woodland areas well back from shoreline, moorland, hilltop and meadow areas will ensure that the open, undeveloped visual character of the SASS will be preserved.

Probably the greatest threat to the future scenic character of the SASS is second home residential development of privately-owned bluff top and shoreline parcels along its southwestern shore. Siting new residential development well back from the bluff tops, beaches and shoreline would greatly reduce the visual impacts of new development. Since this type of siting represents a significant change from current development practices and landowner preferences, implementation will require revisions to local zoning plans and regulations, setbacks and siting guidelines. Modification of existing roadways, construction of new roadways, utility lines and siting other infrastructure often requires State or federal funding and/or permits and would be guided by this SASS. Relocating, restricting or eliminating public infrastructure that scars sensitive coastal areas and facilitates inappropriate bluff top or shoreline residential development could greatly reduce future development of scenic shoreline areas of the SASS.

Locating offshore structures to avoid impacting scenic areas and views from scenic and historic coastal sites;

Offshore installations such as wind turbine facilities, derricks, towers and docking facilities can have major impacts on the scenic character of coastal landscapes. In particular, the recent proliferation of wind turbine facility proposals along shallow sections of the northeast coastline raises the possibility of dramatic changes to coastal scenery and views. Hundreds of towers over 400’ in height lit at night with flashing strobe lights have been proposed for a number of locations along the New York and Massachusetts coast. While beneficial to the environment in some ways, large wind turbine projects can radically transform the visual character of the coastline due to their size, height, scale and their nighttime illumination.

The waters off Montauk Point, Shagwong Point and Ditch Plains provide the characteristics sought after by wind turbine facility developers: relatively shallow waters, high winds and ready access to shorefront docking and transmission facilities. To reduce scenic impacts, offshore structures should be sited away from important viewpoints such as Montauk Lighthouse, the south shore bluffs and Shagwong Point. Structures should be located far away from the shore to reduce their visibility and should be tightly clustered to avoid spreading over a wide band of the horizon. Nighttime illumination should be screened to avoid impacting shorefront areas. The shape, scale and color of offshore structures should be designed to reduce their visual impact from the shoreline.

Docking and transmission facilities on shore should be located and designed to avoid or mitigate visual impacts along the waterfront from onshore and offshore viewpoints.

Clustering or orienting new structures to retain existing views, save open space and provide visual organization to a development;

The majority of the SASS consists of open space, forests, old pastures, marshlands, moorlands and low scrub vegetation. Historic structures, World War II military facilities, park buildings and traditional summer homes punctuate but do not dominate the landscape. A definite boundary remains between developed and undeveloped areas of the SASS. If this edge becomes blurred as a result of sprawling second home development or inappropriate park or military development, the visual character of the SASS could be damaged.

Views from public ways, parks and historic site access points are especially sensitive and should be protected from new development, utility construction or signage whenever possible. Views from and of the bluffs, dunes and shoreline should also be taken into consideration in locating new development. Locating new structures well back from bluff tops and shoreline areas will protect the beauty of the coastal landscape and, in the long run, will enhance property values in the area.

Incorporating sound existing structures (especially historic buildings) into the overall development scheme;

Most historic structures in the SASS are currently protected through public ownership and historic landmark status. A dozen or so early Twentieth Century summer homes along the southwest shore of the SASS have historic architectural value and contribute to the visual character of the landscape. Future preservation of these homes, their grounds and their surrounding natural setting would help preserve the visual character of the SASS. Subdividing and development of their grounds would submit this beautiful area to the intensive shoreline development that has marred many other sections of the Long Island coastline.

Removing deteriorated and/or degrading elements;

The SASS is relatively free of deteriorated or degrading visual elements. The fate of the prominent World War II and Cold War military structures and communications towers needs to be discussed and decided. Removal of the large radar tower and several other large military structures in and around Camp Hero would improve the visual character of the subunit by removing what many consider prominent eyesores. These highly visible, technological/industrial, military structures seem jarringly out of place in the natural landscape of Montauk Point. On the other hand, they are part of the military history of this strategic peninsula and some are still in partial use.

Minor improvements to the Montauk Highway could enhance the scenic parkway character of this important road. The large, paved scenic overlooks along the Montauk Highway do little to complement or enhance the surrounding scenery. Redesign of these overlooks using native materials (stone walls, native plantings, wood benches and decks), enhanced pedestrian and visitor amenities and a more efficient circulation and parking layout will improve the barren character of these otherwise scenic sites. Replacing the current galvanized steel guardrails with cor-ten steel guardrails on dark wooden posts would also enhance the parkway character of the road. Redesign of highway and park signage would also improve the visual character of the parkway.

Maintaining or restoring the original land form, except when changes screen unattractive elements and/or add appropriate interest;

The unique coastal and glacial moraine geology of the SASS is remarkably undisturbed and should be protected in future construction, infrastructure and development projects. The landform of the SASS is largely in an undisturbed state and is the underlying factor in the scenic quality of the area. The contrast in elevation and the juxtaposition of water and land contributes to the beauty of the SASS. Alteration of important landforms such as coastal bluffs, dune fields, the hills and the subtle kame and kettle topography of the glacial moraine would detract from the scenic character of the area. Use of berms to screen parking lots and unsightly development is an acceptable modification of terrain if carefully designed to blend with the natural contour of the land. Alteration of natural terrain for residential house sites, driveways and roads is of special concern. Houses and driveways should be located away from sensitive geological features such as bluffs, hilltops, ridgelines, glacial kettle hole depressions, dunes and other unique geological areas.

Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures into the site, and obscure unattractive elements, except when selective clearing removes unsightly, invasive, diseased or hazardous vegetation and when selective clearing creates or maintains views of coastal waters;

The rapidly disappearing open moorlands and meadows of the SASS are a vital component of the scenic character of the SASS. They should be protected and maintained whenever possible through grazing of livestock, controlled burning or mowing. Keeping the moorlands and meadows open not only benefits the scenic character of the area, but also plays an important role in maintaining varied wildlife habitat and ecological diversity on the peninsula. Both scenic and environmental goals could be achieved by maintaining open meadows and reclaiming some of the open grasslands recently lost to successional scrub and forest growth.

Views from the Montauk Highway and other vista points in the SASS are rapidly disappearing due to the unrestrained growth of successional vegetation. Maintaining open meadows and clearings in the vicinity of viewpoints along the highway will help maintain the scenic character of the parkway. Maintaining lawns, meadows and moorlands at Montauk Point, Further Field, Shadmoor and in Indian Fields will also preserve both a scenic and an historic landscape resource. The State Highway overlook just east of Deep Hollow could be much improved by removing trees and vines to open up the view of the ocean to the south as it existed in decades past.

The variety of vegetation and the consequent variety of texture and color in the SASS make a significant contribution to its scenic quality. Marsh vegetation around Oyster and Big Reed Ponds, open meadows at Further Field and The Ranch, low moorland and scrub vegetation along the bluff tops and the dense forests of the interior all provide interest and contrast in the landscape. The wildlife supported by this vegetation also adds interest and ephemeral character to the land. Vegetation helps new structures blend into the predominantly natural landscape and plays a critical role in screening facilities and sites which would otherwise be discordant elements in the SASS.

Vegetation management for scenic enhancement should be carefully coordinated with local, State and federal wildlife authorities to ensure

mutual compatibility of management strategies. Both scenery, historic character and wildlife habitat can benefit from a coordinated management program.

Using appropriate materials, in addition to vegetation, to screen unattractive elements;

The SASS has relatively few discordant elements. Minor discordant features such as contemporary utilities and low storage sheds and buildings in the parks and former military facilities could be screened by painting them in dark, earth tone colors. Fencing or screening could be used to screen parking lots, low utility structures and buildings. The taller discordant features such as the radar dish are too large to be effectively screened with fencing. Painting such tall towers in light sky tones might reduce their negative visual impact. New construction should be encouraged to use appropriate historic or native building materials. New or renovated overhead utilities located in sensitive scenic areas should be located underground to eliminate their negative visual impact on the landscape. The failure to blend new structures into the natural setting, both within the SASS boundaries and in the viewshed of the SASS, would impair the scenic quality of the area.

Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape.

Most structures located in the SASS are generally compatible with and add interest to the landscape because they are of a scale, design and material compatible with the predominantly natural landscape. Many of the structures are historic in nature, including the Montauk Point Lighthouse, Third House and some of the older coastal estates. Construction of new buildings incompatible with the cultural character of the SASS as represented in these historic structures would impair the scenic character of the area. Many of the older structures use native materials such as wood clapboards, shingles or stone construction. Most have pitched roofs, traditional fenestration and are sited unobtrusively on the land, avoiding hilltops, bluff edges and other prominent locations. Though many of the shorefront estates are large, their apparent mass has been reduced by designing the structures as a series of smaller, attached architectural volumes. This rambling, attached approach to residential design is typical of traditional New England and East End Long Island architecture. It greatly helps reduce the visual impact of large, “mega home” structures, especially when combined with sensitive site planning and design.

Using fully-shielded light fixtures at appropriate levels of illumination to preserve East Hampton’s nighttime visual character;

East Hampton’s dark, unspoiled night sky with views of stars, the sea and wooded hills is a priceless visual resource. Light pollution from excessively bright, exposed light fixtures can block views of the stars in the night sky, blind motorists and degrade the character of East Hampton’s nocturnal landscapes. Requiring exterior lighting to be shielded will ensure that adequate night lighting is provided without creating glare and light pollution. The indirect lighting created by shielded fixtures enhances the character of nighttime landscapes by removing the bright harshness of many exterior light fixtures. Reducing the wattage of exterior lights is often possible without compromising safety or functionality and results in less energy consumption. Specifying color corrected or color-balanced light sources will ensure that the color of nighttime lights matches the warm tones of incandescent bulbs while providing increased efficiency.

Residences should avoid unshielded spotlights that cast direct light onto neighboring properties or on the water. Commercial facilities should avoid unshielded spotlights to illuminate parking lots, storage facilities or outdoor areas. Adding a metal shield to an existing spotlight can greatly reduce light pollution and glare. Often a series of lower, shielded lights can replace a single glaring spotlight. When necessary, any increase in expense is offset by the creation of a superior nighttime environment. Government agencies can sometimes be one of the most glaring offenders in over lighting parking areas, playing fields, the airport, park maintenance structures, etc. and deserves special mention. Town agencies, State and County Parks, etc. should conform to, indeed set the example for, dark sky friendly lighting practices.

Index to Subunits — Page

MP I Montauk Point Subunit	17
MP 2 Indian Fields Subunit	19
MP 3 Montauk Highway East Subunit	21
MP 4 Montauk Moorlands Subunit	22
MP 5 Further Field Subunit	24
MP 6 Shadmoor Subunit	26

MP 1 Montauk Point Subunit

I. Location

The Montauk Point subunit constitutes the easternmost point of the Montauk Point SASS. It extends from False Point in the north to Camp Hero in the south and includes the Montauk Point Light House, the high Atlantic Ocean bluffs to the south of the lighthouse and the dunefields, ponds and hills to the north of the lighthouse. The inland boundary of the SASS follows the edge of the park loop road and the jeep trails that border the low vegetation along the shore, generally extending inland between 500’ and 1000’. The SASS designation extends to the Town line in the Atlantic Ocean and to the Town line in Block Island Sound.

II. Scenic Components

A. Physical Character

The Montauk Point subunit consists of high ocean bluffs, bluff top meadows and scrub land, saltponds, dunefields and steep, densely wooded terrain along the Montauk Point shoreline. The northern portion of the subunit around False Point consists of sandy beach with large boulders, low hills dotted with small, brackish ponds and an occasional low bluff. Further inland, densely wooded terrain rises steeply to a plateau at the center of the peninsula. Montauk Point proper consists of a rocky shoreline backed by steep banks armored with rip rap stone. Above the armored banks lawn and parkland associated with the Montauk Lighthouse park extend back to the main access road. To the south, the ocean bluffs rise vertically to over 60’ from a sandy beach dotted with large boulders. The faces of the bluffs have a high clay content and form dramatic erosional features including ravines, fluted ridges and “hoodoos”, steep cones capped by rocks. Many of these

features are reminiscent of the Desert Southwest. The shoreline undulates gradually, creating dramatic vistas along the bluffs. The top of the bluffs in this southern section are gently rolling, covered with meadows or low successional scrub vegetation. The Montauk Point shoals is a Significant Coastal Fish and Wildlife Habitat designated by the NYS Department of State.

B. Cultural Character

The cultural character of the subunit is dominated by the Montauk Point Lighthouse and the adjacent WWII fire control tower. The high bluffs of the point have been used for thousands of years as an observation and signaling post. The local Native Americans- the Montaukets- sent signals from Turtle Hill to neighboring tribes. During the American Revolution, the British kept a fire burning on the bluffs to guide their warships around the point. Many ships were wrecked in the vicinity of the point, leading to the construction of a lighthouse and light keeper's cottage in 1797.

During World War II a separate tower for controlling artillery fire and for keeping watch for submarines and enemy ships was built adjacent to the lighthouse. In 1987 the US Coast Guard built a new beacon on Montauk Point, decommissioned the lighthouse and leased the building to the Montauk Historical Society for use as an historic site open to the public. A new reception center building for the lighthouse was recently built west of the lighthouse. Tens of thousands of people visit the point every year to enjoy the dramatic views of the bluffs and ocean, to visit the historic buildings and to hike and fish on the beaches. The lighthouse is listed on the National Register of Historic Places.

In addition to the lighthouse, the subunit contains several historic out buildings, a shingled, gambrel-roofed park building, several small utility structures and a small transmission tower. Gravel roads and footpaths, including some in use for hundreds of years, lead down to the beach from Turtle Hill and other high points. The shores and waters off Montauk Point are a world famous sport and commercial fishing area. As a focal point of both fish and bird migration patterns, Montauk Point is a center of avian and marine life, along with hordes of birdwatchers and fishermen.

C. Views

Montauk Point provides some of the most dramatic views on the New York coastline. Its high elevation above the water, the fact that it is a point largely surrounded by water and its steep bluffs, open vegetation and varied shoreline, all contribute to the extent and character of its views. The historic structures on the point frame and accent the ocean views and allow visitors to see even more of the surrounding scenery from their high towers.

The visual character of the point changes constantly due to varied ocean conditions, changes in light and atmospheric quality. The rocky shoreline and steep bluffs accentuate the visual effects of the surf hitting the beaches. The rich marine life off Montauk Point attracts large numbers of resident and migrating birds as well as resident and migrating fishermen. Ships and boats entering and leaving Long Island Sound can be observed from the point.

The low vegetation and rolling terrain of the point enhance the character of the views. In recent decades, however, the number and extent of views available in the subunit have decreased due to the spread of second growth tree and shrub vegetation across the moorland. Several small ponds in the vicinity of False Point provide a visual accent to the site.

Visually discordant features exist at Montauk Point but do not detract in a significant way from the overall character of the subunit. The adjacent visitor parking lot has been sited and designed to be as visually unobtrusive as possible as seen from the subunit. The World War II submarine observation tower creates a sharp contrast in architectural form to the much older lighthouse tower. The resulting reduction in scenic character is offset somewhat by the historic value of the military tower. Several small storage tanks, transmission towers and utility buildings dot the site but are small enough to avoid marring the overall visual character of the point.

III. Uniqueness

The Montauk Point subunit is unique as the easternmost point of Long Island as well as the easternmost point of New York State. Due to its strategic location, the point is also unique from an historic, cultural and natural standpoint. For thousands of years, Montauk Point has been a strategic observation post and signaling point and continues in this role- albeit for more peaceful purposes- today. Being the "end of the road" on Long Island, the point has drawn visitors for millennia. Most importantly, the scenic character of the point is truly unique. Its high bluffs, pounding surf, historic lighthouse and expansive views are a landscape icon of the region.

IV. Public Accessibility

As a public park and historic site, the Montauk Point subunit is highly accessible to the general public. The Montauk Highway and a large public parking area provide direct access to the site for visitors in cars, busses, on bicycles and on foot. Hiking and jeep trails provide access to all areas of the subunit, including most of its beaches. The historic and park buildings on the site are open to the public.

V. Public Recognition

Montauk Point is one of the most-recognized locations on the New York coastline. A premier tourist, sport fishing and birding destination, the subunit is visited annually by many thousands of visitors. It is frequently featured in travel brochures as well as in historical, fishing and wildlife publications. It is one of the most frequently depicted sites on the New York coast, appearing in many photographs, sketches and paintings. The historic buildings at the point are listed on the National Register of Historic Places. The shoreline of the subunit has been designated as a Significant Coastal Fish & Wildlife Habitat area by the NYS Department of State.

Big Reed, Oyster Ponds; Montauk Point

VI. Reason for Inclusion

The Montauk Point subunit is included in the Montauk Point SASS because it is an outstanding New York coastal landscape, scenic area and historic site and because it is geologically and geographically unique. The eastern terminus of Long Island and New York State, Montauk Point provides sweeping views out over the Atlantic Ocean and along its rocky beaches, steep coastal bluffs and rolling moorlands. The subunit is generally well managed and has few discordant features.

Images of Montauk Point scored high (#3, #6 and #24 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 8.82 (1st out of 254 subunits: highest score 8.52, lowest score 0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique not only within the region, but within the entire New York State coastal region. It is highly accessible and is managed as a park and historic site. The subunit is extremely well known as a tourist destination, recreational area and historic site, and is recognized through several historical and cultural designations.

MP 2 Indian Fields Subunit

I. Location

The Indian Fields subunit constitutes the northern half of the Montauk Point SASS. It extends from False Point in the northeast to the Montauk Airport on the northwest. Its southern boundary is formed by the Montauk Highway. Its eastern boundary abuts the Montauk Point subunit. The subunit's western boundary begins near the Lake Montauk jetty and extends south along East Lake Drive in the vicinity of the Montauk Airport. Just north of Big Reed Path, the boundary veers northwest, skirting the recent residential developments on Prospect Hill and the open meadows of Further Field/Third House (Theodore Roosevelt County Park headquarters). The SASS designation extends to the Town line in the Atlantic Ocean and to the Town line in Block Island Sound. The subunit abuts the Montauk Point subunit to the east and the Lake Montauk SASS to the northwest.

II. Scenic Components

A. Physical Character

The Indian Fields subunit is highly varied. It includes wide sandy beaches along Block Island Sound backed by low bluffs, a large salt pond (Oyster Pond), a large freshwater pond (Big Reed Pond), streams, wetlands, rolling moorland, dunefields, steep wooded hills, rolling wooded moraine and open fields. The Block Island Sound shoreline of the subunit has very wide, sandy beaches occasionally strewn with large glacial boulders. Low bluffs or dune fields line much of the shore. Remnants of pasture land or moorland create an open landscape along many areas of the shoreline, providing views out over the Sound or across the hilly terrain of the interior. Both salt ponds are ringed by extensive wetlands and low hills. Big and Little Reed Ponds and Oyster Pond are designated by the NYS Department of State as Significant Coastal Fish and Wildlife Habitats and by the US Fish and Wildlife Service as a Habitat Complex Focus Area containing valuable land and water wildlife habitat. Big Reed Pond is East Hampton's only National Natural Landmark.

Almost all of the subunit is located within the Montauk County Park and the Montauk Point State Park. The terrain of the subunit is generally hilly, especially in the vicinity of the Prospect Mills and Indian Fields in the west. Formerly open grazing land, the landscape is quickly reverting back to scrub forest. A few areas of open grassland remain, however, in Indian Fields and Shagwong Point areas. With the exception of the Montauk Airport, the subunit has remained in a highly natural state since it was abandoned as pasture land in the last century.

The area includes important fish, plant and wildlife habitats. The beach at the north edge of Oyster Pond has been identified as critical nesting habitat for piping plovers and least terns. Northern harrier red-shouldered hawk, least bittern, redhead, American black duck and blue-winged teal also nest in these areas. The U.S. Fish & Wildlife Service describes Oyster Pond as the best example of a brackish, coastal salt pond with an undeveloped shoreline in New York. The wetlands around the pond support blue-spotted salamander and southern leopard frog. Rare plants along the shoreline include Mitchell's sedge and the only known population of seabeach purslane in New York. The pond and stream system of Big and Little Reed Ponds is one of the few spawning areas on Long Island for alewife which migrate in the spring from the ocean to spawn in shallow water. Big Reed Pond also contains an excellent bass fishery.

B. Cultural Character

The cultural character of the subunit is subtle, but pervasive. The primary human influence on the landscape occurred in the Seventeenth and Eighteenth Centuries when the land was largely cleared of trees for grazing animals. Even prior to European settlement, the Montaukets often cleared out the forest understory through burning. In the Twentieth Century, grazing stopped and the land has gradually reverted back to shrub and forest cover. But the effects of earlier land use practices remain in the remnant clearings, the successional character of the forests, and in various archaeological sites, abandoned buildings and remains of past agricultural use. The southwest corner of the subunit, consisting of ranch parkland, second homes and several private horse farms, still retains the open agricultural landscape that once covered the entire subunit.

As its name implies, the Indian Fields area of the subunit was the home of the Montaukets after European settlement. Relegated to this most remote and barren section of the town, the Montauket People fished, farmed and hunted on this land for many years. They have left place names, burial mounds and archaeological remains scattered throughout the subunit. A memorial to Stephen Talkhouse Pharoah, a Montauket whaler and civil war veteran, is located on a hilltop in the subunit.

Today, the most significant human use of the area is hiking, hunting and passive recreation. Hiking trails extend throughout the subunit with many of them located on former Native American trails or old farm roads. The Montauk Airport at the northwest corner of the subunit is a small, single runway local airfield tucked in amongst the dune fields near the outlet of Lake Montauk. Recreational fishing and boating occur along the Block Island Sound shoreline and in the ponds. The Amagansett, Montauk and East Hampton gun clubs have small facilities on the south edge of Oyster Pond.

C. Views

The Indian Fields subunit contains a very diverse range of primarily natural views. These types of natural views were rated the very highest by participants in the East Hampton Scenic Landscapes Image Survey. The entire Block Island Sound shoreline provides sweeping views of the coast, Gardiners Island and, on clear days, Plum Island, Orient Point and the North Fork. Because the shoreline is highly varied with several points and embayments, the views available along the shore are especially dramatic. The open vegetation along the shoreline created by old pasture land opens up sweeping vistas of the Sound and the surrounding wooded hills.

Views from the shores of the two large ponds are also exceptional; no obvious signs of human disturbance are visible in these highly natural landscapes. The low marsh vegetation surrounding the ponds, backed by wooded bluffs and hills, frames views of and from the ponds. Oyster Pond's barrier beach and dune fields provide views of both the freshwater of the pond and the saltwater of the Sound.

Indian Fields contains many remnants of the famous Montauk moorlands landscape of the Nineteenth and early Twentieth Centuries. Small clearings, old farm fields and steep, grassy hillsides reveal vistas across the salt ponds and the distant ocean. Near Shagwong Point, old pastures extend right up to the edges of the bluffs, creating sweeping panoramas of the Sound. The Prospect Hills, while heavily developed on their western sides, are undeveloped within the subunit. Heavily forested, they nevertheless have many remnants of the old grazing landscape that create vistas of the distant Sound to the northwest.

The inland and flatter portions of the subunit do not provide distant views due to the dense vegetation. The more mature hardwood forests in the vicinity of Big Reed Pond and to the east of Oyster Pond have areas of beautiful forested hills and ravines with short range views of the woodland environment. Areas of successional shrub, vine and low tree vegetation have relatively few views due to the high density of the vegetation at eye level. While difficult to access, the extensive marshes and shrub swamps west of Big Reed Pond and south of Oyster Pond offer extensive views of the wetlands themselves and the surrounding forested hills. The dunefields of the northwestern portion of the subunit offer dramatic views of the ocean but are somewhat affected by the airport runway and the jetties at the entrance to Lake Montauk.

The subunit has few discordant features. A cluster of military communications towers on top of Prospect Hill at the western edge of the subunit are visible from many vantage points and adversely affect the scenic character of the area. Removal of these towers would greatly improve the scenic character of the subunit. While they somewhat decrease the scenic character of the area, their presence is not negative enough to undermine the overall beauty of the landscape. The Montauk Airport sits low in a high dunefield and does not have a negative visual impact outside of its immediate vicinity. Subdivisions abutting the subunit on the west side of the Prospect Hills are generally not visible from the subunit itself.

III. Uniqueness

Indian Fields is one of the largest, most scenic, undeveloped shorelines on Long Island. Thanks to the State and County parks, the subunit retains much of the original natural beauty of the coastal landscape: pristine beaches, undeveloped bluffs, large coastal ponds surrounded by wooded hills and remnants of the historic Montauk moorlands landscape. Big Reed Pond and Oyster Pond are unique as large, completely undeveloped bodies of water in close proximity to the coastline. The subunit's history as the last home of the Montauk Indian tribe is also significant. The steep, hilly glacial terrain of the subunit is also unusual on Long Island. Much of the glacial moraine landscape in other parts of the region has been intensively developed or mined for sand and gravel. According to the US Fish & Wildlife Service, the area has unique value as wildlife habitat which contributes to its visual character. Finally, the beauty of the landscape is unique: the distant views of the ocean over rolling hills and meadows, the steep coastal dunes, the large salt ponds and the steep, wooded hills are unusually scenic.

IV. Public Accessibility

The subunit is accessible to hikers, horseback riders and bicyclers via an extensive system of public paths and gravel roads. The trails lead to all the major landmarks in the subunit such as Big Reed Pond, Oyster Pond, Shagwong Point and Prospect Hill. The subunit abuts the Montauk Highway for over two miles and is visible from several scenic turnouts along the highway. The subunit also abuts East Lake Drive for approximately one mile, affording views of the dunefields and of Little Reed Pond. The subunit is also visually accessible to boaters along the Block Island Sound shoreline and from Lake Montauk.

Montauk Point Bluffs

V. Public Recognition

The two public parks that make up most of the subunit are very well known throughout the region as exceptional natural scenic areas. In spite of the fact that most of the subunit is only accessible on foot, horseback or by boat, it is very frequently seen and appreciated from several scenic outlooks along the heavily traveled Montauk Highway and East Lake Drive. The subunit

is also well known as an historic landscape, last home of the Montauket Native Americans and many archeological sites. With three hunting clubs, the subunit is well known as an important hunting and fishing area.

VI. Reason for Inclusion

The Indian Fields subunit is included in the Montauk Point SASS because it is an outstanding New York coastal landscape and scenic area and one of the largest undeveloped oceanfront parks on Long Island. With almost four miles of pristine, sandy beaches, coastal bluffs, salt ponds, dunefields and shoreline meadows and woods, the subunit is rich in natural beauty. The subunit is generally well managed and, with the exception of a military tower complex, has few discordant features.

Images of Indian Fields scored very high (#1, #4, #5, #7, #11, #15, #22, and #23 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The visual zones that make up the subunit scored an average of 5.24 (highest score 8.52, lowest score 0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Programs scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique not only within the region, but in the entire New York State coastal region as a very large, undeveloped, highly scenic portion. It is accessible and is managed as State and County park land. The subunit is well known as a scenic viewing, hiking, hunting, fishing and historic area.

MP 3 Montauk Highway East Subunit

I. Location

The Montauk Highway East subunit includes the Montauk Highway from the steep hill east of Third House (Theodore Roosevelt County Park) to the Montauk Light House parking lot. The subunit consists of the highway itself, as well as the adjacent parkway landscape, woodlands and open fields that form the highway's viewshed. The subunit is bounded on the north by the Indian Fields subunit, on the east by the Montauk Point subunit, on the south by the Montauk Moorlands subunit and on the west by the Further Field subunit.

The southern boundary of the subunit parallels the Montauk Highway from the eastern edge of the open fields of The Ranch to the Montauk Point Light parking lot. The boundary parallels the highway at an average of approximately 300' from the edge of the paved road surface. It extends around the Montauk Light House loop road and parking lot, including several buildings on the north side of the loop road. Returning westward, the northern boundary of the subunit parallels the Montauk Highway at an average of approximately 300' from the edge of the paved road surface, extending to the eastern edge of the meadows of Third House at Further Field.

II. Scenic Components

A. Physical Character

The Montauk Highway East subunit consists of gently rolling woodlands bounded on the east by the hilly terrain of Turtle Hill/Montauk Point and on the west by the hill overlooking Third House/Further Field. Vegetation in the subunit ranges from dense, successional woodlands in the west to mature oak/hickory forests in the eastern half of the subunit. A variety of small, isolated wetlands occur in various low areas and depressions typical of the glacial moraine landscape of the subunit. The topography of the subunit ranges from the steep hill at the Montauk Highway overlook to the undulating terrain of the central and eastern portions of the subunit.

B. Cultural Character

The landscape of the subunit has been strongly influenced by human activities. The Montauk Highway, designed as a woodland parkway, is the central feature of the subunit. The alignment of the highway winds through the hilly, wooded terrain of the subunit, complementing the beauty of the natural landscape. Due to the lack of overhead utilities, signs and other intrusions, the forest canopy has been allowed to extend out over the highway, creating an attractive tunnel of trees. The shoulders, grass verge and drainage features of the parkway have also been carefully designed to enhance the visual character of the surrounding woodlands. While some features of the highway, such as new, galvanized steel guardrails and the asphalt expanse of the scenic overlook detract somewhat from the visual character of the subunit, most of the roadway remains an excellent example of aesthetically sensitive roadway landscape design and engineering.

The Montauk Point access loop road and main parking area have also been carefully located and designed to blend in with the character of the landscape. The loop road curves down the gradual hillside leading to the point, providing glimpses of the distant ocean. The parking lot, while quite large, is carefully located in a low area to reduce its visual impact. Dividing the parking lot with large, planted median buffers also enhances the visual character of the lot and reduces its visibility. Several maintenance and park structures, some historic buildings, are located along the loop road, their architecture and landscape fit in with the historic character of the area and provide views out over the ocean and surrounding landscape. A number of hiking trails and dirt roads cross the subunit, providing access for hikers, bicyclists and hunters to the surrounding woodlands.

Vegetation in the subunit reflects present and past human management. The mowed edges of the highway, parking lot and the grounds of the lighthouse and other buildings are the result of current management of the land. The successional shrub and low woodland areas in the western half of the subunit reflect past grazing by farm animals that kept the Montauk landscape open well into the Twentieth Century. The mature woodlands of the eastern section also grew up in former pasture land, but at a much earlier date, probably in the early to mid-Nineteenth Century. Some mature woodlands in this area may be even older – the present diversity and species composition of the "paint woods" suggests that remnant stands of native woodland were present even during the time of heaviest grazing and burning.

C. Views

At its western and eastern extremities, the subunit provides distant views over the surrounding landscape and the Atlantic Ocean. In its central portion, the subunit is characterized by shorter range, woodland views of the parkway landscape. The overall visual character of the subunit is defined by the parkway design of the Montauk Highway as it winds through the dense forest and rolling terrain along the spine of the glacial moraine.

Driving from east to west along the Montauk Highway, the views available from the subunit are striking. At the Montauk Point Lighthouse loop road, distant views of the Atlantic Ocean are visible at various locations along

the roadway, often framed by historic buildings such as the lighthouse and light keeper's cottage. Clearings through the trees around the structures create framed views of the water and beaches. Driving west into the forest, the views become more focused by the dense woodland adjacent to the parkway's grass verge. The curving alignment of the parkway and the varied width of the grass verge enhance the visual character of the roadside views. The relative maturity of the forest in the eastern portion of the subunit also improves the character of the parkway landscape. Recent galvanized steel guardrail construction detract somewhat from the foreground character of the scenery.

Continuing west, the roadside vegetation becomes younger in age and denser, reducing the range and quality of views available from the parkway. Then, at the Montauk Highway overlook on the hill east of Third House, distant views northeast toward Oyster Pond, Indian Fields and Block Island Sound open up as well as views west toward Lake Montauk, Ditch Plains and the Atlantic Ocean. In spite of recent shrub and low tree growth limiting the extent of the vista and a large expanse of asphalt parking that detracts from the visual character of the foreground, the view is still impressive. As the Montauk Highway descends steeply toward Third House, travelers gain dramatic distant views of the Montauk and Napeague areas and often experience spectacular sunsets.

Very few discordant features mar the subunit. Galvanized steel guardrails, large expanses of asphalt at overlooks and the main parking lot at the Montauk Point Lighthouse do not detract significantly from the overall scenic character of area. These features could be mitigated in the future with the use of other layouts and construction materials.

III. Uniqueness

The Montauk Highway East subunit is a unique example of a mid-Twentieth Century scenic rural parkway. Like other scenic parkways of the era, such as the Merritt, Wilbur Cross and Taconic Parkways, this section of the Montauk Highway has been carefully designed to blend with the surrounding landscape and fit the contour of the hilly terrain. The lack of development adjacent to the parkway is also unusual in an increasingly urbanized region. The highway is also especially significant as the final segment of roadway leading to famous Montauk Point, the eastern terminus of Long Island.

IV. Public Accessibility

Being almost completely visible from the Montauk Highway and largely in public ownership, the subunit is exceptionally accessible to drivers and, to a lesser extent, to hikers, horseback riders and bicyclers via public paths and gravel roads that cross the subunit at several locations. The trails lead to all the major landmarks in the subunit such as Big Reed Pond, Oyster Pond, Shagwong Point and Prospect Hill. Several scenic turnouts and a large public parking lot at the west end of the subunit further enhance visual and physical accessibility to the subunit. The highway was originally designed in the mid-Twentieth Century as a scenic parkway to lead visitors to Montauk Point and the surrounding park lands. It replaced an earlier alignment of the highway which had become congested and inadequate.

V. Public Recognition

The Montauk Highway is a very well known tourist route leading to several key tourist destinations such as the Montauk Point Light and Third House/ Theodore Roosevelt County Park. In addition to serving as the route to these destinations, the parkway is renowned as a scenic driving experience in its own right. The scenic turnouts along the highway are well known to visitors as well as local residents as the location of some of the best views in the region.

VI. Reason for Inclusion

The Montauk Highway East subunit is included in the Montauk Point SASS because it is an excellent example of a scenic, woodland parkway offering dramatic views of the ocean, and surrounding parkland and wooded countryside. Traversing one of the largest undeveloped oceanfront parks on Long Island, the Montauk Highway offers visitors a scenic, rural driving experience punctuated with distant vistas at either end. The subunit is generally well managed and, with the exception of minor elements such as galvanized steel guardrails and a few large parking lots, has few discordant features.

Images of Montauk Highway East scored high (#7, #15, #22, #23, #25, #49 and #51 out of a total of 126) in the Scenic Landscapes Survey completed by 200 East Hampton residents in late 1999. The subunit scored an average of 4.03 in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique as an unspoiled, rural scenic parkway traversing a very large, undeveloped, highly scenic portion of the coastline. It is highly accessible and is managed as a state highway and as State and County park land. The subunit is well known as a scenic viewing, hiking, hunting, fishing and historic area.

MP 4 Montauk Moorlands Subunit

I. Location

The Montauk Moorlands subunit includes the land south of the Montauk Highway from the Montauk Point subunit in the east to the edge of dense development of Ditch Plains in the west. The northern boundary of the subunit is formed by the Montauk Highway. The southern boundary consists of the high bluffs and sandy beaches of the Atlantic shoreline. The western boundary of the subunit follows the easternmost edge of the high density mobile home and residential development at the site of the former US Coast Guard Station at Ditch Plains. The eastern boundary is formed by the Montauk Point subunit. The SASS designation extends to mean low water on the Atlantic Ocean shoreline.

The subunit contains the undeveloped portions of Camp Hero, the former US Military Reservation containing large tracts of undeveloped forest and coastal bluffs and several military communications and observation structures. The subunit does not include the developed areas of the former base including residential neighborhoods and former military structures.

The central and western portions of the subunit consist of a limited number of large, private landholdings with low density development along the shore and with little or no development in the wooded interior.

II. Scenic Components

A. Physical Character

The Montauk Moorlands subunit consists of flat to gently rolling wooded terrain bounded on the south by the dramatic, high coastal bluffs and beaches of the Atlantic Ocean. Largely covered with mature to successional hardwoods in its interior portions, the subunit changes to a shrub moorland landscape along the windy coastline, opening up expansive vistas of the shore and ocean. A number of rounded depressions called glacial kettle holes cover the wooded interior of the subunit, frequently containing bogs or wetlands. Small, rounded hills formed in the glacial moraine dot the eastern and westernmost sections of the subunit.

The high, coastal bluffs of the Atlantic shoreline are by far the most dramatic natural features of the subunit. At times towering to over 60 feet, the bluffs have been eroded into fantastic shapes reminiscent of the Desert Southwest. Tall, conical mounds capped with balancing rocks known as "hoodoos" occur at places in the shoreline bluffs. Large glacial boulders known as "erratics" crop out of the bluffs and litter the sandy beaches. The meandering configuration of the shoreline creates additional visual variety and interest as it forms shallow coves and points. Several small ponds occur along the ocean shore, creating a dramatic contrast between fresh and saltwater. The entire shoreline of the subunit and the cliffs and bluffs in the vicinity of Caswell's Point have been designated by the NYS Department of State as a Significant Coastal Fish and Wildlife Habitat and by the US Fish and Wildlife Service as a Habitat Complex Focus Area containing valuable land and water wildlife habitat. The dramatic headland of Caswell's Point is a local landmark and a key feature in the visual landscape.

B. Cultural Character

The cultural character of the subunit has been shaped by farming, the military and second home residential development. Most of the subunit was used as pasture from the late Seventeenth until the early Twentieth Century. Early paintings and photographs of the area show an unbroken, rolling, open moorland landscape stretching from the central hills down to the bluffs and ocean shore. Most of this open landscape has given way to second growth shrub and tree vegetation, but portions of the historic moorlands remain along the ocean bluffs where revegetation has been stunted or delayed by high winds and dry growing conditions. Other than the remaining moorlands, few signs of over two hundred years of farming activity on the site remain.

A strategic military location for hundreds of years, the Montauk Point area became a full fledged military base in the late Nineteenth Century when Theodore Roosevelt created nearby Camp Wikoff for training and rehabilitation of the Rough Riders. He was drawn to the area by the open moorlands and isolation that characterized Montauk at the time. During World War I and especially World War II, the subunit became the focus of intensive military construction for the Navy, Air Force and Coast Guard, most of which remains to this day. Large bunkers and gun emplacements were constructed along the Atlantic bluffs and a military base, Camp Hero, was built in the eastern portion of the subunit. Camp Hero and an adjacent US Air Force base included barracks, administration buildings and communications facilities, including a large radar dish which still stands as a local landmark. While the military still maintains a presence at Camp Hero, most of the facility has been transformed into parkland. While the taller communications towers and radar dishes are visible in many areas of the subunit and detract somewhat from the visual character of the coastline, they are located a considerable distance from the bluffs and shoreline. Most of the Camp Hero buildings are hidden in the woods and have only a localized negative visual presence. The historic and symbolic value of the military structures offsets, to a certain extent, their heavy concrete architecture and sometimes jarring visual character.

The Atlantic bluffs of the subunit have attracted summer residents since the late Nineteenth Century. The central and southwestern coastline of the subunit features a number of substantial, late Nineteenth and early Twentieth Century estates built in a variety of traditional styles and materials, as well as some prominent mid-to-late-Twentieth Century structures, several built in the modern style. The estate of Andy Warhol is located on the bluffs west of Caswell's Point and has been used by artists such as Julian Schnabel and the Rolling Stones. The houses of the photographer Richard Avedon and the painter Balcomb Greene are also located in the subunit. The historic summer homes of the Montauk Association built in the 1880's grace the southwestern end of the subunit. These historic homes, designed by McKim, Meade and White with landscapes designed by Frederick Law Olmsted, have been carefully restored and are notable for their careful siting and beautiful, shingle style architecture. The area has been designated an historic district. Recent summer homes tend to again reflect more traditional architectural styles and materials. The summer home development along the bluffs remains at a relatively low density and significant areas of the subunit's shoreline remain in a natural state. Many of these areas have been identified by the Town of East Hampton's 1995 Open Space Plan as having a high priority for conservation as open space. The early Montauk Highway once traversed the subunit from The Ranch through Camp Hero to Montauk Point. Remains of this historic road can still be seen as paths and dirt roads winding along the bluffs.

C. Views

Views along the entire southern coastline of the subunit are some of the most spectacular in the State. The high, eroded bluffs, sandy beaches, boulder strewn shoreline and the constantly changing Atlantic Ocean create dramatic coastal scenery only occasionally marred by military structures and recent second home development. The eastern portion of the subunit's shoreline at Camp Hero is largely undeveloped and accessible to the public via a system of dirt roads and trails. Ocean views from the bluff tops in this area are extensive and unspoiled. Views inland are impacted by the presence of several large, square concrete buildings, one of which serves as the base for a very large military radar dish. Views of this section of the coast from the water or the beaches are enhanced by the steeply eroded bluffs and the relative lack of shoreline development aside from the military structures.

While equally spectacular, bluff top views from the central and western shoreline of the subunit are generally in private ownership and not open to the public. Because they tend to be located near the edge of the bluffs, the relatively small number of summer homes in this area nevertheless has a significant visual impact on the shoreline. The older, pre-WWII estates scored higher in the Scenic Landscapes Survey, perhaps because their architectural styles and building materials fit in more appropriately with the visual character of the shoreline. Newer, post-war homes designed in the modern style of architecture received extremely low ratings in the poll, due in part to their high visibility and lack of relationship to the natural and cultural character of the site. Continued residential development of the bluff tops and shoreline in this subunit will severely impact the scenic character of the area.

Inland scenery consists primarily of short range views of the forested landscape. Forest views are enhanced by the varied glacial terrain of wetland filled pot holes and low hills. The mature forest vegetation in the inland portions of the subunit also enhances the character of the woodland views.

While some of the larger, taller structures detract from the visual quality of the subunit, most of Camp Hero is only visible from local streets. The relatively lower visual quality of the former military base is thus not a major factor in the overall scenery of the subunit. The rooftops of the taller military structures, some of the high points within the base and especially the undeveloped shoreline of Camp Hero provide exceptional views of the bluffs and the Atlantic.

III. Uniqueness

The Montauk Moorlands subunit is an exceptionally unique segment of the New York State coastline. Its high, eroded coastal bluffs, undulating shoreline, glacial features and relative lack of development place it at the very highest level of coastal scenic quality. Remnants of its recent military past, while not necessarily scenic, enhance the subunit's unique history as a strategic WWII and Cold War military base. The pre-war estates that occur in places along the central and western coastal bluffs are historically and architecturally significant, adding to the unique visual character of the coastline. The subunit also contains unique geologic features, including the eroded coastal bluffs and hoodoos, large glacial boulders and relatively undisturbed glacial kettle hole bogs. Several bluff top freshwater ponds immediately adjacent to the shoreline are also unusual. Finally, the presence of such a large, relatively undeveloped tract of woodland adjacent to a particularly scenic stretch of coastline is unique on Long Island and in New York State.

IV. Public Accessibility

The eastern third of the subunit is generally accessible to the public, with the exception of portions of the military facilities. An extensive system of public roads, service roads and paths link the developed portion of Camp Hero with the scenic shoreline bluffs. As the transition from military to civilian use of Camp Hero continues, more opportunities for public access to the bluffs and shoreline will become available. The central and western portions of the subunit are less accessible to the public. Other than several small public roads, most of this area is privately owned. Acquisition of conservation land, conservation or public trail easements in this area would greatly enhance public access.

V. Public Recognition

The ocean bluffs of the Montauk peninsula are very well known landmarks, both regionally and state wide. The rugged coastal scenery of this area is frequently featured in travel brochures, photography and painting exhibits and guidebooks. The exclusive shore front estates of the Hamptons are also well known statewide and even nationally. Camp Hero is a regional historic landmark and the large Air Force communications dish, while unsightly to some, is a local landmark.

VI. Reason for Inclusion

The Montauk Moorlands subunit is included in the Montauk Point SASS because it is an outstanding New York coastal landscape, scenic area and because it is geologically and geographically unique. Near the eastern terminus of Long Island and New York State, the Montauk Moorlands provide sweeping views out over the Atlantic Ocean and along its rocky beaches, steep coastal bluffs and rolling moorlands. The subunit has few discordant features with the exception of some prominent military installations and abandoned military facilities.

Images of the Montauk Moorlands scored high (#6 and #24 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored an average of 4.42 in the scenic analysis conducted for this study (highest score 8.52, lowest score 0.79, mean score 4.07) The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The coastal sections of the subunit scored very high in all categories of scenic analysis: natural, cultural, views and landscape composition. The interior portions scored moderately high in natural categories. The developed portions of Camp Hero scored low, but these areas are visually self contained and do not reduce the overall scenic character of the subunit.

MP 5 Further Field Subunit

I. Location

The Further Field subunit consists of the pastures, meadows and fields in the vicinity of Third House (Theodore Roosevelt County Park) and adjacent private equestrian lands. The borders of the subunit follow the edges of the open fields and meadows on either side of the Montauk Highway. To the south of the Montauk Highway the subunit includes the flat fields, riding facilities and barns of the private parcel known as The Ranch or Indian Fields Ranch. To the north of the Montauk Highway, the subunit includes Third House, associated park buildings and facilities and the surrounding open pasture land. This area is called Deep Hollow Ranch. At its northernmost end, the subunit includes several private equestrian estates and undeveloped portions of an adjacent residential subdivision.

The subunit is bordered to the south, southeast and southwest by the Montauk Moorlands subunit, to the east by the Montauk Highway East and Indian Fields subunits, to the north by residential development on Prospect Hill and to the west by woodlands and residential development bordering Lake Montauk.

II. Scenic Components

A. Physical Character

The Further Field subunit is characterized by open pastures, meadows and equestrian fields. North of the Montauk Highway the terrain of the subunit is hilly glacial moraine, the rolling meadows and pastures dotted with glacial boulders. This area most closely resembles the historic moors and pasture lands that covered most of the Montauk Peninsula from the Seventeenth through the early Twentieth Centuries. The high, open terrain provides views over Lake Montauk and the surrounding hills. Several small ponds and shrub swamp are located in depressions in the lower sections of the subunit. The hilly, stony pastures are surrounded by low woodlands and wooded swamps.

To the south of the Montauk Highway, the terrain of the subunit is essentially flat, sandy and dry land typical of a glacial outwash plain. The flat, dry character of the landscape gives a western character to the landscape and contributes to its name: The Ranch. The fields of The Ranch are surrounded by dense woodlands and low hills.

B. Cultural Character

The Further Field subunit is one of the few remnants of the open pasture and meadow landscape that once covered most of the Montauk peninsula. From early settlement until the early Twentieth Century, the Montauk peninsula

was used extensively for summer pasture grazing of cattle, horses and sheep. Third House was built in 1749 to house the shepherds and cowboys who watched over the animals. Further Field is known as the first cattle ranch in America. Most of the open, wind-swept moors and meadows have long since grown up to second growth shrub and forest cover. Remains of the historic moorland landscape remain in exposed areas along the bluffs and shoreline or where grazing and equestrian uses continue.

When Theodore Roosevelt established Camp Wikoff as a convalescent facility for his "Rough Rider" veterans of the Spanish American War, the entire Montauk peninsula landscape was open grazing land. Because of its isolation and hilly, open terrain, it was an ideal location for a training base for mounted cavalry. The fresh air and unspoiled environment provided a healthy setting for sick and injured soldiers following the end of the conflict.

Further Field is also the site of the Pharoah Museum containing artifacts of the Montauket People who once inhabited the area. The Montaukets retreated to this area after the arrival of European settlers and struggled to retain ownership of their land into the early Twentieth Century.

C. Views

The open fields and hilly terrain of the Further Field subunit provide dramatic views of Lake Montauk, the Atlantic Ocean and the surrounding wooded hills. The landscape of the subunit most closely resembles the historic open moorlands that once covered most of the Montauk Peninsula. The summits of the hills north of Third House, accessible to the public from paths and roads located in the County park, contain sweeping panoramas of the surrounding countryside. The many glacial boulders located in the high fields and meadows create foreground interest. The rolling character of the terrain enhances the beauty of the scenery. The historic character of the landscape and its importance as a remnant of the Montauk moors adds to the visual character of the site. The historic buildings of Third House also enhance the historic visual character of the landscape. The presence of water: small ponds in the middle ground and Lake Montauk and the ocean in the distance further add to the visual character of the scenery. Minor discordant features such as parking lots associated with the county park, distant development around Lake Montauk, and scattered recent development at the northern end of the subunit do not detract from the overall character of the scenery.

The Montauk Highway crosses the central portion of the subunit, descending from a high hill to the east. While the noise, pavement and signage of the highway detract somewhat from the visual character of the area, the road provides physical and visual access to this scenic area for many thousands of visitors. It also begins its transition from a busy urban highway to a scenic rural parkway within the subunit.

The flat terrain of "The Ranch" at the southern end of the subunit limits off site views and somewhat reduces visual quality in this area. But pleasant internal views are available of the open equestrian fields surrounded by low wooded hills. Distant barns, equestrian facilities and wood rail fences create a ranch-like atmosphere in keeping with the historic character of the subunit.

III. Uniqueness

The Further Field subunit is a unique historic landscape: a rare remnant of the open, grazing meadows that once covered most of the Montauk Peninsula. Because grazing continues as a land use within the subunit and park management practices maintain the open character of the land, Further Field retains the unique visual and historic character of an earlier era. It remains the most open, pastoral landscape remaining in the entire region. Third House, the Pharoah Museum and other facilities associated with the Theodore Roosevelt County park are unique historic landmarks set in an unusually well-preserved historic landscape setting. The subunit is also unusual as the site of the first cattle ranch in America. From a geologic standpoint, the subunit contains an unusual number of glacial erratic boulders and offers a unique contrast between the steep hills of the glacial moraine and the virtually flat landscape of a small outwash plain at The Ranch.

IV. Public Accessibility

The central half of the subunit consists of Theodore Roosevelt County Park and as such is fully accessible to the general public. The park provides access roads, parking lots, hiking trails and a museum and visitors center. The northern portion of the subunit consists of private equestrian estates which, while not physically accessible to the public, are in full view of public roads. South of the Montauk Highway, "The Ranch" property consists of private property fully visible from public roads.

V. Public Recognition

The subunit is highly recognized by the public as a park, recreational site, historic site and scenic area. Third House, dating to 1749, is one of the oldest structures on the Montauk Peninsula and is well known both locally and regionally as an historic structure. Theodore Roosevelt County Park, headquartered at Third House, is widely recognized as one of the region's most scenic public parks. "The Ranch" is also a well known local landmark and privately owned recreational facility. Since significant scenic and historic portions of the subunit are clearly visible from the heavily traveled Montauk Highway, the landscape is a widely recognized regional landmark.

VI. Reason for Inclusion

The Further Field subunit is included in the Montauk Point SASS because it is the largest remaining example of the historic open Montauk pastoral landscape. The pastures and meadows, hilly terrain and historic features of Third House are the best preserved remnants of the expansive cattle and sheep grazing lands that once covered the entire Montauk Peninsula. Views from the open hilltops to Lake Montauk and the Atlantic Ocean are some of the most striking in the region. The subunit is generally well managed and, with the exception of minor elements such as a few large parking lots, has few discordant features.

Images of the Further Field subunit scored high (#9, #16, #29, #33, out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 4.39 (highest score 8.52, lowest score 0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique as a relatively unspoiled historic site and landscape, a unique remnant of the Montauk grazing lands. It is highly accessible and much of it is managed as a county park and historical museum. The subunit is well known as a scenic viewing, hiking, horseback riding and historic area.

MP 6 Shadmoor Subunit

I. Location

The Shadmoor subunit consists of over 100 acres of low woodlands, shrublands, moors, bluffs and beaches separated from the main portion of the SASS by the community of Ditch Plains. It is a continuation of the visual and geological features of the Montauk shoreline featuring low hills, rolling moorlands and high, eroding bluffs overlooking a wide, sandy beach and the Atlantic Ocean. Low, successional scrub vegetation covers most of the subunit with the exception of grassland vegetation along the shoreline bluffs. Shadmoor is bordered on the south by the Atlantic Ocean, on the north by the Montauk Highway, on the east by the Ditch Plains community and on the west by the outskirts of Montauk. The SASS designation extends to mean low water on the Atlantic Ocean shoreline. The subunit is a remnant of the shoreline moors of the Montauk Peninsula and remains one of the last undeveloped sections of the Atlantic shoreline in the area.

II. Scenic Components

A. Physical Character

The Shadmoor subunit is characterized by rolling terrain, maritime shrubland, pockets of maritime woodland, maritime grasslands and dramatic bluffs overlooking the Atlantic beach. Several hills on the site offer dramatic views out over the ocean. Low points contain freshwater wetlands and several kettle hole ponds typical of the sandy glacial outwash terrain of the area. The ocean bluffs rise to over 60' in locations, some of the highest in East Hampton. The bluffs have weathered to form distinctive erosional shapes such as ravines, fluted pinnacles, hoodoos and buttresses reminiscent of the Desert Southwest. A wide sand beach dotted with boulders at the base of the bluffs extends along the southern edge of the subunit. A network of dirt roads and hiking trails provides access to the hilltops and along the bluffs of the subunit.

The varied terrain, presence of ponds and wetlands and proximity to the ocean make Shadmoor a rich site for animal and plant life. The entire shoreline of the Shadmoor subunit is designated by the NYS Department of State as a Significant Coastal Fish and Wildlife Habitat and by the US Fish and Wildlife Service as a Habitat Complex Focus Area containing valuable land and water wildlife habitat. Bank swallows nest in the bluffs and a wide variety of birds visit and nest in the grasslands and maritime shrub forests on inland portions of the site. The maritime grasslands along the bluff tops and certain inland portions of the site contain little bluestem grass, common hairgrass as well as the endangered sandplain gerardia. Maritime shrubland areas include black cherry, pin cherry, shadbush and sumac. The maritime forest areas contain American holly, black oak and sassafras with many vines and ericaceous shrubs in the understory. The wetlands include black gum, red maple and black alder trees as well as a variety of wetland shrubs and herbaceous plants. The name "Shadmoor" is derived from the site's characteristic vegetation: moorlands and shadbush.

B. Cultural Character

Other than a network of gravel roads, trails and World War II lookout towers, the subunit is a primarily natural landscape lacking obvious outward signs of human use. But a closer reading of the landscape reveals the more subtle impacts of past use of the site. The uniform low scrub forest covering the site is typical of former moorlands reverting to mature forest cover. Intensive grazing of the site since the mid-Seventeenth Century and previous repetitive burning of the area by Native Americans created the open moorland landscape that is fast disappearing from the Montauk Peninsula. Shadmoor is a relatively unspoiled remnant of this fast disappearing historic landscape.

The most obvious cultural features on the site are the two cement artillery fire control towers dating from the early 1940's. Now in a deteriorated state, these bunkers were once part of the defense communications network that directed the large guns at Camp Hero. The military was drawn to this site for the same reason that recreational visitors come today: the expansive panoramic views from the high bluffs up and down the coast and out over the Atlantic Ocean. While these stark bunkers detract somewhat from the visual character of the natural setting, their historical and symbolic value is significant. When renovated they can also provide visitors with dramatic views from their upper stories as well as exhibits on the history and landscape of the site.

The road and trail system at Shadmoor is complex, to say the least. It has evolved over hundreds of years and consists of old farm roads, military roads, recreational trails and possibly the remains of ancient Native American trails that once paralleled the high bluffs. Some of the dirt roads were created to access the fire control towers and others date back to an earlier grazing era. Overuse and poor definition of the bluff top trails has caused unsightly erosion in places that will need to be addressed. Many of the trails have evolved over the years as a result of frequent informal use of the site by sightseers, hikers, bird watchers, hunters, fishermen and animals. The chaotic trail system reflects the interests and patterns of thousands of informal visits to this beautiful site over the years.

C. Views

The high bluffs at Shadmoor provide sweeping, south facing views out over the Atlantic Ocean as well as up and down the coastline. The dramatic erosional features along the face of the bluffs create a unique foreground while the wide sandy beach and surf line provide dynamic middle ground views. The undulating coastline and high bluffs to the east frame distant views in this direction. Views of the subunit from the beach or the ocean are especially dramatic and unique. The eroded bluff faces are reminiscent of the desert landscapes of the American Southwest with their gullies, towers and pinnacles. Moving sun angles throughout the day create a constantly changing landscape of shadows and highlights on the bluff's fantastic natural sculptures.

The low maritime shrub forest in the central and northern portions of the subunit provides limited views due to the height and density of the vegetation. Full views of the ocean are available from hilltops, areas of lower shrub and grassland vegetation and from portions of the road and path systems. Internal views of the kettle ponds and freshwater wetlands provide interest, especially for bird watchers and wildlife enthusiasts. From the Montauk Highway the site is visible as a series of low, wooded hills. Some adjacent houses enjoy views of Shadmoor, especially from their second stories.

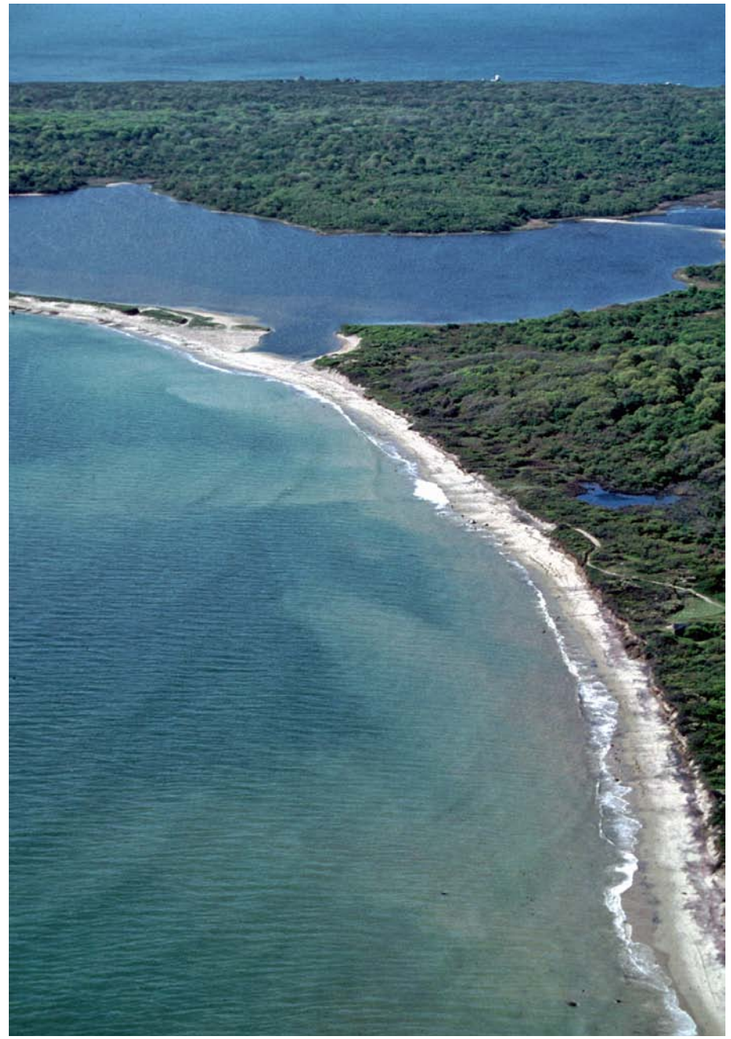
Views from the upper levels of the military towers reveal that Shadmoor is surrounded by new development to the east and west, much of it very lowly rated in the scenic landscapes poll. The site owes much of its beauty to the fact that much of this development is blocked by vegetation and landform at ground level. From the ground, development in Ditch Plains and along the east and west boundaries of the subunit is only visible from the higher elevations, detracting somewhat from the visual quality of the subunit. In many locations surrounding development is only visible as rooftops, though some high spots afford full views of adjacent homes and the distant Ditch Plains trailer park. The surrounding development creates some nighttime light pollution on the site from outdoor spotlights and street lights.

III. Uniqueness

The Shadmoor subunit contains some of the highest, most dramatically sculpted bluffs in the region, rare vegetation, unusual wildlife and sweeping views over the Atlantic Ocean. These unique features are further heightened by the fact that Shadmoor is an island of unspoiled coastal scenery surrounded by recent development. Shadmoor's WWII artillery fire control towers are also unusual, a testament to the site's past as a strategic military observation post.

The bluffs at Shadmoor are not only among the highest on Long Island, but are some of the most unusually shaped as well. The soil composition and erosional patterns at Shadmoor have shaped the bluff faces in wildly varied shapes. The play of the sun on these sculpted landforms creates continually varied patterns of light and shadow seen in very few other places along the coast. The great height of the bluffs creates many opportunities for dramatic views out over the ocean and up and down the coast line.

Rare vegetation on the site includes the endangered sandplain gerardia as well as unique vegetation communities such as maritime grasslands and moorlands along the top of the bluffs and hills. Unusual wildlife includes bank swallows that nest in the bluffs. The combination of these factors makes the Shadmoor site truly unique in the region.



Oyster Pond

IV. Public Accessibility

Recent acquisition of the site by a coalition including New York State, Suffolk County, the Town of East Hampton and The Nature Conservancy for use as parkland has greatly increased public access to the site. A management plan has been drafted to ensure protection of the property's fragile natural features as well as to promote public enjoyment of the site. The plan includes construction of a parking lot (completed), relocation and revegetation of some of the roads and trails and the installation of a split rail fence to keep people away from the edge of the eroding bluffs. Since Shadmoor is located just south of the Montauk Highway, it will be very accessible to visitors via this heavily traveled highway.

In the past, authorized as well as unauthorized visitors have accessed the property via the complex network of gravel roads and dirt trails that wind throughout the site. Gravel and dirt roads access the site from the Montauk Highway and Seaside Avenue in Ditch Plains. Trails access the site from numerous locations. One of these trails follows the top of the bluffs, providing spectacular views out over the ocean. Overuse of these trails has resulted in erosion which has been addressed by the new management plan. Other trails provide access to the hilltops where dramatic views are also available. Some trails wind down the face of the bluffs to the ocean but are dangerous and prone to severe erosion. These trails are now closed. The site remains accessible from the beach as well as from the Montauk Highway and adjacent properties.

V. Public Recognition

Shadmoor's importance to the community and to the public is exemplified by the outpouring of public support for preservation of the site. Hundreds of supporters from a wide variety of backgrounds rallied to convince public and private conservation groups to spend over 17 million dollars to protect the 100-acre site. Conservationists, business leaders, town and county officials and private citizens joined together. This is testament to the site's wide recognition as a special and irreplaceable landscape. The reasons for protecting Shadmoor included its spectacular views, beautiful scenic character, unique and endangered vegetation, unique geology, wildlife and the solitude and quiet it provides for an increasingly developed coastline.

VI. Reason for Inclusion

The Shadmoor subunit is included in the Montauk Point SASS because of its striking views, high sculpted bluffs, unique vegetation and unusual geology. Views from the bluff and hilltops to the Atlantic Ocean are some of the most striking in the region. The deeply eroded bluff faces feature fluted towers, ravines, hoodoos and buttresses. The freshwater wetlands, glacial kettle hole ponds and a wide variety of vegetation zones create unique habitat for a wide range of wildlife including bank swallows and foxes. The WWII artillery spotting towers provide historical interest even if they do somewhat detract from the scenic character of the subunit. Surrounding development also detracts from the visual character of the site but is not prominent enough to diminish the overall scenic character of the area. New management of the site as a state park will allow erosion and other unsightly elements on the site to be corrected in the upcoming years.

The subunit is unique as a relatively unspoiled natural landscape surrounded by fairly intensive new development. As a newly created state park, it is highly accessible and will be managed as a natural and scenic landscape. The subunit is well known and appreciated as a scenic viewing, hiking, birdwatching and historic area. Public recognition of the site's value was demonstration by the outpouring of support for Shadmoor's preservation as a public park and conservation area.

Images similar to the Shadmoor landscape scored high (#2, #3, #4, #6, #7, #42 and #76 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 4.47 (highest poll score 8.52, lowest poll score 0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high in the following categories of scenic analysis: views, natural features, and landscape composition.

B. Lake Montauk Scenic Area of Statewide Significance

I. Location

The Lake Montauk Scenic Area of Statewide Significance (SASS) includes Lake Montauk (formerly Great Pond, Lake Wyandance or Lake Wyandannee) and portions of its shoreline, Star Island, Montauk Harbor and sections of North Neck extending west to Culloden Point. The SASS extends 2 1/4 miles from north to south and 2 1/4 miles from east to west at its widest point.

On the north, the SASS extends to the Town line in Block Island Sound and is also bounded by the residential neighborhoods of Montauk Harbor. Its western boundary is formed by Culloden Point and the residential neighborhoods west of Lake Montauk. To the south and east the SASS boundary is formed by residential development along the shores of the lake.

Starting at the east jetty at the harbor entrance, the SASS boundary follows East Lake Drive southward for approximately 2 miles. It turns eastward following Homeward Lane for ¼ mile. The boundary then veers south again, following the edge of the forest for just under ½ mile. It then turns west, skirting along the northern edge of the development along Ranch Court, crossing East Lake Drive and proceeding westward parallel to the shore of Lake Montauk about 300' inland from the water to West Shore Drive. It follows West Shore Drive west about ½ mile, heading southeast away from the drive to skirt the woodlands and wetlands surrounding Stepping Stone Pond. At the southeastern edge of Squaw Cove, the boundary rejoins West Lake Drive, which it follows north about one mile to the Star Island causeway where it veers west along North Fernwood Road to Greenwich Street. It follows Greenwich Street south to Gravesend Avenue, where it turns west. The boundary heads westward along the southern edge of the undeveloped woodlands and moorlands of North Neck, just north of developed areas along North Fairfax Road, North Filmore Road and North Farragut Road. It crosses Flamingo Avenue and continues along the north side of development along Farragut Road. When Farragut Road turns south, the boundary continues west to the Block Island Sound shoreline where it abuts the border of the Montauk Downs Scenic Area of Local Significance. The boundary follows the shoreline north about a thousand feet past Culloden Point where it veers inland to avoid intensive shoreline development. It extends along the southern edge of this development to East Flamingo Road, which it follows to West Lake Drive. The boundary heads north along West Lake Drive to Flamingo Road, which it follows northeastwards to the western harbor jetty, completing the SASS boundary circuit.

The Lake Montauk SASS is located entirely in the Town of East Hampton. It includes all of Lake Montauk and the Lake Montauk tidal zone, Stepping Stone Pond and adjacent wetlands, Star Island, Montauk Harbor, the harbor entrance and jetties, the northwest shore of the lake and the undeveloped, hilly wooded land leading west to Culloden Point. The Lake Montauk SASS abuts the Montauk Point SASS for approximately one mile along its northeastern corner. The SASS borders the Montauk Downs Scenic Area of Local Significance for 500' on the southwestern edge of its North Neck subunit.

The SASS boundary can be viewed on the Lake Montauk SASS map at the end of this document. The Lake Montauk SASS is located on the Montauk Point, NY US Geological Survey 7.5 minute topographic quadrangle.

II. Description

The SASS is comprised of three subunits:

LM I Lake Montauk, LM 2 Montauk Harbor, LM 3 North Neck.

The Lake Montauk SASS features scenic natural features such as Lake Montauk, freshwater wetlands, Block Island Sound Beaches and Culloden Point contrasting with a unique cultural landscape that includes a dynamic working harbor and historic recreational and commercial waterfront facilities.

The geography, marine environment, harbor facilities, working waterfront activity and cultural history of the SASS contribute to the uniqueness and character of this working maritime landscape. Montauk Harbor, one of the busiest fishing ports on the east coast, is alive with traditional waterfront activity including fishing boats, piers, storage facilities, restaurants and docks. The small scale of the narrow harbor and the undulations and variations of its shoreline contribute to its visual character. The relative absence of large scale industrial buildings, large parking lots and loading facilities that typify many modern ports has allowed Montauk Harbor to retain its traditional maritime visual character. On Star Island, the historic Coast Guard station, yacht club and other recreational and port facilities complement the natural character of the harbor and contribute to the architectural interest of the area. The wooded hills of North Neck and the rocky headland of Culloden Point provide a peaceful natural backdrop to the busy port.

The SASS owes its visual character to the contrast between traditional human activities and the natural landscape. As a commercial fishing, chartering and recreational boating center, Montauk Harbor is a dynamic center of activity for a wide range of traditional waterfront uses. The scale, character and state of upkeep of the fishing and recreational activities in the Harbor and on Star Island are compatible with and complementary to the visual character of the surrounding natural landscape. The residential neighborhoods bordering the SASS to the north and south do not detract significantly from its visual character. Discordant features within the SASS such as parking lots, commercial buildings, overhead utilities and low communications towers detract somewhat from its overall visual quality.

III. Aesthetic Significance

The Lake Montauk SASS is of statewide aesthetic significance as one of the busiest, best preserved traditional fishing and recreational boating ports on the coastline. The bustling port with its historic maritime buildings, fishing boats and commercial facilities is set in a protected tidal cove of Lake Montauk adjacent to the Block Island Sound shoreline. Discordant features associated with the working port and recreational facilities are offset by the vitality and visual interest of the traditional port operations and surrounding maritime landscape. Significant natural features such as the lake, adjacent wetlands and the wooded hills of Culloden Point add natural character and interest to the landscape. Images of the SASS are frequently featured in photographs, paintings, travel brochures and other publications about the area.

Lake Montauk, a large tidal pond surrounded by low hills, provides a peaceful natural setting for the busy port. Once an isolated freshwater pond, the lake is now connected to Block Island Sound by a man made channel protected by stone jetties, While most of the upland areas around Lake Montauk have been built up with post WWII residential development and have not been included in the SASS, the actual shoreline of the lake and its surface water

remain highly scenic, surrounded by hills and punctuated by the activity of Montauk Harbor and Star Island. A small pond and wetland complex on the southwest corner of the lake shelter large numbers of waterfowl and create a quiet, natural setting for canoeing and nature study. While adjacent residential and commercial development has impacted the scenic character of the lake, its visual character remains relatively intact thanks to the size of the lake, the presence of the surrounding hills and the fact that much of the recent development has been screened out by dense vegetation.

Lake Montauk and surrounding wetlands have been designated a Significant Coastal Fish & Wildlife Habitat by the NYS Department of State and a Habitat Complex Focus Area by the US Fish & Wildlife Service. The lake is an important wintering area for greater and lesser scaup, red breasted and common mergansers, American black duck, bufflehead, Canada geese and common goldeneye. The lake and its marshes are also an important nesting and feeding area for least bittern, American black duck, osprey and northern harrier. Finfish and shellfish populations in Lake Montauk are diverse and abundant, in spite of past problems with water pollution. The waters of the lake are important feeding and nursery areas for a number of estuarine dependent fish species including bluefish, weakfish, summer flounder, winter flounder, striped bass, northern quahog and bay scallop.

North Neck extends from the western edge of the harbor up a steep wooded slope to a series of hills and depressions containing wetlands and freshwater ponds. Views from these higher elevations out over Block Island Sound are dramatic. Culloden Point at the western edge of the SASS features coastal bluffs, a rocky shoreline and numerous kettle hole ponds supporting a diverse range of wildlife. In January of 1781 a Royal Navy frigate, the HMS Culloden, ran aground off the point in a nor'easter storm, giving the point its name. The remains of the wreck remain a popular dive site to this day and are protected by New York State Law. Designated a Significant Coastal Fish & Wildlife Habitat by the New York State Department of State and an important wildlife habitat complex by the US Fish and Wildlife Service, the diverse terrain and vegetation of Culloden Point and North Neck remains a rich ecological resource relatively untouched by human development activity. But suburban and second home residential development surrounds the Neck on the north, east and south, and development pressure continues to threaten this unique, unprotected landscape. Culloden Point itself has been the site of second home construction recently, a trend which could damage or destroy the visual character of the area.

A. Landscape Character

1. Variety

The Lake Montauk SASS contains a diversity of both natural and cultural landscapes. The rolling, wooded hills and hollows of North Neck, the rocky beaches and bluffs of Culloden Point and the quiet marshes of Lake Montauk contrast with the dynamic commercial buildings, docks and piers of Montauk Harbor and the historic buildings of Star Island. The terrain of the SASS ranges from the flat beaches of Lake Montauk to the hills of North Neck. Lake Montauk's varied shoreline configuration, especially in the vicinity of Star Island and the Harbor creates a high level of visual diversity with constantly changing vistas and perspectives, Densely developed centers such as Montauk Harbor immediately adjacent to striking natural landscapes such as Lake Montauk or the wooded hills of North Neck provide for variety and contrast that enhances the areas' overall scenic quality. While some of the variety in developed areas includes discordant features such as parking lots, industrial buildings, towers and vacant lots, the overall effect of the area's visual variety is to create a high level of scenic character.

Water is an important element in the SASS and is present in a variety of forms. The expansive surface of Lake Montauk is a central visual feature of the SASS. It includes a number of coves, bays and tributaries as well as a complex system of wetlands and ponds on its southwestern shore. The lake is a meeting ground for the tidal system of Block Island Sound and the various freshwater systems of adjacent ponds, streams and marshes. The sandy beaches and rock jetties of the SASS's Block Island Sound shoreline provide a dramatic contrast to the quiet waters of the lake. While heavily developed, the sound shoreline at the harbor entrance retains its beaches and dramatic views of the sound and its many islands. Further west at Culloden Point, the SASS shoreline is relatively unspoiled and features dramatic bluffs and hills. Water is present in many forms on North Neck, including kettle hole ponds, wetlands and seeps. This variety of water is a key factor in the high visual quality of the SASS.

The SASS contains a variety of natural environments and habitats. Salt and freshwater marshes, increasingly rare upland moors, freshwater streams and successional woodlands provide a degree of natural diversity unusual for a coastal setting in heavily populated Long Island. The diversity of natural settings is reflected in the visual diversity of the landscape. The abundance of terrestrial and marine life and the abundance of people observing, hunting and fishing it creates movement, variety and ephemeral character in what would otherwise be a static visual landscape.

Varied terrain enhances the visual character of the SASS. The coastal bluffs of Culloden Point, the hills of the North Neck moraine and the gentler, rolling terrain of the upland adjacent to Lake Montauk add diversity to the landscape. Hills and kettle hole depressions come in rapid succession on North Neck, creating a varied terrain matched by highly varied vegetation of woods and moorlands.

The highest level of variety in the SASS is found in its cultural landscapes and the visual interest and activity associated with them. The variety of colors, shapes and forms created by the intense maritime activity in Montauk Harbor creates a diverse visual environment unified by the physical constraints of the small, compact port. The intense, sometimes chaotic visual variety of ships, boats, piers and commercial port buildings contrasts with the simplicity of the flat lake surface and the undulating green of the surrounding hills. The dynamic movement of fishing boats and constant activity on docks, restaurants and loading areas adds to the visual variety and interest of the harbor.

The high levels of visual variety in the SASS are unified by the surrounding natural landscape as well as by the historic structures and settlement patterns. For example, the Star Island Coast Guard station provides a sense of visual and historical continuity that overcomes the sometimes discordant presence of prefab industrial buildings and parking lots in the harbor. Though created relatively recently, Montauk Harbor maintains a compact, traditional settlement pattern that creates a unifying framework for the extreme visual variety of the commercial port. The dynamic and sometimes discordant visual variety of the port is contained in a natural and historical setting that moderates the sometimes jarring visual features of the harbor.

2. Unity

Though it contains visually contrasting natural and cultural elements, the SASS is unified by strong landforms, water features and by the close connection between the commercial harbor and the surrounding maritime landscape. At North Neck and Culloden Point, the SASS is unified by the hilly topography, shoreline bluffs and beaches and by the lack of

development on the wooded hills. At Lake Montauk, the SASS is unified by the lake itself and the overwhelming visual presence of the water.

In the harbor, the dense commercial waterfront with its docks, wharves, storage buildings and boats has a strong and logical relationship with the surrounding water landscape which enhances its unity and visual connection to its setting. Even though some of the structures and land uses in the harbor are visually discordant, the compact settlement pattern of the port and the close relationship of the commercial activities to the water create the unifying visual character of a busy fishing harbor.

The presence of water is a strong unifying feature in the SASS. Expansive views of Block Island Sound from North Neck and Culloden Point, quiet vistas of Lake Montauk from Star Island, or scenes of some commercial and recreational boating in the busy port and harbor entrance provide a range of water experiences. With over 7 miles of water frontage ranging from ocean beaches to piers to freshwater marshes, the SASS offers many opportunities to view water and waterfront landscapes. This helps unify what would otherwise be a very diverse and somewhat disconnected visual environment.

Elements that detract from unity in the SASS include residential development around Lake Montauk and in the vicinity of North Neck, commercial structures in the harbor and on the northeast shore of the lake, transmission and utility towers, and parking lots and loading areas in the port and at the harbor entrance. While not insignificant, these negative visual features do not overwhelm the overall unity of the SASS.

While significant areas of the SASS remain in unprotected private ownership, many of these areas also remain undeveloped. Future protection of these parcels will be critical in preserving the unified visual character of the area. The relatively low amounts of development in the SASS have not significantly disrupted the overall unity of the landscape and, in some cases, have actually complemented the visual character of the landscape.

3. Contrast

The buildings, piers, boats and roadways of Montauk Harbor create a dynamic and varied visual environment that stands in sharp contrast to the natural landscapes of Lake Montauk, Block Island Sound and North Neck. The transition from the dense commercial port to the surrounding marine landscape occurs abruptly at the waters edge, adding to the drama of the contrast. The buildings of the fishing harbor rise directly from the water's edge, creating an extreme contrast between the built and the natural environment.

The harbor's border with the hilly woodlands of North Neck also occurs relatively quickly, heightening the island-like quality of the port. In addition to creating striking contrasts, the compactness and clear delineation of the developed harbor prevents visual sprawl from degrading the natural portions of the SASS. Because of the continuous presence of the sea, the lake and smaller ponds and marshes throughout the SASS, frequent visual contrasts are created between land and water in many different forms. The length and varied configuration of the shoreline add to this sense of contrast between land and water. The flat, reflective surfaces of the lake and sound abruptly encounter the rocky shoreline and cliffs of Culloden Point or the sandy beaches and wooded shoreline of Lake Montauk. This sharp visual contrast between hilly land and open water helps create the very high scenic quality reflected in the highest ranked poll images of water/shoreline contrasts.

The hilly topography of the SASS also helps create strong visual contrasts, especially at North Neck and Culloden Point. The land rises over 100' to the undulating terrain of North Neck and features 50' bluffs along the shoreline. This steep and varied terrain heightens the contrast of the land with the flat, reflective surface of Block Island Sound. Along Lake Montauk the terrain is much more subtle, through the backdrop of the Shagwanac Hills to the east and Montauk Downs to the west.

4. Freedom From Discordant Features

The Lake Montauk SASS contains a relatively high number of cultural landscapes, including working waterfronts and recreational facilities. As such, it inevitably contains a higher proportion of discordant features than many other East Hampton SASS's. Discordant features include residential development around Lake Montauk and in the vicinity of North Neck, several marinas, commercial structures in the harbor and on the northeast shore of the lake, military communications towers, on nearby Prospect Hill, transmission and utility towers and parking lots and loading areas in the port and at the harbor entrance. While visible in certain portions of the SASS, these discordant features do not substantially reduce the overall scenic character of the landscape. Some discordant features are inevitable in working waterfronts and in fact contribute to the character and vitality of the commercial port. Because Montauk Harbor is very compact, its parking lots, industrial buildings and communications towers are visible for a relatively limited area.

Other discordant features affecting the SASS include the post WWII residential development surrounding Lake Montauk and North Neck. This development has reduced the size of the SASS, which would otherwise have included the upland areas adjacent to Lake Montauk as well as the Block Island Sound shoreline east of Culloden Point. While this development is pervasive along many of the borders of the SASS, most of it is low and hidden in dense woods, thus reducing its impact. An unfortunate exception to this low visibility of discordant features is the development of large second homes in prominent locations on the high, exposed bluffs near Culloden Point. A continuation of this trend would begin to severely impact the scenic character of the North Neck subunit of the SASS.

Recreational boat storage and repair buildings and airport facilities along the northeast shore of Lake Montauk have led this area to be excluded from the SASS. The large, prefabricated industrial buildings, boat storage yards and parking lots associated with these facilities are visible from portions of the SASS, somewhat reducing visual quality in these areas. Marina slips and large numbers of recreational boats also detract somewhat from the visual quality of the harbor, based on the results of the image poll. In spite of these discordant features, the SASS retains a high level of visual quality due to the character of its natural and cultural landscape features.

B. Uniqueness

The Lake Montauk SASS contains a unique fishing port located in an unusual geological feature. Montauk Harbor is the largest fishing port in New York State and one of the largest in the northeast, clustered in a scenic cove of one of the region's largest tidal lakes. The vitality and activity of the port create a scene of constant activity with an unusual number and diversity of fishing and recreational boats, loading facilities and service buildings. The shapes, colors and movement of the port create a dynamic visual environment unique for its compactness and intensity.

Lake Montauk, once a freshwater pond isolated from the ocean, is an unusually large tidal lake containing both a busy commercial fishing port, an extensive sandy shoreline and a number of brackish wetlands and stream tributaries. The contrast between the quiet waters of the lake and the nearby

ocean are visually striking and unusual. The varied shoreline configuration of the lake and the presence of Star Island create a complex and unique pattern that enhances the visual character of the area. Historical features in the SASS, particularly the US Coast Guard Station, enhance the unique visual character of the port.

Culloden Point has unique historical importance in the region as the site of the wreck of the HMS Culloden during the American Revolution. Remains of the wreck are a major destination for scuba divers. The steep bluffs, undeveloped shoreline and undisturbed glacial moraine topography and vegetation of North Neck are unusual in an area that has seen most of its natural landscapes developed in the past fifty years.

C. Public Accessibility

The SASS is highly accessible to the public as a result of several public beaches, jetties, piers and roadways skirting the waterfront. Thanks to the many boat rental and charter businesses in the harbor, the public has many opportunities to access the water areas of the SASS and view its coastline from Block Island Sound. Because of the popularity of the surrounding ocean waters for boating and fishing, the coastline of the subunit is frequently viewed by relatively large numbers of recreational and commercial boaters.

Several roads provide access to the western portion of the SASS. Flamingo Road crosses the North Neck subunit, providing limited views into the surrounding woodlands and moorlands. Thanks to recent acquisitions by the State, County and Town, several protected parcels off Soundview Avenue provide visual and physical access to sections of Culloden Point via a public trail system leading to the bluffs and shoreline. An informal trail system extends throughout the undeveloped areas of North Neck connecting to Flamingo Road, Hole Road, Soundview Drive, Butternut Drive, Filmore Road and North Greenwich Street. Since this land is privately owned, access requires the permission of the owners. A number of roads provide access to and views of Lake Montauk. West Lake Street, Star Island Road, South Lake Street and East Lake Drive follow the shoreline of Lake Montauk, periodically providing full views of the lake and shoreline. Several public access points and beaches exist along the shore of the lake which would otherwise be inaccessible due to extensive private development of the shoreline. A number of waterfront facilities are open to the public, including restaurants, marinas, recreational facilities and the US Coast Guard Station.

Montauk Harbor

Public beaches at the east and west harbor jetties provide public access to the sound. The extensive network of waterways in the SASS provides ready access to many areas by boat. Montauk Harbor and the Sound are accessible to large boats while the lake and its tributaries are open to small recreational craft, sailboats, kayaks and canoes.

D. Public Recognition

The Lake Montauk SASS is a well-known feature of the Long Island coastline. Montauk Harbor is the busiest commercial and charter fishing port on the New York coastline as well as a major center for recreational boating and yachting. The harbor's scenic and cultural character is recognized in numerous post cards, calendars, art works, photographs and tourism brochures. The Lake Montauk Coast Guard Station has become an important icon for the region. East and West Lake Drive as well as the beaches at the harbor jetties are well known scenic driving routes and tourist destinations. Birders visit the shores of the lake and adjacent wetlands to view the large numbers of waterfowl that frequent the SASS during spring and fall migration and during the winter. Culloden Point has long been a noted historical landmark and is now becoming a diving and scenic viewing destination as public lands are acquired for increased public access.

IV. Impact Assessment

Whether proposed to be located within or outside a designated SASS, any State or federal agency actions or activity requiring a federal permit or approval must be assessed to determine whether it could affect a scenic resource and whether it would be likely to impair the scenic beauty of the scenic resource.

Policy 24 provides that when considering a proposed action, agencies and applicants for federal permits or approvals shall first determine whether the action or activity could affect a scenic resource of statewide significance. The determination would involve:

(1) a review of the coastal area map to ascertain if it shows an identified scenic resource which could be affected by the proposed action or activity, and:

(2) a review of the type of activity or action proposed to determine if it would be likely to impair the scenic beauty of an identified resource.

Impairment includes:

(i) the irreversible modification of geologic forms, the destruction or removal of vegetation, the modification, destruction or removal of structures whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and:

(ii) the addition of structures which, because of siting or scale, will reduce identified views or which, because of scale, form, or materials, will diminish the scenic quality of an identified resource.

Policy 24 sets forth certain siting and facility-related guidelines to be used to achieve the Policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. The guidelines are set forth below, together with comments regarding how they should be applied in this Scenic Area of Statewide Significance. In applying these guidelines to agricultural land it must be recognized that the overall scenic quality of the landscape is reliant on an active and viable agricultural industry. This requires that farmers be allowed the flexibility to farm the land in an economically-viable fashion, incorporating modem techniques, changes in farm operation and resultant changes in farm structures. Policy 24 guidelines include:

Siting structures and other development such as highways, power lines and signs back from the shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore;

Keeping future development away from the bluff tops and shoreline of North Neck and Culloden Point will be critical in maintaining the visual character of the SASS. As one of the last undeveloped stretches of coastline in the area, this section of the SASS is particularly vulnerable to future development. The varied terrain of North Neck creates many opportunities for siting future structures and development away from the shoreline bluffs and in less visually prominent locations. If building locations can not be adjusted, then maintaining low building profiles and fitting buildings into the terrain will help reduce visual impacts.

Siting new residential development well back from the bluff tops, beaches and shoreline would greatly reduce the visual impacts of new development. Since this type of siting represents a significant change from current development practices and landowner preferences, implementation of this policy will require revisions to local zoning regulations, setbacks and siting guidelines. While the siting of residential structures is largely a local issue, modification of existing roadways, construction of new roadways, utility lines and other infrastructure often requires state or federal funding and/or permits and thus can come under the purview of this policy. Relocating, restricting or eliminating public infrastructure that scars sensitive coastal areas and facilitates inappropriate bluff top or shoreline residential development could greatly reduce future development of scenic shoreline areas of the SASS.

Residential development around the shores of Lake Montauk has already eliminated this area from the SASS. Future expansion of developed areas could have major impacts on the character of the Lake Montauk subunit of the SASS. Increased setbacks from the shoreline and required vegetative screening will ensure that future expansion of existing residential development will have fewer impacts on the scenic character of the lake. Expansion of commercial and industrial buildings and facilities at the airport and in the vicinity of the harbor should also be carefully planned and designed. Continuing construction of large, prefabricated industrial buildings, parking lots and boat storage lots along the shoreline of the lake will continue to reduce its scenic quality and block public views from East and West Lake Drives.

In Montauk Harbor and Star Island, future development should fit in with the historic character of the port. The location, height, scale and massing of future buildings will determine whether new development complements or detracts from the scenic and historic character of the area. Communications towers and industrial structures associated with the port should be located to avoid impacting key views and scenic waterfront areas. New road and parking lot construction in the harbor and along the sound shoreline should be carefully designed to minimize impacts to adjacent scenic and historic features and to avoid creating large expanses of paving.

Locating and designing offshore structures to avoid impacting scenic areas and views from scenic and historic coastal sites.

Offshore installations such as wind turbine facilities, derricks, towers and docking facilities can have major impacts on the scenic character of coastal landscapes. In particular, the recent proliferation of wind turbine farm proposals for shallow sections of the northeast coastline raises the possibility of dramatic changes to coastal scenery and views. Hundreds of towers over 400' in height, lit at night with flashing strobe lights, have been proposed for a number of locations along the New York and Massachusetts coast. While beneficial to the environment in some ways, large wind turbine facilities can radically transform the visual character of the coastline due to their size, height, scale and their nighttime illumination.

The waters off Culloden Point and Montauk Harbor provide the characteristics sought by wind turbine developers: relatively shallow waters, high winds and ready access to shorefront docking and transmission facilities. To reduce scenic impacts, offshore structures should be sited away from important viewpoints such as Montauk Harbor, the shores of the Lake and the Block Island Sound beaches. Structures should be located far away from the shore to reduce their visibility and should be tightly clustered to avoid spreading over a wide band of the horizon. Nighttime illumination should be screened to avoid impacting shorefront areas. The shape, scale and color of offshore structures should be designed to reduce their visual impact from the shoreline. Docking and transmission facilities on shore should be located and designed to avoid visual impacts along the waterfront. The waters of Lake Montauk are especially vulnerable to visual degradation due to the construction of towers or other structures. Because the lake is relatively small and because it is visible from all angles, there is no way to screen offshore structures there.

Clustering or orienting new structures to retain existing views, save open space and provide visual organization to a development;

The high density of Montauk Harbor is a good example of compact development. Future development should strengthen this pattern by infilling empty lots and continuing to focus growth and activity in existing centers. While residential sprawl covers much of the surrounding area, a clear boundary remains between developed and undeveloped areas of the SASS. If this edge becomes blurred as a result of sprawling second home development or inappropriate park or military development, the visual character of the SASS could be damaged. Steering new residential development back into existing developed zones or designing clusters of new development in less obtrusive areas away from bluffs, hilltops and exposed locations will help reduce visual impacts. Urban design guidelines for new development in Montauk Harbor will help ensure that new buildings enhance the visual and historic character of the town. Replacing empty lots, parking areas and storage lots with attractive new buildings and landscapes will improve the scenic character of the port.

Views from public ways, overlooks, piers, and other public access points are especially sensitive and should be protected from new development, utility construction or signage whenever possible. East and West Lake Drive and the roads and parking areas along Block Island Sound should be protected from visual intrusions and impairment resulting from residential, commercial and recreational development. Locating new structures well back from bluff tops and shoreline areas will protect the beauty of the coastal landscape and, in the long run, will enhance property values in the area.

Incorporating sound existing structures (especially historic buildings) into the overall development scheme;

Montauk Harbor offers many opportunities for renovation of existing structures and infill development of empty lots and parking areas. Few historic structures exist in the SASS because Montauk Harbor and most of the surrounding area was developed relatively recently after the opening of the harbor mouth in the mid-Twentieth Century. But many sound buildings exist in the port as well as on Star Island that could be reused for a variety of functions. The Coast Guard buildings and structures on Star Island have particular value as scenic icons.

Most other areas of the SASS are natural landscapes lacking in structures. Instead of building in these fragile areas, future development should be steered into existing centers such as Montauk Harbor or the surrounding suburban developments along East and West Lake Drive, Soundview Drive and Farragut Road.

Removing deteriorated and/or degrading elements;

Montauk Harbor has made progress over the past twenty years in improving the character, upkeep and appearance of its waterfront while respecting the practical and operational needs of the working port. But more improvements need to occur. The SASS still has a number of deteriorated or degrading elements that could be removed or rehabilitated to improve scenic character. The numerous parking, storage and empty lots in Montauk Harbor could be converted to more attractive uses such as buildings or parks. Proposed development lots could be reconfigured to increase their efficiency and landscaped to screen cars and boats.

Some structured parking may be necessary in this densely developed area which would greatly increase parking efficiency and reduce the amount of unsightly surface parking. New parking garages can be designed as attractive structures with stores and shops on the ground floor to blend them in with the urban fabric. Structured or offsite storage could also be explored for off season storage of boats, reducing the need for large areas of surface storage. The parking lots at the east and especially the west jetties should be redesigned to increase their efficiency, provide more shade and introduce plantings that can serve to filter and detain stormwater runoff.

One of the greatest threats to the scenic character of the SASS comes from adjacent residential development. New houses at Culloden Point threaten to undermine the visual quality of the North Neck landscape. Where feasible, these homes should be screened from view by plantings along the public way and on public or conservation land. Future expansion of residential development at Culloden Point should be prevented through acquisition or zoning to prevent the loss of this unique area from the SASS.

Overhead utilities along Flamingo Avenue and other streets detract from the scenic character of the area. They should be placed underground and followed by an ambitious street tree planting program to bring shade and greenery to the harbor. Redesign of the landscapes of some of the commercial properties could further enhance the character and environmental health of the harbor without reducing available parking or access. Many formerly green areas of the harbor have been needlessly paved over, creating a lack of shade, excessive stormwater runoff and unattractive appearance.

Control of the number of recreational boats docked or moored in the harbor will be necessary for practical, navigational and aesthetic reasons. Excessive numbers of recreational boats will interfere with the commercial and fishing operations of the harbor and change the appearance of the harbor from a working fishing port into a recreational marina. The harbor derives a considerable amount of its character from the fact that it is a working waterfront.

Maintaining or restoring the original land form, except when changes screen unattractive elements and/or add appropriate interest;

The unique coastal and glacial moraine geology of North Neck and Culloden Point is remarkably undisturbed and should be protected in future construction, infrastructure and development projects. The landform of North

Montauk Moorlands, Lake Montauk

Neck is largely in an undisturbed state and is the underlying factor in the scenic quality of the area. The contrast in elevation and the juxtaposition of water and land contributes to the beauty of the area. Alteration of important landforms such as coastal bluffs, dune fields, the hills and the subtle kame and kettle topography of the glacial moraine would detract from the scenic character of the area. Use of berms to screen parking lots and unsightly

development is an acceptable modification of terrain if carefully designed to blend with the natural contour of the land. Alteration of natural terrain for residential house sites, driveways and roads is of special concern. Houses and driveways should be located away from sensitive geological features such as bluffs, hilltops, ridgelines, glacial kettle hole depressions, dunes and other unique geological areas.

In Montauk Harbor and Star Island, terrain is not as important a concern since the land form in these areas has already been considerably altered. Dune restoration work could occur at the east and west jetties along with the redesign of the public parking areas.

Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures with the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing, mowing, controlled burning or grazing creates or maintains views of coastal waters;

The rapidly disappearing open moorlands of North Neck are a vital component of the scenic character of the SASS. They should be protected and maintained whenever possible through selective clearing or mowing. Keeping the moorlands open not only benefits the scenic character of the area, but also plays an important role in maintaining varied wildlife habitat and ecological diversity on the peninsula. Both scenic and environmental goals could be achieved by implementing a program to maintain open meadows and to reclaim some of the open grasslands recently lost to successional scrub and forest growth.

Views from Flamingo Road, East and West Lake Drive and other local roads are rapidly disappearing due to the unrestrained growth of successional vegetation. Maintaining open meadows and clearings in the vicinity of viewpoints along the roadways will help maintain the scenic character of the SASS.

Montauk Harbor, the harbor entrance and portions of Star Island would greatly benefit from intensive planting of street trees and from the reclamation of underutilized parking and storage lots. Reintroducing native shrubs and trees to relatively bare areas of the harbor and surrounding streets would greatly improve both the aesthetic and environmental quality of these areas.

Vegetation can be used to screen discordant features such as industrial buildings, parking lots or residential development in inappropriate locations. Use of native trees and shrubs is recommended. New plantings can also be used to enhance wildlife habitat in areas such as North Neck and the Stepping Stones Pond wetland off South Lake Street. Increased tree and shrub plantings can also help screen existing homes lining Lake Montauk, reducing visual impacts and enhancing wildlife habitat.

Using appropriate materials, in addition to vegetation, to screen unattractive elements;

As a last resort, structural elements can be used to block views of discordant features. Fences in keeping with the historic character of the area could be used to screen parking lots, boat storage areas and other unsightly elements in the SASS. Alternatives to steel guardrails such as wooden or cor-ten guardrails or reinforced stone walls can enhance the scenic character of roadways in the SASS.

Construction of appropriately scaled and designed new buildings could be very effective in both screening discordant features and bringing new life and vitality to existing centers such as Montauk Harbor. New construction should use appropriate historic or native building materials. New or renovated overhead utilities located in sensitive scenic areas should be located underground to eliminate their negative visual impact on the landscape. The failure to blend new structures into the natural setting, both within the SASS boundaries and in the viewshed of the SASS would impair the scenic quality of the area.

Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape;

Most of the buildable areas within the Lake Montauk SASS have been developed with relatively recent (post WWII) residential and commercial construction. Except in the relatively undeveloped North Neck area near Culloden Point, most future development will likely take the form of infilling existing built up areas. In Montauk Harbor new development should reinforce the mixed use, working waterfront character of the community. New commercial buildings should be located close to the streets with parking and access located to the rear or side of the buildings. This will strengthen the character and pedestrian-friendly quality of this busy center. Additional municipal parking lots or garages should be planned to discourage the construction of numerous smaller parking lots along streets. Taller buildings up to three or four stories in height would contribute to the traditional character and vitality of the Harbor. Industrial buildings serving waterfront uses should be carefully integrated into the fabric of the area. On Star Island, new development should reflect the historic character of the Coast Guard Station and other historic buildings.

Future development along the shores of Lake Montauk should be well set back from the lake, using landscape planting to provide a buffer between new development and the visually sensitive shoreline. Since tear-downs of existing smaller homes are a distinct possibility, regulations governing the size, scale and massing of new homes on old house sites should be strengthened. Clustered groups of buildings with varied massing, roof pitches and compatible materials such as wood shingles or clapboards are preferable to the existing pattern of buildings evenly spaced along the lakeshore. Clustering new development would also allow for the preservation of remaining undeveloped portions of the shoreline.

Using fully-shielded lighting fixtures at appropriate levels of illumination to preserve East Hampton's nighttime visual character;

East Hampton's dark, unspoiled night sky with views of stars, the sea and wooded hills is a priceless visual resource. Light pollution from excessively bright, exposed light fixtures can block views of stars in the night sky, blind motorists and degrade the character of East Hampton's nocturnal landscapes. Bright lights shining on shoreline areas can harm marine life and create hazards to navigation. Requiring exterior lighting to be shielded will ensure that adequate night lighting is provided without creating glare and light pollution.

The indirect lighting created by shielded fixtures enhances the character of nighttime landscapes by removing the bright harshness of many exterior light fixtures. Reducing the wattage of exterior lights is often possible without compromising safety or functionality and results in less energy consumption. Specifying color corrected or color balanced light sources will ensure that the color of nighttime lights matches the warm tones of incandescent bulbs while providing increased efficiency.

Residences should avoid unshielded spotlights that cast direct light onto neighboring properties or on the water. Commercial facilities should avoid unshielded spotlights to illuminate parking lots, storage facilities or outdoor areas. Adding a metal shield to an existing spotlight can greatly reduce light pollution and glare. Often a series of lower, shielded lights can replace a single glaring spotlight. When necessary, any increase in expense is offset by the creation of a superior nighttime environment.

Index to Subunits **Page**

LM I Lake Montauk	36
LM 2 Montauk Harbor	37
LM 3 North Neck	38

LM 1 Lake Montauk Subunit

I. Location

The Lake Montauk subunit includes the water of Lake Montauk and its shoreline up to East and West Lake Drive. It does not include the waters of Montauk Harbor which are located in a separate subunit. The Lake Montauk subunit also includes Osborne's Island, Stepping Stones Pond and surrounding wetlands and the outlet of Little Reed Pond.

II. Scenic Components

A. Physical Character

The Lake Montauk subunit consists of a large tidal pond surrounded by wooded hills, a freshwater pond and wetland system surrounded by dense woodlands, dunes and beaches facing Block Island Sound, and a large rock jetty at the entrance to Montauk Harbor. The shoreline of Lake Montauk is generally sandy with an irregular configuration, especially in the vicinity of the harbor and Star Island. Near Block Island Sound the vegetation includes dune grasses and low moorlands shrubs. In the central and southern sections of the subunit the vegetation varies from suburban lawns to successional woodlands and the mature wetland forests of Stepping Stones Pond. Much of the area surrounding the subunit has been developed with homes and some businesses. A number of piers and slips extend into the subunit in the vicinity of Star Island, Montauk Harbor and around the edge of the lake.

The entire area of Lake Montauk south of Star Island has been designated by the New York State Department of State as a Significant Coastal Fish & Wildlife Habitat, by the U.S. Fish & Wildlife Service as an important Habitat Focus Area, and by the East Hampton Local Waterfront Revitalization Program (LWRP) as a Significant Habitat. The embayed aquatic habitat of the lake is a major wintering area for waterfowl including greater and lesser scaup, red breasted and common merganser, American black duck, bufflehead and common goldeneye. In the summer, the lake supports breeding and nesting habitat for least bittern, American black duck, osprey and northern harrier. The presence of these species enhances the visual character of the subunit.

B. Cultural Character

While natural in appearance, Lake Montauk has been radically altered by human intervention. Called Wyandance or Wyandannee by the Montaukets and Great Pond by the early settlers, Lake Montauk was once the largest freshwater pond on Long Island. The lake was connected to Block Island Sound by Carl Fisher in the 1920's to create a harbor for yachts and sport fishing boats. The presence of the nearby harbor and Star Island recreational boating facilities brings activity to the otherwise quiet waters of the lake. Docks, piers and marina slips also extend into the subunit from Star Island and the harbor, and numerous commercial and recreational fishing boats and yachts traverse the subunit on their way from the harbor to Block Island Sound. Smaller recreational boats traverse the lake to docks and piers along the periphery of the pond. East and West Lake Drives skirt the edges of the subunit at various locations and enter the subunit at Stepping Stones Pond and the east harbor jetty. Residential development and communications towers on the hillsides to the east and west of the subunit are cultural features with somewhat negative visual effects on the adjacent subunit.

C. Views

The subunit provides dramatic views across Lake Montauk to the surrounding wooded hills and the vibrant port and recreational boating facilities of Star Island and Montauk Harbor. At over two miles in length, Lake Montauk creates lengthy water vistas framed by hills over 100' in height. While it is largely surrounded by residential development, few major discordant features mar the scene. The varied shoreline of the lake, the presence of freshwater wetlands and tributary streams, and the presence of historic maritime and recreational buildings in the port and on Star Island add visual variety and interest to the scene. Adjacent roads, including East and West Lake Drives, provide accessible views of the lake and surrounding hills. Parking areas and public lands at the east jetty allow public access to views of both the lake and of Block Island Sound and nearby sandy beaches. The extensive boating facilities at Montauk Harbor provide waterfront access to views of the lake and Block Island Sound.

III. Uniqueness

While Lake Montauk is now connected to the ocean, for most of its geological history it was Long Island's largest freshwater pond, and it continues to retain the unique visual appearance of a lake. The lack of a clearly visible connection to Block Island Sound, relatively narrow shorelines and enclosing wooded hills preserve Lake Montauk's original freshwater visual character. The large size of the lake and its close proximity to the saltwater of Block Island Sound create an unusual juxtaposition of water bodies. The unusual geological features of the subunit are supplemented by the unique architectural and landscape contributions of Carl Fisher. The tycoon's grand vision for Montauk as the Miami of the North created Montauk Harbor, the Montauk Yacht Club on Star Island, Montauk Manor and numerous unusual Tudor style homes on the hills overlooking the lake. The cultural character of the subunit has been shaped by many of these projects, especially the dredging of the harbor entrance and the construction of the Coast Guard Station and Yacht Club buildings.

IV. Public Accessibility

The subunit is very accessible to the public on land as well as on water. The presence of the northeast's largest fishing and recreational boating port creates numerous opportunities to view the subunit by boat. Larger craft continually travel across the subunit from the port to the harbor entrance. Smaller craft can access Lake Montauk from Star Island and several public access points along the shore of the lake. Numerous docks, piers, walkways and restaurants line the harbor providing public access to the shoreline. East and West Lake Drive provide views of Lake Montauk at numerous locations, including several with pull-overs and roadside parking areas. At the northern terminus of East Lake Drive, a large public parking lot provides access to the Block Island Sound Beach, the jetty and to trail systems leading to public lands to the east.

V. Public Recognition

Lake Montauk is a very well-known visual feature of the Long Island landscape. It is frequently featured in travel brochures and postcards of the area. As the background setting for Montauk Harbor and Star Island, it is viewed by tens of thousands of visitors yearly. Yachtsmen, recreational boaters and fishermen enjoy views of Lake Montauk, the port and the harbor entrance on their way to the sound and the ocean. Motorists on East and West Lake Drives enjoy views of the lake at a number of points along these scenic roads.

VI. Reason for Inclusion

The Lake Montauk subunit is included in the Lake Montauk SASS because it is an unusual New York coastal landscape and scenic area and a tidal pond with a unique history as an early coastal resort. Shaped by Carl Fisher's ambitious plans to develop Montauk as a resort in the 1920's, the subunit retains remaining elements of his plans including the harbor entrance and historic buildings on nearby Star Island. While residential development has largely surrounded the subunit, the large lake framed by steep hills, forests, wetlands, dunes and ocean beaches retains much of its natural beauty. Historic structures such as the Coast Guard Station and the Montauk Yacht Club add cultural character to the natural scene. The subunit is highly recognized in the region and well known for its famous harbor. A military tower complex on a nearby hill, shoreline residential development and some commercial boating facilities reduce the visual quality of the subunit somewhat.

Images of Lake Montauk or of similar landscapes scored high (#1, #9, #10, #13, #34, #36, #50, #59 and #63 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. Discordant features adjacent to the subunit scored #67, #69, #70, #71, #77, #78, #88 and #99. The visual zones that make up the subunit scored an average of 3.96 (highest score 8.52, lowest score 0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high in natural categories and moderately high in cultural categories as well as in views and landscape composition.

LM 2 Montauk Harbor Subunit

I. Location

The Montauk Harbor subunit is located in the northern portion of the Lake Montauk SASS. It includes the harbor entrance jetties and adjacent beaches, Montauk Harbor and Star Island. From the west jetty, the edge of the subunit extends approximately 1,500' west along the beach, then turns south to West Lake Drive which it follows south to Star Island Road where it includes all of the waterfront areas of Montauk Harbor as well as the harbor itself. At Star Island Road it heads east and follows the shoreline to include all of Star Island as well as the northeastern shoreline of Lake Montauk and the east jetty. The SASS extends to the Town line in Block Island Sound.

II. Scenic Components

The subunit includes the northeast's busiest commercial fishing port crowded with boats, docks, piers, processing facilities and restaurants. Called Coonsfoot Cove by local residents, the harbor is very dense and compact, located on a small cove opposite Star Island. Many older buildings and piers line the waterfront creating the look and feel of a traditional coastal fishing port. The harbor is also home to a large charter and recreational fishing fleet as well as facilities for yachts and cruising boats. The visual variety and dynamism of the port and its many boats contrasts with the surrounding wooded hills and open water of Lake Montauk. Star Island includes several historic coastal and recreational facilities such as the Coast Guard Station and the Montauk Yacht Club. Their handsome buildings create focal points at the entrance of the harbor. The west jetty and adjacent beach provide views out over Block Island Sound and create a dramatic entrance to the protected waters of Lake Montauk.

A. Physical Character

The subunit is essentially flat with a highly varied shoreline including the harbor entrance jetties. Much of the vertical relief is created by buildings, piers and structures, not natural features. Strong tides at the harbor entrance create varied visual patterns in the water and rapid changes in the movements of boats entering and leaving the port. Most of the harbor is largely devoid of vegetation while Star Island supports a dense growth of forest, lawn and ornamental vegetation. Tides create a constantly varying shoreline and a varying height of slips and boats. While outside of the subunit the surrounding hills create an attractive backdrop for the buildings and ships of the port. The constant sea breezes animate the port and carry smells of seafood and the sea.

Montauk Jetties, Star Island

B. Cultural Character

The cultural character of the subunit is dynamic and diverse. A busy, working fishing port, the land and water is constantly in movement with the passage of ships and boats, loading and unloading of cargo, circling of gulls and the coming and going of charter and recreational fishing boats. A number of seafood restaurants with outdoor seating areas animate the shoreline. Processing and storage buildings form a wall of structures, windows and verandas along the waterfront. The varied colors of the boats, the many masts and guy wires, and the numerous docks and piers create a dynamic visual environment. On Star Island historic recreational facilities such as the Montauk Yacht Club recall the port's origins as a resort created by developer Carl Fisher in the Roaring Twenties. The Coast Guard Station's attractive wooden buildings are landmarks at the harbor entrance, reminders that Montauk Harbor is the largest commercial fishing port in the northeast. The Caleb Bragg estate located at the northern end of Star Island has been listed on the National Register of Historic Places. It includes a complex of seven buildings located in a picturesque and well-maintained landscape. Unlike most other estates of the early Montauk era of the 1920's, the Bragg estate is simple and its buildings are relatively small.

C. Views

Views in the subunit focus on the waterfront activities of the port with the backdrop of Lake Montauk and the distant wooded hills. Boats entering and leaving the port, activity on the piers and wharves, numerous masts and cranes and historic waterfront buildings all add to the character and variety of the scene. Since the harbor is so small, most views are of foreground and middleground scenes with the Coast Guard Station, yacht club and waterfront piers and wharves serving as focal points. At the west jetty, more distant views of Block Island Sound are available from the beach. The Star Island causeway provides more distant views south over the quieter waters of Lake Montauk.

III. Uniqueness

The subunit is unique as the largest and busiest fishing port in the northeast with a large number and variety of boats entering and leaving the harbor on a daily basis. The intense waterfront activity, movement, colors and forms of the fishing and recreational boating fleets create a varied and dynamic visual environment. The compact pattern and tightly enclosed shoreline configuration create a self-contained visual character in dramatic contrast with the surrounding lake and wooded hills. The presence of a large body of formerly fresh water, Lake Montauk, so close to the salt water of Block Island Sound, also creates an unusual visual contrast. Finally, Carl Fisher's 1920's Montauk resort development including the Montauk Yacht Club, Coast Guard Station and nearby Tudor homes bring unique historic character to the subunit.

IV. Public Accessibility

The subunit is very accessible to the public on land as well as on water. The Northeast's largest fishing and recreational boating port creates numerous opportunities to view the subunit from public docks as well as by boat. Numerous docks, piers, walkways and restaurants line the harbor providing public access to the shoreline. West Lake Drive and Flamingo Road provide views of the harbor and lead to ample parking areas at the west jetty and at individual harbor facilities. Star Island Road leads to the recreational facilities on Star Island and provides views of the harbor from the causeway linking the island to the mainland. The beach and west jetty are open to the public and provide panoramic views of the harbor and Block Island Sound.

V. Public Recognition

Montauk Harbor is widely recognized as a scenic fishing port and gateway to Block Island Sound and the Atlantic. Thousands of fishermen, yachtsmen and recreational boaters use the port daily from early spring through late fall. Sightseeing and whale-watching boats leave from the harbor and include the port, Star Island and the jetties as an important element of their tours. The Coast Guard Station and Yacht Club are frequently featured on postcards and calendars featuring images of scenic East Hampton. Photography and painting exhibits often feature these buildings, fishing vessels and harbor piers and warehouses. The large number of recreational, yachting and fishing clubs in the subunit attests to its popularity as a scenic port of call dating back to the days of Carl Fisher.

VI. Reason for Inclusion

The Montauk Harbor subunit is included in the Lake Montauk SASS because it is a unique working fishing port and historic base for yachting and recreational boating. Montauk Harbor has been able to remain the Northeast's largest fishing port while also maintaining the visual character and appeal of smaller, quainter coastal fishing ports. The activity, movement, colors, harbor buildings and piers of the harbor, combined with a scenic natural setting at the junction of the lake and the Sound, create a visual environment of statewide significance. Discordant elements that are inevitable in any large, working port do not significantly detract from the interest and visual character of the subunit. The subunit is becoming better maintained with improvements to its appearance, environmental quality and pedestrian and visitor amenities.

Images representative of the Montauk Harbor subunit scored in the middle range (#34, #36, #48, #50, #59, #63, #67, #69, #70 #88, #99 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The visual zones that make up the subunit scored an average of 3.62 (highest score 8.52, lowest score 0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high for landscape composition and cultural landscapes and in the middle range for natural landscapes and views. Some of the lower scores received for visual components of the subunit were for discordant features such as parking lots, industrial buildings and recreational marinas.

LM 3 North Neck Subunit

I. Location

The North Neck subunit extends from the western edge of Montauk Harbor to Fort Pond Bay and Block Island Sound, including the undeveloped, hilly moorlands of North Neck and the bluffs and beaches of Culloden Point. It is approximately a mile long from east to west and a half mile wide from north to south with a mile of frontage on Block Island Sound. The subunit it traversed by Flamingo Road and fronts on Soundview Drive and North Greenwich Street.

Starting at Culloden Point, the subunit boundary extends south for about a mile along the Block Island Sound and Fort Pond Bay coastline. At the residential development near Hole Road it turns eastwards, following the edge of the residential development along Hole, Farragut, North Farragut,

Filmore and Fairfax Roads. At North Greenwich Street the boundary turns north for about a half mile to the edge of development along East Flamingo Avenue. Heading west, it skirts the development along East Flamingo, Blackberry, Bayberry, Shadbush, Cranberry, Butternut and Soundview Drives to return to the shoreline just west of Captain Kidd's Path, rejoining Culloden Point. The SASS extends to the Town line in Block Island Sound.

II. Scenic Components

The North Neck subunit is the last undeveloped moorlands landscape west of Lake Montauk. Surrounded by recent residential development, it is a remnant of the scenic hills, bluffs, rocky beaches, grasslands and moorlands that once covered the Montauk Peninsula. The subunit's hilly terrain includes kettle hole depressions and ponds typical of the glacial moraines. The hilltops, many covered with low grassland or heath vegetation, provide sweeping views out over Block Island Sound or Lake Montauk. The undeveloped coastal bluffs covered with marine grasslands and low moorland scrub vegetation provide dramatic views over the sound, Fort Pond Bay and the distant Hither Hills preserve. Flamingo Avenue which traverses the subunit is framed by the dense moorland vegetation typical of the area. Adjacent development is visible from the subunit but does not severely detract from the visual experience.

A. Physical Character

The terrain of the subunit is extremely varied, typical of undisturbed glacial moraines. The many holes and depressions, often filled with shallow ponds or wetlands, were created by blocks of ice stuck in the debris left by the retreating glacier. This "kame and kettle" topography is becoming increasingly rare as glacial deposits are bulldozed for development or mined for sand and gravel. The many hills often have bare or grassy summits, reflecting the extremely dry conditions that exist in the sandy soils. The vegetation of the subunit includes large areas of moorlands: low to mid height maritime shrub forest that typically succeeds the grasslands created by grazing and burning in the past as well as some areas containing very large old-growth trees. The height of the moorland vegetation is typically higher in the wetter lower areas of the site and transitions to a maritime grassland on the hilltops and shoreline bluffs. Wetlands vegetation exists in the deeper kettle hole depressions. High bluffs at Culloden Point and an even higher hill about a quarter of a mile south rise precipitously from the rocky

Lake Montauk

shoreline. The shoreline hills and bluffs are separated by a low wetland swale with higher, denser maritime forest vegetation. This topographic relief along the shore is unusual and creates a high level of visual variety and scenic character.

These unique natural conditions and lack of development help create unique plant and wildlife habitat designated by the New York State Department of State as the Culloden Point Significant Coastal Fish & Wildlife Habitat and by the US Fish & Wildlife Service as a Habitat Complex Focus Area. The area around Culloden Point has been designated a Significant Habitat by the Town's LWRP. The varied terrain, presence of ponds and wetlands and proximity to the ocean make North Neck a rich site for animal and plant life. A wide variety of birds visit and nest in the grasslands and maritime shrub forests on inland portions of the site. Maritime shrubland areas include black cherry, pin cherry, shadbush and sumac. The maritime forest areas contain American holly, black oak and sassafras, with many vines and ericaceous shrubs in the understory. The wetlands include black gum, red maple and black alder trees as well as a variety of wetland shrubs and herbaceous plants. Gray and harbor seals often use the rocks off Culloden Point as haul-out areas during the winter.

B. Cultural Character

The cultural character of the subunit is dominated by a feature visible only to scuba divers: the wreck of the BMS Culloden, a British frigate wrecked in a storm off the point during the Revolutionary War. The wreck has been listed on the National Register of Historic Sites. In addition to lending its name to the point, the wreck imbues the site with a certain mystery and historic character. A Montauket archeological site also exists in the subunit. The area was intensively used by the Montauket Native Americans because of available fresh water, shelter and abundant fish and shellfish. Culloden Point was the site of the first landing of the slave ship Amistad popularized by the movie of the same name.

Other than a major paved road and a network of gravel roads and trails, the subunit is a primarily natural landscape lacking obvious outward signs of human use. But a closer reading of the landscape reveals the more subtle impacts of past use of the site. The uniform low scrub forest covering the site is typical of former moorlands reverting to mature forest cover. Intensive grazing of the site since the mid-Seventeenth Century and previous repetitive burning of the area by Native Americans created the open moorland landscape that is fast disappearing from the Montauk Peninsula. North Neck is a relatively unspoiled remnant of this fast disappearing historic landscape.

The trail system at North Neck is complex, to say the least. It has evolved over hundreds of years and consists of old farm roads, service roads and recreational trails. Many of the trails have evolved over the years as a result of frequent informal use of the site by sightseers, hikers, bird watchers, hunters, fishermen and animals. The chaotic trail system reflects the interests and patterns of thousands of informal visits to this beautiful site over the years.

The residential development that surrounds much of the subunit and has recently intruded on Culloden Point introduces a negative scenic cultural element, based on the results of the image poll. While much of this development is fully or partially screened from the subunit, recent development in highly visible locations along the bluffs of Culloden Point has significantly reduced scenic character in this area. A continuation of this trend will mean the probable elimination of North Neck as a scenic landscape.

Flamingo Road, once a scenic winding country lane, was upgraded into a modern highway in the mid-Twentieth Century. While it provides important visual access to the landscape, its straight layout, wide paved width and severe design cuts a swath through the subunit with little relationship to the surrounding landscape. In contrast to portions of the Montauk Highway which are carefully designed to fit in with the land, Flamingo Road cuts through the land. But even though views of the road are disappointing, views from the road remain scenic.

C. Views

The high bluffs of Culloden Point provide dramatic views over Block Island Sound, Fort Pond Bay and the bluffs and rolling woodlands of Hither Hills. The undulating shoreline of the subunit features a series of hills, bluffs and low swales that create many opportunities for vistas over the ocean as well as scenic views of the coastline and the wooded hills of the interior of the subunit. While recent residential development sometimes blocks or detracts from the views, most remain unspoiled.

Views of the distant sound and Lake Montauk are also available from several high hills in the central portion of the subunit. A network of trails leads to these hills which feature lower maritime grassland or low moorlands vegetation due to the dry, windy hilltop conditions. Internal views of wetlands, kettle hole ponds and woodland understory features also create scenic conditions. Flamingo Road, which cuts through the center of this landscape, provides public access to the site and views of the distant sound. The road itself is a discordant feature which has reduced the scenic quality of the immediate area. Lower portions of the subunit near North Greenwich Street are primarily wooded without distant views.

III. Uniqueness

Culloden Point is a unique historic and geological feature providing dramatic views from high bluffs over Block Island Sound. The unspoiled glacial moraine landscape of North Neck is unusual in an area that has seen extensive alteration and development of the land. The kettle hole wetlands and ponds and steep hills are classic features of the Ronkonkoma moraine and create a unique and scenic landscape of ridges, valleys and circular depressions. The hills and steep bluffs alternating with low wetland swales along the shoreline create a highly scenic and topographically unique coastal setting. The moorlands and maritime grasslands vegetation of the subunit is unusual, requiring well-drained acid soils, windy conditions and a past history of grazing and burning. Unusual wetland vegetation occurs in the kettle hole swamps and ponds in the deeper depressions. Little of this terrain and vegetation remains on Long Island due to the abandonment of grazing and burning and the spread of suburban development. The presence of the wreck of the Revolutionary War ship just offshore makes Culloden Point highly unique from a historical standpoint.

IV. Public Accessibility

The subunit is visually accessible from a number of roads and paths. Recent acquisition of 14.4 acres of public park land and 175 acres of conservation land have greatly increased public accessibility to the point. These acquisitions by State, County and Town conservation agencies, assisted by private recreational groups at places such as Culloden Point, have opened up important and highly scenic sections of the subunit to public access. Flamingo Road traverses the center of the subunit and provides views over the moorlands and out toward Block Island Sound. Soundview Drive leads to public lands near Culloden Point and provides intermittent views of the sound. East Flamingo, North Greenwich and a number of other local roads provide views into the undeveloped moorlands of the subunit. The path system which traverses public park lands leading to a number of hilltop and bluff top vista points provides sweeping views over Fort Pond Bay and Block Island Sound.

V. Public Recognition

Culloden Point is a famous historical and geographical landmark known throughout the region as the site of the wreck of the HMS Culloden. Because it is a prominent headland and navigational landmark, it is well known to boaters, yachtsmen and fishermen approaching Montauk Harbor. It is also well known to divers. The high bluffs at Culloden Point and the rolling hills of the undeveloped shoreline of North Neck are appreciated by boaters and hikers. The moorlands in the interior of the subunit are less well known, though the views of the woodlands from Flamingo Avenue and North Greenwich Street are a well-known local scenic resource.

VI. Reason for Inclusion

The North Neck subunit is included in the Lake Montauk SASS because of its unique kame and kettle glacial moraine terrain, its high coastal bluffs and unspoiled beaches, its dramatic ocean views and its moorlands and maritime grasslands vegetation. The subunit has been listed by the US Fish & Wildlife Service as an important plant and wildlife habitat area. The unique history of the site, including the wreck of the HMS Culloden, contributes to the character and interest of the area.

Images representative of North Neck landscapes scored very high (#l, #2, #3, #5, #7, #13, #15, and #23, out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. Some of the discordant features at the edges of the subunit scored lower (#72, #91, #100 out of 126). The subunit scored an average of 4.85 in the scenic analysis conducted for this study (highest poll score 8.52, lowest poll score 0.79, mean score 4.07). The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high in the natural, views and landscape composition categories of scenic analysis. It scored lower in the cultural category.

The subunit is unique as a relatively unspoiled, moorland landscape on a very hilly glacial moraine overlooking Block Island Sound. Though mostly privately owned, portions of the subunit are accessible. The presence of the sunken Revolutionary War ship HMS Culloden off Culloden Point adds to the character and interest of the subunit. The subunit is well known as a scenic viewing, hiking, fishing, diving and historic area.

C. Hither Hills Scenic Area of Statewide Significance

I. Location

The Hither Hills Scenic Area of Statewide Significance (SASS) includes most of the Montauk Peninsula from Hither Hills State Park just east of Napeague Harbor to the western outskirts of the Village of Montauk near Fort Pond. The SASS is approximately 3.5 miles long and 1 to 1.5 miles wide. It includes all of the Lee Koppelman Nature Preserve, the Hither Woods Preserve, the Hither Hills State Park, portions of the Montauk Highway and portions of the Old Montauk Highway.

On the north, the SASS designation extends to the Town line in Block Island Sound. On the west, the boundary follows the eastern edge of the Walking Dunes. To the south, the SASS designation extends to mean low water on the Atlantic Ocean shoreline. The eastern portion of the Old Montauk Highway is included in the SASS, as is the new Montauk Highway from the western edge of Hither Hills State Park to the intersection at Second House. The eastern border of the SASS skirts the edge of development west of Fort Pond.

Starting at the Second House intersection, the SASS's eastern boundary heads south along South Eton Street to the Atlantic Ocean. It extends westward along the shoreline for about 1.5 miles and then returns eastward along the northern edge of Old Montauk Highway back to the intersection. From the intersection, the boundary heads west parallel to and about 300' south of the new Montauk Highway for about 3 miles, skirting around the abandoned gravel pit and town recycling station. At the eastern boundary of Hither Hills State Park, the border heads south to the Atlantic Ocean and follows the beach westwards for about 1.5 miles to the western boundary of the Park. Here it heads northwest to a point approximately 400' north of the Montauk Highway. It then heads east parallel to and about 400' north of the Montauk Highway for about a half mile. At this point it heads northwest following the eastern edge of the Walking Dunes for about a mile to Block Island Sound. It follows the Sound shoreline northeastwards about 4.5 miles to the edge of development on Fort Pond Bay. The boundary then heads in a generally southerly direction, skirting the edge of development on the outskirts of Montauk. About 300' north of the Montauk Highway, it heads east, paralleling the highway to the intersection. It extends clockwise around the intersection, including the Second House property and returns to the point of beginning.

The Hither Hills SASS is located entirely in the Town of East Hampton. It includes 4.5 miles of Block Island Sound beaches and bluffs, 1.5 miles of Atlantic Ocean beaches, 4.5 miles of the new Montauk Highway, 1.5 miles of the Old Montauk Highway, 4.5 miles of the Long Island Rail Road, Fresh Pond and one of the largest remaining undeveloped tracts of maritime forest left on Long Island. The Hither Hills SASS is bounded by the Napeague SASS on the west. The Old Montauk Highway Scenic Area of Local Significance is located to the south of the SASS and connects with it at either end.

Consult the Hither Hills SASS map for detailed SASS boundaries. The Hither Hills SASS is located on the Montauk Point and Gardiners Island East US Geological Survey 7.5 minute topographic quadrangles.

II. Description

The SASS is comprised of five subunits:

HH-1 Hither Hills, HH-2 Old Montauk Highway, HH-3 Montauk Highway West, HH-4 Napeague Beach East and HH-5 Fresh Pond.

The Hither Hills SASS contains one of the largest protected maritime forests in Long Island, protected by the Lee Koppelman Preserve, Hither Woods Preserve and Hither Hills State Park. The SASS also includes miles of undeveloped coastal beaches and dunes, a freshwater pond and large expanses of undisturbed glacial moraine topography.

The unique geography, geology, marine environment, terrain, vegetation and land use of the SASS all contribute to the uniqueness and character of the landscape. Thanks to early preservation efforts, most of the SASS is currently protected park land. This has saved a large expanse of ecologically unique maritime forest and grasslands that fills most of this portion of the Montauk Peninsula. The maritime forest covers a rolling glacial moraine landscape with many hills, valleys, ravines and terraces untouched in most areas by development. This protected maritime forest fronts on the Block Island Sound shore where over four miles of undeveloped beaches, bluffs and dunes reflect the visual character of the pre-Columbian landscape. Maritime grasslands, heath and moorlands exist in small pockets along the Block Island Sound bluffs and in isolated areas in the central and southern portions of the SASS. The SASS is traversed by the new Montauk Highway, a scenic woodland parkway, and the Long Island Rail Road (LIRR) passenger line to Montauk Station. The Old Montauk Highway, an historic road, parallels the Atlantic shoreline. Its less developed portions are included in the SASS with the remainder proposed as a Scenic Area of Local Significance. The ruins of a WWII naval testing facility on the site of the former Montauk fishing village are located on Fort Pond Bay at the northern end of the SASS.

The SASS is relatively unscarred by development since most of the land is protected parkland. The Montauk Highway and LIRR traverse this natural landscape, providing scenic views to railroad passengers and drivers. Development along the Old Montauk Highway and the Montauk Highway intersection detracts from but fails to overwhelm the scenery of the coastline. Other than these minor intrusions, the SASS remains one of the largest, unbroken protected coastal landscapes on Long Island.

III. Aesthetic Significance

The Hither Hills SASS is of statewide aesthetic significance by virtue of its exceptional landscape character, state of preservation, uniqueness, public accessibility and public recognition. It is one of the most scenic areas of the state's coastline, providing miles of undeveloped coastal bluffs, wide sandy beaches, freshwater ponds and the open ocean. Images of the SASS are frequently featured in photographs, paintings, travel brochures and other publications documenting the unspoiled natural character of the area.

The vast, unbroken forested expanse of Hither Hills' rolling glacial terrain creates a unique aesthetic character based on a simple, unspoiled natural landscape. The dramatic terrain of gullies, ridges, valleys and kettle holes contrasts with the uniform covering of the forest canopy. The high coastal bluffs extending for over four miles along the Sound create one of the most dramatic coastal settings in the state. The varied configuration of the coastline assures a wide variety of views and a high level of visual contrast along the shore.

The SASS has a unique abundance of water views, both saltwater and freshwater. The Atlantic Ocean and Block Island Sound are visible from the Old Montauk Highway and the LIRR. The view of the ocean from the Montauk Highway as it descends toward the intersection at Second House is a regional icon. Fresh Pond is a uniquely unspoiled freshwater lake accessible by trails in Hither Hills State Park. The highest-rated image in the East Hampton Scenic Landscapes Survey featured a view of

a freshwater pond located in the SASS, a scene very similar to Fresh Pond. While the interior of the SASS lacks water and is almost entirely forested, its extremely varied terrain, glacial features and the character of the forest itself create a unique visual environment.

While the SASS is especially rich in natural scenic character, cultural factors also enhance the visual character of the landscape. The SASS's cultural landscapes include both the old and the new Montauk Highways, the LIRR line and remains of old navy facilities on Fort Pond Bay. Second House, one of the earliest remaining structures from the Colonial Era, and its surrounding landscape have major historical significance and provide dramatic views across Fort Pond and the Atlantic Ocean. The house and surrounding grounds provide a glimpse of a largely vanished Montauk Point historic landscape.

Thanks to past preservation efforts, many of the natural and cultural resources of the SASS have been protected and opened to the public. Over 90% of the SASS consists of protected park land - the most of any in East Hampton. The Montauk Highway, Old Montauk Highway, LIRR and a variety of smaller roads, paths and trails allow extensive public access to the visual features of the SASS. Many key views and vistas are highly accessible to the public, thanks to the parks, overlooks and public highways that provide access to the SASS.

A. Landscape Character

1. Variety

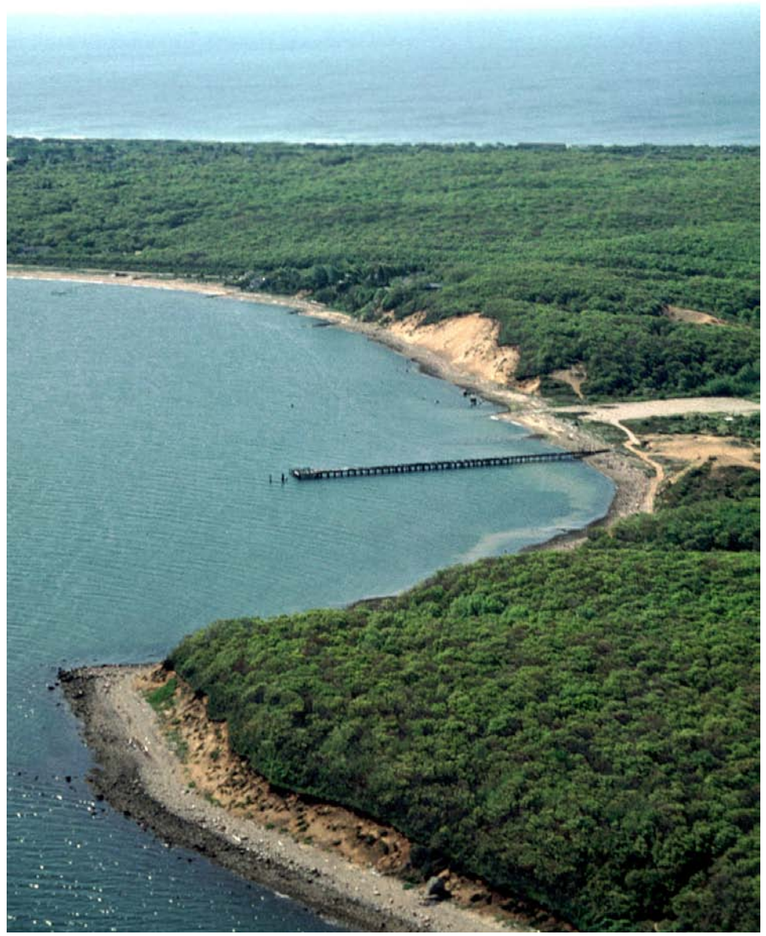
While the central portions of the Hither Hills SASS consist of a relatively uniform and unbroken forest cover, a wide variety of landscapes can be seen around the area's outer edges. Steep, eroded ocean bluffs along Block Island Sound are accentuated by an undulating shoreline, intermittent wetlands and stream drainages. Fresh Pond, a large freshwater lake surrounded by low wetlands adjacent to the Sound provides visual and ecological variety to the upland forest. The wide sand beaches of the Atlantic shoreline extend for over two miles along the south border of the SASS. Cultural landscapes such as the Montauk Highway, the Old Montauk Highway, the LIRR and the ruins of the Navy base provide additional variety in contrast to the natural setting of the maritime forest.

Water is a predominant feature of the SASS and is manifest in many different forms. The crashing surf of the Atlantic Ocean pounds on wide sandy beaches along the south and east shores of the SASS. The quieter waters of Block Island Sound wash the sandy northern shores of the SASS where occasional boulder fields, coastal bluffs, dunefields and tidal marshes provide great natural diversity. The undulating configuration of the shoreline creates additional visual variety, enhancing the character of shoreline views throughout the SASS. In the interior, Fresh Pond and its surrounding marshes and swamps create a diversity of inland water environments, completely unspoiled by shoreline development.

Highly varied topography enhances the visual character of the SASS. The high coastal bluffs along the Block Island Sound shoreline extend for over four miles along the north edge of the SASS. The bluffs form a sharp contrast to the rolling forested hills of the interior. The hills, valleys, ridges and ravines of the central moraine and the gentler, rolling terrain of the central plateau add diversity to what would otherwise be a more monotonous landscape. At Fresh Pond, the flatness of the marshes contrasts with the steep dunefields along the Block Island Sound shoreline. The Old Montauk Highway winds along steep bluffs overlooking the Atlantic beaches, providing views out over the ocean. And the Montauk Highway has been designed to accentuate the hilly terrain in the central portion of the SASS as it weaves over the forested hills.

Because of its high state of preservation as park land, the SASS contains a very high variety of unspoiled natural environments and habitats. Extensive freshwater marshes, increasingly rare upland moors, mature oak/hickory forests, freshwater streams and successional woodlands provide a degree of natural diversity unusual for a coastal setting in heavily populated Long Island. The diversity of natural settings is reflected in the visual diversity of the landscape. The abundance of terrestrial and marine life - and the abundance of people observing, hunting and fishing it - creates movement, variety and ephemeral character in what would otherwise be a static visual landscape.

Though less dramatic than the natural diversity of the SASS, the variety of its cultural landscapes remains impressive. Historic structures such as Second House punctuate the dramatic natural setting. The Montauk Highway, designed as a scenic woodland parkway, enhances the driver's experience of the landscape by blending in with the hilly terrain and minimizing roadside clutter and development. Old Montauk Highway, while suffering from some unsightly development, provides dramatic views of the Atlantic and a glimpse of the historic character of early tourism in the region. The LIRR brings another mode of transportation to the SASS and provides rail passengers with dramatic views of the coastline and large expanses of unspoiled maritime forest.



Fort Pond Bay

2. Unity

The SASS is a highly unified landscape, thanks to its high state of natural preservation, the nearly constant presence of the surrounding ocean and the predominance of its geological features. Human alteration of the SASS, while relatively minimal, has often served to enhance, rather than detract from, the visual character of the landscape. The historic structures, and the graceful alignment of the Montauk Highway blend with or provide a pleasing contrast to the natural scenery of the SASS. The few discordant features, mainly residential and tourism development along the Old Montauk Highway, do not significantly detract from the overall visual unity of the SASS.

The unified nature of the land ownership patterns in the SASS has resulted in the remarkable state of preservation of the landscape. The county and state parks, historical sites and former military properties constitute over 90% of the land area of the SASS and have kept the most dramatic and scenic portions of the landscape in a natural state. While a few areas of the SASS along the Old Montauk Highway remain in unprotected private ownership, most sections of the SASS are protected parkland. Future protection of these unprotected parcels will be important in preserving the unified visual character of the SASS. The relatively low amounts of development in the SASS have not significantly disrupted the overall unity of the landscape and, in some cases, have actually complemented the visual character of the land.

The fact that the SASS is a narrow peninsula surrounded on three sides by the Atlantic Ocean and Block Island Sound provides a great deal of visual unity to the SASS. Sweeping ocean views are available from most of the external edges and high points of the SASS. Views of unspoiled freshwater and tidal ponds extend the unifying presence of water into interior portions of the landscape as well. Given the important role of water in creating scenic quality, the prevalence of salt and fresh water within and around the SASS is a very strong unifying factor.

The large, unbroken expanses of maritime forest in Hither Hills provide a strong unifying element to the landscape. The forest covers the rolling glacial terrain for many square miles, creating a blanket of green extending from Block Island Sound to the Montauk Highway. This forest is reminiscent of the pre-Columbian forest that once covered most of Long Island.

Due to the lack of development in the SASS, the underlying geology of the glacial moraine is evident throughout the landscape. Rolling moraine hills, glacial valleys, flat outwash plains and exposed glacial boulders embedded in coastal bluffs and beaches provide a unifying physical character to the land. In many areas of Long Island, these glacial features have been altered or obliterated, removing an important visual link with the region's geologic past. In the Hither Hills SASS, they remain visible and predominant, a reminder of the glacier's role in shaping and sculpting the Long Island landscape.

3. Contrast

The Hither Hills SASS contains many landscape contrasts, both physical and cultural. The extensive wooded shoreline and steep Atlantic bluffs offer a striking contrast to the flat, expansive surface of the ocean and sound. The dark, enclosed forest landscape of the interior gives way abruptly to the bright, windy, reflective light of the ponds, lakes, tidal marshes and ocean shore. The Montauk Highway provides striking contrasts between expansive vistas of the ocean and surrounding hills to the tunnel-like landscape of the deep forest. The contrast of the flat to gently rolling upland plateau with the abrupt, sometimes vertical ocean bluffs is surprising and at times terrifying. Boulder-strewn beaches, a deeply indented shoreline and crashing surf provide further contrast between land and sea.

Cultural features in the landscape provide further contrasts with the natural landscape. The Montauk Highway allows motorists to drive through an unspoiled forest landscape, creating a sharp contrast between the high speed geometry of the road with the unspoiled beauty of the forest. The LIRR provides a similar experience for rail passengers. Second House and its historic landscape stands out in contrast to the surrounding woods and adjacent urban development of Montauk Village. And along the Old Montauk Highway, the unspoiled views of the beach and dunes contrast with the dense residential development on the north side of the highway. Because development has been held in check in most areas of the SASS, the lines separating the natural landscape from developed areas remains quite distinct, heightening the contrast of the natural with the man-made and keeping both in balance.

Small scale, intimate views of dense woodlands, small streams and ponds in the interior of the SASS are in striking contrast to the expansive vistas of the bluff tops, moorlands and beaches. The transition from dense woodland vegetation to the open shoreline and moorlands is often very brief and surprising, heightening the sense of visual contrast.

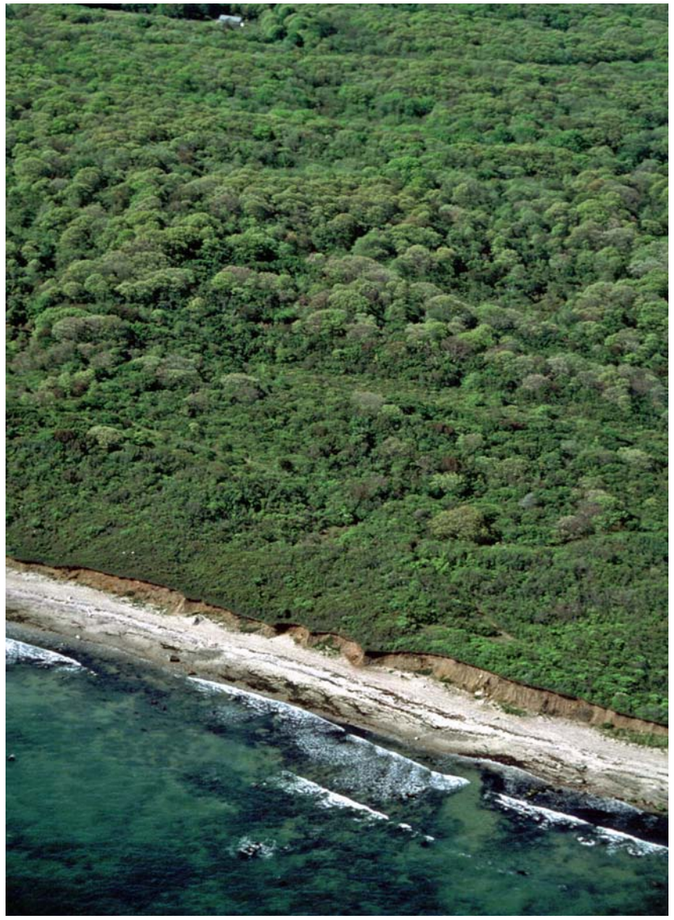
4. Freedom From Discordant Features

With over 90% of the land protected as park and conservation land, the SASS is remarkably free of discordant features, especially considering the extent, beauty and desirability of its coastline. For centuries the remoteness of this most distant end of Long Island kept development at a minimum. Acquisition of large tracts of public park land by far-sighted leaders in the early and mid-Twentieth Century has resulted in one of the best preserved, unspoiled stretches of coast in the entire State of New York. Discordant features within the SASS are limited to several communication towers adjacent to the recycling center, remains of the old navy base on Fort Pond Bay, and residential and commercial development along portions of the Old Montauk Highway. The Montauk Highway has been carefully sited, designed and maintained as a scenic parkway and blends in well with the surrounding forested landscape. The LIRR has some of the negative visual features of a railroad line, but it is very narrow and relatively unobtrusive in the larger landscape. The parking lots serving Napeague Beach at Hither Hills State Park are large and located in what was formerly a sensitive dune area but they are not noticeably visible outside of the immediate area. These discordant features are relatively small in proportion to the large, unspoiled landscape of the SASS and do not significantly impact its otherwise high visual character and unique state of preservation.

B. Uniqueness

The Hither Hills SASS is unique as one of the largest unspoiled tracts of protected forest and shoreline on Long Island. Few areas remain on Long Island with over four miles of undeveloped bluffs and beaches and over three square miles of undisturbed glacial moraine and maritime forest. The extent of unchanged glacial moraine topography is also unusual. Many locations have kettle holes, kame terraces and glacial drainages, but the size, extent and high degree of preservation of these features in the SASS is unique. The ecology of the SASS is also unique. Hither Hills contains one of the largest tracts of maritime deciduous forest in the region, including stands of globally rare maritime oak-holly forest. Most of the SASS has been designated as the Hither Hills Uplands Significant Coastal Fish & Wildlife Habitat by the New York State Department of State and as a Focus Area by the US Fish & Wildlife Service.

Cultural features within the SASS, while not as dominant as its natural features, are also unique. Second House, built in 1746, is one of the oldest remaining structures in East Hampton. It was built as a shelter for shepherds tending flocks on the Montauk Peninsula. The surrounding historic landscape has been restored to its original character and provides a unique window into the domestic landscapes of the past. Views from Second House to Fort Pond and the Atlantic reflect the historic visual character of the region when open grazing lands provided sweeping vistas of the bluffs and distant ponds and ocean.



Rocky Point

The Old Montauk Highway retains some of the character of the original highway that connected Montauk with points to the west and served as an tourist road to Carl Fisher's early resorts. And the Montauk Highway is an excellent example of a mid-Twentieth Century scenic parkway designed with the contours and character of the land to heighten the recreational driving experience and appreciation of the natural forest landscape. The remains of the former navy base on Fort Pond Bay have unique historical significance. The US Navy tore down the historic Montauk fishing village in 1942 to create a testing facility for torpedoes. Early US torpedoes proved to be one of the most flawed and problematic weapons in the US arsenal in WWII and were subsequently replaced by more reliable versions. The testing and development of these torpedoes occurred at this facility. Prior to construction of the navy base, the shores of Fort Pond Bay were lined with historic piers, fish houses, storage buildings, homes, fish traps and lobster pounds. The fishing village dated from the Nineteenth Century.

Most importantly, the scenic character of the SASS is truly unique. The high bluffs, pounding surf, historic structures and expansive views of Block Island Sound and the Atlantic Ocean are unusual for their drama and unspoiled character. With over 90% of its area permanently protected and open to the public as park and conservation land, the SASS is one of the largest and best preserved segments of spectacular coastal scenery in the entire state. The high quality of the coastal landscape scenery combined with the high proportion of park land is truly unique on Long Island.

C. Public Accessibility

With the majority of its land area in public ownership, the SASS is highly accessible. The Montauk Highway traverses the SASS, providing access to roadside overlooks, trails, beaches and dirt roads at a number of locations. An extensive hiking trail system provides pedestrian access along the top of the bluffs, throughout the woodlands and dunes and around Fresh Pond. Several dirt roads and jeep trails provide seasonal access to the preserve for vehicles and year-round access for hikers and bikers. Hither Hills State Park provides access and parking for swimmers, surfers, beach-goers and walkers at Napeague Beach. The Lee Koppelman Preserve and Hither Woods Preserve also provide access, parking and trails. The Old Montauk Highway has several overlook and parking areas for access to the dunes and beaches of the Atlantic shore. Second House is an historic site open to the public and provides access to views of Fort Pond and the Atlantic Ocean. Because of the popularity of the surrounding ocean waters for boating and fishing, the coastline of the subunit is frequently viewed by relatively large numbers of recreational and commercial boaters.

D. Public Recognition

The Hither Hills SASS is well known as a major park and conservation area. The trails, beaches and forests of Hither Hills are famous as one of the largest protected preserves of Long Island. Because it must be traversed by car or train to reach Montauk, large numbers of visitors and residents experience the woodlands and ocean views of the SASS every day. The Montauk Highway is recognized regionally as a unique scenic parkway providing access to the many recreational and scenic viewing sites on the Montauk Peninsula. The Old Montauk Highway is also well-known as an historic road providing scenic views and access to the Atlantic beaches. Second House is a well-known historic site and its surrounding landscape is appreciated for its historic character and the views it provides of Fort Pond and the Atlantic.

IV. Impact Assessment

Whether proposed to be located within or outside a designated SASS, any State or federal agency actions or activity requiring a federal permit or approval must be assessed to determine whether it could affect a scenic resource and whether it would be likely to impair the scenic beauty of the scenic resource.

Policy 24 provides that when considering a proposed action, agencies and applicants for federal permits or approvals shall first determine whether the action or activity could affect a scenic resource of statewide significance. The determination would involve:

(1) a review of the coastal area map to ascertain if it shows an identified scenic resource which could be affected by the proposed action or activity, and:

(2) a review of the type of activity or action proposed to determine if it would be likely to impair the scenic beauty of an identified resource.

Impairment includes:

(i) the irreversible modification of geologic forms, the destruction or removal of vegetation, the modification, destruction or removal of

structures whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and:

(ii) the addition of structures which, because of siting or scale, will reduce identified views or which, because of scale, form, or materials, will diminish the scenic quality of an identified resource.

Policy 24 sets forth certain siting and facility-related guidelines to be used to achieve the Policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. The guidelines are set forth below, together with comments regarding how they should be applied in this Scenic Area of Statewide Significance. In applying these guidelines to agricultural land it must be recognized that the overall scenic quality of the landscape is reliant on an active and viable agricultural industry. This requires that farmers be allowed the flexibility to farm the land in an economically-viable fashion, incorporating modem techniques, changes in farm operation and resultant changes in farm structures. Policy 24 guidelines include:

Siting structures and other development such as highways, power lines and signs back from the shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore;

One of the most unique features of the SASS is the relative lack of development along the ocean bluffs and beaches. Keeping future development away from the bluff tops and shoreline will be critical in maintaining the visual character of the SASS. In park and conservation areas, future expansion of visitor facilities, roads, parking lots, power lines, signage, structures and communications facilities should be kept away from the visually sensitive bluff top, back dune, beach and meadow landscapes. Clustering visitor facilities in woodland areas well back from shoreline, moorland, hilltop and meadow areas will ensure that the open, undeveloped visual character of the SASS will be preserved.

Since the great majority of the SASS consists of protected park and conservation land, most private development pressure will occur along the Old Montauk Highway and Second House intersection area. Much of this area is already developed, so future efforts should be focused on maintaining existing views of the ocean and ensuring that new infill development does not block or impair the visual character of the area. In particular, the undeveloped dunes south of the Old Montauk Highway are very vulnerable to inappropriate residential development in addition to being ecologically sensitive and unsafe locations for new construction. These areas should be given high priority for preservation in conjunction with the Benson Reservation.

While the siting of residential structures is largely a local issue, modification of existing roadways, construction of new roadways, utility lines and other infrastructure often requires state or federal funding and/or permits and thus can come under the purview of this policy. Relocating, restricting or eliminating public infrastructure that scars sensitive coastal areas and facilitates inappropriate bluff top or shoreline residential development could greatly reduce future development of scenic shoreline areas of the SASS.

Clustering or orienting new structures to retain existing views, save open space and provide visual organization to a development;

Since the great majority of the SASS is protected parkland, cluster development has less potential here than in other areas. Cluster development could be effectively used to save open space in the vicinity of the town recycling station and the adjacent antenna farm. East Hampton's Open Space Plan has identified this area as having high potential for use of cluster or open space development to save adjacent woodlands. Along the Old Montauk Highway clustering does not have as much potential since much of this land is in a flood prone area and is highly sensitive from a visual standpoint.

Views from public ways, park and historic site access points are especially sensitive and should be protected from new development, utility construction or signage whenever possible. Views from and of the bluffs, dunes and shoreline should also be taken into consideration in locating new development. Locating new structures well back from bluff tops and shoreline areas will protect the beauty of the coastal landscape and, in the long run, will enhance property values in the area.

Incorporating sound existing structures (especially historic buildings) into the overall development scheme;

Only one historic building, Second House, exists in the SASS. The oldest house in Montauk and one of the oldest and best preserved structures in East Hampton, Second House was built in 1746 and is protected as a museum operated by the Montauk Historical Society. Other structures in the SASS include a half dozen homes on the bluffs south of the Old Montauk Highway, the Town recycling station and a bath house, restrooms and restaurant at Napeague Beach at Hither Hills State Park. With exception of the recycling station, these existing buildings are located in visually and environmentally sensitive locations vulnerable to flood and storm damage. They should not create a precedent for future development or expansion in these vulnerable and unstable areas.

Removing deteriorated and/or degrading elements;

The SASS is relatively free of deteriorated or degrading visual elements. The most serious visual intrusions into the SASS come from commercial development along its border on the north side of the Old Montauk Highway. These facilities should be encouraged to plant hedges and other vegetation to screen unsightly parking lots and buildings. Appropriate fences and walls could also screen unsightly elements, improving views from the highway. Residential development bordering the Old Montauk Highway and the Montauk Highway near Second House could also install plantings and fences to screen the homes from view. Overhead utilities along the Old Montauk Highway could be buried to improve views from the highway as well as from adjacent residential and commercial properties.

The edges of the abandoned gravel pit near the recycling station just outside the SASS is being regraded and restored to meadow and forest. This will allow this area to be included in the SASS in the future as the vegetation is reestablished. The center of the pit should also be restored in areas that are not being actively used. Similar restoration is taking place at the abandoned navy yard on Fort Pond Bay in conjunction with an archeological and historic restoration process. The many eroded banks and sand lots in this area will be visually and environmentally restored to meadows and woodlands with appropriate historic preservation and interpretation of the site's former use as a port and navy base. These restoration efforts should be continued and increased. The communications tower complex south of the recycling station detracts from the visual character of the area but is likely to remain in place until new communications technologies make towers obsolete. When this occurs, the towers should be removed and the site restored.

Minor improvements to the Montauk Highway could enhance the scenic parkway character of this important road. The large paved scenic overlooks along the Montauk Highway do little to complement or enhance the

surrounding scenery. Redesign of these overlooks using native materials (stone walls, native plantings, wood benches and decks), enhanced pedestrian and visitor amenities, and a more efficient circulation and parking layout will improve the barren character of these otherwise scenic sites. Replacing galvanized steel guardrails with cor-ten steel guardrails on dark wooden posts would also enhance the parkway character of the road. Redesign of highway and park signage would also improve the visual character of the parkway. Removal of the overhead utility poles and lines along the Montauk Highway and the Old Montauk Highway would greatly improve the visual character of these areas, especially in undeveloped areas at Hither Hills State Park.

The large parking lots and camping areas at Hither Hills State Park could benefit from additional plantings of native dune shrubs, trees and grasses. Before it was levelled for parking lots and campgrounds, this area was a natural back-dune landscape. Efforts could be made to restore the back dune vegetation, ecology and landforms while the area continues to meet the needs of campers and beach goers.

Buildings located at lower elevations near the shore south of the Old Montauk Highway are in flood-prone areas likely to be damaged by flooding and waves in major storms and hurricanes. The Town should coordinate with state and federal agencies to acquire these properties for conservation purposes should they suffer storm damage. Removing structures built on the dunes close to the beach would greatly enhance the visual quality of the SASS.

A motel building blocks the view of the ocean from Second House. Removing or relocating this structure would restore one of the most scenic and historic views in the region. Visitors to Second House and east-bound motorists descending the Montauk Parkway would once again be able to see Second House in its historic visual context next to the beach and ocean. Removing and restoring the parking lots adjacent to the motel building would also greatly enhance the scenic character of the area.

Maintaining or restoring the original land form, except when changes screen unattractive elements and/or add appropriate interest;

The unique coastal and glacial moraine geology of the SASS is remarkably undisturbed and should be protected in future construction, infrastructure and development projects. The landform of the SASS is largely in an undisturbed state and is one of the underlying factors in the scenic quality of the area. The contrast in elevation and the juxtaposition of water and land contributes to the beauty of the SASS. Alteration of important landforms such as coastal bluffs, dune fields, the hills and the subtle kame and kettle topography of the glacial moraine would detract from the scenic character of the area. Use of berms to screen parking lots and unsightly development is an acceptable modification of terrain if carefully designed to blend with the natural contour of the land. Alteration of natural terrain for park development projects or for residential house sites, driveways and roads is of special concern. Park facilities, houses and driveways should be located away from sensitive geological features such as bluffs, hilltops, ridgelines, glacial kettle hole depressions, dunes and other unique geological areas.

Restoration of the former gravel pit would allow this area to be included in the SASS in the future. Regrading of the pit to recreate more natural landforms reflecting the former glacial topography and loaming and seeding of the finished grades to native grasses and shrubs would enhance the environmental and visual character of this scarred area. Regrading and erosion control of scarred landscapes at the former navy base is currently taking place and will also improve the scenic character of this area and reduce siltation and stormwater runoff into Fort Pond Bay. Environmental restoration and regrading here should be balanced with the need to preserve historic sites and features associated with the old port and navy base. Restoration of former dune landscapes damaged at the Hither Hills State Park campground as well as along the Old Montauk Highway would enhance the beauty of these areas.

Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures with the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing, mowing, controlled burning or grazing creates or maintains views of coastal waters;

Intensive planting of native species could restore damaged dune landscapes at the Hither Hills State Park campground and parking lot. Plantings, combined with restoration of dune landforms, could bring back some of the visual and environmental character of the back-dunes that were flattened to create the campground. At the Old Montauk Highway, planting of trees and shrubs could help screen the motels and other roadside commercial structures that line the north boundary of the SASS here. Plantings in combination with low fences could also provide shade and protection from the wind. And at the former navy base, additional planting of trees, shrubs and native grasses could enhance this otherwise scenic coastal landscape. Plantings could also be used to restore the former gravel pit currently used as a recycling station.

The rapidly disappearing open moorlands and meadows of the SASS are a vital component of the scenic character of the SASS. Small areas of maritime grasslands and moorlands along the Block Island Sound bluffs and within the much larger Hither Hills maritime forest should be protected and maintained whenever possible through grazing of livestock, controlled burning or mowing. Keeping the moorlands and meadows open not only benefits the scenic character of the area, but also plays an important role in maintaining varied wildlife habitat and ecological diversity on the peninsula. Both scenic and environmental goals could be achieved by implementing a program to maintain open meadows and to reclaim some of the open grasslands recently lost to successional scrub and forest growth.

Views from the Montauk Highway and other vista points in the SASS are rapidly disappearing due to the unrestrained growth of successional vegetation. Maintaining open meadows and clearings in the vicinity of viewpoints along the highway will help maintain the scenic character of the parkway. Maintaining existing meadows and moorlands as well as creating new areas of moorland through selective clearing or burning will also preserve both a scenic, historic and ecological landscape resource.

Using appropriate materials, in addition to vegetation, to screen unattractive elements;

The SASS has relatively few discordant elements. Minor discordant features such as contemporary utilities and buildings in the parks could be screened with plantings or by painting them in dark, earth-tone colors. Fencing or screening could be used to screen parking lots, low utility structures and buildings. The taller discordant features such as the communication towers are too large to be effectively screened with fencing. Painting such tall towers in light sky tones might reduce their negative visual impact. New construction should be encouraged to use appropriate historic or native building materials. New or renovated overhead utilities located in sensitive scenic areas should be located underground to eliminate their negative visual impact on the landscape. Historically appropriate fencing or walls

could help screen motels and other commercial buildings along the Old Montauk Highway. Fences could also screen out residential development adjacent to the Montauk Highway near Second House.

Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape;

With over 90% of the land area of the SASS in park land, few new buildings are likely to be built in most areas. Those that are will probably be park-related structures such as visitor centers, bathhouses, restrooms, maintenance buildings and other park facilities. These structures should be located and designed to fit in with the natural and historical character of the area. Locating park structures in previously developed areas will help reduce impacts to the more pristine portions of the SASS. Using natural or native building materials, green building techniques and matte earth-tone colors will help new park or town buildings blend in with the natural landscape.

In privately-owned, wooded portions of the SASS, clustering new development in less vulnerable areas will allow the remainder of the site to be placed in conservation. Designing cluster or open space development to reflect historic building patterns and styles will ensure that new development fits in with the character of the landscape. Close-knit patterns of development with pedestrian-friendly streets, narrow street widths, ample street trees and amenities such as picket fences and porches will help recreate the character of East Hampton's traditional town and village centers while preserving large amounts of protected open space.

Renovating or retro-fitting the existing motels and commercial facilities just outside the SASS on the Old Montauk Highway would help improve the visual character of the area and improve the marketability of the businesses. New additions or renovations in keeping with the historic architectural character of the region would help these facilities blend in with the scenery and attract additional customers eager for a scenic and historic beachfront experience. New landscape plantings and landscape amenities such as fences and walls would also enhance the visual character of these businesses and the Old Montauk Highway.

Locating offshore structures to avoid impacting scenic areas and views from scenic and historic coastal sites;

Offshore installations such as wind turbine facilities, derricks, towers and docking facilities can have major impacts on the scenic character of coastal landscapes. In particular, the recent proliferation of wind turbine proposals for shallow sections of the northeast coastline raises the possibility of dramatic changes to coastal scenery and views. Hundreds of towers over 400' in height, lit at night with flashing strobe lights, have been proposed for a number of locations along the New York and Massachusetts coast. While beneficial to the environment in some ways, large wind turbine facilities can radically transform the visual character of the coastline due to their size, height, scale and their nighttime illumination.

The waters off Napeague Beach and the Old Montauk Highway as well as in Block Island Sound provide the characteristics sought after by wind turbine developers: relatively shallow waters, high winds and ready access to shorefront docking and transmission facilities. To reduce scenic impacts, offshore structures should be sited away from important viewpoints such as Hither Hills State Park, the Koppelman Preserve, Rocky Point and Quincetree Landing. Structures should be located far away from the shore to reduce their visibility and should be tightly clustered to avoid spreading over a wide band of the horizon. The shape, scale and color of off shore structures should be designed to reduce their visual impact from the shoreline. Nighttime illumination should be screened to avoid impacting shorefront areas. Docking and transmission facilities both offshore and on shore should be located and designed to avoid visual impacts along the waterfront.

Using fully-shielded light fixtures at appropriate levels of illumination to preserve East Hampton's nocturnal visual character;

East Hampton's dark, unspoiled night sky with views of stars, the sea and wooded hills is a priceless visual resource. Light pollution from excessively bright, exposed light fixtures can block views of the stars in the night sky, blind motorists and degrade the character of East Hampton's nocturnal landscapes. Requiring exterior lighting to be shielded will ensure that adequate night lighting is provided without creating glare and light pollution. The indirect lighting created by shielded fixtures also greatly enhances the character of nighttime landscapes by removing the bright harshness of many exterior light fixtures. Reducing the wattage of exterior lights is often possible without compromising safety or functionality and results in less energy consumption. Specifying color-corrected or color-balanced light sources will ensure that the color of nighttime lights matches the warm tones of incandescent bulbs while providing increased efficiency.

All existing park and Town facilities should be retrofitted to reduce glare and light pollution. New park and town facilities should require full cut-off shielded fixtures as part of new construction. Residences should avoid unshielded spotlights that cast direct light onto neighboring properties or on the water. Commercial facilities should avoid unshielded spotlights to illuminate parking lots, storage facilities or outdoor areas. Adding a metal shield to an existing spotlight can greatly reduce light pollution and glare. Often a series of lower, shielded lights can replace a single glaring spotlight. The greater expense is offset by the creation of a superior nighttime environment.

Index to Subunits **Page**

HH-1	Hither Hills Subunit	47
HH-2	Old Montauk Highway Subunit	50
HH-3	Montauk Highway West Subunit	51
HH-4	Napeague Beach East Subunit	53
HH-5	Fresh Pond Subunit	55

HH-1 Hither Hills Subunit

I. Location

The Hither Hills subunit contains most of the land area of the SASS, including all of the Lee Koppelman and Hither Woods Preserves and most of Hither Hills State Park. From east to west it extends from the edge of development near Fort Pond to eastern edge of Fresh Pond at Napeague. From north to south it extends from Block Island Sound to the edge of the Montauk Highway.

The southern border of the subunit follows the Block Island Sound coastline for 4.5 miles from the former navy yard to the beginning of the coastal dunes east of Fresh Pond. It skirts around the eastern and southern edges of Fresh Pond and its associated wetlands to the border of the Walking Dunes which

it follows south to the Montauk Highway. The subunit boundary then heads east parallel to and about 300' north of the Montauk Highway for about 4 miles, skirting around the abandoned gravel pit and recycling center. At the edge of development at Montauk Village, the boundary heads north, skirting the edge of development back to the Block Island Sound shoreline. The subunit extends to the Town line in Block Island Sound.

II. Scenic Components

A. Physical Character

The Hither Hills subunit contains one of the largest maritime forests in Long Island, protected by the Lee Koppelman Preserve, Hither Woods Preserve and Hither Hills State Park. The subunit also includes miles of undeveloped coastal beaches and dunes and large expanses of undisturbed glacial moraine topography. The unique geography, geology, marine environment, terrain, vegetation and land use of the subunit all contribute to the uniqueness and character of the landscape. The maritime forest covers a rolling glacial moraine landscape with many hills, valleys, ravines and terraces untouched in most areas by development. This protected maritime forest fronts on the Block Island Sound shore where over four miles of undeveloped beaches, bluffs and dunes reflect the visual character of an earlier landscape. In addition to its beauty, the landscape contains unique natural features and habitats. The New York State Department of State has designated the entire subunit as a Significant Coastal Fish & Wildlife Habitat and the US Fish & Wildlife Service has designated the area as the Hither Hills Uplands Significant Ecological Complex.

Quincetree Landing

The bluffs along the Sound rise to over 50', forming a continuous barrier along the shoreline. The beach is usually sandy with frequent areas of large boulders deposited from the cliffs of the bluffs. Occasional swales and drainages extend from the inland forest down through the bluffs to the Sound. Maritime grasslands, heath and moorlands exist in small pockets along the Block Island Sound bluffs and in isolated areas in the central and southern portions of the subunit. The terrain of the subunit is typical of a glacial moraine with frequent hills, kettle holes and linear ridges with an almost corrugated character. Some of these features have unique historical names such as "Devil's Cradle" (ravine), "Indian Jump" (kettle holes), "Chimney Valley" (ravine), "Ram Level" (kame terrace) and "Split Rock" (glacial boulder). The physical character of the subunit is largely natural and undeveloped with the exception of the remains of the former navy base, the LIRR line and an antenna complex adjacent to the Montauk Highway.

B. Cultural Character

The subunit consists principally of undeveloped forests, bluffs and pristine shoreline, so its cultural character plays a lesser role in establishing its visual character. The primary human use of the subunit today is parkland: the Lee Koppelman Preserve, Hither Woods and Hither Hills State Park are testament to the foresightedness and generosity of earlier generations who understood the need to protect this land. Robert Moses saw the need for more parks and open space on rapidly-developing Long Island and played an instrumental role in acquiring Hither Hills State Park. While the character of the subunit is natural and unchanged, it required a great cultural change in attitudes towards the land and a great deal of effort by dedicated people to prevent it from being developed.

The most prominent cultural element in the landscape is the LIRR, a single track line terminating at Montauk Station north of Fort Pond. Built by railroad magnate Austin Corbin in 1895, the line was to provide access to a proposed transatlantic passenger ship terminal on Fort Pond Bay which never materialized due to the owner's untimely death in a carriage accident. But the railroad remains, cutting a relatively narrow swath through Hither Woods and Hither Hills, occasionally passing close enough to the bluffs or shoreline to provide passengers views of the beaches and Block Island Sound. The railroad has historical interest and provides visual access to the subunit for thousands of travelers. But it also somewhat reduces the visual quality of the area it passes through due to the severe linear, industrial quality of its tracks and right-of-way. A gravel service road parallels the railroad, providing additional access for hikers and bikers. An extensive trail system extends throughout the subunit, managed by the various parks and preserves. This trail system includes several old trails and roads dating back to colonial times and perhaps earlier, following old routes along the bluff tops and ridges.

Several abandoned facilities create minor discordant features within the subunit. The remains of the former navy base on Fort Pond Bay have historical significance but also have a negative visual character. The US Navy tore down the historic Montauk fishing village to create a testing facility for torpedoes. Prior to the navy base, the site was the location of the historic Montauk fishing village which included piers, storage buildings, homes, fish traps and lobster pounds. The village dated from the Nineteenth Century. Teddy Roosevelt's Rough Riders disembarked at Turtle Cove near the fishing village in 1898 on their way to recuperation at Camp Wikoff. Few remains of the earlier village are visible today, though the site contains archeological information. The area currently consists of abandoned piers, foundations, empty lots and eroded slopes set in the larger scenic environment of Hither Woods and Fort Pond Bay. Landscape reclamation could easily heal these visual scars while preserving and interpreting the site's unique historical features.

The subunit has a rich early history as well. Quince Tree Landing and Flaggy Hole provided access from the shore, up narrow drainages, to inland areas where trees were harvested in colonial times for sale as cordwood in the city. Great Hill just west of Fort Pond was the site of a Revolutionary War lookout. The fort was the site of the "Turn Coat" incident in which American farmers turned their coats inside out to fool British sailors on a warship anchored in Fort Pond Bay.

C. Views

The Hither Hills subunit provides many dramatic views of the Atlantic Ocean and Block Island Sound. The 4.5 miles of undeveloped, public shoreline along the sound allow for many views from the beach and from trails that line the tops of the bluffs. The subunit's bluff-top trails facing the sound constitute the longest segment of publicly-accessible, dramatic ocean views in the region. Passengers on the LIRR can also glimpse views of the sound as the train passes close to the bluff tops. The views of the sound include distant islands and peninsulas including Gardiners Island, Plum Island and Great Gull Island. The undulating configuration of the shoreline creates a diversity of views of the bluffs and nearby features such as Culloden Point. The sound is also visible from some of the higher hilltops in the subunit.

Views of the Atlantic Ocean and Napeague Beach are available from moorland and grassland areas on high points north of the state beach. These views are small remnants of former sweeping vistas across vast expanses of pasture and meadow lands that once existed in the area. Fresh Pond and the Walking Dunes are also visible from some of the higher viewpoints in the subunit. A grassland/moorland remnant on high knolls in the central portion of the subunit provides sweeping views of the surrounding landscape including Block Island Sound, the Atlantic and many nearby landmarks. These vistas are only accessible by trail.

The rugged glacial terrain and mature maritime deciduous forest create many attractive internal views of the woodlands. These short-range views feature glacial drainages, glacial erratic boulders, kame terraces, glacial kettle holes and a generally corrugated landscape covered with a mature woodlands including the globally rare oak/holly maritime forest type. The varied terrain contrasts with the uniform forest cover to create a striking forest landscape. Occasional clearings and remnants of the Montauk pasturelands introduce variety to the visual setting. The forest's extensive trail system provides many opportunities for woodland as well as distant views.

The open terrain of the former navy base provides views across Fort Pond Bay to Culloden Point. Many of the former empty lots, old building foundations and abandoned piers are in the process of being revegetated and restored, resulting in an increasingly scenic environment with steep, forested bluffs, a crescent beach and views of the distant hills and bluffs. Discordant industrial, commercial and residential development along the north shore of Fort Pond and the western slopes of Montauk Downs somewhat reduces the quality of the views.

III. Uniqueness

The subunit is unique as one of the largest protected landscapes on Long Island containing one of the world's best preserved maritime oak/holly forests. The Lee Koppelman and Hither Woods Preserves and the Hither Hills State Park have created a unique natural area occupying most of the Montauk Peninsula and preserving the native geology, vegetation and wildlife of the Montauk Peninsula. The 4.5 miles of protected bluffs and beaches along Block Island Sound represent one of the longest segments of unspoiled, accessible coastline in the region. The glacial terrain of the subunit is unusually extensive and unchanged. Because glacial terrain is a ready source of sand and gravel, many glacial features on Long Island have been lost to mining or development. The subunit's three square miles of kame terraces, kettle holes, glacial drainages, erratics and other features is unique in its extent and state of preservation. The dramatic natural views of unspoiled forests, bluffs, beaches and glacial features are truly unique in a region that has witnessed extensive development over the past fifty years. The peace, solitude and natural character of the subunit is also unusual in this intensively developed area.

The cultural features of the subunit, while not rare, are unusual. The remains of the old navy base reflect the WWII history of the site and earlier efforts by Austin Corbin to develop a transatlantic port at the site. The LIRR is not unique, but it is unusual on Long Island for a railroad to traverse such a wild and undeveloped landscape, reminiscent of western railroads.

IV. Public Accessibility

Almost all the subunit is park land and open to the public via a network of gravel roads and trails. Several gravel roads access the site off the Montauk Highway as well as from Navy Road off Fort Pond Bay. An extensive public trail system maintained by the State and County parks departments and the East Hampton Trails Preservation Society leads to the Block Island Sound bluffs, hilltop overlooks and noted natural sites within the subunit. Trailheads are located in Hither Hills State Park, Lee Koppelman Preserve and Hither Woods Preserve. Large areas of the subunit are visually accessible from the LIRR, which cuts through the center of the site. The 4.5 miles of shoreline bluffs and beaches are visible from the frequently traveled waters of Block Island Sound as well as from Culloden Point.

V. Public Recognition

Hither Hills is well known as a major regional park and preserve. The subunit is highly recognizable as a vast, forested expanse - an island of green in a densely developed region. Travelers on the Montauk Highway or the LIRR travel through or past the subunit and tens of thousands of people visit the three parks every year. The subunit is identified on maps of the area as green parkland and images of its coastal bluffs and woodlands frequently appear on travel brochures, postcards and photographs of the area. The subunit has been recognized by environmental and wildlife organizations as one of the most important and valuable landscapes in the region, having been designated by the New York State Department of State as a Significant Coastal Fish & Wildlife Habitat and the US Fish & Wildlife Service as a Critical Habitat Area.

VI. Reason for Inclusion

The Hither Hills subunit is included in the Hither Hills SASS because it is an outstanding New York coastal landscape, natural preserve, and scenic area; and because it is ecologically and geologically unique. One of the largest preserved coastal maritime forest landscapes on Long Island, the subunit provides sweeping views out over Block Island Sound and the Atlantic Ocean along its rock/sand beaches, steep coastal bluffs and rolling forests. The subunit is generally well-managed and has few discordant features.

Images of the Hither Hills subunit scored high (#2, #3, #4, #6, #7, #15, #21, #22, #23, #25 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 4.76 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The Hither Hills subunit is unique not only within the region, but in the entire New York State coastal region, as one of the largest and best preserved maritime forests and coastal bluff landscapes in the State. It is highly accessible and is managed as a public conservation area and park. The subunit is well known as a natural site and recreational area and is recognized through several wildlife and environmental designations.

HH-2 Old Montauk Highway Subunit

I. Location

The subunit includes about two miles of the Old Montauk Highway and adjacent dunes and beaches just west of Fort Pond and Montauk. The subunit extends from just north of the highway southwards 300' to 600' to the beach and Atlantic shoreline. From east to west it stretches from the Second House intersection approximately two miles westward to the point at which intensive development is located on both sides of the highway. The northern boundary of the subunit is parallel to and 50' north of the Old Montauk Highway. The southern boundary of the subunit is the Town line. The subunit abuts the Montauk Highway subunit to the east and the Old Montauk Highway Scenic Area of Local Significance to the west. The area north of the subunit is a densely developed area of houses and motels.

II. Scenic Components

A. Physical Character

The Old Montauk Highway was built on top of a series of low coastal bluffs about 500' from the Atlantic shoreline. The highway follows the gently rolling terrain of the bluff tops about 30' to 50' above the shoreline. The beach within the subunit is very wide and sandy with a gentle gradient. Low sand dunes extend inland from the beach to the base of the bluffs or, in eastern portions of the subunit, to the highway. The bluffs are mainly located in the western half of the subunit and rise between 10' and 20' above the beach and dunes. Above the bluffs, rolling terrain with moorland shrubs and maritime grasses extends to the edge of the Old Montauk Highway. The shrubs and successional vegetation occasionally block views of the beach and ocean. Most of the land south of the Old Montauk Highway in the subunit is undeveloped with the exception of a half dozen vacation homes built on a bluff in the central portion of site. While they interrupt the natural character of the shoreline landscape, they are located in relatively dense vegetation which reduces their negative visual impact.

The highway itself is an historic two-lane road with moderately graded shoulders and occasional pull-offs, gravel roads and parking areas for beach goers. The highway has a varied alignment and tends to follow the natural gradient of the bluff tops. Overhead utility lines and poles line the highway. North of the highway the land adjacent to the subunit has been intensively developed with vacation and year-round homes and motels on steeply rising glacial terrain. Lawns and residential plantings often extend down to the edge of the highway. These homes and businesses either have direct access to the highway or front on side roads.

B. Cultural Character

The cultural character of the subunit centers on the Old Montauk Highway, an early paved road built in the early 1920's to link Montauk with Amagansett. The highway was developed to both improve transportation to Montauk as well as to lure additional tourists and visitors to the new recreational and resort amenities being developed around Lake Montauk. It is a good example of an early Twentieth Century pleasure driving road, modified over the years to handle larger volumes of traffic and lined in many sections with adjacent motels, vacation homes and tourist attractions. Due to the lack of development along the ocean side of this segment of the highway, the road retains some of its original character, winding along the bluffs and providing expansive views out over the dunes, beach and ocean. At Hither Plains at the eastern end of the subunit, the highway passes the site of an historic life-saving station built in the late Nineteenth Century to rescue shipwreck survivors.

C. Views

The Old Montauk Highway provides sweeping views of the Atlantic Ocean, wide sandy beaches and dune fields as it winds along the top of the bluffs. Except for a small cluster of houses, the seaward side of the highway is undeveloped and open. Trees and scrub vegetation occasionally obscure or block views of the ocean, but in many locations, especially in the eastern portion of the subunit, the low dune and grassland plants allow for full views of the shore. The pounding surf, shore birds, bathers and beach combers provide additional interest and activity along the water's edge. Except for some minor erosion along paths and several small gravel parking areas, the dunes and shoreline are in a relatively natural state.

The varied alignment of the Old Montauk Highway, the undulating terrain and the highway's relatively narrow paved width contribute to its scenic character. Compared to wider, straighter modern roads, the Old Montauk Highway more successfully blends in with and complements the shoreline landscape. The variety of views created by the diverse terrain and vegetation creates an interesting and dynamic driving experience.

Since post-WWII residential and commercial development lines the north side of the subunit, discordant features detract from the overall visual quality of the subunit in spite of the dramatic ocean views. While well maintained and operated, motel buildings, parking lots, access roads and residences detract from the natural character of the landscape. But because these structures tend to be located on a rise above the road and because the main focus of views from the road is toward the ocean, the scenic character of the subunit remains relatively high. Planting and fencing along the road frontage has also reduced the visual impacts of adjacent development.

III. Uniqueness

Few roads follow the coastline in East Hampton and those that do are usually lined with shorefront development The Old Montauk Highway in the subunit offers a very unique coastal driving experience because it provides unobstructed, unspoiled views of the ocean from a major public road built on an elevated, bluff-top location. Other portions of the Old Montauk Highway that once provided similar views, such as at Camp Hero, have been closed to public vehicular traffic for many years. In very few places in Long Island does the public have continuous, unobstructed visual and physical access to such a large and unspoiled stretch of coastline. The Old Montauk Highway is also unique as an historic highway, an excellent example of an early tourist road dating from the 1920's. It is relatively well preserved in its original state thanks to the construction of the newer Montauk Highway which removed pressure to upgrade, widen and straighten the Old Montauk Highway.

IV. Public Accessibility

The subunit provides views and physical access to the beach and ocean along most of its entire 2-mile length. This is very unique in East Hampton and in all of Long Island. The highway parallels the shore very closely for most of its length, allowing full visual access of the beach and ocean. While parking is somewhat limited, visitors can park along the highway

or in gravel parking lots accessed from gravel roads at the eastern end of the subunit. Large segments of the subunit are private property with informal access allowed by the owners. The East Hampton Open Space Plan has recommended acquisition of conservation and access easements on this land. Numerous dirt roads and informal trails provide access to the shoreline. Again, many of these cross private property and will require the purchase of land or access easements in the future.

V. Public Recognition

Because the subunit provides one of the few dramatic shoreline drives on Long Island, it is very well known to both local residents and the travelling public. The views of pounding surf, wide sandy beaches and rolling dune fields are icons of Long Island scenery and are frequently shown in travel brochures, post cards and calendars of the region. Because the ocean and its beaches, dunes and bluffs are the most appreciated and recognizable feature of the region, the place that offers the most accessible and dramatic ocean views will be high on the public's list of recognized places. While not the most dramatic or unspoiled of the ocean beaches, this stretch of the Old Montauk Highway is certainly the most accessible to drivers and walkers alike. The historical character of the Old Montauk Highway is also well known and continues to be promoted and appreciated by local groups and businesses.

VI. Reason for Inclusion

The Old Montauk Highway subunit is included in the Hither Hills SASS because it is one of the longest and most dramatic oceanfront drives on Long Island. The Old Montauk Highway parallels the shoreline on a bluff top for almost two miles, providing drivers and pedestrians with views of the ocean, sandy beaches, coastal bluffs, dunefields and shoreline meadows, moorlands and woods. This is one of the only segments of the Montauk Highway that actually parallels the coast, allowing full views of the ocean beaches. As an historic early tourist road, the highway is a unique remnant of an earlier road system that stretched from western Long Island to Southampton to Montauk Point. The subunit is generally well managed and maintained. The adjacent residential and commercial development on the north side of the subunit detracts from but does not destroy the scenic character of the landscape.

Images of, or similar to, the Old Montauk Highway subunit scored very high (#3, #12, #15, #19, #30, #61, #72 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The single visual zone that makes up the subunit scored 6.04 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in all categories of visual classification: natural, cultural, views and landscape composition.

The subunit is unique not only within the region, but in the entire Long Island coastline as a dramatic coastal highway providing full views of the ocean, surf, beach, dunes and bluffs. The historic Old Montauk Highway is an important remnant of a pioneering tourist road of the 1920's. While somewhat impacted by post WWII residential and commercial development, the subunit remains well preserved as an historic highway and a scenic coastal landscape. It is highly accessible as a public highway. The subunit is well known as a scenic viewing, tourism and recreational area.

HH-3 Montauk Highway West Subunit

I. Location

The Montauk Highway West subunit includes the Montauk Highway from Second House to the western boundary of Hither Hills State Park. The subunit includes the highway itself, the highway right-of-way and adjacent lands including the Second House historical site and the site of the Hither House (First House) ruins north of Napeague Beach. The subunit is about 5 miles long east to west and averages 700' in width, widening to 1,200' at the Hither House ruins.

The northern boundary of the subunit runs parallel to and approximately 300' from the paved edge of the Montauk Highway. The southern boundary also runs parallel to and 300' from the paved edge of the highway except at its western end where the boundary widens to include the Hither House ruins and cemetery and extends to the centerline of the Montauk Highway. The eastern boundary of the subunit follows the border of the Second House historical site extending to the shore of Fort Pond and includes the intersection of the Montauk and Old Montauk highways. The western border of the subunit is located 500' west of and parallel to the western boundary of Hither Hills State Park.

II. Scenic Components

A. Physical Character

The Montauk Highway West subunit consists of gently rolling maritime woodlands on the high spine of the Ronkonkoma Moraine, descending on the east to the open fields and lawns of Second House and descending on the west to the flat back dune environment of Napeague Beach. The Montauk Highway was designed to complement the glacial topography of the moraine, winding around glacial potholes, following terraces and skirting the low hills to enhance the beauty and character of the driving experience and to preserve these unique glacial features. The mature maritime forest of the subunit is the southerly extension of the Hither Hills preserve and includes portions of the rare oak/holly forest type. The mature deciduous trees adjacent to the highway complement the visual character of the subunit. For most of its length the highway traverses a natural environment with little sign of development.

While the majority of the subunit consists of rolling glacial moraine with a mature deciduous forest cover, the western and eastern ends offer very different physical characteristics. The western portion of the subunit traverses a relatively flat, sandy back dune environment featuring low dune and moorlands vegetation. After descending a steep hill north of the state beach and campground, the highway follows this flat, sandy valley formed by the dunes of Napeague Beach on the south and the hills of Nominick and the Walking Dunes to the north. Areas of shallow marsh and wet meadow border the highway on either side in this area. The low marsh vegetation creates an open visual environment and provides habitat for numerous wetland species.

The eastern portion of the subunit descends a gradual hill as the Montauk Highway approaches Second House and the intersection with the Old Montauk Highway. The dense forest begins to recede, replaced by larger expanses of lawn along the shoulders and in the median. Views of Fort Pond and the ocean are visible, though vistas are at times blocked by motels

and residential development. The Second House historic site is a small remnant of the historic farming and grazing landscape, incongruously located adjacent to the busy highways, motels and suburban development. The subunit's brief frontage on Fort Pond is one of the few undeveloped, natural portions of this heavily developed lake and provides an historic landscape setting for Second House. It also provides important wetlands habitat for Fort Pond's aquatic environment, identified by the US Fish & Wildlife Service as an Important Habitat Complex. Fort Pond is one of the largest freshwater ponds on Long Island, supporting one of only three smallmouth bass populations. It supports an important warm-water fishery and serves as an important waterfowl wintering area.

B. Cultural Character

The landscape of the subunit has been strongly influenced by human activities. The Montauk Highway, designed as a woodland parkway, is the central feature of the subunit. The alignment of the highway winds through the hilly, wooded terrain of the subunit, complementing the beauty of the natural landscape. Due to the lack of overhead utilities, signs and other intrusions in most areas, the forest canopy has been allowed to extend out over the highway, creating an attractive tunnel of trees. The shoulders, grass verge and drainage features of the parkway have also been carefully designed to enhance the visual character of the surrounding woodlands. While some features of the highway, such as new, galvanized steel guardrails, overhead utilities at the western end and the asphalt expanse of the scenic overlook detract somewhat from the visual character of the subunit, most of the roadway remains an excellent example of aesthetically-sensitive roadway landscape design and engineering.

Second House, located at the eastern end of the subunit, is the oldest remaining home in Montauk. Originally built in 1746 to house shepherds tending flocks on the Montauk Peninsula, Second House burned and was rebuilt in 1797. Its surrounding historic landscape has been partially restored to its original character and provides a unique window into the domestic landscapes of the past. Views from Second House to Fort Pond and the Atlantic reflect the historic visual character of the region when open grazing lands provided sweeping vistas of the bluffs and distant ponds and ocean. While several adjacent commercial structures degrade the visual character of the site, the immediate structure and landscape reflect the Eighteenth Century character of Montauk.

At the other end of the subunit, the ruins of First House, an historic cemetery and former pasture land reverting to forest, offer glimpses into the early agricultural past of the region. Built in 1744, First House burned and was rebuilt in 1798 and then burned again in 1909. For almost two hundred years, First, Second and Third Houses were the only places where overnight visitors to Montauk could stay. Today the ruins of First House, a nearby historic cemetery and overgrown fields and meadows are the only remains of the area's historic past.

Vegetation in the subunit reflects present and past human management. The mowed edges of the highway, parking lot and the grounds of the light house and other buildings are the result of current management of the land. The successional shrub and low woodland areas in the western and eastern portions of the subunit reflect past grazing by farm animals that kept the Montauk landscape open well into the Twentieth Century. The mature woodlands of the central section also grew up in former pasture land, but at a much earlier date – probably in the early to mid-Nineteenth Century.

A number of hiking trails and dirt roads cross the subunit, providing access for hikers, bicyclists and hunters to the surrounding woodlands. Most of the subunit is bordered by public parkland and the Montauk Highway serves as a gateway to these areas. Most of the highway is bordered by undeveloped forest land, though discordant features exist at the east and west ends of the subunit. Visual character at the west end is somewhat reduced by overhead utilities along the highway. At the east end, overhead utilities as well as residential and commercial development adjacent to the subunit have negative visual impacts.

C. Views

At its western and eastern extremities, the subunit provides distant views over the surrounding landscape and the Atlantic Ocean. In its central portion, the subunit is characterized by shorter range, woodland views of the parkway landscape. The overall visual character of the subunit is defined by the parkway design of the Montauk Highway as it winds through the dense forest and rolling terrain along the spine of the glacial moraine.

The west end of the subunit is located in a flat valley with high, coastal sand dunes to the south and the wooded sand hills of Nominick and the Walking Dunes to the north. Low dune, scrub and wetland vegetation create views from the highway over the surrounding landscape. Wetlands create visual variety and attract waterfowl and wildlife. Overhead utilities and standard roadway signage along the highway detract from the scenic character, especially views from the road. At the intersection of the Montauk and Old Montauk Highways, the land rises steeply onto the hilly moraine. Views across the woodlands toward the distant ocean are available for westbound traffic here. Side roads descend through successional fields and scrub vegetation toward the state beach, providing additional ocean views. The ruins of First House and the old cemetery create historic character and provide open areas with longer views. Some of the old fields and moorland vegetation areas open up distant views of the beach and ocean.

The vegetation becomes denser as dunefields give way to successional scrub vegetation and mature forest. The highway begins to wind as it ascends the steep hills and continues on a curvilinear course through the mature woodlands of Hither Hills. Large roadside trees, a well-maintained grass verge and a lack of signs and overhead utilities create a unique woodland parkway landscape in this section of the subunit. Views are well composed and varied thanks to the winding alignment of the highway, the undulating terrain and the relative lack of discordant features. Several transmission towers at the entrance to the town recycling center are screened by the dense tree canopy.

As the highway descends toward Second House, views of Fort Pond and the Ocean are briefly visible on either side of the historic building. The character of the roadway changes from woodland parkway to a more standard highway intersection with wide lawn medians and shoulders lined with post-war housing and motels. The historic landscape surrounding Second House is well preserved and provides views over Fort Pond and the ocean. Adjacent residential development somewhat reduces the scenic character of this portion of the subunit. Large motels block views of the ocean from Second House and also detract from the site's scenic quality. Overhead utilities along the highway resume as the road descends the hill toward Montauk Village. But the dramatic distant views and historic visual character of Second House offset these negative visual features, allowing this area to remain a part of the SASS.

The subunit has few discordant features. Overhead utility poles and lines follow the highway at the east and west ends of the subunit.

III. Uniqueness

The subunit is unique as a well-preserved scenic parkway linking two important historic sites across a pristine natural and geological landscape. The two-lane scenic parkway is designed to blend in with the undulating landform of the Ronkonkoma Moraine and the back dune wetlands of Napeague Beach. Its layout and design emphasize simplicity and a respect for the natural character of the land in the manner of New York State's other great parkways. Because of the unique character of the landscape it traverses, its high level of maintenance and because of the relative lack of discordant features, this section of the Montauk Point State Parkway is truly unique in the region.

The two historic sites at either end of the subunit - First House ruins and Second House- are among the most important historic sites in East Hampton. First House ruins and a nearby historic cemetery mark the location of the earliest structure to be built on Montauk. Second House, built a decade later, sheltered shepherds guarding herds of cattle and sheep. It remains an important historical museum today.

The natural and ecological landscape of the subunit is unique as one of the largest protected natural preserves on Long Island. The dunes and back dune wetlands of Hither Hills State Park are an unspoiled remnant of a large dune system that once stretched along most of the Atlantic Shore of East Hampton. The maritime oak/holly forest of Hither Woods and the Lee Koppelman Reserve constitute one of the largest undeveloped forests of its type in New York State. The forest grows on one of the largest unaltered sections of the Ronkonkoma Moraine in the region. The moraine forms the southern fork of the eastern tip of Long Island as well as Block Island, Martha's Vineyard and Nantucket. Most areas of the moraine on Long Island have been developed or scarred by road building and gravel mining, but at Hither Hills the moraine can be seen in its original state. The Montauk Highway provides an ideal way for travelers to experience this unspoiled ecological and geological resource.

IV. Public Accessibility

The Montauk Point State Parkway forms the spine of the subunit, providing full public access to the entire area. Motorists can view the subunit from the highway and view the surrounding landscape from several vista points at the east and west ends. Several turn-offs, side roads, hiking trails and parking lots adjacent to or near the parkway allow motorists to leave their cars to explore the subunit on foot. In addition, almost all of the area of the subunit is public parkland and open to the public via roads and hiking trails. Second House is an historical museum open to the public with walking trails through the historic landscape.

V. Public Recognition

The Montauk Point State Parkway is widely recognized throughout the region as a scenic road leading to important recreational, natural and historic sites on the Montauk Peninsula. The parkway is widely featured in travel literature, brochures and photographs of the region. The subunit's two historic sites- First House ruins and Second House Museum- are well-known features and travel destinations. Nearby Hither Hills State Park, Lee Koppelman Reserve and Hither Woods Preserve are among the best-known parks in the region and are accessed via the subunit. The views of the ocean and surrounding coastal landscape at the east and west ends of the subunit are also well-known within the region as scenic driving overlooks.

VI. Reason for Inclusion

The Montauk Highway West subunit is included in the Hither Hills SASS because it is an excellent example of a scenic, woodland parkway offering dramatic views of the ocean, and surrounding parkland and wooded countryside. Traversing one of the largest undeveloped oceanfront parks on Long Island, the Montauk Highway offers visitors a scenic, rural driving experience punctuated with distant vistas at either end. The subunit is generally well-managed and, with the exception of minor elements such as galvanized steel guardrails, overhead utilities and adjacent residential and commercial development, has few discordant features.

Images of the Montauk Highway West subunit scored high (#7, #8, #13, #15, #31, #22, #23, #25, #27, #38, #49, #51, #52 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored an average of 4.17 in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique as an unspoiled, rural scenic parkway linking two important historic sites and traversing a very large, undeveloped, highly scenic portion of the coastline. It is highly accessible and is managed as a state highway and as a state and county park. The subunit is well known as a scenic parkway and gateway to the Montauk Peninsula.

HH-4 Napeague Beach East Subunit

I. Location

The Napeague Beach East subunit includes the Atlantic Ocean shoreline of Hither Hills State Park and extends to the Town line. The subunit extends from the water's edge about 700' to the Old Montauk Highway in the east and about 1000' to the Montauk Highway in the west. The eastern and western boundaries of the subunit coincide with the eastern and western boundaries of the State Park. The subunit is bordered on the south by the

Quincetree Landing, Rocky Point, Culloden Point

Atlantic Ocean, on the north by Hither Hills State Park and the Montauk Highway, on the east by residential development at Montauk Beach and on the west by motel development at Napeague Beach.

The northeastern boundary of the subunit is formed by the intersection of the state park boundary and the centerline of the Old Montauk Highway. It runs westward along the Old Montauk Highway centerline for 4,000' and then runs parallel to and 300' south of the Montauk Highway to the western edge of the state park. Here it heads southwest, following the state park boundary to the mean low water mark of the Atlantic Ocean. The boundary then heads northeast along the shoreline back to the eastern state park boundary. It follows the state park boundary northwest to the point of beginning at the Old Montauk Highway.

The subunit includes 1.3 miles of wide, sandy beaches, dunes and back dunes. A large state park campground, parking lot and bath house occupy the dune and back dune areas of the eastern half of the subunit. The western half of the subunit includes tall, unspoiled dunes along the beach and a flatter back dune area adjacent to the Montauk Highway.

II. Scenic Components

A. Physical Character

The most dominant physical feature of the Napeague Beach East subunit is the wide, sandy beach and the surf of the Atlantic shoreline. The beach extends for 1.3 miles with few signs of development other than several low state park buildings. The shoreline in this area is relatively straight and varies from 150' to 200' in width. The beach is framed by a continuous line of sand dunes over 20' high in the unaltered western section and 10' or less in the east. The western dunes are relatively unaltered and support a diverse growth of dune vegetation including beach grass, beach heather, bearberry and bayberry. According to the US Fish & Wildlife Service, over 30 species of birds nest in the dune and back dune areas as well as 7 species of amphibians and reptiles such as the eastern box turtle and the hog nosed snake. Abundant small mammals provide food for raptors that migrate through the area in spring and fall. The eastern portion of the dunes were altered during the construction of the state park campground, parking lots and bathing facilities and are much lower and less well formed than the western dunes. Intensive pedestrian traffic in this area has impacted both the form and the vegetation of the dunefield.

North of the dune fields, in the western half of the subunit, a flatter area of sand plains and wetlands supports a diverse ecological zone known as the maritime inter-dunal swale community. This zone includes sandplain grasslands as well as moorland shrubs such as shadbush, highbush blueberry, beach plum and rugosa rose. The wetlands in this zone include open water, deep marsh, shallow marsh, wet meadow and shrub/scrub wetland environments. The topography of this zone is relatively flat, but the varied shrub and back dune vegetation as well as the presence of wetlands and shallow ponds creates a high level of ecological and visual diversity.

In the eastern half of the subunit, the area north of the dunes has been transformed by the campgrounds, roads, parking lots and buildings of the state park. These features were built on the dunes, back dunes and inter-dunal swales that formerly existed on this site. The campgrounds feature paved access roads, grass lawns and campsites, barbecue grills and upland shade tree plantings. A half dozen buildings including a bath house, restrooms, maintenance buildings and a recreation center are located throughout the campground. North of the campground the land rises steeply up a wooded slope to a flat, upland terrace adjacent to the Old Montauk Highway. An area of lawn serves as a picnic area and overlook, surrounded by low shrubs and upland trees

B. Cultural Character

Almost the entire subunit is located within Hither Hills State Park so the cultural character of the site is heavily influenced by recreation Almost all the buildings, site features and uses on the site serve the recreational needs of the park: camping, bathing, walking, picnicking and nature study. The buildings generally blend in with the coastal and recreational character of the site. They are designed in a rustic park style and are sited in a functional manner to provide park visitors with useful amenities such as restrooms, changing facilities, interpretive facilities and a snack bar. The main bathhouse building is sited in the dunes and provides a gateway between the parking lots and the beach.

The campground and parking lots have a somewhat negative visual impact on the subunit. The large expanses of pavement, lengthy roads and especially the presence of hundreds of campers and trailers during the season detract from the visual quality of the seashore. The parking lots and campgrounds were built on former dune and back dune areas of the beach and have thus greatly altered the environment in this area. Landscaping and tree planting has helped reduce the impact of the campgrounds and parking lots. A number of trails, picnic areas and playgrounds are located throughout the state beach area and are generally designed in a low key manner to blend in with the oceanfront environment. The picnic area is particularly scenic with lawns overlooking the ocean.

The park facilities are well maintained and operated. Efforts have been made to control litter and to reduce erosion of the dunes due to foot traffic. Overhead utility poles line both sides of the Old Montauk Highway which negatively impacts scenic character along the road and within the subunit. Hundreds of parked cars and trailers also reduce scenic character during times of heavy park use.

C. Views

Many areas of the subunit enjoy extensive views of the Atlantic Ocean, wide sandy beaches and dune fields. Marked visual contrasts exist between the east and west portions of the subunit. The western portion is largely untouched by human hands and remains in a relatively pristine condition. The eastern portion of the subunit has been heavily altered as a result of the construction of the state park campgrounds, parking lots and park buildings. Both halves of the subunit enjoy dramatic views of the wide, sandy beach and the ocean.

Views in the west half of the subunit include dramatic vistas of the beach and ocean from paths that wind through the dunefields. The dunes range up to 30' in height and are covered with dune grass and other low, successional vegetation. The openness of the dune environment and the natural character of the vegetation contribute to the high scenic character of this area. The wide, sandy, ocean beach stretches from the edge of the dunes to the shoreline, creating a natural oceanfront setting with few signs of human interference. Behind the dunes a relatively flat back dune area includes wetlands and low dune and scrub vegetation leading up to higher shrub growth along the Montauk Highway. The back dune area is very open due to the low vegetation and gentle topography and provides vistas of the dunes and surrounding woodlands.

Views in the east half of the subunit are shaped by the wide ocean beach, low dunes and the park campgrounds, parking lots and buildings. The beaches and crashing surf along the shoreline are highly scenic when viewed from the bathhouse or from the picnic area bluffs. Unfortunately the campgrounds and parking lots detract from the scenic character of the subunit, especially

when the park is filled with cars and campers. Fortunately the low dunes along the beach tend to screen out views of the campgrounds and parking lots, so the negative visual impacts are confined to the center of the site. Views from the Old Montauk Highway and the elevated picnic area are somewhat impacted, though the campgrounds do not obscure views of the ocean beaches. The park structures are generally well sited and designed and do not significantly detract from the visual character of the subunit. Overhead utility poles along the Montauk and Old Montauk highways are a negative visual element as is adjacent residential development along the eastern border of the subunit.

III. Uniqueness

The Napeague Beach East subunit contains one of the tallest, unaltered dunefields in the region. Over a mile of its ocean shoreline and wide sandy beaches are highly accessible to the public as part of the Hither Hills State Park. The extensive parking, trails and visitor facilities make this one of the more accessible scenic areas of the East Hampton coastline. The dunes, back dunes and inter-dunal swales of the western half of the subunit support a range of unique flora and fauna unique to unaltered seashore dunes. Few areas of the East Hampton Atlantic coastline remain that contain such a wide (1,000') undeveloped cross section of coastal features: beach, dune, back-dune and inter-dunal swale. The New York State Department of State has designated the subunit as the Napeague Beach Significant Coastal Fish & Wildlife Habitat and the US Fish & Wildlife Service has identified the subunit as a critical wildlife habitat area.

IV. Public Accessibility

The subunit offers some of the most accessible sandy ocean beaches and dunes in Long Island. Easily accessed off the Montauk Highway with ample parking, camping and numerous visitor facilities, Hither Hills State Park provides beach access for tens of thousands of people annually. The state beach is directly accessible via a paved road off the Montauk Highway. Hundreds of parking spaces and camping spots are available to the general public. Public restrooms, changing facilities, snack bars, picnic areas and playgrounds are available, operated by the state parks department. Trails lead to the beach, through the dunes as well as through the back dune areas. In addition to the state park facilities, large areas of the subunit are visible and accessible from the Montauk Highway as well as the Old Montauk Highway.

V. Public Recognition

Hither Hills State Park beach is a well-known destination for swimming, sun-bathing, beach-combing, camping, picnicking and bird-watching. The state park is visited annually by tens of thousands of people, many of whom camp overnight in the park's hundreds of camp sites. The wide sandy beach, gentle surf, extensive dunes and unspoiled seashore environment make this section of Napeague beach a regional destination. The ease of access and parking enhance the facility's use and recognition. Large areas of the subunit, including the inter-dunal swales, dunes and portions of the beach and shoreline are also visible to drivers on the Montauk and Old Montauk Highways, making the subunit a natural visual landmark.

VI. Reason for Inclusion

The Napeague Beach East subunit is included in the Hither Hills SASS because it is a highly accessible scenic coastal area with wide sandy beaches, unspoiled dunefields and an ecologically unique back dune wetland area. The subunit includes 1.3 miles of publicly-accessible beaches and dunes. Portions developed for recreation and access have been transformed from their natural state, but development impacts are generally localized, leaving the majority of the subunit visually intact. Discordant features such as overhead utilities, parking lots and campgrounds do not overwhelm the overall scenic character of the subunit. The unspoiled dune fields, back dunes and inter-dunal swales are some of the best preserved on East Hampton's Atlantic shoreline.

Images of the Napeague Beach East scored high (#3, #8, #12, #30, #49,#70, #78, #86 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored an average of 5.14 in the scenic analysis conducted for this study (highest score 8.52, lowest score –0.79, mean score 4.07) The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in natural character and views, high in landscape composition and moderately in cultural character.

HH-5 Fresh Pond Subunit

I. Location

Fresh Pond (Lake Nommonock) is the principal feature of the Fresh Pond subunit. A freshwater lake surrounded by extensive marshes, sand dunes and low wooded hills, Fresh Pond is located in Hither Hills State Park a half mile east of the Walking Dunes and 1,000' south of Block Island Sound.

The northeastern corner of the subunit is located at the western end of the Quincetree Bluffs where a jeep road descends from the railroad tracks to the Block Island Sound beach. The subunit extends to the Town line in Block Island Sound. From the northeast tip of the Walking Dunes, the boundary heads south for about 3,000' following the base of the Walking Dunes. The southern boundary line follows an irregular course, skirting the edge of the open marshlands surrounding Fresh Pond. The boundary briefly parallels the Long Island Rail Road, then continues north running parallel to and 300' to 600' from Fresh Pond and its marshes, returning to the point of beginning at the end of the bluffs.

The subunit is bordered on the east and south by the Hither Hills subunit, on the west by the Napeague SASS and on the north by Block Island Sound. The entire subunit is located within Hither Hills State Park.

II. Scenic Components

A. Physical Character

The Fresh Pond subunit is dominated by a 30-acre, freshwater pond and its surrounding marshes and wetlands. The pond and wetlands are surrounded by low hills covered with maritime deciduous forests and dunes bordering Block Island Sound. Other than a few trails, there are no outward signs of human disturbance in the subunit, which is entirely located in Hither Hills State Park. An unspoiled, natural quality and sense of isolation dominates the physical character of the subunit.

Hilly fingers of upland moraine extend into the flat expanse of the pond and its surrounding marshlands. Located at the very edge of the moraine, Fresh Pond may have been formed as a kettle hole left by the retreating ice sheet. It also could be the result of uneven sand accretion as the ocean currents swept sediments around the moraine to form Goff Point In any

case, the topography of the subunit shows a dramatic transition between the rolling hills of the moraine and the sandy flats and wetlands of Napeague. The flat areas of the subunit contain subtle remnant beach ridges, a result of shoreline accretion that gradually built out the flat area of the subunit at the base of the moraine hills. To the north and west, Fresh Pond is hemmed in by dunes. The low shoreline dunes along Block Island Sound front on a wide, sandy beach and vary from five to fifteen feet in height. To the west, the Walking Dunes rise over 40' in places, shaped by prevailing northwest winter winds blowing sands from Goff Point. The contrast between the hills of the moraine and dunes and the flatness of the lake and wetlands creates an unusual and highly scenic visual environment.

Fresh Pond

The vegetation of the subunit reflects the dramatic contrasts in the land. The low hills of the moraine are covered in a relatively mature maritime deciduous forest. While previously cleared for pasture and logged for wood, the forest has been growing undisturbed for the past 100 years or more and has established a dense canopy and a relatively open understory. As the terrain flattens, the vegetation changes from mature forest to a low, open marsh containing reeds, rushes, swamp pink, shadbush and juneberry. The low marsh vegetation and the open water of the pond create long views of the surrounding hills and dunes. Portions of the sand dunes along Block Island Sound support a pitch pine dominated maritime dune woodland that supports rare species such as pine barren sandwort, New England blazing star. The entire subunit is part of the Hither Hills Uplands Significant Coastal Fish & Wildlife Habitat designated by the New York State Department of State and has been designated by the US Fish & Wildlife Service as a Habitat Complex Focus Area.

Though relatively small, the subunit features both fresh and saltwater. Fresh Pond, while nominally fresh, is periodically infiltrated with salt water during especially high tides or during major storms. This creates a unique ecology in and around the pond mixing fresh and brackish environments. The pond supports a variety of resident and migratory birds including northern harrier, red-shouldered hawk, Canada goose, American black duck and blue-winged teal. Herons, egrets and songbirds also frequent the pond. The shoreline of this 30-acre, horseshoe-shaped pond is highly varied with many small bays, coves and curves. The edges of the adjacent wetlands are likewise quite varied, fitting into the irregular terrain of the glacial hills. Some portions of the pond's shoreline are flat and open and others are steep and wooded. This high degree of variety in shoreline configuration and terrain creates a high level of visual variety and contrast, enhancing the area's scenic character.

B. Cultural Character

The Fresh Pond subunit has very few signs of human intervention in the landscape. At first glance, the land appears to be a pristine wilderness, but on closer examination subtle evidence of past human activity can be detected. The woodlands of Hither Hills have been altered by people for thousands of years, beginning with the seasonal burning of the forests by the Montaukets to clear the understory for game. Later clearing for pasture land by Europeans and the periodic logging of the forest for firewood kept much of the area open until the late Nineteenth Century, when today's forests began to grow in earnest. Many of the nearby ravines such as Flaggy Hole and Skonk's Hole were landing areas for logs and timber to be shipped by boat to New York City and other urban destinations. The character of the forest today reflects these earlier alterations, though the signs can be difficult to read. The relatively even age of the trees and the predominance of pioneer species is one indication of earlier forest disturbance.

The most obvious cultural features in the subunit are various hiking trails in the woods and dunes and a jeep trail that winds through the dunes parallel to the shoreline. Some of these trails could be consolidated to reduce erosion and impacts on the dunes. The area between Fresh Pond and the Sound, known as Water Fence, was a boundary of grazing lands where livestock fences extended out into the water. It was also an important site for fish traps and weirs. Other than these subtle reminders of a human presence, the subunit remains today much as it did thousands of years ago: a natural preserve occasionally visited on foot by hunters, fishermen and explorers of nature.

C. Views

The subunit contains many of the visual elements most valued by East Hampton residents who participated in the scenic landscapes poll: freshwater ponds, sandy beaches, hills, dunes, mature forests and open wetlands. These positive scenic elements are arranged and composed in a highly varied manner, creating many opportunities for well-composed views and vistas within the subunit. The diversity of water bodies, terrain and vegetation create a self-contained visual world of great variety and high natural unity. The subunit is also completely free of the man-made intrusions and discordant features that ranked low in the poll.

The varied shoreline configuration of the pond, the open character of the surrounding wetlands and the undulating terrain of the dune fields and glacial moraine create numerous opportunities for well composed scenic views in the subunit. Trails and paths leading to and around the pond provide public access to scenic viewing areas. Abundant waterfowl and wildlife in the pond and surrounding wetlands enliven the visual setting.

The contrast between the flat pond and wetlands with the surrounding dunes and wooded hills creates a dynamic visual environment. Sharp contrasts in vegetation between the mature maritime woodlands and the low, open marsh and surface water also enhance the scenery of Fresh Pond.

The wide, sandy beaches and dunes at the north end of the subunit provide sweeping views of Block Island Sound, Gardiners Island and more distant islands and peninsulas. Waterfowl and fish create a constantly changing visual dynamic in the sound and along the shore. The height and vegetation of the dunes provide a scenic backdrop to the beach. From elevated portions of the dunes, both Fresh Pond and the Sound can be seen. The bluffs in the adjacent Hither Hills subunit around Quincetree Landing frame views from the beach to the east. The high, wooded hills and sandy banks of the Walking Dunes are clearly visible to the west. No visual intrusions or discordant features mar the natural visual character of the subunit.

III. Uniqueness

The Fresh Pond subunit is a uniquely unspoiled and well-preserved natural landscape of unusual scenic beauty. Very few unaltered freshwater pond environments remain on Long Island. Fresh Pond, along with Oyster Pond and the Reed Ponds, are unusual remnants of the historic ecology, geology and scenery of pre-Columbian Long Island. As such, they contain several rare plant and animal species as well as abundant resident and migratory waterfowl, upland birds, amphibians and mammals. The unique geology of the subunit includes unaltered glacial moraine hills, swales and kettle holes; sand dunes, inter-dunal swales, remnant beach ridges, and the pond itself, a creation of the moraine and subsequent shoreline accretion. The close proximity of fresh water and saltwater is unique and offers dramatic visual and environmental contrasts. The combination of these geological features in a relatively small area, their quality and their unspoiled condition are unusual, creating a primeval visual atmosphere. The relative isolation and remoteness of Fresh Pond and the lack of easy vehicular access results in a peaceful atmosphere unspoiled by loud noise, visual intrusions or large numbers of people. Nature is the primary force here, a rarity in many areas of Long Island and the northeast coastline.

IV. Public Accessibility

The entire subunit consists of public parkland and is accessible by hiking trails or by jeep. A jeep road runs from Goff Point along the Block Island Sound shoreline, connecting to the service road that runs parallel to the LIRR. A branch of this jeep road extends to the eastern shore of Fresh Pond, providing access for park staff. The jeep roads also serve as hiking trails. Additional pedestrian hiking trails extend throughout the dunes and around the upland edges of the pond. Hiking distance to the subunit from the nearest auto road is 600'. Boaters can view the dunes and wooded hills of the subunit from Block Island Sound. The subunit is not accessible by car.

V. Public Recognition

Since it is relatively remote and infrequently visited, the actual subunit itself is not well recognized by the public. But the larger parkland of which it is a part - Hither Hills State Park - is very well known and appreciated as a scenic landmark. The adjacent Walking Dunes are also an important regional destination. Hunters and fishermen appreciate Fresh Pond as a productive area for fish, waterfowl and upland game. Naturalists are attracted to the area by its unique ecology, rare species and its near total lack of human disturbance. As an exceptionally peaceful and scenic area, Fresh Pond should be better recognized by the public, but hopefully without damaging its solitude and ecological character.

VI. Reason for Inclusion

The Fresh Pond subunit is included in the Hither Hills SASS because it is an unspoiled, highly varied natural landscape, a unique remnant East Hampton's pre-settlement visual character. The subunit's varied and highly preserved topography, vegetation, water features and views create a very high level of visual quality with many features ranked near the top of East Hampton's scenic landscapes poll. Features abundant in the subunit such as freshwater ponds, dunes, deciduous woodlands, hilly terrain and marshes are among the visual elements most valued by East Hampton residents. Fresh Pond's near total lack of discordant features and signs of human disturbance also create very high levels of scenic quality. The diversity of positive features and the marked contrasts between these features also creates dynamic, strongly composed scenery. Views from the edges of Fresh Pond or from the dunefields along Block Island Sound are highly varied and all prominently feature fresh and salt water. Abundant wildlife and waterfowl add ephemeral character to the subunit. As public parkland, all of the subunit is accessible to hikers and four-wheel-drive vehicles. The subunit is a hidden scenic resource, beautifully preserved and well off the beaten path.

Images of the Fresh Pond subunit scored very high (#1, #4, #5, #7, #8, #10, #11, #12, #13, #18, #21, #22, #23, #25, #30, #36, #38 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 6.77 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. This is one of the highest subunit scores in the entire survey. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in natural character, views and landscape composition. It scored neutral in cultural character because it has very few cultural features.

D. Napeague Scenic Area of Statewide Significance

I. Location

The Napeague Scenic Area of Statewide Significance (SASS) includes Napeague Harbor and surrounding undeveloped sand dunes, forests, beaches, tidal flats and back dunes. It extends from the Walking Dunes to Devon and from the Town line in Block Island Sound to the Town line in the Atlantic Ocean. The Napeague SASS abuts the Hither Hills SASS on the east and the Accabonac SASS on the northwest.

The boundary of the Napeague SASS begins at the intersection of the Hither Hills State Park Boundary and the LIRR line 2,000' southeast of Napeague Harbor. It then follows a winding, generally northwesterly course along the eastern edge of the sand hills of Nominicks and the Walking Dunes to the shore of Block Island Sound. Following the shoreline west, the SASS boundary rounds Goffe Point and continues along the shoreline of Hicks Island. It crosses the harbor inlet and skirts around the developed area of Napeague and Shore Drive East, rejoining the Block Island shoreline just east of Cherry Point. The SASS boundary follows the shoreline southwestward for 3/4 of a mile and then heads inland around the old fish factory at Promised Land and shoreline development along Napeague Bay. Just east of Abrams Landing, the boundary heads inland to Cross Road which it follows southeastwards to Cranberry Hole Road. It then follows Cranberry Hole Road southwestwards to its intersection with the LIRR line, at which point it follows the railroad tracks northeastwards for about a mile. Here it turns south, crosses the Montauk Highway at the eastern end of the overhead utility lines and then returns to the southwest parallel to and about 300' south of the Montauk Highway. At the beginning of development along the highway, the boundary heads southeast towards the ocean, skirting the eastern edge of development on the outskirts of Beach Hampton. The boundary follows the Atlantic shoreline for 1.5 miles and then heads inland to skirt the development at East Hampton Beach, following the edge of development northwards to the LIRR line. The boundary follows the LIRR northeasterly for 1.3 miles to return to the point of beginning.

The Napeague SASS is located entirely in the Town of East Hampton. It includes all of Napeague Harbor, Goff Point, Hicks Island, Napeague Pond, the Walking Dunes, Nominicks, the Napeague Meadows, 1.5 miles of Napeague Beach and 1.5 miles of the Montauk Highway. Most of the SASS is located in Napeague State Park and Hither Hills State Park.

Consult the Napeague SASS map for detailed SASS boundaries. The Napeague SASS is located on the Gardiners Island East, NY and the Napeague Beach, NY US Geological Survey 7.5 minute topographic quadrangles.

II. Description

The SASS is comprised of five subunits:

N-1 Napeague Harbor, N-2 Walking Dunes, N-3 Napeague Meadows, N-4 Montauk Highway Napeague and N-5 Napeague Beach West. The Napeague SASS is a highly scenic and well-known segment of the New York State coastline. It contains a landscape of significant beauty and variety, much of it protected park and conservation land. Napeague, called the "land overflowed by water" by the Montaukets, is a low, sandy isthmus connecting the hills of Devon with the highlands of the Montauk Peninsula.

The unique geography, geology, marine environment, terrain, vegetation and history of the SASS all contribute to the uniqueness and character of the landscape. The central feature of the SASS, Napeague Harbor is a relatively unspoiled tidal pond surrounded by high dunes and expansive salt marshes. The Harbor supports a rich environment for waterfowl, fish and shellfish and has been designated the Napeague Harbor Significant Coastal Fish & Wildlife Habitat by the NYS Department of State. Forming the eastern edge of Napeague Harbor, the Walking Dunes are a dramatic and well-known feature rising from sea level to heights of over 60' and supporting a unique pitch pine dominated maritime dune woodland. The mix of open dune vegetation, sand and dune woodlands create a dramatic visual setting providing distant views across Block Island Sound. West of Napeague Harbor the salt marshes of Napeague Meadows create an expansive, open environment of meadows, rolling sand dunes, scrub forests and wetlands.

Montauk was once an island and was only connected to the rest of Long Island within the past several thousand years. Technically, Napeague is a tombolo or a sand formation linking two larger bodies of land. The Napeague tombolo was created by sands drifting westward along the Atlantic shoreline and other sands drifting eastward along the Block Island Sound shoreline. With the exception of Hicks Island and a few other older glacial features, most of Napeague consists of sands and other littoral deposits placed over the past several thousand years.

Walking Dunes, Napeague Harbor

The natural character and diversity of the SASS is exceptional, featuring regionally-famous fishing, bird watching and botanical sites. According to the NYS Department of State, the SASS is one of the largest remaining areas of undeveloped beach and back dune ecosystems on Long Island, with extensive dunes and maritime interdunal swale communities. These beaches, dunes and swales support breeding by about 30 species of birds, seven species of amphibians and reptiles, and abundant small mammals that provide prey for numerous raptors. Napeague Harbor provides important wintering habitat for numerous species of waterfowl as well as breeding and nesting habitat for ducks, geese and raptors. The waters of the harbor provide breeding and feeding habitat for numerous shellfish and finfish species. The dunes, interdunal swales and marshes of the SASS include some of the largest and most intact examples of pitch-pine dominated maritime dune woodlands in New York, and support several rare plant species. The relatively sparse, open vegetation is typical of sandy, dune environments.

The SASS is relatively unscarred by development since most of the land is protected parkland. Residential development adjacent to the northern and western borders of the SASS and communication towers south of Napeague Harbor detract slightly from the visual character of the SASS. Other than these minor intrusions, the SASS remains one of the largest, unbroken protected coastal landscapes on Long Island. This lack of development is especially remarkable given the exceptional beauty and historic significance of this section of the coast.

III. Aesthetic Significance

The Napeague SASS is of statewide aesthetic significance by virtue of its exceptional landscape character, environmental features, state of preservation, uniqueness, public accessibility and public recognition. It is one of the most scenic areas of the state's coastline, providing dramatic views of high sand dunes, wide sandy beaches, salt ponds, Block Island Sound and the Atlantic Ocean. The visual quality of the SASS is distinguished by its openness, its contrasting flat and hilly terrain, its large salt ponds and unique dune formations. It is one of the narrowest, sandiest and most open and windswept segments of the Montauk Peninsula.

The high sand dunes and varied topography of the SASS create one of the most dramatic coastal settings in the state. Views from the top of the Walking Dunes out over Block Island Sound are dramatic. The contrast of the flat salt marshes of Napeague Meadows with the steep dunes along the shoreline creates a unique visual environment. The salt marshes and back dune swales at Napeague Meadows create an open landscape providing sweeping views of Napeague Harbor and the surrounding dunes. The varied configuration of the coastline and harbor assures a wide variety of views and a high level of visual contrast along the shore.

The diversity of landscapes within the SASS creates a highly varied visual setting. The SASS has a unique abundance of water views, both saltwater and freshwater. The Atlantic Ocean and Block Island Sound surround most of the Montauk Peninsula, providing a unique marine setting. In the interior of the SASS and often in close proximity to the coastline, unspoiled tidal and freshwater ponds dot the landscape. The highest-rated image in the East Hampton Scenic Landscapes Survey featured a view of a small freshwater pond, a landscape type that can be found in the SASS.

While the SASS is especially rich in natural scenic character, cultural factors also enrich the visual character of the landscape. Napeague Harbor has been an important fishing, camping and strategic site for the Montauket for thousands of years. The sandy hills southeast of Napeague Harbor known as Nominicks were the site of an Indian Fort guarding the narrow neck of land leading to Montauk Point. Goffe's Point was named after the executioner of King Charles I who fled to America to escape the British authorities. The radio communications tower located south of Napeague Harbor and visible from many areas of the SASS was one of the first such towers built on Long Island. While it rated as a negative visual factor in the scenic landscapes poll, it has historical value as an early artifact of radio communication.

Thanks to past preservation efforts, many of the natural and cultural resources of the SASS have been protected and opened to the public. The Montauk Highway and a variety of smaller roads, paths and trails allow extensive public access to the visual features of the SASS. Many key views and vistas are highly accessible to the public, thanks to the parks, overlooks and public highways that provide access to the SASS.

A. Landscape Character

1. Variety

The Napeague SASS contains a diversity of landscapes. From steep, eroded sand dunes to quiet salt ponds to wooded hills to open salt marshes and back dunes, the SASS has a uniquely varied visual character.
Water is a predominant feature of the SASS and is manifest in many different forms. The crashing surf of the Atlantic Ocean pounds on wide sandy beaches along the south side of the SASS. The quieter waters of Block Island Sound wash the sandy northern shores of the SASS where barrier beaches, dune fields and tidal marshes provide great natural diversity. The curving shape of the Block Island Sound shoreline and the harbor create additional visual variety, enhancing the character of shoreline views throughout the SASS. In the interior, tidal creeks, freshwater and brackish ponds create a diversity of inland water environments, almost all of them unspoiled by shoreline development.

Highly varied topography enhances the visual character of the SASS. The 60' high Walking Dunes, the lower remnant dunes of Nominicks, and dunefields along Block Island Sound add diversity to the landscape. In contrast, areas of flat terrain in Napeague Meadows, around the edges of the harbor as well as the harbor itself, provide a sharp contrast to the steep terrain of the dune fields.

Because of its high state of preservation as parkland, the SASS contains a very high variety of unspoiled natural environments and habitats. Extensive salt and brackish marshes, pitch pine dominated maritime dune woodlands, dune fields and maritime interdunal swales provide a degree of natural diversity unusual for a coastal setting in heavily populated Long Island. The diversity of natural settings is reflected in the visual diversity of the landscape. The abundance of terrestrial and marine life - and the abundance of people observing it - creates movement, variety and ephemeral character in what would otherwise be a static visual landscape.

2. Unity

The SASS is a highly unified landscape, thanks to its high state of natural preservation, the nearly constant presence of the surrounding ocean and the predominance of its geological features. The forests, dunes, swales, marshes and outwash plains are preserved relatively intact in contrast to the rest of Long Island where they exist only as isolated remnants. The few discordant features, mainly nearby residential development, a communications tower and overhead utilities along the Montauk Highway, do not significantly detract from the overall visual unity of the SASS.

The unified nature of the land ownership patterns in the SASS has resulted in the remarkable state of preservation of the landscape. State parks constitute over 85% of the land area of the SASS and have kept the most dramatic and scenic portions of the landscape in a natural state. While some areas of the SASS remain in unprotected private ownership, many of these areas also remain undeveloped. Future protection of these parcels will be critical in preserving the unified visual character of the peninsula. Because of the relatively low amounts of development in the SASS the overall unity of the landscape has not been disrupted.

The fact that the SASS is a narrow peninsula surrounded on two sides by the Atlantic Ocean and Block Island Sound provides a great deal of visual unity to the SASS. Sweeping ocean views are available from most of the external edges and high points of the SASS. Views of unspoiled tidal ponds and saltwater marshes extend the unifying presence of water into interior portions of the landscape as well. Given the important role of water in creating scenic quality, the prevalence of salt and freshwater within and around the SASS is a very strong unifying factor.

Due to the lack of development in the SASS, the underlying geology of the glacial outwash plain and beach accretion is evident throughout the landscape. High sand dunes, interdunal swales, flat outwash plains and expansive marshes provide a unifying physical character to the land. In many areas of Long Island, these landscape features have been altered or obliterated, removing an important visual link with the region's geologic past. In the Napeague SASS, they remain visible and predominant, a reminder of the role of the glacier and the ocean in shaping and sculpting the sandy Long Island landscape.

3. Contrast

The high wooded dunes of the SASS offer a striking contrast to the flat, expansive surfaces of the harbor, the sound and the adjacent salt marshes. The dark, enclosed forest landscape of Nominicks and the Walking Dunes give way abruptly to the bright, windy, reflective light of the ponds, lakes, tidal marshes and ocean shore. The Montauk Highway provides striking contrasts between expansive vistas of the ocean and surrounding hills to the tunnel-like landscape of the maritime forest. The contrast of the flat to gently marshlands and interdunal swales with the abrupt dunefields is striking. Sandy beaches, a deeply indented shoreline around the harbor and crashing surf on the Atlantic shoreline provide further contrast between land and sea.

At the Walking Dunes, a strong visual contrast is created by the juxtaposition of the wide sands of the dunes with the dark green mass of the pitch pine dominated maritime dune woodland. The exposed dunes, shaped in the classic horseshoe (barcan) pattern of desert dunefields, gleam white in contrast to the surrounding lowland forest. Other visual contrasts are created at the mouth of the harbor where constantly changing sandbars and sand islands form dramatic shapes that stand out in white against the dark blue of the water. Submerged sandbars create additional white patterns visible to boaters and aircraft beneath the waters.

Few visible cultural features exist in the SASS. The most visible is the old radio tower south of the harbor. This historic iron structure creates a dramatic vertical element in contrast to the flatness of the surrounding harbor, dune and marshland landscape. Many of the poll respondents view the tower as a negative visual feature, but it nevertheless creates a strong contrasting element to the surrounding natural landscape.

Small scale, intimate views of dense woodlands, small streams and ponds in the interior of the SASS are in striking contrast to the expansive vistas of the bluff tops, moorlands and beaches. The transition from dense woodland vegetation to the open shoreline and moorlands is often very brief and surprising, heightening the sense of visual contrast.

4. Freedom From Discordant Features

With over 85% of the site protected as park and conservation land, the SASS is relatively free of discordant features, especially considering the extent, beauty and desirability of its coastline. For centuries the remoteness of this most distant end of Long Island kept development at a minimum. Acquisition of large tracts of public park land by far-sighted leaders in the early and mid-Twentieth Century has resulted in one of the best-preserved, unspoiled stretches of coast in the entire state of New York. Discordant features within the SASS are limited to the Napeague Harbor radio tower, some overhead utility lines along the Montauk Highway and a limited amount of recent shoreline residential development around Napeague Harbor and the Block Island Sound shoreline. The abandoned fish factory just outside the SASS is not extensively visible from within most areas of the SASS. While considered discordant by poll respondents, the radio tower has historical value as an early example of a radio transmission tower. Residential development adjacent to the SASS at Devon, Beach Hampton, East Hampton Beach and Napeague village is visible from limited portions of the SASS. These discordant features do not significantly impact the otherwise high visual character and unique state of preservation of the SASS.

B. Uniqueness

The Napeague SASS, the narrowest section of the Montauk Peninsula, is distinguished by the open character of its landscape, its diversity of water features, the richness of its natural environment and its high state of preservation. Because of the narrow width of the peninsula at Napeague, the land is more vulnerable to the effects of the wind and ocean waves. This has created an unusual landscape of sand dunes, beach ridges, sand plains and low tidal marshes - a much more open and exposed landscape than the rolling hills and inland plains typical of most of East Hampton.

Much of Napeague's natural environment has been designated by the NYS Department of State as a Significant Coastal Fish & Wildlife Habitat, with several rare and endangered species including the pine barren sandwort, New England blazing star, evening primrose and curly-grass fern. The fact that most of the landscape consists of protected parkland greatly enhances the unique natural character of the SASS. This protected land includes one of the largest undeveloped beach and back dune ecosystems on Long Island. It also includes some of the largest and most intact examples of pitch pine-dominated maritime dune woodlands in New York State.

The unique geology of the SASS features the Walking Dunes, a unique sand dune formation just east of Napeague Harbor. The height, shape and vegetation of the Walking Dunes are unusual, resembling the horseshoe-shaped sand dunes of the desert more than the linear dunes usually found along the coast. This is due to the openness and flatness of the Napeague landscape, the exposure to prevailing northwesterly winter winds and the great amount of sand available for transport. The flat salt meadows and interdunal swales of the Napeague meadows area are also unusually large and well preserved for the region. The overall visual effect of these features is one of openness, expansiveness and a strong connection between the land and the sea.

Most importantly, the scenic character of the SASS is truly unique. The high dunes, pounding surf, open meadows and expansive views across marshland and tidal ponds create an unusual coastal visual setting. The sandy, open, wind-blown character of the SASS is unique to this narrow spit of land connecting Montauk with the rest of East Hampton. With over 85% of its area permanently protected and open to the public as park and conservation land, the SASS is one of the largest and best preserved segments of spectacular coastal scenery in the entire state. The high quality of the coastal landscape scenery combined with the high proportion of park land is unique on Long Island.

C. Public Accessibility

The Napeague SASS is highly accessible to the public. With the majority of the land in public park ownership served by a network of major and minor roads, the SASS is frequently visited by the public. The Montauk Highway traverses the center of the SASS for over 1.5 miles, providing extensive visual and physical access to the SASS. A number of dirt roads lead from the Montauk Highway into the southern section of the SASS. While some roads are closed to vehicles and parking, all of the roads and trails are open to hikers as part of Napeague State Park. The park's 1.5 mile Atlantic beach is accessible to hikers, bathers and fishermen. Napeague meadows is visually and physically accessible from a number of town roads with

small parking areas providing access to dirt roads and hiking trails. The Paumanok Path, a trail linking Southampton with Montauk Point, traverses the SASS south of Napeague Harbor. The harbor itself can be accessed by a number of local paved and gravel roads leading to the shoreline and launching areas for small boats. The Walking Dunes are also accessible via local roads with ample parking provided for visitors. An extensive trail system extends throughout the Walking Dunes and Nominicks, leading to Goffe's Point and Fresh Pond with connections to the Paumanok Path. Passengers on the LIRR enjoy dramatic views of the Napeague Meadows, Walking Dunes and the harbor from the train. Large sections of Block Island Sound and Napeague Harbor coastline are accessible by small boat.

D. Public Recognition

The Napeague SASS is highly recognized as a scenic natural area, a unique geologic site and as a landmark on the drive from East Hampton to Montauk. Napeague's sandy, open, windswept character, unique vegetation and unusual landforms make it instantly recognizable to thousands of visitors and travelers on the Montauk Highway. The Walking Dunes are a famous geological landmark visited by thousands of visitors every year. They are noted in travel literature, photographs of the region, historical documents and guidebooks. Napeague State Park, though less intensively used than Hither Hills State Park, remains an important destination for residents and visitors alike. Its more limited facilities and passive recreation emphasis draw nature lovers, hikers and fishermen. Napeague Harbor is also a noted regional feature frequently visited by hikers, small boats, birdwatchers and fishermen. Napeague's ecological resources have been recognized through designations from the NYS Department of State as Significant Coastal Fish & Wildlife Habitat. The Napeague Meadows, though less recognized by name, are important natural and scenic features that play an important role in creating the scenery and character of the region. The hills of Nominicks, once a strategic military gateway to the Montauk Peninsula, still serve as a visual landmark announcing the beginning of the hilly moraine landscape of Montauk. All these factors make the SASS a well-recognized and appreciated regional landscape.

Goff Point

IV. Impact Assessment

Whether proposed to be located within or outside a designated SASS, any State or federal agency actions or activity requiring a federal permit or approval must be assessed to determine whether it could affect a scenic resource and whether it would be likely to impair the scenic beauty of the scenic resource.

Policy 24 provides that when considering a proposed action, agencies and applicants for federal permits or approvals shall first determine whether the action or activity could affect a scenic resource of statewide significance. The determination would involve:

(1) a review of the coastal area map to ascertain if it shows an identified scenic resource which could be affected by the proposed action or activity, and:

(2) a review of the type of activity or action proposed to determine if it would be likely to impair the scenic beauty of an identified resource.

Impairment includes:

(i) the irreversible modification of geologic forms, the destruction or removal of vegetation, the modification, destruction or removal of structures whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and:

(ii) the addition of structures which, because of siting or scale, will reduce identified views or which, because of scale, form, or materials, will diminish the scenic quality of an identified resource.

Policy 24 sets forth certain siting and facility-related guidelines to be used to achieve the Policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. The guidelines are set forth below, together with comments regarding how they should be applied in this Scenic Area of Statewide Significance. In applying these guidelines to agricultural land it must be recognized that the overall scenic quality of the landscape is reliant on an active and viable agricultural industry. This requires that farmers be allowed the flexibility to farm the land in an economically-viable fashion, incorporating modem techniques, changes in farm operation and resultant changes in farm structures. Policy 24 guidelines include:

Siting structures and other development such as highways, power lines and signs back from the shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore;

One of the most unique features of the SASS is the relative lack of development along the ocean dunefields and beaches. Keeping future development away from the dunefields and shoreline will be critical in maintaining the visual character of the SASS and in ensuring the safety of people and property. In park and conservation areas, future expansion of visitor facilities, roads, parking lots, power lines, signage, structures and communications facilities should be kept away from the visually sensitive bluff top, back dune, beach and meadow landscapes. Low intensity use policies for many of the SASS's sensitive park areas should be maintained and strengthened. Clustering visitor facilities in less sensitive areas well back from shoreline and dunes will ensure that the open, undeveloped visual character of the SASS will be preserved.

Since the great majority of the SASS consists of protected park and conservation land, most private development pressure will occur along the south and west shores of Napeague Harbor, near Abrams Landing and along the north side of the Montauk Highway. Much of this area is sparsely developed, so future efforts should be focused on maintaining existing views of the ocean and ensuring that new infill development does not block or impair the visual character of the area. In particular, the undeveloped and unprotected shorelines of Napeague Harbor and Block Island Sound are very vulnerable to inappropriate residential development in addition to being ecologically sensitive, unsafe locations for new construction. These areas should be given high priority for preservation.

While the siting of residential structures is largely a local issue, modification of existing roadways, construction of new roadways, utility lines and other infrastructure often requires state or federal funding and/or permits and thus can come under the purview of this policy. Relocating, restricting or eliminating public infrastructure that scars sensitive coastal areas and facilitates inappropriate bluff top or shoreline residential development could greatly reduce future development of scenic shoreline areas of the SASS. Burying old above ground utility lines along the Montauk Highway and other local roads would greatly improve the visual character of the area. Preventing the construction of new above ground utility lines in these areas should also be a high priority. Radio and communication towers are highly visible in the flat, open environment of Napeague. Future towers should be located in less visually-sensitive locations outside of the SASS.

Clustering or orienting new structures to retain existing views, save open space and provide visual organization to a development;

The great majority of the SASS is protected parkland, cluster development has less potential here than in other areas. Cluster development however, could be effectively used to save open space around Napeague Harbor and Abrams Landing, the two unprotected areas of the SASS. Locating new development in existing settlements adjacent to the SASS that are not located close to the shore or in sensitive areas could ensure that undeveloped portions of the SASS are not threatened by sprawl. Sections of existing communities in Napeague and Abrams Landing that are back from the shore and densely wooded could receive this new infill cluster development. Other development in Napeague and Abrams Landing is located very close to the shore or on ecologically sensitive lands and should not be infilled with new development. If infill development is carefully sited and designed, it will enhance the character of these areas and avoid impacting undisturbed sites. Along the Old Montauk Highway clustering does not have as much potential since most of this land is narrow and highly sensitive from a visual standpoint.

Views from public ways, park and historic site access point are especially sensitive and should be protected from new development, utility construction or signage whenever possible. Views from and of the dunes and shorelines should also be taken into consideration in locating new development. Locating new structures well back from dunes and shoreline areas will protect the beauty of the coastal landscape and, in the long run, will enhance property values in the area.

Incorporating sound existing structures (especially historic buildings) into the overall development scheme;

Few historic buildings exist in the SASS, but a number of appropriate building sites exist within Napeague and Abrams Landing for carefully sited and designed new development that would otherwise be built in visually and ecologically sensitive, undeveloped areas of the SASS. Sites for new infill buildings in Napeague and Abrams Landing should be located away from the shoreline in areas with existing road access, available building lots and dense tree coverage, or other features that will screen development. The northwestern section of the developed area of Napeague just outside the SASS includes a number of appropriate locations for this type of infill development. If properly sited and designed with adequate municipal or private utilities, the new development could enhance the character and value of the existing community. Existing development along the shore or on sensitive dunes should not be infilled, however. The old fish factory at Promised Land just outside the border of the SASS also has potential for renovation as park land, historical interpretation, water-based industry or other appropriate uses. The appropriate restoration of the piers, buildings and landscape could greatly enhance this site and allow it to be a candidate for inclusion in the SASS in the future.

Removing deteriorated and/or degrading elements;

The SASS is relatively free of deteriorated or degrading visual elements. The most serious visual intrusions into the SASS come from the existing radio tower and shoreline residential development along its borders. Residential development bordering the SASS should be encouraged to install plantings and fences to screen the homes from view while improving the character and value of the real estate. Overhead utilities along the Montauk Highway and local roads could be buried to improve views from the highway as well as from adjacent residential and commercial properties.

While many poll respondents reacted negatively to the old radio tower at Napeague, it has historical value to others as an early example of a communication tower. Its removal would improve the visual character of the area but would destroy an important historical feature of the landscape. The future of the tower should be decided in consultation with its owner (State of New York), historians, scenic advocates, and other interested parties.

Some of the houses in or adjacent to the SASS are in poor condition or located in hazardous or sensitive areas adjacent to Block Island Sound, Napeague Harbor and the dunes and wetlands of Napeague Meadows. The most at-risk structures could be moved to safer, less damaging locations in appropriate infill areas of existing Napeague communities described above. This would allow visually and environmentally sensitive shoreline and wetland areas to be restored while providing homeowners with safer, more secure properties. Some public or private financial assistance for these relocations would be required. This could be a joint effort of the local homeowners association, the Town and local land and wildlife preservation groups.

Maintaining or restoring the original landform, except when changes screen unattractive elements and/or add appropriate interest;

The unique coastal geology of the SASS is remarkably undisturbed and should be protected in future construction, infrastructure and development projects. The landform of the SASS is largely in an undisturbed state and is one of the underlying factors in the scenic quality of the area. The dunes, interdunal swales, back dunes, beaches and sandy meadows of the SASS have been sculpted by the wind and the sea and are very susceptible to development due to their fragility. Since many of these features are constantly moving, they require ample room with buffer zones to allow for this movement. Since much of the landscape is flat, open and exposed, some creative use of landforms can help screen new development or existing eyesores. Use of berms to screen parking lots and unsightly development is an acceptable modification of terrain if carefully designed to blend with the natural contour of the land. Alteration of natural terrain for park development projects or for residential house sites, driveways and roads is of special concern. Park facilities, houses and driveways should be located away from sensitive geological features such as bluffs, hilltops, ridgelines, glacial kettle hole depressions, dunes and other unique geological areas.

Restoration of dune fields damaged by past road and building construction could enhance the scenic character of the area and stabilize areas prone to erosion or coastal flooding. Restoring sand dunes and dune vegetation along the Montauk Highway and around development at Napeague and Abram's Landing could enhance the beauty and safety of these areas. Ensuring that future development does not impede sources and flows of sand for nourishing dunes and beaches is also vital to the long-term health of the Walking Dunes and other sand features.

Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures with the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing, mowing, controlled burning or grazing creates or maintains views of coastal waters;

The vegetation in most areas of the subunit is relatively undisturbed and represents an unusually intact example of dune and back dune plant environments. A key goal should be to avoid disturbing this natural vegetation through construction activity or the introduction of exotic plant species. In areas near roads, buildings and parking areas that have been disturbed, planting of native species could restore damaged dune landscapes. Plants can also play a vital role in dune restoration efforts. Plantings, combined with restoration of dune landforms, could bring back some of the visual and environmental character of the back-dunes that have been altered by roads and buildings. Planting of native trees and shrubs could help screen the residential development that occurs in limited areas within and adjacent to the SASS. Plantings in combination with low fences could also provide shade and protection from the wind.

The open back dunes and salt meadows of the SASS are a vital component of the scenic character of Napeague. Keeping the moorlands and meadows open not only benefits the scenic character of the area, but also plays an important role in maintaining varied wildlife habitat and ecological diversity on the peninsula. Both scenic and environmental goals could be achieved by implementing a program to maintain open meadows and to reclaim some of the open back dunes recently lost to successional scrub and forest growth.

Views from the Montauk Highway and other vista points in the SASS are rapidly disappearing due to the unrestrained growth of successional vegetation. Maintaining open meadows and clearings in the vicinity of viewpoints along the highway will help maintain the scenic character of the parkway. Maintaining dune, back dune and wet meadow environments along the highway will preserve both a scenic and an historic landscape resource.

Using appropriate materials, in addition to vegetation, to screen unattractive elements;

The SASS has relatively few discordant elements. Minor discordant features such as residential developments and parking lots could be screened with plantings or berms. Fencing or screening could be used to screen parking lots, low utility structures and buildings. The taller discordant features such as the communication tower is too large to be effectively screened. Painting such tall towers in light sky tones might reduce their negative visual impact. New construction should be encouraged to use appropriate historic or native building materials. New or renovated overhead utilities located in sensitive scenic areas should be located underground to eliminate their negative visual impact on the landscape. Historically appropriate fencing or walls could help screen motels and other commercial buildings along the Montauk Highway adjacent to the SASS.

Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape;

With over 85% of the land area of the SASS in parkland, few new buildings are likely to be built in most areas. Most park areas in the SASS are passive use areas dedicated to wildlife habitat, environmental protection and passive recreation. Few new park structures are likely to be built for these passive uses. Those that are should be located and designed to fit in with the natural and historical character of the area. Locating park structures in previously developed areas will help reduce impacts to the more pristine portions of the SASS. Using natural or native building materials, green building techniques and matte earth-tone colors will help new park or town buildings blend in with the natural landscape.

In privately owned, wooded portions of the SASS, clustering new development in less vulnerable areas will allow the remainder of the site to be placed in conservation. Designing cluster or open space development to reflect historic building patterns and styles will ensure that new development fits in with the character of the landscape. Close-knit patterns of development with pedestrian-friendly streets, narrow street widths, ample street trees and amenities such as picket fences and porches will help recreate the character of East Hampton's traditional town and village centers while preserving large amounts of protected open space.

Renovating or retro-fitting the existing motels and commercial facilities just outside the SASS on the Montauk Highway would help improve the visual character of the area and improve the marketability of the businesses. New additions or renovations in keeping with the historic architectural character of the region would help these facilities blend in with the scenery and attract additional customers eager for a scenic and historic beachfront experience. New landscape plantings and landscape amenities such as fences and walls would also enhance the visual character of these businesses and the Montauk Highway.

Locating offshore structures to avoid impacting scenic areas and views from scenic and historic coastal sites;

Offshore installations such as wind turbine facilities, derricks, towers and docking facilities can have major impacts on the scenic character of coastal landscapes. In particular, the recent proliferation of wind turbine proposals for shallow sections of the northeast coastline raises the possibility of dramatic changes to coastal scenery and views. Hundreds of towers over 400' in height, lit at night with flashing strobe lights, have been proposed for a number of locations along the New York and Massachusetts coast. While beneficial to the environment in some ways, large wind turbine facilities can radically transform the visual character of the coastline due to their size, height, scale and their nighttime illumination.

The waters off Napeague Beach as well as in Block Island Sound provide the characteristics sought after by wind turbine developers: relatively shallow waters, consistent winds and ready access to shorefront docking and transmission facilities. To reduce scenic impacts, offshore structures should be sited away from important viewpoints such as the Walking Dunes, Napeague Harbor and Napeague Beach. Structures should be located as far away from the shore as possible to reduce their visibility and they should be tightly clustered to avoid spreading visual impacts over a wide area. The shape, scale and color of offshore structures should be designed to reduce their visual impact from the shoreline. Nighttime illumination should be screened to avoid impacting shorefront areas. Docking and transmission facilities on shore should be located and designed to avoid visual impacts along the waterfront and along proposed transmission lines.

Using fully-shielded light fixtures at appropriate levels of illumination to preserve East Hampton's nighttime visual character;

East Hampton's dark, unspoiled night sky with views of stars, the sea and wooded hills is a priceless visual resource. Due to its relatively low density of development, Napeague enjoys dark nighttime skies that could be affected by poorly designed new development. Light pollution from excessively bright, exposed lighting fixtures can block views of the stars in the night sky, blind motorists and degrade the character of East Hampton's nocturnal landscapes. Requiring exterior lighting to be shielded will ensure that adequate night lighting is provided without creating glare and light pollution. The indirect lighting created by shielded fixtures also greatly enhances the character of nighttime landscapes by removing the bright harshness of many exterior light fixtures. Reducing the wattage of exterior lights is often possible without compromising safety or functionality and results in less energy consumption. Specifying color-corrected or color-balanced light sources will ensure that the color of nighttime lights matches the warm tones of incandescent bulbs while providing increased efficiency.

All existing park and Town facilities should be retrofitted to reduce glare and light pollution. New facilities should require fully-shielded fixtures as part of new construction. Residences should avoid unshielded spotlights that cast direct light onto neighboring properties or on the water. Commercial facilities should avoid unshielded spotlights to illuminate parking lots, storage facilities or outdoor areas. Adding a metal shield to an existing spotlight can greatly reduce light pollution and glare. Often a series of lower, shielded lights can replace a single glaring spotlight. The greater expense is offset by the creation of a superior nighttime environment.

Index to Subunits **Page**

N - 1 Napeague Harbor	64
N - 2 Walking Dunes	66
N - 3 Napeague Meadows	68
N - 4 Montauk Highway - Napeague	70
N - 5 Napeague Beach West	72

N - 1 Napeague Harbor Subunit

I. Location

The Napeague Harbor subunit includes the entire harbor water surface, two sand spits at the harbor entrance: Hicks Island and Goffe Point as well as the land between the south edge of the harbor and the LIRR tracks. Starting at Goffe Point, the subunit boundary follows the Block Island Sound shoreline southwestwards along the point and along Hicks Island. It extends across the entrance to the harbor and follows the harbor's western shoreline, extending inland 100'. At the southwestern corner of the harbor, the boundary heads south west of the radio tower to the LIRR tracks which it follows northeasterly for 7,000' to the access road to the Walking Dunes. The boundary follows this access road north for about 3,000' and then follows the harbor shoreline 100' inland heading northwest to Block Island Sound. It then follows the Sound shoreline west to the point of beginning at Goffe Point. The subunit abuts the Walking Dunes subunit on the east, the Napeague Meadows subunit on the west, to the Town line in Block Island Sound on the north, and to the motel/residential development along the Montauk Highway and Napeague Beach to the south.

II. Scenic Components

A. Physical Character

The Napeague Harbor subunit consists of the open waters of the Harbor and its sand flats, mud flats as well as its surrounding beaches, sand dunes and sand spits. As a shallow embayed pond, the harbor is a constantly changing tidal landscape of open water, shifting sand bars and extensive mud flats. The physical character and scenery of the harbor changes from hour to hour depending on the tides, winds and the presence of wildlife. Napeague Harbor has been designated by the State of New York as a Significant Coastal Fish & Wildlife Habitat providing important waterfowl wintering habitat for scaup, mergansers, bufflehead, goldeneye, and Canada goose. Piping plover, least tern, roseate tern, black skimmer, American Oystercatcher and black-backed gull nest on Goffe Point beach and Hicks Island at the mouth of the harbor. Hicks Island is one of only a relatively few roseate tern nesting areas in the Northeast; this beach supported 80 adults in 1984 and 40 adults in 1989 and no recent evidence of nesting. Local, state and federal authorities are currently conducting a roseate tern restoration project on the island. The harbor provides nesting and feeding areas for osprey, herons, black duck, least bittern and northern harrier. The subunit is rich in finfish and shellfish. Silversides, menhaden, bay anchovy and killifish provide forage for striped bass, bluefish, weakfish, summer flounder and winter flounder. Shellfish include quahog, oyster and bay scallop.

The physical character of the subunit is dominated by its flatness and its constant variability. Surrounded by dunes and low sand ridges on its perimeter, most of the subunit consists of the flat surface of the harbor and flat to gradually sloping beaches and low dunes. The hills of the Walking Dunes and more distant Hither Hills create an attractive backdrop to the flat harbor surface. The shoreline of the harbor is varied and constantly changing as a result of shifting sand bars, sand dunes and tidal inlets. Lazy Point, so-named because of its droopy shape, extends out into the harbor and

Goff Point, Hicks Island

adds further interest to the shoreline. The subunit combines the sheltered and self-contained physical characteristics of a lake with the constantly fluctuating environment of the ocean. In most areas the subunit extends 100' from the shoreline. This area varies from relatively flat beaches and marshes adjacent to the Napeague Meadows to a steeper, more densely vegetated shoreline near the Walking Dunes. At the southeast corner of the harbor, the shore is lined for about 1500' with small vacation homes. An historic communications tower, and associated fences and out buildings, is located at the southwestern corner of the subunit. The land between the harbor and the railroad line at the southern end of the subunit consists of brackish wetlands interspersed with low sand dunes.

B. Cultural Character

The early cultural history of the harbor includes thousands of years of use as a productive hunting, fishing and shellfishing area by the Montauket, who gave this place its name: Napeague - "water land" or "land overflowed by water". The name is appropriate because the Napeague isthmus was inundated during the 1938 Hurricane, temporarily turning Montauk Point into the island it once was thousands of years ago. The Montaukets placed fish weirs at the harbor mouth, the flats were dug for shellfish, and the narrow neck of land south of the Harbor served as a strategic defensive site. The nearby Nominicks Hills were the site of a Montauket fort during early colonial times. In the Nineteenth Century a fish factory was located on Hicks Island. The island was named after the Hicks family, Quakers who settled the area in the late 1600's.

The current cultural character of the subunit is dominated by the historic radio tower and small groups of vacation homes surrounding the harbor. The tower, one of two built here by the International Telephone & Telegraph Corporation (ITT) in 1936, was originally used to communicate with distant ships using Morse code. The tower's construction is representative of tower engineering in the first half of the Twentieth Century. Napeague Harbor was a small fishing port until it became too shallow for larger draft boats. The small fishing shacks were torn down or converted to vacation homes in the mid-Twentieth Century. Today, small groups of homes and trailers are located in Napeague and at the southeastern corner of the harbor. Fishing and clamming continues, however. A town-sponsored clam-seeding facility currently operates at Lazy Point and numerous commercial and recreational fishermen and shellfishermen use the harbor and surrounding waters.

C. Views

Because most of the subunit consists of open water, views are sweeping and extensive. The scenery of the harbor changes constantly with the tides, ranging from open water to sand bars and mud flats interspersed with water channels. Waterfowl on the water and in the air and fish feeding near the harbor surface create activity and interest that changes from minute to minute. The shallowness of the harbor and the relatively low numbers of homes and piers reduces the intensity of recreational boat traffic, allowing wildlife to dominate the scene most of the time. Hicks Island and Goffe Point provide vistas in all directions, including the harbor, the Walking Dunes and Block Island Sound. The low dunes and beach ridges here provide modest height from which to view the surrounding area. Almost all of the harbor shoreline provides vistas of the water and surrounding dunes and hills. While the visual character of the subunit lacks vertical relief and tall vegetation, it offers great expansiveness, openness and distance. As on the Great Plains, this openness creates dramatic contrasts between land, sea and sky, bringing the clouds, stars and the dramatic ocean weather close to the viewer. This is no surprise, because this is "water land".

The harbor is surrounded on the east by the high, wooded hills of the Walking Dunes and Nominicks, creating a contrasting backdrop to the open water and sand flats. To the south and west the harbor is bordered by low dunes, beach ridges and large expanses of tidal marsh and wetlands. In the far distance, the hills of Devon rise up above the Napeague Meadows. The flatness and low, sparse vegetation create a prairie setting where the visual distinction between water and land becomes unclear. The scenic character of this "water land" is vast, open and subtle. As such it is highly susceptible to negative impacts by discordant features. Fortunately, relatively few such features exist at Napeague.

Because they are tightly clustered in discrete groups, the negative visual impact of most residential development around the harbor is reduced somewhat. Houses and trailers, along with their overhead utilities and docks, still detract from the scene but fortunately don't overwhelm the visual character of the subunit. The radio tower is a highly visible, man-made feature viewed by many as a discordant feature. However it does have value as an historic structure. The LIRR tracks have little visual impact on the subunit since they are relatively low with few poles or overhead structures. Utility poles along the Montauk Highway outside the subunit are visible. Until 1960, this section of the highway was also lined with billboards that have since been removed. Motels and beach front houses along Napeague beach south of the subunit are also visible and detract somewhat from the character of the area.

III. Uniqueness

Napeague, the "land overflowed by water" is unique from a geological, historical and visual perspective. An unusually large example of a tombolo, Napeague has gradually connected the Montauk Peninsula with Devon over the past several thousand years. The overlapping beach ridges, shifting dunes and sand flats of Napeague are testament to the building power of moving sand. The unique convergence of easterly and westerly ocean currents at Napeague has helped make this land building process possible. The dunes at Hicks Island and Goffe Point and the circular shape of the harbor have been created by this process. The harbor is an unusually large salt pond located at the narrowest and lowest point in the Montauk Peninsula. This is the location of the flooding in 1938 that turned Montauk Point into an island. The unique geology and vegetation of the area has created an unusual visual environment. The lack of vertical relief, the preponderance of water, sand, and sparse, low vegetation create an open, expansive visual environment reminiscent of the plains. This openness is unusual in an area of dense forests, hills and residential development. The Native American and colonial history of the Napeague area is also tied to the unique landform and geology of the area. The early fishing, hunting and defensive uses of the site were influenced by Napeague's unique shape and location.

IV. Public Accessibility

Goffe Point, Hicks Island, and over half the shoreline of Napeague Harbor are open to the public as part of Hither Hills and Napeague State Parks. Napeague Harbor Road provides access to the eastern shoreline of the harbor with parking at the Walking Dunes. The west shore of the harbor is accessible from a number of public access points at Napeague and from trails leading from Napeague Meadow Road. The entire harbor, mud flats and islands are accessible by small boat launched from Napeague. The entire subunit is visible to travelers sitting on the north side of LIRR trains.

V. Public Recognition

Napeague Harbor is a well-known regional landmark recognized for its unique history, geology and rich bird and marine life. Because the harbor and surrounding sand plain landscape are so unusual, Napeague is highly recognizable as the flat, sandy gateway to the Montauk Peninsula. The hunting, fishing and birdwatching public is well aware of Napeague as an important destination and the entire harbor has received a special designation from the US Fish & Wildlife Service as a unique habitat area for waterfowl, shellfish and finfish. Boaters also recognize the harbor as a scenic destination and important fishing spot. Travelers on the LIRR have the best view of the subunit and recognize the quiet waters of the harbor and the surrounding dunes as the beginning of the outer reaches of the Montauk Peninsula.

VI. Reason for Inclusion

The Napeague Harbor subunit is included in the Napeague SASS because it is an outstanding New York coastal landscape, scenic area, and wildlife site, and because it is geologically and geographically unique. The harbor and surrounding dunes and marshes represent the quintessential Montauk setting of land surrounded by and infused with water. A low, sandy isthmus connecting Montauk Point with East Hampton, Napeague's origin as a tombolo is unique in the region. The undisturbed waters of the harbor, surrounded by high dunes and marshes, create a quiet but constantly changing visual environment. Thanks to the presence of two major state parks, over half of the shoreline of the harbor is undeveloped, unusual for a large, accessible pond on Long Island. The few discordant features in the subunit- the radio tower and clusters of small vacation homes- do not affect the scenic character of the subunit.

Images of Napeague Harbor scored high (#4, #5, #7, #8, #10, #12, #15, #18, #23, #30, #42, #68, #103, #106 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 4.52 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique not only within the region, but in the entire New York State coastal region. It is highly accessible and is managed as parkland with small pockets of residential development. The subunit is well known as a scenic harbor, wildlife habitat area and as a boating and hiking destination. Napeague harbor is recognized as a prime habitat area by local, state and federal authorities.

N - 2 Walking Dunes Subunit

I. Location

The Walking Dunes subunit includes the large, inland sand dune formations east of Napeague Harbor as well as extensive coastal dunes and beaches along the Block Island shoreline. The Walking Dunes occupy the northern half of the subunit and represent its most prominent feature. Nominicks, a series of older, forested dunes, are located in the southern half of the subunit. The subunit extends from the Town line in Block Island Sound south to the LIRR tracks and from the eastern shore of Napeague Harbor to the easternmost limits of the dunefields.

Beginning at Goffe Point, the subunit boundary heads south 100' inland from the eastern shoreline of Napeague Harbor. Just south of the Walking Dunes parking lot the boundary follows Napeague Harbor Road to its intersection with the LIRR tracks. It then follows the tracks eastward for 3,200'. At the base of the Nominicks Hills the boundary follows a winding course north/northwest along the Nominicks and the Walking Dunes to the Block Island shoreline. It then follows the shoreline northwest to Goffe Point. The subunit abuts the Hither Hills SASS to the east and south, the Napeague Harbor subunit to the west, and Block Island Sound to the north.

II. Scenic Components

A. Physical Character

The subunit is dominated by a unique series of tall, inland dunes created by strong northwest winter winds moving large deposits of sand carried south and east from Accabonac Cliff by prevailing currents in Block Island Sound. This unusual confluence of winds and ocean currents has created dunes over 60' tall arranged in the classic crescent or barcan pattern of dunes typically found in the desert. Because the winds and the supply of sand are continuous, the dunes have been building and moving for thousands of years. The oldest dunes are found at Nominicks in the southern half of the subunit. These older dunes are the tallest at over 75' in height and are covered with dense stands of maritime oak/holly forest interlaced with maritime pitch pine forest on the highest, driest locations. The hills of Nominicks are ancient barcan-shaped dunes similar to the younger Walking Dunes to the north. Since they are older, they support a much denser and more mature vegetation than the younger, more dynamic Walking Dunes. The crescent, barcan shape of the dunes points southeast - their direction of movement. The forested Nominicks dunes have stabilized due to their forest cover while the younger Walking Dunes have exposed sand faces and continue to travel southeast. The topography of the dunes is dramatic with several deep depressions and numerous wings, buttresses and outliers. The southeast or downwind side of the dunes tends to be steeper. This is where the sand is dumped after it is blown up the gradual windward slopes of the dunes. The dunes line up in a sequence, creating a series of ridges and valleys with differing types of vegetation occurring at different elevations.

The vegetation of the subunit is unique and diverse, ranging from dune vegetation along Block Island Sound to interdunal swale vegetation south of Goffe Point to some of the largest and most intact stands of pitch pine-dominated maritime dune woodlands in New York on the summits and flanks of the dunes. These areas support several rare plant species, including pine barren sandwort, New England blazing star, and the best occurrence in New York of curly-grass fern. The pattern of the pitch pine forests closely follows the barcan pattern of the dunes since only these drought-tolerant trees can grow on the high, dry summits and ridges of the dunes. This creates a striking visual pattern that accentuates the topography of the dune fields, especially when seen from the air.

A number of wetlands occur in the interdunal swales and in the gaps between the dunes. These wetland areas support open marsh vegetation surrounded by shrub thickets and maritime oak forests. According to the State of New York and the US Fish & Wildlife Service, the subunit is an important part of one of the largest remaining areas of undeveloped beach and back dune ecosystems on Long Island, with extensive dunes and maritime interdunal swale communities. These beaches, dunes and swales support breeding by about 30 species of birds, seven species of amphibians and reptiles, and abundant small mammals that provide prey for numerous raptors.

B. Cultural Character

The subunit's few cultural features include the LIRR tracks, the access road and small parking lot, and a trail system that winds through the dunes. The Nominicks hills were once the site of a strategic Montauket fort and contain some significant archeological sites. The Nominicks hills were steep and high with flat tops and commanded the very narrow isthmus of land connecting the Montauk Peninsula with the rest of Long Island. Because of these characteristics they were an important location for Native American as well as colonial outposts and forts. The Walking Dunes are too unstable and dynamic to support many archeological remains. If any structures or features were located there they have long since been buried by the shifting sands. In the future, buried objects may eventually be uncovered as the dunes move to the southeast.

The entire subunit is protected parkland as a result of the state parks movement that began in the late Nineteenth Century. Robert Moses, the foremost advocate of state parks in New York, created Hither Hills State Park in the 1920's in an effort to save some of the last large tracts of undeveloped land on Long Island and open them up to public use and enjoyment. Unlike many of Moses' parks, most of Hither Hills is largely a passive use conservation area with trails and small access roads and parking facilities. The trail system and access road respect the topography and environmental character of the site as one would expect in a park.

C. Views

The Walking Dunes subunit contains a very diverse range of primarily natural views. These types of natural views were rated the very highest by participants in the East Hampton Scenic Landscapes Image Survey. The entire Block Island Sound shoreline provides sweeping views of the coast, Gardiner's Island and, on clear days, Plum Island, Orient Point and the North Fork. Because the shoreline is highly varied with several points and embayments, the views available along the shore are especially dramatic. The open vegetation along the shoreline created by wide sandy beaches and dune fields opens up sweeping vistas of the Sound and the surrounding wooded hills.

The varied topography created by the many tall dunes provides visual interest and numerous elevated locations with sweeping views of the surrounding landscape. The Walking Dunes in particular provide dramatic vistas due to their height and sparse vegetation. Views from the summit of the walking dunes are accessible via a trail system. Locations visible from the top of the Walking Dunes include Napeague Harbor, Napeague Meadows, Accabonac Cliffs, Orient, Gardiners Island, Fresh Pond and, on clear days, the Connecticut shoreline. These dramatic views are enhanced by framing vegetation and a wide variety of foreground interest including eroding dune faces, dune vegetation and numerous beach ridges and other coastal geologic forms.

The varied coastal vegetation of the subunit also enhances the character of the views. Dramatic color and texture contrasts between maritime oak/holly and maritime pitch pine-dominated forests accentuate the steep topography and sandy soils of the subunit. Sparse, low dune vegetation creates expansive areas of open meadow providing sweeping views of the coastline. The denser, more mature forests that have developed behind the dunes provide quiet, sheltered internal views of trees, rare plants and unique landforms. The pockets of wetland vegetation located between the dunes feature wet meadows and marshes with more open vegetation in contrast to the denser surrounding forests.

Views of Napeague Harbor are available from some of the dune tops and from the western edges of the subunit. Though occasionally developed with vacation homes and towers along the Montauk Highway, the harbor remains relatively unspoiled. Diverse wildlife, changing sand and mud flats and views of the dunes, hills and salt meadows to the west of the harbor frame the views. To the east, Fresh Pond and its associated marshes are surrounded by the steep, wooded backdrop of Hither Hills. These views are almost completely natural with little obvious sign of human intervention in the landscape.

No significant discordant features exist within the subunit. Distant views outside the subunit are also relatively unspoiled with the exception of the radio tower and pockets of residential development on the shores of Napeague Harbor. These disturbances are relatively minor.

III. Uniqueness

The Walking Dunes are one of the most unique and recognized geological features in eastern Long Island. They are among the largest and most uniquely-shaped dunes in New York State. The fact that they are in constant movement adds to their interest and appeal. An unusual combination of abundant sand washed in by ocean currents and exposure to strong prevailing winds has allowed these unusual formations to develop in the subunit. The crescent, barcan shape of the dunes is typical of sand dunes in desert environments where large quantities of sand are shaped by unimpeded winds. The sandy environment of the subunit has created

Goff Point

a unique environment for a range of rare plants and animals. The pitch pine-dominated maritime woodlands in the subunit are some of the largest and best preserved in the entire state. The unusual topography of the barcan dunefields has created steep ridges, deep depressions and sculptural landforms with unique visual and environmental character.

IV. Public Accessibility

Since the entire subunit is located in Hither Hills State Park, all of the land is open to the public. Napeague Harbor Road, a well-maintained local and park road provides access to a small parking area at the base of the Walking Dunes. From here, an extensive trail system leads to the summit of the dunes, along the shore of Napeague Harbor and south toward Nominicks. Other trails lead eastwards to Fresh Pond, Waterfence and other areas of Hither Hills. The Paumanok Path, a trail linking Montauk Point with Rocky Point, crosses the southern half of the subunit. Passengers on the north side of LIRR trains enjoy views of the Nominicks Hills, though portions of the railbed are in a cut. Shallow draft boats have easy access to the harbor shores of the subunit.

V. Public Recognition

The Walking Dunes are a very well-recognized visitor destination on eastern Long Island. The dunes are prominently featured in travel literature, post cards and web sites of the area. Hither Hills State Park is also very well known and frequently visited. While the bathing beach at Napeague receives the most visitors, the Walking Dunes and trail system are also very popular. The extensive hiking trails that extend throughout the subunit draw thousands of hikers every year. The Paumanok Path which crosses the southern part of the subunit is a key hiking artery. The Walking Dunes, Nominicks, Goffe Point and Napeague Harbor are popular destinations for hikers on the trail system. Nominicks and the Walking Dunes are visible from both the Montauk Highway and the LIRR and serve as gateways to the Montauk Peninsula. Just as they were in colonial and pre-colonial times, these tall dunes mark the beginning of Montauk - the hilly country.

VI. Reason for Inclusion

The Walking Dunes subunit is included in the Napeague SASS because it is an outstanding New York coastal landscape and scenic area, one of the most unique geological features on Long Island. The Walking Dunes create a dramatic series of dune ridges at the head of Napeague Harbor. Their summits provide sweeping views across Napeague, Block Island Sound and Gardiners Island. The unique geology is accompanied by unusual flora and fauna with large numbers of rare plants established on the dunes and marshes. The subunit is managed as passive use parkland and ecological reserve. The wooded dunes of Nominicks are also geologically unique and have cultural value as the site of Native American and earlier colonial forts. The subunit has no discordant features though a radio tower and small groups of vacation homes around Napeague Harbor are visible from certain parts of the subunit.

Images of the Walking Dunes subunit scored very high (#3, #4, #5, #7, #8, #10, #11, #12, #13, #15, #23, #25, #30) out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The visual zones that make up the subunit scored an average of 6.03 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the Scenic Landscapes Survey. The subunit scored very high in the following categories of scenic analysis: natural, views and landscape composition. It scored moderately high in cultural features.

The subunit is unique not only within the region, but within the entire New York State coastal region as a very unusual and notable geological feature with highly scenic characteristics. It is accessible and is managed as part of one of the largest and most extensive park systems on the state's coastline. The subunit is well known as a geologic, scenic viewing, hiking, hunting, fishing and birdwatching area.

N - 3 Napeague Meadows Subunit

I. Location

The Napeague Meadows subunit extends from the western shore of Napeague Harbor to the eastern edge of the Devon Hills. It includes all of the tidal marshlands known as Napeague Meadows as well as the sand dunes and woodlands of Promised Land. It is bounded on the west by the Napeague Harbor subunit, on the south by the Montauk Highway Napeague subunit, on the west by the Accabonac SASS and on the north by shoreline residential development, an abandoned fish factory and Block Island Sound. Most of the subunit is located within Napeague State Park. Portions of the subunit extend to the Town line in Block Island Sound.

Beginning at Lazy Point on Napeague Harbor, the subunit boundary heads west, skirting the southern edge of residential development at the mouth of the harbor and along Block Island Sound. It then follows the edge of development along Shore Road south, Lazy Point Road west and Bayview Avenue north to the shore of the sound. The boundary follows the shoreline of the sound southwest for about 3,800' and then heads inland, skirting the abandoned fish factory. It then heads west skirting the southern edge of shoreline development along the sound. Just east of the development at Abrams Landing the boundary heads in a generally southerly direction following the base of the Devon Hills. Upon intersecting the LIRR, the boundary follows the railroad tracks northeast for about 1.5 miles then heads northwest at the edge of development at East Hampton Beach. The boundary reaches the southwestern corner of Napeague Harbor and follows the western harbor shoreline north to Lazy Point.

II. Scenic Components

A. Physical Character

The Napeague Meadows subunit contains a diverse range of land types including tidal marsh, dunes, interdunal swales and pitch pine-dominated maritime forests. The landscape is open, flat to rolling and supports a highly varied cover of vegetation. This creates a unique and striking visual character.

The subunit is named after the 150-acre tidal and brackish marsh at the southwestern end of Napeague Harbor. The marsh creates a wide, open grassy meadow providing expansive views of the surrounding hills and ponds. The marsh supports several unique plants including necklace sedge, coast flatsedge, marsh fimbry, slender crabgrass, heart-winged sorrel and seaside plantain as well as numerous species of birds and mammals. American kestrel, Cooper's hawk, northern harrier and short-eared owl feed on abundant small mammal populations. Several small tidal streams drain the marsh and allow fish fry, crabs and shellfish to venture into the wetland area. The marsh has been trenched to reduce populations of mosquitoes and greenhead flies. Napeague Meadow Road crosses the marsh on a causeway, providing ready visual and physical access to the meadows. Several small, tidal ponds are located on the northern edge of the marsh, linked by small tidal streams with the bay. Hummocks of old dunes and beach ridges protrude from the marsh and support a variety of upland grasses and shrubs.

The marsh is bordered by a transitional zone of upland grasses and shrubs and eventually by a pitch pine-dominated maritime dune forest, one of the largest in New York State. To the south of the marsh along the LIRR tracks and to the north adjacent to the developed portion of Napeague the higher land supports over 100 acres of this forest, intermingled with areas of deciduous forest and interdunal meadows. The pitch pine forest has established itself on the drier, more elevated landforms such as old beach ridges and dunes. Promised Land and the area in the vicinity of Devon is a varied landscape of old dunefields covered with a mixed vegetation of grasses, low shrubs and occasional patches of forest. Along Block Island Sound the vegetation is primarily dune grass, becoming increasingly more vegetated to the south and culminating in a pitch pine forest along the LIRR. The northern portion of Promised Land is largely a flat sand plain deposited relatively recently by coastal currents from the north and west. A line of dunes bisects the landscape from west to east followed by a series of interdunal swales with grassland vegetation.

The subunit contains one of the largest remaining areas of undeveloped back dune ecosystems on Long Island, with extensive dunes and maritime interdunal swale communities. These dunes and swales support breeding by about 30 species of birds, including grasshopper sparrows which nest in the grassy dune areas at Napeague Beach. Seven species of amphibians and reptiles, including a large population of eastern spadefoot toad as well as Fowler's toad, eastern box turtle, and eastern hognose snake are all known to occur in the swales and surrounding uplands. Abundant small mammal populations provide prey for raptors that feed in the area during fall migration; these include American kestrel, merlin, sharp-shinned hawk, northern harrier, osprey, peregrine falcon, and Cooper's hawk. Northern harrier, merlin, and short-eared owl also feed in this area in the winter. Dunes and interdunal swales at Napeague Meadows (Promised Land) as well as pitch pine-dominated maritime dune woodlands support several rare plant species, including pine barren sandwort, New England blazing-star, and the best occurrence in New York of curly-grass fern. A large brackish/salt marsh area at Napeague Meadows supports several of the plant species occurring in the interdunal swales as well as necklace sedge, coast flatsedge, marsh fimbry, slender crabgrass, heart-winged sorrel, and seaside plantain. Most of the subunit has been designated as the Napeague Harbor Significant Coastal Fish & Wildlife Habitat by the NYS Department of State and a Unique Habitat Area by the US Fish & Wildlife Service.

B. Cultural Character

The few visible cultural elements in the subunit include several small local roads, overhead utility lines, clusters of vacation homes, trenches in the saltmarsh and the LIRR which forms its southern boundary. Since the land was poorly suited for agriculture, the main historical land use in the subunit was fishing and hunting. Other than the harvesting of saltmarsh hay in the meadows, little farming, forestry or grazing occurred in the sandy dunefields of the subunit. Several fishing docks and fish houses were located at Napeague Village. Some of these early fishing structures have been converted into summer cottages. A fish factory was once located on Hicks Island, accessed from the developed section of Napeague.

Promised Land was the site of several fish oil and fish meal factories, one of which still stands on Napeague Bay. The site was probably chosen because of its access to deep water and because its remoteness and lack of development precluded complaints from neighbors about foul odors and noise. The primary fish processed at Promised Land was menhaden, a very oily member of the herring family. The oil was used in paints and lubricants and the meal was used for feed and fertilizer. The fish factories produced an unholy stench which may have led to the satirical name "Promised Land". According to the East Hampton Star, other theories of the origin of the name include promises from Congress, the difficulty of reaching the remote site, and the great bounty of fish found offshore here.
The Promised Land fish factory was not included in the SASS because of its derelict condition. Renovation of the buildings and site for historical or recreational purposes could upgrade the visual character of the site and allow it to be included in the SASS as an important cultural element. The cluster of modest vacation homes along Napeague Harbor are typical of low cost, post-WWII summer home communities. These homes have negative visual impacts on the harbor and the subunit, but because they are tightly clustered in one location their negative visual impact is minimized.

C. Views

The primary visual characteristic of the subunit is its flatness, sandiness and openness, giving it the scenic character of a sandplain prairie. Large expanses of saltmarsh, dunes and sandy swales are mostly undeveloped parkland, giving the subunit an unspoiled natural character. While water surrounds the subunit, it is not highly visible in most areas due to the flatness of the terrain and the presence of waterfront dunes blocking ocean views.

The eastern portion of the subunit features the Napeague Meadows - large expanses of salt and brackish marsh fronting on Napeague Harbor. Other than mosquito control trenching, this area is relatively untouched and natural. Water is a constant presence in the tidal channels and throughout the saltmarsh at high tide. Abundant waterfowl and upland birds enliven the scene. Visual backdrops to the saltmarsh include the harbor, Walking Dunes, Nominicks, the Hither Hills and lower dunefields at Napeague. To the north and south the saltmarsh is framed by dark masses of pitch-pine dominated maritime dune forest. Hummocks of drier land consisting of old beach ridges and dunes protrude from the salt marsh creating upland islands. To the west the saltmarsh transitions into a sparsely vegetated upland sand plain framed by the dunes of Promised Land and surrounding pitch pine forests. Few discordant features mar the visual character of the meadows. The Napeague radio tower is clearly visible in the distance and groups of vacation homes at the developed portion of Napeague and on the edge of the harbor can be seen from certain areas. Small overhead utility lines are located along some of the roads.

The wooded portions of the subunit along the Montauk Highway and west of the developed area of Napeague consist of pitch pine interspersed with oaks, deciduous shrubs and low sandplain vegetation. The varied terrain of old dunes and beach ridges and the abrupt changes in vegetation height and density add variety to what would otherwise be a visually monotonous scrub forest. The changes in vegetation occur in conjunction with changes in topography and erosive patterns on the faces of the old dunes. High dunes at Cherry Point provide dramatic, unspoiled views of Block Island Sound and Accabonac Cliffs.

At Promised Land, the vegetation gradually diminishes to low dune grasses along the Block Island shoreline, opening up views of the dunefields and water. Strong prevailing northwest winter winds cause the entire northern section of the subunit in this area to be relatively barren and the younger, higher coastal dunes create greater topographic relief. The central and southern portions of Promised Land are almost completely free of discordant features. Only small overhead utility lines along some of the roads and a few houses on the hills of Devon reveal the impact of humans. But from the height of the dunes in the northern section of Promised Land, discordant features adjacent to the subunit such as the derelict fish factory and shoreline residential development are clearly visible.

III. Uniqueness

The subunit contains many of the unique and unusual geological features typical of the entire SASS. The role of wind and ocean currents in the relatively recent formation of new land is especially evident here as row on row of old dunes and beach ridges arc across the narrow sand isthmus connecting Devon and the Montauk Peninsula. The large expanse of saltmarsh facing Napeague Harbor is unusual for its size and lack of human impacts. The flatness and dryness of the sandy landscape creates an almost desert-like visual quality, accentuated by the fact that the ocean is not visible in many areas of the subunit. The unusual, and often rare, sand plain vegetation of the subunit has been identified as an area of critical habitat concern by the State of New York and the US Fish & Wildlife Service. The interdunal swales of the meadows and Promised Land are some of the largest and most unspoiled in the state. The great variety of vegetation and landforms in the subunit creates a very diverse and dramatic visual character. The fact that most of the subunit is protected as part of Napeague State Park contributes to its unusually pristine character. The cultural character of the subunit is centered on the role of fishing and especially fish processing. Renovation of the Promised Land factory could improve this unique part of Napeague history and enhance the visual character of the area, allowing expansion of the SASS.

IV. Public Accessibility

The vast majority of the subunit is located in Napeague State Park and is open to the public. Napeague Meadow Road, Lazy Point Road and Cranberry Hole Road provide access to the subunit for cars and cyclists. A trail system extends throughout the subunit including the Paumanok Path linking Southampton with Montauk Point. Much of the subunit is visible to passengers on the north side of LIRR trains. Small portions of the subunit in Napeague village and Abrams Landing are privately owned but accessible via the public road system.

V. Public Recognition

Though it is not a major visitor destination, the Napeague Meadows are known regionally as a scenic area rich in wildlife and unique plants species. The openness of the landscape and relative lack of development have established the meadows as an important natural area that plays an important role in the character of the region. The sandy landscape of dunes, beach ridges and swales is unique and gives the subunit a very special visual character and identity. The wildness and desert qualities of the landscape and the memories of the infamous fish factories that used to prosper here still give the area the character of a remote badlands. In fact, Hollywood has filmed a number of desert, space and disaster movies here including "The Sheik" with Rudolf Valentino and the recent thriller "Deep Impact".

VI. Reason for Inclusion

The Napeague Meadows subunit is included in the Napeague SASS because it is a highly scenic, environmentally and geologically unique landscape with very few signs of human disturbance thanks to its protection as parkland. The open vistas created by the sandy soils and sparse vegetation create a prairie-like visual environment with distant views of Napeague Harbor and Block Island Sound. The sand dunes, beach ridges and interdunal swales create one of the largest undeveloped back-dune ecosystems in New York State. The ocean is never far away from this "land overflowed by water" and makes its presence felt on the dry, sandy landscape in many ways. The subunit is well managed as part of Napeague State Park. With the exception of minor elements such as small clusters of vacation homes, overhead utilities and views of nearby communication towers, the subunit has few discordant features.

Images of Napeague Meadows scored high (#1, #4, #7, #8, #10, #12, #15, #16, #23, #25, #30, #68 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored an average of 4.98 in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the Scenic Landscapes Survey. The subunit scored high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique as an unspoiled, scenic, environmentally unique sand isthmus connecting the Montauk Peninsula with Long Island. It is highly accessible via a number of paved local roads and is well managed as a state park and environmental protection area. The subunit is well known as a birding, wildlife viewing, fishing, hiking and scenic area.

N - 4 Montauk Highway - Napeague Subunit

I. Location

The subunit includes the Montauk Highway and surrounding land in Napeague State Park. It consists of the section of the Montauk Highway without overhead utility lines. The northern boundary of the subunit follows the centerline of the LIRR tracks. The southern boundary is located 300' south of the Montauk Highway. The eastern boundary is located at Shawnee Street and the western boundary is located 3,000' east of Ship Wreck Drive.

The subunit boundary begins at the intersection of Shawnee Street and the LIRR. From this point it runs west along the centerline of the railroad 1.5 miles to the beginning of overhead utilities along the Montauk Highway. Here it turns south, crosses the Montauk Highway and continues 300' south of the road along the edge of development in Beach Hampton. The boundary then turns east and parallels the road to the edge of development along Shawnee Street in East Hampton Beach. Here it heads north, crosses the Montauk Highway and returns to the point of beginning at the junction of Shawnee Street and the LIRR.

II. Scenic Components

A. Physical Character

The Montauk Highway traverses Napeague State Park on relatively flat terrain bordered on each side by densely wooded sand dunes. The highway runs through a swale cut through the dunes which limits views to the axis of the roadway. The east and west ends of the subunit are more open than the central portion, allowing some views of the surrounding beaches, dunes and woodlands. The wooded dunes vary from about ten to twenty feet in height on the southern side of the highway and from six to twelve feet to the north of the highway.

The forest is principally a pitch pine-dominated maritime dune woodland, one of the largest and most intact such woodlands in the state. These areas support several rare plant species, including pine barren sandwort, New England blazing star, evening primrose and the best occurrence in New York of curly-grass fern. The pitch pine forest has established itself on the

drier, more elevated landforms such as old beach ridges and dunes. The pitch pine forest has been designated by the NYS Department of State as the Napeague Beach Significant Coastal Fish and Wildlife Habitat.

B. Cultural Character

The principal man-made elements in the subunit are the Montauk Highway and the LIRR tracks. But while these modern engineering features dominate this narrow subunit, the landscape still appears to be highly natural to the traveler. The Montauk Highway in this location is a straight, two-lane highway. Its scenic character has been greatly enhanced by the removal of overhead utility lines which mar the character of the road in other sections. The highway traverses a very natural, forested dune landscape with few other signs of human intervention. An occasional jeep trail intersects the highway, and the LIRR tracks are occasionally visible to the north. Otherwise the surrounding landscape consists of the wooded dunes and sandy swales of Napeague State Park. The LIRR cuts an even narrower swath through the dunes and forest and forms a narrow tunnel through the dark green woods. Occasional gaps in the dunes and woods open brief views of the surrounding dunefields and distant water.

C. Views

Views in the subunit are very linear and are oriented along the axis of the Montauk Highway and the LIRR tracks. Views along the LIRR have the character of a tunnel since the dunes and the dense pitch pine forest are quite close to the tracks. Views along the Montauk Highway are more open and focus on the distant hills of the Montauk Peninsula and Devon at either end of the subunit. At the east and west ends of the subunit, brief side views are available through low points in the surrounding dunes. These views reveal the surrounding dune fields, sandy swales and occasional glimpses of the Atlantic and Block Island Sound beaches. While the views along the highway and the railroad are linear and limited by adjacent forested dunes, their character is almost entirely natural, giving travelers the impression of traversing a maritime wilderness area.

III. Uniqueness

The subunit is one of the few areas where the Montauk Highway traverses a natural landscape devoid of overhead utilities and views of adjacent development. It is the first such area for east-bound travelers in East Hampton and announces the beginning of the relatively undeveloped parkland of the Montauk Peninsula. The landscape that the highway and railroad traverse has unique natural and ecological significance since it is one of the largest, undeveloped pitch pine-dominated maritime woodlands in the state supporting a wide range of rare plants and animals. The lack of discordant features is unusual for the highway. The lack of overhead utilities, the restrained use of highway directional signs, the lack of billboards that once scarred this section of the highway and the absence of adjacent residential and commercial development are unique to the subunit.

IV. Public Accessibility

The subunit is readily accessible to the public since it is dominated by the Montauk Highway and the LIRR tracks. A number of jeep roads and trails extend from the highway south into the dune fields of the state park. Parking is available on a limited basis along the highway. Additional access to Napeague Beach is available from Beach Hampton, East Hampton Beach and from Hither Hills State Park. The LIRR provides visual accessibility to the subunit for travelers on the south side of trains travelling through the subunit. A new town bathing beach is proposed at the Lobster Roll. A small parking area will be open after the bird nesting season.

V. Public Recognition

The subunit is highly recognized by the public as the gateway to the Montauk Peninsula. It is the first large section of natural parkland traversed by the Montauk Highway. The sand dunes, pitch pine forests and lack of visual intrusions announce the beginning of the open, ocean landscapes of the outer peninsula. The subunit announces the beginning (and end) of Napeague - a landscape dominated by sand, wind and salt water. As the corridor for a major highway and the region's only rail line, the subunit is highly visible and highly recognized by all travelers to the Montauk Peninsula.

VI. Reason for Inclusion

The Montauk Highway Napeague subunit is included in the Napeague SASS because it creates a natural gateway to Napeague and the Montauk Peninsula for hundreds of thousands of travelers every year. For many, it is their only experience of Napeague and the natural landscape of dunes, pitch pine forests and ponds that make this region so unique and scenic. The lack of discordant features such as towers, overhead utilities and roadside development is unusual on this busy arterial highway and announces the beginning of the outer reaches of the peninsula. The tunnel-like corridor of dark green and bright sandy white is unique and focuses the traveler on the narrow roadway corridor. While the subunit did not receive a high scenic rating, it is important as a link between high scoring subunits and as a highly traveled corridor providing access to scenic areas on either side.

Promised Land

Images of the Montauk Highway Napeague scored moderately high in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. Images similar to the subunit scored #15, #20, #21, #22, #23, #25, #27, #49 and #68 out of a total of 126). The subunit scored an average of 2.98 in the scenic analysis conducted for this study (highest score 8.52, lowest score –0.79, mean score 4.07) The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the Scenic Landscapes Survey. The subunit scored moderately in all categories of scenic analysis.

N - 5 Napeague Beach West Subunit

I. Location

The Napeague Beach subunit includes the dunes and beaches of Napeague State Park south of the Montauk Highway. From west to east the subunit extends from the edge of development in Beach Hampton to the edge of development in East Hampton Beach and generally coincides with the boundaries of the park. From north to south the subunit extends from a line 300' south of and parallel to the Montauk Highway out to the Town line in the Atlantic Ocean.

The boundary begins at Shawnee Lane 300' south of the paved edge of the Montauk Highway. It then heads west- parallel to and 300' south of the paved edge of the Montauk Highway for approximately two miles. The boundary turns south at the western park boundary and extends to the Atlantic shoreline. At the shoreline it follows the low water mark east for about 1.7 miles to the edge of a group of beach front summer homes at the end of Dunes Lane. The boundary skirts these homes, heading north and then northeast. It then rejoins Shawnee Lane, heading north to return to the point of beginning.

II. Scenic Components

A. Physical Character

The Napeague Beach subunit consists of protected beaches and dune fields in Napeague State Park. The wide sandy beaches are completely undeveloped and follow the straight northeast/southwest trend of the coast. The beach is lined with rows of high dunes ranging from 8 to 20 feet in height. The dunes extend over 1,500' back from the shoreline to the edge of the Montauk Highway. The vegetation patterns on the dunes gradually trend from low dune grasses near the shore to low shrubs in the center and a dense forest of low pitch-pines to the north. The wooded northern portion of the subunit is an integral part of the pitch pine-dominated maritime dune woodland that extends past the Montauk Highway and LIRR into Napeague Meadows. The topography consists of an irregular series of dunes and dune ridges alternating with low, sandy swales. Topographic relief ranges from 10' to 20' on a basically flat sandy base.

Napeague Beach contains one of the largest remaining areas of undeveloped beach and back dune ecosystems on Long Island, with extensive dunes and maritime interdunal swale communities. These dunes and swales support breeding by about 30 species of birds, including grasshopper sparrows, which nest in the grassy dune areas at Napeague Beach. Seven species of amphibians and reptiles, including a large population of eastern spadefoot toad as well as Fowler's toad, eastern box turtle, and eastern hognose snake are all known to occur in the swales and surrounding uplands. Abundant small mammal populations provide prey for raptors that feed in the area during fall migration; these include American kestrel, merlin, sharp-shinned hawk, northern harrier, osprey, peregrine falcon, and Cooper's hawk. Northern harrier, merlin, and short-eared owl also feed in this area in the winter. Dunes and interdunal swales include some of the largest and most intact examples of pitch pine-dominated maritime dune woodlands in New York, and support several rare plant species, including pine barren sandwort, New England blazing-star, and the best occurrence in New York of curly-grass fern. The subunit has been designated a Significant Coastal Fish and Wildlife Habitat by the NYS Department of State.

B. Cultural Character

The subunit is almost exclusively park land managed as ecological preserve and low intensity use area. The main evidence of human use of the area is a network of trails leading through the dunes to the beach. Portions of these trails have become eroded, damaging the dunes and creating unsightly blow-outs and ruts. Other than these trails, the subunit is relatively unchanged and remains in a natural state. The fact that it is one of the last undeveloped portions of the coastline in this area, surrounded by vacation homes and motels, is a cultural phenomenon in its own right. The subunit is a living, physical expression of the parks and conservation movement that has led to the successful protection of key sections of the coastline. Human use of the subunit focuses on passive recreational uses such as bird watching, hiking and sunbathing. There is no supervised swimming and few parking facilities available to encourage large scale beach activities.

While Napeague Beach is still occasionally used for surf casting, in a previous era the beach was a center of fishing activity. In the 1880's a pier extended from Napeague Beach into the Atlantic. Nets were hung from it and fish were shipped from Napeague Harbor. A holding pond was dug out behind the beach at the west end of Napeague where seiners kept striped bass. The long, sandy beach was used by seine net fishermen, using horses and, later trucks, to set and haul nets from the shore to catch striped bass schooling in the surf.

C. Views

The subunit provides sweeping views of the Atlantic Ocean and almost two miles of wide, undeveloped, sandy beaches. The high dunes lining the beach create an attractive backdrop to the beach and provide elevated vistas of the shoreline. The straight configuration of the shoreline at Napeague reduces opportunities for distant views of the land, but creates a sense of expansiveness and openness as the ocean meets the land in a straight line. The Atlantic Ocean, free of development or offshore structures, is a water wilderness with nothing to block or impede views from horizon to horizon. At the east and west ends of the beach, adjacent residential development and the Napeague radio tower are visible, but central portions of the beach enjoy largely unspoiled views of the ocean, beach and dunes.

The back dune area extends from the first line of shorefront dunes to the beginning of the pitch pine forest. It consists of rolling, sandy terrain with low, dune grass vegetation. Dune tops alternate with low, sandy swales and depressions, some of which hold water after a strong rain. Views in this area resemble a desert with sandy ridges and dunes framing views of distant hills, dark green forests and, occasionally, the ocean. The sparse, low vegetation that covers much of the dunes in this area reflects the patterns of the wind, water and terrain, painting a graphic picture of natural forces on the landscape. Because this area is surrounded by high dunes and pitch pine forest, it is almost completely screened from surrounding discordant features such as residential development and the adjacent Montauk Highway. The Napeague radio tower and overhead utility poles along the Montauk Highway are visible from limited sections.

The forested dunes at the northern end of the subunit provide few distant views because of the density of the pitch pine woods. Views in this area tend to be much more internal and short-range and include woodland scenes, views of grassy depressions and swales and occasional longer views along dune grass swales to the open landscape to the south. An occasional opening extends to the Montauk Highway. The alternating patterns of pitch pine forest, dune grass and low scrub vegetation reflect the underlying terrain, groundwater and wind patterns, creating an attractive tableau of natural forces at work on the land. Wind erosion on the high, forested dunes has opened up sandy scars free of vegetation. These bright, sandy eroded flanks contrast with the surrounding dark green of the pitch pine forest, creating dramatic color and tonal contrasts.

III. Uniqueness

Almost two miles of undeveloped, sandy ocean beach lined with dunes is an unusual sight on Long Island. The creation of Napeague State Park and its preservation by the State of New York has created one of the largest remaining oceanfront dune landscapes in the region. The NYS Department of State has designated the subunit as an important part of what it calls one of the largest beach, dune and back dune ecosystems on Long Island. A number of rare plants and animals occur at Napeague Beach thanks to its high state of preservation and its unique ecology. The pitch pine-dominated maritime dune forest that covers the northern portions of the subunit is also one of the largest and best preserved in the State. Views in the subunit are unique, thanks to the pristine character of the beach and dunes, the lack of discordant features and the unusually intact state of the vegetation.

IV. Public Accessibility

Most of the subunit is part of Napeague State Park and is fully accessible to the public. Since this section of the Park is not managed for active use, it is not as easily accessed as active recreation beaches with large parking lots and facilities. The subunit is primarily accessed on foot along a system of trails leading from the Montauk Highway and local roads in Beach Hampton and East Hampton Beach. The subunit can also be accessed on foot along the Atlantic beach. Parking is limited.

V. Public Recognition

Napeague Beach is a well-known feature of the Montauk Peninsula. It has historically been an important fishing area and more recently has become a destination for swimmers, beachcombers, birders, sport fishermen and hikers. While the term Napeague Beach covers an area larger than the subunit, this section of the beach is the most pristine and undisturbed. It retains all the characteristics of the quintessential Long Island beach: vast expanses of sand, crashing surf, high dunes and wooded hills. Because it is not as accessible as beaches managed for active recreation, Napeague Beach is not as frequently visited or as well known. But it represents the type of beach landscape that frequently appears in travel brochures, post cards, calendars and promotional literature on East Hampton and Montauk Point. The subunit also abuts the Montauk Highway which serves as the main artery for access to Montauk. As such it is frequently viewed by hundreds of thousands of travelers who recognize these sandy dune fields as the gateway to the Montauk Peninsula.

VI. Reason for Inclusion

The Napeague Beach subunit is included in the Napeague SASS because it is one of the largest intact beach, dune and backdune landscapes on Long Island. Its 1.5 mile wide sandy beach, tall shoreline dunes and extensive back dunes are completely free of development. They represent a visual remnant of the unspoiled coastal scenery that once used to extend all along the southern shore of Long Island. The unique and rare ecology of the subunit produces patterns of vegetation that are not only beautiful, but environmentally significant. The pitch pine-dominated maritime dune woodlands contrast with white sand banks and low dune grass, producing a unique oceanfront visual character. The lack of discordant features makes this beach and dune landscape highly unusual in the region. The ocean is free of offshore structures or towers and the beaches and dunes extend for miles free of discordant features.

Images of the Napeague Beach subunit scored high (#4, #7, #8, #12, #15, #30 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 6.05 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high in the following categories of scenic analysis: natural, views and landscape composition. It scored neutral in cultural features since it is largely a natural landscape.

The subunit is unique as a largely unspoiled and extensive coastal beach and dune field landscape. It is a unique remnant of the undeveloped beaches and dunes that once lined the Atlantic Shore of Long Island. It is accessible as public park land and is managed as a passive use and environmental protection area. The subunit is well known as a scenic viewing, hiking, birding and fishing area.

E. Accabonac Scenic Area of Statewide Significance

I. Location

The Accabonac Scenic Area of Statewide Significance (SASS) consists of Accabonac Harbor and surrounding wetlands, farmlands and forests as well as the Accabonac Cliffs area, the historic hamlet of Springs, Barnes Landing, Albert's Landing and Fresh Pond. The SASS extends out to the Town line in Gardiners Bay.

The entire eastern boundary of the SASS is formed by the low water mark of the Gardiners Bay shoreline extending from Fresh Pond Landing in the south to the edge of shoreline development at Gerard Park in the north. The boundary heads inland at Gerard Park, skirting the edge of development at Fireplace and extends southwards along Springs Fireplace Road for about two miles to Sand Lot Road in Springs. It heads east on Sand Lot Road, north on School Street and southeast on Old Stone Highway. At Louse Point Road it heads north for about 1,000' and then turns east on Lookout Lane which it follows to Waters Edge Drive. One hundred yards before reaching Barnes Hole Road, the boundary turns westward, skirting the edge of wetlands associated with the Fresh Pond drainage. It heads west and then south around the western edge of these wetlands, including all of Fresh Pond and its associated wetlands and forests. The boundary returns to the point of beginning at Fresh Pond Landing.

The Accabonac SASS is located entirely in the Town of East Hampton. It includes almost four miles of shoreline on Gardiners Bay, a mile and a half of steep coastal bluffs at Accabonac Cliffs, the entire saltwater estuary of Accabonac Harbor, extensive salt marshes and freshwater wetlands, the historic hamlet of Springs and areas of farmland and woodland. Significant portions of the SASS are protected by public and private conservation interests. The Accabonac SASS abuts the Napeague SASS at its southeastern corner. It abuts the Barnes Hole Scenic Area of Local Significance at two locations on its southwestern border.

Consult the Accabonac SASS map for detailed SASS boundaries. The Accabonac SASS is located on the Gardiners Island West, Gardiners Island East, Napeague Beach and East Hampton, NY US Geological Survey 7.5 minute topographic quadrangles.

II. Description

The SASS is comprised of three subunits:

A-1 Accabonac Harbor, A-2 Barnes Landing, A-3 Fresh Pond Landing

The Accabonac SASS is dominated by a large and extensive tidal estuary separated from Gardiners Bay by a lengthy system of peninsulas and barrier beaches. The SASS also includes the high bluffs known as Accabonac Cliffs and the freshwater lakes and wetlands of the Fresh Pond drainage system. Though much of the SASS landscape is undeveloped, the traditional village center of Springs and the historic water access points at Barnes Landing and Albert's Landing bring history and cultural interest to the SASS. More recent residential and second home development has occurred at Accabonac Cliffs, in the vicinity of Springs and at Gerard Park.

The unique geography, estuarine environment, terrain, vegetation and history of the SASS all contribute to the uniqueness and character of the landscape. Accabonac Harbor is a rich tidal estuary with extensive areas of saltmarsh, farmland and forests. The generally open character of the estuarine landscape creates a unique visual environment with extensive views and vistas. The wild, maritime landscape of the harbor is surrounded by a pastoral landscape of farm fields, meadows, pastures and small woodlots. Historic farmsteads, homes and villages dot this open landscape, a remnant of the historic East Hampton agricultural landscape.

The SASS is relatively unscarred by development. Many areas around Accabonac Harbor are protected by public or private conservation organizations such as The Nature Conservancy. Other areas identified in the East Hampton Open Space Plan are privately owned, undeveloped but unprotected. These areas have been recommended for some form of conservation. Suburban development at Accabonac Cliffs, Gerard Park and in the vicinity of Springs detracts somewhat from the scenic character of the landscape. Other than these minor intrusions, the SASS is relatively unscarred by contemporary development. This lack of development is remarkable given the beauty and historic significance of this section of the coast.

III. Aesthetic Significance

The Accabonac SASS is of statewide aesthetic significance by virtue of its exceptional landscape character, historic character, state of preservation, environmental character, uniqueness, public accessibility and public recognition. It is one of the most scenic areas of the region's coastline, providing dramatic views of coastal bluffs, wide sandy beaches, large tidal estuaries and Gardiners Bay. Images and descriptions of the SASS are frequently featured in photographs, paintings, books, travel brochures and other publications.

The high coastal bluffs and extensive estuary and salt marshes of the SASS create a dramatic coastal environment. The salt marsh meadows, farmlands and forests along the many arms of the harbor create an open landscape providing sweeping views of the estuary. The varied configuration of the harbor's shoreline assures a wide variety of views and a high level of visual contrast along the shore.

The diversity of landscapes within the SASS creates a highly varied visual setting. The SASS has a unique abundance of water views, both saltwater and freshwater. Gardiners Bay and the many channels of the harbor bring saltwater views to most parts of the SASS. In the interior of the SASS and often in close proximity to the coastline, unspoiled tidal and freshwater ponds dot the landscape. The highest-rated image in the East Hampton Scenic Landscapes Survey featured a view of a freshwater pond located in the SASS, a landscape type that is abundant in the southern sections of the SASS. The hamlet of Springs, named after a freshwater spring at the head of Accabonac Harbor, is the site of Pussy's Pond, a scenic water feature with a long history of human use.

While the SASS is especially rich in natural scenic character, cultural factors also enhance the visual character of the landscape. Historic sites such as the village of Springs add character and interest to the visual landscape. The historic buildings and landscapes of Springs create a unique visual setting that blends structures with the surrounding natural and farm landscape. Rural farmsteads and historic homes dot the landscape of the SASS and create a unique historic visual character with roots in the region's Seventeenth & Eighteenth Century origins. The pattern of salt marshes, farm fields, wood lots, farmsteads and historic hamlets and villages was typical of East Hampton for over three hundred years. A remnant of this historic, pastoral landscape remains to this day in the Accabonac SASS.

Many historic land uses such as farming, fishing and shell fishing continue in the SASS, preserving traditional industries and creating activities on the land and water that enhance the visual character of the SASS.

Thanks to recent preservation efforts, many of the natural and cultural resources of the SASS have been protected and are open to the public. The historic buildings at Springs, some of the historic farmsteads and many of the most scenic lands surrounding Accabonac Harbor are accessible to the public. The historic hamlet of Springs was recently designated a Town Historic District. Many key views and vistas are highly accessible to the public, thanks to the parks, conservation lands, public beaches, public landings, overlooks and public highways that provide access to the SASS.

A. Landscape Character

1. Variety

The Accabonac SASS contains a diversity of landscapes. From steep, eroded bluffs to quiet saltwater estuaries to wooded hills to open rolling pastures, the SASS has a uniquely varied visual character.

Water is a predominant feature of the SASS and is manifest in many different forms. Because of the lengthy Gardiners Bay shoreline and the extensive, highly variegated form of Accabonac Harbor, water extends to almost every area of the SASS. The waves of Gardiners Bay wash the wide sand and cobble beaches as well as on boulder strewn bluffs and the rocky embankments along the south and east shores of the SASS. The undulating shape of the shoreline and the highly indented configuration of Accabonac Harbor create additional visual variety, enhancing the character of shoreline views throughout the SASS. In the interior, the freshwater ponds and streams of the Fresh Pond system create a diversity of inland water environments, almost all of them unspoiled by shoreline development.

Highly varied topography enhances the visual character of the SASS. The 80' high coastal bluffs of Accabonac Cliffs, the lower bluffs along Gardiners Bay, and the gently rolling terrain around Fresh Pond and Accabonac Harbor add diversity to the landscape. In contrast, areas of flat terrain at the salt marshes, farmland and barrier beaches provide a sharp contrast to the bluffs and hills.

The SASS contains a high variety of unspoiled natural environments and habitats. Extensive salt and freshwater marshes, successional fields, mature oak/hickory and pine forests, freshwater streams and successional woodlands provide a degree of natural diversity unusual for a coastal setting in heavily populated Long Island. The diversity of natural settings is reflected in the visual diversity of the landscape. The abundance of wildlife - and the many people observing, hunting and fishing- create movement, variety and ephemeral character in what would otherwise be a static visual landscape.

Though less dramatic than the natural diversity of the SASS, the variety of its cultural landscapes remains impressive. Historic structures such as those in Springs, historic homes along Springs/Fireplace Road, and historic estates along the Accabonac Cliffs complement the natural landscape setting. Open fields and pastures and their successional remnants line the western shores of Accabonac Harbor, creating visual diversity and many opportunities for distant views across hills and water. The remnants of farming in the SASS are an important link to earlier times when farms covered most of the East Hampton landscape. The historic roads of the SASS such as Springs/Fireplace Road, Springs Path and Amagansett Road generally follow their historic layouts and bring additional character and interest to the landscape.

Accabonac Harbor, Garard Drive

2. Unity

The SASS is a unified landscape, thanks to its high state of natural preservation, its strong cultural landscape elements, the nearly constant presence of the ocean and the strength of its geological features. Human alteration of the SASS has usually served to enhance, rather than detract from, the visual character of the landscape. The cultural landscapes of the SASS such as its farmland, farmsteads, historic hamlets and historic estates create a unifying visual character. The historic structures, open pastures, meadows and meandering historic roads blend with or provide a pleasing contrast to the natural scenery of the SASS. The few discordant features, mainly residential or second home development, do not significantly detract from the overall visual unity of the SASS.

The high percentage of conservation land in the SASS has resulted in the high state of preservation of the landscape. State and local government, non-profits such as The Nature Conservancy and the Suffolk County Agriculture Protection Program have acquired both fee simple interests as well as conservation easements to many lands, especially around Accabonac Harbor. Significant undeveloped areas of the SASS remain in unprotected private ownership. Future protection of these parcels will be critical in preserving the unified visual character of the SASS as described in the Town of East Hampton's 1995 Open Space Plan. The relatively low amounts of development in the SASS have not significantly disrupted the overall unity of the landscape and, in some cases, have actually complemented the visual character of the land.

Water extending throughout the SASS provides visual unity to the landscape. Sweeping views of Gardiners Bay or the estuary are available from most of the external edges and high points of the SASS. Views of unspoiled freshwater ponds and tidal inlets and marshes extend the unifying presence of water into interior portions of the landscape as well. Given the important role of water in creating scenic quality, the prevalence of salt and freshwater within and around the SASS is a very strong unifying factor.

Due to the relative lack of development in the SASS, the underlying geology of the glacial moraine and tidal accretion is evident throughout the landscape. Rolling moraine hills, glacial valleys, flat outwash plains and exposed glacial boulders embedded in coastal bluffs and beaches provide a unifying physical character to the land. In many areas of Long Island, these

glacial features have been altered or obliterated, removing an important visual link with the region's geologic past. In the Accabonac SASS, they remain visible and predominant, a reminder of the glacier's role in shaping and sculpting the Long Island landscape.

3. Contrast

The Accabonac SASS is replete with both physical and cultural landscape contrasts. The extensive wooded shoreline and steep Atlantic bluffs offer a striking contrast to the flat, expansive surface of the sound and salt marshes. The dark, enclosed forest landscape of the interior gives way to the bright, windy, reflective light of the ponds, estuary, tidal marshes and ocean shore. The historic roads of the SASS provide striking contrasts between expansive vistas of the estuary and surrounding hills to the tunnel-like landscape of the deep forest. The contrast of the flat to gently rolling upland plateau with the abrupt, sometimes vertical ocean bluffs is surprising and at times terrifying. Boulder-strewn beaches, the deeply indented shoreline of the harbor, and the wash of the surf provide further contrast between land and sea. The contrast between the open salt marshes and water areas of the estuary and the surrounding forests are dramatic, especially in areas of dark, evergreen vegetation.

Cultural features in the landscape provide additional contrasts with the natural landscape. The historic estates create a dramatic accent to the steep bluffs of Accabonac Cliffs. Springs and other historic hamlets create a dramatic contrast between the tightly-knit historic buildings and the surrounding farm and forest landscapes. The historic farmsteads and homes along the SASS roads punctuate the natural landscape, creating contrasts between the natural landscape and the man-made environment. Because development has been held in check in most areas of the SASS, the lines separating the natural landscape from developed areas remain quite distinct, heightening the contrast of the natural with the man-made and keeping both in balance.

Small scale, intimate views of dense woodlands, small streams and ponds in the interior of the SASS are in striking contrast to the expansive vistas of the bluff tops, moorlands and beaches. The transition from dense woodland vegetation to the open shoreline and moorlands is often very brief and surprising, heightening the sense of visual contrast.

4. Freedom From Discordant Features

The SASS is remarkably free of major discordant features, especially considering the extent, beauty and desirability of its coastline. Public and private conservation holdings protect significant areas around Accabonac Harbor, but the rest of the landscape remains in private ownership. The East Hampton Open Space Plan recommends major future conservation acquisitions in the area. Discordant features in the SASS include several subdivision developments at Accabonac Cliffs, Gerard Park and in the vicinity of Springs. Contemporary homes line the tops of some of the bluffs, somewhat reducing the scenic character of these dramatic features. But dense forest vegetation screens many developed areas in the summertime at least. Scattered contemporary development occurs along most of the roads in the SASS. Because of the dense forest vegetation, the terrain and the containment of development in a few specific areas, most of the SASS remains relatively unscathed. No major roads, towers or other engineering structures mar the landscape. The discordant features do not significantly impact the otherwise high visual character and unique state of preservation of the SASS.

B. Uniqueness

The Accabonac SASS is unique as one of the largest and most unspoiled saltwater estuaries in Eastern Long Island. Accabonac Harbor is one of the few remaining examples of a pastoral, historic farm landscape extending down to an undisturbed salt marsh estuary. The historic resources of the SASS are unique and include the historic hamlet of Springs, farmsteads, historic homes and historic dams and landscape structures. This pastoral, saltwater farm landscape is an unusual remnant of the scenery that once occurred throughout Long Island and is now exceptionally rare.

Listed by the US Fish & Wildlife Service as an important habitat area, the Accabonac SASS is a unique natural environment supporting a wide range of upland and maritime species. The large extent of the estuary, the relative lack of development and the well-preserved state of its salt marshes, forests, beaches and uplands results in a uniquely rich and diverse natural environment. The geology of the SASS is unusual as well, with extensive barrier beaches, highly varied tidal inlets and dramatic coastal bluffs. The Accabonac Cliffs are some of the tallest in the region, rising to over 80' in height. The Fresh Pond system of wetlands, streams and ponds is very well preserved and unusual as a fresh water wetland in close contact with the ocean.

Most importantly, the scenic character of the SASS is unique. The high bluffs, unspoiled tidal estuary, historic village and structures and expansive vistas of undeveloped tidal marshes and farm fields are unusual in the region. The lack of development and discordant features given the high amount of privately owned land is unusual and the result of private conservation efforts, historic preservation and the careful management of the land by private owners.

C. Public Accessibility

The SASS is accessible to the public through the public road system, public boat landings and publicly-accessible beaches. The major town roads in the SASS: Springs Fireplace Road, Amagansett Road, Springs Path, Gerard Drive and Barnes Hole Road provide physical and visual access to many of the most scenic areas of the SASS. Gerard Drive, East Harbor Road, Barnes Hole Road, Albert's Landing Road and Fresh Pond Road provide access to Accabonac Harbor and Gardiners Bay. The historic center of Springs is accessible to the public and some of the historic homes are open to the public on certain occasions. Boat access at East Harbor Road and Abrams Landing allows small craft to access the many shoreline areas of the SASS.

D. Public Recognition

The Accabonac SASS is well known locally and moderately well known in the region. Since it doesn't have swimming or tourist facilities, dramatic beaches or large parks it is not a major destination for visitors. As a quiet remnant of the old East Hampton, Accabonac is usually overlooked by the summer, tourist crowd. It is well known to historians, naturalists, fishermen, hunters and boaters who appreciate its beauty, natural character and extensive water resources. Historians appreciate its historic structures, historic sites and the traditional East Hampton landscape of farm fields stretching down to salt marsh meadows and tidal inlets.

IV. Impact Assessment

Whether proposed to be located within or outside a designated SASS, any State or federal agency actions or activity requiring a federal permit or approval must be assessed to determine whether it could affect a scenic resource and whether it would be likely to impair the scenic beauty of the scenic resource.

Policy 24 provides that when considering a proposed action, agencies and applicants for federal permits or approvals shall first determine whether the action or activity could affect a scenic resource of statewide significance. The determination would involve:

(1) a review of the coastal area map to ascertain if it shows an identified scenic resource which could be affected by the proposed action or activity, and:

(2) a review of the type of activity or action proposed to determine if it would be likely to impair the scenic beauty of an identified resource.

Impairment includes:

(i) the irreversible modification of geologic forms, the destruction or removal of vegetation, the modification, destruction or removal of structures whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and:

(ii) the addition of structures which, because of siting or scale, will reduce identified views or which, because of scale, form, or materials, will diminish the scenic quality of an identified resource.

Policy 24 sets forth certain siting and facility-related guidelines to be used to achieve the Policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. The guidelines are set forth below, together with comments regarding how they should be applied in this Scenic Area of Statewide Significance. In applying these guidelines to agricultural land it must be recognized that the overall scenic quality of the landscape is reliant on an active and viable agricultural industry. This requires that farmers be allowed the flexibility to farm the land in an economically-viable fashion, incorporating modem techniques, changes in farm operation and resultant changes in farm structures. Policy 24 guidelines include:

Siting structures and other development such as highways, power lines and signs back from the shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore;

One of the most unique features of the SASS is the relative lack of development along the shores of Accabonac Harbor. Keeping future development away from the shoreline will be critical in maintaining the visual character of the SASS as well as the environmental health of the harbor. If it is not possible to acquire vulnerable lands around the harbor for conservation, future development should be clustered away from the shoreline and visually sensitive open fields and meadows. Site plan review, clustering and transfer of development rights could be valuable tools to achieve this goal. Design guidelines should be developed to ensure that clustering and other siting techniques achieve scenic preservation goals. Future open space development clusters could be sited and designed to reflect the historic patterns of existing hamlet centers such as Springs.

Probably the greatest threat to the future scenic character of the SASS is second home residential development of privately-owned bluff top and shoreline parcels. Siting new residential development well back from the bluff tops, beaches and shoreline would greatly reduce the visual impacts of new development. Since this type of siting represents a significant change from current development practices and landowner preferences, implementation of this policy will require revisions to local zoning regulations, setbacks and siting guidelines. While the siting of residential structures is largely a local issue, modification of existing roadways, construction of new roadways, utility lines and other infrastructure often requires state or federal funding and/or permits and thus can come under the purview of this policy. Relocating, restricting or eliminating public infrastructure that scars sensitive coastal areas and facilitates inappropriate bluff top or shoreline residential development could greatly reduce future development of scenic shoreline areas of the SASS.

Clustering or orienting new structures to retain existing views, save open space and provide visual organization to a development;

The majority of the SASS consists of farm fields, meadows, salt marsh, forests, old pastures, and low scrub vegetation. Historic hamlets, farmsteads, houses and traditional summer homes punctuate but do not dominate the landscape except in a few heavily developed locations. A definite boundary remains between developed and undeveloped areas of the SASS. If this edge becomes blurred as a result of sprawling second home development, the visual character of the SASS could be damaged. Future development should be clustered in existing hamlets or developed areas, leaving most of the SASS in a more natural condition. The siting and design of new cluster development should reflect the traditional location and layout of existing hamlets and farmsteads. This can be achieved with site plan review, cluster and transfer of development rights techniques.

Views from public ways, water access sites, shorelines and waterways are especially sensitive and should be protected from new development, utility construction or signage whenever possible. Views from and of the bluffs, dunes and shoreline should also be taken into consideration in locating new development. Locating new structures well back from bluff tops and shoreline areas will protect the beauty of the coastal landscape and, in the long run, will enhance property values in the area.

Incorporating sound existing structures (especially historic buildings) into the overall development scheme;

Many of the historic structures in the SASS are currently protected through public ownership and Town Historic District status. Others remain in private hands with no protections in place. A few early Twentieth Century summer homes along the Accabonac Cliffs have historic architectural value and contribute to the visual character of the landscape. Future preservation of these homes, their grounds and their surrounding natural setting would help preserve the visual character of the SASS. Inappropriate alteration or demolition of these homes or the subdividing and development of their grounds would submit this beautiful area to the intensive shoreline

Accabonac Harbor, East Harbor

development that has marred many other sections of the Long Island coastline. Historic barns and homes along Springs Fireplace Road should be protected. Future expansion or development of these properties should incorporate existing historic structures

Existing hamlets and farmsteads could accommodate new development as long as it is carefully sited and designed to respect existing historic structures and patterns. This will prevent the development of the countryside and help create dynamic, walkable centers. Existing subdivisions should also be allowed to develop at greater densities, transferring development in from surrounding visually and environmentally sensitive areas.

Removing deteriorated and/or degrading elements;

The SASS is relatively free of deteriorated or degrading visual elements. No towers, military structures, derelict buildings or wide roads or parking lots detract from the scenic character of the landscape. Minor improvements to roads and parking lots would enhance the scenic character of the SASS. Signage and parking lots could be improved in certain areas. Overhead utilities could be buried to improved views and visual character.

Post-war residential development is the main degrading element in the SASS. Homes on top of Accabonac Cliffs, at Gerard Park and in the vicinity of Springs have the largest negative impact on the scenic character of the SASS. Obviously these homes can not be removed, but planting screen vegetation, fencing and other measures could help reduce the visual impacts of the development. Some homes along Gerard Drive are located within the flood zone very close to the shoreline. Should these homes be damaged or destroyed in future storms, the properties should be acquired for conservation purposes in conjunction with the Federal Emergency Management Agency (FEMA). Groins, bulkheads and erosion prevention structures along the shoreline reduce the scenic character of the Gardiners Bay beaches.

Maintaining or restoring the original landform, except when changes screen unattractive elements and/or add appropriate interest;

The unique coastal estuary and glacial moraine geology of the SASS is remarkably undisturbed and should be protected in future construction, infrastructure and development project. The landform of the SASS is largely in an undisturbed state and is the underlying factor in the scenic quality of the area. The contrast in elevation and the juxtaposition of water and land contributes to the beauty of the SASS. Alteration of important landforms such as coastal bluffs, dune fields, salt marshes, barrier beaches and estuary channels would detract from the scenic character of the area. Use of berms to screen parking lots and unsightly development is an acceptable modification of terrain if carefully designed to blend with the natural contour of the land. Alteration of natural terrain for residential house sites, driveways and roads is of special concern. Houses and driveways should be located away from sensitive geological features such as bluffs, hilltops, ridgelines, glacial kettle hole depressions, dunes and other unique geological areas.

Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures with the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing, mowing, controlled burning or grazing creates or maintains views of coastal waters;

The rapidly disappearing open fields and meadows of the SASS are a vital component of the scenic character of the SASS. They should be protected and maintained whenever possible through tilling, grazing of livestock, controlled burning or mowing. Keeping the fields and meadows open not only benefits the scenic character of the area, but also plays an important role in maintaining varied wildlife habitat and ecological diversity on the peninsula. Both scenic and environmental goals could be achieved by implementing a program to maintain open meadows and to reclaim some of the open grasslands recently lost to successional scrub and forest growth.

Views from the Springs Fireplace Road and other vista points in the SASS are rapidly disappearing due to the unrestrained growth of successional vegetation. Maintaining open meadows and clearings in the vicinity of viewpoints along the highway will help maintain the scenic character of the parkway. Maintaining lawns, meadows and fields at Springs and along the Springs Fireplace Road will also preserve both a scenic and an historic landscape resource.

The variety of vegetation and the consequent variety of texture and color in the SASS make a significant contribution to its scenic quality. Salt marsh vegetation around Accabonac Harbor, open fields and meadows west of Springs Fireplace Road and the dense forests of the interior all provide interest and contrast in the landscape. The wildlife supported by this vegetation also adds interest and ephemeral character to the land. Vegetation helps new structures blend into the predominantly natural landscape and plays a critical role in screening facilities and sites which would otherwise be discordant elements in the SASS.

Using appropriate materials, in addition to vegetation, to screen unattractive elements;

The SASS has relatively few discordant elements. Minor discordant features such as overhead utilities, residential development and coastal erosion structures could be screened by painting them in dark, earth-tone colors. Fencing or screening could be used to screen parking lots, low utility structures and buildings. Taller discordant features are too large to be effectively screened with fencing. Painting such tall towers in light sky tones might reduce their negative visual impact. New construction should be encouraged to use appropriate historic or native building materials. New or renovated overhead utilities located in sensitive scenic areas should be located underground to eliminate their negative visual impact on the landscape. The failure to blend new structures into the natural setting, both within the SASS boundaries and in the viewshed of the SASS, would impair the scenic quality of the area.

Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape.

Most structures located in the SASS are generally compatible with and add interest to the landscape because they are of a scale, design and material compatible with the historic agricultural landscape. Many of the structures are historic in nature, including the hamlet of Springs, farmsteads and homes along Springs Fireplace Road and some of the older coastal estates. Construction of new buildings incompatible with the cultural character of the SASS as represented in these historic structures would impair the scenic character of the area. Many of the older structures use native materials such as wood clapboards, shingles or stone construction. Most have pitched roofs, traditional fenestration, and are sited unobtrusively on the land,

avoiding hilltops, bluff edges and other prominent locations. Though many of the shorefront estates are large, their apparent mass has been reduced by designing the structures as a series of smaller, attached architectural volumes. This rambling, attached approach to residential design is typical of traditional New England and East End Long Island architecture. It greatly helps reduce the visual impact of large, "mega-home" structures, especially when combined with sensitive site planning and design.

Locating offshore structures to avoid impacting scenic areas and views from scenic and historic coastal sites.

Offshore installations such as wind turbine facilities, derricks, towers and docking facilities can have major impacts on the scenic character of coastal landscapes. In particular, the recent proliferation of wind turbine proposals for shallow sections of the northeast coastline raises the possibility of dramatic changes to coastal scenery and views. Hundreds of towers over 400' in height, lit at night with flashing strobe lights, have been proposed for a number of locations along the New York and Massachusetts coast. While beneficial to the environment in some ways, large wind turbine facilities can radically transform the visual character of the coastline due to their size, height, scale and their nighttime illumination.

The waters of Gardiners Bay are less likely to be used for wind turbine facilities than more exposed locations such as Block Island Sound and the Atlantic Ocean. Nevertheless, windturbines and other offshore structures could be proposed for the waters near the SASS. To reduce scenic impacts, offshore structures should be sited away from important viewpoints and should be located as far away from the shore as possible to reduce their visibility. Offshore structures should be tightly clustered to avoid spreading visual impacts over a wide area. Nighttime illumination should be screened to avoid impacting shorefront areas. The shape, scale and color of off shore structures should be designed to reduce their visual impact from the shoreline. Docking and transmission facilities on shore should be located and designed to avoid visual impacts along the waterfront and along proposed transmission lines.

Using fully-shielded light fixtures at appropriate levels of illumination to preserve East Hampton's nighttime visual character;

East Hampton's dark, unspoiled night sky with views of stars, the sea and wooded hills is a priceless visual resource. Due to its relatively low density of development, Accabonac enjoys dark nighttime skies that could be affected by poorly designed new development. Light pollution from excessively bright, exposed light fixtures can block views of the stars in the night sky, blind motorists and degrade the character of East Hampton's nocturnal landscapes. Requiring exterior lighting to be fully-shielded will ensure that adequate night lighting is provided without creating glare and light pollution. The indirect lighting created by shielded fixtures also greatly enhances the character of nighttime landscapes by removing the bright harshness of many exterior light fixtures. Reducing the wattage of exterior lights is often possible without compromising safety or functionality and results in less energy consumption. Specifying color-corrected or color-balanced light sources will ensure that the color of nighttime lights matches the warm tones of incandescent bulbs while providing increased efficiency.

All existing Town-owned lights such as street lights or lights at public buildings and facilities should be retrofitted to reduce glare and light pollution. Building codes should be modified to require shielded outdoor light fixtures as part of any new construction. Residences should avoid unshielded spotlights that cast direct light onto neighboring properties or on the water. Commercial facilities should avoid unshielded spotlights to illuminate parking lots, storage facilities or outdoor areas. Adding a metal shield to an existing spotlight can greatly reduce light pollution and glare. Often a series of lower, shielded lights can replace a single glaring spotlight. The greater expense is offset by the creation of a superior nighttime environment.

Index to Subunits **Page**

A-1 Accabonac Harbor Subunit	79
A-2 Barnes Landing Subunit	81
A-3 Fresh Pond Landing Subunit	83

A-1 Accabonac Harbor Subunit

I. Location

The Accabonac Harbor subunit constitutes the northern half of the Accabonac SASS. It extends from Gerard Park in the north to East Harbor in the south, includes all of the Accabonac Harbor estuary and associated islands and saltmarsh wetlands, and extends to the Town line in Gardiners Bay. It also includes the sandy peninsulas that separate the harbor from Gardiners Bay as well as upland areas adjacent to the harbor including the village of Springs, farmland and old fields along Springs Fireplace Road, and wooded areas adjacent to the salt marsh.

Beginning at the northern side of the mouth of Accabonac Harbor, the boundary line heads north along the low water mark of the Gardiners Bay shoreline of the barrier beach. The boundary heads inland at the beginning of development at Gerard Park, skirting the edge of development at Fireplace and extending southwards along Springs Fireplace Road for about two miles to Sand Lot Road in Springs. It heads east on Sand Lot Road, north on School Street and southeast on Old Stone Highway. At Louse Point Road it heads north for about 1,000' and then turns east on Lookout Lane, which it follows to Waters Edge Drive. At the northern terminus of Waters Edge Drive the boundary heads northeast to the shoreline of Gardiners Bay which it follows northwest to the entrance of Accabonac Harbor and the point of beginning.

II. Scenic Components

A. Physical Character

The subunit is dominated by the extensive tidal estuary, barrier beach and salt marsh system known as Accabonac Harbor. Isolated from Gardiners Bay by barrier beaches that extend along the eastern edge of the subunit, the estuary consists of a half dozen tidal inlets dotted with wooded islands and surrounded by wide expanses of salt marsh. The shallow waters of the estuary channels and the wide expanses of the salt marshes create a scenic, open landscape of distant vistas and views of the surrounding hills, forests and historic settlements. The barrier spits consist of low dunes and sandy or pebbly beaches that support a range of endangered nesting birds. The barrier spits are sparsely to moderately vegetated and in some areas contain dredged materials. The southern barrier spit at East Harbor is relatively unspoiled but residential development along Gerard Drive covers a large portion of the long, northern spit. The upland areas of the subunit consist largely of forest, abandoned farm fields and a few actively farmed or mowed fields. This extends the open character of the landscape from the salt marshes into the upland fields, meadows and lawns. The terrain of the subunit is generally flat to moderately rolling. Taller hills are located adjacent to the subunit and form the backdrop to many of its views. The vegetation of the subunit consists of salt marsh cord grasses, upland

meadow grasses, farm crops, dune grass and deciduous and evergreen forests. The subunit is largely undeveloped with the exception of several historic settlements and recent residential development at Gerard Park and Accabonac Cliffs.

Because of its rich and unspoiled natural character, the estuary supports a wide range of wildlife that contributes to the scenic character and interest of the landscape. According to the US Fish & Wildlife Service, the harbor serves as an important feeding area for osprey - both for birds nesting in the area as well as visitors from Gardiners Island. Green- backed heron, American black duck, mallard, gadwall, northern harrier, American oystercatcher, black skimmer and seaside sparrow are also observed in the subunit. The harbor is a productive area for shellfish and finfish, serving as a nursery and feeding area for scup, summer flounder, bluefish, striped bass and winter flounder. There is a commercial and recreational fishery for bay scallop and hard-shelled clam in the harbor. The beaches at Accabonac are important nesting areas for least tern and the US threatened piping plover. Sea-beach knotweed has been reported from these beaches in the past and still may occur there. Portions of the beach at Accabonac have been designated for inclusion under the Coastal Barriers Resources Act.

B. Cultural Character

The cultural character of the subunit is based on the traditional agricultural and fishing and shell fishing heritage of the area. Fishermen continue to use Accabonac Harbor and the waters of Gardiners Bay for fin fishing and shell fishing. Water access and boat storage areas in East Harbor reflect the traditional, small-scale fishing that has existed at Accabonac for hundreds of years. Recreational boating, which has been popular for the past century, coexists with commercial fishing. Both types of boating have remained at a small scale and level of intensity appropriate for the sensitive environmental features and shallow waters of the estuary.

Springs is an historic hamlet located at the headwaters of the estuary. Once one of the most populous settlements in East Hampton, it has retained its physical and historic character as it has declined as a population center. The historic buildings at the center of the community are unique and contribute significantly to the cultural character of the landscape. The settlement pattern and location of Springs is also historically significant and helps create the traditional pastoral character of the land. The tight configuration of historic buildings surrounded by open fields and forests is typical of the historic New England character of early East Hampton settlements. This is well preserved at Springs.

Farmsteads and farmhouses along historic Springs Fireplace Road also reflect the historic farming traditions of East Hampton. The location of the farmsteads and the long, rectangular pattern of their lots and farm fields reflects earlier settlement patterns in the area. The fact that much of the landscape continues to be farmed and remains open contributes to the historic character as well as the scenery of the land. The relative lack of contemporary development and the maintenance of the farm landscape makes the subunit one of the best preserved historic landscapes in the town. The strong visual and functional connection of the historic farm and seafaring homes with the sea is still very evident at Accabonac as it once was throughout East Hampton. While upgraded for modern traffic, the subunit's roads such as Springs Fireplace Road are some of the oldest in the town and still retain much of their historic character and visual appeal.

According to the East Hampton Star, the word Accabonac is Montauket for "the place where the groundnuts grow". Ground nuts were prized by the Montauket as they were by the early settlers for food and feed for livestock. The term "Bonacker" derives from Accabonac and originally meant someone from Accabonac or Springs but eventually became a name for any resident of East Hampton. Accabonac Harbor was originally known as Bonac Creek. Accabonac Highway was one of the towns earliest roads, cleared to make a route to the salt meadows around Accabonac Harbor. In 1653 the meadows were parceled out among East Hampton's founders. The salt hay was an important crop, cut in the summer and dried for feed and bedding for livestock in the winter. Ice was cut from the harbor in the winter to pack fishermen's catches for transport to the Fulton Fish Market in lower Manhattan.

C. Views

Most views in the subunit include water since the tidal estuary extends to many inland areas. The barrier spits provide views of both the estuary and of Gardiners Bay. Wide sandy beaches and dunes contrast with the lush green tones of the saltmarsh. Fluctuating tide levels bring constant change to the scene. Views also tend to be distant and extensive given the predominance of water, saltmarsh and farmland. The gradually rolling landscape slightly elevates the viewer, allowing for distant views of the estuary and the ocean. Wooded islands and small woodlots and forests create accents in the landscape.

The large number of birds and other wildlife create activity and interest in the landscape. Fishing and recreational boats entering and leaving the harbor also add interest to the scene. The relative lack of contemporary development and the many historic buildings and historic farm landscapes results in a highly traditional East Hampton pastoral landscape. Many views in the subunit date back centuries to an era when most of the town was covered by farmland sweeping down to the ocean or saltmarsh and when farming or fishing was the dominant way of life for most residents. The roads, buildings, hamlets and fields of this earlier era still remain intact in the subunit and contribute to the character and beauty of the landscape. The historic hamlet of Springs with its historic village center, millpond and historic landscapes provides many views of a traditional, scenic and historic village.

III. Uniqueness

Accabonac Harbor is unique from both a natural and a cultural landscape perspective. As the largest tidal estuary in East Hampton and one of the best preserved in Long Island, it is a unique natural environment. The US Fish & Wildlife Service has listed it as a habitat area of special concern because of the richness and diversity of its habitats and the fact that it includes habitat and breeding areas for several rare and endangered species. The extensive salt marshes of the harbor are some of the largest in East Hampton and are unique from both an environmental and visual standpoint.

The subunit contains one of the largest and best-preserved historic landscapes on Long Island. The open farm fields, historic farmsteads, traditional hamlets and historic roads leading down to the saltmarsh and Gardiners Bay are unique remnants of East Hampton's historic agricultural and fishing landscape. Most of the town once looked like Accabonac Harbor but has been changed by development, loss of farmland and fishing, and forest succession. But Accabonac has somehow managed to retain much of its historic landscape character. This makes it truly unique.

IV. Public Accessibility

The subunit is highly accessible from its public road system, public water access areas, and from the numerous parks and conservation lands that surround Accabonac Harbor. The historic roads, including Springs Fireplace Road, Springs Amagansett Road, Gerard Drive and East Harbor Road extend throughout most of the subunit providing access to many areas.

Because of the extensive fields, salt marshes and surface water, many areas of the subunit are visible from the road system due to the openness of the landscape. Public access points at East Harbor, Gerard Drive and Springs provide public access to the water. The beaches of the barrier spits are generally accessible to the public. Kaplan Meadows Sanctuary, Merrill Lake Sanctuary, Gerard Park, Edwards Island Sanctuary and the NYS conservation area at East Harbor allow public access to protected landscapes around the harbor. Many of the historic buildings and landscapes in the subunit are open to the public as well. Large areas of the estuary and Gardiners Bay shoreline are accessible to small, shallow draft boats.

V. Public Recognition

Accabonac Harbor is a well-known regional landmark. The estuary with its salt marshes, fishing, shell fishing and boating is appreciated by many East Hampton residents and visitors. The historic homes, farmsteads and the village of Springs are well-known historic landmarks that attract many visitors each year. The scenery of Accabonac, from the harbor to the salt marshes to the historic farm landscapes, is regionally recognized. The many public parks and conservation areas such as the Kaplan Meadows Sanctuary and the Merrill Lake Sanctuary are well known in the recreation and conservation community. The quiet waters of the harbor and public access points attract numerous boaters, sailors and swimmers. The wide, sandy beaches of the barrier spits are recognized by beach-goers and swimmers. The subunit has been represented in many publications, calendars and postcards, including the cover photograph of this report. Many publications have described the area, including Peter Kaminsky's recent book, *The Moon Brought Up an Acre of Bass*.

Fireplace, Accabonac Harbor, Accabonac Cliffs

VI. Reason for Inclusion

The Accabonac Harbor subunit is included in the Accabonac SASS because it is an outstanding New York coastal landscape, scenic area and historic area and because it is environmentally, culturally and geologically unique. The largest tidal estuary in East Hampton and one of the best preserved on Long Island, the subunit provides sweeping views out over Accabonac Harbor, its salt marshes, farm fields and sandy barrier beaches. The subunit is generally well-managed and has few discordant features.

Images of Accabonac Harbor scored high (#1, #4, #9, #10, #13, #15, #16, #17, #18, #20, #21, #22, #23, #35, #36, #37, #46, #80 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 5.05 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is an exceptional natural as well as cultural landscape. Its rich, unspoiled tidal estuary is surrounded by a remarkably intact cultural landscape of historic villages, farmsteads, farm fields and traditional fishing and shell fishing areas. It is highly scenic, very accessible and is well managed by private owners, non-profit conservation groups and government conservation agencies. The subunit is well known as a scenic and historic area and environmental preserve and is recognized through several historical and cultural designations.

A-2 Barnes Landing Subunit

I. Location

The Barnes Landing subunit consists of the high coastal bluffs and high terrain extending along Gardiners Bay from East Harbor Drive at the southeast corner of Accabonac Harbor to Barnes and Alberts Landing. The subunit includes the coastal bluffs of Accabonac Cliffs and Alberts Landing as well as the beaches, the low swale of Barnes Landing and the glacial moraine hills that line the shore and create the cliffs.

The subunit boundary begins at the northern terminus of Waters Edge Road. From this point it heads directly to the shoreline of Gardiners Bay which it follows south for about 1.5 miles to the northern edge of the Alberts Landing parking lot. At this point it heads southeast along the base of the hill, following the edge of the Fresh Pond wetlands. The boundary then veers northward, following the base of the hill and the edge of the wetlands to Barnes Hole Road which it follows eastward. At Waters Edge Road the boundary heads north to the northern terminus of the road and the point of beginning. The subunit extends to the Town line in Gardiners Bay.

II. Scenic Components

A. Physical Character

The Barnes Landing subunit is dominated by the tall hills and steep bluffs lining Gardiners Bay from East Harbor to Fresh Pond. The hills are remnants of the Ronkonkoma glacial moraine that formed much of East Hampton during the Wisconsin glaciation 15,000 years ago. The Gardiners Bay side of these hills has been eroded by wave and tidal action to create the bluffs and steep slopes along the east face of the hillsides. The hills are almost 100 feet in height and some of the bluffs approach 80 feet in height. Because erosion does not appear to have been active in the past decades, in part due to erosion control measures, most of the bluffs are vegetated and inclined at a more moderate angle than the almost vertical bluffs of Montauk Point. This makes them more stable but less dramatic and scenic than the heavily eroded ocean bluffs along the Atlantic shoreline. The only eroded, unvegetated bluffs occur at the northern end of the subunit near the entrance to Accabonac Harbor. These sandy bluffs are very steep and have eroded away almost all vegetation.

The top of the bluffs are heavily forested with fairly extensive residential development. The terrain is moderately rolling with several swales and glacial depressions. Barnes Hole is a traditional water access point that has recently seen increased development in the form of parking lots, water tanks, and large residential structures. Many waterfront homes have built erosion control structures, groins and bulkheads along the Gardiners Bay shoreline. The vegetation of the subunit is mainly deciduous forest broken up by suburban lawns and plantings. Remnants of old agricultural fields exist at Barnes Landing. The southern and southwestern edges of the subunit include wetlands associated with Fresh Pond.

B. Cultural Character

Until the late Nineteenth Century, the subunit was dominated by farm and forest land with several roads leading to access points to Gardiners Bay. Early bluff-top estates began to be built on Accabonac Cliffs in the early Twentieth Century, several of which remain to this day. The estates included elaborate stairways connecting the top of the bluffs with the beach below. A particularly fanciful segmented covered stairway is located at Alberts Landing, leading to a large jetty that has trapped large amounts of drifting sand. The older, more traditional estate houses rated higher in the scenic landscapes poll than contemporary building designs. The subunit contains both types of residential architecture in fairly close proximity. The result is a blend of architectural styles that was generally rated low to very low by poll respondents. At Accabonac Cliffs the dense forest cover fortunately hides most of the bluff-top development and relatively low development densities reduce visual impacts. Those houses that are clearly visible on the exposed edges of the bluffs do detract from the scenic character of the subunit, especially those designed in contemporary styles with little or no relationship to East Hampton's architectural traditions.

Barnes and Alberts Landings are traditional water access points for shoreline fishing and clamming. The hamlet of Barnes Landing has several historic homes and represents a traditional waterfront hamlet. Several traditional fish traps are still maintained in the waters off the subunit. Recreational fishermen continue to use the landings for access to the beaches and shoreline. Remains of old farm fields and pastures still exist at Barnes Landing, surrounded by shorefront homes and roads.

The residential subdivision on the top of the Accabonac Cliffs hill is screened by dense woodland vegetation and by the nature of the terrain which tends to slope away from the bluffs and beaches. This allows the subdivision to blend in relatively unobtrusively in a visually sensitive landscape.

C. Views

By virtue of its great height and steep bluffs, Accabonac Cliffs affords dramatic distant views of Gardiners Bay, Gardiners Island, Napeague and the Montauk Peninsula. The views are especially dramatic because of the curving configuration of the coastline, the activity of boats entering and leaving the harbor, and the diversity of islands and peninsulas visible in the distance. Unfortunately most of these bluff-top views are accessible only to the owners of the private estates that line the crest of the hill. Less dramatic views are available to the general public at the end of Barnes Landing and Alberts Landing Roads, traditional access points to the water. Views of Gardiners Bay are visible for several hundred yards near the point where the roads end at small parking lots near the beach. The beach extending along the base of the bluffs from Alberts Landing to Accabonac Harbor provides scenic views of the cliffs and the ocean.

Views in the interior portions of the subunit are not scenic. Most areas contain recent residential development in dense woodlands. The rolling to steep terrain creates some visual appeal and provides intermittent views of distant hills and saltmarsh along streets running perpendicular to the slope. The older structures and open fields in Barnes Landing have historic interest and provide a certain degree of visual character. Very few discordant features are visible from the subunit. The radio towers at Napeague are visible in the far distance and do not significantly affect the visual character of the subunit. Groins, bulkheads, and jetties as well as bluff-top homes and stairways detract from the visual character of the subunit. But the height of the bluffs, the dense forest vegetation and the relatively low density of bluff-top development mitigate the negative visual impacts of the oceanfront homes.

III. Uniqueness

The subunit is unique due to the height of its bluffs, the scenic character of its views of Gardiners Bay, and the historic character of Barnes and Alberts Landings. The 80 foot bluffs are some of the highest in East Hampton and extend for over 1.5 miles along the shore of Gardiners Bay. While the bluff tops are developed with estates and summer homes, they retain a considerable amount of their scenic quality due to their height, vegetation and cobble strewn beaches. Some of the bluff-top estates were built in the early Twentieth Century and have scenic value based on the history of their buildings, landscapes and site features. Some of the architectural stairways descending from the bluffs to the beach are unusual and have historic and architectural interest. Barnes Landing, with its long history of waterfront access for fishing, shellfishing and boating, is a unique East Hampton waterfront landing. Some historic structures remain, and fishing, shell fishing and the maintenance of fish traps continues to be an important waterfront activity here. The residential developments in the subunit are not especially unique, but they blend into the dense forest and avoid detracting from the character of the bluffs and shoreline.

IV. Public Accessibility

The subunit is accessible along its extensive road network and at the public parking areas and paths at Alberts and Barnes Landing. These landings have been important waterfront access points for fishermen, clammers and boaters for hundreds of years. The beaches at the base of the high bluffs are also accessible to pedestrians and are used by beachcombers, hikers, fishermen and birdwatchers. Conservation landholdings and conservation easements on waterfront land extending from Alberts Landing to Barnes Landing protect these areas from future development and in some cases allow for public access along the bluff tops. A conservation holding at the northern end of Accabonac Cliffs extends from East Harbor Road to the bluff tops and beaches, creating the potential for additional public access to the bluffs and shoreline. The tops of the main bluffs are generally privately-owned estates and are off limits to the public. These areas have the most dramatic views of Gardiners Bay and the Montauk Peninsula. Future conservation easements along the bluff tops could provide public access for pedestrians to vista points.

V. Public Recognition

The Accabonac Cliffs are not especially well-known to the general public due to their physical and visual inaccessibility. The tops of the cliffs are privately owned and there are few locations in the surrounding area other than offshore to view the cliffs at close proximity. The cliffs are visible from Napeague but relatively few people visit the northern beaches at Promised Land and Hicks Island where the cliffs are most prominently

visible. Barnes Landing and to a lesser extent Alberts Landing are well-known local waterfront access points for fishermen, clammers and recreational boaters, and are well known to local historians. The views of Gardiners Bay from these landings are well known and appreciated in East Hampton but relatively unknown to outsiders. Small boats and sailboats have a dramatic view of the cliffs as they enter Accabonac Harbor, but there is relatively little boat traffic in this area compared to the region's larger harbors. The Accabonac Cliffs are a relatively little known but important scenic resource.

VI. Reason for Inclusion

The Barnes Landing subunit is included in the Accabonac SASS because it is an important New York coastal landscape and scenic area including some of the highest bluffs on Long Island with dramatic views of Gardiners Bay, Gardiners Island and the Montauk Peninsula. With almost 1.5 miles of coastal bluffs, sandy beaches dotted with cobbles, historic estates and dense deciduous woodlands, the subunit is rich in natural beauty. Historic Barnes and Alberts Landings and the fishing, clamming and boating that occurs at these public waterfront access points makes the subunit culturally unique as well. The subunit is generally well-managed and, with the exception of bluff top homes, beach and bluff erosion structures and residential subdivisions in the woods, has few discordant features.

Images of Barnes Landing scored high to moderately high (#2, #3, #6, #10, #20, #22, #31, #76, #91, #100 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The low scoring images (#76, #91, #100) showed bluff-top development. The visual zones that make up the subunit scored an average of 3.99 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. Though the subunit only scored in the middle range of the analysis, it is recommended for inclusion because it connects two important SASSes and because of its unique geological and cultural landscape elements. Discordant features such as bluff-top development are the primary reason the subunit did not score higher. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high in natural features, cultural features and views but its overall score was significantly reduced by discordant features.

The subunit is unique locally as an area of high bluffs and historic waterfront access landings. It is mainly in private ownership and is partially accessible with significant areas of conservation land and conservation easements. The subunit is not especially well known due to the lack of public access, though the landings are well-known public access areas to Gardiners Bay for fishing, fish trapping, boating, scenic viewing and hiking.

A-3 Fresh Pond Landing Subunit

I. Location

The Fresh Pond Landing subunit includes the streams, wetlands, forests and ponds in the Fresh Pond drainage area south of Barnes Landing and the Accabonac Cliffs. The subunit also includes the dunes and beaches at the outlet of Fresh Pond Creek into Gardiners Bay and undeveloped upland forests along Springs Amagansett Road and Alberts Landing Road.

The subunit boundary begins at the low water mark of the Gardiners Bay beach just north of the Alberts Landing parking lot. It heads southeast along the base of the hill, veering northwest to follow the edge of the wetlands at the base of the hill. It crosses Barnes Hole Road just west of Barnes Hole and continues to follow the edge of the wetlands and the edge of suburban development in this area. Returning in a southerly direction along Springs Amagansett Road, the boundary continues to skirt the edge of development which often coincides with the edge of the wetlands. It follows the edge of the Fresh Pond wetlands in a southerly direction, returning to the Gardiners Bay shoreline at the Fresh Pond Landing parking lot. The subunit extends to the Town line in Gardiners Bay.

II. Scenic Components

A. Physical Character

The Fresh Pond Landing subunit is dominated by a system of streams, ponds and wetlands draining the west side of the Accabonac Cliffs and Barnes Landing. The terrain is flat to gently rolling, consisting of a low valley located between two glacial hills. Several depressions in the terrain have filled with wetlands or ponds. The vegetation of the subunit includes mature deciduous upland forest, deciduous wetland forest and open marsh along the edges of fresh Pond and the principal stream. Several small clearings or fields have been created at Fresh Pond Landing and Alberts Landing. Dune vegetation covers the Gardiners Bay shoreline dunes. Fresh Pond and the lower sections of the stream are tidal and support a brackish environment. The area is a rich habitat for plants, fish, shellfish and animals due to its diversity of aquatic and upland environments and its lack of development. The Fresh Pond wetlands and ponds are relatively free of ditching and other engineering structures and maintain their natural character and functions.

B. Cultural Character

The subunit is primarily a natural landscape with very few structures or cultivated landscapes. The primary cultural element consists of the subunit's road network of largely historic byways leading to Alberts and Barnes Landing. Barnes Hole Road, Alberts Landing Road, Cross Road, Fresh Pond Road and Springs Amagansett Road are small, two-lane paved roads that follow historic alignments and blend relatively well with the natural and cultural character of the landscape. Recent improvements to the roads have been relatively low-key with a few exceptions, so they retain a good deal of their historic visual character. The parking lots at the landings are relatively small compared to many other parking areas and blend in with the visual character of the subunit. Plantings, dunes and berms help screen the parking lots. Relatively few discordant features mar the subunit. Small overhead utilities line many of the roads and a small number of recently built homes exist within, as well as adjacent to, the subunit. An older church building in East Side is located at the edge of the subunit and contributes to the historic character of the landscape.

C. Views

The shoreline of the subunit provides dramatic views of Gardiners Bay from the beach, dunes and the parking lots at the end of Fresh Pond Landing Road and Alberts Landing Road. The views include Napeague, Gardiners Island, the bluffs of Hither Hills, the Montauk Peninsula and Block Island Sound. The views are framed by the deciduous trees along the edge of the beach and the dune vegetation. In the opposite direction, Fresh Pond and its surrounding marshes are clearly visible, framed by the dense woodlands surrounding the pond. This high degree of variety and composition create a striking visual environment. Very few discordant features disrupt these views of the natural landscape. A large stone groin located north of the outlet of Fresh Pond reduces the visual character of the beach in this area.

Interior portions of the subunit include views along the meandering creek, views of open marsh and wetland areas and views of the mature deciduous forest understory. Views are also available along the meandering historic roads that cross the subunit. These views include deciduous forest, wetlands, ponds and dunefields. Some historic structures line these roads along with a number of recently built homes that tend to reduce the visual character of the area. Views are available where Barnes Landing Road and Alberts Landing Road cross the stream. Most views in the interior of the subunit are relatively short-range views of woodland understory. This is also the area with the greatest number of discordant features.

III. Uniqueness

The subunit is moderately unique as an unspoiled natural wetland area containing an historic landing on Gardiners Bay. In an area that is increasingly developed, the pristine drainage of Fresh Pond is quite unusual. The tidal nature of Fresh Pond and a significant portion of Fresh Pond Brook is unusual, especially considering that the barrier beach system and drainage outlet into Gardiners Bay has not been altered with jetties or other engineering structures. The wildlife habitat value of the pond and wetlands is unusual, especially given the contrast between the tidal wetlands and the upland deciduous forest. While not unique, the historic road system is unusually well preserved, connecting the historic landings with the rest of East Hampton. The history of Alberts Landing and the continuing use of fish traps and other traditional fishing and clamming methods is relatively rare.

IV. Public Accessibility

Public access to the site is excellent. Barnes Landing Road and Alberts Landing Road lead across the subunit, providing physical and visual access to large areas. Alberts Landing Road and Fresh Pond Landing Road end in small parking lots which provide access to the Gardiners Bay beaches and a trail system leading around Fresh Pond and along Fresh Pond Brook. Almost the entire subunit is protected public or private non-profit conservation land with an extensive trail system open to the public.

V. Public Recognition

The subunit is recognized locally as a protected wetland system, a public access point to Gardiners Bay and a scenic natural area. Public and private non-profit conservation areas provide the subunit with a measure of recognition and a small but dedicated group of park users. Beach goers, fishermen, hikers, bird watchers and naturalists frequently use the area. Alberts Landing is known for its beautiful ocean and freshwater scenery. Alberts Landing Road and Barnes Road are historic roads and the area is known to historians and followers of local traditions.

VI. Reason for Inclusion

The Fresh Pond Landing subunit is included in the Accabonac SASS because it is an excellent example of a scenic, unspoiled tidal wetland system offering dramatic views of the ocean, and surrounding deciduous woodlands. The subunit provides dramatic views of Gardiners Bay and its beaches and dunefields as well as of tidal and freshwater ponds, marshes, streams and mature deciduous woodlands. The subunit is generally well-managed as public and private non-profit conservation land and, with the exception of minor elements such as a few residential homes, small parking lots, a stone groin and surrounding residential development, has few discordant features.

Images of Fresh Pond Landing subunit scored high (#1, #4, #10, #12, #13, #15, #20, #21, #22, #23, #25, #27, #29, #36, #38 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored an average of 5.5 in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique as an unspoiled, protected freshwater and tidal marsh, wetland, stream and pond system with an outlet at the beaches and dunefields of Gardiners Bay. It is highly accessible with two public access points and an extensive trail network. It is managed as protected conservation land by public and private non-profit conservation organizations. The subunit is well known as a scenic viewing, hiking, hunting, fishing, swimming and historic area.

F. Gardiners Island Scenic Area of Statewide Significance

I. Location

The Gardiners Island Scenic Area of Statewide Significance (SASS) includes all of Gardiners Island. Located in Block Island Sound four miles north of Napeague and three miles northeast of Accabonac Harbor, Gardiners Island is six miles long from north to south and from one to three miles wide from east to west.

The boundary of the Gardiners Island SASS begins at the tip of Bostwick Point in the north and follows the low water mark of the shoreline along the eastern shore of Gardiners Island approximately 9 miles to the tip of Cartwright Island in the south. The SASS extends to the Town line in Gardiners Bay and Block Island Sound.

The Gardiners Island SASS is located entirely in the Town of East Hampton. It includes all of Gardiners Island, an historic property owned by the Gardiner family since the island was granted to Lion Gardiner by King Charles I in 1639. Consult the Gardiners Island SASS map for detailed SASS boundaries. The Gardiners Island SASS is located on the Gardiners Island East, NY and the Gardiners Island West, NY US Geological Survey 7.5 minute topographic quadrangles.

II. Description

The SASS is comprised of two subunits:

G-1 Gardiners Island and G-2 Bostwick Forest.

The Gardiners Island SASS is one of the most scenic and historic maritime landscapes in the United States. It is an almost completely intact example of a colonial saltwater farm complete with historic structures, fields, meadows, pastures, woodlots and orchards covering over 3,000 acres. With its totally unique history, environment and scenery, Gardiners Island is a scenic and historic landscape of national and international significance worthy of designation as a World Heritage Site.

The natural character of the island is highly varied and totally unique. Gardiners Island includes a variety of tidal estuarine and freshwater palustrine wetlands, maritime beaches, dunes, shrublands, bluffs, oak and oak-holly forests, pine barrens and meadows. The shoreline includes over 18 miles of wide sandy beaches dotted in places with glacial cobbles and boulders. The shore is lined in places with high, eroding bluffs and in other areas with salt marshes, salt ponds and lower bluffs topped with fields and woodlands. The high bluffs along the northeast side of the island are some of the tallest and most dramatic on Long Island, reaching heights of over 80' with gullies, glacial boulders and hoodoos. Four major and several smaller salt ponds are located near the shoreline: Great Pond in the south, Tobaccolot and Home Pond in the center and Bostwick Creek in the north of the island. Several barrier beaches, sand spits and sand islands line the edges of the salt ponds or form extensions of the main island. Bostwick Point shelters Bostwick Creek in the north and Cartwright Island shelters Great Pond in the south. Barrier beaches protect Tobaccolot and Home Ponds.

The terrain on the inland portions of the island varies from gently rolling to steeply hilly. Few areas outside of the barrier beaches are completely flat. Whale Hill and other hills in the center of the island reach over 110' in height. The terrain is dotted with numerous small ponds and wetlands and the central portion of the island is drained by Willow Brook. Larger wetlands line the edges of Tobaccolot Pond, Home Pond and several of the other tidal and freshwater ponds on the island. The vegetation of the island includes a mix of open pasture and meadowlands with several large stands of mature woodland. The open lands are a result of almost 400 years of human cultivation and include fields, pastures, meadows, berry patches and orchards. Considerable areas of moorland and low scrub vegetation have been maintained for hunting purposes. Bostwick Forest is a dense, mature oak/holly maritime woodland containing white oak, red oak, red maple, black cherry and yellow birch.

The cultural landscape of Gardiners Island is one of the most historic and unique in the United States. Owned by the Gardiner family for over 360 years, the land and buildings have been maintained - at considerable expense - in the traditions of a colonial plantation. The pattern of fields and pastures, woodlots, roads and buildings represents a beautifully preserved remnant of a saltwater farm from the early colonial era. Extensive open fields and meadows create sweeping views across the undeveloped, hilly farm landscape. A patchwork of small fields, woodlots and pastures creates a varied mosaic on the land. While some historic structures such as the original manor house have burned over the years, others such as a windmill, barns and outbuildings have been well preserved and contribute to the historic character of the landscape. Newer buildings built to replace destroyed historic structures have been carefully sited and designed to fit in with the historic character of the island. Several historic sites such as the Captain Kidd monument create additional interest and historical value to the land. An elaborate system of small gravel roads and paths winds throughout the island leading to fields, overlooks and historic sites. Many of the roads and paths are centuries old and have been maintained to retain their historic size and character.

The SASS is almost completely unscarred by inappropriate development - an amazing achievement for 3,000 acres of highly developable, privately-owned shorefront land in a booming real estate market. The only visible contemporary features are a grass airstrip at the southern end of the island, a World War II lookout tower on Whale Hill and a small boat landing and harbor near Gaylor Hole. Both these features blend in with the surrounding landscape. Clearings, fields and pastures have been created to reflect colonial farming practices. Given the large size of the island and the amount of developable upland, its high state of historic landscape preservation is truly remarkable. But it is questionable whether this preservation and maintenance can be continued in the face of high expenses, inheritance and income taxes, development pressure and differences of opinion within the family.

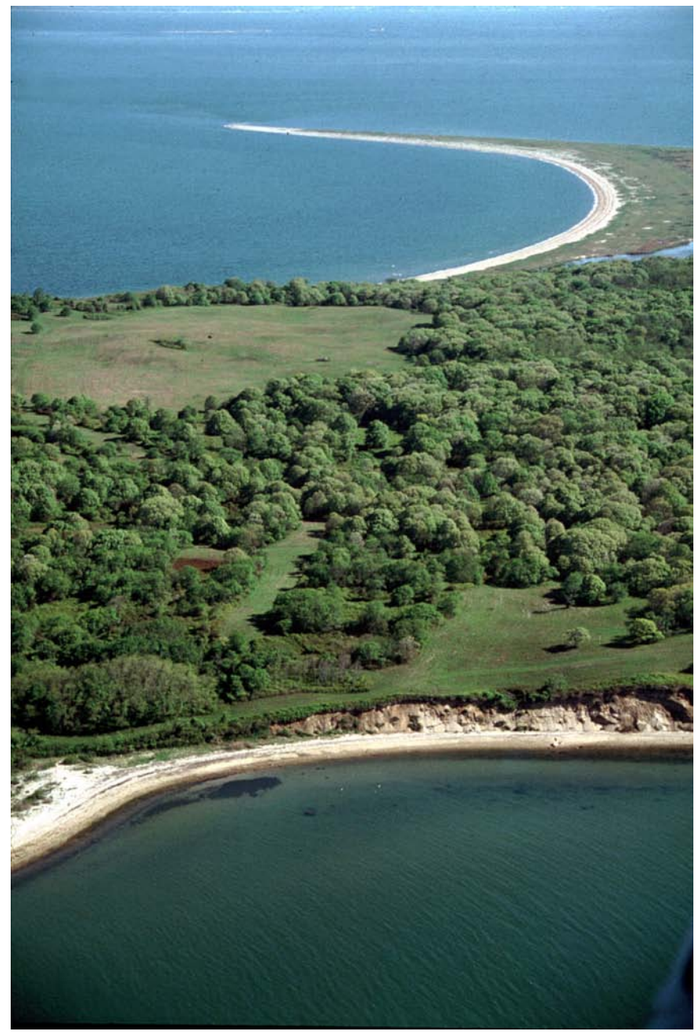
Tobaccolot Pond

III. Aesthetic Significance

The Gardiners Island SASS is of statewide aesthetic significance by virtue of its exceptional landscape character, environmental features, state of preservation, uniqueness, public accessibility and public recognition. It is without a doubt one of the most scenic and historic areas of the state's coastline: a superb natural island setting combined with exceptional historic landscape preservation and management by the Gardiner family. This unique 3,000 acre saltwater farm has been preserved and managed over the centuries to preserve its original colonial plantation character. Gardiners Island provides a unique window into the aesthetic character of the Atlantic coastline in the colonial era: a landscape of rolling meadows, deep forests, farmsteads, woodlots, and vast tracts of open land leading down to the water.

The aesthetic character of Gardiners Island results from a striking natural landscape carefully managed over the centuries as a saltwater farm. This blend of natural beauty and historic landscape preservation and management has created truly unique scenery reminiscent of the saltwater farm landscapes that once lined the shoreline of the east coast of the US. The management of the land as a traditional saltwater farm creates the open pastures, fields and meadows that open up views of the surrounding hills, ponds and ocean. Small, rectangular fields lined with hedgerows of mature trees and interspersed with woodlots complement the hilly terrain of the island and create a diverse mosaic of varied landscapes. The narrow fields and tall hedgerows frame views of the sound and accentuate the island's hilly terrain. The high level of maintenance and use of the land creates a strong sense of stewardship - a pastoral landscape that has been carefully managed and nurtured over the course of the centuries. Yet the wild character of the land coexists with the managed farm landscape: salt ponds, wetlands, barrier beaches and dense forests coexist with carefully mown hayfields, meadows and pastures.

The built environment complements the farm and natural landscape at Gardiners Island. Historic structures such as the windmill and several barns and out buildings are several hundred years old. Their design and location on the land reflects practical and aesthetic concerns of previous centuries. The buildings fit in with the landscape because they were sited and designed before the era of industrialized development. Their fit in the landscape reflects their functional, agrarian purpose and the need to preserve farm fields and woodlots from development that could diminish agricultural production. The newer buildings on the island built to replace earlier structures also fit in with the visual character of the island. The new manor house and several ancillary buildings are generally located on the site of earlier structures and are designed in complimentary styles. As a whole, the buildings, historic gravel roads and other structures are an essential part of the historic and aesthetic character of Gardiners Island. They reflect an era when buildings complemented rather than damaged the landscape, when structures and roads carefully fit in with and actually enhanced the beauty of the land. This mutually complementary relationship of buildings and landscapes was once widespread before the onset of the industrial revolution. Countless paintings, etchings and early photographs attest to the beauty of buildings, roads and bridges in the pre-industrial landscape. In most of the US, this beauty has been lost to modern engineering, modern farming and modern building design and development techniques that have transformed the contemporary landscape. But on Gardiners Island, the historic landscape beauty of previous centuries remains intact.



Cherry Hill, Bostwick Bay

Views on Gardiners Island are diverse and dramatic. The high bluffs and hilly landscape combined with extensive areas of open pasture and meadow create numerous opportunities for lengthy views of the surrounding landscape and ocean. The many hedgerows, woodlots, specimen trees and historic farm buildings add diversity, variety and composition to the views. The wide range of natural features on the island, including barrier beaches, salt ponds, wetlands, upland forests and bluffs, creates a unique visual setting enhanced by the historic farm management of the island. The many islands and peninsulas in Block Island Sound and Gardiners Bay ensure that most ocean views are enhanced by distant land forms and features.

Thanks to almost 400 years of stewardship by the Gardiner family, many of the natural and cultural resources of the SASS have been very well preserved, though no future protection exists for the land at this point. The island is visually pristine and almost totally free of discordant or inappropriate features. Most contemporary uses such as the airfield and the small harbor have been carefully located and designed to blend in with the character of the historic and natural landscape. The WWII lookout tower at Whale Hill was originally designed to mimic a lighthouse but has the appearance today of a crumbling concrete military structure. Located at the very edge of the bluff, the tower is likely to fall into the ocean in the not too distant future. Only 30' in height, the tower is not a major discordant feature in the landscape and reflects the region's military role in WWII.

A. Landscape Character

1. Variety

The Gardiners Island SASS is highly varied from a natural, cultural, topographic and visual standpoint. Natural variety includes a wide range of landscape types including barrier beaches, sand beaches, dunefields,

cobble beaches, boulder fields, glacial erratics, bluffs, salt ponds, brackish wetlands, freshwater wetlands, streams, ponds, deciduous maritime forest, evergreen forest, successional scrub forest, heathlands, moorlands and grass prairies. The diverse range of natural landscapes is unusual for a relatively small geographic area. Almost all of these natural features are in a very high state of preservation, having never been altered and being currently managed as natural areas. Extensive areas of former pasture and field have reverted to a more natural heath, moor or scrub forest type of vegetation. These varied natural landscapes are frequently intermingled on Gardiners Island, increasing their visual and environmental impact.

Cultural features are also varied and diverse on the island. The mosaic pattern of small, rectangular fields and pastures creates a highly varied cultural landscape divided by hedgerows of mature trees and small woodlots. This pattern extends throughout most of the island, creating a highly varied visual character. Portions of the cultivated landscape of the island have been designed and managed in an almost park-like manner. In the central highlands, a savanna-like environment has been created with large, mature specimen trees set in meadows on the hilly landscape. This creates a highly varied cultural landscape setting providing spectacular views of the surrounding countryside and of the ocean. A complex network of historic gravel roads and dirt or grass paths winds throughout the island, creating a wide variety of access ways to the many unique sites on the island. In some areas the paths create a complex woven pattern to enhance edge habitat for game birds. While relatively few structures exist on the island, they represent a range of building types, historical eras and styles. Ranging from an historic, white windmill to several historic barns and smaller houses to a Twentieth Century brick manor house, the island's buildings are varied yet consistent with the historical character of the site.

The topography of Gardiners Island is highly varied and diverse. High, steep, eroding bluffs line almost 1/3 of the island's shoreline while lower bluffs line an additional 1/3 of the shoreline. Some of the bluffs exceed 80 feet in height, making them some of the highest on Long Island. Large glacial boulders protrude from the bluffs and litter the beaches at their base. The steep bluffs contrast with the flat, sandy terrain of the beaches, tidal flats, marshes and barrier islands. Inland, most of the island consists of rolling hills typical of the glacial moraine. The hills are highly varied and culminate at Whale Hill and the central highpoint of the island northwest of the manor house. As with many moraines, the terrain includes hills, depressions, kettle holes and other glacial features. One kettle hole, Captain Kidd Hollow, is reputed to be the site of the famous pirate's burial of treasure in the late 1600's. Other kettle holes contain ponds or wetlands. A stream valley containing Willow Brook winds its way to Tobaccolot Pond.

The visual variety of the SASS is extremely diverse as a result of the interaction of a dramatic natural environment with a rich and unusual cultural landscape history. The natural features of the SASS are highly varied and preserved in a pristine condition. The island would be very scenic if there had been no human intervention. But human history on Gardiners Island has greatly enhanced the beauty of the landscape by creating an open, pastoral landscape of fields, meadows, historic buildings and park-like clearings. Human cultivation of the land and the preservation of historic farming patterns and roads has greatly increased the diversity of views, visual settings and compositional elements on an already spectacular natural landscape. Preservation of Bostwick Forest has created a dark, enclosed counterpart to the open landscape of fields and meadows in other parts of the island. The small size and enclosed edges of the many fields has turned much of the island into a complex maze of small outdoor rooms and corridors, many offering dramatic views of the surrounding hills, bluffs, ponds and ocean.

2. Unity

As one of the largest, most intact historical saltwater farm landscapes in the U.S., Gardiners Island is a highly unified landscape. Owned by one family for almost 400 years, the island has benefited from a remarkably constant and careful stewardship that has protected it from the disruptive changes that have occurred in most other privately owned locations along the coast.

The SASS is unified from a natural as well as a cultural standpoint. From a natural standpoint its high state of preservation, lack of development, lack of human disturbances, lack of mammalian predators and almost complete isolation from the industrial era make it an extremely unique environment featuring a number of rare and endangered plant and animal species. The high state of preservation of the island's salt ponds, barrier beaches, dunefields, bluffs, forests, moorlands and maritime grasslands creates a strong sense of natural unity in the landscape. This remarkable natural unity has been created by the high state of preservation of most of the island's natural features, a result of the Gardiner family's careful management of the land and unwillingness to develop the island. Small islands tend to be unified landscapes, and small islands such as Gardiners in single, conservation-minded ownership for a long period of time benefit from especially strong unifying characteristics.

The cultural unity of the landscape is based on the island's high state of historic preservation. The landscape continues to be managed as a saltwater farm with fields, pastures and meadows laid out in historic patterns on the land. Gravel roads and trails follow historic patterns and have been carefully maintained to keep their original historic character. Historic buildings such as the windmill and the barns have been preserved in their original state while new buildings have been designed to fit in with the character of the historic landscape. This has created a strong sense of historic cohesiveness throughout the entire island, described by some as stepping back several centuries in time. Because the entire island is owned and managed as a unit by a single family, it has been possible to achieve this remarkable level of historic consistency in the cultural landscape. The almost complete lack of discordant features also contributes to the strong unity of the landscape.

The SASS is visually unified by the fact that it is a single island managed as a single farm by one family over a long span of time. Consistent, island-wide management of the land has created a network of fields, meadows, trails and gravel roads linking all areas of the island. This unifying pattern of historic farm uses extends back several centuries when similar farms and plantations lined most of the eastern US coastline. The visual unity created by this historic farm is amplified by the fact that it occurs on a single island with a strongly unified natural environment, terrain and geology. Due to the lack of development in the SASS, the underlying geology of the glacial moraine and beach accretion is evident throughout the island. High bluffs, sand dunes, moraine hills, kettle holes, ponds and glacial erratics provide a unifying physical character to the land. In many areas of Long Island, these landscape features have been altered or obliterated, removing an important visual link with the region's geologic past. In the Gardiners Island SASS, they remain visible and predominant, a reminder of the role of the glacier and the ocean in shaping and sculpting the sandy Long Island landscape.

3. Contrast

Gardiners Island is a place of very unusual contrasts. As a distant and isolated island in Block Island Sound, its quiet, pristine character contrasts with the noise and visual clutter of much of Long Island. As a nearly perfectly-preserved colonial farm landscape, the island's visual and historic

character contrasts sharply with the Twenty-First Century landscapes of the mainland. And as a 3,000 acre property in private ownership for almost 400 years, Gardiners Island contrasts with most other coastal properties that have been continuously subdivided into small waterfront parcels.

Visual contrasts on Gardiners Island are intensified by the historic farm land use patterns that have been maintained for centuries by the Gardiner family. The long, linear fields that stretch over glacial hills and valleys accentuate underlying contrasts in the terrain of the island. The fields also open up views of the surrounding landscape, seashore and ocean, creating contrasts between land and water. The preservation of Bostwick Forest and other smaller woodlots and hedgerows creates contrasts between the open fields and the dark, dense forests. The constant alternation of open field with hedgerow and woodlot creates a continuously contrasting alternation of open and enclosed spaces. The road and path system of the island creates narrow corridors through the woods and moorlands contrasting the dense vegetation with views of the surrounding landscape opened up by the roads and paths. The high bluffs and cliffs along the shoreline contrast dramatically with the flat beaches and the ocean, accentuated by the many glacial boulders embedded in the bluff faces or deposited at the base of the cliffs. The constant presence of water on this island enables many contrasts between the ocean, ponds and streams and the landmass of the island. In many cases, both fresh and saltwater are present in the same view, providing a unique contrast of water environments.

Cartwright Island

Natural contrasts are created by the juxtaposition of diverse landscape features such as ponds, streams, wetlands, forests, salt marshes, barrier beaches and coastal bluffs. These features exist in close proximity on Gardiners Island and are constantly arrayed in contrasting visual configurations. Farming of the land for almost four centuries has further accentuated these features by making them more visible through the creation of fields and meadows. The steep bluffs and barrier beaches in particular create strong visual contrasts due to their dramatic relief and bright tones.

4. Freedom From Discordant Features

Gardiners Island is not only free of discordant features, it is almost completely free of any sign of change since the island was originally settled in the Seventeenth Century. Unlike a wooded park or nature reserve, Gardiners Island has not only been preserved but has been actively managed in keeping with its origins as a colonial farm landscape. This has preserved the natural and cultural history of the island. Other than the historic farmsteads and mansion clustered around Gaylor Hole, there is no development to speak of on this 3,000 acre island: no houses, no paved roads, no towers, no motels, no businesses. And while the island is actively farmed, it is farmed using the patterns and techniques of an earlier era. There are no prefabricated barns, plastic-wrapped hay bales or feedlots on the island. Gas and electric powered equipment is used but the field patterns, barns, outbuildings and crops are relatively unchanged from previous centuries.

The only feature that could be considered discordant is the WWII lookout tower on the bluffs at Whale Hill. Originally camouflaged as a lighthouse, the structure is now clearly a crumbling concrete tower on the brink of falling off the bluff onto the beach below. The 30' tall tower is mildly discordant but has historical value and is not likely to remain in place very much longer due to coastal erosion. All other visible structures on the island have significant historical value and blend in with the farm landscape. Most are farm structures such as barns, outbuildings, a windmill and farmhouses. The mansion, built in the 1920's after an earlier mansion burned down, is built in a brick Georgian style. While dissimilar to the other older buildings on the island, the newer mansion fits in well with the visual character of the site. The boat basin and docks have been carefully screened in a protected harbor, an extension of Gaylor Hole. The airfield consists of two grass landing strips that are only visible from the air.

Since the SASS is an island several miles from the nearest shore, there are no adjacent discordant features to be seen on adjacent properties. Several distant communications towers on the mainland are visible on clear days and at night lights from the towers and other development on Long Island can be seen in the distance. Otherwise the nocturnal landscape and night sky of Gardiners Island is dark and filled with stars, just as it was in 1639.

B. Uniqueness

Gardiners Island is one of the most unique sites in the United States. It is one of very few large, intact American properties held by the same family for almost 400 years. It is one of very few sites in the U.S. that has been managed as an historical plantation since its inception. And even if it weren't a miraculously preserved historic landscape, the island would still be unique because of its unusual natural features and environmental character.

The island's historic farm landscapes have been maintained by the Gardiner family for hundreds of years. The unique pattern of the fields, hedgerows, walls and farm roads are the most historically intact in all of Long Island. Large trees in hedgerows and fields are hundreds of years old and give a unique historic character to the landscape. The island preserves the coastal farm landscapes of the Eighteenth and Nineteenth Centuries in a perfectly preserved microcosm of history. Most of the historic buildings are still in their original locations, enhancing the historic and aesthetic role of the buildings in the landscape. Historic sites such as the Captain Kidd Memorial enrich the landscape with adventure and mystery even though they don't appreciably affect the physical character of the land.

Gardiners Island is unique as a large, completely preserved island in one of the most expensive real estate markets in the world. Along with Robins Island in Peconic Bay it is the only such island on New York's Atlantic coastline. Its high state of preservation has allowed a number of rare plants and animals to thrive there, including roseate terns, piping plovers, bald eagles, sea-purslane and sea-beach knotweed. Bostwick Forest is probably the largest and least disturbed old-growth forest of the eastern Long Island coastal plain. The island's bluffs are some of the tallest in Long Island, reaching heights of over 80 feet. Unusual glacial boulders and erratics dot the open terrain of the island, protrude from the bluffs and litter the beaches at the base of the cliffs. The variety of natural features on Gardiners Island is unique, including ponds, streams, salt ponds, barrier beaches, bluffs, kames, kettle holes and other uniquely well-preserved elements of glacial geology.

C. Public Accessibility

As a privately held property, Gardiners Island is not accessible to the public. The Gardiner family does invite historians and other local residents to visit the island on a periodic basis, but the property is otherwise off limits to uninvited visitors. A caretaker meets trespassers and asks them to leave. The original 1639 grant of the island to the Gardiners apparently stipulated that no boats could venture closer to the island's shore than the distance a horse could swim. Even boats that approach the shores of the island are warned away. This SASS is definitely the least accessible of all the East Hampton scenic districts. It is also without a doubt one of the most scenic and historic. This SASS is so unusual and so scenic that it should be designated in spite of its lack of public accessibility.

Hopefully future preservation options will meet the needs and concerns of the Gardiner family while allowing a measure of increased public accessibility to the island. Many of the British country estates, faced with rising tax pressure, have opened their doors to the public while protecting the privacy of the landowners. While some public access could be desirable, poorly-managed access could destroy the island's environmental and historic character as surely as uncontrolled development. High volume visitation typical of a state park would overwhelm the fragile character of the island and necessitate construction of intrusive docks, visitor facilities and other buildings. The increased human disturbances could be devastating to ground-nesting birds. Limiting the number of visitors and carefully managing their use of the site will be essential to protect sensitive plants, wildlife habitat and historic resources of the island.

Gardiners Island is visually accessible to the public by boat and by airplane. Small boats can circumnavigate the island and view the beaches, bluffs and some of the hilly pastures and forests. From the air, the entire island is in full view, though many details are too distant to see and the framing and composition of ground level views is missing.

D. Public Recognition

Though it is remote and inaccessible, Gardiners Island is a well-known feature of the East Hampton landscape. The fascinating history of the island, including Captain Kidd's buried treasure, the Charles I land grant and the continuous Gardiner family ownership of the land has contributed to public interest in and recognition of the island. The fact that the island is off limits to the general public has contributed to its mysterious character. The history of the Gardiner family, including recent family conflicts, have also added to the public's interest in the island.

Only small numbers of visitors are invited to the island every year by the Gardiners. Their accounts of the beauty, history and natural character of the island are reported in the media and spread by word of mouth. Maps, reports and other documentation describe the island for the public. Over-flights by aircraft and aerial photography reveal details of the terrain, vegetation and scenic character of the landscape. Many small boats navigate the waters near Gardiners Island where views off the bluffs, beaches, forests, historic buildings and meadows are available. And the island is visible from many parts of East Hampton, especially Napeague and Accabonac. Relatively few people - boaters, aviators, historians, friends of the Gardiner family - are familiar with the detailed features of the island, but many people are vaguely aware of it as a remote, somewhat mysterious and inaccessible place full of history and legends dating back hundreds of years.

IV. Impact Assessment

Whether proposed to be located within or outside a designated SASS, any State or federal agency actions or activity requiring a federal permit or approval must be assessed to determine whether it could affect a scenic resource and whether it would be likely to impair the scenic beauty of the scenic resource.

Policy 24 provides that when considering a proposed action, agencies and applicants for federal permits or approvals shall first determine whether the action or activity could affect a scenic resource of statewide significance. The determination would involve:

(1) a review of the coastal area map to ascertain if it shows an identified scenic resource which could be affected by the proposed action or activity, and:
(2) a review of the type of activity or action proposed to determine if it would be likely to impair the scenic beauty of an identified resource.

Impairment includes:

(i) the irreversible modification of geologic forms, the destruction or removal of vegetation, the modification, destruction or removal of structures whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and:

(ii) the addition of structures which, because of siting or scale, will reduce identified views or which, because of scale, form, or materials, will diminish the scenic quality of an identified resource.

Policy 24 sets forth certain siting and facility-related guidelines to be used to achieve the Policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. The guidelines are set forth below, together with comments regarding how they should be applied in this Scenic Area of Statewide Significance. In applying these guidelines to agricultural land it must be recognized that the overall scenic quality of the landscape is reliant on an active and viable agricultural industry. This requires that farmers be allowed the flexibility to farm the land in an economically-viable fashion, incorporating modem techniques, changes in farm operation and resultant changes in farm structures. Policy 24 guidelines include:

Siting structures and other development such as highways, power lines and signs back from the shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore;

Gardiners Island is so visually, historically and environmentally sensitive that any future development - no matter how well sited - will have major negative impacts on the character of the island. Every land type is extremely sensitive and would be severely degraded if even the most careful development techniques were used. In the unfortunate case that new development cannot be avoided and significant resource degradation can be accepted, the following guidelines can help reduce visual impacts to a certain degree.

Keeping unavoidable future development away from shoreline features such as bluffs, beaches, dunes, meadows and ponds will be critical in maintaining the visual character of the SASS and in ensuring the safety of people and property. Roads, parking lots, power lines, signage, structures and communications facilities should be kept away from the visually sensitive bluff tops, back dunes, beaches and hillside meadow landscapes. Clustering new buildings and facilities in wooded, less visually sensitive areas well back from the shoreline, bluffs and dunes will ensure that the open, undeveloped visual character of the SASS will be preserved.

Vulnerable areas include the open fields and meadows associated with historic farming practices on Gardiners Island. The historic landscape character of these fields as well as their high visibility makes them extremely sensitive to future development. The seaside bluff tops are similarly vulnerable due to their geologic uniqueness and their high visibility. Barrier beaches, dunefields, moorlands, shrublands, maritime woodlands, marshes and salt ponds are extremely sensitive as well. These land types constitute most of the island's land area.

The existing developed area of the island could be infilled if the new development were sited and designed to blend in with the historic character of the site. But as in any other location on Gardiners Island, new development here will have negative impacts no matter how sensitively it is designed. The historic buildings on the island are unique due in part to their siting and the fact that they are not surrounded by newer development. Clustering new development near - but not next to - the existing historic structures on relatively flat, low-lying land is another possibility. This would avoid visual impacts to most of the rest of the island and would protect the historic structures from immediate development impacts. But nearby development would radically change the character and historic value of the older buildings and landscapes.

Tobaccolot Pond

From a purely visual standpoint, the wooded areas of the island are the least sensitive to new development, particularly Bostwick Forest. New homes could be sited in the woodlands with minimal visual impacts outside of the immediate area of development. However the docks, roads, utilities and lights associated with this hidden development would be highly visible. Furthermore, the environmental impacts of developing in the woodlands would be adverse and significant. Bostwick Forest is the largest and least disturbed maritime old growth forest in eastern Long Island. The other wooded areas of the island support a range of rare and endangered plants and animals, making development there difficult in most cases.

In summary, most limited development, site planning and design techniques simply won't work on Gardiners Island. The landscape is far too sensitive from an historic, visual and environmental standpoint. These siting techniques should only be used in a last-ditch effort to salvage some of the visual character of the land.

Clustering or orienting new structures to retain existing views, save open space and provide visual organization to a development;

Clustering could help reduce visual and environmental impacts of future development by concentrating new construction in less sensitive areas. Wooded areas, low swales and valleys and existing development offer possible locations for cluster development that would be less visible and extensive than large lot sprawl. Cluster developments should follow historic settlement patterns and use architecture and site planning that reflect the island's traditions. Access roads should be narrow and parking should be screened behind buildings or vegetation. Small hamlets or villages could be created to avoid covering large areas of the island with development.

But even well-planned and designed cluster development will have many adverse impacts on Gardiners Island. It would be difficult to successfully blend new development in with the visual, historic and environmental character of this unique island. The island should be preserved in its entirety. Use of cluster development should only be a last-resort mitigation to be used only if all other preservation and conservation techniques have failed.

Incorporating sound existing structures (especially historic buildings) into the overall development scheme;

If no other alternative exists but to develop portions of the island, sound existing buildings should be incorporated into the development plan while respecting the great historical value of many of the island's structures. The existing historic buildings on the island are unique both for their architectural value as well as for their location on the landscape. Future development would inevitably disrupt important elements of this historic value. These historic impacts would be somewhat offset by the benefits of concentrating future development in existing settlement areas, preventing it from spreading across the undeveloped portions of the island.

Existing buildings could be incorporated in future development by being preserved and serving as guides and inspiration to the design and siting of new structures. Existing roads could provide a framework for new development that would expand the size of the existing settlement while keeping its character intact. This would be a difficult challenge requiring very careful and sensitive design. Even with the best design, however, significant historic and visual impacts would be inevitable. Therefore this mitigation technique should only be attempted in a last-ditch attempt to reduce unavoidable development impacts on the island.

Removing deteriorated and/or degrading elements;

There are very few deteriorated or degrading elements on Gardiners Island. Most of the island is undeveloped. The few structures on the island are grouped around Home Pond. Most are historic structures in very good condition. The Gardiner mansion was built in the 1920's to replace an earlier structure that burned and is in excellent condition.

The only structure in poor condition is a WWII observation tower located on Whale Hill on the eastern side of the island. The concrete tower is on the verge of falling down the bluff onto the beach below. Built out of concrete and wood as a submarine observation post, it has not been maintained over the years. Because of its historic value, it should not be removed unless it

poses a health or safety threat. While of historical interest, it is not unique enough to justify the expense and difficulty of saving it from the eroding bluff. Nature should be allowed to take her course.

Maintaining or restoring the original landform, except when changes screen unattractive elements and/or add appropriate interest;

The unique coastal geology of the SASS is remarkably undisturbed and should be protected from future construction, infrastructure and development projects. The landform of the SASS is largely in an undisturbed state and is one of the underlying factors in the scenic quality of the area. The dunes, beaches, bluffs, salt ponds and glacial moraine features of the SASS are very susceptible to development due to their fragility and completely undisturbed condition. Changes to the island's landforms should be discouraged, even when they screen unattractive elements or add appropriate interest.

Maintaining the original landform could involve preventing future development, including roads and parking lots. It could also involve protection and enhancement of the natural forces that create and shape landforms such as winds, tides, vegetation and erosion. Movement of sand around the island helps shape the dunes, barrier beaches and sand spits that give the island its distinctive shape. Wind and water currents create the forces that erode the coastal bluffs while bluff top vegetation keeps erosion from proceeding too quickly. These natural forces should not be interrupted by human activities such as dredging, sand nourishment, construction of bulkheads and clearing of vegetation.

Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures with the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing, mowing, controlled burning or grazing creates or maintains views of coastal waters;

The island's vegetation has been shaped by almost 400 years of active farm management. It is a combination of field, meadow, mature forest and successional heath and moorland vegetation. Maintaining this vegetation requires a large investment of time and money every year and plays a central role in the island's historic and aesthetic character. Continuing this maintenance is vital to the long-term preservation of the island's history and scenery. The mix of vegetation types, ranging from natural to highly cultivated, is also beneficial to wildlife since it creates a wide range of habitats and shelters for both plants and animals.

Continued mowing or burning of the open fields is important in maintaining the island's visual character. Protecting mature hedgerow vegetation as well as the many bosques and larger woodlots is also vital to maintaining the island's visual and environmental character. Continued farming and hunting will ensure that fields are cultivated, meadows are grazed and extensive successional vegetation is maintained for bird and other game habitat. The large, mature specimen trees that dot the fields and line the roads and historic house sites should continue to be maintained as an essential part of the historic and scenic character of the island. Planting new trees to replace old or dying ones is an important part of a vegetation management plan. Natural areas of the island support extensive, and in some cases, rare native plants that should be protected and encouraged to propagate. Removing invasive exotic species from areas such as salt marshes, dunes, mature woodlands and moorlands will improve the environmental character of the land.

Using appropriate materials, in addition to vegetation, to screen unattractive elements;

Gardiners Island currently has no unattractive elements, so screening is unnecessary. The island is so visually, historically and environmentally sensitive that any future development - no matter how well sited and screened - this would be a significant adverse impact on the character of the land. Every land type is extremely sensitive and would be severely degraded if even the most careful development and screening techniques were used. In the unfortunate case that new development cannot be avoided, significant resource degradation should be mitigated and screening could help reduce some visual impacts. Traditional fences, stone walls and hedges could be used to screen unsightly elements such as boat docks, storage areas, parking lots and roads. New structures, sited and designed to respect the historic building traditions of the island, could be located in such a way as to screen unsightly or inappropriate features.

Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape;

Gardiners Island is so visually, historically and environmentally sensitive that any future development - no matter how well sited - will have significant adverse impacts on the character of the island. Every land type is extremely sensitive and would be severely degraded if even the most careful development techniques were used. In the unfortunate case that new development cannot be avoided, significant resource degradation should be mitigated using the following guidelines to help reduce visual impacts to a certain degree.

If no other alternative exists but to develop portions of the island, new buildings should be located and designed to blend in with the existing historic architecture and landscape of the island. Similar materials, roof pitches, fenestration, massing and building location should be used to ensure that new buildings continue the patterns and appearances created by existing historic structures. New roads, parking areas, paths, boat landings and other features should be designed and specified to reflect the scale, layout and form of existing historic landscape features. Concentrating future development in existing settlement areas, and preventing it from spreading across the undeveloped portions of the island, will also help reduce development impacts.

Existing buildings could be incorporated in future development by being preserved and serving as guides and inspiration to the design and siting of new structures. Existing roads could provide a framework for new development that would expand the size of the existing settlement while keeping its character intact. This is a very difficult challenge requiring very careful and sensitive design. Even with the best design, however, historic and visual impacts will be inevitable. Therefore these techniques should only be attempted in a last-ditch attempt to reduce development impacts on the island.

Locating offshore structures to avoid impacting scenic areas and views from scenic and historic coastal sites;

Offshore installations such as wind turbine facilities, derricks, towers and docking facilities can have major impacts on the scenic character of coastal landscapes. In particular, the recent proliferation of wind turbine proposals for shallow sections of the northeast coastline raises the possibility of dramatic changes to coastal scenery and views. Hundreds of towers over 400 feet in height, lit at night with flashing strobe lights, have been proposed for a number of locations along the New York and Massachusetts coast. While beneficial to the environment in some ways, large wind turbine complexes can radically transform the visual character of the coastline due to their size, height, scale and their nighttime illumination.

The waters off Gardiners Island provide the characteristics sought after by wind turbine developers: relatively shallow waters, consistent winds and ready access to shorefront docking and transmission facilities. Offshore wind turbines would have a significant adverse impact on the visual and historic character of Gardiners Island and are totally inappropriate to this unique and sensitive island. Wind turbine and other offshore structures should be located out of sight of all areas of Gardiners Island to eliminate their visibility. Nighttime illumination within view of the island should be screened to avoid impacting shorefront areas. Docking and transmission facilities on or off shore should be located and designed to avoid visual impacts along the waterfront and along proposed transmission lines.

Using fully-shielded light fixtures at appropriate levels of illumination to preserve East Hampton's nighttime visual character;

East Hampton's dark, unspoiled night sky with views of stars, the sea and wooded hills is a priceless visual resource. Due to its very low density of development, Gardiners Island enjoys dark nighttime skies that could be affected by poorly designed new development. Light pollution from excessively bright, exposed light fixtures can block views of the stars in night sky, blind motorists and degrade the character of East Hampton's nocturnal landscapes. Requiring exterior lighting to be shielded will ensure that adequate night lighting is provided without creating glare and light pollution. The indirect lighting created by shielded fixtures also greatly enhances the character of nighttime landscapes by removing the bright harshness of many exterior light fixtures. Reducing the wattage of exterior lights is often possible without compromising safety or functionality and results in less energy consumption. Specifying color-corrected or color-balanced light sources will ensure that the color of nighttime lights matches the warm tones of incandescent bulbs while providing increased efficiency.

Because Gardiners Island is currently such a dark nighttime environment, even a relatively small number of excessively bright, glaring lights could dramatically affect the evening character of the island. Major unshielded illumination along the shoreline of the Montauk Peninsula or the Accabonac Harbor area could also impact Gardiners Island by creating glare and increasing nighttime light pollution. To prevent this, residences should avoid unshielded spotlights that cast direct light onto neighboring properties or on the water. Commercial facilities should avoid unshielded spotlights to illuminate parking lots, storage facilities or outdoor areas. Adding a simple metal shield to an existing spotlight can greatly reduce light pollution and glare. Often a series of lower, shielded lights can replace a single glaring spotlight. The greater expense is offset by the creation of a superior nighttime environment.

Gardiner Estate

Index to Subunits **Page**

G - 1 Gardiners Island	92
G - 2 Bostwick Forest	94

G - 1 Gardiners Island Subunit

I. Location

The Gardiners Island subunit includes all of Gardiners Island with the exception of Bostwick Forest. The subunit extends from Bostwick Point in the north to Cartwright Island in the south and from Crow Head in the west to Eastern Plain Point in the east. The subunit extends to the Town line in Gardiners Bay and Block Island Sound. Its inner boundary is formed by the edge of the mature woodlands of Bostwick Forest in the north central portion of the island.

II. Scenic Components

A. Physical Character

The Gardiners Island subunit is one of the most scenic and historic maritime landscapes in the United States. It is an almost completely intact example of a colonial saltwater farm complete with historic structures, fields, meadows, pastures woodlots and orchards covering over 3,000 acres. With its totally unique history, environment and scenery, the subunit is a scenic and historic landscape of national and international significance.

The natural character of the subunit is highly varied and totally unique. The shoreline includes over 18 miles of wide sandy beaches dotted in places with glacial cobbles and boulders. The shore is lined in places with high, eroding bluffs and in other areas with salt marshes, salt ponds and lower bluffs topped with fields and woodlands. The high bluffs along the northeast side of the island are some of the tallest and most dramatic on Long Island, reaching heights of over 80' with gullies, glacial boulders and hoodoos. Four major and several smaller salt ponds are located near the shoreline: Great Pond in the south, Tobaccolot Pond and Home Pond in the center, and Bostwick Creek in the north of the island. Several barrier beaches, sand spits and sand islands line the edges of the salt ponds or form

extensions of the main island. Bostwick Point shelters Bostwick Creek in the north and Cartwright Island shelters Great Pond in the south. Barrier beaches protect Tobaccolot and Home Ponds.

The terrain on the inland portions of the island varies from gently rolling to steeply hilly. Few areas outside of the barrier beaches are completely flat. Whale Hill and other hills in the center of the island reach over 110' in height. The terrain is dotted with numerous small ponds and wetlands and the central portion of the island is drained by Willow Brook. Larger wetlands line the edges of Tobaccolot Pond, Home Pond and several of the other tidal and freshwater ponds on the island. The vegetation of the island includes a mix of open pasture and meadowlands with several large stands of mature woodland. The open lands are a result of almost 400 years of human cultivation and include fields, pastures, meadows, berry patches and orchards. Considerable areas of moorland and low scrub vegetation have been maintained for hunting purposes.

According to the New York Department of State, the island provides excellent wildlife habitat for a wide range of species. A number of rare or endangered species exist on the island. Roseate terns and piping plovers, two federally listed endangered species nest on the beaches of the island. Hundreds of ospreys nest on natural snags near the shoreline. Bald eagles winter over on the island and colonial wading birds such as glossy ibis, black-crowned night heron, snowy egret, great egret and little blue heron nest there as well. American oyster catchers, double-crested cormorants and black skimmers occur in impressive concentrations. Northern harrier and seaside sparrow are regular nesters. The coastal marshes of Gardiners Island provide habitat for hundreds of wintering waterfowl, primarily black duck and mallards. Harbor and grey seals have winter haul-out sites on the east side of the island and northern diamondback terrapins reside in the marshes along the shores. The island has not been extensively surveyed but its relatively pristine conditions suggests that it may provide habitat for other globally rare plant and animal species.

B. Cultural Character

The pattern of fields and pastures, woodlots, roads and buildings in the subunit represents a beautifully preserved remnant of a saltwater farm from the early colonial era. Extensive open fields and meadows create sweeping views across the undeveloped, hilly farm landscape. A patchwork of small fields, woodlots and pastures creates a varied mosaic on the land. While some historic structures such as the original manor house have burned over the years, others such as a windmill, barns, outbuildings, a stone wall built by slaves and a Seventeenth Century carpenter's shed have been well preserved and contribute to the historic character of the landscape. Newer buildings built to replace destroyed historic structures have been carefully sited and designed to fit in with the character of the island. Several historic sites such as the Captain Kidd monument create additional interest and historical value to the land. An elaborate system of small gravel roads and paths winds throughout the island leading to fields, overlooks and historic sites. Many of the roads and paths are centuries old and have been maintained to retain their historic size and character.

The subunit is almost completely unscarred by inappropriate development - an amazing achievement for 3,000 acres of highly developable, privately owned shorefront land in a booming real estate market. The only visible contemporary features are a grass airstrip at the southern end of the island, a World War II lookout tower on Whale Hill and a small boat landing and harbor near Gaylor Hole. Both these features blend in with the surrounding landscape. Clearings, fields and pastures have been created to reflect colonial farming practices. Given the large size of the island and the amount of developable upland, its high state of historic landscape preservation is truly remarkable.

C. Views

Views on the Gardiners Island subunit are diverse and dramatic. The high bluffs and hilly landscape combined with extensive areas of open pasture and meadow create numerous opportunities for lengthy views of the surrounding landscape and ocean. The many hedgerows, woodlots, specimen trees and historic farm buildings add diversity, variety and composition to the views. The wide range of natural features on the island, including barrier beaches, salt ponds, wetlands, upland forests and bluffs, creates a unique visual setting enhanced by the historic farm management of the island. The many islands and peninsulas in Block Island Sound and Gardiners Bay ensure that most ocean views are enhanced by distant land forms and features.

Thanks to almost 400 years of stewardship by the Gardiner family, many of the natural and cultural resources of the SASS have been very well preserved, though no future protection exists for the land at this point. The island is visually pristine and almost totally free of discordant or inappropriate features. Most contemporary uses such as the airfield and the small harbor have been carefully located and designed to blend in with the character of the historic and natural landscape. The WWII lookout tower at Whale Hill has the appearance today of a crumbling concrete structure but is not a major discordant feature in the landscape and reflects the region's military role in WWII.

III. Uniqueness

The Gardiners Island subunit is one of the most unique visual landscapes in the United States. A perfectly preserved and managed colonial saltwater farm on a 3,000 acre island owned by the same family for almost 400 years, there is simply nothing like it - anywhere. This scenic, historic and environmental gem is totally unique because of its unusual history, its careful management over the centuries and because of the inherent natural beauty of its island landscape. The range and quality of natural features on the subunit is unusual and includes miles of high coastal bluffs, miles of sandy beaches, rocky beaches, salt ponds, barrier beaches, freshwater ponds, upland meadows, moors and streams. The subunit's cultural features are even more unique, including several colonial houses and barns, an antique white windmill, hundreds of acres of farm fields and pastures, moorlands and mature hedgerows and specimen trees. The location, configuration and management of these farm features provides a unique window on the farm landscapes of the eastern seaboard in previous centuries. The ownership of the subunit is also totally unique, derived from a grant from King Charles I to Lion Gardiner in 1639.

IV. Public Accessibility

The subunit is only accessible to the public by invitation of the owners. The entire island is privately owned and is off limits to uninvited visitors. Even small boats are requested to keep a distance from the shores of the island under an ancient decree preventing ships from approaching closer than the distance that a horse can swim. No uninvited landings are permitted anywhere on the island. The caretaker is alert to trespassers. The Gardiner family occasionally conducts tours of the island for small groups of invited guests including local historians, naturalists and interested individuals. The best way to view the island is to fly over it in a small plane or circumnavigate it in a small boat. While some increased public access to the subunit would be beneficial, it would need to be very carefully regulated to avoid impacting its sensitive historic, visual and environmental features.

V. Public Recognition

Though it is remote and inaccessible, the subunit is a well-known feature of the East Hampton landscape. The fascinating history of the island, including Captain Kidd's buried treasure, the Charles I land grant and the continuous Gardiner family ownership of the land has contributed to public interest in and recognition of the island. The fact that the island is off limits to the general public has contributed to its mysterious character.

Only a small numbers of visitors are invited to visit the island every year by the Gardiners. Their accounts of the beauty, history and natural character of the island are reported in the media and spread by word of mouth. Maps, reports and other documentation describe the subunit for the public. Over-flights by aircraft and aerial photography reveal details of the terrain, vegetation and scenic character of the landscape. Many small boats navigate the waters near Gardiners Island where views off the bluffs, beaches, forests, historic buildings and meadows are available. And the subunit is visible from many parts of East Hampton, especially Napeague and Accabonac.

VI. Reason for Inclusion

The Gardiners Island subunit is included in the Gardiners Island SASS because it is an outstanding New York coastal landscape, scenic area and historic site and because it is geologically, geographically and culturally unique. A perfectly preserved, historic 3,000 acre island, the subunit provides sweeping views out over the Atlantic Ocean and along its rocky beaches, steep coastal bluffs and rolling moorlands. The subunit is exceptionally well-managed by the Gardiner family as an historic saltwater farm and natural preserve. It has only one small discordant feature with compensating historical value.

Images of the subunit scored extremely high: (#1 through #25 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 6.64 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique not only within the region, but within New York State and the United States. It is one of the most scenic and historic coastal landscapes on the east coast. It is inaccessible and is owned and managed as an historic saltwater farm by the Gardiner family. Because of its private ownership and inaccessibility to the public, the subunit is not well known but enjoys a reputation as a mysterious and inaccessible island. It has received recognition as an important historic and natural site.

G - 2 Bostwick Forest Subunit

I. Location

The Bostwick Forest subunit is located at the northwestern end of Gardiners Island. It is completely surrounded by the Gardiners Island subunit. Bostwick Creek abuts the subunit to the north and a portion of the subunit faces Home Pond to the south. The remaining borders of the subunit occur where the mature deciduous woodland of Bostwick Forest meets the open fields, pastures, scrublands and wetlands of the surrounding Gardiners Island subunit.

Beginning at the northeastern corner of the subunit at the eastern edge of Bostwick Creek, the boundary heads southwest, following the edge of the wetlands adjoining Bostwick Creek. At the edge of open fields at Crow Head it heads south along the edge of the forest. It continues to follow the edge of the mature forest south as the border transitions to scrub growth and moorland vegetation. Veering east, the boundary skirts north of Captain Kidd Hollow and heads south to the edge of wetlands on Home Pond. It then heads north again around an area of meadows and low scrub vegetation following the edge of the mature woodland. Heading in a generally northeasterly direction, the boundary follows the edge of the mature woodland along the edges of fields, pastures and scrublands just northeast of the Gardiner family mansion and houses. It then heads north along the edge of the forest to return to the point of beginning.

II. Scenic Components

A. Physical Character

Bostwick Forest is located on a hilly glacial moraine with sandy/silt loam soils, kettle hole depressions, swales, knobs and terraces. Several small ponds have formed in the kettle hole depressions. Other depressions support bog-like wetlands. While the terrain is generally rolling to hilly, the depressions and knobs can be very steep, creating variety and contrast in the otherwise uniform forest cover. The subunit extends from near sea level at Bostwick Bay to an elevation of over 100' near the highest point on the island. A small, gravel road crosses the southern portion of the subunit leading from the Gardiner family farmstead to the Captain Kidd monument. A network of paths crisscrosses the forest leading from the settlement to Bostwick Creek, Crow Head and Cherry Hill Point. Other than these trails, the subunit is untouched by human development. Most of the subunit slopes to the northwest toward Gardiners Bay, exposing it to the prevailing winter northwesterly winds. This may explain why the land was never settled or cleared for farming.

The dominant physical feature of the subunit is the dense, mature maritime deciduous forest that defines the visual and environmental character of the subunit. In recognition of its environmental diversity and uniqueness, all of the subunit has been included in the State designated Gardiners Island Significant Coastal Fish and Wildlife Habitat. According to the U.S. Fish & Wildlife Service, Bostwick Forest may represent the largest and least disturbed old-growth forest in the eastern Long Island coastal plain. As a deciduous maritime forest that has been relatively undisturbed for hundreds of years, it contains significant numbers of large, mature trees as well as many snags and dead trunks that provide important habitat for birds and ground mammals. The forest is a maritime oak-holly community containing black oak, American holly and American beech as dominant trees, often with sassafras and abundant vines and ericaceous (heath) shrubs in the understory. According to the East Hampton Open Space Plan, at least one red maple in the forest measures 56" in diameter and many oaks have a diameter of greater than 2 feet.

The age and maturity of the forest has led to a relatively open understory in certain areas with a canopy formed by large, dominant deciduous trees. In portions of the forest a great deal of *Smilax* (catbrier or bullbrier) has grown up in the understory. The forest may have been controlled by grazing or

burning in the past. If the understory were opened up as it probably was historically by the Native American and early European farmers, the scenic value of the old growth forest would increase greatly as well. Along the edges of the forest, a rich habitat for mammals and nesting birds is created by large snags. Where the forest borders Bostwick Creek, numerous osprey use the dead trees to nest and bald eagles find food and shelter to over-winter. While the forest was at one time cleared and has been selectively thinned over the years for minor firewood and forest maintenance purposes, it has grown largely undisturbed for at least the last 200 years.

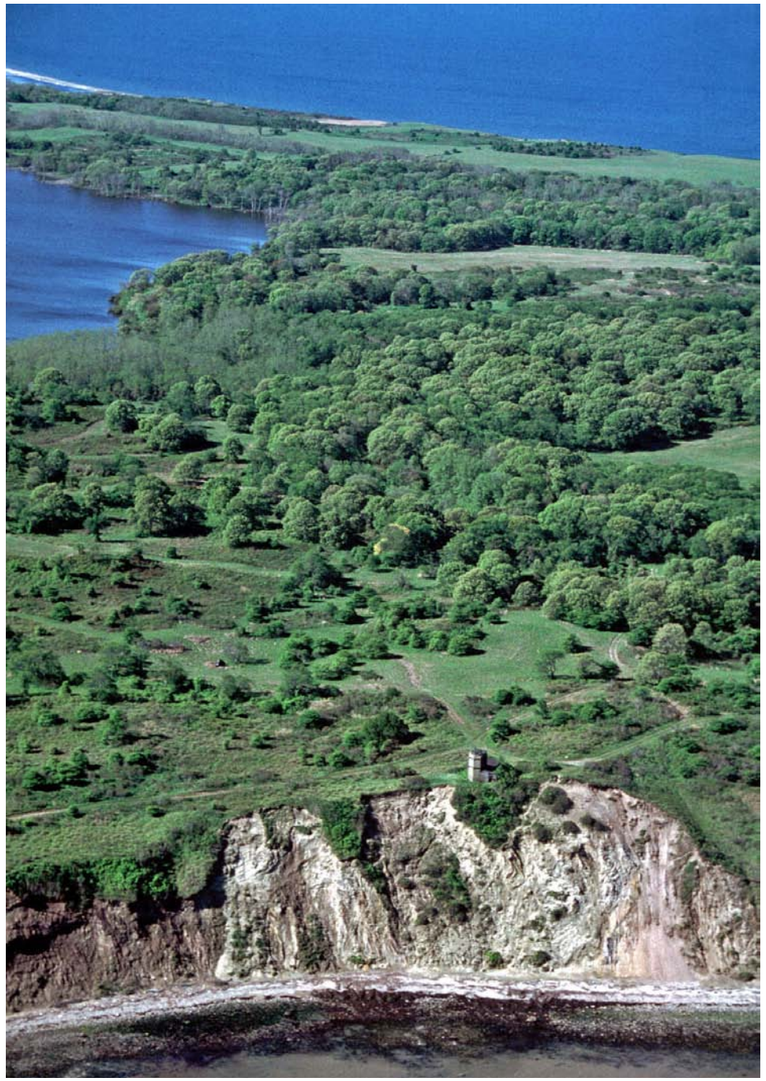
B. Cultural Character

When the privateer Captain Kidd needed to find a place to bury his treasure in 1699, he chose a hollow in a remote corner of Bostwick Forest. The site is marked today by a monument that discourages treasure-hunters by clearly stating that the treasure was found long ago. The Captain Kidd monument and hollow are located just at the edge of the subunit in a transition zone from mature woodland to open field. Other than this unique historical site, few other signs of human use exist in Bostwick Forest. The small gravel road leading to the Kidd Monument and a network of gravel or dirt paths extending throughout the forest are the main cultural elements in an otherwise completely natural landscape.

Previous human alteration of the land has been largely obliterated by several hundred years of forest conservation. Undoubtedly once cleared for pasture in the Seventeenth and Eighteenth Centuries, Bostwick Forest has since grown up and evolved into one of the largest old-growth maritime forests in eastern Long Island. The forest's current pristine natural condition is itself a reflection of cultural forces at work: the desire of both private and public landowners to protect and preserve large tracts of forest land for their environmental, aesthetic and historic value. The Gardiner family's commitment to forest preservation has resulted in the protection of a small remnant of the primeval woodland that once covered most of Long Island.

C. Views

Because the subunit is covered by a dense, old-growth forest, most vistas are short-range views of the forest understory. Because of this visual limitation, the subunit has not been ranked as high as the rest of the island that offers a much greater variety of distant views. Nevertheless, Bostwick Forest contains many scenic environments including winding woodland trails, deep, dark wooded knolls and hollows and dramatic kettle hole depressions filled with small ponds or bogs. The highly varied and rugged terrain of the subunit compensates for the lack of distant vistas and adds variety and drama to the old growth forest. The size and height of the old growth trees and the variety of vegetation contributes to the aesthetic character of the woodland. The presence and sounds of wildlife, especially nesting birds, contributes ephemeral character to the forest.



Whale Hill Bluffs

The edges of the subunit, especially bordering open fields, low wetlands or ponds provide more sweeping, distant panoramas of the surrounding countryside and ocean. Views of Bostwick Creek, Crow Head, Cherry Hill Point, Captain Kidd Hollow and Home Pond from the edges of the subunit are highly varied and dramatic. The protection provided by the dense forest and the sweeping vistas created by the surrounding open lands creates a sense of prospect and refuge that stirs ancient feelings of well-being in most viewers.

III. Uniqueness

As possibly the largest undisturbed old-growth maritime forest in the eastern Long Island coastal plain, Bostwick Forest is a highly unique landscape. Undisturbed for over two hundred years, the forest is a remnant of the extensive woodlands that once covered the region before the arrival of Europeans. The maritime oak/holly forest contains trees of exceptional size and the forest understory supports a wide range of plants and animals. Due to its undisturbed state, large size and unique location, the forest is home to several rare and endangered species, including bald eagles, ospreys and other species such as northern harrier and seaside sparrow.

The history of the subunit is unusual as well. The location of Captain Kidd's buried treasure and part of the Gardiner family domain deeded by King Charles I in 1639, the subunit is rich in history and folklore of state-wide and even national significance. The high state of preservation and management of the subunit has been made possible by the enlightened policies of the Gardiner family over the course of almost 400 years.

The visual character of the subunit is especially unique given the age and natural character of the maritime forest and the highly varied character of the glacial terrain. The great age of the oak, beech and holly trees, the diversity of the old-growth forest, the vistas available from the edges of the woodland and the winding path system create a highly unique and scenic woodland forest environment.

IV. Public Accessibility

The subunit is only accessible to the public by invitation of the owners. The entire island is privately owned and is off limits to uninvited visitors. Even small boats are requested to keep a distance from the shores of the island under an ancient decree preventing ships from approaching closer than the distance that a horse can swim. No uninvited landings are permitted anywhere on the island. The caretaker is alert to trespassers. The Gardiner family occasionally conducts tours of the island for small groups of invited guests including local historians, naturalists and interested individuals.

V. Public Recognition

Bostwick Forest itself is not well-known, but it is an important part of Gardiners Island which is a widely recognized regional landmark. The fascinating history of the island, including Captain Kidd's buried treasure, the Charles I land grant and the continuous Gardiner family ownership of the land has contributed to public interest in and recognition of the subunit. The fact that the island is off limits to the general public has contributed to its mysterious character. The history of the Gardiner family, including recent family conflicts, has also added to the public's interest in the island. Specialists, especially botanists, biologists and historians, are very aware of the unique character of Bostwick Forest as possibly the largest maritime old-growth forest in the region.

VI. Reason for Inclusion

The Bostwick Forest subunit is included in the Gardiners Island SASS because it is an outstanding New York coastal woodland landscape, an historic site and a scenic area. According to the US Fish & Wildlife Service, the subunit is one of the largest, undisturbed maritime old-growth forests in the eastern Long Island coastal plain. With almost 500 acres of old-growth oak/holly forest on highly varied glacial moraine topography, the subunit is a unique remnant of the primeval forest that once covered much of Long Island. The subunit is well managed by the Gardiner family and, with the exception of a military look-out, has almost no discordant features.

Images of Bostwick Forest scored very high (#1, #5, #7, #13, #15, #19, #20, #21, #22, #23, #25, #36, #38 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The visual zone that makes up the subunit scored 4.31 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored high in natural landscape character.

The subunit is unique not only within the region, but within the entire New York State coastal region as a large, unspoiled old-growth maritime forest with unique terrain, natural and historic character. While relatively inaccessible, it is exceptionally well managed as an historic natural landscape by its private owners. The subunit itself is not well-known but forms an important part of an island renowned for its history, scenery and environmental features.

G. Three Mile Harbor Scenic Area of Statewide Significance

I. Location

The Three Mile Harbor Scenic Area of Statewide Significance (SASS) includes Three Mile Harbor estuary, Sammy's Beach, Maidstone Park Beach and Hands Creek. On the north the SASS extends to the Town line in Gardiners Bay and is bounded on the south by Long Beach. On the east and the west the SASS is bounded by the shoreline of Three Mile Harbor with the exception of an arm extending up Hands Creek and adjacent forested uplands.

The SASS boundary begins at the Sammy's Beach side of the harbor mouth. From this point it runs in a westerly direction along the low water line of Sammy's Beach for 4,500 feet to the base of the hill at Lafarges Landing. It then heads south along Three Mile Harbor Road to Hands Creek Drive to Clamshell Avenue to Springy Banks Road including all the undeveloped forested land adjacent to Hands Creek. The boundary then parallels the Three Mile Harbor shoreline southward approximately 300 feet inland from the shoreline. It then follows Oyster Shores Road south to Springy Banks Road to include the wooded area surrounding the southern inlet of the Harbor at Tanbark Creek. Heading north again the boundary skirts the development along Three Mile Harbor Road as well as the large marina on Tanbark Creek inlet. At the southern end of Three Mile Harbor the boundary heads north parallel to the shoreline ranging from 300 to 400' back from the water. Heading north on Three Mile Harbor Road, it turns northeast onto Harbor View Lane, north on Roosevelt, east on Folkstone, northeast on Mart Street and northwest on Richardson Street. It follows Richardson Street to Harbor Boulevard which it follows northwest to Flaggy Hole Road. It follows Flaggy Hole Road to within one hundred yards of the Block Island Sound shoreline. It heads northwest, parallel to the shoreline, extending about 600' inland at Camp Blue Bay to include the bluffs and bluff-top woodlands. At the northern boundary of Camp Blue Bay, the boundary turns northwest to regain the Gardiners Bay shoreline.

Lafarges Landing, Three Mile Harbor

The Three Mile Harbor SASS is located entirely in the town of East Hampton. It does not abut any other East Hampton SASS but it does abut the Fireplace Scenic Area of Local Significance on its northeastern corner. Consult the Three Mile Harbor SASS map for detailed SASS boundaries. The Three Mile Harbor SASS is located on the Gardiners Island West, NY US Geological Survey 7.5' topographic quadrangle.

II. Description

The Three Mile Harbor SASS contains no subunits.

The SASS is dominated by Three Mile Harbor, a 900-acre salt pond separated from Block Island Sound by a barrier beach and wetlands system known as Sammy's Beach. A channel protected by stone rip-rap jetties provides access to the harbor from the sound. A small fishing and recreational boating harbor is located on the eastern shore of the salt pond between Dayton and Sedge Island. The shores of Three Mile Harbor are mainly wooded with low to medium density residential development. Commercial water-based businesses such as fishing piers, recreational marinas and boatyards are located at the entrance to the harbor and just outside the SASS at Tanbark Creek. While Sammy's Beach, portions of Hands Creek, Maidstone Park Beach and Long Beach are in conservation ownership, most of the SASS consists either of water or unprotected private land.

The terrain of the SASS is varied, ranging from the steep valleys and hills of Hands Creek to the rolling hills to the south and southwest of the harbor. Some hills rise over 100' steeply from the water, creating a dramatic edge to the waters of the harbor. The eastern edges of the SASS rise gradually from the water, while the dunes of Sammy's Beach provide vertical relief along the Block Island shoreline. The bluffs along Block Island Sound at the Girl Scout camp are 30 to 40 feet in height and are framed by the dense vegetation of the adjacent shoreline. Recent deposits of dredge spoils have replaced the varied dune landscape with a flat, engineered landform about 20 feet in height. This monotonous sand pile will tend to gain more natural forms over the years as a result of the action of the wind and waves.

The vegetation of the SASS is dominated by the deciduous woodlands that line most of the shore. In many areas these woodlands have been developed for housing, eliminating these areas for inclusion in the SASS. This explains why the SASS boundary follows the shoreline for much of the way around the harbor. Areas of salt and brackish marsh exist along the south side of Sammy's Beach, at Sedge and Dayton Island and along the southern side of Maidstone Park Beach. These salt marsh areas contain cordgrass as well as a range of other saltwater tolerant plant species. Brackish and freshwater marshes exist along Hand Creek and at the southern end of the harbor. Dune vegetation has been rapidly colonizing the dredge spoils pile at Sammy's Beach. Native dune species were planted as part of the restoration project and the area will be allowed to continue natural re-vegetation.

The Three Mile Harbor docks remain an important working waterfront serving the fishing, shellfishing and recreational boating industries. The harbor retains much of its character as a functional waterfront with piers, moorings, fuel, docking and repair facilities for fishing, lobstering and sport fishing boats. Nearby Maidstone Park, just outside the SASS, is a community of traditional vacation homes, many of which have been converted to year-round use. Maidstone Park Beach is a public park that provides access to the Block Island Sound shoreline and nearby recreational facilities. Extensive residential development around the edges of Three Mile Harbor, deposition of dredge spoils at Sammy's Beach, recreational boat yards and large waterfront parking lots at the port detract from the visual character of the SASS.

III. Aesthetic Significance

The Three Mile Harbor SASS is of statewide aesthetic significance by virtue of its large and relatively unspoiled salt pond, its sandy barrier beach, its steeply wooded hills, the value of its wetlands and water habitats and the cultural landscape value of its historic fishing port.

Water is a dominant feature in the SASS - virtually every location has either full or partial views of the ocean, the salt pond or the small tributary streams that feed into the harbor. The varied shoreline configuration, diverse shoreline environments and abundance of wetlands, dunefields and sandy beaches increases the inherent high visual character that water creates in the landscape. The varied and sometimes steep terrain of the surrounding upland areas creates a strong sense of enclosure around the harbor and frames the background of many water views. The steep, wooded hills along the southwestern shore of the harbor, the narrow ravine of Hands Creek and the dunes of Sammy's and Maidstone Park Beaches create visual variety, contrast and a sense of enclosure to the flat surface of the harbor.

The dense forest vegetation of most of the upland areas surrounding the harbor provides a consistent backdrop to the views of the salt pond. The woodlands also screen out much of the development that surrounds the harbor, especially in the summer months. More open saltmarsh, brackish wetland and dune vegetation line many of the banks of the harbor and cover most of Sammy's Beach. These areas of open vegetation provide a strong contrast to the dark, dense forests and a transition between the forests and the open water of the harbor. The tidal nature of the harbor creates additional variety and interest as water alternates with wetlands, saltmarshes, mussel beds and mud flats. Changes in the tides also influence the activity of waterfowl, fish and other wildlife, creating ephemeral interest in the landscape.

The activity of the small fishing port creates additional visual interest in the landscape. Fishing boats moored at the docks, recreational and charter fishing vessels, shellfishing operations and other elements of the working waterfront create visual interest, activity and cultural value. The coming and going of commercial and recreational boats from the harbor adds interest to the landscape and continues a tradition that extends back hundreds of years. Human activity has also produced several discordant features in the SASS including the dredged materials pile at Sammy's Beach, large shoreline parking lots at the port, residential development along most of the shoreline and recreational boating marinas at several locations. The dredged materials pile is currently unsightly but will tend to become more natural in appearance with time. No large-scale discordant features such as radio towers, highways or large structures currently mar the scenery of the SASS. The visual strength of the salt pond, the wooded hills, the barrier beach and the cultural features of the working waterfront overcome the negative influence of the discordant features.

A. Landscape Character

1. Variety

The Three Mile Harbor SASS contains a variety of landscapes. From steep, eroded ocean bluffs to quiet salt ponds to wooded hills to dynamic working harbors, the SASS has a uniquely varied visual character.

Water is a predominant feature of the SASS and is manifest in many different forms. The quiet waters of Block Island Sound wash the sandy northern shores of the SASS where occasional boulder fields, barrier beaches, low coastal bluffs and tidal marshes provide great natural diversity. The undulating configuration of the shoreline creates additional visual variety, enhancing the character of shoreline views throughout the SASS. The salt pond of Three Mile Harbor creates a lake-like visual environment with a wide range of features including the working harbor, the salt marshes of Sammy's Beach, the tributaries of Hands Creek and Tanbark Creek and the steep hills along Springy Banks Road.

Varied topography enhances the visual character of the SASS. The 40' high Atlantic coastal bluffs at the Girl Scout camp, the dunes of Sammy's Beach and Maidstone Park Beach, the steep hills of Hand Creek and the gentler, rolling terrain of the eastern side of the harbor add diversity to the landscape. In contrast, small areas of totally flat land provide a sharp contrast to the bluffs and hills in places such as Maidstone Park and the flats of Sammy's Beach.

The SASS has a varied natural environment. Salt and freshwater marshes, mature oak/hickory forests, freshwater streams, dunefields and successional woodlands create natural diversity. The variety of natural settings is reflected in the visual diversity of the landscape. The abundance of terrestrial and marine life - and the abundance of people observing, hunting and fishing it - creates movement, variety and ephemeral character in what would otherwise be a static visual landscape.

The SASS has a diverse range of cultural landscapes. The working harbor contains piers, docks, service buildings and a range of commercial and recreational fishing boats. It also contains sailboats and other types of recreational boats. The large paved parking lots adjacent to the waterfront detract from the variety and visual character of the harbor, but other features contribute to the cultural character of the port. The light and jetties at the harbor entrance create strong man-made entrance to Three Mile Harbor with intense activity of boats, fish, fishermen and birds negotiating the strong currents at the harbor mouth.

2. Unity

The SASS is a unified landscape thanks to its predominant water features, densely wooded shoreline, rolling terrain and the cultural landscapes of its working waterfront. Water is an ever-present feature in the SASS and almost every location within it enjoys full or partial views of salt, brackish or fresh water. Three Mile Harbor occupies over 75% of the area of the SASS and serves as a visual anchor for the entire landscape. Block Island Sound borders the northern edge of the SASS and dominates views from Sammy's Beach, Maidstone Park Beach and the bluffs at the Girl Scout camp. The harbor entrance, Hands Creek, Tanbark Creek and Maidstone Park Creek are narrower channels and tributaries linked to the main body of Three Mile Harbor. Conservation ownership of Sammy's Beach, Sedge Island, Maidstone Park Beach and portions of Hands Creek and Tanbark Creek enhance the unity of the SASS by ensuring future preservation of these sensitive areas. The Town Open Space Plan has recommended conservation measures for the Girl Scout camp and Boys Harbor Summer Camp.

While much of the shoreline of Three Mile Harbor is developed with housing, the dense deciduous forest that lines most of the banks screens much of the development, especially in the summertime. Some development is visible and detracts from the visual character of the SASS, but most of the shoreline appears heavily wooded from a distance. Other discordant features such as the dredge spoil pile on Sammy's Beach, the recreational boatyards and the large paved parking lots at the port also detract from the unity and visual quality of the SASS but not to the extent that its overall visual character is significantly reduced. The working port at Three Mile Harbor helps unify the landscape by connecting the land with the water through commercial fishing, shellfishing and recreational fishing and boating. Active fishing boats at the wharves and in the channel create a dynamic visual landscape and foster a sense of connection with the ocean environment. The rich natural environment of the SASS also unifies the landscape. The presence of waterfowl, fish and shellfish in and around the harbor and the human activity associated with wildlife observation and fishing brings a dynamic character to the land, demonstrating that it is truly a dynamic and living landscape.

3. Contrast

The Three Mile Harbor SASS has both physical and cultural landscape contrasts. The extensive wooded shoreline and steep Atlantic bluffs offer a striking contrast to the flat, expansive surface of the ocean and harbor. The dark, enclosed forest landscape of the interior gives way abruptly to the bright, windy, reflective light of the ponds, lakes, tidal marshes and ocean shore. The contrast of the flat to gently rolling upland plateau with the abrupt ocean bluffs, ravines of Hands Creek and the dunes of Sammy's Beach is surprising. Boulder-strewn beaches, a deeply indented shoreline and a dynamic water surface provide further contrast between land and sea.

Three Mile Harbor

Cultural features in the landscape provide further contrasts with the natural landscape. The coming and going of fishing and recreational boats in the harbor channel and at the port create a dramatic contrast and link between land and water. The strong edge of the piers and wharves of the port along the shoreline of the harbor creates a contrast between the built and natural environment.

Small scale, intimate views of dense woodlands, small streams and ponds in the interior of the SASS at Hands Creek and Maidstone Park Creek are in striking contrast to the expansive vistas of the harbor, dunes, bluffs and beaches. The transition from dense woodland vegetation to the open shoreline is often very brief and surprising, heightening the sense of visual contrast.

4. Freedom From Discordant Features

The SASS is relatively free from large discordant features impacting large areas of the landscape. No communication towers, transmission lines, large buildings or highways mar the scenic character of the SASS. The only large discordant feature in the SASS was the dredged materials pile deposited on Sammy's Beach in the late 1990's. This 20 to 30' tall, 2,000' long by 500' wide flat-topped mound of sand and silt initially disrupted the visual character of the area but has since been regraded and revegetated to blend in with the shape of natural dune fields. Over time, the action of the wind and waves will continue to soften the form of the pile and round out its hard edges and geometric engineered shapes. This process has been hastened by the sculpting of the pile to create the shapes and environments of the dunefields that once existed here.

A relatively large number of smaller discordant features such as waterfront homes, parking lots, boat yards and rip-rap bulkheads and jetties detract from the site specific visual character of the SASS. This is the reason that most of the shoreline of the harbor was not included in the SASS: is too developed with waterfront homes, a land use that scored very low in the Scenic Landscapes Survey. Large recreational boat yards and storage areas at Tanbark Creek and off Three Mile Harbor Road also eliminated these areas from inclusion in the SASS. But the dense woodlands obscure most of these shoreline discordant features, leaving the scenic character of the harbor, Sammy's Beach, Maidstone Park Beach and wooded areas around Hands Creek intact.

B. Uniqueness

The Three Mile Harbor SASS is unique as a large and relatively unspoiled salt pond with a working fishing port at its entrance. The port supports a small fishing fleet as well as recreational boats and sailboats. It has a long history as a base for fishing and shellfishing operations in the area. While most of the traditional docks and buildings of the port have disappeared, the activity of fishing boats entering and leaving the harbor or moored at the piers gives testimony to a fishing and sea-faring tradition of hundreds of years. The historic settlements of Three Mile Harbor and Maidstone Park also bring cultural uniqueness and tradition to the landscape of the SASS. The natural landscape of the harbor, the bluffs, beaches and wetlands also create a unique visual environment in the SASS. Maidstone Park Beach and the bluffs of the Girl Scout camp create a unique visual environment on Block Island Sound. The beach is fully accessible as a public park with ample access and parking. Wetlands at Sammy's Beach, Maidstone Park Creek, Hands Creek and Tanbark Creek shelter diverse wildlife and create a unique visual environment on Three Mile Harbor. The steep wooded hills along the southern and southwestern edges of the harbor create a unique visual framework for the calm waters of the salt pond.

C. Public Accessibility

The SASS is highly accessible to the public thanks to an extensive road system, waterfront access sites, public parks with good access and parking and a small port offering charter, boat rental and boat docking services. Public roads surround the SASS and provide access to the water at Maidstone Park Beach, Maidstone Park, Three Mile Harbor port, Hands Creek Landing and Sammy's Beach. Maidstone Park Beach is a public park with ample parking and waterfront access.

Several large, privately-owned parcels in the SASS have been prioritized for public acquisition as conservation land. This would greatly improve public access in the SASS. Public roads provide visual access to scenic privately-owned areas of the SASS. Because of the popularity of the surrounding

ocean waters for boating and fishing, the coastline of the SASS is frequently viewed by relatively large numbers of recreational and commercial boaters. Boaters and fisherman can moor their boats at the port or charter boats for trips around the harbor or into Block Island Sound.

D. Public Recognition

The Three Mile Harbor SASS is a well-known local landmark, recognized for its fishing and boating port, its history, its waterfront parks and beaches. Three Mile Harbor is not particularly well-known on a regional or state-wide basis due to its lack of large-scale recreational, geological or environmental features. Boaters and fishermen recognize the harbor and port at a traditional harbor for mooring, supplies, repairs and docking. Historians recognize the traditional qualities of the port and the history of Maidstone Park as an early summer colony. Sammy's Beach has been an important destination for beachcombers, birders and nature lovers. While temporarily disrupted by the deposit of dredged materials, bird nesting has been renewed on the regraded and replanted pile. The controversy over the dredged materials will hopefully subside as the large mound of fill is reshaped and revegetated to resemble a natural dune field. The bluffs at the Girl Scout camp are well known to boaters, beachcombers and sailors but not to the general public since the upland areas of the bluffs are private property and inaccessible to most people. Maidstone Park Beach, Hands Creek Landing, Sammy's Beach Road and the port are well-known areas for scenic viewing, birding and boating.

IV. Impact Assessment

Whether proposed to be located within or outside a designated SASS, any State or federal agency actions or activity requiring a federal permit or approval must be assessed to determine whether it could affect a scenic resource and whether it would be likely to impair the scenic beauty of the scenic resource.

Policy 24 provides that when considering a proposed action, agencies and applicants for federal permits or approvals shall first determine whether the action or activity could affect a scenic resource of statewide significance. The determination would involve:

(1) a review of the coastal area map to ascertain if it shows an identified scenic resource which could be affected by the proposed action or activity, and:

(2) a review of the type of activity or action proposed to determine if it would be likely to impair the scenic beauty of an identified resource.

Impairment includes:

(i) the irreversible modification of geologic forms, the destruction or removal of vegetation, the modification, destruction or removal of structures whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and:

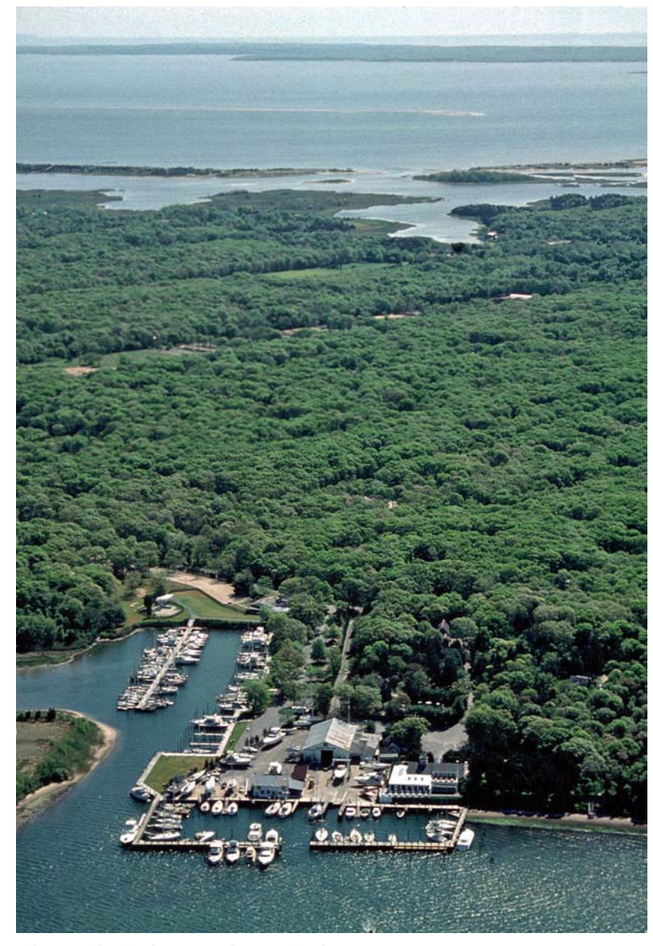
(ii) the addition of structures which, because of siting or scale, will reduce identified views or which, because of scale, form, or materials, will diminish the scenic quality of an identified resource.

Policy 24 sets forth certain siting and facility-related guidelines to be used to achieve the Policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. The guidelines are set forth below, together with comments regarding how they should be applied in this Scenic Area of Statewide Significance. In applying these guidelines to agricultural land it must be recognized that the overall scenic quality of the landscape is reliant on an active and viable agricultural industry. This requires that farmers be allowed the flexibility to farm the land in an economically-viable fashion, incorporating modem techniques, changes in farm operation and resultant changes in farm structures. Policy 24 guidelines include:

Siting structures and other development such as highways, power lines and signs back from the shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore;

One of the most unique features of the SASS is the relative lack of development along the Gardiners Bay bluffs and beaches. Keeping future development away from the bluff tops and shoreline will be critical in maintaining the visual character of the SASS. In park and conservation areas, future expansion of visitor facilities, roads, parking lots, power lines, signage, structures and communications facilities should be kept away from the visually sensitive bluff top, back dune, beach and meadow landscapes. Clustering visitor facilities in woodland areas well back from shoreline, moorland, hilltop and meadow areas will ensure that the open, undeveloped visual character of the SASS will be preserved.

Probably the greatest threat to the future scenic character of the SASS is second home residential development of privately-owned shoreline parcels around the edge of Three Mile Harbor. This threat is especially strong in undeveloped areas around Hands Creek, at the Boys Harbor Summer Camp and at the Girl Scout camp at Maidstone Park. Fortunately a key site was recently acquired for conservation here. Other vulnerable sites should also be protected soon. If they can't be protected, siting new residential development well back from the bluff tops, beaches and shoreline would greatly reduce the visual impacts of new development. Since this type of



Three Mile Harbor, Accabonac Harbor

siting represents a significant change from current development practices and landowner preferences, implementation of this policy will require revisions to local zoning regulations, additional setbacks and siting guidelines. While the siting of residential structures is largely a local issue, modification of existing roadways, construction of new roadways, utility lines and other infrastructure often requires state or federal funding and/or permits, and thus can come under the purview of this policy. Relocating, restricting or eliminating public infrastructure that scars sensitive coastal areas and facilitates inappropriate bluff top or shoreline residential development could greatly reduce future development of scenic shoreline areas of the SASS.

Clustering or orienting new structures to retain existing views, save open space and provide visual organization to a development;

The majority of the upland areas of the SASS consist of protected open space, forests and marshlands. Most of the remaining upland areas have been developed for summer or year-round homes. Relatively few areas for anything other than infill development remain. The two camps are the major exception to this rule. Clustering would be very effective in these large, relatively undeveloped parcels, especially if it could occur well back from the shoreline or bluff edge.

Views from public ways, park and historic site access points are especially sensitive and should be protected from new development, utility construction or signage whenever possible. Views from and of the bluffs, dunes and shoreline should also be taken into consideration in locating new development. Locating new structures well back from bluff tops and shoreline areas will protect the beauty of the coastal landscape and, in the long run, will enhance property values in the area.

Incorporating sound existing structures (especially historic buildings) into the overall development scheme;

There are few historic structures in the SASS. The port is an historic location, but little remains of the historic buildings and piers that used to exist here. Most have been replaced by large paved parking lots and steel bulkheads. The few structures located in other areas of the SASS are primarily post-WWII vacation homes on Sammy's Beach and around Hands Creek. Nevertheless, the port area has many opportunities for infill development that would restore mixed-use density to this historic settlement area. The large paved parking lots that destroy most of the visual character of the port could be redesigned and empty lots and unused areas infilled with new buildings serving a range of functions. Infill of existing developed areas at Sammy's Beach is not recommended given the flood-prone status of this low-lying coastal barrier beach. Hands Creek is also not an appropriate area for infill development given its environmental sensitivity and steep slopes.

Removing deteriorated and/or degrading elements;

The largest visually degrading element in the SASS was the Sammy's Beach dredged materials pile until it was regraded and replanted with dune vegetation. This restoration is an excellent example of the mitigation of a visual eyesore that was reshaped to improve its visual character, enhance its environmental functions, increase wildlife habitat and increase access for pedestrians. Reshaping of the surface of this flat-topped engineered structure restored some of the characteristics of the dune fields the dredged fill obliterated. Plantings of dune grasses and other vegetation stabilized the surface of the pile provided wildlife habitat and improved its appearance. Creation of low depressions created bird nesting areas and new wetlands that provide additional habitat. As a result of these transformations, the rectilinear, geometric, man-made character of the spoils pile was transformed into a more naturally appearing dune field and wetland complex.

Houses built in low-lying coastal dune areas are vulnerable to damage or destruction by future storms. Many houses on Sammy's Beach could be threatened by storms in the future. The Town, County or State may want to consider a policy of buying out damaged properties and converting these sites to park or conservation land.
The large paved parking areas at the port are very unsightly and probably unnecessarily large. They detract in a serious way from the scenic character of the old harbor which increasingly depends on tourism. The redesign and reconstruction of the parking lots could maintain current levels of truck and vehicular access while reducing unnecessary areas of blacktop paving. Design of pedestrian amenities such as canopy trees, benches, lawns and areas for outdoor cafes and restaurants could enhance the character and appeal of the area while preserving the functional aspects of the working port.

Maintaining or restoring the original landform, except when changes screen unattractive elements and/or add appropriate interest;

The landform of the SASS is largely in an undisturbed state and is one of the underlying factors in the scenic quality of the area. The coastal bluffs at the Girl Scout camp, the hills around the southern portion of the harbor and the steep ravines of Hands Creek are visually significant and should be protected. The loss of dunes at Maidstone Park Beach and especially at Sammy's Beach is unfortunate, and measures should be taken to ensure that future park development and dredge spoils filling do not obliterate the underlying topography of the shoreline. Restoration of the dune terrain at Sammy's Beach as described above would help restore some of this damage. Alterations to the shoreline through rip-rapping, bulk-heading and other urban improvements should also be carefully located and designed to avoid impacting the character, configuration and environment of the shoreline.

Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures with the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing, mowing, controlled burning or grazing creates or maintains views of coastal waters;

The grading and planting of dune vegetation at the Sammy's Beach dredge spoils pile has helped reduce the discordant quality of this feature and has enhanced the environmental and wildlife habitat value of the barrier beach. Plantings and dune restoration at Maidstone Park Beach would also help restore dunes and seashore habitat in this area while improving the aesthetic character of the park. Plantings of canopy trees, shrubs and lawns at the large parking lots at the port would improve the aesthetic and environmental character of this area while maintaining the functional access, parking and loading needs of waterfront users. Street trees would also restore some of the historic character of the streets at the port and at Maidstone Park. Increased planting of trees and shrubs along the shoreline of the harbor would help reduce the visual impacts of the residential development that lines much of the shore.

Using appropriate materials, in addition to vegetation, to screen unattractive elements;

Low stone walls, seating walls, benches and other pedestrian-friendly structures would help break up the large waterfront parking lots in the port while providing greater safety and interest for visitors. Taller fences could be used to screen maintenance areas, boat storage yards and other unsightly areas. New buildings can be built in unused areas of the parking lots, in empty lots or adjacent to other aesthetically challenged locations as a means to screen out discordant features and to increase the interest and activity level of the waterfront.

Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape;

Infill development could fit in well with the character of the port and Maidstone Park area. New buildings should be of a compatible scale with existing or historic structures and should be located in a traditional manner on existing or new streets. Buildings along the harbor could replace existing parking lots and add interest, variety and commercial activity to this asphalt wasteland. Buildings could be located right next to the waterfront as they were historically. Most other areas of the SASS consist of water or parkland and are not buildable. Areas around Hands Creek and at the Girl Scout camp are privately owned, developable land. These areas should be acquired for conservation. If they are developed, clustering of appropriately sited and designed structures would help new development blend in with the natural environment and preserve significant areas of open space along the shoreline.

Locating offshore structures to avoid impacting scenic areas and views from scenic and historic coastal sites;

Offshore installations such as wind turbine facilities, derricks, towers and docking facilities can have major impacts on the scenic character of coastal landscapes. In particular, the recent proliferation of wind turbine proposals along shallow sections of the northeast coastline raises the possibility of dramatic changes to coastal scenery and views. Hundreds of towers over 400' in height, lit at night with flashing strobe lights have been proposed for a number of locations along the New York and Massachusetts coast. While beneficial to the environment in some ways, large windmill farms can radically transform the visual character of the coastline due to their size, height, scale and their nighttime illumination.

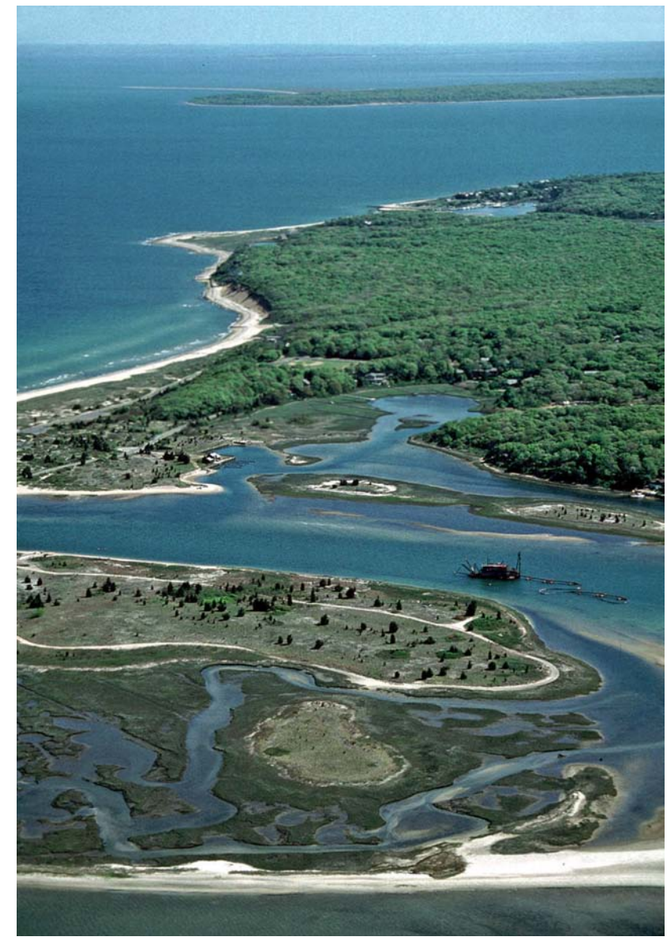
The waters of Block Island Sound are less likely to be used for wind turbine facilities than more exposed locations along the Atlantic Ocean. Nevertheless, wind turbines and other offshore structures could be proposed for the waters near the SASS. To reduce scenic impacts, offshore structures should be sited away from important viewpoints and should be located as far away from the shore as possible to reduce their visibility. Offshore structures should be tightly clustered to avoid spreading visual impacts over a wide area. The shape, scale and color of offshore structures should be designed to reduce their visual impact from the shoreline. Nighttime illumination should be screened to avoid impacting shorefront areas. Docking and transmission facilities both on and off shore should be located and designed to avoid visual impacts along the waterfront and along proposed transmission lines.

Using fully-shielded light fixtures at appropriate levels of illumination to preserve East Hampton's nighttime visual character;

East Hampton's dark, unspoiled night sky with views of stars, the sea and wooded hills is a priceless visual resource. Three Mile Harbor already suffers from light pollution emanating from streetlights, utility lights at boat yards and parking lots and residential flood lights. But the night skies of the SASS are still relatively dark and could be affected by poorly designed municipal lighting or poorly lit municipal or private development projects. Light pollution from excessively bright, exposed light fixtures can block views of the stars in the night sky, blind motorists and degrade the character of East Hampton's nocturnal landscapes.

Requiring exterior lighting to be shielded will ensure that adequate night lighting is provided without creating glare and light pollution. The indirect lighting created by shielded fixtures also greatly enhances the character of nighttime landscapes by removing the bright harshness of many exterior light fixtures. Reducing the wattage of exterior lights is often possible without compromising safety or functionality and results in less energy consumption. Specifying color-corrected or color-balanced light sources will ensure that the color of nighttime lights matches the warm tones of incandescent bulbs while providing increased efficiency.

All existing Town-owned lights such as streetlights or lights at public buildings and facilities should be retrofitted to reduce glare and light pollution. Building codes should be modified to require shielded outdoor light fixtures as part of any new construction. Existing polluting light fixtures should be retrofitted and replaced with shielded fixtures. Private light pollution sources should be required to be altered or replaced. Residences should avoid unshielded spotlights that cast direct light onto neighboring properties or on the water. Commercial facilities should avoid unshielded spotlights to illuminate parking lots, storage facilities or outdoor



Three Mile Harbor, Maidstone Beach

areas. Adding a simple metal shield to an existing spotlight can greatly reduce light pollution and glare. Often a series of lower, shielded lights can replace a single glaring spotlight. The greater expense is offset by the creation of a superior nighttime environment.

Index to SASS	Page
Three Mile Harbor SASS	103

Three Mile Harbor SASS

I. Location

The Three Mile Harbor Scenic Area of Statewide Significance (SASS) includes Three Mile Harbor estuary, Sammy's Beach, Maidstone Park Beach and Hands Creek. The SASS is two miles long north to south by a mile wide east to west. On the north the SASS extends to the Town line in Gardiners Bay and is bounded on the south by Long Beach. On the east and the west the SASS is bounded by the shoreline of Three Mile Harbor with the exception of an arm extending up Hands Creek and adjacent forested uplands.

The SASS boundary begins at the Sammy's Beach side of the harbor mouth. From this point it runs in a westerly direction along the low water line of Sammy's Beach for 4,500 feet to the base of the hill at Lafarge's Landing. It then heads south along Three Mile Harbor Road to Hands Creek Drive to Clamshell Avenue to Springy Banks Road including all the undeveloped forested land adjacent to Hands Creek. The boundary then parallels the Three Mile Harbor shoreline southward approximately 300' inland from the shoreline. It then follows Oyster Shores Road south to Springy Banks Road to include the wooded area surrounding the southern inlet of the Harbor at Tanbark Creek. Heading north again the boundary skirts the development along Three Mile Harbor Road as well as the large marina on Tanbark Creek inlet. At the southern end of Three Mile Harbor the boundary heads north parallel to the shoreline ranging from 300 to 400' back from the water. Heading north on Three Mile Harbor Road, it turns northeast onto Harbor View Lane, north on Roosevelt, east on Folkstone, northeast on Mart Street and northwest on Richardson Street. It follows Richardson Street to Harbor Boulevard which it follows northwest to Flaggy Hole Road. It follows Flaggy Hole Road to within one hundred yards of the Block Island Sound shoreline. It heads northwest, parallel to the shoreline, extending about 600' inland at Camp Blue Bay to include the bluffs and bluff-top woodlands. At the northern boundary of Camp Blue Bay, the boundary turns northwest to regain the Block Island shoreline which it follows southwest back to the point of beginning.

II. Scenic Components

A. Physical Character

The SASS is dominated by Three Mile Harbor, a 900-acre salt pond separated from Block Island Sound by a barrier beach and wetlands system known as Sammy's Beach. A channel protected by stone rip-rap jetties provides access to the harbor from the sound. A small fishing and recreational boating harbor is located on the eastern shore of the salt pond between Dayton and Sedge Island. The shores of Three Mile Harbor are mainly wooded with low to medium density residential development. Commercial water-based businesses such as fishing piers, recreational marinas and boatyards are located at the entrance to the Harbor and just outside the SASS at Tanbark Creek. While Sammy's Beach, portions of Hands Creek, Maidstone Park Beach and Long Beach are in conservation ownership, most of the SASS consists either of water or unprotected private land.

The terrain of the SASS is varied, ranging from the steep valleys and hills of Hands Creek to the rolling hills to the south and southwest of the harbor. Some hills rise over 100' steeply from the water, creating a dramatic edge to the waters of the harbor. The eastern edges of the SASS rise gradually from the water, while the dunes of Sammy's Beach provide vertical relief along the Block Island Shoreline. The bluffs along Block Island Sound at the Girl Scout's camp are 30 to 40' in height and are framed by the dense vegetation of the adjacent shoreline. Recent deposits of dredge spoils initially replaced the varied dune landscape with a flat, engineered landform about 20' in height. But this monotonous sand pile was regraded and replanted to resemble a natural dune field. This action will continue over the years as a result of the action of the wind and waves.

The vegetation of the SASS is dominated by the deciduous woodlands that line most of the shore. In many areas these woodlands have been developed for housing, eliminating these areas for inclusion in the SASS. This explains why the SASS boundary follows the shoreline for much of the way around the harbor. Areas of salt and brackish marsh exist along the south side of Sammy's Beach, at Sedge and Dayton Island and along the southern side of Maidstone Park Beach. These salt marsh areas contain cordgrass (spartina) as well as a range of other saltwater tolerant plant species. Brackish and freshwater marshes exist along Hand Creek and at the southern end of the harbor. Some dunegrass vegetation exists at Sammy's Beach, though most was eliminated by the deposition of dredge spoils. Dune grass planting has been completed as part of this project and will soon reestablish a healthy dunelands vegetation on the reconfigured spoils pile. In recognition of it environmental diversity and uniqueness, almost all of the SASS has been designated a Significant Habitat by the East Hampton Local Waterfront Revitalization Program (LWRP).

B. Cultural Character

The Three Mile Harbor docks remain an important working waterfront serving the fishing, shellfishing and recreational boating industries. The harbor retains much of its character as a functional waterfront with piers, moorings, fuel, docking and repair facilities for fishing, lobstering and sport fishing boats. Nearby Maidstone Park, just outside the SASS, is a community of traditional vacation homes, many of which have been converted to year-round use. Maidstone Park Beach is a public park that provides access to the Block Island Sound shoreline and nearby recreational facilities. Extensive residential development around the edges of Three Mile Harbor, deposition of dredge spoils at Sammy's Beach, recreational boat yards and large waterfront parking lots at the port detract from the visual character of the SASS.

The working port at Three Mile Harbor helps unify the landscape by connecting the land with the water through commercial fishing, shellfishing and recreational fishing and boating. Active fishing boats at the wharves and in the channel create a dynamic visual landscape and foster a sense of connection with the ocean environment. The rich natural environment of the SASS also unifies the landscape. The presence of waterfowl, fish and shellfish in and around the harbor and the human activity associated with wildlife observation and fishing brings a dynamic character to the land, demonstrating that it is truly a dynamic and living landscape.

C. Views

Water is a dominant feature in the SASS - virtually every location has either full or partial views of the ocean, the salt pond or the small tributary streams that feed into the harbor. The varied shoreline configuration, diverse shoreline environments and abundance of wetlands, dunefields and sandy beaches increases the inherent high visual character that water creates in the landscape. The varied and sometimes steep terrain of the surrounding upland areas creates a strong sense of enclosure around the harbor and frames the background of many water views. The steep, wooded hills along the southwestern shore of the harbor, the narrow ravine of Hands Creek and the dunes of Sammy's and Maidstone Park Beaches create visual variety, contrast and a sense of enclosure to the flat surface of the harbor.

The dense forest vegetation of most of the upland areas surrounding the harbor provides a consistent backdrop to the views of the salt pond. The woodlands also screen out much of the development that surrounds the harbor, especially in the summer months. More open saltmarsh, brackish wetland and dune vegetation line many of the banks of the harbor and cover most of Sammy's Beach. These areas of open vegetation provide a strong contrast to the dark, dense forests and a transition between the forests and the open water of the harbor. The tidal nature of the harbor creates additional variety and interest as water alternates with wetlands, saltmarshes, mussel beds and mud flats. Changes in the tides also influence the activity of waterfowl, fish and other wildlife, creating ephemeral interest in the landscape.

The activity of the small fishing port creates additional visual interest in the landscape. Fishing boats moored at the docks, recreational and charter fishing vessels, shellfishing operations and other elements of the working waterfront create visual interest, activity and cultural value. The coming and going of commercial and recreational boats from the harbor adds interest to the landscape and continues a tradition that extends back hundreds of years. Human activity has also produced several discordant features in the SASS including the dredge spoil pile at Sammy's Beach, large shoreline parking lots at the port, residential development along most of the shoreline and recreational boating marinas at several locations. The dredge spoil pile was at first unsightly but will tend to become more natural in appearance with time as a result of recent regrading and replanting. No large scale discordant features such as radio towers, highways or large structures currently mar the scenery of the SASS. The visual strength of the salt pond, the wooded hills, the barrier beach and the cultural features of the working waterfront overcome the negative influence of the discordant features.

III. Uniqueness

The Three Mile Harbor SASS is unique as a large and relatively unspoiled salt pond with a working fishing port at its entrance. The port supports a small fishing fleet as well as recreational boats and sailboats. It has a long history as a base for fishing and shellfishing operations in the area. While most of the traditional docks and buildings of the port have disappeared the activity of fishing boats entering and leaving the harbor or moored at the piers gives testimony to a fishing and sea-faring tradition of hundreds of years. The historic settlements of Three Mile Harbor and Maidstone Park also bring cultural uniqueness and tradition to the landscape of the SASS. The natural landscape of the harbor, the bluffs, beaches and wetlands also create a unique visual environment in the SASS. Maidstone Park Beach and the bluffs of the Girl Scout camp create a unique visual environment on Block Island Sound. The beach is fully accessible as a public park with ample access and parking. Wetlands at Sammy's Beach, Maidstone Park Creek, Hands Creek and Tanbark Creek shelter diverse wildlife and create a unique visual environment on Three Mile Harbor. The steeply wooded hills along the southern and southwestern edges of the harbor create a unique visual framework for the calm waters of the salt pond.

IV. Public Accessibility

The SASS is highly accessible to the public thanks to an extensive road system, waterfront access sites, public parks with good access and parking and a small port offering charter, boat rental and boat docking services. Public roads surround the SASS and provide access to the water at Maidstone Park Beach, Maidstone Park, Three Mile Harbor port, Hands Creek Landing and Sammy's Beach. Maidstone Park Beach is a public park with ample parking and waterfront access.

Several large privately-owned parcels in the SASS have been given high priority for public acquisition as conservation land. This would greatly improve public access in the SASS Public roads provide visual access to scenic privately owned areas of the SASS. Because of the popularity of the surrounding ocean waters for boating and fishing, the coastline of the SASS is frequently viewed by relatively large numbers of recreational and commercial boaters. Boaters and fisherman can moor their boats at the port or charter boats for trips around the harbor or into Block Island Sound.

V. Public Recognition

The Three Mile Harbor SASS is a well-known local landmark, recognized for its fishing and boating port, its history, its waterfront parks and beaches. Three Mile Harbor is not particularly well-known on a regional or state-wide basis due to its lack of large-scale recreational, geological or environmental features. Boaters and fishermen recognize the harbor and port at a traditional harbor for mooring, supplies, repairs and docking. Historians recognize the traditional qualities of the port and the history of Maidstone Park as an early summer colony. Sammy's Beach has been an important destination for beach- combers, birders and nature lovers. The recent deposition of dredge spoils here has reduced or ended these activities for the time being. The controversy of the dredge spoils issue has brought a sort of negative recognition to Sammy's Beach and the harbor. The bluffs at the Girl Scout camp are well known to boaters, beach combers and sailors but not to the general public since the upland areas of the bluffs are private property and inaccessible to most people. Maidstone Park Beach, Hands Creek Landing, Sammy's Beach Road and the port are well-known areas for scenic viewing, birding and boating.

VI. Reason for Inclusion

The Three Mile Harbor SASS is a large, scenic salt pond lined with wooded hills with an historically significant harbor, barrier beaches, coastal bluffs and wetlands . While the significant amount of recent development in and adjacent to the SASS has reduced its visual quality, it remains a significant scenic New York coastal landscape.

Images of or similar to the Three Mile Harbor SASS scored high (#10, #13, #18, #21, #22, #23, #25, #27, #28, #34, #36, #48 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. Images typical of the SASS also received some moderate to low scores (#52 - parking lot, #59 - pier, #63 - marina, #78 - parking lot). The SASS scored 4.94 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic

analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the Scenic Landscapes Survey. The SASS scored very high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The SASS is unique within the region as a large, well-preserved salt pond and barrier beach system with an historic harbor. It is highly accessible and is managed as parkland, conservation land, working harbor and private recreation land. The SASS is well known as an historic port, salt pond and barrier beach system.

Hands Creek

H. Northwest Scenic Area of Statewide Significance

I. Location

The Northwest Scenic Area of Statewide Significance (SASS) consists of undeveloped forests, ponds, beaches, bluffs and saltwater estuaries on Gardiners Bay and Northwest Harbor. The SASS includes Cedar Point, Hedges Bank, Northwest Woods, Alewife Pond and Brook, Grassy Hollow, Northwest Landing, Northwest Creek and Barcelona Neck, and extends to the Town line in Gardiners Bay and Northwest Harbor.

The SASS boundary begins on the eastern side of the entrance to Northwest Creek. It follows the low water mark of the Northwest Harbor shoreline east and then north for two miles to the base of Cedar Point. The boundary continues along the low water mark of the shoreline around Cedar Point and continues two miles eastward along the shoreline of Gardiners Bay to the eastern end of Bianco Road at Lafarge's Landing. The boundary then heads inland from the shore about 200' and follows Blanco, Milna and Hedges Bank Roads westward. At the edge of development on Longboat Lane, the boundary turns south, following the western edge of development to a point 400' east of Alewife Pond. The boundary intersects Alewife Brook Road just west of Cedar Point Road. It follows Alewife Brook Road for approximately 300' to Old Northwest Road which it follows south for 3,500' to Mile Hill Road which it follows northwest for 3,500'. At Phoebe van Scoy Highway it heads south for 2,500' to Swamp Road which it follows southwards for 1.6 miles. About 300' before the intersection of Swamp Road and Route 114, the boundary heads northwest to run 300' from and parallel to the East Hampton Turnpike. At the Sag Harbor village boundary it follows the boundary north along Little Northwest Creek to the shoreline of Sag Harbor. The boundary heads northwest along the low water mark of Sag Harbor and Barcelona Neck, extends for about 7,000' and returns to the point of beginning at the entrance of Northwest Creek.

The Northwest SASS is located entirely in the Town of East Hampton. A short section of its northwest border abuts the Village of Sag Harbor. The Northwest SASS is not adjacent to any other SASS but it does abut the Lafarges Landing Scenic Area of Local Significance on its northeastern corner.

Alewife Pond

Consult the Northwest SASS map at the end of the first document for detailed SASS boundaries. The Northwest SASS is located on the Sag Harbor, East Hampton, Greenport and Gardiners Island West, NY US Geological Survey 7.5' topographic quadrangle maps.

II. Description

The SASS is comprised of two subunits:

NW-1 Northwest Woods and NW-2 Northwest Creek.

The Northwest SASS is a highly scenic and well-known segment of the East Hampton coastline. It contains a shoreline of exceptional beauty and variety, much of it protected park and conservation land. The SASS contains steep coastal bluffs, sandy spits, dunefields, unspoiled tidal ponds and wetlands, freshwater ponds, streams, upland deciduous and evergreen forests and dramatic glacial topography. Its cultural features include an historic waterfront landing, an historic lighthouse, several estates and a golf course. The site of the first European port and settlement in East Hampton, Northwest has since lost much of its population, becoming until recently a relatively remote and wild part of the Town. Recent development pressures have changed this pattern, however.

The unique geology, marine environment, terrain, vegetation and history of the SASS all contribute to the uniqueness and character of the landscape. High, eroding coastal bluffs, rock-strewn beaches, unspoiled tidal ponds and dunefields make this coast one of the most scenic and well-preserved in the state. Numerous kettle hole ponds in the wooded interior portions of the SASS create a unique natural and visual environment that accentuates the glacial moraine geology of the area. Large expanses of forest in the interior provide habitat for a wide variety of plants and animals. Northwest contains the tallest and densest stands of white pine forest on Long Island. The historic character of the subunit is unique, featuring historic structures such as the Cedar Point Lighthouse and historic landscapes such as Northwest Landing, one of the earliest coastal communities in East Hampton. Historic cemeteries at Grassy Hollow and Old Northwest Road provide testament to previous settlement of the area, the natural character and diversity of the SASS is unique, featuring important fishing and bird watching sites.

The SASS is relatively unscarred by development since most of the land is protected parkland. Northwest Creek and Northwest Woods are almost completely preserved from development. Minor discordant features include recent residential development at the Grace Estate on Northwest Harbor, camping facilities at the Cedar Point Park, and chain link fences at Cedar

Point Park. Other than these minor intrusions, the SASS remains one of the largest, unbroken protected coastal landscapes on Long Island. This lack of development is especially remarkable given the exceptional beauty and historic significance of this section of the coast.

III. Aesthetic Significance

The Northwest SASS is of statewide aesthetic significance by virtue of its exceptional landscape character, historic character, state of preservation, uniqueness, public accessibility and public recognition. It is one of the most scenic areas of the state's coastline, providing dramatic views of coastal bluffs, wide sandy beaches, sand spits, salt ponds, freshwater ponds and Gardiners Bay. Images of the SASS are frequently featured in photographs, paintings, travel brochures and other publications.

The high coastal bluffs and varied topography of the SASS create one of the most dramatic coastal settings in the state. The dense deciduous forest along the coastline frames sweeping views of the ocean. The varied configuration of the coastline assures a wide variety of views and a high level of visual contrast along the shore. The many inlets, tidal ponds, tidal streams and marshes bring additional variety and visual interest to the shoreline while enhancing the environmental and habitat value of the coastline.

The diversity of landscapes within the SASS creates a highly varied visual setting. The SASS has a unique abundance of water views, both saltwater and freshwater. Gardiners Bay and Northwest Harbor surround most of the subunit, providing a unique marine setting. In the interior of the SASS and often in close proximity to the coastline, unspoiled tidal and freshwater ponds dot the landscape. The highest-rated image in the East Hampton Scenic Landscapes Survey featured a view of a freshwater pond located in the SASS, a landscape type that is abundant in Northwest. The unspoiled tidal estuary of Northwest Creek with its dark white pine forests, expansive saltmarshes and indented shoreline, is an especially scenic location with major historical significance for East Hampton.

While the SASS is especially rich in natural scenic character, cultural factors also enhance the visual character of the landscape. Northwest Harbor was one of the first areas to be settled in East Hampton. While almost all the structures and landscape features of this early settlement era have disappeared, the area remains a small harbor with docks and a few houses. A wealth of archeological sites and remains of both early colonial as well as Native American settlement enhance the character of the area. Historic structures such as the Cedar Point lighthouse accentuate the landscape and serve as important landmarks for navigation.

Thanks to past preservation efforts, many of the natural and cultural resources of the SASS have been protected and opened to the public. Cedar Point County Park, Northwest Harbor Park, the NYS Environmental Conservation Area and the Sag Harbor Golf Club have protected large areas of the SASS and ensured public access for recreation, scenic viewing and wildlife observation. Many key views and vistas are highly accessible to the public, thanks to the parks, overlooks and public roads that provide access to the SASS.

A. Landscape Character

1. Variety

The Northwest SASS contains a diversity of landscapes. From steep, eroded ocean bluffs to quiet salt ponds to wooded hills to open dunefields, the SASS has a uniquely varied visual character.

Water is a predominant feature of the SASS and is manifest in many different forms. The waves of Gardiners Bay wash wide sandy beaches as well as boulder strewn bluffs along the north and west shores of the SASS. Barrier beaches, low coastal bluffs and tidal marshes provide additional natural diversity. The deep tidal estuary of Northwest Creek adds a great deal of scenic beauty and variety to the SASS as a result of its pristine environmental character. The angular shape of Cedar Point and the undulating configuration of the entire shoreline create additional visual variety, enhancing the character of shoreline views throughout the SASS. In the interior, many freshwater and tidal ponds create a diversity of inland water environments, almost all of them unspoiled by shoreline development.

Varied topography enhances the visual character of the SASS. The 50' high coastal bluffs of Hedges Bank, the lower bluffs along Northwest Harbor, the rolling hills and depressions of the interior woodlands and the gentler, rolling terrain of Barcelona Neck add diversity to the landscape. In contrast, small areas of totally flat terrain left by melting glacial outwash provide a sharp contrast to the bluffs and hills in places such as Northwest Landing. The dramatic topography of Northwest Woods includes several kettle hole ponds, wetlands and bogs. Deep depressions alternate with steep hills in this classic glacial moraine landscape.

Because of its high state of preservation as parkland, the SASS contains a very high variety of unspoiled natural environments and habitats. Extensive salt and freshwater marshes, mature oak/hickory forests, freshwater streams and successional woodlands provide a degree of natural diversity unusual for a coastal setting in heavily populated Long Island. The diversity of natural settings is reflected in the visual diversity of the landscape. The abundance of terrestrial and marine life - and the abundance of people observing, hunting and fishing it - creates movement, variety and ephemeral character in what would otherwise be a static visual landscape.

Though less dramatic than the natural diversity of the SASS, the variety of its cultural landscapes is noteworthy. Historic structures such as the Cedar Point Lighthouse punctuate the dramatic natural setting. Northwest Landing, site of one of the first settlements in East Hampton, has lost most of its historic buildings and structures but retains the landscape character of the original waterfront community. Several older buildings associated with Camp St.. Regis as well as the remains of the Van Scoy homestead, and the Old Northwest Schoolhouse as well as a number of historic cemeteries provide cultural interest and variety in the landscape.

2. Unity

The SASS is a highly unified landscape thanks to its high state of natural preservation, the presence of the ocean and the predominance of its geological features. Human alteration of the SASS, while relatively minimal, has often served to enhance rather than detract from the visual character of the landscape. The historic structures, cemeteries and campgrounds blend with or provide a pleasing contrast to the natural scenery of the SASS. The few discordant features, mainly newer homes, inappropriate park fences and structures, do not significantly detract from the overall visual unity of the SASS.

The unified nature of the land ownership patterns in the SASS has resulted in the remarkable state of preservation of the landscape. The county and state parks, historical sites and former military properties constitute over

80% of the land area of the SASS and have kept the most dramatic and scenic portions of the landscape in a natural state. While some areas of the SASS remain in unprotected private ownership, many of these areas also remain undeveloped. Future protection of these parcels as identified in the East Hampton Open Space Plan will be critical to preserving the unified visual character of the area. The relatively low amounts of development in the SASS have reduced but not significantly disrupted the overall unity of the landscape.

The fact that the SASS is a peninsula surrounded on two sides by Gardiners Bay and Northwest Harbor provides a great deal of visual unity to the SASS. Sweeping ocean views are available from most of the external edges and high points of the SASS. Views of unspoiled freshwater and tidal ponds extend the unifying presence of water into interior portions of the landscape as well. Given the important role of water in creating scenic quality, the prevalence of salt and freshwater within and around the SASS is a very strong unifying factor.

Due to the lack of development in the SASS, the underlying geology of the glacial moraine is evident throughout the landscape. Rolling moraine hills, kettle hole ponds, deep tidal estuaries and exposed glacial boulders embedded in coastal bluffs and beaches provide a unifying physical character to the land. In many areas of Long Island, these glacial features have been altered or obliterated, removing an important visual link with the region's geologic past. In the Northwest SASS, they remain visible and predominant, a reminder of the glacier's role in shaping and sculpting the Long Island landscape.

3. Contrast

The Northwest SASS has physical and cultural landscape contrasts. The extensive wooded shoreline and steep Atlantic bluffs offer a striking contrast to the flat, expansive surface of the ocean and sound. The dark, enclosed forest landscape of Northwest Creek gives way abruptly to the bright, windy, reflective light of the ponds, lakes, tidal marshes and ocean shore. The Old Northwest Road provides contrasts between views of the ponds and surrounding hills to the tunnel-like landscape of the deep forest. The contrast of the gently rolling upland plateau with the abrupt, sometimes vertical ocean bluffs is surprising. Boulder-strewn beaches, a deeply indented shoreline and saltmarshes provide further contrast between land and sea.

Cultural features provide further contrasts with the natural landscape. The Cedar Point Lighthouse accentuates the tip of the sandy Cedar Point peninsula, its tall vertical shape contrasting with the gently rolling terrain of beaches and dunes. The lighthouse's dark color adds further contrast with the light color of the sand. The cleared, open landscape and the headstones of the historic cemeteries contrast with the surrounding forest. These stones and clearings in the woods are almost all that remains of the large settlements that once flourished at Northwest Landing. The rectilinear forms of the docks at Northwest Landing and Camp St. Regis contrast with the softer forms of the surrounding shoreline. Because they are relatively small, these man-made structures do not overwhelm the visual character of Northwest Creek and Northwest Harbor.

Small scale, intimate views of dense woodlands, small streams and ponds in the interior of the SASS are in striking contrast to the expansive vistas of the bluff tops, salt ponds, dunes and beaches. The transition from dense woodland vegetation to the open shoreline is often very brief and surprising, heightening the sense of visual contrast. Changes in vegetation also create contrast, including the change from deciduous to white pine forest at Barcelona Neck and the transition from forest to open salt marsh at Northwest Creek. The golf course at Barcelona Neck contrasts with the surrounding dense, evergreen forest.

4. Freedom From Discordant Features

With over three quarters of the land protected as park and conservation land, the SASS is relatively free of discordant features, especially considering the extent, beauty and desirability of its coastline. For centuries the remoteness and poor soil quality of this area kept development at a minimum. Recently, however, residential development has extended into portions of the SASS such as the Grace Estate. A dozen or so homes have been built in this area. Covenants restricting the clearing of trees and the proximity of homes to the shore have helped reduce negative visual impacts. Additional homes may be built in the future here. The dense forest cover helps reduce visual impacts, especially in the summer months. The golf course on Barcelona Neck is small and designed in a traditional manner that helps it blend in with the surrounding landscape. The surrounding dense white pine forests also screen the course. In some ways the golf course enhances the visual character of the landscape by opening up vistas and creating visual variety in the uniform forest cover. The piers and structures at Northwest Landing and the summer camp are contemporary and functional and detract somewhat from the natural character of the area. But these discordant features do not significantly impact the otherwise high visual character and unique state of preservation of the SASS.

B. Uniqueness

The SASS is unique from a geological, cultural, topographical, ecological and visual standpoint. The high degree of preservation of this scenic coastal landscape is unusual, especially considering its high visual quality and accessibility. Its miles of undeveloped shoreline, coastal bluffs, freshwater ponds and unspoiled tidal estuary are unusually well preserved. The varied glacial terrain of the interior with its kettle hole ponds, bogs and marshes and rolling upland forests is unusually well preserved. The environment of the SASS, which includes rich finfish and shellfish habitat as well as nesting and feeding grounds for a large number and variety of waterfowl, is also unique.

The SASS is culturally unique as well. The history of Northwest Landing extends back to the earliest years of European settlement of East Hampton. One of the town's first communities was established here and thrived for several hundred years until other parts of town became dominant. The Cedar Point Lighthouse is architecturally unique and is listed as an historic site. The historic cemeteries on Old Northwest Road and at Grassy Hollow also date back to the early settlement era and contain the graves of many of East Hampton's earliest residents. With over 80% of its area permanently protected and open to the public as park and conservation land, the SASS is one of the largest and best-preserved segments of coastal scenery in the region. The high quality of coastal landscape scenery combined with the high proportion of park land is unusual on Long Island.

C. Public Accessibility

The SASS is highly accessible to the public since over 80% of its land area consists of public parks or recreation land. The Cedar Point County Park, the NYS Conservation Area, the Northwest Harbor County Park and the Sag Harbor Golf Club allow access by the general public on well-maintained roads leading to public parking lots and trails. An extensive trail system leads throughout the SASS, including portions of the Paumanok Path connecting

Southampton with Montauk Point. Public vehicular access to the water is available at Northwest Landing, Alewife Brook Landing and Mile Hill Road Landing. Trail access to the water is available at Cuffers Landings, Pond Landing and Whalebone Landing. Several large, privately-owned parcels in the SASS have been given high priority for public acquisition as conservation land by the East Hampton Open Space Plan. Public access to the beaches and shoreline is provided at the state and county parks. Public roads provide visual access to scenic privately owned areas of the SASS. Because of the popularity of the surrounding ocean waters for boating and fishing, the coastline of the subunit is frequently viewed by relatively large numbers of recreational and commercial boaters.

Northwest Creek

D. Public Recognition

The Northwest SASS is a well-recognized location on the New York coastline. Site of a number of well-known parks, conservation and recreation areas, the SASS is visited annually by tens of thousands of people. It is known locally and regionally as a somewhat remote, relatively unspoiled scenic, natural and historic area. It is frequently featured in travel brochures as well as in historical, fishing and wildlife publications. The high bluffs of Hedges Bank, the Cedar Point Lighthouse and Northwest Creek are frequently featured on travel publications. The wide, sandy beaches of the SASS coastline are popular with campers and vacationers. The extensive trail system leading along the shoreline and into the wooded interior draws thousands of hikers, birders and nature watchers every year. Historians frequently visit Northwest Landing and the historic cemeteries along Old Northwest Road. Ecologists, birders and nature watchers are attracted to the prime habitat areas of Northwest Harbor, Grassy Hollow, Scoy and Alewife Ponds. The golf course at Barcelona Neck draws golfers from nearby towns to play in a uniquely scenic and peaceful environment.

IV. Impact Assessment

Whether proposed to be located within or outside a designated SASS, any State or federal agency actions or activity requiring a federal permit or approval must be assessed to determine whether it could affect a scenic resource and whether it would be likely to impair the scenic beauty of the scenic resource.

Policy 24 provides that when considering a proposed action, agencies and applicants for federal permits or approvals shall first determine whether the action or activity could affect a scenic resource of statewide significance. The determination would involve:

(1) a review of the coastal area map to ascertain if it shows an identified scenic resource which could be affected by the proposed action or activity, and:
(2) a review of the type of activity or action proposed to determine if it would be likely to impair the scenic beauty of an identified resource.

Impairment includes:

(i) the irreversible modification of geologic forms, the destruction or removal of vegetation, the modification, destruction or removal of structures whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and:

(ii) the addition of structures which, because of siting or scale, will reduce identified views or which, because of scale, form, or materials, will diminish the scenic quality of an identified resource.

Policy 24 sets forth certain siting and facility-related guidelines to be used to achieve the Policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. The guidelines are set forth below, together with comments regarding how they should be applied in this Scenic Area of Statewide Significance. In applying these guidelines to agricultural land it must be recognized that the overall scenic quality of the landscape is reliant on an active and viable agricultural industry. This requires that farmers be allowed the flexibility to farm the land in an economically-viable fashion, incorporating modem techniques, changes in farm operation and resultant changes in farm structures. Policy 24 guidelines include:

Siting structures and other development such as highways, power lines and signs back from the shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore;

One of the most unique features of the SASS is the relative lack of development along the shores of Northwest Creek, Northwest Harbor and Gardiners Bay. Keeping future development away from the shoreline will be critical in maintaining the visual character of the SASS as well as the environmental health of the harbor. If it is not possible to acquire vulnerable lands around the harbor for conservation, future development should be clustered away from the shoreline and visually sensitive open fields and meadows. Site plan review, clustering and transfer of development rights could be valuable tools to achieve this goal. Design guidelines should be developed to ensure that clustering and other siting techniques achieve scenic preservation goals. Future open space development clusters could be sited and designed to reflect the historic patterns of existing hamlet centers. Strict performance and enforcement policies should be established to ensure that setbacks, screening, vegetation preservation and other visual mitigation techniques are followed during construction and occupation of new structures.

Probably the greatest threat to the future scenic character of the SASS is second home development of privately-owned shoreline parcels near the Grace Estate and in the wooded interior sections. Siting new residential development well back from the shoreline and preservation of a wide vegetated buffer zone greatly reduces the visual impacts of new development. This approach was recently used in the case of new homes in the Grace Estate area with mixed results. In the future, increasing setbacks and tightening enforcement of vegetated buffer zones would help future development blend in even better. While the siting of residential structures is largely a local issue, modification of existing roadways, construction of new roadways, utility lines and other infrastructure often requires state or federal funding and/or permits and thus can come under the purview of this policy. Relocating, restricting or eliminating public infrastructure that scars sensitive coastal areas and facilitates inappropriate bluff top or shoreline residential development could greatly reduce future development of scenic shoreline areas of the SASS.

Clustering or orienting new structures to retain existing views, save open space and provide visual organization to a development;

The majority of the SASS consists of deciduous woodlands, coniferous woodlands, freshwater ponds and wetlands, salt marsh, beach and dune fields. Over 80% of the SASS is protected park or recreation land. This limits development to a relatively small area. Nevertheless, sprawling development in the privately owned 20% of the SASS could cause major visual damage to the entire landscape. A definite boundary remains between developed and undeveloped areas of the SASS. If this edge becomes blurred as a result of sprawling second home development, the visual character of the SASS could be damaged. Future development should be clustered in existing hamlets or developed areas, leaving most of the SASS in a more natural condition.

Deep setbacks from shorelines and other sensitive features should be required of future clusters. Dense buffers of mature vegetation should be preserved to screen development from the shoreline. The siting and design of new cluster development should reflect the traditional location and layout of existing hamlets and farmsteads. This can be achieved with site plan review, cluster and transfer of development rights techniques. Views from public ways, water access sites, shorelines and waterways are especially sensitive and should be protected from new development, utility construction or signage whenever possible. Views from and of the bluffs, dunes and shoreline should also be taken into consideration in locating new development. Locating new structures well back from bluff tops and shoreline areas will protect the beauty of the coastal landscape and, in the long run, will enhance property values in the area.

Incorporating sound existing structures (especially historic buildings) into the overall development scheme;

Relatively few historic structures remain in the SASS, which is surprising given the extensive history of the area. Many of the remaining historic structures are currently protected through public ownership and historic landmark status. Others remain in private hands with no protections in place. Some older vacation homes and recreational structures are located in the SASS. Future preservation of these homes, their grounds and their surrounding natural setting would help preserve the visual character of the SASS. Inappropriate alteration or demolition of these homes or the subdividing and development of their grounds would submit this beautiful area to the intensive shoreline development that has marred many other sections of the Long Island coastline. Future expansion or development of these properties should incorporate existing historic structures

Existing hamlets could accommodate new development as long as it is carefully sited and designed to respect existing historic structures and patterns. This will prevent the development of the countryside and help create dynamic, walkable centers. Existing subdivisions should also be allowed to develop at greater densities, transferring development in from surrounding visually and environmentally sensitive areas.

Removing deteriorated and/or degrading elements;

The SASS is relatively free of deteriorated or degrading visual elements. No towers, military structures, derelict buildings or wide roads or parking lots detract from the scenic character of the landscape. Minor improvements to roads and parking lots would enhance the scenic character of the SASS. Signage and parking lots could be improved in certain areas. Overhead utilities could be buried to improved views and visual character. The unsightly chain link fence along Alewife Brook Road could be replaced with a lower, less obtrusive black vinyl clad chain link fence or similar barrier that would blend in with the landscape. Deteriorated piers and parking areas at Northwest Landing and Mile Hill Road could be upgraded and planted. Deteriorated or poorly-designed park structures at the County parks could be repaired or replaced. Post-war residential development is the main degrading element in the SASS. Homes at the Grace Estate, Camp St.. Regis, and Mill Hills Estates have the largest negative impact on the scenic character of the SASS. Maintaining and increasing screen vegetation, fencing and other measures could help reduce the visual impacts of the development.

Maintaining or restoring the original landform, except when changes screen unattractive elements and/or add appropriate interest;

The unique coastal estuary and glacial moraine geology of the SASS is remarkably undisturbed and should be protected in future construction, infrastructure and development project. The landform of the SASS is largely in an undisturbed state and is the underlying factor in the scenic quality of the area. The contrast in elevation and the juxtaposition of water and land contributes to the beauty of the SASS. Alteration of important landforms such as coastal bluffs, dune fields, salt marshes, barrier beaches, kettle holes, kames and estuary channels would detract from the scenic character of the area. The glacial moraine topography of Northwest Woods and Grassy Hollow is remarkably well preserved. This classic kame and kettle terrain should be preserved from development and alteration. Alteration of natural terrain for residential house sites, driveways and roads is of special concern. Houses and driveways should be located away from sensitive geological features such as bluffs, hilltops, ridgelines, glacial kettle hole depressions, dunes and other unique geological areas. In existing developed areas, use of berms to screen parking lots and unsightly development is an acceptable modification of terrain if carefully designed to blend with the natural contour of the land. Improvements to town roads should be carefully planned and designed to preserve the landform of the surrounding area.

Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures with the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing, mowing, controlled burning or grazing creates or maintains views of coastal waters;

The variety of vegetation and the consequent variety of form, texture and color in the SASS make a significant contribution to its scenic quality. Salt marsh vegetation around Northwest Harbor, Northwest Creek and

Little Northwest Creek creates an expansive, open landscape of distant views. Tidal streams and ponds at Alewife Brook, Alewife Pond and Scoy Pond support a wide variety of salt and brackish marsh vegetation. The surrounding dense deciduous woodlands provide a dramatic backdrop to the open water and marshes. The unique white pine forests of Barcelona Neck and Northwest Creek should be protected and enhanced as one of the largest stands of white pines on Long Island. The wildlife supported by this vegetation also adds interest and ephemeral character to the land. Vegetation helps new structures blend into the predominantly natural landscape and plays a critical role in screening facilities and sites which would otherwise be discordant elements in the SASS. Existing shorefront homes at Barcelona Neck, the Mills Estate, Camp St. Regis and the Grace Estate would benefit from additional plantings of shade trees and shrubs between the houses and the shoreline. This would help these structures blend in with the landscape, provide shade and protection from winds and create habitat for birds and other interesting wildlife. Some of the structures at the County parks could also benefit from additional plantings. Historic open landscapes such as the cemeteries and meadows at Cedar Pond and Alewife Brook should be maintained by mowing or burning. In addition to their historic value, these areas are highly scenic and provide edge habitats for birds and other wildlife.

Using appropriate materials, in addition to vegetation, to screen unattractive elements;

The SASS has relatively few discordant elements. Minor discordant features such as residential development, galvanized steel fences, guardrails and piers could be screened by painting them in dark, earth-tone colors. Fencing or screening could be used to screen parking lots, low utility structures and buildings. Black vinyl clad chain link fencing should be used as an alternative to galvanized chain link fencing. The black, non-reflective surface allows vinyl-clad fencing to blend in very effectively in wooded landscapes. New construction should be encouraged to use appropriate historic or native building materials. New or renovated overhead utilities located in sensitive scenic areas should be located underground to eliminate their negative visual impact on the landscape. The failure to blend new structures into the natural setting, both within the SASS, boundaries and in the viewshed of the SASS would impair the scenic quality of the area.

Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape;

Construction of new buildings incompatible with the cultural character of the SASS would impair the scenic character of the area. New homes should be clustered in previously developed areas and should be designed to be compatible in scale and form with the historic architectural character of Northwest. Many of the older structures use native materials such as wood clapboards, shingles or stone construction. Most have pitched roofs, traditional fenestration and are sited unobtrusively on the land, avoiding hilltops, bluff edges and other prominent locations. This rambling, attached approach to residential design is typical of traditional New England and East End Long Island architecture. It greatly helps reduce the visual impact of large, “mega-home” structures, especially when combined with sensitive site planning and design. Future structures in the county parks and at the Sag Harbor Golf Club should blend in with the scenic character of the landscape, use native building materials and architectural styles and avoid blocking views or impacting visually sensitive areas.

Northwest Harbor

Locating offshore structures to avoid impacting scenic areas and views from scenic and historic coastal sites;

Offshore installations such as wind turbine complexes, derricks, towers and docking facilities can have major impacts on the scenic character of coastal landscapes. In particular, the recent proliferation of wind turbine proposals along shallow sections of the northeast coastline raises the possibility of dramatic changes to coastal scenery and views. Hundreds of towers over 400’ in height, lit at night with flashing strobe lights, have been proposed for a number of locations along the New York and Massachusetts coast. While beneficial to the environment in some ways, large wind facilities can radically transform the visual character of the coastline due to their size, height, scale and their nighttime illumination.

The waters of Gardiners Bay are less likely to be used for wind turbine facilities than more exposed locations such as Gardiners Bay and the Atlantic Ocean. Nevertheless, wind turbines and other offshore structures could be proposed for the waters near the SASS. To reduce scenic impacts, offshore structures should be sited away from important viewpoints and should be located as far away from the shore as possible to reduce their visibility. Offshore structures should be tightly clustered to avoid spreading visual impacts over a wide area. The shape, scale and color of offshore structures should be designed to reduce their visual impact from the shoreline. Nighttime illumination should be screened to avoid impacting shorefront areas. Docking and transmission facilities both on offshore should be located and designed to avoid visual impacts along the waterfront and along proposed transmission lines.

Using fully-shielded light fixtures at appropriate levels of illumination to preserve East Hampton's nighttime visual character;

Comment: East Hampton's dark, unspoiled night sky with views of stars, the sea and wooded hills is a priceless visual resource. Due to its relatively low density of development, Northwest enjoys dark nighttime skies that could be affected by poorly designed new development. Light pollution from excessively bright, exposed light fixtures can block views of the stars in the night sky, blind motorists and degrade the character of East Hampton's nocturnal landscapes. Requiring exterior lighting to be shielded will ensure that adequate night lighting is provided without creating glare and light pollution. The indirect lighting created by shielded fixtures also greatly enhances the character of nighttime landscapes by removing the bright harshness of many exterior light fixtures. Reducing the wattage of exterior lights is often possible without compromising safety or functionality and results in less energy consumption. Specifying color-corrected or color-balanced light sources will ensure that the color of nighttime lights matches the warm tones of incandescent bulbs while providing increased efficiency.

All existing town-owned lights such as streetlights or lights at public buildings and facilities should be retrofitted to reduce glare and light pollution. Sag Harbor's night lighting creates some light pollution in the SASS. Coordination with Sag Harbor's public works department could result in the repair of existing lights and new policies for future lighting design. Lighting in the County parks and at the Sag Harbor Golf Club should be retrofitted to prevent glare and light pollution. Building codes should be modified to require shielded outdoor light fixtures as part of any new construction. Residences should avoid unshielded spotlights that cast direct light onto neighboring properties or on the water. Commercial facilities should avoid unshielded spotlights to illuminate parking lots, storage facilities or outdoor areas. Adding a metal shield to an existing spotlight can greatly reduce light pollution and glare. Often a series of lower, shielded lights can replace a single glaring spotlight. When necessary, any increase in expense is offset by the creation of a superior nighttime environment.

Cedar Point

Index to Subunits	Page
NW-1 Northwest Woods Subunit	112
NW-2 Northwest Creek Subunit	115

NW-1 Northwest Woods Subunit

I. Location

The Northwest Woods subunit constitutes the north, central and eastern portions of the Northwest SASS. It extends from Cedar Point and Gardiners Bay in the north to Northwest Harbor in the west, Grassy Hollow in the east and Mile Hill Road in the south. The subunit includes the high bluffs of Hedges Bank, the dunefields of Cedar Point, the wooded kame and kettle hole terrain of Northwest Woods and the sandy shores of Northwest Harbor. The subunit extends to the Town line in Gardiners Bay and Northwest Harbor.

The boundary of the subunit begins at the western tip of Cedar Point, following the low water mark of the southern shoreline to the base of the peninsula. At this point the boundary follows the shoreline south past Alewife Brook, the Grace Estate and Camp St. Regis to Mile Hill Road. It heads east on Mile Hill Road for one mile to the intersection of Old Northwest Road. It follows Old Northwest Road north for 1.5 miles to Alewife Brook Road where it jogs west for 400' to Cedar Point Road and the eastern boundary of Cedar Point County Park. It follows the park boundary north to the Hedge Banks Road which it follows east to Milna Drive and Blanco Road at Lafargue's Landing. It then rejoins the Gardiners Bay shoreline heading west along the shore about 3 miles to the tip of Cedar Point.

II. Scenic Components

A. Physical Character

The Northwest Woods subunit is a highly scenic and well-known segment of the East Hampton coastline. It contains a shoreline of exceptional beauty and variety, much of it protected park and conservation land. The subunit contains steep coastal bluffs, sandy spits, dunefields, unspoiled tidal ponds

and wetlands, freshwater ponds, streams, upland deciduous and evergreen forests and dramatic glacial topography. The unique geology, marine environment, terrain, vegetation and history of the subunit all contribute to the uniqueness and character of the landscape. High, eroding coastal bluffs at Hedges Bank, rock-strewn sandy beaches, unspoiled tidal ponds, freshwater ponds and dunefields at Cedar Point and Cedar Pond make this coast one of the most scenic and well-preserved in the state. The bluffs at Hedges Bank rise over 50' to a dense backdrop of deciduous woodlands completely unspoiled by development. The bluffs face Gardiners Bay providing dramatic views of Shelter Island, the North Fork and Gardiners Island. Cedar Point with its high dunes, historic lighthouse and wide sandy beaches guards the entrance to Northwest Harbor. Its bright, open, sandy, dunes provide a dramatic contrast to the dark, enclosed forests of Northwest Woods.

Numerous kettle hole ponds in the wooded interior portions of the subunit create a unique natural and visual environment that accentuates the glacial moraine geology of the area. Some of the kettle holes are filled with ponds, some with wetlands, some support bogs and some are dry. Several kettle hole depressions are vernal, filling with water in the spring and drying out in the summer. This results in an ideal environment for amphibians such as salamanders, spade foot toads and tree frogs. Because of the variety of kettle hole pond and vernal pool environments, Northwest Woods is one of the richest habitats on the South Fork for spotted salamander, marbled salamander, spotted newts, spring peepers, gray tree frogs, wood frogs, green frogs, pickerel frogs, bullfrogs and Fowler's toads. The unique characteristics of the ground water table contribute to this rich environment for amphibians. The water table fluctuates with precipitation and seasonal variations, producing excellent breeding habitat for amphibians while limiting fish that prey on amphibian eggs. The presence of thousands of migrating and spawning amphibians in these kettle hole ponds and pools enhances the interest and visual character of the subunit.

As its name suggests, Alewife Pond is an important area for migrating and breeding alewives, an anadromous member of the herring family. The fish's annual migration occurs in the spring and leads to dense concentrations of swimming and spawning fish in Alewife and Scoy Ponds. The spawning fish attract other predators such as eagles, osprey, foxes and raccoons. Young alewife fry run down to the sea in the fall. Humans have relied on the alewife migration for thousands of years as a source of food and fertilizer for corn and other crops. Today the alewife run is protected and regulated to ensure a healthy alewife population for the future. The sight of thousands of migrating and spawning alewives in these small streams and brooks is an inspiring sight that greatly enhances the interest and visual character of the subunit.

Large expanses of forest in the interior provide habitat for a wide variety of plants and animals. Northwest contains the tallest and densest stands of white pine forest on Long Island. Several of the trees are thought to be over 100' tall and greater than 2' in diameter. Though most of the pine forests have been repeatedly cut down over the centuries, they are still among the largest of Long Island's native trees. Northwest Woods contains large, contiguous areas of older deciduous forest, ideal habitat for a number of animal and bird species including brown creeper, ruffed grouse, black-throated green warbler, scarlet tanager and veery. The more open areas of meadows, dunes and beaches support piping plover, Virginia rail, blue-gray gnatcatcher and broad-winged hawk. Ospreys nest in large numbers in the tall pine trees adjacent to Northwest Creek and Northwest Harbor.

Due to its protection from storms and its strong flushing tidal currents, Northwest Harbor provides ideal habitat for eel grass which in turn supports a large population of bay scallops. Prior to the scallop decline of the mid-1980's, more bay scallops were harvested from Northwest Harbor than from any body of water in the northeast. The abundance of bay scallops enhances the visual environment through the activity of scalloping boats, the presence of shells, the color of the water and the abundance of other wildlife feeding on scallops.

B. Cultural Character

Cultural features of the subunit include the 1839 Cedar Point Lighthouse, several historic cemeteries, a number of historic roads such as Old Northwest Road, Whalebone and Alewife Brook Landings, and the site of the Grace Estate. The Cedar Point Lighthouse is a landmark at the entrance to Sag Harbor. The imposing stone structure was operated until 1934. The structure slowly deteriorated and a fire in 1974 gutted the interior. An extensive renovation has returned the building to its former character. The lighthouse creates a dramatic accent at the tip of Cedar Point, its dark stone façade contrasting with the light sands of the dunes and beaches. Several historic cemeteries in the subunit attest to the former importance of Northwest as the first port and settlement of East Hampton. These cemeteries are not only historic but are scenic as well due to their unspoiled condition, their well-preserved grave stones, their open lawns surrounded by dense woods and their well preserved glacial landforms.

Many of the subunit's roads are very historic, having been originally laid out in the Seventeenth Century when Northwest was a thriving port. The economic and population decline of the area in past centuries has helped preserve these historic roads by limiting the amount of road rebuilding and new road construction. Some of the historic roads are paved such as Old Northwest, Alewife, Mile Hill and Northwest Landing Road. Others remain gravel surfaced and some have been completely abandoned, visible only as trails or depressions running through the forest. The alignment of the historic roads respects the hilly landform of the subunit, often weaving around ponds or kettle hole depressions rather than bridging or culverting them. Several roads such as Alewife Road lead to historic landings where fishermen and recreational boaters have access to the beach and shoreline. Whalebone Landing is an historic landing served by small, unimproved roads and trails. With development increasing in the Northwest area, it will be important to preserve these historic roads.

Cultural features with negative visual impacts on the subunit include residential development at the Grace Estate, Camp St. Regis and along Northwest Landing Road. Some of the buildings, chain link fences, camping areas and parking lots at the Cedar Point County Park also detract from the visual character of the landscape.

C. Views

The visual character of the subunit is diverse, ranging from the open dunefields of Cedar Point to the dramatic bluffs at Hedges Bank to the rolling kame and kettle terrain of Northwest Woods. Visual quality is high throughout due to the dramatic character of the terrain, the constant presence of fresh or salt water, the unique vegetation and the relatively low amounts of development and discordant features. The subunit's two-mile shoreline on Gardiners Bay provides dramatic views north toward Shelter Island, Orient Point, Plum Island and Gardiners Island to the east. Many of these views are available from the tops of the high bluffs at Hedges Bank or from the dunefields on Cedar Point. The Cedar Point Lighthouse is an historic cultural feature that enhances the character and variety of the visual landscape. The subunit's four-mile Northwest Harbor shoreline provides more sheltered views of Shelter Island, North Haven and Sag Harbor. The concave shape of the shoreline provides many views of the subunit's

shoreline as it arcs toward Cedar Point or Barcelona Neck. The relatively undeveloped character of the shoreline enhances the visual quality of the coast in the subunit.

Alewife and Scoy Ponds and Alewife Brook provide a more enclosed visual setting enhanced by the abundant seasonal wildlife that frequents the area. Alewife Brook is particularly scenic as it winds its way from the ponds toward the dunes of the Northwest Harbor shoreline. The completely unspoiled setting, varied vegetation and hilly terrain surrounding these tidal ponds create a highly scenic environment. Interior portions of the subunit lack the open terrain and water views that make the coastline and ponds so visually unique. But the hilly kame and kettle glacial terrain and the extensive hardwood forest still make this area visually appealing. Old Northwest Road, which traverses much of the inland portion of Northwest Woods, provides a glimpse of the varied terrain, dense forests and unspoiled visual character of this area. Breaks in the dense forest at the historic cemeteries or near the kettle hole ponds and bogs create a visual break in the dark woodlands.

Relatively few discordant features mar the subunit. Recent development in a portion of the former Grace Estate has impacted visual quality in this area in spite of setbacks from the shoreline required by easements on the properties. The setbacks are not sufficient to block views of the new homes from the shoreline, especially in the winter. Some new development has also occurred at Camp St. Regis. Campgrounds, a large chain link fence near Alewife Pond and some unsightly structures and roads at the Cedar Point County Park also create visual dissonance in an otherwise unspoiled landscape. The park's discordant features could be addressed through changes in maintenance and renovation, reconstruction or removal of discordant features.

Hedges Bank Bluffs

III. Uniqueness

The subunit is unique from both a natural, visual and cultural standpoint. The large areas of protected parkland and former lack of development pressure have allowed extensive segments of environmentally diverse landscapes to thrive in spite of intense surrounding development pressures. The kame and kettle woodlands and ponds of Northwest Woods, the unspoiled beaches, bluffs and dunes of Hedges Bank and Cedar Point and the tidal streams and ponds of the Alewife Brook drainage are unique landscapes that have been unusually well preserved. The cultural features of the subunit are more subtle since much of the human activity in the area occurred in the distant past. The first port and settlement at East Hampton occurred at Northwest Landing immediately adjacent to the subunit. Signs of early settlement abound in the surrounding area. The historic cemeteries on Old Northwest Road also attest to the former vitality of the settlement. The more recent Cedar Point Lighthouse is a unique example of mid-Nineteenth Century stone lighthouse construction.

IV. Public Accessibility

The subunit is highly accessible because 65% of it consists of public parkland including Cedar Point County Park and the Town's Grace Estate Preserve. These parks include the most scenic and recreationally appealing areas of the subunit. They are served by a well- designed and maintained road, trail and path system with ample parking for visitors. The Paumanok Path traverses the subunit, providing access for hikers. Cedar Point, Hedges Bank bluffs, Northwest Woods, Alewife and Scoy Ponds and much of the beaches along Northwest Harbor and Gardiners Bay are readily accessible to the general public thanks to the parks. The public road system also provides significant visual and physical access to the subunit, especially Old Northwest Road and Alewife Brook Road. The subunit is also accessible to boaters and is highly visible to boats entering and leaving Sag Harbor. Cedar Point and the high bluffs at Hedges Bank are especially visible and scenic from the water.

V. Public Recognition

The subunit is well recognized in the Town and surrounding region. Because of the dramatic scenery and high public accessibility of the park lands, many people visit the subunit annually and enjoy its beauty and solitude. Because many people in the region engage in recreational or commercial boating, fishing or sailing, many recognize the subunit's landmarks: Cedar Point, Cedar Point Lighthouse, the bluffs at Hedges Bank and the undeveloped shoreline of Northwest Harbor and Gardiners Bay. The subunit's cultural history as the first port and settlement in East Hampton is also recognized by historical enthusiasts. Naturalists enjoy the undeveloped shoreline, woodlands and tidal ponds that support large runs of alewife in the spring. The waterfowl attracted by the ponds, marshes and rich waters of Northwest Harbor also draw many birders who know and appreciate the area.

VI. Reason for Inclusion

The Northwest Woods subunit is included in the Northwest SASS because it is an outstanding New York coastal landscape, scenic area and historic site and because it is geologically, culturally and geographically unique. The high coastal bluffs of Hedges Bank, the sand dunes and historic lighthouse of Cedar Point, the tidal marshes of Alewife and Scoy Ponds and the kame and kettle hole terrain of Northwest Woods create a dramatic and relatively unspoiled natural scenic environment. The subunit is generally free of major discordant features and is well-managed with the exception of some pockets of suburban development and some management concerns in the county park.

Images of Northwest Woods scored high (#1, #2, #3, #4, #6, #8, #10, #12, #13, #19, #21, #22, #23, #25, #27, #28, #29, #30, #36, #38, #53, #67, #89 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 5.21 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique not only within the region, but within the entire New York State coastal region. It is highly accessible and much of it is managed as park and conservation land. The subunit is well known as a natural preserve, recreational area and historic site and is recognized through several historical and environmental designations.

NW-2 Northwest Creek Subunit

I. Location

The Northwest Creek subunit constitutes the southwestern portion of the Northwest SASS. It includes all of Northwest Creek and its surrounding wetlands and forests as well as Barcelona Neck, Little Northwest Creek and forested areas along Northwest Landing Road. The subunit extends from Northwest Landing and Barcelona Point in the north to the East Hampton/ Sag Harbor boundary in the west, the Sag Harbor Golf Club in the south and the Northwest Harbor County Park in the east. The subunit extends to the Town line in Northwest Harbor.

The boundary of the subunit begins at the point where Mile Hill Road ends at the Northwest Harbor beach. It runs southwest along the low water mark of the shoreline of Northwest Harbor, crossing the entrance to Northwest Creek and continuing along the shoreline of Barcelona Neck. Passing Barcelona Point, it continues along the shoreline to the East Hampton/Sag Harbor boundary. It then follows the town boundary southeast and then southwest along the centerline of Little Northwest Creek to a point 300' north of the Sag Harbor East Hampton turnpike. Here the boundary heads southeast, running parallel to and 300' north of the turnpike. At 500' west of Swamp Road, the boundary heads northwest for about 1,200' then turns east to join Swamp Road. The boundary follows Swamp Road 1.6 miles heading east and then north to Phoebe van Scoy Highway which it follows about 2,500' to Mile Hill Road. The boundary then runs west along Mile Hill Road to return to the point of beginning at the Northwest Harbor shoreline.

II. Scenic Components

A. Physical Character

The Northwest Creek subunit consists of two highly scenic tidal inlets surrounded by one of the largest white pine forests on the South Fork of Long Island. It contains a shoreline of exceptional beauty and variety, virtually all of it protected park and conservation land. The subunit contains steep coastal bluffs, sandy spits, dunefields, unspoiled tidal ponds, tidal creeks and wetlands, upland deciduous and evergreen forests and rolling glacial topography. High, eroding coastal bluffs at Barcelona Point, sandy beaches, unspoiled tidal ponds and dunefields at the entrance to Northwest Creek make this coast one of the most scenic and well-preserved tidal estuaries in the state. The bluffs at Barcelona Point rise over 50' to a dense backdrop of deciduous woodlands almost completely unspoiled by development. The bluffs face Northwest Harbor providing scenic views of Shelter Island, the North Fork, Sag Harbor and North Haven. The sand spits at the entrance to Northwest and Little Northwest Creeks contain dunes, sandy beaches and a diverse environment based on dune grass vegetation. Relatively unchanged by dredging or channelization, these sandy barrier beaches are highly scenic and provide habitat for a number of unique and endangered species such as piping plover. The tidal wetland north of Northwest Landing, though dredged in the past to create a small harbor, retains much of its natural and scenic character. The rolling terrain of Barcelona Neck rises to over 100', creating a strong backdrop to the scenery of the tidal inlets. Elsewhere in the subunit, the topography is flat to gently sloping.

Both Northwest Creek and Little Northwest Creek are pristine, undeveloped tidal estuaries with extensive areas of saltmarsh, highly variegated shorelines and upland borders of uniform, dense woodlands. Neither marsh system has experienced significant trenching or dredging. These natural estuaries support a wide range of finfish, shellfish and waterfowl during all seasons of the year. Northwest Creek is known for its extensive eelgrass beds and its bay scallops. Osprey, piping plover, ruffed grouse, broad-winged hawk, veery, scarlet tanager and brown creeper are among the birds frequently observed in the subunit. The fact that the estuaries are totally undeveloped and that they have extensive, unspoiled wetland systems makes them highly valuable as wildlife habitat. The southern half of the subunit is covered with one of the largest white pine forests on Long Island. While these trees have been cut over, blown down or burned several times since the early colonial era, these pines survive and are among the largest of Long Island's native trees. They create a dense, dark backdrop to the open marshlands and water of Northwest Creek and Little Northwest Creek. Many of the older white pines provide excellent nesting branches overlooking the water for osprey. The deciduous forests of the subunit consist primarily of oak/hickory forest dominated by black, scarlet and white oak as well as pignut and mockernut hickory. The chestnut oak and hackberry are also found on Barcelona Neck. These unbroken deciduous forests create a scenic backdrop to the marshes and open water of the subunit and represent a scenic woodland environment in their own right.

B. Cultural Character

While the subunit is very natural and undeveloped today, it was once the first port and European settlement of East Hampton. Signs of this early settlement can be found in the cemeteries, historic roads, stone walls, cellar holes and archeological remains that provide testament to the site's early European inhabitants. The actual site of the early port, Northwest Landing, is located in the subunit. While it has been altered and modernized over the centuries, it still exists in more or less the same location, surrounded by the same, forested hills and saltmarshes as the original port. None of the original buildings remain and very few historic structures exist in the subunit, which reflects on the degree to which the area was abandoned after initial settlement. This was due to the poor soils in the area, and the shallowness and inaccessibility of the harbor. The area has reverted from a densely settled and farmed landscape to a semi-wilderness of dense pine forests and saltmarsh.

Most of the subunit consists of park or recreation land. The NYS Conservation Area at Northwest Landing and the Northwest Harbor County Park provide protection to most of the eastern shore of Northwest Creek. The Sag Harbor Golf Club is a municipally owned public facility built in 1926 with a 9-hole, par 35 course. It occupies most of Barcelona Neck. The golf course itself only occupies a small portion of the land which consists primarily of white pine forest. The small, scenic course and modest buildings and parking facilities are hidden in the forest except for several fairways that are partially visible from Little Northwest Creek.

Many of the subunit's roads are very historic, having been originally laid out in the Seventeenth Century when Northwest was a thriving port and growth center. The economic and population decline of the area in past centuries has helped preserve these historic roads by limiting the amount of road rebuilding and new road construction. Some of the historic roads are paved such as Mile Hill and Northwest Landing Road. Others on Barcelona Neck remain gravel surfaced and some have been completely abandoned, visible only as trails or depressions running through the forest. The alignment of the historic roads respects the hilly landform of the subunit, often weaving around ponds or kettle hole depressions rather than bridging or culverting them. Several roads such as Mile Hill and Northwest Landing Road lead to historic landings where fishermen and recreational boaters have access to the beach and shoreline. With development increasing in the Northwest area, it will be important to preserve these historic roads.

C. Views

The visual character of the subunit is diverse, ranging from the open dunefields at the entrance to Northwest Creek to the dramatic bluffs at Barcelona Point to the dense white pine forests of Barcelona Neck. Visual quality is high throughout due to the diverse character of the terrain, the constant presence of fresh or salt water, the unique vegetation and the relatively low amounts of development and discordant features. The subunit's two mile shoreline on Northwest Harbor provides dramatic views north toward Shelter Island, Cedar Point, North Haven and Sag Harbor. Some of these views are available from the top of the high bluffs at Barcelona Point or from the dunefields at the entrance to Northwest Creek. The undulating configuration of the shoreline creates constantly changing views of Northwest Harbor and the surrounding marine landscape. The relatively undeveloped character of the shoreline enhances the visual quality of the coast in the subunit.

Northwest Creek is a relatively self-contained visual environment with striking views across the salt pond to large areas of saltmarsh backed by dense white pine forests. Barcelona Neck rises almost 100' and creates a dramatic, dark green backdrop to the light, open fringing saltmarshes on the western shore of the Creek. The eastern shore features additional white pine forests mixed with oak/hickory forests on a gently sloping gradient. The varied and indented configuration of the Creek's shoreline with numerous tributaries and tidal inlets creates a very diverse visual environment. The dendritic pattern of the tidal tributaries extending into the saltmarsh also creates ideal habitat for a wide range of fish, shellfish and waterfowl which periodically enliven the visual character of the subunit. Fluctuating tides also bring constant variety and interest to the ever-changing marine landscape. Little Northwest Creek offers a similar visual environment on a much smaller, more intimate scale. Saltmarsh dominates this landscape since Little Northwest Creek is a small tidal stream and not a tidal pond like its neighbor to the east.

The Sag Harbor golf course creates an opening in the dense forest lining the creek, providing variety and openness to the otherwise uniformly forested edges of the saltmarsh. Views out over the creek are available from several holes, framed by mature deciduous shade trees and the denser edge of the evergreen forest surrounding the course. Interior sections of the golf course provide attractive views down the fairways. The remainder of the golf club property consists of very dense, primarily white pine forests on rolling glacial terrain leading down to the saltmarsh shores of the two creeks.

Relatively few discordant features mar the subunit. Occasional residential development along Northwest Landing Road introduces a suburban visual element into this otherwise natural and historic landscape. A single waterfront house located on Barcelona Point is a minor visual detraction in this area. The linear piers and parking lots at Northwest Landing detract somewhat from the natural and historic character of the area. The dredged boat harbors north of Northwest Landing detract from the natural character of the wetlands but don't appear to be actively used as a marina. While golf courses can sometimes have negative visual impacts, the Sag Harbor Golf Club is a small, simple, attractive course that is mainly hidden in the dense, evergreen forest of Barcelona Neck. It has minimal visual impacts on the surrounding natural landscape.

III. Uniqueness

The subunit is unique from both a natural, visual and cultural standpoint. The large areas of protected parkland and former lack of development pressure have allowed extensive segments of environmentally diverse landscapes to thrive in spite of intense surrounding development pressures. The bluffs of Barcelona Point, the unspoiled beaches and dunes at the creek entrances and the tidal streams and ponds of Northwest and Little Northwest Creeks are unique landscapes that have been unusually well preserved. The cultural features of the subunit are more subtle since much of the human activity in the area occurred in the distant past. The first port and settlement at East Hampton occurred at Northwest Landing within the subunit. Signs of early settlement abound in the surrounding area in the form of historic roads, cellar holes, stone walls, stone bounds and archeological sites. The natural visual quality of the subunit is especially well preserved and diverse due to the relative lack of development and disturbance and the highly scenic qualities of both Northwest and Little Northwest Creeks. The presence of Long Island's largest, most intact white pine forest also makes the subunit unusual. This forest creates a unique environmental as well as visual setting. Finally the subunit is unusually well preserved, with the vast majority of its land in public ownership for either conservation or recreational use.

IV. Public Accessibility

The subunit is highly accessible because 80% of it consists of public parkland including the NYS Environmental Conservation Area at Northwest Landing, the Northwest Harbor County Park and the Sag Harbor Golf Club. These parks and recreation areas include the most scenic and recreationally appealing areas of the subunit. They are served by a well-designed and maintained road, trail and path system with ample parking for visitors. The Paumanok Path traverses the subunit, providing access for hikers. Barcelona Point, Northwest Creek, Little Northwest Creek, Northwest Landing and many of the beaches along Northwest Harbor are readily accessible to the general public thanks to the parks and roads. The public road system also provides significant visual and physical access to the subunit, especially Northwest Landing Road and Mile Hill Road. The subunit is also accessible to boaters and is highly visible to boats entering and leaving Sag Harbor. The bluffs at Barcelona Point and the sand dunes at the entrance to Northwest Creek are especially visible and scenic from the water.

V. Public Recognition

The subunit is well recognized in the town and surrounding region. Because of the dramatic scenery and high public accessibility of the parklands, many people visit the subunit annually and enjoy its beauty and solitude. Because many people in the region engage in recreational or commercial boating, fishing or sailing, many recognize the subunit's landmarks: the bluffs at Barcelona Point, the sand dunes at the entrance to Northwest Creek, and

the dark, wooded hills of Barcelona Neck. Northwest Creek is a highly scenic natural area that is relatively accessible to the public via Northwest Landing. The Sag Harbor Golf Club is well known to the region's golfers as a small, scenic, unspoiled course. Naturalists enjoy the undeveloped shoreline, the white pine woodlands and tidal ponds. The waterfowl attracted by the ponds, marshes and rich waters of Northwest Harbor also draw many birders who know and appreciate the area.

VI. Reason for Inclusion

The Northwest Creek subunit is included in the Northwest SASS because it is an outstanding New York tidal landscape, scenic area and historic site. The high coastal bluffs of Barcelona Point, the sand dunes along the Northwest Harbor shoreline and the tidal marshes and dark evergreen forests of Northwest and Little Northwest Creeks create a pristine, unspoiled natural scenic environment. The subunit is generally free of major discordant features and is well-managed as conservation and recreation land.

Images of Northwest Creek scored high (#1, #3, #6, #7, #10, #13, #14, #16, #18, #21, #22, #23, #25, #27, #29, #36, #38, #67, #80 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored 5.48 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique not only within the region, but within the entire New York State coastal region. It is highly accessible and over 80% of it is managed as park and conservation land The subunit is well known as a natural preserve, recreational area and historic site and is recognized through several historical and environmental designations.

Alewife Pond

I. East Hampton
Scenic Area of Statewide Significance

I. Location

The East Hampton Scenic Area of Statewide Significance (SASS) consists of the seaward portions of the historic centers of East Hampton Village and Amagansett located within the State's coastal Boundary area. The SASS also includes farmland, estates, dunes and tidal ponds. The SASS includes 7 miles of Atlantic shoreline from the Southampton Town line to Beach Hampton and extends to the East Hampton Town line in the Atlantic Ocean. Extending inland, the SASS varies from .5 to 1.4 miles in width.

The SASS is bounded on the south by the Atlantic Ocean. On the west it is bounded by the Southampton town line. On the east it is bounded by Beach Avenue in Beach Hampton. Its northern boundary begins at the intersection of Wainscott Main Street and the East Hampton Town line. The northern boundary follows Wainscott Main Street east to Wainscott Road which it follows for about 1,300'. At this point the boundary heads southeast, paralleling the northern shoreline of Georgica Pond 500' to 1000' from the water's edge as shown on the SASS map. The boundary rejoins the Montauk Highway twice where two Georgica Pond tributary streams cross the highway. It then turns off the Montauk Highway heading southeast on Georgica Road which it follows to Jericho Road, Hedges Lane and Lee Avenue. The boundary follows Lee Avenue east to Ocean Avenue to Main Street. It follows Main Street north to Davids Lane which it follows east to Egypt Lane. The boundary then heads south on Egypt Lane to Further Lane, heading east on Further Lane to Indian Wells Plain Highway where it heads south to meet Bluff Road. The northern boundary ends at the intersection of Bluff Road and Ocean Avenue.

The East Hampton SASS is located in the Town of East Hampton and the Village of East Hampton. It includes Wainscott, Georgica, Hook, Lily and Town Ponds and surrounding upland landscapes. It includes 7 miles of Atlantic beaches, the seaward portion of the historic centers of East Hampton Village and Amagansett, the Atlantic Double Dune preserve, extensive neighborhoods of historic estate buildings and landscapes as well as tracts of farmland. The East Hampton SASS abuts the Barnes Hole Scenic Area of Local Significance at its northeastern corner.

Consult the East Hampton SASS map for detailed SASS boundaries. The East Hampton SASS is located on the East Hampton, Sag Harbor and Napeague Beach, NY US Geological Survey 7.5 minute topographic quadrangles.

II. Description

The SASS is comprised of three subunits:

EH-1 Georgica/Wainscott, EH-2 East Hampton Village Center, EH-3 Further Lane.

The East Hampton SASS is one of the most recognized segments of the New York State coastline. It contains a coastline of exceptional beauty and variety, including historic village and estate neighborhoods, numerous scenic ponds, natural dunefields and productive farmland.

The unique history, architecture, landscape architecture and water features of the SASS all contribute to the uniqueness and character of the landscape. The flat, rich outwash plain that attracted the early English settlers is cut by a number of freshwater and brackish ponds formed in glacial outwash valleys that cut through the plain from north to south. Wainscott, Georgica, Hook, Lily and Town Ponds were once raging glacial torrents carrying meltwater across the plains to the distant ocean. As the glaciers receded, and the outlets were blocked by drifting ocean sand, the channels filled with rain and groundwater creating lakes. Surrounded by farmland as at Wainscott, by a golf course as at Hook Pond, by mansions as at Georgica or by parks as at Lily and Town Ponds, these water features are geologically unique and highly scenic. Their highly varied shorelines, the dunefields and barrier beaches at their outlets and the mix of farmland, open space and historic mansions that surrounds them create a unique visual character.

The 7-mile Atlantic shoreline of the SASS is one of the most famous beaches in the US due to its natural character and beauty and especially to the fact that it is lined by the mansions of some of the wealthiest and most famous people in the world. Many of these mansions are historic, dating back over 100 years to the Gilded Age. Others have been built more recently, sometimes in styles and sizes that are incompatible with the historic character of the area and natural character of the site. These occasional eyesores fail to destroy the overall visual character of the shoreline, which remains very high. Most of the mansions are set back a respectful distance from the dunes and shoreline, creating a pleasing blend of architecture and natural shoreline. While many sections of the beach are lined with mansions, portions of the shoreline at Wainscott and Further Lane adjoin farmland and at Hook Pond the historic Maidstone Golf Club lines the wide, sandy beaches for almost a mile. At the Atlantic Double Dunes Preserve, the dunefields increase in extent and height, forming an extensive, visually self-contained landscape of dunes, interdunal swales and undeveloped sandy beaches.

Farmland remains a strong visual presence in the SASS in spite of heavy pressures to develop or abandon it. The high quality of the soils, flatness of the land and long farming traditions in the area have allowed farming to resist some of the highest land prices and development pressures in the state. Farmland preservation programs pioneered by Suffolk County and supported by the Town, Village and State have also helped preserve these areas. Farm tractors plowing fields adjacent to the mansions of billionaires is not an uncommon site in the SASS and indeed, some of the billionaires have played important roles in protecting their farm neighbors. Farmland surrounding Georgica and especially Wainscott Ponds contributes to the scenic character of these areas by creating an open landscape, continuing an historic land use and by providing a constantly changing visual character. Farmland areas at Hardscrabble and north of Amagansett are not located adjacent to ponds, beaches or mansions but create a scenic, open, productive and rural character that is increasingly rare on Long Island.

The historic character of East Hampton Village and Amagansett creates a highly scenic visual setting of tree-lined streets, historic homes and vibrant community centers. While the Scenic Landscapes Survey did not rate cultural and historic landscapes as highly as natural landscapes, respondents nevertheless gave high ratings to historic districts, historic architecture and historic landscapes. Both East Hampton Village and Amagansett enjoy a high state of historic preservation, exceptional historic architecture and a well-preserved network of historic streets and parks.

The SASS is a cultural landscape with a wide range of human uses in a unique natural setting. Some discordant features inevitably exist in this context, including incompatible residential and commercial development, highways, parking lots, overhead utilities and transmission towers. These discordant features are not pervasive or visible enough to significantly

diminish the scenic character of the larger cultural landscape of the SASS. The beaches, dunes, historic centers, mansions, ponds and farmland remain the overriding visual factor in the SASS and so far have resisted significant degradation due to visually discordant elements.

III. Aesthetic Significance

The East Hampton SASS is of statewide aesthetic significance by virtue of its exceptional landscape character, historic character, state of preservation, uniqueness, public accessibility and public recognition. It is one of the most famous areas of the state's coastline, providing views of wide sandy beaches, elegant estates, historic village centers, farmland, ponds and the open ocean. Images of the SASS are frequently featured in photographs, paintings, travel brochures and other publications. The SASS often appears in books, films and television shows.

The diversity of landscapes within the SASS creates a highly varied visual setting. The SASS has a unique abundance of water views, both saltwater, brackish and freshwater. The Atlantic Ocean stretches for 7 miles along the southern border of the SASS and its wide sandy beaches are the defining visual feature of the SASS. The beaches are frequently bordered by sand dunes as well as by some of the most historic and unique mansions on the East Coast. In the interior of the SASS and often in close proximity to the coastline, tidal and freshwater ponds dot the landscape, many of them lined by farmland, parkland or the manicured grounds of historic mansions. The highest-rated image in the East Hampton Scenic Landscapes Survey featured a view of a freshwater pond located in the SASS, a landscape type that occurs with some frequency in the SASS. Immediately adjacent to the historic villages and mansion neighborhoods, open farmland stretches for miles, creating a dramatic contrast to the populated centers. The open farmland, the ponds and the ocean create an expansive, natural setting for the compact villages and mansion neighborhoods. These natural features maintain the distinct edges that define the developed centers and create the sense of villages surrounded by open water and countryside.

While the SASS is rich in natural scenic character, cultural factors predominate in establishing the visual character of the landscape. The tree-lined streets of the historic villages and estate neighborhoods often create tunnels of green lined on either side by historic buildings or dramatic estate architecture and landscapes. These tree tunnels scored very high in the scenic landscapes poll and are the result of many years of work by local advocates in burying overhead utility lines and promoting tree planting and maintenance programs. Many towering elm trees have been maintained through careful maintenance and inoculation programs. Controls on signage and maintenance of historic facades, sidewalks and other pedestrian amenities have fostered dynamic and vital village centers with unique visual settings. While most mansions and their grounds are off limits to visitors, they are visible from public streets and from the water and create scenic neighborhoods of tree-lined streets, clipped hedges, flowering estate grounds and views of dramatic architecture. Some recently-built mansions are oversized eyesores, but most respect the historic traditions for estate design that were established in East Hampton in the late Nineteenth Century.

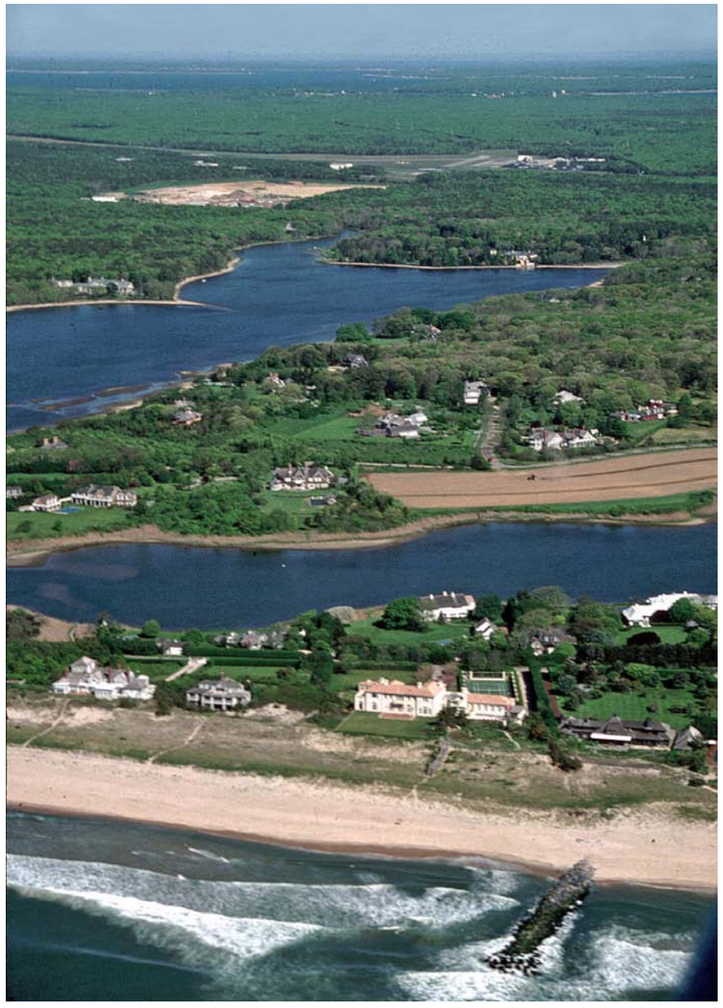
Thanks to past and on-going preservation efforts by local public and non-profit organizations, many of the natural and cultural resources of the SASS have been protected and been opened to the public. The village and town road, sidewalk, path and waterfront access systems allow extensive public access to both the natural and cultural visual features of the SASS. Many key views and vistas are highly accessible to the public, thanks to the parks, overlooks, beaches and public highways that provide visual access to the SASS.

A. Landscape Character

1. Variety

Due to its blend of natural and cultural landscapes, the East Hampton SASS contains a high degree of visual variety. From surf-bound sandy beaches to dunefields to quiet salt ponds, mansion districts and historic village centers, the SASS has a uniquely varied visual character.

While the SASS is primarily a settled, cultural landscape, natural features remain important visual factors. Water is a predominant feature of the SASS and is manifest in many different forms. The crashing surf of the Atlantic Ocean pounds on wide sandy beaches along the south shore of the SASS, creating the predominant feature of the natural visual landscape. For hundreds of years the ocean and its dramatic beaches were the source of food and livelihood for East Hampton's residents. For the past 150 years they have been drawing visitors, vacationers and summer residents to the area. The ocean shoreline varies from the unspoiled natural character of the Double Dunes to the dramatic contrast of water and sand with historic mansions, golf courses and farmland. The quieter waters of Wainscott, Georgica, Hook, Town and Lily Ponds reflect the wetlands, fields, estate grounds and parks lining their banks. The ponds' varied shoreline configuration and their juxtaposition to the ocean creates a great deal of visual variety.



Georgica Cove & Pond

The variety of cultural landscapes in the SASS is impressive. Historic districts and structures are set in a dramatic natural setting of ponds, wide sandy beaches, tall dunefields and the open ocean. East Hampton Village includes several important historic districts focussed on its center founded in the mid-Seventeenth Century. Several older mansion neighborhoods are also historically significant. The range of architectural styles and building patterns is diverse yet unified by the Village's strong spatial organization, street pattern and building and zoning controls. Architectural styles include Colonial, Greek Revival, Victorian, Tudor, Georgian Revival and a range of modern and post-modern styles. This design diversity exists within an overall community context that ensures that no one style or building overwhelms the integrity of the whole. While some recent gargantuan mansions have tested this principle, East Hampton has so far been able to resist the forces of visual degradation that have plagued communities to the west. Farmland introduces additional visual variety into the landscape. The open fields surrounding Wainscott and Georgica Pond create a simple, open visual setting contrasting with the water and the surrounding estate grounds. Farmland in Hardscrabble and Amagansett continues a cultural and visual tradition as old as East Hampton itself. The streetscapes and grounds of the estate districts create a carefully designed and maintained landscape character unique to East Hampton. The tree-lined streets, dramatic estate entrances and sweeping grounds punctuated with specimen trees and masses of shrubs create a highly varied designed landscape.

2. Unity

The SASS is a highly unified landscape, thanks to its high state of cultural preservation and the nearly constant presence of the ocean and ponds. Human alteration of the SASS has been extensive and has generally enhanced rather than detracted from the visual character of the landscape. The historic structures, tree-lined streets, compact village layout, historic architecture, parks and farmland create a pleasing contrast to the natural scenery of the SASS. Discordant features such as incompatible buildings, overhead utilities and parking lots do not significantly detract from the overall visual unity of the SASS.

The original colonial layout of the village street grid has survived intact in many areas and creates a unifying template for most development. The orderly and compact configuration of streets and buildings shows the New England influence that prevailed in East Hampton until the dawn of the railroad era. The layout and architecture of the early village set the tone for later development which has largely followed a well-regulated and orderly direction while preserving key open space, farmland and recreation areas. The unifying influence of the colonial street grid and the adherence of subsequent development to this organizing principle creates the strong sense of village character and cohesion that produces such high cultural landscape character in East Hampton village.

Just as water creates variety, it is also a very strong unifying element in the landscape. The ocean and its beaches are a predominant visual element in the SASS and are visible along its entire southern edge. These beaches today are the principle element behind the region's identity and economy, just as they were hundreds of years ago. The fact that they have not been overdeveloped with buildings located too close to the water or rising too high in the air has preserved the visual character of the shoreline. The ponds also unify the SASS by bringing water well inland. Most areas of the SASS are within a short walk of one of these ponds or the beaches, allowing most residents visual and physical access to the water.

Recreation also unifies the SASS. A large percentage of the economy of the SASS is based on tourism, summer residences and various forms of recreation such as golf, sailing, swimming, hiking, sunbathing, windsurfing and fishing. Recreational landscapes such as the Maidstone Golf Club and the grounds of the large estates give physical expression to the art of play and relaxation. While these types of recreational features are common everywhere, in East Hampton they are especially historic, beautifully designed, carefully built and well maintained. This makes them unique. Careful design, well-funded construction budgets and careful maintenance are common to most landscapes and buildings in the SASS and are a strong unifying factor.

Unlike most American villages, East Hampton has not allowed itself to lose its important open spaces and historic resources by becoming overrun by sprawl, commercial highway development, highways and parking lots. Strong planning, historic preservation, building construction and open space regulations have played a central role in preserving the village's historic and visual character. These regulations and the work of non-profit citizens groups such as the Ladies' Village Improvement Society have helped East Hampton Village avoid the fate of so many other American communities. These policies, regulations and the public support and initiative behind them have helped unify the landscape of the SASS.

3. Contrast

The East Hampton SASS is replete with both physical and cultural landscape contrasts. The 7-mile long Atlantic shoreline and wide sandy beaches contrast with the ponds, farmland and historic mansions lining the coast. The many ponds, with their highly varied shoreline configurations, create constantly changing contrasts with the surrounding uplands. The open farmland at Wainscott, Hardscrabble and Amagansett creates a simple, expansive visual environment in contrast to the surrounding woods and buildings. In some areas of Georgica and Lily Ponds, working farmland directly abuts wealthy mansion districts, creating a remarkable contrast between old and new, working and recreational landscapes. The wild dunefields of the Double Dunes Preserve stands in juxtaposition to the cultivated farm fields and estate grounds of the surrounding Further Lane area.

Cultural landscape contrasts abound in the SASS. The colonial street pattern and 300 year-old buildings of the village center stand side by side with more recent structures and streets. But East Hampton Village's careful land-use and building regulations allow widely varying buildings and infrastructure to coexist. A contrast exists, but it is not so strong as to be overwhelming. The historic and relatively modest village center contrasts with some of the wealthiest and most elaborate mansions in the world. The mansion districts near the Maidstone Golf Club, Georgica Pond and Further Lane, include many dramatic buildings set in lavishly designed landscapes. The contrast between buildings and their grounds is striking, especially when water is involved as at Lilly and Georgica Ponds. In many cases careful building design enhances the character of the landscape. In some recent cases, inappropriate scales and designs create conflict with buildings and the surrounding neighborhoods and landscapes. The tree-lined streets of the village create a pleasing juxtaposition between the paved surface of the roads and sidewalks and the arching green canopy of the mature street trees. In some areas this canopy forms an arch over the entire street thanks to the proper planting and care of the trees and the lack of overhead utilities.

The sheer number of different land uses in the SASS creates a constantly changing cultural landscape unified by an overall regulatory and design consensus. Working farmland, historic village centers, mansion districts, an historic golf club, modest residential neighborhoods, a wild dune preserve, wide sandy beaches and many ponds create a constantly changing blend of

natural and cultural landscapes. The fact that they all coexist, complement each other and have been carefully maintained and preserved over the years is remarkable and is one of the main reasons the SASS is so visually unique.

4. Freedom From Discordant Features

The SASS is a cultural landscape with a wide range of human uses in a unique natural setting. Some discordant features inevitably exist in this context, including incompatible residential and commercial development, highways, traffic jams, parking lots, overhead utilities and transmission towers. These discordant features are not pervasive or visible enough to significantly diminish the scenic character of the larger cultural landscape of the SASS. The beaches, dunes, historic centers, mansions, ponds and farmland remain the overriding visual factor in the SASS and so far have resisted significant degradation due to visually discordant elements.

Some of the lowest scoring images in the scenic landscapes poll were excessively large, inappropriately sited and designed waterfront homes. Homes built very close to the shore, in prominent locations, with little screen vegetation, were rated especially low by poll respondents. Architectural styles with little relationship to East Hampton's historic design traditions were also rated lower than styles that reflected local vernacular or mansion design traditions. Some of these low-scoring buildings were located in the SASS, but fortunately do not predominate. But continuing construction of enormous, poorly designed and visible mansions on the shoreline will continue to erode the fragile visual character of the SASS. Continuing development of farmland in the Further Lane and Wainscott areas will also reduce the scenic character of these districts. Traffic congestion - rated very low in the poll - occurs on the SASS's major streets in the summer season.

B. Uniqueness

The SASS is unique from a number of standpoints. First, it contains two well preserved historic villages dating back to the mid-Seventeenth Century. East Hampton Village and Amagansett are not only well-preserved historic landmarks but vibrant, modern communities as well. They have grown while preserving their historic and visual character. This is unusual in America today. Secondly, the SASS contains some of the most historic, most lavishly built, best-maintained, and most famous mansions in the country. Home to many of the world's richest and most famous entertainers, investors, executives and artists, the SASS has some of the wealthiest and most distinguished residents in the world, co-existing with a broad spectrum of people from other socio-economic backgrounds.

Wainscott Pond

Unlike the gated communities popular in the Sun Belt, the East Hampton mansions are for the most part built on public streets, their privacy ensured by large hedges, fences and elaborate entrance gates. Third, the wide variety of landscapes in the SASS is unusual, ranging from working farmland to historic districts to mansion neighborhoods to protected dune wild lands. The wide range of land uses in a highly developed area is unusual and a remarkable achievement of citizens groups, town and village planners, county farmland protection programs and philanthropic landowners. And last but not least, the natural character and setting of the SASS would be unique even without the historic buildings, mansions and farms. The 7 mile-long wide sandy beach would be considered unique in any location. The three large and two small ponds adjacent to it break up the somewhat monotonous, flat landscape with dozens of bays, inlets, marshes and streams. The rich farmland that has been worked for over three centuries at Wainscott, Hardscrabble and Amagansett is in and of itself a unique resource in a region that has paved over much of its food-producing land.

C. Public Accessibility

The SASS is highly accessible thanks to an extensive system of public streets, waterfront access areas, parking lots, trails and conservation lands. The Atlantic Double Dunes preserve, managed by The Nature Conservancy and the Town, provides ample parking and an extensive trail system leading through the dunes to the beach. The entire Atlantic beach is accessible to the public although access points are relatively limited in the western half of the SASS. Several of the ponds have boat launch areas for canoes and small craft which can be accessed via the road system. While the farmland areas and the Maidstone Golf Club are private property, nearby roads provide full visual access to these open landscapes. In addition, travelers on the LIRR have views of the farmland from the north side of the trains. Mansions and other homes are obviously private, but many can be seen from the public streets and sidewalks. In spite of the elite and highly private nature of many of the neighborhoods, most are accessible to the public on the public street system. This is in contrast to the gated communities common in the Sun Belt which exclude the public altogether. Also, some mansions and historic homes are open on a periodic basis for tours of the buildings and grounds. The historic neighborhoods of Amagansett and East Hampton Village were originally built on a very open and public street grid and remain a visually open and accessible community. The entire south shore of the SASS is visually accessible to boaters.

D. Public Recognition

The SASS is one of the most famous waterfront resorts in the world. Along with Newport and Bar Harbor it helped invent the concept of the upscale waterfront retreat for the wealthy. Unlike many newer resorts catering to the rich and famous, East Hampton has maintained its historic character, much of its landscape and the integrity and accessibility of its historic mansion districts. Perhaps because of this historic preservation and openness, the SASS enjoys widespread recognition as a uniquely famous, rich and beautiful community. Few gates keep people out of entire neighborhoods, so everyone can drive or walk down streets lined with historic homes and famous mansions. The SASS's wide sandy Atlantic Beach was the main attraction that drew the mansions to East Hampton in the mid-to-late Nineteenth Century. It continues to be the main attraction for thousands of residents and visitors. While the entire beach is open to the public, access points are limited to the Double Dunes and several public access points off Further Lane and at Wainscott. The vibrant downtown of the Village and the surrounding historic neighborhoods, landscapes and homes are also well known in the region. The Maidstone Golf Club is one of the most famous historic courses in the country and is highly recognized in golf circles. The historic character of the Village and Amagansett are well known and draw many visitors to the SASS's historic buildings, streets and sites.

IV. Impact Assessment

Whether proposed to be located within or outside a designated SASS, any State or federal agency actions or activity requiring a federal permit or approval must be assessed to determine whether it could affect a scenic resource and whether it would be likely to impair the scenic beauty of the scenic resource.

Policy 24 provides that when considering a proposed action, agencies and applicants for federal permits or approvals shall first determine whether the action or activity could affect a scenic resource of statewide significance. The determination would involve:

(1) a review of the coastal area map to ascertain if it shows an identified scenic resource which could be affected by the proposed action or activity, and:
(2) a review of the type of activity or action proposed to determine if it would be likely to impair the scenic beauty of an identified resource.

Impairment includes:

(i) the irreversible modification of geologic forms, the destruction or removal of vegetation, the modification, destruction or removal of structures whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and:

(ii) the addition of structures which, because of siting or scale, will reduce identified views or which, because of scale, form, or materials, will diminish the scenic quality of an identified resource.

Policy 24 sets forth certain siting and facility-related guidelines to be used to achieve the Policy, recognizing that each development situation is unique and that the guidelines will have to be applied accordingly. The guidelines are set forth below, together with comments regarding how they should be applied in this Scenic Area of Statewide Significance. In applying these guidelines to agricultural land it must be recognized that the overall scenic quality of the landscape is reliant on an active and viable agricultural industry. This requires that farmers be allowed the flexibility to farm the land in an economically-viable fashion, incorporating modem techniques, changes in farm operation and resultant changes in farm structures. Policy 24 guidelines include:

Siting structures and other development such as highways, power lines and signs back from the shoreline or in other inconspicuous locations to maintain the attractive quality of the shoreline and to retain views to and from the shore;

Many shoreline areas of the SASS are already developed and many of the remaining undeveloped shoreline areas such as the Double Dunes are protected conservation land. Portions of the shoreline in Wainscott, Georgica and at the Maidstone Golf Club are relatively undeveloped and remain in private ownership. Even though much of the shoreline is already developed, future infilling and demolition/reconstruction projects could significantly alter the visual character of these neighborhoods. Careful siting and controls on building mass and height could prevent visual degradation of existing neighborhoods along the shore. And in existing park and conservation areas, future expansion of visitor facilities, roads, parking lots, power lines, signage, structures and communications facilities should be kept away from the visually sensitive bluff top, back dune, beach and meadow landscapes. Clustering visitor facilities in woodland areas well back from shoreline, moorland, hilltop and meadow areas will ensure that the open, undeveloped visual character of the SASS will be preserved.

The greatest threat to the visual character of the SASS is the construction of poorly-sited and inappropriately-scaled and designed new residences and estates either on open land or as infill in existing neighborhoods. New buildings should be of a compatible scale, proportion and design to existing neighborhood structures. They should avoid undeveloped farmland, dunes, wetlands and open lands whenever possible. Siting new residential development well back from the bluff tops, beaches and shoreline would

Further Lane

greatly reduce the visual impacts of new development. Since this type of siting represents a significant change from current development practices and landowner preferences, implementation of this SASS will require revisions to local zoning regulations, setbacks and siting guidelines. While the siting of residential structures is largely a local issue, modification of existing roadways, construction of new roadways, utility lines and other infrastructure often requires state or federal funding and/or permits and thus can come under the purview of this policy. Relocating, restricting or eliminating public infrastructure that scars sensitive coastal areas and facilitates inappropriate bluff top or shoreline residential development could greatly reduce future development of scenic shoreline areas of the SASS.

Clustering or orienting new structures to retain existing views, save open space and provide visual organization to a development;

Whenever possible, new buildings should be located in existing developed neighborhoods, avoiding construction on farmland, dunefields, woodlands and other open space areas. Infill development in existing neighborhoods should respect the scale, proportions and design character of the surrounding buildings. New buildings should reflect the existing street patterns and avoid blocking views of the water. Historic estate grounds and landscapes should be preserved whenever possible.

When infill development is not possible, new homes built in greenfields should be clustered at the edges of the open space, preferably adjacent to existing homes, structures or neighborhoods. Continuation of the historic street grid with interconnected traffic circulation is recommended. Tight orientation of new homes to reflect the traditional East Hampton building pattern will ensure maximum preservation of open spaces and create a better sense of community for the new development. Since most of the SASS is served by municipal water and many areas are sewered, lots of 5,000 s.f. or less are often feasible. Individual homes and mansions built in the middle of open spaces should be discouraged.

Incorporating sound existing structures (especially historic buildings) into the overall development scheme;

Many historic homes, mansions and other structures in the SASS remain in private ownership and could eventually be damaged or demolished. Strong local regulations and historic preservation groups make inappropriate conversions or demolitions difficult but not impossible. These historic structures contribute to the visual character of the landscape. Future preservation of these homes, their grounds and their surrounding natural setting is essential to the preservation of the visual and historic character of the SASS. Inappropriate alteration or demolition of these homes or the poorly planned subdivision and development of their grounds would irreparably harm the visual character of the SASS. Replacement of historic homes with large, contemporary mansions is especially threatening to the visual character of the SASS.

Incorporating these historic structures into new development projects can be successful if the integrity of the original buildings is respected and if new development is sited and designed to respect the original structures. New buildings or additions to historic buildings should avoid overwhelming the historic structures or creating excessive architectural contrasts with historic building styles. Historic landscapes and estate grounds should be kept intact whenever possible. If development must occur on important designed landscapes, it should be located at the edges of the grounds to keep as much of the original landscape intact.

Removing deteriorated and/or degrading elements;

Continuing the elimination of overhead utilities in the SASS would greatly improve the visual character of the area. Overhead utilities have been buried along Main Street and on many residential streets. Portions of the Montauk Highway and other residential streets would benefit from removing the overhead lines and poles. Reducing traffic congestion on the streets of the Village and Amagansett would reduce the lowest scoring element in the scenic landscapes poll: a traffic jam on Main Street. This could be accomplished by proposals being considered by the Village and Town in conjunction with the State, the LIRR and private transportation companies. Continuing to encourage mixed use development in the community centers and avoiding sprawl in the countryside will also contribute to lowering traffic congestion.

Some houses and mansions are built in inappropriate architectural styles too close to the shoreline. Neighborhood groups may be the best vehicle for encouraging private owners to take steps to reduce the visual incongruousness of their properties and improvements through the planting of screening vegetation, the construction of fences or hedges, the changing of exterior colors, the changing of exterior lighting or - in extreme cases - the removal of offending architectural elements. The owners of buildings located within the flood and wave impact zones may want to move their structures out of harm's way. This could provide an opportunity for finding better, less dangerous and less visually obtrusive locations for the homes or mansions.

Maintaining or restoring the original land form, except when changes screen unattractive elements and/or add appropriate interest;

Alteration of important landforms such as beaches, coastal dune fields, back dunes, barrier beaches, farm fields and the banks of coastal ponds would detract from the scenic character of the area. Use of berms to screen parking lots and unsightly development is an acceptable modification of terrain if carefully designed to blend with the natural contour of the land. Alteration of natural terrain for residential house sites, residential landscapes, golf courses, driveways and roads is of special concern. Houses and driveways should be located away from sensitive geological features such as beaches, ponds, dunes and other unique geological areas.

The landscape of the SASS is generally flat to moderately sloping. This feature is especially pronounced in the farmlands of Wainscott, Hardscrabble and Amagansett. The flatness, simplicity and openness of the landscape is an essential part of its visual character and should be preserved whenever possible. Recent interest in transforming the flat, East Hampton landscape through large scale grading of the land for residential gardens and golf courses damages the visual integrity of the SASS and should be discouraged.

Maintaining or adding vegetation to provide interest, encourage the presence of wildlife, blend structures with the site, and obscure unattractive elements, except when selective clearing removes unsightly, diseased or hazardous vegetation and when selective clearing, mowing, controlled burning or grazing creates or maintains views of coastal waters;

Vegetation in the SASS includes both natural and cultivated landscapes. In natural areas, maintaining and planting native vegetation is important to the environmental and visual character of the area. Removing invasive plants, such as common phragmites reed, which lines the banks of many of the ponds, should be a high priority. After the removal of phragmites and other invasive plants, the shorelines of the ponds could be replanted with native emergent, wetland, marsh and upland vegetation to create a rich pond edge supporting a wider range of aquatic and upland wildlife. Working farmland should be kept open and productive, but non-agricultural lands should be encouraged to return to their native condition. Dune restoration and planting programs at the Atlantic Double Dunes should be supported. Planting of native trees and shrubs as well as low-maintenance grasses and extensive roughs planted with native species could be explored at the golf course.

Cultivated landscapes require continual maintenance and replacement of aging or dying trees and shrubs. The beautiful street trees of the Village are a result of many years of planting, care and upkeep as well as the prevention of construction projects such as road widening and utility installation that can damage or destroy street trees. Continuing these efforts and extending them into new areas will ensure that the healthy street trees and park landscapes continue to thrive. Planting plans for existing parks and open spaces will ensure that vegetation is replaced on an on-going basis. Private landscapes and estate grounds contain some of the most remarkable vegetation in the SASS. Maintenance and replenishment of these private landscapes can not be required, but voluntary educational programs encourage owners to maintain the historic character and health of these unique landscapes. Some discordant features in the SASS such as parking lots, incongruous structures and houses that are out of scale and poorly designed could benefit from plantings of masses of vegetation to screen them from their surroundings.

Using appropriate materials, in addition to vegetation, to screen unattractive elements;

Minor discordant features such as utility boxes and storage sheds could be screened by painting them in dark, earth-tone colors. Fencing or screening could be used to screen parking lots, low utility structures and buildings. The taller discordant features such as overhead utility lines and transmission towers are too large to be effectively screened with fencing.

Atlantic Beaches, Georgica, Wainscott Pond

Painting such tall towers in light sky tones might reduce their negative visual impact. New construction should be encouraged to use appropriate historic or native building materials. New or renovated overhead utilities located in sensitive scenic areas should be located underground to eliminate their negative visual impact on the landscape. The failure to blend new structures into the natural setting, both within the SASS boundaries and in the viewshed of the SASS, would impair the scenic quality of the area.

Using appropriate scales, forms and materials to ensure that buildings and other structures are compatible with and add interest to the landscape;

Infill development could fit in well with the character of many of the developed areas of the SASS if it is carefully sited and designed to respect the existing character of the neighborhood. In historic neighborhoods this means designing new development in a scale, location, proportion and architectural style that fits in with its historic surroundings. In newer neighborhoods it means designing new infill development that uses sizes, proportions, locations and materials that blend with surrounding structures and respect the natural and scenic character of the area. While relatively few empty lots exist, some larger properties could be subdivided, creating the potential either for sensitive infilling or damaging, poorly planned development. New buildings should be of a compatible scale with existing or historic structures and should be located in a traditional manner on existing or new streets. Buildings that are out of scale with their surroundings, sited in obtrusive or inappropriate locations or that use colors, materials and forms that clash with the surrounding context should be discouraged. Some of the lowest scoring images in the scenic landscapes poll showed expensive, ostentatious and strangely designed homes on highly visible sites along the shoreline. Survey respondents clearly felt that these types of new homes conflicted with East Hampton's scenic character. New homes that blended in with East Hampton's traditional architecture and building siting with larger setbacks from the shoreline and other visually and environmentally sensitive areas received much higher scores.

Locating offshore structures to avoid impacting scenic areas and views from scenic and historic coastal sites;

Offshore installations such as wind turbine facilities, derricks, towers and docking facilities can have major impacts on the scenic character of coastal landscapes. In particular, the recent proliferation of wind turbine proposals

along shallow sections of the northeast coastline raises the possibility of dramatic changes to coastal scenery and views. Hundreds of towers over 400' in height, lit at night with flashing strobe lights, have been proposed for a number of locations along the New York and Massachusetts coast. While beneficial to the environment in some ways, large wind turbine facilities can radically transform the visual character of the coastline due to their size, height, scale and their nighttime illumination.

Several proposals have been made for wind turbine facilities just southwest of the SASS. These proposals would locate a line of wind turbines extending from East Hampton westwards to the waters off the center of Long Island. To reduce scenic impacts, offshore structures should be sited away from important viewpoints and should be located as far away from the shore as possible to reduce their visibility. Offshore structures should be tightly clustered to avoid spreading visual impacts over a wide area. The shape, scale and color of offshore structures should be designed to reduce their visual impact from the shoreline. Nighttime illumination should be screened to avoid impacting shorefront areas. Docking and transmission facilities both on and offshore should be located and designed to avoid visual impacts along the waterfront and along proposed transmission lines.

Using fully-shielded light fixtures at appropriate levels of illumination to preserve East Hampton's nighttime visual character;

East Hampton's dark, unspoiled night sky with views of stars, the sea and wooded hills is a priceless visual resource. As a relatively developed area with two villages, the SASS already suffers from light pollution emanating from streetlights, utility lights at boat yards and parking lots and residential flood lights. But compared to many urbanized areas the night skies of the SASS are still relatively dark and could be affected by poorly designed municipal lighting or poorly lit municipal or private development projects. Light pollution from excessively bright, exposed light fixtures can block views of the stars in the night sky, blind motorists and degrade the character of East Hampton's nocturnal landscapes.

Requiring exterior lighting to be shielded will ensure that adequate night lighting is provided without creating glare and light pollution. The indirect lighting created by shielded fixtures also greatly enhances the character of nighttime landscapes by removing the bright harshness of many exterior light fixtures. Reducing the wattage of exterior lights is often possible without compromising safety or functionality and results in less energy consumption. Specifying color-corrected or color-balanced light sources will ensure that the color of nighttime lights matches the warm tones of incandescent bulbs while providing increased efficiency.

All existing Town-owned lights such as street lights or lights at public buildings and facilities should be retrofitted to reduce glare and light pollution. Building codes should be modified to require shielded outdoor light fixtures as part of any new construction. Existing polluting light fixtures should be retrofitted and replaced with shielded fixtures. Private light pollution sources should be required to be altered or replaced. Residences should avoid unshielded spotlights that cast direct light onto neighboring properties or on the water. Lights shining on the Atlantic beaches should be prevented to protect nocturnal marine life, avoid interfering with navigation and to preserve the nighttime character of the shoreline. Commercial facilities should avoid unshielded spotlights to illuminate parking lots, storage facilities or outdoor areas. Adding a metal shield to an existing spotlight can greatly reduce light pollution and glare. Often a series of lower, shielded lights can replace a single glaring spotlight. When necessary, any increase in expense is offset by the creation of a superior nighttime environment.

Index to Subunits — Page

EH-1 Georgica/Wainscott Subunit	125
EH-2 East Hampton Village Center Subunit	128
EH-3 Further Lane Subunit	131

EH-1 Georgica/Wainscott Subunit

I. Location

The Georgica/Wainscott subunit constitutes the southwestern corner of the East Hampton SASS. It extends from the Montauk Highway in the north, to the East Hampton Town line in the Atlantic Ocean to the south, and includes Wainscott Pond and surrounding farmland, Georgica and Lily Ponds and surrounding farmland, forests and estates; and two miles of wide sandy beaches.

The subunit boundary begins at the intersection of the East Hampton/ Southampton town line at the Atlantic shoreline. It follows the shoreline for about two miles to Apaquogue, extending out to the Town line in the Atlantic Ocean. The boundary heads north away from the shoreline east of Lily Pond, following Jones Road and turning east on Apaquogue Road. At Jericho Road the boundary heads north to Georgica Road which it follows west the Montuak Highway. It then runs westward, parallel to and 400' away from the shoreline of Georgica Pond and its inlets to Wainscott Road which it follows to Wainscott Main Street. It follows this road to the town boundary which it follows south to the Atlantic shoreline and the point of beginning.

II. Scenic Components

A. Physical Character

The subunit's flat to gently rolling glacial outwash terrain is divided by several brackish and freshwater ponds. Wainscott and Georgica Ponds are located in outwash valleys carved by the rushing meltwaters of the retreating Wisconsin glacier. Wainscott Pond is surrounded by large fields of flat, open farmland and scattered farmsteads and estates. It has a very narrow fringing wetland edge of common reed and an upland edge generally consisting of farm fields or meadows. The pond is fresh to slightly brackish and is separated from the Atlantic shoreline by a narrow barrier beach and dunes. Georgica Pond is larger with a more complex shoreline and higher surrounding terrain. The northern half of the pond is surrounded by densely wooded and relatively lightly developed land rising ten to twenty feet above the water. Four coves in this area lead to feeder streams located in narrow valleys. Georgica Cove at the southeastern corner of Georgica Pond is surrounded by farm fields, estate grounds and narrow bands of woodland. The shores of the pond are sandy with small areas of wetlands along the northern coves. Georgica Pond is connected to the ocean through a narrow outlet stream. This stream is periodically blocked by sand and is opened by the East Hampton Town Trustees twice a year. Periodic opening of the pond ensures a flow of salt water and maintains high water quality. A narrow field of dunes lines most of the subunit's shoreline. Vacation homes have been built on portions of the western dunes and on most of the eastern dunes. The subunit's two mile-long Atlantic beach is wide, straight and gently sloping. Undeveloped barrier beaches separate both ponds from the ocean. These areas are important breeding grounds for

least terns and piping plover, federally endangered species. The globally rare seabeach knotweed and the globally imperiled and federally listed seabeach amaranth both occur on the beaches near Georgica Pond. In other areas of the subunit, beachfront construction on the dunes has reduced the visual character of the shoreline. The northern portions of Georgica Pond are surrounded by deciduous woodlands and successional fields, some of which are protected at the Fulling Mill Farm Preserve and two properties on the north shore of the pond.

B. Cultural Character

The subunit is exceptionally rich in cultural character. Its cultural landscapes include working farmland, horse farms, historic hamlets and buildings, estate buildings, estate grounds and vacation homes. Human alteration of the land has generally complemented and sometimes enhanced the scenic character of the natural landscape. Farm fields have opened up the formerly wooded landscape, creating sweeping views of the ponds, dunes and ocean. Fields and meadows stretching down to the shoreline of Wainscott and Georgica Ponds enhances the visibility of the ponds and preserves a simple, open landscape character typical of the historic East Hampton landscape. Farming has been an important element of East Hampton's economy, culture and scenery for over 300 years. Farming adjacent to ponds and the ocean is an especially strong cultural tradition in the region. Very few examples of working saltwater farms remain in East Hampton. Wainscott, Accabonac and Gardiners Island are among the very few locations left where farm fields, pastures and meadows sweep down to the water's edge. Increasingly, horse farms and recreational farms are taking over the old working farms of the region. This trend is occurring in the subunit to a certain degree. Horse and hobby farms keep the land open and undeveloped but change the visual and social character of the landscape. They also tend to introduce elements such as board fencing, large riding arenas, prefabricated metal buildings and parking lots that are not part of the traditional East Hampton working farm landscape.

Wainscott, settled in 1670, is one of East Hampton's oldest communities. The area was named after the town of Wainscot in Kent, England and grew to its present size by the early 1700's. Few remnants of early settlement remain, but an historic windmill built in 1812 still stands on Main Street, surrounded by the open farmland that has sustained Wainscott for over 300 years. Unfortunately, this farmland and the productivity and historic landscape character it represents is rapidly turning into second homes and horse riding arenas. Several farmsteads with farm houses, barns, silos and equipment sheds still support working farm operations. Historic homes and farm buildings surrounded by working farmland create an especially scenic and historic landscape reflecting back to previous centuries when almost the entire Wainscott area was covered by farms.

In Georgica and Apaquogue, mansions are much more prevalent than historic homes and sites. According to the East Hampton Star, Apaquogue means "a place where flags grow", flags being the leaves of cattails used by the Native Americans to cover their wigwams. Georgica is derived from a Native American named Jeorgkee who lived in colonial times on Georgica Neck between Georgica Cove and Georgica Pond. Georgica and Wainscott Ponds were the traditional boundary between the lands of the Shinnecock and the Montauket. The area's Native American and farming past has largely been replaced with some of Americas wealthiest summer homes and estates. A few farm fields and historic farm houses remain along Georgica Cove and Lily Pond. With a few exceptions, the mansions and estates around Georgica and Lily Pond complement the dramatic natural landscape of ponds, dunes and ocean beaches. Most of the estates are set in beautifully designed and maintained grounds that often extend to the ponds or the ocean dunes. They tend to be designed in a regional vernacular style, with some of the older buildings dating back to the historical mansion styles of the late Nineteenth Century. The Georgica Association, founded on the Wainscott side of Georgica Pond in 1892, was the area's first summer colony. Some of its original buildings still remain.

Farm fields, meadows, ponds, dunes and expansive grounds extend into and around the estates, creating a high degree of landscape diversity and avoiding uniform "mansion sprawl". The highly varied configuration of the ponds and the fact that key open spaces have been preserved has limited the developed areas of the subunit to smaller corridors serviced by the public road system. Most of the expensive newer homes fit in with the historic and natural character of the Apaquogue and Georgica area because they have not been allowed to spread uniformly over the entire landscape. The few exceptions to this trend have been recent projects involving the construction of excessively large buildings designed in incongruous architectural styles and located very close to the dunes. Elaborate contemporary landscape designs featuring kidney shaped ponds and miniature hills have destroyed portions of the simple, flat agricultural East Hampton landscape. These fanciful creations resemble miniature golf courses and have little relationship to the historic scenic character of the surrounding landscape.

C. Views

The visual character of the subunit is diverse and contains a wide variety of scenic views. The ocean beaches stretch for over 7 miles and are lined with dunes affording elevated views out over the Atlantic. While some of the dunes have been built upon and are inaccessible, others provide vistas of the ocean as well as of Wainscott and Georgica Ponds. Hikers must not climb the sensitive dune ridges and must remain on existing paths and beach areas. The linear configuration of the beach in the subunit limits views of adjacent shoreline areas, but increases the sense of expansiveness and breadth of the ocean. Crashing surf, shorebirds and offshore fish animate the beach scenery. In colonial times, residents were required to stand watch at Georgica to detect whales and today whales have returned to spout offshore. At the southern edges of Georgica and Wainscott Ponds, water is visible for 360 degrees, framed by the high dunes and sandy beaches. These views are unique for their diversity and wide range of interesting features.

Wainscott Pond's simple shape and outline blends with the flat, open farmland that surrounds it. The pond appears to be a mirror set in a frame of meadows. The calm, flat surface of the pond reflects the clouds and the deep blue color of the sky on a clear day. The lack of wetland or beach edge accentuates the flat, reflective character of the pond. From certain angles and on certain days, the pond seems to disappear altogether due to the flatness of the terrain, the simple shape of the pond and the lack of shoreline features. Because of the lack of trees and vegetation, views in the vicinity of Wainscott Pond are sweeping and expansive. Adjacent clusters of historic homes, estates and the woods around Georgica Pond form a backdrop to the vistas of water and farmland. Farmland continues to the north of the pond and extends all the way to the Montauk Highway. Development has encroached on this farmland and some areas are being converted to horse farms. But the open, working farm character of the area remains with historic farmsteads, outbuildings and equipment storage sheds mixed in with vacation homes and estates. The historic Wainscott Windmill on Main Street and a number of historic homes on Sayres Path provide historic interest and architectural focus to the views of open farm fields.

Georgica Pond's greater size, brackish water and highly varied shoreline create a very different visual environment. Because Georgica is a brackish, tidal pond, most of its shore is lined with a narrow beach. The banks of the pond tend to be steeper than Wainscott's and many areas are lined with forest. Views of Georgica are highly varied due to the indented shoreline configuration and the diverse land uses that line the pond. The outlet contains dunefields that support nesting colonies of piping plovers and least terns. The shorebirds, waterfowl, and fish that thrive in the pond and the offshore ocean waters add interest and ephemeral character to the visual landscape. The remaining farm field on Georgica Cove creates a welcome contrast to the dense development that lines other portions of the pond. The northern half of the pond has been kept relatively free of development and retains the wooded, natural character of pre-colonial times when Native Americans gathered cattail flags here for their wigwams and fished or dug clams in the pond. Many of the estates and mansions provide attractive focal points for visitors on the public road system. With a few notable exceptions, these estates, many of them historic, respect the architectural character and landscape of East Hampton. They are as much a part of the visual landscape of the subunit as the beaches, ponds and farm fields.

Georgica Neck

Considering the extent of development in the subunit, relatively few major discordant features exist. Most of the estates and homes blend in with the historic character of the landscape, but several notable exceptions do not. Excessively large, poorly designed or inappropriately located structures detract from the character of the landscape. New second homes and horse farms located in prime farmland, on dunes or in other visually sensitive locations could destroy the historic scenic character of the open landscape of the subunit. Subdivision of historic estate grounds also detracts from the scenic character of these areas. Overhead utilities and rock groins along the shoreline constitute a minor discordant feature within the subunit.

III. Uniqueness

Few working farms remain on the Atlantic shoreline of Long Island. At Wainscott and, to a lesser extent Georgica, small areas of open farmland extend down to the edge of the dunes or the shores of the ponds. Some of this farmland is protected and much is vulnerable to the increasingly intense development pressures in the region. But the fact that farmland - even hobby and horse farmland - remains in this expensive location is remarkable. It contributes to the unique and historic visual character of the area. The subunit includes an unusual cultural landscape of elaborate homes and beautiful estate grounds. Many wealthy and not always scenic neighborhoods line the New York coastline, but the Georgica/Wainscott mansion districts are unique in their overall architectural and landscape character and in their relationship to the surrounding landscape. Because many estates date back to the Nineteenth and early Twentieth Centuries, and because some of the more modest homes date back to the Eighteenth Century, a strong historic tradition shapes the subunit's residential neighborhoods, giving them a form, substance and architectural diversity that newer exclusive developments lack. From a purely natural standpoint, the subunit's wide sandy beaches, brackish ponds, dunefields and expansive open lands create a highly varied and scenic visual environment. Glacial outwash channel ponds are not unusual on Long Island, but ponds lined with working farmland, undeveloped woodlands and dramatic estates and estate grounds are rare.

IV. Public Accessibility

The interior portions of the subunit are readily accessible on the public road system. Waterfront sections of the subunit tend to be less accessible with the exception of the public beaches and areas accessible by boat. The Montauk Highway provides access to the northern portions of the subunit. Town Line Road, Beach Lane and Wainscott Main Street provide public access to the waterfront in the Wainscott area. The Atlantic beaches are walkable from these locations. Numerous local roads provide views of Wainscott's farmland, horse farms and historic homes. Georgica Pond is less accessible due to the very exclusive mansions located along its shores. It is only accessible from the Montauk Highway or from the Atlantic beaches. Conservation land at the Fulling Mill Farm Preserve allows access for hikers and pedestrians along portions of the shoreline. Cove Hollow Farm Road, Apaquogue Road and Lily Pond Lane provide limited views of portions of Georgica Pond and the nearby estates and estate grounds.

V. Public Recognition

Wainscott and Georgica are well-known historic sites, scenic areas and exclusive residential districts. Georgica Pond is surrounded with some of the most expensive and famous mansions in America, owned by some of the world's wealthiest and most famous families. While these mansions are not readily accessible to the public, they can be viewed from the area's public street system and the area is well known as an extremely beautiful and exclusive neighborhood. The scenic character of the landscape, one of the factors that has drawn the rich and famous to build here, is also highly recognized by the public through brief visits, photographs and descriptions. The fact that much of the landscape is off limits to the general public makes it all the more interesting and recognized. Wainscott has fewer mansions

and is richer in local history and character. Its historic mill, hamlet and individual homes and farmsteads are well known to historians and those who appreciate authentic East Hampton landscape character and scenery.

VI. Reason for Inclusion

The Georgica/Wainscott subunit is included in the East Hampton SASS because it is an outstanding New York coastal landscape, scenic area and because of its unique estates, estate grounds, historic architecture, and cultivated landscapes. The subunit's wide, sandy beaches and dunes provide sweeping views of the Atlantic Ocean and along its sheltered ponds and coves. The subunit is exceptionally well maintained and has some discordant features in the form of inappropriately scaled and designed homes built in sensitive waterfront and farmland areas.

Images of Georgica/Wainscott scored in the mid-range (#20, #31, #32, #37, #38, #39, #41, #44, #45, #61 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored in the mid-range in all categories of scenic analysis: natural, cultural, views and landscape composition.

The subunit is unique not only within the region, but within the entire New York State coastal region. Portions are accessible and portions consist of private estates and estate grounds. The subunit is very well known as an exclusive summer resort, historic landscape and scenic coastal area. It is recognized through several historical and cultural designations.

EH-2 East Hampton Village Center Subunit

I. Location

The East Hampton Village Center subunit constitutes the south central portion of the East Hampton SASS. It includes seaward portions of the historic center of East Hampton Village within the State's coastal area boundary, the mansion district at Apaquogue, the Divinity Hill neighborhood and historic residential areas on the east side of Main Street. Natural features of the SASS consist of 4,000' of Atlantic beaches, Town Pond and Town Pond Park.

Georgica Pond, Wainscott

The subunit boundary begins at the southern end of Ocean Avenue and heads south to the Atlantic shoreline. It follows the shoreline southeast for about 4,000' to a point east of Lily Pond, extending out to the Town line. Here it heads north, away from the ocean, to Lily Pond Lane to Jones Road, turning west on Apaquogue Road and then heading north on La Forest Lane to Georgica Road. It heads east on Jericho Road to Hedges Lane and Lee Avenue. The boundary follows Lee Avenue east to Ocean Avenue to Main Street. It follows Main Street north to Davids Lane which it follows east to the edge of the woodlands adjacent to Hook Pond creek. It heads south following the western edge of the Hook Pond creek woodlands to Pond View Lane which it follows westward for 1,800'. It then heads southeast and then west, following the edge of the Maidstone golf course and the open space areas adjacent to Hook Pond. Just east of Main Street the boundary heads in a southwesterly direction along the western edge of the Maidstone Golf Club to Ocean Avenue where it turns south to the point of beginning.

II. Scenic Components

A. Physical Character

The terrain of the subunit consists of flat to gently sloping land typical of glacial outwash plains. Low dunes, many of them topped with houses, line the coastal beaches. A series of low, linear hills consisting of remnant dunes line Apaquogue Road and several other locations in the subunit. Town Pond is a small water feature located in a former glacial outwash valley tributary of Hook Pond. The land surrounding the pond is an historic village park and includes beautiful lawns sloping down to the water and mature specimen trees. The northern section of Hook Pond is the only natural, undeveloped portion of the subunit. It consists of a small brook and surrounding marsh and forested wetland. This natural wetland area is bordered by the Maidstone golf course and historic residential neighborhoods near Main Street.

While the subunit is almost entirely developed, certain neighborhoods contain extensive estate grounds, small parks and extensive tree-lined streets. The planted landscape creates a pleasant, natural character for the residential areas. Care and maintenance of street trees and elimination of overhead utilities has resulted in some spectacular specimen trees, many of them American elms. Preservation and maintenance of the estate grounds, private gardens and small fields also ensures that a strong natural

element extends into the heart of the historic village center. These designed landscapes represent a contemporary human reinterpretation of the savanna - an open, park-like grassy landscape dotted with specimen trees. At Apaquogue, larger meadows and estate grounds are remnants the open agricultural past of the area.

The subunit's 4,000' of Atlantic shoreline features a wide sandy beach backed by a line of dunes. Most of the dunes have been bulldozed flat to create building sites for mansions and estates that line the waterfront. Elaborate estate grounds extend northward to Lily Pond Lane. The Divinity Hill neighborhood in the northwestern quadrant of the subunit is more hilly and more densely wooded that other areas. The steeper terrain reverted from farmland to forest earlier than the flat field areas to the south. Homes in this area are newer but retain the high quality of siting and design of the older mansion and historic neighborhoods.

B. Cultural Character

As a densely developed historic village and residential district, the subunit has a rich and diverse cultural character. The Village of East Hampton, settled in the mid-Seventeenth Century, retains much of its historic character and charm. An active and effective historic preservation and village improvement effort over the past 100 years has ensured that many historic buildings, landscapes, streets and parks have been well preserved and protected from damage or destruction. Because streets, parks and the larger historic context has been preserved, the overall character of the village has been protected from such damaging projects as street widening, removal of street trees, construction of overhead utility lines or inappropriate signage. Historic buildings such as the Hook Windmill, Clinton Academy, the Ladies Village Improvement Society, Home Sweet Home, Mulford Farm and the Town House create a unique historic visual character in East Hampton and reflect the simpler, agricultural and maritime lives of the early inhabitants of the village. The Town House and Home Sweet Home in particular offer a marked contrast to the enormous and lavish mansions of the past century. Historic parks such as Town Pond Park and the green surrounding the Hook Windmill enhance the historic character of the village and provide important open spaces in this heavily settled area. The commercial center of the village dates primarily from the late Nineteenth and early Twentieth Century and retains much of its original visual character. The brick and masonry commercial buildings located close to wide sidewalks on tree-lined streets create a dynamic and attractive community center environment. The many stores, restaurants, pedestrian amenities, and towering street trees represent a vital urban environment rare in many American communities today. The traffic on Main Street detracts from this urban character.

With a few exceptions, the subunit's mansions and estates complement the dramatic natural landscape of ponds, dunes and ocean beaches. Most of the estates are set in beautifully designed and maintained grounds that often extend to the ponds or the ocean dunes. They tend to be designed in a regional vernacular style, with some of the older buildings dating back to the historical mansion styles of the late Nineteenth Century. Neighborhoods near the ocean or the Maidstone Club tend to contain larger and more elaborate mansions with extensive grounds. Neighborhoods to the west of the club feature large, historic homes on smaller lots. These historic mansion districts are a transition zone between the very large oceanfront estates and the historic districts closer to the center of the village. Sweeping lawns, ponds, dunes, tall hedges, flowering plants and expansive grounds extend into and around the estate buildings. Most of the expensive newer homes fit in with the historic and natural character of the area because they have not been allowed to spread uniformly over the entire landscape. The few exceptions to this trend have been recent projects involving the construction of excessively large buildings designed in incongruous architectural styles and located very close to the dunes. Elaborate contemporary landscape designs featuring kidney shaped ponds and miniature hills have destroyed portions of the simple, flat agricultural East Hampton landscape. These fanciful creations resemble miniature golf courses and have little relationship to the historic scenic character of the surrounding landscape.

Inland residential neighborhoods include additional estates which transition to older, more modest historic neighborhoods closer to the village center. Apaquogue and Divinity Hill feature beautiful tree-lined streets lined with hedges, fences and glimpses of elaborate entrance drives and gardens leading to large mansions. True to its name, Divinity Hill is hilly, creating dramatic settings for some of the older mansions and estates located in this area. The continuation of the village's historic street grid creates an orderly pattern for the homes in this area. Mature street trees, sidewalks and other pedestrian amenities create a friendly, if not inviting, atmosphere. While the homes are very expensive and exclusive, they front on public streets and many are clearly visible to passers by. Few gated communities, security guard stations or other exclusionary trappings of wealthy communities are to be found. East Hampton's historic openness, simplicity and egalitarianism may have influenced the pattern or character of its exclusive neighborhoods.

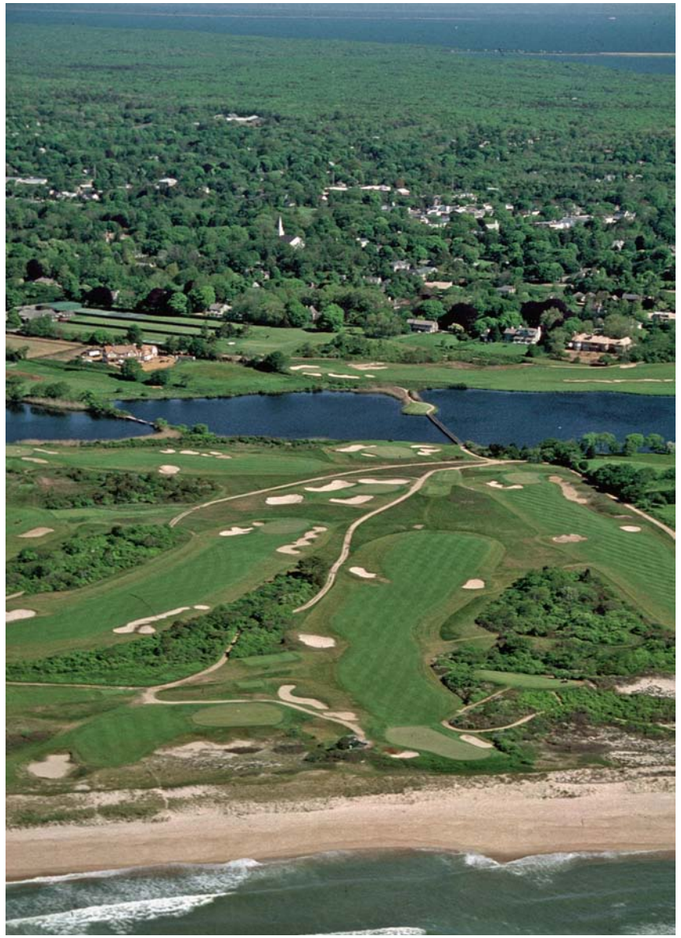
C. Views

The visual character of the subunit is dominated by the historic architecture, tree-lined village streets, parks, estate grounds and focal landmarks of this densely populated historic village center. Because of the lack of overhead utilities, large street trees form tunnels of green that focus views down the village's historic streets. Individual buildings such as the 1806 Hook Windmill, Clinton Academy, Ladies Village Improvement Society Headquarters, (Gardiner Brown House), churches, inns and major historic homes on Main Street are not only historic but highly scenic as well. The grounds and landscapes of these buildings complement their architectural character and weave the district together into a unified space. Certain streets provide vistas that extend into parks, open spaces or natural areas such as Cove Hollow. Giant American elms, remnants of the beautiful trees that once graced almost every town in the east coast, still tower over East Hampton's Main Street, a testimony to the care and dedication of local volunteers and town officials. These elms frame views of Town Pond park and its tall flag pole. Relatively few discordant features mar the downtown area. Traffic congestion is a perennial problem and produces visual clutter that scored very low in the scenic landscapes poll. Sign, façade and building controls have protected most of the historic character of the center. Utilities have been buried on most streets, removing a major eyesore and allowing street trees to spread. A few inappropriately-designed buildings intrude on the historic district, but the vast majority of new and old buildings fit in with the character of the historic district.

The subunit's beach and shoreline provide sweeping views of the Atlantic Ocean and stately homes lining the low bluffs and former dunes. Aside from a public access point at the end of Ocean Avenue, the subunit's coastline has been privatized by estates, limiting ocean views to the beach and shoreline. The linear configuration of the shoreline, low bluffs and lines of beachfront homes limits views of the surrounding shore and focuses views on the ocean and surf. Crashing waves, shorebirds, fish and fishermen animate the waterfront landscape. While most of the waterfront homes follow the multi-faceted, shingle-style design tradition of most East Hampton summer homes, some recent additions have been built too close to the shore in oversize, inappropriate and odd architectural styles. These newer homes undermine the scenic character of the subunit and shoreline. Images of these newer mansions scored extremely low in the scenic landscapes poll conducted for this report. They speak to the need for much tighter controls on the location, massing and design of new structures along the waterfront and in other visually and historically sensitive areas.

III. Uniqueness

East Hampton Village is a unique historic landmark with homes, inns and commercial structures, some dating back to the Seventeenth Century. Entire neighborhoods of historic homes on tree-lined streets surrounded by period gardens create an intact historic village character that is unique in the state's coastline. Through years of community and volunteer effort, the Village of East Hampton has been preserved from demolition, decline, commercial development and heavy-handed road construction. From its historic windmill to its downtown streets to the historic homes fronting Main Street, the Village includes a remarkably well-preserved collection of historic architecture and landscapes. The mansions of Apaquogue, Maidstone and Divinity Hill create an unusual cultural landscape of elaborate homes and beautiful estate grounds. Many wealthy and not scenic neighborhoods line the New York coastline, but the East Hampton Village mansion districts are unique in their overall architectural and landscape character and in their relationship to the surrounding landscape. Because many estates date back to the Nineteenth and early Twentieth Centuries, and because some of the more modest homes date back to the Eighteenth Century, a strong historic tradition shapes the subunit's residential neighborhoods, giving them a form, substance and architectural diversity that newer exclusive developments lack.



Maidstone Club, Hook Pond

IV. Public Accessibility

The interior portions of the subunit are highly accessible on the Village's network of public streets, sidewalks, parks and paths. One of the world's most exclusive communities is actually remarkably accessible to the general population thanks to a 350 year-old tradition of openness and equality in street design. The lavish East Hampton estates and mansions evolved on a much older template established by the early settlers of the region. This template included a network of public roads, streets and paths open to all with houses and other structures lining these streets in an open and friendly manner, punctuated by public parks, commons and open fields. The simple and humble character of early East Hampton has changed but the basic pattern of homes fronting on public streets open to all has not. There are few, if any, gated communities in the subunit although there is no shortage of exclusive estates and mansions. Many of these estates and their grounds are at least partially visible from public streets where they contribute to the scenic character of the wider community. Many historic homes and structures are open to the public, including the Hook Windmill, Clinton Academy, Gardiner Brown House, Town House and Mulford Farm. While it is lined by exclusive mansions, the wide sandy beach of the Atlantic Ocean is accessible to bathers, hikers and fishermen via Ocean Avenue and its extensive parking lots.

V. Public Recognition

The subunit contains one of the most famous historic towns and exclusive estate districts in America. East Hampton Village is a beautifully preserved historic community dating back to the Seventeenth Century. Careful preservation and stewardship have kept its historic character and beauty largely intact. The shops, inns, museums and historic buildings and landmarks of the village draw visitors from around the world. The historic core of the village is surrounded by some of the most expensive and famous mansions in America, owned by some of the world's wealthiest and most famous families. While these mansions are not readily accessible to the public, they can be viewed from the area's public street system and the area is well known as an extremely beautiful and exclusive neighborhood. The scenic character of the landscape, one of the factors that has drawn the rich and famous to build here, is also highly recognized by the public through brief visits, photographs and descriptions. The fact that much of the landscape is exclusive makes it all the more interesting and recognized. The wide sandy beaches of the Atlantic shore, lined with exclusive mansions and the nearby Maidstone Golf Club is also a famous national landmark.

VI. Reason for Inclusion

The East Hampton Village Center subunit is included in the East Hampton SASS because it is an outstanding New York coastal landscape, and scenic area and because of its historic village center, estates, estate grounds and historic architecture and cultivated landscapes. The subunit contains one of the most historic and best preserved villages in America featuring tree-lined streets, historic homes and attractive parks. The southern portions of the subunit contain some of the most scenic mansions and mansion grounds in the U.S., many of them facing the Atlantic Ocean. The subunit's wide, sandy beaches provide sweeping views out over the Atlantic and along its sheltered ponds and coves. The subunit is exceptionally well maintained and has some discordant features in the form of inappropriately scaled and designed homes built in sensitive waterfront areas.

Images of East Hampton Village Center scored high (#4,#12,#13,#14, #20, #26, #29, #31, #32, #39, #41, #43, #45, #47, #54, #56, #62, #74, #111, #122, #126 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The low-scoring images consisted of inappropriately scaled, sited and designed beachfront mansions, wide streets and a traffic jam on Main Street. The subunit scored 4.58 (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in cultural factors and moderately high in views, natural factors and landscape composition.

The subunit is unique not only within the region, but within the entire New York State coastal region. Portions are accessible and portions consist of private estates and estate grounds. The subunit is well known as an historic village and exclusive summer resort with historic mansions, estate grounds and wide sandy beaches. It is highly recognized in popular culture, social circles, travel societies and has received numerous historical and cultural designations.

EH-3 Further Lane Subunit

I. Location

The Further Lane subunit includes Hook Pond, the Maidstone Golf Club, four miles of sandy Atlantic beaches, the Atlantic Double Dunes Preserve and estates and second homes mixed with remnants of farmland along Further Lane. The subunit is bounded on the north by the State's coastal area, on the east by Amagansett and Beach Hampton, and on the west by more densely developed neighborhoods at the center of East Hampton Village. On the south, the subunit extends out to the Town line.

The subunit boundary begins at the southern end of Ocean Avenue at the Atlantic shoreline. It heads northeast along the low water mark of the shoreline for four miles to Atlantic Avenue in Beach Hampton. Here it heads north away from the shore to Marine Boulevard which it follows southwest to Atlantic Avenue. It follows Atlantic Avenue north to Bluff Road which it follows southwest to Indian Wells Plain Highway. The boundary runs north on Indian Wells Plain Highway for 1,500' then heads southwest on Further Lane for approximately 2 miles. It turns north on Egypt Lane and west on Davids Lane for about 2,000' at which point it veers south away from Davids Lane to follow the edge of the Maidstone Golf Course and adjacent open lands around the periphery of Hook Pond. The boundary rejoins Ocean Avenue at the intersection of Lily Pond Lane and follows Ocean Avenue south to the Atlantic and the point of beginning.

II. Scenic Components

A. Physical Character

While considerably developed, the subunit has a wide range of scenic natural features. The four-mile Atlantic coastline is the most dramatic and scenic of these features. A wide, sandy beach lined with dunes and crashing surf, the subunit's Atlantic shore is one of the most scenic in the region. Estates and summer homes are located along the shore but are usually set far back from the beach behind a wide belt of sand dunes, reducing their visual and environmental impact on the shoreline area. The shoreline configuration in this area is very straight and linear. Heavy surf often hits the beach creating a dynamic visual setting. Shorebirds, fish and occasional marine mammals feed along the surf line and create additional variety and interest. Water extends inland into the subunit in the form of Hook Pond and its associated wetland system. Hook Pond is a brackish pond separated from the ocean by a barrier beach and dune system. The beach is opened periodically by the Village to improve water quality and wildlife habitat in the pond, creating a brackish environment. The shores of Hook Pond are mainly lined with golf fairways and the lawns of residential estates. Very little natural shoreline remains. North of the Dunemere Lane bridge, Hook Pond becomes a narrow stream surrounded by shrub and forested wetlands. Homes and estates back up to the wetland except at a village conservation area at Hunting Lane. In spite of its heavily developed shoreline, Hook Pond remains an important habitat area for waterfowl, fish and upland species.

The inland areas of the subunit consist of flat to gently sloping outwash plain supporting a growing number of estates and vacation homes and a diminishing number of farm fields. The land slopes gradually toward the shoreline with occasional swales marking the ancient glacial drainages. Some of these swales are very shallow and dry. Others are deeper and filled with wetlands or by Hook Pond. The soils on the outwash plain are relatively fertile and well drained and have been farmed for over 350 years. No forests exists on the outwash plain. The vegetation consists mainly of estate grounds, residential lawns and gardens, golf course fairways, street trees and farm crops. The flatness of the land and relative lack of trees creates an open landscape with many views of the dunes and the ocean. Increasing residential development is steadily diminishing this open quality of the land, however.

Dunes line the entire shoreline of the subunit. Unlike other portions of the coast, most estate and residential development has remained behind the dunes, preserving most of them and creating a buffer between the beach and the homes. At the Maidstone Golf Club and adjacent residential areas, golf buildings, parking lots, homes and some fairways have encroached on the dunes to a certain extent. To the east of the golf club, the dunes have been less impacted by development. They gradually expand in width and extent heading eastward until the Atlantic Double Dunes Preserve consisting of federal, town and non-profit lands managed by The Nature Conservancy. The area extends for almost two miles along the shoreline and varies from 500' to over 1200' in depth. The area has been designated a Significant Coastal Fish and Wildlife Habitat by the New York Department of State and a Priority Site for Biodiversity by the New York State Natural Heritage Program. The Double Dunes Preserve is a large, undeveloped beach and dune ecosystem with extensive dunes and maritime interdunal swale communities. These beaches, dunes and swales support breeding by over 20 species of birds and several species of amphibians and reptiles. Abundant small mammal populations provide prey for raptors that forage in the fall during migration. The interdunal swale community supports rare plant species such as round-leaf boneset and pine barren sandwort. The vegetation of the dunes is largely open with shrub thickets and isolated trees occurring in the interdunal swales and the more elevated areas away from the shoreline. This creates a very open visual environment punctuated with individual red cedar trees and undulating dunes. The area's high state of preservation and its rich plant and wildlife habitats create a visually pristine and dynamic visual environment.

B. Cultural Character

The cultural character of the subunit is extensive and diverse. It includes the site of a Montauket Native American drinking well, the historic Maidstone Golf Club, historic summer homes and estates, newer vacation homes, small remnants of the farm fields that once covered most of East Hampton and preserved natural areas. Recreational areas, beach clubs and public beach access areas are also plentiful in the subunit. In spite of the extensive development and alteration of the land that has occurred over the centuries, the cultural landscape still coexists with and often complements the spectacular natural landscape features of the subunit. Recent development in the central and eastern portions of the subunit is beginning to threaten the visual integrity of the landscape and may soon consume all the remaining unprotected farmland and open space.

The site of the Montauket well is located at the southeastern corner of the intersection of Indian Well Plain Highway near the entrance to the Atlantic Double Dune Preserve. The Montauket came to Amagansett, "place of the good water" to drink from this well which flowed from the hollow stump of a pepperidge tree. The spring still flows, creating a wetland which extends into the Double Dunes. Bluff Road is the oldest road in the area and was

used as a trail by the Montauket for thousands of years to travel along the top of the ocean bluffs from Montauk to the area that is now East Hampton Village. The trail was converted into a road by the early colonists.

With a few exceptions, the subunit's mansions and estates complement the dramatic natural landscape of ponds, dunes and ocean beaches. Most of the estates are set in beautifully designed and maintained grounds that often extend to the ponds or the ocean dunes. They tend to be designed in a regional vernacular style, with some of the older buildings dating back to the historical mansion styles of the late Nineteenth Century. Neighborhoods near the ocean or the Maidstone Club tend to contain larger and more elaborate mansions with extensive grounds. Neighborhoods to the west of the subunit feature large, historic homes on smaller lots. These historic mansion districts are a transition zone between the very large oceanfront estates and the historic districts closer to the center of the village. Sweeping lawns, ponds, dunes, tall hedges, flowering plants and expansive grounds extend into and around the estate buildings. Most of the expensive newer homes fit in with the historic and natural character of the area because they have not been allowed to spread uniformly over the entire landscape. Exceptions to this trend have included recent projects involving the construction of excessively large buildings designed in incongruous architectural styles and located very close to the dunes. Elaborate contemporary landscape designs featuring kidney shaped ponds and miniature hills have destroyed portions of the simple, flat agricultural East Hampton landscape. These fanciful creations resemble miniature golf courses and have little relationship to the historic scenic character of the surrounding landscape.

Farming has been an important element of East Hampton's economy, culture and scenery for over 300 years. Farming adjacent to the ocean is an especially strong cultural tradition in the region. Very few examples of working saltwater farms remain in East Hampton. Wainscott, Accabonac and Gardiners Island are among the very few locations left where farm fields, pastures and meadows sweep down to the water's edge. Increasingly, horse farms and recreational farms are taking over the old working farms of the region. This trend is occurring in the subunit to a certain degree. Horse and hobby farms keep the land open and undeveloped but change the visual and social character of the landscape. They also tend to introduce elements such as board fencing, large riding arenas, prefabricated metal buildings and parking lots that are not part of the traditional East Hampton working farm landscape. Farm fields, meadows, ponds, dunes and expansive grounds extend into and around the estates, creating a high degree of landscape diversity and avoiding uniform "mansion sprawl".

C. Views

The Maidstone Golf Club, the Atlantic Double Dunes Preserve and farm fields are all open landscapes that create mid-range to distant views of Hook Pond and the Atlantic shoreline. In many places individual estate buildings frame these views or provide visual focal points. In other areas development has become so intense as to eliminate the open quality of the landscape. Some of these more densely developed areas have become compact centers with strong urban form. Others are trending toward formless sprawl. Hook Pond provides an important visual focus for the buildings and fairways of the Maidstone Golf Club. This historic club, one of the most famous in the country, surrounds Hook Pond and extends to the dunes of the Atlantic shoreline. The open golf course landscape allows sweeping views of the pond. The club's historic buildings complement the rolling landscape. Residential development adjacent to and in the middle of the shoreline portion of the course does not detract significantly from the visual character of the landscape. Many of the homes and estates are designed in historical styles appropriate to the visual character of East Hampton and most are grouped in tight clusters on a traditional grid of streets. The golf course is designed in a simple, restrained manner unlike many contemporary courses. Its lack of exotic ornamental trees, its straightforward layout and its use of the natural coastal terrain reflects the early Scottish golf courses that gave rise to the sport. Most features of a golf course derive from the sandy coastal landscapes of Scotland, an environment similar to the shoreline of East Hampton. For this reason, the Maidstone Golf Club fits in very well with its surrounding landscape. Through its restrained design it also evokes the pastures and meadows that once lined the banks of Hook Pond. Thanks to the golf course, the banks of the pond remain open and surrounded by a grassy landscape.

The wide, straight sandy beaches of the Atlantic shoreline lined by dunes create a unique visual environment. At the Double Dunes Preserve, the shoreline is natural with few man-made features. The tall dunes and open beaches are relatively unspoiled. The interior of the Double Dunes Preserve consists of a rolling, open landscape of dunes, interdunal swales and depressions filled with wetlands. This area is almost completely undeveloped with the exception of a trail system, several access roads and parking lots and an occasional house on an in-holding. Scattered red cedars and other trees provide accents in this otherwise open landscape. In the western areas of the subunit, estates and golf buildings are visible from the beach, but blend in fairly well thanks to their historic architectural styles and their location behind the dunes. Few of the homes have actually been built on top of the dunes, preserving their visual character and protecting the shoreline. Mature trees and other vegetation also screen many of the estates.

In the interior of the subunit, remnant farm fields are surrounded by mansions, estates and other residential development. Many of the shoreline mansions are dramatically sited on long, linear lots facing the ocean with allees of trees framing buildings and garden features. Many of the homes are designed in traditional East Hampton vacation home styles. Some more contemporary structures have also been built but in less visible locations and more modest sizes. The remains of former farm fields surround many of the estates and have been kept open as fields or large lawns. Several larger farm fields are still worked, providing important open space and a relief from the residential character of most of this area. Some of the fields extend down to the dunes, an historic East Hampton land use pattern.

Recent development has created discordant features in the subunit. If this development is allowed to continue unabated, it will seriously undermine the visual character of the subunit. New homes have been sited in open fields, breaking up the scenic character of the farm landscape. Homes have also been sited randomly across the landscape instead of in tight clusters, creating visual clutter. Overhead utilities, driveways, parking lots and night lighting have also introduced suburban elements into this formerly rural landscape. At several locations along the shore, large parking lots have been built in the dunes. While important for public access, they detract from the scenic character of the area.

III. Uniqueness

The subunit is unique from a natural, cultural and visual standpoint. While surrounded by a golf course and residential neighborhoods, Hook Pond remains a highly scenic natural feature in the landscape. The shrub and wooded wetland system that feeds it has been spared from development and remains in a relatively natural state. The glacial drainage features of Hook Pond are still readily apparent as is its brackish environment. The subunit's dune system, especially the Atlantic Double Dunes Preserve are uniquely expansive and well preserved. The Double Dunes support a wide range of dune vegetation and wildlife, some of it endangered or threatened. It is unusual to see such a large and well-preserved dune field in a relatively developed area of the coastline. The Maidstone Golf Club, one of the most

exclusive and famous in the world, is unique in the world of golfing. One of the earliest coastal golf courses in the country, the club preserves the simple course design and historic buildings of an earlier golf era. The fact that it borders both a pond and the ocean makes it especially unique. Many of the estates and mansions along the shoreline as well as in inland areas are of unusual design and quality. Most of them blend in well with the natural environment and are surrounded by extensive gardens, lawns and fields.

IV. Public Accessibility

The landscape is accessible via the public road system which leads to almost all areas of the subunit. Atlantic Avenue, Indian Well Plain Highway, Two Mile Hollow Road, Old Beach Lane and Highway Behind the Pond provide public access to the Atlantic beaches, usually with parking. The Atlantic Double Dunes Preserve provides a parking lot, visitor facility and extensive trail system throughout the preserve. The entire Atlantic Beach is, of course, accessible to pedestrians. Most of the interior of the subunit, being privately owned, is not physically accessible to the public, but many of the fields, houses, ponds and golf facilities are visible from the public roads that crisscross the area.

V. Public Recognition

Hook Pond and the Atlantic Double Dunes are very well known in the region and across the state. The Maidstone Golf Club and the estates and mansions of the East Hampton shoreline are known throughout the US and abroad. The historic golf club represents tradition, quality, design and exclusiveness in the golf world and beyond. While it is exclusive, it is also very visible to travelers on local roads and therefore visually accessible and recognizable. The subunit's estates and mansions, part of the larger East Hampton estate district, are equally famous for their location, wide sandy beaches, high dunes, manicured landscapes and dramatic architecture. They are also famous for the celebrities that own them. The Atlantic Double Dunes Preserve was created only twenty years ago but has quickly gained a reputation as a highly scenic natural area supporting one of the largest undisturbed dune systems on Long Island.

VI. Reason for Inclusion

The Further Lane subunit is included in the East Hampton SASS because it is an excellent example of a scenic estate district offering dramatic views of the ocean, Hook Pond, the historic Maidstone Golf Club and the Atlantic Double Dunes. The subunit's wide, sandy beaches, and dunes provide sweeping views out over the Atlantic Ocean and along its sheltered ponds and coves. The subunit is exceptionally well maintained and has some discordant features in the form of inappropriately scaled and designed homes built in sensitive waterfront and farmland areas.

Images of Further Lane scored high (#4, #12, #13, #14, #16, #20, #30, #31, #32, #37, #39, #45, #61, #75 out of a total of 126) in the Scenic Landscapes Survey completed by over 200 East Hampton residents in late 1999. The subunit scored an average of 5.45 in the scenic analysis conducted for this study (highest score 8.52, lowest score –0.79, mean score 4.07) in the scenic analysis conducted for this study. The scenic analysis was based on the New York State Coastal Management Program's scenic inventory methodology as modified for East Hampton based on the results of the scenic landscapes image poll. The subunit scored very high in cultural factors, views, natural factors and landscape composition.

The subunit is unique not only within the region, but within the entire New York State coastal region. Portions are accessible and portions consist of private estates and estate grounds. The subunit is well known as an exclusive summer resort, historic landscape and scenic coastal area. It is recognized through several historical and cultural designations.

Appendix A

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	1.	Rolling hills, undulating landform.	Mature, deciduous forest, wetlands vegetation.	Freshwater pond.	Conservation land, park.	n.a.	n.a.	Varied, complex view of water framed by trees.	Varied, unified, unique with high level of contrast.	Low recognition, low visibility.	Hazy summer sunshine, early afternoon.
	2.	High bluffs, dramatic relief.	Mature, unbroken deciduous forest.	Ocean sound.	Conservation land, park.	Historic bluff, well-known park.	n.a.	Coastal, dramatic view, steep bluffs, water foreground.	Unique, unified high contrast, moderate variety.	High recognition, moderate vis-ibility.	Sunny summer afternoon, scattered clouds.
	3.	Steep hills, bluffs.	Meadow, deciduous forest, seashore vegetation.	Ocean.	Conservation land, park.	Cultivated park landscape.	n.a.	Coastal, ocean views, framed by trees, beach in foreground.	Unique, uni-fied, moderate contrast, high variety land-scape.	Very high rec-ognition, very high visibility.	Sunny summer afternoon, scattered clouds.
	4.	Gradually rolling land-form.	Meadow, low deciduous forest, seashore vegetation.	Ocean.	Conservation land, park.	Old farm field.	n.a.	Coastal, ocean views, varied meadow foreground.	Very unified, unique land-scape, strong contrast, simple.	Moderate recog-nition, moderate visibility.	Sunny summer midday.
	5.	Steep hills, high dunes.	Meadow, low deciduous forest, seashore vegetation.	Ocean, salt pond.	Conservation land, park.	Old pasture land, historic pasture landscape.	n.a.	Coastal, wide, long, ocean view, salt pond, complex foreground.	Very varied, unified, diverse, unique land-scape. High contrast.	Moderate recognition, moderate visibility.	Sunny summer afternoon.
	6.	Very high, steep bluffs, dramatic relief.	Low deciduous forest, seashore vegetation.	Ocean.	Conservation land, park.	Historic, sym-bolic .land-scape, ephem-eral qualities.	n.a.	Coastal, wide ocean view, beach, dramatic foreground.	High variety, very unique, very unified, high contrast.	High recogni-tion, moderate visibility.	Sunny fall morning.
	7.	Rolling hills.	Low, deciduous for-est, meadows.	Ocean.	Conservation land, park.	Historic view.	n.a.	Coastal, wide, long view of rolling hills, ocean.	Very unified, moderately unique. Simple, low contrast.	High recognition, high visibility.	Bright haze, summer midday.
	8.	Very high, steep dunes, dramatic relief.	Seashore vegetation, dune grass, low deciduous forest.	Ocean.	Conservation land, park.	Noted historic, geologic feature, well-known park.	n.a.	Coastal, long ocean view, dunes, complex foreground	Highly varied, highly unique, unified, strong contrast.	High recognition, moderate visibility.	Sunny summer afternoon.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	9.	Rolling hills, undulating landform.	Pasture, distant deciduous forest.	Large salt pond.	Conservation land, park.	Historic downs landscape, ephemeral character.	n.a.	Coastal, sweeping,water view framed by boulders, hiker.	Varied, unified, unique with high level of contrast.	High recognition, moderate visibility.	Sunny fall early morning.
	10.	Flat to moderately rolling landscape.	Dune vegetation, deciduous forest in distance.	Large salt pond.	Private property.	Historic salt pond, ephem-eral character (boating, wildlife).	n.a.	Coastal, sweeping view, salt pond, distant shore-line.	Unique, unified high contrast, moderate variety.	Moderate recognition, High visibility.	Mixed clouds and sunshine, summer afternoon.
	11.	Steep hills.	Successional Meadow, deciduous forest, wetlands.	Large salt pond.	Conservation land, park.	Historic downs landscape.	n.a.	Coastal, full views of salt pond, wetland framed by trees.	Unique, unified, moderate contrast, high variety landscape.	Moderate recognition, moderate visibility.	Hazy sunshine, summer after-noon.
	12.	Rolling dunes.	Dune grass.	Ocean.	Conservation land, public beach.	Well-known public beach.	n.a.	Coastal, full views of the ocean, dunes, bathers.	Unified, unique landscape, strong contrast, simple.	High recognition, high visibility.	Sunny summer afternoon.
	13.	Gradually roll-ing land, steep banks.	Wetlands veg-etation, decidu-ous forest.	Freshwater wetland, small pond.	Conservation land, park.	n.a.	Introduced, non-native veg-etation (phrag-mites).	Foreground view of water, wetlands vegetation.	Varied, unified landscape. Moderate contrast.	Low recognition, moderate visibility.	Bright, overcast summer midday.
	14.	Gradual incline to kettle hole pond.	Lawn, mature park trees, wet-lands.	Town Pond.	Town common, park.	Very historic town common and pond.	n.a.	Long view of town common with pond focal point, trees.	High contrast, very unique, very unified, varied.	High recognition, high visibility.	Bright, overcast summer late afternoon.
	15.	Rolling hills.	Low, deciduous forest, old meadows.	n.a.	Conservation land, park.	Old pasture landscape.	Successional scrub vegetation.	Mid-range views, complex vegetation patterns.	Unified, low contrast, moder-ate variety.	Low recognition, moderate visibility.	Bright haze summer midday.
	16.	Flat plain.	Meadow grass, pitch pine/oak forest in distance.	n.a..	Public airport.	Maintained open space.		Wide, long view of of field, contrasting	Simple, high contrast, low variety. Moderately unique.	Moderate recognition, high visibility.	Sunny fall morning, scattered high clouds.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	17.	Flat.	Potato field, deciduous hills in background.	Irrigation spray.	Farming.	Historic farmland, symbolism, high state of upkeep.	n.a.	Long, expansive view. Simple, little composition, focal points.	Simple, very unified, moderate contrast, unique.	Widely recognized, highly visible.	Sunny summer morning, scattered clouds.
	18.	Flat to gradually rolling, back-ground hills.	Saltmarsh grass, deciduous for-est.	Tidal estuary, complex saltmarsh shoreline.	Wetlands, conservation, scattered residential (background).	Ephemeral (wildlife), symbolism, landscape character.	Limited residential development in background.	Coastal, complex composition, focal point, framed, long.	Varied, unified, high contrast, very unique.	Widely recognized, moderately visible.	Hazy summer afternoon.
	19.	Rolling hills.	Seashore vegetation, hayfield, mixed forest.	Sound, sandy beach.	Private family estate, farmland	Historic character, symbolism, landscape character.	n.a.	Coastal, mid-range, moderate width, some-what varied composition.	Varied, very unified, very unique, high contrast.	Moderately recognized, limited visibility.	Sunny summer morning.
	20.	Flat	Mature street trees arching over street.	n.a.	Residential street (high income).	Historic residential neighbohood, landscape character.	n.a.	Long, narrow, framed by trees, complex com-position.	Unified, unique, high contrast, moderately varied.	Moderately recognized, highly visible.	Hazy sunshine, sum-mer late afternoon.
	21.	Gradually rolling.	Grassy path, deciduous trees (winter).	n.a.	Conservation land, hiking trail.	Old pasture road used as hiking trail, well maintained.	Small trail sign.	Mid-range, narrow, linear composition, focal point, rich color.	Unified, moderate contrast, low variety, low uniqueness.	Low recognition, moderately visible.	Cloudy late fall morning.
	22.	Rolling hills.	Mature deciduous forest.	n.a.	Conservaiton land, hiking trail.	n.a.	n.a.	Short-range, complex shapes & textures, nar-row focus.	Very unified, moderate contrast, moderate variety, unique.	Low recognition, moderately visible.	Sunny summer morning.
	23.	Rolling hills	Successional deciduous for-est, low brush, vines.	n.a.	Conservation land, wood-lands.	n.a.	Invasive vines and brush.	Short-range, complex tex-tures, little com-position, focal point.	Unified, low contrast, low variety, low uniqueness.	Low recogni-tion, moderately visible.	Hazy sunshine sum-mer midday.
	24.	Steep bluffs, hilly.	Seashore veg-etation, low seaside scrub.	Ocean, rocky beach, bluffs.	State park, conservation, seashore.	Historic site, landscape, architectural character, symbolism.	WWII military observaiton tower.	Coastal, long, complex composition, dramatic focal point.	Very unique, high contrast, high variety, highly unified.	Very highly recognized, very visible.	Sunny summer midday.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	25.	Hilly.	Pine barrens mixed oak hardwoods/ pitch pine.	n.a.	Private property zoned residential.	n.a.	n.a.	Short range, narrow, little background, simple composition.	Low variety, unified, moderate contrast, low uniqueness.	Low recognition, low visibility.	Cloudy fall midday.
	26.	Flat.	Very old street trees (elms) arching over street.	n.a.	Historic town center residential area.	Historic land-scape, street, pedestrian setting, symbolic trees.	n.a.	Mid-range, complex composition, strong focal points.	High variety, unified, strong contrast, very unique.	High recognition, very high visibility.	Sunny summer afternoon.
	27.	Hilly.	Mature decidu-ous woodland (winter).	n.a.	Rural road, private property zoned residential.	Rural road, ephemeral character (snow).	Paved road.	Mid-range, narrow, well composed, complex textures & contrasts.	Moderate variety, moderate unity, strong con-trasts, mod. unique.	Low recognition, high visibility.	Cloudy winter morning, fresh snowfall.
	28.	Flat.	n.a.	Sound in foreground (evening).	Water, land in distance.	Ephemeral character (sunset, night lighting)	n.a.	Coastal, long range, very strong color, high contrast, wide, simple.	Low variety, very strong contrast, moderate uniqueness.	Low recognition, moderate visibility.	Clear fall sunset.
	29.	Flat.	Lawn/meadow, woods in back-ground.	n.a.	Historic public cemetary.	Historic gravestones, historic land-scape.	n.a.	Short range, focal points, moderate composition.	Moderate variety, uniqueness, moderate contrast.	Low recognition, moderate visibility.	Cloudy late summer morning.
	30.	High dunes.	Dune vegetation.	Ocean in foreground, sandy beach, dunes.	State park, public beach, conservation area.	n.a.	Utility poles (very minor).	Coastal, mid-range, wide, focal points, contrast, simple composition.	Moderate variety, unique, unified, moder-ate contrast.	High recognition, moderate visibility.	Hazy sunshine, summer midday.
	31.	Gradually roll-ing.	Manicured estate: clipped hedges, lawn, specimen trees.	Freshwater pond in middle-ground.	Private estate.	Historic estate, unique designed landscape, symbolism.	n.a.	Water, mid-range, com-plex, strong composition, contrasts.	Varied, strong contrast, high uniqueness, very unified.	Moderate recognition, high visibility.	Hazy sunshine summer early after-noon.
	32.	Flat.	Manicured estate: clipped hedges, lawn, flowering shrubs.	n.a.	Private estate, public road.	Historic estate road, unique designed landscape, symbolism.	n.a.	Mid-range, focal points, linear, strong composition, background.	Varied, contrasts, highly unique, unified.	Moderate recognition, high visibility.	Hazy sunshine summer midday.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	33.	Rolling, rounded hills.	Downs/ meadow grass, lawn in foreground.	n.a.	Private property zoned residential.	Historic landscape type, symbolism.	n.a.	Short range, simple composition, background, no focal points.	Low variety, unified, low contrast, very unique.	Moderate recog-nition, moderate visibility.	Hazy summer midday.
	34.	Inclined rip-rap shoreline.	Little foreground vegetation, woods in distance.	Full view of sound, linear, rip-rapped shoreline.	Shoreline, public right-of-way.	Engineered landscape.	Engineered rip-rap embankment.	Coastal, long- range, moderate composition, simple back-ground .	Moderate variety, low unity, moderate contrast, moderate uniqueness.	Moderate recognition, high visibility.	Bright overcast summer midday.
	35.	Flat.	Pasture, hay-field, deciduous trees in fore-ground, back-ground.	n.a.	Dairy farm zoned for resi-dential devel-opment.	Historic farm, traditional farm architecture, symbolism, ephemeral (animals)	n.a.	Mid-range, complex composition, wide, strong focal point.	High variety, high unity, high contrast, very unique.	Moderate recognition, high visibility.	Mixed clouds and sun, late summer morning.
	36.	Gradually rolling hills.	Wetlands vegetation, dense deciduous woodlands.	Salt pond, wetlands, indented shoreline.	Wetlands, conservation land, wilderness, forest.	n.a.	n.a.	Coastal, mid-range, complex composition, strong background.	High variety, very strong contrast, very high unity, unique.	Moderate rec-ognition, low visibility.	Hazy sunshine, summer late after-noon.
	37.	Flat.	Farm pasture, mature deciduous woodlands.	n.a.	Farmland, forest, distant residential development.	Historic farm, symbolism, ephemeral, compatible architecture.	Residential development (minor).	Mid-range, strong composition, background interest, wide.	High variety, strong contrast, unified, unique.	Moderate recognition, moderate visibility.	Bright overcast, summer midday.
	38.	Flat to gradually rolling.	Pine barrens; mixed oak hardwoods/ pitch pine.	n.a.	Gravel road, private property zoned residential, forest.	Historic rural road.	n.a.	Mid-range, linear, framed composition.	Moderate variety, moder-ate contrast, unified, moder-ately unique.	Low recognition, moderate visibility.	Sunny summer morning.
	39.	Flat.	Estate veg-etation: clipped hedges, speci-men trees.	n.a.	Residential street, private estates zoned residential.	Historic estate district, unique designed land-scape.	n.a.	Mid-range, linear, strong composition, focal point, background.	Moderate vari-ety, strong con-trast, unique, unified.	Moderate recognition, moderate visibility.	Hazy summer late afternoon.
	40.	Beach, low bluffs, rolling hills.	Dune vegetation, low deciduous trees in distance.	Ocean in foreground, sandy beach, high dunes.	Private property zoned residential.	Historic farm windmill, architectural, landscape character.	n.a.	Coastal, mid-range, strong focal point, composition, background.	High variety, strong contrast, very unique, very unified.	High recognition, low visibility.	Sunny summer morning.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	41.	Flat.	Mature street trees, lawn, residential landscape plantings.	n.a.	Historic house in residential neighborhood.	Historic architecture, landscape, settlement pattern.	n.a.	Short range, focal point, framed composition.	Varied, unified, moderate contrast, unique.	Moderately recognized, high visibility.	Bright overcast summer midday.
	42.	Low bluffs, rolling hills.	Low seashore scrub, deciduous forest.	Ocean in foreground.	Park, conservation land, military radar tower.	Military installation.	Radar tower.	Coastal, long-range, expansive, little composition, focal point.	Low variety, moderate unity, moderate contrast, unique.	Highly recognized, moderate visibility.	Sunny summer midday.
	43.	Flat.	Mature street trees, lawn, residential landscape plantings.	n.a.	Historic residential street, high income.	Historic street, architecture, landscape, settlement pattern.	n.a.	Mid-range, linear, strong composition, focal point.	Varied, unified, contrast, unique.	Moderately recognized, high visibility.	Sunny summer late afternoon.
	44.	Flat to gradually rolling.	Hayfield, mature deciduous forest in background.	n.a.	Farmland zoned residential, historic house, forest.	Historic farm-land, architec-ture, landscape, ephemeral.	n.a.	Long-range, wide, simple composition, interesting background.	Varied, strong contrast, strong unity, very unique.	Moderately recognized, high visibility.	Hazy sunshine, summer afternoon.
	45.	Flat.	Mature resi-dential trees, lawn, landscape plantings.	n.a.	Estate residence.	Estate architecture, designed landscape.	n .a.	Short-range, complex composition, focal point, background.	Varied, contrast, unity, moderately unique.	Little recognized, moderate visibility.	Hazy sunshine sum-mer midday.
	46.	Flat.	Lawn, shrubs, deciduous trees.	n.a.	Historic hamlet center, town buildings.	Historic archi-tecture, land-scape, settle-ment pattern.	n.a.	Mid-range, strong composition, strong focal points/backg.	High variety, high contrast, very unique, very unified.	Highly recognized, high visibility.	Sunny summer afternoon, scattered clouds.
	47.	Gradually rolling.	Row of mature street trees, lawn.	Pond in middle ground.	Town road, town common and pond.	Historic land-scape, symbol-ism.	Road prominent in view (minor)	Mid-range, linear, strong composition, background.	High variety, moderate contrast, unique, unified.	Highly recognized, very high visibility.	Hazy sunshine fall early morning.
	48.	Gradually rolling hills.	Deciduous forest in background.	Salt pond in foreground, historic working waterfront.	Historic working waterfront.	Historic watefront, architecture, ephemeral.	Utility poles.	Mid-range, strong composition, strong focal point/back-ground.	High variety, high contrast, unified, very unique.	Highly recognized, moderate visibility.	Sunny summer late afternoon.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	49.	Rolling hills.	Low deciduous forest, scrub.	Distant ocean.	State highway, conservation land.	Well-known highway, ephemeral (sunsets).	Wide asphalt highway, steel guardrails.	Coastal (distant), long-range, wide, static composition.	Low variety, moderate unity, moderate contrast, unique.	Highly recognized, very high visibility.	Hazy summer midday.
	50.	Flat.	Lawns, low trees.	Salt pond in foreground (limited view).	Coast guard station.	Historic architecture, landscape, symbolism, setting.	n.a.	Coastal, mid-range, strong composition, strong focal point.	Variety, unity, strong contrast, unique.	Highly recognized, high visibility.	Sunny summer late afternoon.
	51.	Gradually rolling.	Roadside median, mature deciduous forest.	n.a.	State parkway, conservation land.	Well-known parkway, distinctive roadway, land-scape design.	Steel guardrails.	Mid-range, strong composition, linear, framed by trees.	Varied, high unity, contrast, high uniqueness	Highly recognized, very high visibility.	Hazy summer morning.
	52.	Rolling hills.	Low, deciduous forest, scrub.	Sound in far distance.	State highway overlook, conservation land.	Well-known parkway over-look, ephemeral (sunsets)	Wide expanse of asphalt parking lot.	Coastal (distant), long-range, wide, static composition.	Low variety, moderate unity, moderate contrast, unique.	Recognized, very high visibility.	Hazy sunshine, summer midday.
	53.	Low dunes.	Dune vegeta-tion.	Sound in foreground (limited view).	Historic lighthouse.	Historic archi-tecture, well-known landmark.	n.a.	Coastal, mid-range, strong focal point, composition.	Variety, strong contrast, high uniqueness, unified.	Highly recognized, moderate visibility.	Sunny summer late afternoon.
	54.	Flat.	Mature street trees (elms) arching over street.	n.a.	Historic town commercial center, street.	Historic architecture, landscape, streetscape; pedestrian character.	Road sign (minor)	Mid-range, linear, strong composition, strong back-ground, focal points.	High variety, high contrast, high uniqueness, unified.	Highly recognized, very high visibility.	Sunny summer afternoon.
	55.	Low hills.	Distant wooded hills.	Sound in foreground (evening).	Water, land in distance.	Ephemeral character (sunset, night lighting).	Street, house lights.	Coastal, long-range, strong color, contrast, wide, simple.	Low variety, very strong contrast, uniqueness.	Low recognition, moderate visibility.	Clear fall sunset.
	56.	Flat.	Mature street trees arching over street, sidewalk.	n.a.	Historic town commercial center, sidewalk.	Historic architecture, landscape, streetscape, pedestrian.	n.a.	Mid-range, linear, composition, framed by trees, buildings.	Variety, contrast, uniqueness, unity.	Highly recognized, very high visibility.	Hazy summer afternoon.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	57.	Rolling hills.	Meadows, low deciduous scrub, woodlands.	n.a.	Public park, cemetery, private hotel/resort.	Historic land-mark, tudor architecture, symbolism, ephemeral.	Prominent structure	Mid-range, expansive, strong focal point, strong composition.	Varied, very strong contrast, unified, very unique.	Very highly recognized, very visible landmark.	Bright summer midday sunshine.
	58.	Flat.	Nursery stock, street trees.	n.a.	Plant nursery.	Cultivated landscape, symbolism.	Replaces traditional types of open land farming.	Mid-range, narrow, cluttered composition, little back-ground.	Some variety, low contrasts, visual clutter reduces unity, not unique.	Moderately recognized, highly visible.	Sunny winter afternoon.
	59.	Flat, piers & bulkheads.	n.a.	Salt pond: working, waterfront.	Commercial waterfront.	Historic land use, symbolism, community character.	Industrial waterfront, utility lines, pavement, steel bulkheads.	Coastal, mid-range, cluttered composition, little back-ground.	Variety, contrast, visual clutter reduces unity, unique.	Recognized, highly visible.	Mixed clouds and sunshine, spring midday.
	60.	Moderate incline.	Street trees, scrub, farm fields.	n.a.	Working farm.	Historic land use, symbolism, landscape character.	Utilitarian storage buildings, parking lot.	Mid-range, narrow, bland background.	Some variety, contrast, unity, unique.	Low recognition, moderate visibility.	Mixed clouds and sunshine summer afternoon.
	61.	Moderate sized dunes.	Dune vegetation, low scrub, deciduous forest in background.	Ocean in foreground, wide sandy beach, dunes.	Beach, private estate.	Residential waterfront es-tate, traditional architecture, landscape.	Seaside residential development (screened).	Coastal, mid-range, medium width, composition, background.	Varied, strong contrast, unique, house reduces unity.	Low recognition, low visibility.	Bright hazy summer afternoon.
	62.	Flat.	Mature street trees.	n.a.	Historic village main street, civic building.	Historic center, settlement pat-tern, business & culture.	Wide asphalt street.	Long-range, linear, axial, strong focal point, strong composition.	Variety, contrast, very unified, very unique.	High recognition, very high visibility.	Hazy sunshine, winter early morning.
	63.	Flat, piers and slips.	A few low trees in distance.	Salt pond, recreational marina.	Recreational boating marina.	Ephemeral (noise, lights).	Recreational yachts & motor boats, marina clutter.	Mid-range, very cluttered composition.	Low variety, contrasts, low unity, low uniqueness.	Low recognition, moderate vis-ibility.	Bright haze summer afternoon.
	64.	Uneven terrain.	Disturbed land; successional grasses and scrub.	n.a.	Gravel mine, landfill.	Extractive industry, disturbed land.	Gravel mine, bare, disturbed land.	Long-range, expansive, contrast, composition.	Low variety, contrasts, unity (negative), low uniqueness.	Low recognition, low visibility.	Sunny winter late afternoon.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	65.	Flat.	Street trees.	n.a.	Town center main street.	Settlement pattern, architecture, pedestrian, symbolism.	Wide street, street signs (minor)	Mid-range, linear, composition, little back-ground.	Varied, unified, contrasts, moderately unique.	Highly recognized, very high visibility.	Hazy summer afternoon.
	66.	Flat.	n.a.	n.a.	Historic town center main street.	Settlement pattern, night lighting, archi-tecture, symbol-ism.	n.a.	Mid-range, lin-ear, night time view, color, composition.	Varied, unified, strong contrasts, unique.	Recognized, high visibility.	Late summer evening after dark.
	67.	Gradual incline.	Deciduous treees.	Salt pond in foreground.	Shoreline residential development.	Traditional architecture with dense land-scape screening.	Shoreline residential development.	Mid-range, flat, little composition, strong texture.	Moderately varied, contrasts, moderately unified, common.	Low recognition, low visibility.	Sunny summer afternoon.
	68.	Flat.	Low deciduous scrub, low deciduous forest.	n.a.	Railroad line, woodland.	Transportation corridor, indus-trial landscape, symbolism.	Rails, ballast embankment, linear cut.	Long-range, very linear, composition.	Low variety, high contrast, moderately uni-fied, common.	Low recognition, moderate vis-ibility.	Sunny summer midday.
	69.	Flat.	n.a.	Salt pond in foreground, working waterfront.	Working commercial waterfront.	Working waterfront, local economy, tradition symbolism.	Cranes, utility lines, industrial buildings.	Coastal, mid-range, complex forms, background, composition.	Highly varied, moderately unified, contrasts, unique.	High recognition, moderate visibility.	Sunny summer midday.
	70.	Gradual in-cline.	n.a.	Ocean, beach in background.	State beach, recreation, res-taurant.	Leisure, ephemeral, recreation, sheltered setting.	n.a.	Coastal, long-range, framed foreground, complex forms, textures, strong composition.	Highly varied, unified, contrasts, unique.	Recognized, high visibility.	Sunny summer midday.
	71.	Flat.	n.a.	Sound in foreground.	Shoreline residential, commercial development.	Ephemeral (night lights), shoreline development.	Glaring night illumination.	Coastal, mid-range, illuminated background, composition.	Varied, strong contrast, low unity, common.	Low recognition, moderate vis-ibility.	Late summer evening after dark.
	72.	Moderate dunes.	Dune grass.	Ocean, beach in background.	Shoreline residential development.	Traditional architecture, development of fragile, unstable dune	Shoreline resi-dential development, dune erosion.	Coastal, long-range, strong back-ground, strong composition.	Varied, contrasts, unified, common.	Low recognition, moderate visibility.	Sunny summer afternoon, distant high clouds.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	73.	Flat.	Potato field, deciduous woods in distance.	n.a.	Farming, residential development.	Symbolism, architecture, suburban settlement pattern.	Development of farmland, architecture.	Mid-range, negative focal point, composition, strong color, texture.	Moderate variety, low unity, negative contrasts, common.	Negative recognition, high visibility.	Sunny summer afternoon, scattered high clouds.
	74.	Flat.	Mature street trees arching over road.	n.a.	Historic main street center.	Compact urban form, architecture, wide highway, historic.	Wide highway, painted striping.	Long-range, linear, framed by trees, strong composition, strong patterns.	Varied, moderate unity, contrast, unique.	Highly recognized, highly visible.	Clear fall early morning.
	75.	Flat to gradually rolling.	Golf course, dune vegetation, isolated trees.	Ocean, surf, sandy beach.	Exclusive golf course.	Recreation, designed landscape, high upkeep, historic, symbolism.	Shoreline recreational development.	Coastal, long-range aerial view, wide, background, composition, bold patterns.	Highly varied, unified, strong contrasts, very unique.	Recognized, low visibility.	Sunny summer midday.
	76.	High bluffs.	Low scrub, background trees, lawns.	Ocean, surf, rocky beach, indented shoreline.	Shorefront residential development.	Shoreline development, traditional architecture, landscape.	Shoreline residential development.	Coastal, mid-range, dramatic composition, focal points.	Highly varied, unified, strong contrasts, unique.	Recognized, low visibility.	Sunny, hazy summer early afternoon.
	77.	Rolling.	Lawns, residential landscaping, small trees.	n.a.	Residential development.	Traditional architecture, town center pattern, landscape.	n.a.	Short-range, focal point, strong composition.	Moderate variety, unified, contrast, unique.	Low recognition, moderate visibility.	Sunny summer midday.
	78.	Flat.	Sparse dune vegetation.	n.a.	State park.	Transportation (parking), recreation, paved landscape, architecture.	Large parking lot.	Mid-range, wide, focal point, little composition.	Low variety, low contrast, common.	Recognized, high visibility.	Bright haze, summer early afternoon.
	79.	Falt.	Distant deciduous trees	n.a.	Town Road, Residential Development.	Prominent local road, residential neighborhood, modest architecture.	Prominent road, utility lines.	Mid-range, linear, moderate composition.	Moderate variety, low unity, low contrast, low uniqueness.	Low recognition, high visibility.	Hazy summer midday.
	80.	Rolling.	Dune vegetation, distant deciduous forest	Salt pond, sandy beach.	Conservation Land, Public Boating Access.	Commercial fishing access, historic landscape, recreation.	Trucks parked on beach, residential architecture.	Coastal, mid-range, flat composition, background.	Moderate variety, moderate unity, moderate contrast, unique	High recognition, high visibility.	Overcast summer midday.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	81.	Flat.	Mature deciduous trees, lawns, residential landscape.	n.a.	Residential subdivision, private road.	Traditional architecture, suburban street layout, settle-ment pattern.	Suburban street.	Mid-range, narrow, empty foreground, bland composi-tion.	Varied, low unity, common, contrast.	Low recognition, moderate visibility.	Overcast summer midday.
	82.	Flat.	Meadow, disturbed land, deciduous trees in background.	n.a.	Residential subdivision under construction, farmland.	Residential development of farmland, negative symbolism.	Residential development of farmland, building under construction.	Mid-range, negative back-ground, little composition.	Varied, very low unity, common, low contrast.	Low recognition, moderate visibility.	Overcast summer midday.
	83.	Flat.	Lawn, shrubs, low trees in background.	n.a.	Historic town center, town park, bandstand, residential tower.	High-rise architecture, skyline, town park, disparate urban forms.	Highrise tower.	Mid-range, strong composition, negative back-ground.	Varied, low unity, unique, strong contrasts.	Very high recognition, very high visibility.	Sunny summer midday, scattered clouds.
	84.	Gradually rolling.	Meadow, deciduous trees, residential landscape.	n.a.	Multi-family residential development.	Contemporary architecture, suburban settle-ment pattern, designed landsc.	Multi-family housing.	Mid-range, negative back-ground, composition.	Moderately varied, contrasts, low unity, common.	Low recognition, low visibility.	Mixed clouds, hazy sunshine summer midday.
	85.	Flat to gradually rolling.	Scattered street trees.	n.a.	Historic town center, major highway.	Historic settlement pattern, modern highway.	Wide paved street, prominent pavement markings.	Long-range, linear, dominant patterns, composition.	Variety, contrast, moderate unity, unique.	High recognition, very high visibility.	Hazy sunshine fall morning.
	86.	Flat.	Lawn, low mixed oak/pitch pine forest.	n.a.	Major highway, utility corridor.	Transportation, utility corridor.	Utility lines, wide street.	Long-range, linear, framed by negative features, strong composition.	Low variety, low contrst, low unity, common.	Moderate recognition, very high visilibility.	Hazy summer afternoon.
	87.	Flat.	Meadow, deciduous forest in background.	n.a.	Public airport, access road.	Transportation center, industrial landscape.	Prominent road, institutional/ industrial buildings.	Long-range, linear, negative background, composition.	Low variety, low contrast, low unity, common.	High recognition, high visibility.	Sunny summer midday, distant high clouds.
	88.	Flat.	Scattered weedy shrubs, low trees.	n.a.	Boat yard, boat storage lot.	Industrial landscape, pre-fabricated industrial	Industrial buildings, boat storage lot.	Mid-range, negative foreground & background.	Low variety, low contrast, low unity, com-mon.	Low recognition, high visibility.	Mixed clouds and sunshine, summer midday.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	89.	Gradual incline.	Mature deciduous trees, residential landscape.	n.a.	Residential development.	Contemporary architecture, wooded residential landscape.	Contemporary architecture, suburban development.	Mid-range, negative background, cluttered composition.	Moderate variety, low unity, common.	Low recognition, moderate visibility.	Overcast summer midday.
	90.	Flat.	n.a.	n.a.	Highway strip commercial	Traditional roadside eatery.	Highway strip commercial, parking lot.	Mid-range, cluttered composition.	Moderate variety, low unity, unique.	High recognition, high visibility.	Sunny summer afternoon, scattered clouds.
	91.	Very steep, high bluffs.	Seashore vegetation, low deciduous scrub.	n.a. (seashore landscape)	Shoreline residential development.	Traditional stone architecture complements dramatic landscape.	Shoreline development.	Mid-range, very strong composition, focal point.	Varied, strong contrast, unity, unique.	High recognition, low visibility.	Sunny summer late afternoon.
	92.	Flat.	Mature street trees, residential landscape.	n.a.	Residential trailer park.	Traditional street pattern, trailer architecture, mature street trees.	Trailer park.	Mid-range, linear, weak composition.	Moderate variety, moderate unity, low contrast, common.	Moderate recognition, high visibility.	Hazy summer afternoon.
	93.	Hillside.	Low deciduous trees, shrubs, residential landscape.	n.a.	Recent residential subdivision.	Suburban settlement pattern, sparse landscape.	Residential development, wide road.	Mid-range, linear, weak composition, negative background.	Low variety, low contrast, low unity, common.	Moderate recognition, high visibility.	Sunny summer afternoon, scattered clouds.
	94.	Hillside.	Low deciduous trees.	n.a.	Recent residential subdivision.	Suburban settlement pattern, sparse landscape.	Residential development, utility lines.	Mid-range, linear, weak composition, negative background.	Low variety, low contrast, low unity, common.	Low recognition, moderate visibility.	Hazy sunshine, summer midday.
	95.	Flat.	Lawns, residential landscape, deciduous trees.	n.a.	Residential subdivision.	Older suburb, 1950's architecture, mature residential landscapes.	Residential development.	Mid-range, weak composition, negative background.	Low variety, low contrast, low unity, common.	Low recognition, high visibility.	Bright overcast summer midday.
	96.	Gradually rolling terrain.	Low deciduous	n.a.	Water tower, forest.	Prominent utility structure, forest.	Water tower.	Mid-range, composition, negative focal point.	Variety, negative contrast, low unity, unique.	High recognition, high visibility.	Sunny summer afternoon.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	97.	Flat.	Residential landscape plantings, flowers.	n.a.	Residential estate neighborhood.	Residential neighborhood (estates - new).	Architecture.	Mid-range, good composition, negative background/ focal point.	Varied, unified, contrasts, negative uniqueness.	Moderate recognition, high visibility.	Hazy summer midday.
	98.	Flat.	Low shrubs, lawn, scattered trees.	n.a.	Roadside commercial development.	Roadside restaurant, old fashioned amusements, ephemeral (lights at night).	Sign, overhead wires, exhibits.	Mid-range, excessively complex, clashing lines, novelty focal point.	Excessively varied and contrasting, novelty uniqueness, disunity.	High recognition, very high visibility.	Cloudy summer afternoon.
	99.	Gradual incline.	Scattered low street trees.	n.a.	Traditional mixed use town neighborhood.	Town center mixed use residential, modest architecture, street.	Prominent road, large parked vehicles, utility wires.	Mid-range, linear, bland composition, confusing background.	Lacking variety, moderate unity, moderate contrast, unique.	Moderate recognition, high visibility.	Overcast summer midday.
	100.	Steep, high bluffs.	Shoreline vegetation, low scrub, low trees.	Ocean in foreground, rocky beach.	Shoreline residential development (luxury).	Shoreline residential, contemporary architecture.	Architecture, bluff-top residential development.	Mid to long range, wide, dramatic composition, negative focal point.	Coastal, high variety, strong contrast, disunity, unique.	Moderate recognition, low visibility.	Sunny summer afternoon.
	101.	Rolling hills.	Grasses, weeds, mature oak/ pitch pine forest.	n.a.	Utility corridor, forest.	Utility corridor, eroded trail, steel guardrails, disturbed land.	Utility lines, utility towers, steel guardrail, eroded trail, clearcut through woods.	Mid to long range, linear, negative focal point, harsh contrasts/composition.	Low variety, excessive contrast, disunity, common.	Low recognition, high visibility.	Bright, clear, sunny summer afternoon.
	102.	Flat	Lawn, trees in distance.	n.a.	Recent residential development in farmland.	Residential development in farmland (contemporary), sparse landsc.	Architecture, landscape, residential development in farmland.	Mid-range, bland composition, negative focal point.	Low variety, excessive contrast, disunity, common.	Low recognition, high visibility.	Hazy sunshine summer midday.
	103.	Low dunes.	Dune grass.	Ocean, beach in background.	Shoreline residential (less expensive), dunes and beach.	Dense shoreline residential, very modest architecture. dune grass landscape.	Architecture, shoreline residential dervelopment.	Long-range, stark contrast, composition, mixed focal points.	Coastal, high variety, negative contrasts, disunity, unique.	Low recognition, moderate visibility.	Hazy fall midday.
	104.	Low hill.	Residential landscape planting, scattered trees.	Ocean in foreground, sandy beach.	Shoreline, hillside development: residential, motels.	Mixed shoreline development, 1950's architecture, low buildings.	Shoreline residential & motel development, architecture.	Mid to long-range, wide, negative background elements.	Coastal, high variety, negative contrasts, disunity, unique.	High recognition, moderate visibility.	Sunny summer afternoon.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	105.	Flat, gradually sloping shoreline, rip-rap beach.	Lawn, deciduous trees.	Salt pond in foreground.	Shoreline residential development (recent).	Shoreline residential, architecture (recent), bare landscape, armored shore.	Shoreline residential, armored shoreline, denuded vegetation.	Coastal, mid-range, flat composition, negative focal point	Low variety, low unity, negative contrast, common.	Low recognition, low visibility.	Sunny summer afternoon.
	106.	High dunes, sandy beach.	Dune vegetation.	Ocean in foreground, sandy beach, dunes.	State park, public beach, radio tower.	Historic radio tower, public beach, conservation land.	Radio tower.	Coastal, mid to long-range, wide, focal point, dune background.	Moderate variety, low unity, negative contrast, very unique.	High recognition, low visibility.	Hazy summer midday.
	107.	Flat.	Street trees, deciduous trees in background.	n.a.	Town center, contemporary shopping area, parking lot/ truck service.	In-town retail shopping area, large parking lot, rustic blend architecture.	Parking lot, parked trucks, architectural mix, lack of landscape.	Mid-range, negative contrasts, composition.	Excessive variety, negative contrasts, low unity, common.	Moderate recognition, high visibility.	Sunny fall late afternoon.
	108.	Gradually rolling.	Low deciduous scrub, successional vegetation.	n.a.	Residential subdivision, recently built.	Residential subdivision in a rural landscape.	Settlement pattern, architecture, landscape.	Mid-range, blank composition, wide, negative focal point.	Low variety, low unity, negative contrast, common.	Low recognition, high visibility.	Hazy overcast late fall midday.
	109.	Hilly.	Low deciduous forest.	n.a.	Military radio towers, woodlands.	Military towers, industrial landscape, symbolism.	Radio towers.	Mid to long-range, jarring composition, negative focal points.	Moderate variety, low unity, negative contrasts, unique.	High recognition, high visibility.	Hazy summer midday.
	110.	Very steep bluffs, rocky beach.	Low sheashore scrub.	Ocean in foreground, rocky beach, bluffs.	Shoreline residential development (contemporary).	Contemporary architecture, very prominent location, high “chimneys”	Contemporary architecture, location, “chimneys”.	Coastal, mid-range, wide, strong composition, negative focal point.	High variety, low unity, negative contrasts, very unique.	High recognition, low visibility.	Sunny summer early afternoon.
	111.	Flat to rolling, pond.	Meadow, tall wetlands vegetation (phragmites), low trees.	Freshwater pond in middleground (obscured).	New residential construction (mansion), pond, wetland.	New shoreline residential development, construction site.	Construction site, new development in sensitive location.	Mid-range, strong composition, negative focal point.	High variety, low unity, moderate contrast, unique.	High recognition, high visibility.	Hazy sunshine, summer late afternoon.
	112.	Flat.	Lawn, evergreen specimen tree.	n.a.	Highway strip commercial development.	Highway strip commercial, wide expanse of highway, ephemeral (traffic).	Contemporary architecture, wide expanse of highway, lack of street trees, parking lots.	Mid-range, composition, negative background.	Low variety, low unity, negative contrast, common.	Moderate recognition, very high visibility.	Sunny summer midday, scattered clouds.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	113.	Rolling hills.	Low deciduous forest.	n.a.	Multi-family residential development (contemporary).	Jarring settlement pattern, boxy contemporary architecture.	Prominent white boxy contemporary buildings on ridgeline.	Long-range, wide, blank composition, negative background, focal.	Low variety, low unity, negative contrast, moderately unique.	Low recognition, moderate visibility.	Hazy sunshine, late summer afternoon.
	114.	Flat.	Lawns, small street trees, deciduous trees in background.	n .a.	Multi-family residential development (recent).	Boxy new architecture, jarring settlement pattern, large parking lots.	Boxy new buildings, large parking lot, bland landscape.	Mid-range, blank composition, negative background.	Low variety, negative contrast, negative unity, common.	Low recognition, high visibility.	Sunny fall morning.
	115.	Low dunes, sandy beach.	Sparse dune vegetation.	n.a. (sandy ocean beach setting).	Shoreline residential development (recent multi-family).	Repetitive new architecture, jarring pattern, shoreline development.	Shoreline multi-family development on top of dunes, utility lines.	Coastal, mid-range, wide, negative background.	Moderate variety, negative unity, negative contrast, mod. uniq.	Low recognition, moderate visibility.	Sunny summer midday.
	116.	Flat.	Sparse residential landscape plantings, low trees.	n.a.	Residential development (contemporary subdivision).	Contemporary architecture subdivision, bare landscape, suburban settlement pattern.	Recent subdivision, bland landscape, contemporary architecture.	Long-range, composition, negative background.	low variety, low unity, negative contrast, common.	Low recognition, moderate visibility.	Hazy summer midday.
	117.	Flat.	Small lawns, a few trees in background.	n.a.	Gas station, large low sign.	Contemporary gas-station architecture, extensive landscape planting, symbolism.	Large sign, gas station architecture.	Mid-range, composition, negative background.	Moderate variety, moderate unity, moderately unique.	Moderate recognition, high visibility.	Overcast summer midday.
	118.	Flat, gradually sloping sandy beach.	Very sparse dune vegetation, very sparse commercial landscape.	Ocean in foreground, sandy beach.	Shoreline motels, highrise tower, swimming beach.	Boxy 1950's architecture forms wall along beach, high-rise tower.	Highrise tower, blank facade of buildings directly on beach.	Coastal, long-range, wide, blank composition, negative focal point.	Moderate variety, negative unity, negative contrast, unique.	High recognition, moderate visibility.	Sunny summer midday.
	119.	Wooden bulkhead, sandy beach.	Very sparse residential shrubbery.	Sound, narrow sandy beach, high wood bulkhead.	Shoreline residential development (dense, recent).	Engineered shoreline, denuded landscape, bland architecture.	Bulkhead, architecture, lack of landscape.	Coastal, long-range, framed, linear, strong composition, negative focal point.	Moderate variety, negative unity, negative contrast, unique.	Low recognition, moderate visibility.	Overcast summer midday.
	120.	Flat.	Street trees.	n.a.	Industrial district street (small businesses).	Town center pattern, poor upkeep, utility lines.	Commercial/ industrial buildings, utilities, parking lot.	Mid-range, linear, negative background, composition.	High variety, moderate unity, negative contrast, common.	Low recognition, high visibility.	Hazy sunshine summer afternoon.

Image	Rank	Landform	Vegetation	Water	Land use	Cultural	Discordant	Views	Composition	Public Value	Conditions
	121.	Flat.	Low, scrubby trees, lawn.	n.a.	Major highway, strip commercial development, utility lines.	Boxy commercial architecture, parking lots, suburban commercial strip.	Wide highway, utility lines, guardrails, parking lots, commercial.	Mid-range, linear, cluttered composition, low contrast.	Low variety, very low unity, low contrast, common.	Low recognition, high visibility.	Hazy sunshine summer afternoon.
	122.	Low dunes.	Dune vegetation.	n.a. (seashore setting)	Shoreline residential development (luxury).	Estate shoreline development, prominent location, inappropriate architecture.	Shoreline development, architecture.	Mid-range, negative focal point, flat composition.	Moderate variety, negative contrast, low unity, negative uniqueness.	Low recognition, low visibility.	Sunny summer afternoon.
	123.	Flat.	Deciduous trees, low shrubs, weeds.	n.a.	Industrial district, street.	Compact grid pattern, boxy industrial buildings, paved landscape.	Architecture, prominent street, parking lots.	Mid-range, linear, visual clutter.	Low variety, low contrast, low unity, common.	Low recognition, moderate visibility.	Sunny summer midday, distant high clouds.
	124.	Flat.	Brown lawn.	n.a.	Industrial district.	Bland, boxy architecture, barren industrial landscape.	Architecture, landscape.	Mid-range, flat composition, bland.	Very low variety, low contrast, negative unity, common.	Low recognition, moderate visibility.	Hazy summer afternoon.
	125.	Gradually sloping beach.	Scattered dune vegetation, low deciduous trees.	Ocean, sandy beach.	Motels, ocean beach.	Bland, boxy architecture, barren landscape, recreation.	Architecture	Mid-range, flat composition, negative focal point.	Low variety, negative contrast, low unity, common.	Moderate recognition, moderate visibility.	Sunny summer midday.
	126.	Flat.	Mature street trees arching over street.	n.a.	Main street, historic town center.	Traffic congestion, negative symbolism, automotive landscape.	Traffic jam, prominent street.	Mid-range, highly cluttered composition, negative focal point.	Moderate variety, negative contrast, negative unity, very common.	High recognition, very high visibility.	Hazy summer late afternoon.
									.		

Appendix B

SUBUNIT_ID	LANDFORM	RELATIVE RELIEF	GEOLOGY	HEADLANDS	BLUFFS	ESTUARIES	LAKES	STREAMS	PONDS	BEACHES	VEGETATION	SHORE CONFIGURATION	WATER FEATURES	OCEAN	WETLANDS	LANDUSE	WILDERNESS	FORESTRY	PARKS OPEN SPACE	FARMLAND	ESTATES	EXURBAN	RESORTS	SUBURBS	VILLAGES	TOWN CENTERS	INDUSTRY	MINING
1	2	2	5	0	0	0	5	0	5	5	4	5	5	0	5	5	5	0	0	0	0	0	0	0	0	0	0	0
2	3	3	4	0	0	0	0	0	2	0	5	0	2	0	2	5	5	5	0	0	0	0	0	0	0	0	0	0
3	3	4	4	5	4	0	5	0	4	4	5	4	5	0	3	5	0	0	0	0	0	0	0	0	0	0	0	0
4	5	5	5	5	5	0	5	0	5	5	5	4	5	0	0	5	5	0	0	5	5	0	0	0	0	0	0	0
5	3	3	4	0	0	0	5	4	5	5	5	5	5	0	5	5	4	0	0	5	0	0	0	0	0	0	0	0
6	5	3	3	0	0	0	5	5	5	4	5	5	5	0	0	5	0	5	0	5	5	0	0	0	0	0	0	0
7	4	2	5	0	0	0	5	0	5	5	5	5	5	0	5	5	5	0	0	5	5	0	0	0	0	0	0	0
8	5	4	5	5	5	0	5	0	5	5	5	5	5	0	5	5	5	0	0	5	0	0	0	0	0	0	0	0
9	2	2	5	0	0	0	5	0	0	5	2	4	5	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0
10	5	5	5	5	5	0	5	0	4	5	2	5	5	5	3	5	4	0	5	0	0	0	0	0	0	0	0	0
11	2	1	2	0	0	0	2	0	0	0	3	0	2	2	0	5	0	0	4	0	0	0	0	0	0	0	0	0
12	4	3	3	0	0	0	0	0	4	0	5	0	4	0	3	4	5	4	4	0	0	0	0	0	0	0	0	0
13	3	2	4	0	2	0	5	0	4	5	4	4	5	0	4	5	5	0	5	0	0	0	0	0	0	0	0	0
14	3	2	3	0	0	0	0	0	0	0	5	0	0	0	3	4	4	5	5	0	0	0	0	0	0	0	0	0
15	3	2	3	0	0	0	0	0	0	0	5	0	0	0	3	5	4	5	0	0	0	0	0	0	0	0	0	0
16	3	2	2	0	0	0	0	2	0	0	2	0	2	2	2	-2	0	0	0	0	0	0	0	1	0	0	0	0
17	5	5	5	5	5	0	0	0	0	4	4	4	5	5	0	5	4	0	5	0	0	0	0	0	0	0	0	0
18	5	5	5	0	5	0	0	0	4	4	3	3	5	5	4	-5	0	0	0	0	0	-5	0	0	0	0	0	0
19	4	3	3	0	0	0	0	0	2	0	3	0	2	0	0	4	0	0	4	5	3	4	0	0	0	0	0	0
20	5	5	4	0	0	0	0	3	3	0	4	0	0	0	4	5	5	3	0	0	0	0	0	0	0	0	0	0
21	4	3	5	0	0	0	5	5	5	5	5	5	5	0	5	5	5	5	5	0	0	0	0	0	0	0	0	0
22	5	4	3	0	0	0	0	0	0	0	5	0	0	0	0	5	5	5	4	0	0	0	0	0	0	0	0	0
22	5	4	3	0	0	0	0	0	0	0	5	0	0	0	0	5	5	5	4	0	0	0	0	0	0	0	0	0
23	3	2	4	0	0	0	0	5	5	0	5	5	5	0	5	5	5	0	5	0	0	0	0	0	0	0	0	0
24	3	2	2	0	0	0	0	0	0	0	0	0	0	0	3	5	5	0	5	0	0	0	0	0	0	0	0	0
25	4	4	4	5	4	0	5	0	0	5	5	5	5	0	0	5	5	0	5	0	0	0	0	0	0	0	0	0
26	4	4	5	0	0	0	5	0	0	5	4	3	5	0	0	0	4	0	5	0	0	0	0	0	0	0	0	0
27	4	3	4	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
28	1	1	2	0	0	0	4	0	0	2	2	3	4	0	0	2	0	0	2	0	0	0	0	2	0	0	0	0
28	1	1	2	0	0	0	4	0	0	2	2	3	4	0	0	2	0	0	2	0	0	0	0	2	0	0	0	0
29	5	4	4	0	0	0	0	0	0	0	3	0	0	0	0	-3	0	0	0	0	0	0	0	-3	0	0	0	0
30	4	4	3	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0
31	2	1	3	0	0	0	4	0	0	2	2	3	4	0	2	-2	0	0	0	0	0	0	0	-1	0	0	0	0
32	3	2	2	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	-2	0
33	1	1	2	0	0	0	0	0	0	0	1	0	0	0	0	-1	0	0	0	0	0	0	0	-1	0	0	0	0
34	2	1	2	0	0	0	0	0	0	4	1	2	5	5	0	-4	0	0	3	0	0	0	-2	-1	0	0	0	0
35	4	2	4	0	0	0	0	0	0	5	3	2	5	5	4	4	3	0	3	0	0	0	0	0	0	0	0	0
36	3	3	4	0	0	0	0	0	0	0	4	0	0	0	3	4	0	0	3	0	0	0	0	0	0	0	0	0
37	2	2	3	0	0	4	4	0	4	0	4	5	4	0	5	2	3	3	0	0	0	0	0	0	0	0	0	0
38	5	5	4	0	0	0	0	0	0	0	3	0	0	0	0	2	0	2	2	0	0	0	0	2	0	0	-2	0
39	2	1	3	0	0	3	4	0	0	2	2	3	4	0	2	-2	0	0	0	0	0	0	0	-1	0	0	0	0
40	2	1	4	0	0	3	4	0	0	3	3	4	4	0	0	2	0	0	3	0	0	0	3	3	0	0	0	0

SUBUNIT_ID	TRANSPORTATION	PROMINENT FEATURES	HARBORS	EPHEMERAL CHARACTERISTICS	HISTORIC CHARACTER	SYMBOLIC VALUE/MEANING	ARCHITECTURAL CHARACTER	LANDSCAPE CHARACTER	SETTLEMENT _PATTERN	SKYLINE	URBAN FORM	DESIGNED LANDSCAPES	STATE OF UPKEEP	DISCORDANT FEATURES	COASTAL VIEWSHED	VIEW LENGTH	VIEW_WIDTH	VIEW BACKGROUND	VIEW_COMPOSITION	VIEW FOCAL POINTS	VARIETY	UNITY	CONTRAST
1	0	0	0	5	4	5	0	0	0	0	0	0	5	5	5	5	5	4	3	4	5	5	5
2	0	0	0	3	5	5	0	0	0	0	0	0	5	5	1	1	1	2	2	1	3	5	3
3	0	0	0	5	4	4	0	0	0	0	0	0	4	5	5	5	5	5	5	4	5	5	5
4	0	3	0	5	4	4	0	5	0	0	0	0	5	0	5	5	5	5	5	5	5	5	5
5	0	0	0	5	3	3	0	0	0	0	0	0	5	5	5	5	5	5	5	4	5	5	5
6	0	5	5	4	5	5	5	5	5	0	0	5	5	0	5	5	5	5	5	5	5	5	5
7	0	0	0	5	4	3	0	5	0	0	0	0	5	0	5	5	5	5	5	5	5	5	5
8	0	0	0	5	3	3	0	0	0	0	0	5	5	0	5	5	5	5	5	5	5	5	5
9	0	0	0	5	3	3	0	0	0	0	0	0	5	5	5	5	5	5	3	3	3	4	3
10	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0
11	3	0	0	-2	2	3	0	3	0	0	0	3	4	-2	2	2	1	5	2	5	3	-1	-1
12	0	0	0	3	3	3	0	4	0	0	0	0	0	0	2	2	1	3	3	2	3	5	3
13	0	0	0	5	3	4	0	5	0	0	0	0	5	0	5	5	5	5	4	5	5	5	5
14	5	0	0	2	3	4	0	5	0	0	0	0	0	0	0	2	2	3	3	2	3	5	3
15	0	0	0	3	0	3	0	3	0	0	0	0	0	0	0	1	2	3	2	1	2	5	2
16	0	-5	0	0	2	2	-2	1	4	0	0	1	2	-2	1	2	1	1	1	-2	1	1	2
17	0	0	0	5	4	4	0	5	0	0	0	0	4	-2	5	5	5	4	4	3	5	3	4
18	0	-3	0	5	2	0	2	2	-5	0	0	3	5	-4	5	5	5	4	4	1	5	1	4
19	0	0	0	4	4	4	3	4	4	0	0	2	4	0	3	4	4	4	3	3	4	3	3
20	0	0	0	4	4	5	0	5	0	0	0	0	4	0	3	4	4	4	4	3	4	5	4
21	0	0	0	5	3	3	0	5	0	0	0	0	5	0	5	5	5	5	5	4	5	5	5
22	0	5	0	5	5	5	5	5	0	0	0	2	4	-1	5	5	5	3	4	3	4	4	5
22	0	5	0	5	5	5	5	5	0	0	0	2	4	-1	5	5	5	3	4	3	4	4	5
23	0	0	0	5	3	3	0	5	0	0	0	0	5	0	3	4	5	5	5	5	5	5	5
24	0	0	0	3	0	4	0	3	0	0	0	0	4	0	3	3	3	3	3	3	3	4	3
25	0	0	0	5	4	3	4	5	0	0	0	0	4	0	5	5	5	4	4	5	5	5	5
26	0	0	0	3	3	3	0	0	0	0	0	0	5	0	5	5	5	3	3	3	3	5	4
27	3	0	0	4	2	3	0	2	0	0	0	0	3	-2	2	3	2	3	2	2	2	1	3
28	2	2	3	4	3	4	1	3	1	0	0	1	2	-1	3	4	4	2	2	2	4	2	3
28	2	2	3	4	3	4	1	3	1	0	0	1	2	-1	3	4	4	2	2	2	4	2	3
29	0	-3	0	0	0	-2	-2	2	-3	0	0	2	5	-3	3	5	4	4	3	3	4	1	3
30	2	3	0	-1	3	2	2	2	-1	0	0	2	3	-1	3	3	2	3	2	3	3	2	2
31	3	0	0	3	0	0	-1	2	-1	0	0	2	2	-1	4	4	4	2	2	1	3	1	3
32	-2	0	0	1	2	1	1	1	1	0	0	2	2	-2	0	2	2	2	1	1	2	1	1
33	0	0	0	0	2	2	1	2	3	0	0	2	3	-2	3	2	2	1	2	2	2	2	2
34	0	-3	0	4	2	2	-3	1	-2	0	0	0	2	-3	5	5	4	3	2	2	3	2	3
35	0	0	0	4	2	3	0	3	0	0	0	0	3	-1	5	5	5	-1	3	-1	4	1	3
36	0	0	0	3	2	3	2	3	0	0	0	3	4	0	0	3	4	3	3	0	3	3	4
37	0	0	0	4	0	3	0	4	0	0	0	0	4	0	3	3	4	4	4	4	5	4	4
38	-2	0	0	3	2	-1	-2	1	-2	0	0	1	2	-3	4	4	3	4	3	2	3	1	3
39	2	0	0	2	0	0	-1	2	-1	0	0	2	3	-1	4	4	4	3	2	2	3	1	3
40	4	4	4	3	3	4	4	3	3	0	0	3	3	-1	4	4	5	3	4	2	4	2	3

SUBUNIT_ID	UNIQUENESS	PUBLIC RECOGNITION	VISIBILITY	NAME	DISTRICT	INVENTORY_	WTED LANDFORM	WTED RELATIVE RELIEF	WTED GEOLOGY	WTED HEADLANDS	WTED BLUFFS	WTED ESTUARIES	WTED LAKES	WTED STREAMS	WTED PONDS	WTED BEACHES	WTED VEGETATION	WTED SHORELINE CONFIGURATION	WTED WATER FEATURES	WTED OCEAN	WTED WETLANDS	WTED LANDUUSE
1	5	5	2	Bostwick Point	Gardner's Island	Barrier beach, sand spit, salt pond, marsh, woods.	3.0	4	5	0	0	0	10	0.0	15	10	6.0	7.5	15	0	10	5
2	5	5	1	Bostwick Forest	Gardner's Island	Mature forest, kettle hole terrain, historic site.	4.5	6	4	0	0	0	0	0.0	6	0	7.5	0.0	6	0	4	5
3	5	4	2	Crow Head	Gardner's Island	Meadows sloping to Sound, low bluffs, rock beach.	4.5	8	4	15	12	0	10	0.0	12	8	7.5	6.0	15	0	6	5
4	5	3	2	Whale Hill	Gardner's Island	Rocky beach, high bluffs, rolling meadows, woods	7.5	10	5	15	15	0	10	0.0	15	10	7.5	6.0	15	0	0	5
5	5	3	2	Tobaccolot Pond	Gardner's Island	Big salt pond, barrier beach, hilly woods, fields.	4.5	6	4	0	0	0	10	6.0	15	10	7.5	7.5	15	0	10	5
6	5	5	2	Estate Farm	Gardner's Island	Historic estate & farm, rolling fields, woods, bea	7.5	6	3	0	0	0	10	7.5	15	8	7.5	7.5	15	0	0	5
7	5	3	1	Home Pond	Gardner's Island	Salt pond, barrier beach, wooded hills, rolling me	6.0	4	5	0	0	0	10	0.0	15	10	7.5	7.5	15	0	10	5
8	5	4	2	Great Pond Airfield	Gardner's Island	Hilly seaside meadows, salt ponds, low woodlands	7.5	8	5	15	15	0	10	0.0	15	10	7.5	7.5	15	0	10	5
9	5	4	3	Cartwright Island	Gardner's Island	Very long, narrow sand spit.	3.0	4	5	0	0	0	10	0.0	0	10	3.0	6.0	15	0	0	5
10	0	0	0	Montauk Point	Montauk Point	Historic headland, lighthouse, high bluffs, park	7.5	10	5	15	15	0	10	0.0	12	10	3.0	7.5	15	15	6	5
11	3	3	5	Parking Lot	Montauk Point	Large parking lot screened from view	3.0	2	2	0	0	0	4	0.0	0	0	4.5	0.0	6	6	0	5
12	3	3	0	Money Pond Woods	Montauk Point	Rolling deciduous woodland, small ponds & clearing	6.0	6	3	0	0	0	0	0.0	12	0	7.5	0.0	12	0	6	4
13	5	5	4	North Road Shorel	Montauk Point	Curving sandy/rocky beach, dunes, wooded shoreline	4.5	4	4	0	6	0	10	0.0	12	10	6.0	6.0	15	0	8	5
14	4	4	5	Montauk Highway	Montauk Point	Two-lane curving parkway through rolling woodland	4.5	4	3	0	0	0	0	0.0	0	0	7.5	0.0	0	0	6	4
15	3	2	2	Moorlands	Montauk Point	Extensive, mature deciduous forest on rolling terr	4.5	4	3	0	0	0	0	0.0	0	0	7.5	0.0	0	0	6	5
16	2	2	2	Camp Hero	Montauk Point	Former military housing & facilities in rolling wo	4.5	4	2	0	0	0	0	3.0	0	0	3.0	0.0	6	6	4	-2
17	5	4	4	Camp Hero Bluffs	Montauk Point	Rocky beach, high bluffs, rolling meadows & scrub	7.5	10	5	15	15	0	0	0.0	0	8	6.0	6.0	15	15	0	5
18	3	2	2	Pond Bluff	Montauk Point	Rocky beach, high bluffs, summer homes, lawns, scr	7.5	10	5	0	15	0	0	0.0	12	8	4.5	4.5	15	15	8	-5
19	4	4	5	The Ranch	Montauk Point	Fields and pastures on hilly to flat terrain, farm	6.0	6	3	0	0	0	0	0.0	6	0	4.5	0.0	6	0	0	4
20	5	5	4	Indian Field	Montauk Point	Steep hills, forests & meadows, distant ocean view	7.5	10	4	0	0	0	0	4.5	9	0	6.0	0.0	0	0	8	5
21	5	3	4	Oyster Pond	Montauk Point	Large salt pond, barrier beach, woods, wetlands	6.0	6	5	0	0	0	10	7.5	15	10	7.5	7.5	15	0	10	5
22	5	5	5	Indian Field Woods	Montauk Point	Mature deciduous woods on steep, hilly terrain	7.5	8	3	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
22	5	5	5	Indian Field Woods	Montauk Point	Mature deciduous woods on steep, hilly terrain	7.5	8	3	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
23	4	3	4	Big Reed Pond	Montauk Point	Large pond, stream, wetlands, hilly wooded shore	4.5	4	4	0	0	0	0	7.5	15	0	7.5	7.5	15	0	10	5
24	3	3	3	Shagwong Woods	Montauk Point	Flat to rolling scrubby woodland, wetlands	4.5	4	2	0	0	0	0	0.0	0	0	0.0	0.0	0	0	6	5
25	5	4	4	Shagwong Point	Montauk Point	Sandy beach, low bluffs, rolling meadows, low wood	6.0	8	4	15	12	0	10	0.0	0	10	7.5	7.5	15	0	0	5
26	5	4	5	Gin Beach	Montauk Point	Wide sandy beach, dune fields	6.0	8	5	0	0	0	10	0.0	0	10	6.0	4.5	15	0	0	0
27	2	2	4	Montauk Airport	Montauk Point	Dunes, airstrip, beach vegetation	6.0	6	4	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	2
28	3	3	0	Cordwood Point	Lake Montauk	Stone jetty, flat wooded lake shore, marinas, home	1.5	2	2	0	0	0	8	0.0	0	4	3.0	4.5	12	0	0	2
28	3	3	0	Cordwood Point	Lake Montauk	Stone jetty, flat wooded lake shore, marinas, home	1.5	2	2	0	0	0	8	0.0	0	4	3.0	4.5	12	0	0	2
29	2	2	3	Prospect Hill	Lake Montauk	Hills overlooking Lake Montauk, subdivisions, fiel	7.5	8	4	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	-3
30	2	1	2	Shagwanac Hills	Lake Montauk	Flat to hilly woodlands, scattered homes, highways	6.0	8	3	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	2
31	2	3	4	East Lake Drive	Lake Montauk	Residential development along East shore of Lake M	3.0	2	3	0	0	0	8	0.0	0	4	3.0	4.5	12	0	4	-2
32	1	1	5	South Fern Street	Lake Montauk	Dense residential suburbs, woods, highway commerc.	4.5	4	2	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	1
33	2	1	0	Ditch Plain USCG	Lake Montauk	Former base, dense trailer park, gridded residenti	1.5	2	2	0	0	0	0	0.0	0	0	1.5	0.0	0	0	0	-1
34	2	2	4	Ditch Plains Shore	Lake Montauk	Motels, apartments, small homes on a flat beach.	3.0	2	2	0	0	0	0	0.0	0	8	1.5	3.0	15	15	0	-4
35	3	2	4	Ditch Plains Dunes	Lake Montauk	Sandy beach, sand dunes, dune vegetation	6.0	4	4	0	0	0	0	0.0	0	10	4.5	3.0	15	15	8	4
36	3	4	3	Montauk Downs Golf Club	Lake Montauk	Golf course, clubhouse, parking	4.5	6	4	0	0	0	0	0.0	0	0	6.0	0.0	0	0	6	4
37	4	3	4	Stepping Stones Pond	Lake Montauk	Small cove, wetlands, woodlands	3.0	4	3	0	0	8	8	0.0	12	0	6.0	7.5	12	0	10	2
38	3	2	3	Fanning Road	Lake Montauk	Recent subdivision on steep hillside overlooking L	7.5	10	4	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	2
39	2	3	4	West Lake Street	Lake Montauk	Residential development on lake.	3.0	2	3	0	0	6	8	0.0	0	4	3.0	4.5	12	0	4	-2
40	4	4	3	Star Island	Lake Montauk	Wooded island, boating, Coast Guard Station	3.0	2	4	0	0	6	8	0.0	0	6	4.5	6.0	12	0	0	2

SUBUNIT_ID	WTED WILDERNESS	WTED FORESTRY	WTED PARKS	WTED FARMLAND	WTED ESTATES	WTED EXURBAN	WTED RESORTS	WTED SUBURBS	WTED VILLAGES	WTED TOWN CENTERS	WTED_ NDUSTRY	WTED MINING	WTED TRANSPORT ATION	WTED PROMINENT FEATURES	WTED HARBORS	WTED EPHEMERAL	WTED HISTORIC	WTED SYMBOLIC	WTED ARCHITECTURE	WTED LANDSCAPE	WTED SETTLEMENT PATTERN	WTED SKYLINE	WTED URBAN FORM	WTED DESIGNED LANDSCAPES	WTED STATE OF UPKEEP	WTED_DISCO RDANT_FEAT URES
1	10	0	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	6.0	5	0	0	0	0	0	0.0	5	7.5
2	10	5	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	7.5	5	0	0	0	0	0	0.0	5	7.5
3	0	0	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	6.0	4	0	0	0	0	0	0.0	4	7.5
4	10	0	0.0	10	5	0	0	0	0.0	0	0	0	0	3	0.0	5	6.0	4	0	5	0	0	0	0.0	5	0.0
5	8	0	0.0	10	0	0	0	0	0.0	0	0	0	0	0	0.0	5	4.5	3	0	0	0	0	0	0.0	5	7.5
6	0	5	0.0	10	5	0	0	0	0.0	0	0	0	0	5	7.5	4	7.5	5	5	5	5	0	0	7.5	5	0.0
7	10	0	0.0	10	5	0	0	0	0.0	0	0	0	0	0	0.0	5	6.0	3	0	5	0	0	0	0.0	5	0.0
8	10	0	0.0	10	0	0	0	0	0.0	0	0	0	0	0	0.0	5	4.5	3	0	0	0	0	0	7.5	5	0.0
9	10	0	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	4.5	3	0	0	0	0	0	0.0	5	7.5
10	8	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	0	0.0	0	0	0	0	0	0	0.0	0	-1.5
11	0	0	6.0	0	0	0	0	0	0.0	0	0	0	3	0	0.0	-2	3.0	3	0	3	0	0	0	4.5	4	-3.0
12	10	4	6.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	4.5	3	0	4	0	0	0	0.0	0	0.0
13	10	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	4.5	4	0	5	0	0	0	0.0	5	0.0
14	8	5	7.5	0	0	0	0	0	0.0	0	0	0	5	0	0.0	2	4.5	4	0	5	0	0	0	0.0	0	0.0
15	8	5	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	0.0	3	0	3	0	0	0	0.0	0	0.0
16	0	0	0.0	0	0	0	0	1	0.0	0	0	0	0	-5	0.0	0	3.0	2	-2	1	4	0	0	1.5	2	-3.0
17	8	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	6.0	4	0	5	0	0	0	0.0	4	-3.0
18	0	0	0.0	0	0	-5	0	0	0.0	0	0	0	0	-3	0.0	5	3.0	0	2	2	-5	0	0	4.5	5	-6.0
19	0	0	6.0	10	3	4	0	0	0.0	0	0	0	0	0	0.0	4	6.0	4	3	4	4	0	0	3.0	4	0.0
20	10	3	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	4	6.0	5	0	5	0	0	0	0.0	4	0.0
21	10	5	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	4.5	3	0	5	0	0	0	0.0	5	0.0
22	10	5	6.0	0	0	0	0	0	0.0	0	0	0	0	5	0.0	5	7.5	5	5	5	0	0	0	3.0	4	-1.5
22	10	5	6.0	0	0	0	0	0	0.0	0	0	0	0	5	0.0	5	7.5	5	5	5	0	0	0	3.0	4	-1.5
23	10	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	4.5	3	0	5	0	0	0	0.0	5	0.0
24	10	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	0.0	4	0	3	0	0	0	0.0	4	0.0
25	10	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	6.0	3	4	5	0	0	0	0.0	4	0.0
26	8	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	4.5	3	0	0	0	0	0	0.0	5	0.0
27	0	0	0.0	0	0	0	0	0	0.0	0	0	0	3	0	0.0	4	3.0	3	0	2	0	0	0	0.0	3	-3.0
28	0	0	3.0	0	0	0	0	2	0.0	0	0	0	2	2	4.5	4	4.5	4	1	3	1	0	0	1.5	2	-1.5
28	0	0	3.0	0	0	0	0	2	0.0	0	0	0	2	2	4.5	4	4.5	4	1	3	1	0	0	1.5	2	-1.5
29	0	0	0.0	0	0	0	0	-3	0.0	0	0	0	0	-3	0.0	0	0.0	-2	-2	2	-3	0	0	3.0	5	-4.5
30	0	0	0.0	0	0	0	0	1	0.0	0	0	0	2	3	0.0	-1	4.5	2	2	2	-1	0	0	3.0	3	-1.5
31	0	0	0.0	0	0	0	0	-1	0.0	0	0	0	3	0	0.0	3	0.0	0	-1	2	-1	0	0	3.0	2	-1.5
32	0	0	0.0	0	0	0	0	2	0.0	0	-2	0	-2	0	0.0	1	3.0	1	1	1	1	0	0	3.0	2	-3.0
33	0	0	0.0	0	0	0	0	-1	0.0	0	0	0	0	0	0.0	0	3.0	2	1	2	3	0	0	3.0	3	-3.0
34	0	0	4.5	0	0	0	-2	-1	0.0	0	0	0	0	-3	0.0	4	3.0	2	-3	1	-2	0	0	0.0	2	-4.5
35	6	0	4.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	4	3.0	3	0	3	0	0	0	0.0	3	-1.5
36	0	0	4.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	3.0	3	2	3	0	0	0	4.5	4	0.0
37	6	3	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	4	0.0	3	0	4	0	0	0	0.0	4	0.0
38	0	2	3.0	0	0	0	0	2	0.0	0	-2	0	-2	0	0.0	3	3.0	-1	-2	1	-2	0	0	1.5	2	-4.5
39	0	0	0.0	0	0	0	0	-1	0.0	0	0	0	2	0	0.0	2	0.0	0	-1	2	-1	0	0	3.0	3	-1.5
40	0	0	4.5	0	0	0	3	3	0.0	0	0	0	4	4	6.0	3	4.5	4	4	3	3	0	0	4.5	3	-1.5

SUBUNIT_ID	WTED COASTAL VIEWSHED	WTED VIEW LENGTH	WTED VIEW WIDTH	WTED VIEW BACKGROUND	WTED VIEW COMPOSITION	WTED VIEW FOCAL POINTS	WTED VARIETY	WTED UNITY	WTED CONTRAST	WTED UNIQUENESS	WTED PUBLIC RECOGNITION	WTED VISIBILITY	VALUE SUM	MEAN SCORE	WTED VALUE SUM	MEAN WEIGHTED SCORE
1	7.5	5	5	4	3	4	5	5	5	5	5	2	130	4.48	184.5	6.36
2	1.5	1	1	2	2	1	3	5	3	5	5	1	89	3.30	116.5	4.31
3	7.5	5	5	5	5	4	5	5	5	5	4	2	132	4.40	197.0	6.57
4	7.5	5	5	5	5	5	5	5	5	5	3	2	155	4.70	231.5	7.02
5	7.5	5	5	5	5	4	5	5	5	5	3	2	138	4.45	200.0	6.45
6	7.5	5	5	5	5	5	5	5	5	5	5	2	171	4.75	228.0	6.33
7	7.5	5	5	5	5	5	5	5	5	5	3	1	142	4.58	200.5	6.47
8	7.5	5	5	5	5	5	5	5	5	5	4	2	151	4.72	234.0	7.31
9	7.5	5	5	5	3	3	3	4	3	5	4	3	109	4.04	146.5	5.43
10	0.0	0	0	0	0	0	0	0	0	0	0	0	72	4.24	150.0	8.82
11	3.0	2	1	5	2	5	3	-1	-1	3	3	5	66	2.28	84.0	2.90
12	3.0	2	1	3	3	2	3	5	3	3	3	0	86	3.31	122.0	4.69
13	7.5	5	5	5	4	5	5	5	5	5	5	4	137	4.42	192.0	6.19
14	0.0	2	2	3	3	2	3	5	3	4	4	5	89	3.56	106.0	4.24
15	0.0	1	2	3	2	1	2	5	2	3	2	2	64	2.91	77.0	3.50
16	1.5	2	1	1	1	-2	1	1	2	2	2	2	33	1.06	49.5	1.60
17	7.5	5	5	4	4	3	5	3	4	5	4	4	132	4.26	197.5	6.37
18	7.5	5	5	4	4	1	5	1	4	3	2	2	86	2.53	145.5	4.28
19	4.5	4	4	4	3	3	4	3	3	4	4	5	110	3.55	136.0	4.39
20	4.5	4	4	4	4	3	4	5	4	5	5	4	112	4.15	141.5	5.24
21	7.5	5	5	5	5	4	5	5	5	5	3	4	149	4.66	208.0	6.50
22	7.5	5	5	3	4	3	4	4	5	5	5	5	124	4.28	145.5	5.02
22	7.5	5	5	3	4	3	4	4	5	5	5	5	124	4.28	145.5	5.02
23	4.5	4	5	5	5	5	5	5	5	4	3	4	128	4.41	174.5	6.02
24	4.5	3	3	3	3	3	3	4	3	3	3	3	76	3.30	91.5	3.98
25	7.5	5	5	4	4	5	5	5	5	5	4	4	142	4.58	203.0	6.55
26	7.5	5	5	3	3	3	3	5	4	5	4	5	108	4.15	148.0	5.69
27	3.0	3	2	3	2	2	2	1	3	2	2	4	59	2.46	66.5	2.77
28	4.5	4	4	2	2	2	4	2	3	3	3	0	82	2.41	105.5	3.10
28	4.5	4	4	2	2	2	4	2	3	3	3	0	82	2.41	105.5	3.10
29	4.5	5	4	4	3	3	4	1	3	2	2	3	43	1.65	52.0	2.00
30	4.5	3	2	3	2	3	3	2	2	2	1	2	61	2.10	72.0	2.48
31	6.0	4	4	2	2	1	3	1	3	2	3	4	62	2.00	85.0	2.74
32	0.0	2	2	2	1	1	2	1	1	1	1	5	36	1.29	41.5	1.48
33	4.5	2	2	1	2	2	2	2	2	2	1	0	37	1.48	41.5	1.66
34	7.5	5	4	3	2	2	3	2	3	2	2	4	55	1.67	86.0	2.61
35	7.5	5	5	-1	3	-1	4	1	3	3	2	4	91	3.03	134.0	4.47
36	0.0	3	4	3	3	0	3	3	4	3	4	3	77	3.21	90.5	3.77
37	4.5	3	4	4	4	4	5	4	4	4	3	4	106	3.66	147.0	5.07
38	6.0	4	3	4	3	2	3	1	3	3	2	3	57	1.84	69.0	2.23
39	6.0	4	4	3	2	2	3	1	3	2	3	4	66	2.06	92.0	2.88
40	6.0	4	5	3	4	2	4	2	3	4	4	3	118	3.19	149.5	4.04

SUBUNIT_ID	LANDFORM	RELATIVE RELIEF	GEOLOGY	HEADLANDS	BLUFFS	ESTUARIES	LAKES	STREAMS	PONDS	BEACHES	VEGETATION	SHORE CONFIGURATION	WATER FEATURES	OCEAN	WETLANDS	LANDUSE	WILDERNESS	FORESTRY	PARKS OPEN SPACE	FARMLAND	ESTATES	EXURBAN	RESORTS	SUBURBS	VILLAGES	TOWN CENTERS	INDUSTRY	MINING
41	2	2	2	0	0	1	3	0	0	3	1	3	5	5	0	-1	0	0	2	0	0	0	0	0	0	1	0	0
42	3	2	2	0	0	0	0	0	0	3	2	3	3	3	0	2	0	0	0	0	0	0	0	2	0	0	0	0
43	4	3	3	0	0	0	0	0	3	0	4	0	3	0	2	5	4	4	0	0	0	0	0	0	0	0	0	0
44	4	5	5	5	5	0	0	0	0	4	4	5	5	5	4	-3	0	0	0	0	0	-3	0	0	0	0	0	0
45	5	5	5	5	5	0	0	0	0	5	5	5	5	0	4	5	5	4	0	0	0	0	0	0	0	0	0	0
46	5	4	4	3	3	0	0	0	0	3	3	3	5	4	0	-2	0	0	0	0	0	0	0	2	0	0	0	0
47	5	5	4	0	0	0	0	0	3	0	3	0	3	0	0	-2	0	0	3	0	0	-1	0	0	0	0	0	0
48	3	2	3	0	0	0	0	0	0	0	4	0	0	0	0	3	0	0	0	0	0	0	4	0	0	0	0	0
49	2	1	3	0	0	0	0	0	0	3	1	2	5	5	0	-4	0	0	0	0	0	0	0	0	0	0	0	0
50	2	1	3	0	0	0	3	0	0	2	3	3	3	0	2	1	0	0	0	0	0	0	0	2	0	0	-2	0
51	1	1	3	0	0	0	0	0	0	3	2	2	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
52	5	4	3	0	0	0	0	0	0	0	3	0	0	0	0	-2	0	0	0	0	0	0	0	-2	0	0	0	0
53	3	2	2	0	0	0	0	0	0	0	3	4	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0
54	3	2	2	0	0	0	0	0	0	0	2	0	0	0	0	-2	0	0	0	0	0	0	0	3	0	0	0	0
55	3	2	2	0	0	0	0	0	0	0	5	0	0	0	3	4	0	3	3	0	0	0	0	0	0	0	0	0
56	2	1	2	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	4	0	0	0	0	0	0	0	0	0
57	2	1	0	0	0	0	3	0	0	0	2	3	3	0	0	4	0	0	3	0	0	0	0	0	0	3	0	0
58	2	1	2	0	0	0	0	0	0	2	2	0	0	0	1	1	0	0	0	0	0	0	0	2	2	0	0	0
59	1	1	2	0	0	0	0	0	0	4	2	2	5	5	0	1	0	0	0	0	0	0	0	0	0	2	0	0
60	2	1	3	0	0	0	0	0	0	3	1	2	5	5	0	-4	0	0	0	0	0	0	-4	0	0	3	0	0
61	4	4	5	0	4	0	0	0	0	5	4	4	5	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0
62	2	1	2	0	0	0	0	0	0	0	2	0	0	0	0	-3	0	0	0	0	0	0	-3	0	0	0	0	0
63	4	3	2	0	0	0	0	0	0	0	2	0	0	0	3	-2	0	0	0	0	0	0	0	-2	0	0	0	0
64	4	4	3	0	4	0	0	0	0	5	3	4	5	5	0	-2	0	0	0	0	0	0	0	-2	0	0	0	0
65	5	4	4	0	0	0	0	0	2	0	3	0	0	0	2	-2	0	0	0	0	0	0	0	-2	0	0	0	0
66	2	1	1	0	0	0	0	0	0	0	5	0	0	0	0	4	4	4	5	0	0	0	0	0	0	0	0	0
67	2	5	3	0	0	0	0	0	0	0	1	0	0	0	0	-4	0	0	0	0	0	0	0	0	0	0	0	-4
68	5	5	5	0	0	0	0	0	0	0	5	0	0	0	0	5	5	5	5	0	0	0	0	0	0	0	0	0
69	4	4	2	0	3	0	0	0	0	3	1	2	5	5	0	-2	0	0	0	0	0	0	0	0	0	0	-2	0
70	5	5	5	5	5	0	0	0	0	4	5	5	5	5	0	5	5	5	5	0	0	0	0	0	0	0	0	0
71	4	3	4	0	0	0	0	0	0	0	5	0	0	0	0	5	5	5	5	0	0	0	0	0	0	0	0	0
72	5	3	4	0	0	0	0	0	0	0	5	0	0	0	0	5	5	0	5	0	0	0	0	0	0	0	0	0
73	5	5	5	0	0	0	0	4	0	0	5	0	0	0	3	5	5	5	5	0	0	0	0	0	0	0	0	0
74	3	2	2	0	0	0	0	0	0	0	5	0	0	0	0	5	5	5	5	0	0	0	0	0	0	0	0	0
75	4	2	5	0	0	0	0	0	5	5	5	5	5	5	5	5	5	5	5	0	0	0	0	0	0	0	0	0
76	3	2	2	0	0	0	0	0	0	0	4	0	0	0	0	5	5	4	5	0	0	0	0	0	0	0	0	0
77	4	3	2	0	0	0	0	0	2	0	3	0	2	0	2	5	3	3	4	0	0	0	0	0	0	0	0	0
78	3	3	3	0	0	0	0	0	0	5	2	3	5	5	0	2	0	0	2	0	0	0	0	0	0	0	0	0

SUBUNIT_ID	TRANSPORTATION	PROMINENT FEATURES	HARBORS	EPHEMERAL CHARACTERISTICS	HISTORIC CHARACTER	SYMBOLIC VALUE/MEANING	ARCHITECTURAL CHARACTER	LANDSCAPE CHARACTER	SETTLEMENT _PATTERN	SKYLINE	URBAN FORM	DESIGNED LANDSCAPES	STATE OF UPKEEP	DISCORDANT FEATURES	COASTAL VIEWSHED	VIEW LENGTH	VIEW_WIDTH	VIEW BACKGROUND	VIEW_COMPOSITION	VIEW FOCAL POINTS	VARIETY	UNITY	CONTRAST
41	3	-2	1	3	3	4	-1	-1	3	0	-1	0	1	-2	4	4	4	3	2	3	4	2	4
42	3	0	0	2	0	0	2	2	2	0	3	2	2	0	3	3	3	4	3	4	2	3	2
43	3	0	0	4	3	4	0	4	0	0	0	0	4	0	3	3	3	4	3	2	3	4	4
44	4	0	0	5	5	5	-2	2	-1	0	0	2	3	-3	5	5	5	5	4	4	5	3	5
45	0	0	0	5	4	4	0	5	0	0	0	0	5	2	5	5	5	5	5	5	5	4	5
46	3	0	0	2	2	0	2	2	1	0	0	2	2	-2	5	4	4	5	2	3	3	1	2
47	1	0	0	3	2	0	2	3	-1	0	0	3	3	-1	3	3	2	2	4	2	3	2	3
48	4	4	0	5	5	5	5	3	0	0	0	3	4	2	4	5	5	3	4	5	4	3	5
49	3	-3	0	3	3	3	-3	-2	4	0	-2	0	2	-4	5	5	4	4	3	3	3	1	2
50	2	-2	0	3	3	-1	-2	0	2	0	0	0	-2	-2	3	4	4	2	2	1	3	2	3
51	3	-2	0	3	2	2	-2	1	2	0	0	0	2	-2	5	5	4	4	3	3	3	2	2
52	0	0	0	3	0	0	-1	2	0	0	0	2	3	-1	3	4	2	2	2	-2	3	1	3
53	3	0	0	2	0	0	1	2	2	0	0	2	3	-1	2	3	2	1	2	1	3	1	3
54	3	0	0	2	0	0	1	2	-2	0	0	2	3	2	2	2	2	2	1	1	2	2	2
55	4	0	0	3	3	4	0	4	0	0	0	4	4	0	4	4	2	4	3	4	3	4	3
56	3	0	0	4	5	5	5	4	4	0	0	4	4	2	3	3	4	3	3	4	3	3	3
57	3	-4	0	3	4	3	3	3	4	1	4	3	4	-2	0	3	3	3	3	2	3	3	3
58	-2	0	0	1	2	1	2	2	3	0	0	2	3	-1	2	2	2	-2	1	-3	3	1	2
59	0	0	0	3	2	0	-2	1	2	0	0	2	3	-2	5	5	4	-3	1	-2	2	1	2
60	3	-4	0	4	3	0	-4	-2	4	0	4	0	2	-3	5	5	4	4	2	2	3	1	3
61	3	0	0	5	3	5	0	4	0	0	0	0	5	0	5	5	5	4	3	4	3	4	4
62	3	0	0	4	0	0	-4	-2	0	0	0	1	3	0	5	5	5	4	3	4	4	1	1
63	3	0	0	4	0	0	1	1	0	0	0	2	3	-1	4	4	3	5	2	4	3	2	2
64	3	0	0	5	0	3	-2	2	-2	0	0	2	2	-2	5	5	5	4	3	4	4	1	2
65	3	0	0	3	0	0	1	2	0	0	0	2	4	-1	3	4	2	5	2	3	3	2	2
66	0	0	0	2	3	5	0	4	0	0	0	4	4	2	0	3	3	4	4	3	3	5	3
67	0	0	0	-2	0	-2	0	0	0	0	0	0	1	-4	5	5	4	5	3	4	5	1	3
68	3	0	0	4	3	5	0	5	0	0	0	0	5	4	2	1	2	3	2	2	2	5	3
69	3	0	0	3	3	4	2	-2	0	0	0	0	-2	-2	5	5	4	5	2	4	4	1	3
70	0	0	0	5	4	5	0	5	0	0	0	0	5	0	5	5	5	5	4	5	4	5	5
71	0	0	0	3	2	5	0	5	0	0	0	0	4	3	2	1	2	2	3	2	3	5	3
72	0	0	0	5	5	5	0	5	0	0	0	0	5	0	5	5	5	5	5	4	4	5	5
73	0	0	0	3	3	4	0	5	0	0	0	0	5	3	0	2	2	3	5	4	4	5	5
74	3	0	0	3	0	4	0	3	0	0	0	0	5	3	0	2	2	2	3	2	3	4	3
75	0	0	0	5	0	5	0	5	0	0	0	0	5	0	5	5	5	5	5	5	5	5	5
76	3	0	0	3	3	4	0	4	0	0	0	0	4	3	0	3	3	2	3	3	3	4	4
77	3	0	0	5	3	5	0	3	0	0	0	0	5	3	5	5	3	3	3	2	4	4	4
78	1	0	0	2	0	5	2	1	0	0	0	2	4	-3	5	5	5	1	2	2	5	2	2

SUBUNIT_ID	UNIQUENESS	PUBLIC RECOGNITION	VISIBILITY	NAME	DISTRICT	INVENTORY_	WTED LANDFORM	WTED RELATIVE RELIEF	WTED GEOLOGY	WTED HEADLANDS	WTED BLUFFS	WTED ESTUARIES	WTED LAKES	WTED STREAMS	WTED PONDS	WTED BEACHES	WTED VEGETATION	WTED SHORELINE CONFIGURATION	WTED WATER FEATURES	WTED OCEAN	WTED WETLANDS	WTED LANDUUSE
41	3	5	4	Montauk Harbor	Lake Montauk	Commercial fishing & boating harbor	3.0	4	2	0	0	2	6	0.0	0	6	1.5	4.5	15	15	0	-1
42	2	2	3	Soundview Drive	Lake Montauk	Dense gridded residential neighborhood on the Soun	4.5	4	2	0	0	0	0	0.0	0	6	3.0	4.5	9	9	0	2
43	3	3	4	N. Flamingo Avenue Woods	Lake Montauk	Large woodland on rolling hills overlooking Sound	6.0	6	3	0	0	0	0	0.0	9	0	6.0	0.0	9	0	4	5
44	5	5	2	Culloden Point	Culloden Point	Historic point, wooded bluffs with recent shorefro	6.0	10	5	15	15	0	0	0.0	0	8	6.0	7.5	15	15	8	-3
45	5	4	2	Culloden Point Woodlands	Culloden Point	Undeveloped bluffs, hills, wetlands south of point	7.5	10	5	15	15	0	0	0.0	0	10	7.5	7.5	15	0	8	5
46	3	2	3	Fleming Road	Fort Pond	Bluffs, hills sloping to Sound, dense suburban dev	7.5	8	4	9	9	0	0	0.0	0	6	4.5	4.5	15	12	0	-2
47	3	3	3	S. Flamingo Avenue	Fort Pond	Steep wooded hills overlooking Fort Pond Bay, scat	7.5	10	4	0	0	0	0	0.0	9	0	4.5	0.0	9	0	0	-2
48	5	5	4	Montauk Manor	Fort Pond	High plateau overlooking Fort Pond, historic Tudor	4.5	4	3	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	3
49	2	3	4	Fort Pond Bay Condos	Fort Pond	Multi-family condo development on former industria	3.0	2	3	0	0	0	0	0.0	0	6	1.5	3.0	15	15	0	-4
50	3	2	5	Industrial Road/Edgemere	Fort Pond	Industrial land, residential development adjacent	3.0	2	3	0	0	0	6	0.0	0	4	4.5	4.5	9	0	4	1
51	2	2	3	Fort Pond Bay Beach	Fort Pond	Beach facing Sound with industrial, multi-family d	1.5	2	3	0	0	0	0	0.0	0	6	3.0	3.0	15	15	0	0
52	2	2	1	Fort Lane	Fort Pond	Steep wooded hillside overlooking Fort Pond, recen	7.5	8	3	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	-2
53	2	2	2	West Shore of Fort Pond	Fort Pond	Residential development on wooded hills overlookin	4.5	4	2	0	0	0	0	0.0	0	0	4.5	6.0	0	0	0	0
54	2	1	4	Montauk Suburbs	Fort Pond	Rolling hills overlooking Fort Pond, dense older s	4.5	4	2	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	-2
55	4	5	5	Montauk Highway Woods	Fort Pond	Parkway through mature woodland with views of oce	4.5	4	2	0	0	0	0	0.0	0	0	7.5	0.0	0	0	6	4
56	5	5	0	Second House	Fort Pond	Historic house and landscape, parkway, residential	3.0	2	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
57	3	4	5	Montauk Town Center	Fort Pond	Traditional town center, park, highrise building,	3.0	2	0	0	0	0	6	0.0	0	0	3.0	4.5	9	0	0	4
58	2	2	5	South Essex Street	Montauk	Eastern edge of Montauk Village	3.0	2	2	0	0	0	0	0.0	0	4	3.0	0.0	0	0	2	1
59	1	2	4	Surfside Avenue	Lake Montauk	Dense town center oceanfront residential area	1.5	2	2	0	0	0	0	0.0	0	8	3.0	3.0	15	15	0	1
60	2	3	3	Montauk Center Shoreline	Fort Pond	Motels lining the beach in town center	3.0	2	3	0	0	0	0	0.0	0	6	1.5	3.0	15	15	0	-4
61	5	5	5	Old Montauk Highway (eas	Montauk Beach	Wide sandy beach, dunes, old Montauk Highway	6.0	8	5	0	12	0	0	0.0	0	10	6.0	6.0	15	15	0	5
62	1	2	0	Montauk Beach Motels	Montauk Beach	Dense motel development on Old Montauk Highway ove	3.0	2	2	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	-3
63	3	3	3	Hillside Residential	Montauk Beach	Dense suburban development on hillside overlooking	6.0	6	2	0	0	0	0	0.0	0	0	3.0	0.0	0	0	6	-2
64	3	4	5	Old Montauk Highway (wes	Montauk Beach	Wide sandy beach, dunes, bluffs, motels, residenti	6.0	8	3	0	12	0	0	0.0	0	10	4.5	6.0	15	15	0	-2
65	2	2	3	Laurel Drive	Montauk Beach	Wooded hillside overlooking ocean, suburban develo	7.5	8	4	0	0	0	0	0.0	6	0	4.5	0.0	0	0	4	-2
66	4	5	0	Montauk Highway	Hither Hills	Parkway winding through mature woodlands	3.0	2	1	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	4
67	5	2	2	Recycling Center	Hither Hills	Recycling center in an old gravel pit, views to oc	3.0	10	3	0	0	0	0	0.0	0	0	1.5	0.0	0	0	0	-4
68	5	5	2	Hither Woods - East	Hither Hills	Extensive mature woodland on steep, corrugated ter	7.5	10	5	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
69	3	3	4	Old Navy Base	Hither Hills	Former military/industrial facility below bluffs o	6.0	8	2	0	9	0	0	0.0	0	6	1.5	3.0	15	15	0	-2
70	5	5	2	Rocky Pt./Quincetree Ldg	Hither Hills	High bluffs overlooking Sound, extensive woodlands	7.5	10	5	15	15	0	0	0.0	0	8	7.5	7.5	15	15	0	5
71	5	5	2	Hither Woods - Central	Hither Hills	Extensive woodland, low corrugated wooded terrain	6.0	6	4	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
72	5	3	2	Ram Level	Hither Hills	Hilltop meadows with views over forest to ocean	7.5	6	4	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
73	5	5	1	Hither Woods Ravine	Hither Hills	Steep wooded ravine, intermittent stream, extensiv	7.5	10	5	0	0	0	0	6.0	0	0	7.5	0.0	0	0	6	5
74	4	3	2	Hither Woods - West	Hither Hills	Extensive woodland on gradually rolling terrain, r	4.5	4	2	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
75	5	5	3	Fresh Pond	Hither Hills	Freshwater pond, high dunes, wide sandy beach, wet	6.0	4	5	0	0	0	0	0.0	15	10	7.5	7.5	15	15	10	5
76	4	3	3	Elisha's Valley	Hither Hills	Low woodland/scrub old meadows on rolling terrain,	4.5	4	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	5
77	5	5	0	Great Hill	Hither Hills	Low woodlands, old fields , parkway overlook on hi	6.0	6	2	0	0	0	0	0.0	6	0	4.5	0.0	6	0	4	5
78	4	5	5	Hither Hills State Beach	Hither Hills	Large parking lot, campground, dunes, wide sandy b	4.5	6	3	0	0	0	0	0.0	0	10	3.0	4.5	15	15	0	2

SUBUNIT_ID	WTED WILDERNESS	WTED FORESTRY	WTED PARKS	WTED FARMLAND	WTED ESTATES	WTED EXURBAN	WTED RESORTS	WTED SUBURBS	WTED VILLAGES	WTED TOWN CENTERS	WTED_ NDUSTRY	WTED MINING	WTED TRANSPORT ATION	WTED PROMINENT FEATURES	WTED HARBORS	WTED EPHEMERAL	WTED HISTORIC	WTED SYMBOLIC	WTED ARCHITECTURE	WTED LANDSCAPE	WTED SETTLEMENT PATTERN	WTED SKYLINE	WTED URBAN FORM	WTED DESIGNED LANDSCAPES	WTED STATE OF UPKEEP	WTED_DISCO RDANT_FEAT URES
41	0	0	3.0	0	0	0	0	0	0.0	1	0	0	3	-2	1.5	3	4.5	4	-1	-1	3	0	-1	0.0	1	-3.0
42	0	0	0.0	0	0	0	0	2	0.0	0	0	0	3	0	0.0	2	0.0	0	2	2	2	0	3	3.0	2	0.0
43	8	4	0.0	0	0	0	0	0	0.0	0	0	0	3	0	0.0	4	4.5	4	0	4	0	0	0	0.0	4	0.0
44	0	0	0.0	0	0	-3	0	0	0.0	0	0	0	4	0	0.0	5	7.5	5	-2	2	-1	0	0	3.0	3	-4.5
45	10	4	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	6.0	4	0	5	0	0	0	0.0	5	3.0
46	0	0	0.0	0	0	0	0	2	0.0	0	0	0	3	0	0.0	2	3.0	0	2	2	1	0	0	3.0	2	-3.0
47	0	0	4.5	0	0	-1	0	0	0.0	0	0	0	1	0	0.0	3	3.0	0	2	3	-1	0	0	4.5	3	-1.5
48	0	0	0.0	0	0	0	4	0	0.0	0	0	0	4	4	0.0	5	7.5	5	5	3	0	0	0	4.5	4	3.0
49	0	0	0.0	0	0	0	0	0	0.0	0	0	0	3	-3	0.0	3	4.5	3	-3	-2	4	0	-2	0.0	2	-6.0
50	0	0	0.0	0	0	0	0	2	0.0	0	-2	0	2	-2	0.0	3	4.5	-1	-2	0	2	0	0	0.0	-2	-3.0
51	0	0	0.0	0	0	0	0	0	0.0	0	0	0	3	-2	0.0	3	3.0	2	-2	1	2	0	0	0.0	2	-3.0
52	0	0	0.0	0	0	0	0	-2	0.0	0	0	0	0	0	0.0	3	0.0	0	-1	2	0	0	0	3.0	3	-1.5
53	0	0	0.0	0	0	0	0	3	0.0	0	0	0	3	0	0.0	2	0.0	0	1	2	2	0	0	3.0	3	-1.5
54	0	0	0.0	0	0	0	0	3	0.0	0	0	0	3	0	0.0	2	0.0	0	1	2	-2	0	0	3.0	3	3.0
55	0	3	4.5	0	0	0	0	0	0.0	0	0	0	4	0	0.0	3	4.5	4	0	4	0	0	0	6.0	4	0.0
56	0	0	6.0	0	0	0	0	0	0.0	0	0	0	3	0	0.0	4	7.5	5	5	4	4	0	0	6.0	4	3.0
57	0	0	4.5	0	0	0	0	0	0.0	3	0	0	3	-4	0.0	3	6.0	3	3	3	4	1	4	4.5	4	-3.0
58	0	0	0.0	0	0	0	0	2	3.0	0	0	0	-2	0	0.0	1	3.0	1	2	2	3	0	0	3.0	3	-1.5
59	0	0	0.0	0	0	0	0	0	0.0	2	0	0	0	0	0.0	3	3.0	0	-2	1	2	0	0	3.0	3	-3.0
60	0	0	0.0	0	0	0	-4	0	0.0	3	0	0	3	-4	0.0	4	4.5	0	-4	-2	4	0	4	0.0	2	-4.5
61	0	0	0.0	0	0	0	0	0	0.0	0	0	0	3	0	0.0	5	4.5	5	0	4	0	0	0	0.0	5	0.0
62	0	0	0.0	0	0	0	-3	0	0.0	0	0	0	3	0	0.0	4	0.0	0	-4	-2	0	0	0	1.5	3	0.0
63	0	0	0.0	0	0	0	0	-2	0.0	0	0	0	3	0	0.0	4	0.0	0	1	1	0	0	0	3.0	3	-1.5
64	0	0	0.0	0	0	0	0	-2	0.0	0	0	0	3	0	0.0	5	0.0	3	-2	2	-2	0	0	3.0	2	-3.0
65	0	0	0.0	0	0	0	0	-2	0.0	0	0	0	3	0	0.0	3	0.0	0	1	2	0	0	0	3.0	4	-1.5
66	8	4	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	2	4.5	5	0	4	0	0	0	6.0	4	3.0
67	0	0	0.0	0	0	0	0	0	0.0	0	0	-4	0	0	0.0	-2	0.0	-2	0	0	0	0	0	0.0	1	-6.0
68	10	5	7.5	0	0	0	0	0	0.0	0	0	0	3	0	0.0	4	4.5	5	0	5	0	0	0	0.0	5	6.0
69	0	0	0.0	0	0	0	0	0	0.0	0	-2	0	3	0	0.0	3	4.5	4	2	-2	0	0	0	0.0	-2	-3.0
70	10	5	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	6.0	5	0	5	0	0	0	0.0	5	0.0
71	10	5	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	3.0	5	0	5	0	0	0	0.0	4	4.5
72	10	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	7.5	5	0	5	0	0	0	0.0	5	0.0
73	10	5	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	4.5	4	0	5	0	0	0	0.0	5	4.5
74	10	5	7.5	0	0	0	0	0	0.0	0	0	0	3	0	0.0	3	0.0	4	0	3	0	0	0	0.0	5	4.5
75	10	5	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	0.0	5	0	5	0	0	0	0.0	5	0.0
76	10	4	7.5	0	0	0	0	0	0.0	0	0	0	3	0	0.0	3	4.5	4	0	4	0	0	0	0.0	4	4.5
77	6	3	6.0	0	0	0	0	0	0.0	0	0	0	3	0	0.0	5	4.5	5	0	3	0	0	0	0.0	5	4.5
78	0	0	3.0	0	0	0	0	0	0.0	0	0	0	1	0	0.0	2	0.0	5	2	1	0	0	0	3.0	4	-4.5

SUBUNIT_ID	WTED COASTAL VIEWSHED	WTED VIEW LENGTH	WTED VIEW WIDTH	WTED VIEW BACKGROUND	WTED VIEW COMPOSITION	WTED VIEW FOCAL POINTS	WTED VARIETY	WTED UNITY	WTED CONTRAST	WTED UNIQUENESS	WTED PUBLIC RECOGNITION	WTED VISIBILITY	VALUE SUM	MEAN SCORE	WTED VALUE SUM	MEAN WEIGHTED SCORE
41	6.0	4	4	3	2	3	4	2	4	3	5	4	82	2.22	118.0	3.19
42	4.5	3	3	4	3	4	2	3	2	2	2	3	77	2.57	100.5	3.35
43	4.5	3	3	4	3	2	3	4	4	3	3	4	96	3.43	124.0	4.43
44	7.5	5	5	5	4	4	5	3	5	5	5	2	118	3.37	182.0	5.20
45	7.5	5	5	5	5	5	5	4	5	5	4	2	143	4.61	205.0	6.61
46	7.5	4	4	5	2	3	3	1	2	3	2	3	88	2.67	134.0	4.06
47	4.5	3	2	2	4	2	3	2	3	3	3	3	71	2.37	97.0	3.23
48	6.0	5	5	3	4	5	4	3	5	5	5	4	111	3.96	123.5	4.41
49	7.5	5	4	4	3	3	3	1	2	2	3	4	61	1.91	89.5	2.80
50	4.5	4	4	2	2	1	3	2	3	3	2	5	58	1.76	78.0	2.36
51	7.5	5	4	4	3	3	3	2	2	2	2	3	69	2.30	98.0	3.27
52	4.5	4	2	2	2	-2	3	1	3	2	2	1	42	1.75	52.0	2.17
53	3.0	3	2	1	2	1	3	1	3	2	2	2	55	2.12	63.5	2.44
54	3.0	2	2	2	1	1	2	2	2	2	1	4	46	1.77	53.5	2.06
55	6.0	4	2	4	3	4	3	4	3	4	5	5	96	3.56	112.0	4.15
56	4.5	3	4	3	3	4	3	3	3	5	5	0	94	3.48	106.5	3.94
57	0.0	3	3	3	3	2	3	3	3	3	4	5	88	2.67	105.5	3.20
58	3.0	2	2	-2	1	-3	3	1	2	2	2	5	45	1.45	54.5	1.76
59	7.5	5	4	-3	1	-2	2	1	2	1	2	4	56	1.87	87.0	2.90
60	7.5	5	4	4	2	2	3	1	3	2	3	3	61	1.85	90.0	2.73
61	7.5	5	5	4	3	4	3	4	4	5	5	5	122	4.36	169.0	6.04
62	7.5	5	5	4	3	4	4	1	1	1	2	0	41	1.78	47.0	2.04
63	6.0	4	3	5	2	4	3	2	2	3	3	3	61	2.35	72.5	2.79
64	7.5	5	5	4	3	4	4	1	2	3	4	5	89	2.78	134.0	4.19
65	4.5	4	2	5	2	3	3	2	2	2	2	3	63	2.33	79.0	2.93
66	0.0	3	3	4	4	3	3	5	3	4	5	0	87	3.48	102.5	4.10
67	7.5	5	4	5	3	4	5	1	3	5	2	2	40	1.82	47.0	2.14
68	3.0	1	2	3	2	2	2	5	3	5	5	2	103	3.81	125.0	4.63
69	7.5	5	4	5	2	4	4	1	3	3	3	4	77	2.48	116.5	3.76
70	7.5	5	5	5	4	5	4	5	5	5	5	2	148	4.77	216.5	6.98
71	3.0	1	2	2	3	2	3	5	3	5	5	2	93	3.58	111.5	4.29
72	7.5	5	5	5	5	4	4	5	5	5	3	2	110	4.58	130.5	5.44
73	0.0	2	2	3	5	4	4	5	5	5	5	1	111	4.11	136.5	5.06
74	0.0	2	2	2	3	2	3	4	3	4	3	2	83	3.32	98.0	3.92
75	7.5	5	5	5	5	5	5	5	5	5	5	3	144	4.80	203.0	6.77
76	0.0	3	3	2	3	3	3	4	4	4	3	3	89	3.42	105.0	4.04
77	7.5	5	3	3	3	2	4	4	4	5	5	0	103	3.55	130.0	4.48
78	7.5	5	5	1	2	2	5	2	2	4	5	5	90	3.00	125.0	4.17

SUBUNIT_ID	LANDFORM	RELATIVE RELIEF	GEOLOGY	HEADLANDS	BLUFFS	ESTUARIES	LAKES	STREAMS	PONDS	BEACHES	VEGETATION	SHORE CONFIGURATION	WATER FEATURES	OCEAN	WETLANDS	LANDUSE	WILDERNESS	FORESTRY	PARKS OPEN SPACE	FARMLAND	ESTATES	EXURBAN	RESORTS	SUBURBS	VILLAGES	TOWN CENTERS	INDUSTRY	MINING
79	3	4	5	0	0	0	0	0	0	5	5	4	5	5	0	5	3	0	5	0	0	0	0	0	0	0	0	0
80	4	4	5	0	0	0	0	0	0	0	5	0	0	0	0	3	4	4	5	0	0	0	0	0	0	0	0	0
81	5	5	5	5	0	4	0	0	0	5	5	5	5	5	5	5	4	0	5	0	0	0	0	0	0	0	0	0
82	2	1	3	0	0	4	0	0	4	3	4	4	4	0	5	4	0	0	4	0	0	0	0	1	0	0	2	0
83	3	2	3	0	0	0	0	0	0	5	3	3	5	5	0	-4	0	0	0	0	0	0	-3	0	0	0	0	0
84	2	2	2	0	0	0	0	0	0	5	2	3	5	5	0	2	0	0	0	0	0	0	0	-3	0	0	0	0
85	3	3	5	0	0	0	0	0	0	5	5	4	5	5	4	5	4	0	5	0	0	0	0	0	0	0	0	0
86	2	1	2	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0
87	2	1	4	0	0	4	0	4	0	0	5	0	3	0	5	5	4	0	5	0	0	0	0	0	0	0	0	0
88	3	2	4	4	0	4	0	0	0	4	4	5	5	5	4	3	0	0	3	0	0	0	0	-2	0	0	0	0
89	2	1	3	4	0	0	0	0	0	4	4	4	5	5	5	5	4	0	4	0	0	0	0	0	0	0	0	0
90	2	1	2	0	0	0	0	0	0	2	2	2	5	5	0	2	0	0	2	0	0	0	0	0	0	0	4	0
91	3	2	3	0	0	0	0	0	0	3	3	3	5	5	0	-2	0	0	0	0	0	-3	0	0	0	0	0	0
92	3	2	4	0	0	0	0	3	0	0	4	0	0	0	4	5	4	0	5	0	0	0	0	0	0	0	0	0
93	2	1	2	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0
94	3	2	3	0	0	0	0	0	0	5	4	4	5	5	3	-3	0	0	0	0	0	0	0	-3	0	0	0	0
95	2	1	1	0	0	0	0	0	0	4	2	3	5	5	1	-3	0	0	0	0	0	0	0	-3	0	0	0	0
96	1	1	1	0	0	0	0	0	0	0	2	0	0	0	0	-4	0	0	0	0	0	0	0	-3	0	0	-3	0
97	2	1	2	0	0	0	0	0	0	0	4	0	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	0
98	2	1	2	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	3	0	0	0	0
100	2	1	1	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	4	0	0
101	2	1	1	0	0	0	0	0	0	0	4	0	0	0	0	3	0	0	0	0	0	0	0	0	3	0	0	0
102	3	2	3	0	0	0	0	0	0	0	4	0	0	0	3	4	0	0	0	0	0	0	0	0	0	0	0	0
103	2	1	1	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	3	0	0	0
104	2	1	1	0	0	0	0	0	0	0	4	0	0	0	0	5	0	0	4	0	3	0	0	0	5	0	0	0
105	3	2	2	0	0	0	0	0	0	0	5	0	0	0	0	5	0	0	0	5	0	3	0	0	0	0	0	0
106	2	1	2	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	3	0	0	0	3	0	0	0	0	0
107	4	3	4	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	3	0	0	0	3	2	0	0	0	0
108	5	5	4	0	0	0	0	0	0	0	5	0	0	0	0	5	5	5	0	0	0	4	0	0	0	0	0	0
109	5	4	3	0	0	0	0	0	0	0	3	0	0	0	0	1	0	0	0	0	0	-2	0	0	0	0	0	0
110	3	2	2	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	3	0	0	0
111	3	2	4	0	0	4	0	5	5	5	5	3	5	0	5	5	4	0	5	0	0	2	0	0	0	0	0	0
112	5	5	3	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	0	0	4	2	0	0	0	0	0	0
113	5	5	5	5	5	0	0	0	0	3	3	2	5	0	0	-2	0	0	0	0	0	0	0	-3	0	0	0	0
114	3	2	5	0	0	5	0	0	0	5	4	5	5	0	5	4	4	0	5	0	4	2	0	0	0	0	0	0
115	3	2	3	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	3	0	0	-2	0	0	3	0	0	0
116	2	1	4	0	0	5	0	0	0	5	3	5	5	0	3	2	0	0	3	0	0	-2	0	0	0	0	0	0

SUBUNIT_ID	TRANSPORTATION	PROMINENT FEATURES	HARBORS	EPHEMERAL CHARACTERISTICS	HISTORIC CHARACTER	SYMBOLIC VALUE/MEANING	ARCHITECTURAL CHARACTER	LANDSCAPE CHARACTER	SETTLEMENT _PATTERN	SKYLINE	URBAN FORM	DESIGNED LANDSCAPES	STATE OF UPKEEP	DISCORDANT FEATURES	COASTAL VIEWSHED	VIEW LENGTH	VIEW_WIDTH	VIEW BACKGROUND	VIEW_COMPOSITION	VIEW FOCAL POINTS	VARIETY	UNITY	CONTRAST
79	3	0	0	5	0	5	0	5	0	0	0	0	0	4	5	5	5	3	5	0	5	4	4
80	0	0	0	3	4	5	0	4	0	0	0	0	5	0	4	5	4	5	5	5	4	4	4
81	0	0	0	5	5	5	0	5	0	0	0	0	5	0	5	5	5	3	5	3	5	5	5
82	3	-3	0	3	3	0	1	4	2	0	0	0	0	-3	5	5	4	4	3	-3	5	2	3
83	2	0	0	4	0	-2	-4	2	2	0	0	1	2	-4	5	5	5	2	2	-4	3	1	1
84	2	0	0	3	2	0	-1	1	2	0	0	2	2	-3	5	4	4	3	2	2	3	2	2
85	0	0	0	5	3	5	0	5	0	0	0	0	5	4	5	5	5	3	4	3	4	5	4
86	3	0	0	2	0	3	0	3	0	0	0	2	3	3	0	3	2	2	3	2	2	3	3
87	4	0	0	5	3	4	0	4	0	0	0	0	5	3	0	4	5	3	3	2	3	4	4
88	4	0	0	5	3	4	2	3	2	0	0	2	2	-1	5	5	5	3	3	-1	4	2	2
89	0	0	0	44	3	3	0	3	0	0	0	0	0	4	5	5	5	4	4	3	3	3	3
90	4	3	3	4	5	4	1	1	0	0	0	0	1	-1	5	5	5	4	3	-1	4	3	3
91	4	0	0	3	0	0	1	3	-2	0	0	0	2	-1	5	5	5	3	3	3	4	1	2
92	4	0	0	4	0	4	0	4	0	0	0	0	5	4	4	4	4	3	4	3	4	4	4
93	3	0	0	2	0	3	0	3	0	0	0	2	3	-2	0	3	2	1	2	1	2	2	2
94	0	0	0	3	0	-3	-2	2	-3	0	0	2	3	-3	5	5	5	3	2	3	4	1	2
95	3	0	0	2	0	-3	-2	2	-2	0	0	2	2	-3	4	4	3	3	1	2	2	1	2
96	-3	0	0	0	0	-3	-3	2	-4	0	0	0	2	-3	0	3	2	-1	2	-1	2	1	1
97	0	0	0	3	0	0	2	2	-1	0	0	0	2	-1	0	3	4	1	3	-1	2	2	3
98	3	0	0	0	0	0	2	2	3	0	0	3	4	2	0	2	2	3	3	2	3	2	2
100	3	0	0	2	5	5	3	3	5	0	4	3	5	3	0	4	3	3	3	4	4	3	4
101	4	0	0	2	4	4	3	3	5	0	4	4	4	4	0	2	2	3	4	3	3	4	4
102	0	0	0	3	0	0	0	3	0	0	0	0	3	3	0	2	2	2	3	2	3	3	2
103	4	0	0	0	2	0	3	2	2	0	2	3	4	3	0	3	2	3	3	2	3	2	3
104	5	4	0	4	5	5	5	5	5	0	5	4	5	5	0	3	2	4	4	4	4	5	4
105	5	0	0	4	4	5	4	5	0	0	0	0	5	4	0	5	5	4	4	4	4	5	4
106	0	0	0	2	0	2	0	3	0	0	0	2	3	-1	0	4	3	5	4	3	3	2	3
107	0	0	0	2	0	2	2	3	0	0	0	2	3	-2	0	3	2	2	3	2	3	3	3
108	4	0	0	4	0	4	0	5	4	0	0	0	0	0	3	2	2	3	3	2	3	5	4
109	3	-2	0	4	0	0	2	2	-2	0	0	2	4	-2	4	4	4	4	2	2	3	2	3
110	4	0	0	0	3	3	3	3	4	0	0	3	4	3	0	3	2	3	3	3	4	3	3
111	4	0	0	5	3	5	2	5	2	0	0	3	5	2	5	4	4	3	0	3	5	4	5
112	4	4	0	4	4	3	4	3	2	0	0	4	5	3	4	4	4	4	4	4	5	2	4
113	3	-2	0	3	3	3	1	2	-3	0	0	2	3	-2	4	5	4	5	3	4	3	2	4
114	5	0	5	5	5	5	3	5	3	0	0	4	4	0	5	5	5	5	5	5	5	3	5
115	0	0	0	0	3	0	3	3	2	0	0	3	4	-1	2	2	2	2	2	3	3	2	3
116	4	0	5	5	3	4	2	3	-1	0	0	2	3	-1	5	5	5	5	5	5	5	3	5

SUBUNIT_ID	UNIQUENESS	PUBLIC RECOGNITION	VISIBILITY	NAME	DISTRICT	INVENTORY_	WTED LANDFORM	WTED RELATIVE RELIEF	WTED GEOLOGY	WTED HEADLANDS	WTED BLUFFS	WTED ESTUARIES	WTED LAKES	WTED STREAMS	WTED PONDS	WTED BEACHES	WTED VEGETATION	WTED SHORELINE CONFIGURATION	WTED WATER FEATURES	WTED OCEAN	WTED WETLANDS	WTED LANDUUSE
79	4	4	5	Hither Hills Dunes	Napeague Harbor	Extensive dunefield, wide sandy beach, highway.	4.5	8	5	0	0	0	0	0.0	0	10	7.5	6.0	15	15	0	5
80	5	5	4	Walking Dunes Woodland	Napeague Harbor	Estensive wooded dunes, sink holes, marsh	6.0	8	5	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	3
81	5	5	3	Walking Dunes/Goff Point	Napeague Harbor	Unique, high dunefield surrounded by woods, ponds,	7.5	10	5	15	0	8	0	0.0	0	10	7.5	7.5	15	15	10	5
82	4	4	4	Napeague Harbor Shore	Napeague Harbor	Extensive saltwater wetlands, low dunes, historic	3.0	2	3	0	0	8	0	0.0	12	6	6.0	6.0	12	0	10	4
83	2	3	5	Napeague Beach Motels	Napeague Harbor	Large motels and parking lots on dunes, highway, w	4.5	4	3	0	0	0	0	0.0	0	10	4.5	4.5	15	15	0	-4
84	2	2	5	East Hampton Beach	Napeague Harbor	Dense gridded prewar seashore development, wide sa	3.0	4	2	0	0	0	0	0.0	0	10	3.0	4.5	15	15	0	2
85	5	5	3	Napeague Beach	Napeague Harbor	Extensive undeveloped dunefield, wide sandy beach,	4.5	6	5	0	0	0	0	0.0	0	10	7.5	6.0	15	15	8	5
86	3	3	5	Montauk Hy. - Napeague E	Napeague Harbor	Straight highway, railroad through pine barrens, l	3.0	2	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
87	5	4	4	Napeague Meadows	Napeague Harbor	Large saltmarsh, tidal streams, low wooded dunes	3.0	2	4	0	0	8	0	6.0	0	0	7.5	0.0	9	0	10	5
88	3	4	4	Napeague/Lazy Point	Napeague Harbor	Dense prewar vacation homes, saltmarsh, dunes, san	4.5	4	4	12	0	8	0	0.0	0	8	6.0	7.5	15	15	8	3
89	3	2	0	Cherry Point	Napeague Harbor	Flat to gradually rolling sand plain, low forest,	3.0	2	3	12	0	0	0	0.0	0	8	6.0	6.0	15	15	10	5
90	5	3	4	Promised Land Fish Facto	Napeague Harbor	Ruins of an historic menhaden processing plant, pi	3.0	2	2	0	0	0	0	0.0	0	4	3.0	3.0	15	15	0	2
91	2	2	3	Abrams Landing	Napeague Harbor	Low dunes, small shorefront homes, keyhole harbor,	4.5	4	3	0	0	0	0	0.0	0	6	4.5	4.5	15	15	0	-2
92	4	3	4	Cranberry Hole Road	Napeague Harbor	High wooded dunes, extensive wetlands, rural road	4.5	4	4	0	0	0	0	4.5	0	0	6.0	0.0	0	0	8	5
93	2	3	5	Montauk Hy.- Napeague W	Napeague Harbor	Straight highway, prominent overhead utilities, lo	3.0	2	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
94	3	2	3	Ship Wreck Drive	Beach Hampton	Wide sandy beach, recent large lot shorefront deve	4.5	4	3	0	0	0	0	0.0	0	10	6.0	6.0	15	15	6	-3
95	2	1	3	Beach Hampton	Beach Hampton	Dense, gridded prewar shorefront neighborhood on f	3.0	2	1	0	0	0	0	0.0	0	8	3.0	4.5	15	15	2	-3
96	1	1	5	Montauk Highway - E. End	Amagansett	Highway strip commercial development, flat scrub c	1.5	2	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	-4
97	2	1	0	Abrams Landing Rd. Field	Amagansett	Old farm field, successional vegetation, scattered	3.0	2	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	2
98	2	2	4	Abrams Landing Road	Amagansett	Prewar residential suburb, modest homes, tre	3.0	2	2	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	2
100	5	5	5	Historic Village Center	Amagansett	Historic village center, major highway, stores, ho	3.0	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
101	4	4	4	Abraham's Path Residenti	Amagansett		3.0	2	1	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	3
102	3	2	0	Randy Lane Woodlands	Amagansett	Small wooded area with kettle hole wetlands	4.5	4	3	0	0	0	0	0.0	0	0	6.0	0.0	0	0	6	4
103	2	2	5	Skimhampton Road	Amagansett	Recent residential development adjacent to Amagans	3.0	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
104	5	5	5	Amagansett Village Resid	Amagansett		3.0	2	1	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	5
105	5	5	5	Town Lane Farmland	Amagansett Open	Large working farm fields, historic rural building	4.5	4	2	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
106	2	3	5	South Fork Golf Club	Amagansett Open	New golf course on former farmland adjacent to vil	3.0	2	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
107	2	3	3	W. Amagansett Golf Cours	Amagansett Open	Golf course adjacent to farmland, town recycling c	6.0	6	4	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
108	4	2	3	Stony Hill Road Woods	Barnes Hole		7.5	10	4	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
109	3	2	3	Devon Development	Barnes Hole	Extensive exurban residential development on steep	7.5	8	3	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	1
110	3	4	5	Eastside	Barnes Hole		4.5	4	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
111	4	3	3	Fresh Pond	Barnes Hole	Small salt pond, barrier beach, wetlands, stream,	4.5	4	4	0	0	8	0	7.5	15	10	7.5	4.5	15	0	10	5
112	4	3	3	Devon	Barnes Hole	Historic hilltop estates, views of sound from land	7.5	10	3	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	2
113	3	3	3	Barnes/Alberts Landings	Barnes Hole	High bluffs, historic landings, dense postwar resi	7.5	10	5	15	15	0	0	0.0	0	6	4.5	3.0	15	0	0	-2
114	5	5	5	East Harbor	Acabonack	Barrier beach, salt pond, salt marsh, hilly wooded	4.5	4	5	0	0	10	0	0.0	0	10	6.0	7.5	15	0	10	4
115	3	3	4	Green River	Acabonack	Low wooded hills, small pre-war hamlets, extensive	4.5	4	3	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	2
116	5	5	5	Gerard Drive	Acabonack	Barrier beach, salt pond, saltmarsh, dense residen	3.0	2	4	0	0	10	0	0.0	0	10	4.5	7.5	15	0	6	2

SUBUNIT_ID	WTED WILDERNESS	WTED FORESTRY	WTED PARKS	WTED FARMLAND	WTED ESTATES	WTED EXURBAN	WTED RESORTS	WTED SUBURBS	WTED VILLAGES	WTED TOWN CENTERS	WTED_ NDUSTRY	WTED MINING	WTED TRANSPORT ATION	WTED PROMINENT FEATURES	WTED HARBORS	WTED EPHEMERAL	WTED HISTORIC	WTED SYMBOLIC	WTED ARCHITECTURE	WTED LANDSCAPE	WTED SETTLEMENT PATTERN	WTED SKYLINE	WTED URBAN FORM	WTED DESIGNED LANDSCAPES	WTED STATE OF UPKEEP	WTED_DISCO RDANT_FEAT URES
79	6	0	7.5	0	0	0	0	0	0.0	0	0	0	3	0	0.0	5	0.0	5	0	5	0	0	0	0.0	0	6.0
80	8	4	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	6.0	5	0	4	0	0	0	0.0	5	0.0
81	8	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	7.5	5	0	5	0	0	0	0.0	5	0.0
82	0	0	6.0	0	0	0	0	1	0.0	0	2	0	3	-3	0.0	3	4.5	0	1	4	2	0	0	0.0	0	-4.5
83	0	0	0.0	0	0	0	-3	0	0.0	0	0	0	2	0	0.0	4	0.0	-2	-4	2	2	0	0	1.5	2	-6.0
84	0	0	0.0	0	0	0	0	-3	0.0	0	0	0	2	0	0.0	3	3.0	0	-1	1	2	0	0	3.0	2	-4.5
85	8	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	4.5	5	0	5	0	0	0	0.0	5	6.0
86	0	0	4.5	0	0	0	0	0	0.0	0	0	0	3	0	0.0	2	0.0	3	0	3	0	0	0	3.0	3	4.5
87	8	0	7.5	0	0	0	0	0	0.0	0	0	0	4	0	0.0	5	4.5	4	0	4	0	0	0	0.0	5	4.5
88	0	0	4.5	0	0	0	0	-2	0.0	0	0	0	4	0	0.0	5	4.5	4	2	3	2	0	0	3.0	2	-1.5
89	8	0	6.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	44	4.5	3	0	3	0	0	0	0.0	0	6.0
90	0	0	3.0	0	0	0	0	0	0.0	0	4	0	4	3	4.5	4	7.5	4	1	1	0	0	0	0.0	1	-1.5
91	0	0	0.0	0	0	-3	0	0	0.0	0	0	0	4	0	0.0	3	0.0	0	1	3	-2	0	0	0.0	2	-1.5
92	8	0	7.5	0	0	0	0	0	0.0	0	0	0	4	0	0.0	4	0.0	4	0	4	0	0	0	0.0	5	6.0
93	0	0	4.5	0	0	0	0	0	0.0	0	0	0	3	0	0.0	2	0.0	3	0	3	0	0	0	3.0	3	-3.0
94	0	0	0.0	0	0	0	0	-3	0.0	0	0	0	0	0	0.0	3	0.0	-3	-2	2	-3	0	0	3.0	3	-4.5
95	0	0	0.0	0	0	0	0	-3	0.0	0	0	0	3	0	0.0	2	0.0	-3	-2	2	-2	0	0	3.0	2	-4.5
96	0	0	0.0	0	0	0	0	-3	0.0	0	-3	0	-3	0	0.0	0	0.0	-3	-3	2	-4	0	0	0.0	2	-4.5
97	0	0	0.0	0	0	2	0	0	0.0	0	0	0	0	0	0.0	3	0.0	0	2	2	-1	0	0	0.0	2	-1.5
98	0	0	0.0	0	0	0	0	3	0.0	0	0	0	3	0	0.0	0	0.0	0	2	2	3	0	0	4.5	4	3.0
100	0	0	0.0	0	0	0	0	0	0.0	4	0	0	3	0	0.0	2	7.5	5	3	3	5	0	4	4.5	5	4.5
101	0	0	0.0	0	0	0	0	0	4.5	0	0	0	4	0	0.0	2	6.0	4	3	3	5	0	4	6.0	4	6.0
102	0	0	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	0.0	0	0	3	0	0	0	0.0	3	4.5
103	0	0	0.0	0	0	0	0	0	4.5	0	0	0	4	0	0.0	0	3.0	0	3	2	2	0	2	4.5	4	4.5
104	0	0	6.0	0	3	0	0	0	7.5	0	0	0	5	4	0.0	4	7.5	5	5	5	5	0	5	6.0	5	7.5
105	0	0	0.0	10	0	3	0	0	0.0	0	0	0	5	0	0.0	4	6.0	5	4	5	0	0	0	0.0	5	6.0
106	0	0	4.5	0	0	0	3	0	0.0	0	0	0	0	0	0.0	2	0.0	2	0	3	0	0	0	3.0	3	-1.5
107	0	0	4.5	0	0	0	3	2	0.0	0	0	0	0	0	0.0	2	0.0	2	2	3	0	0	0	3.0	3	-3.0
108	10	5	0.0	0	0	4	0	0	0.0	0	0	0	4	0	0.0	4	0.0	4	0	5	4	0	0	0.0	0	0.0
109	0	0	0.0	0	0	-2	0	0	0.0	0	0	0	3	-2	0.0	4	0.0	0	2	2	-2	0	0	3.0	4	-3.0
110	0	0	0.0	0	0	0	0	0	4.5	0	0	0	4	0	0.0	0	4.5	3	3	3	4	0	0	4.5	4	4.5
111	8	0	7.5	0	0	2	0	0	0.0	0	0	0	4	0	0.0	5	4.5	5	2	5	2	0	0	4.5	5	3.0
112	0	0	0.0	0	4	2	0	0	0.0	0	0	0	4	4	0.0	4	6.0	3	4	3	2	0	0	6.0	5	4.5
113	0	0	0.0	0	0	0	0	-3	0.0	0	0	0	3	-2	0.0	3	4.5	3	1	2	-3	0	0	3.0	3	-3.0
114	8	0	7.5	0	4	2	0	0	0.0	0	0	0	5	0	7.5	5	7.5	5	3	5	3	0	0	6.0	4	0.0
115	0	0	4.5	0	0	-2	0	0	4.5	0	0	0	0	0	0.0	0	4.5	0	3	3	2	0	0	4.5	4	-1.5
116	0	0	4.5	0	0	-2	0	0	0.0	0	0	0	4	0	7.5	5	4.5	4	2	3	-1	0	0	3.0	3	-1.5

SUBUNIT_ID	WTED COASTAL VIEWSHED	WTED VIEW LENGTH	WTED VIEW WIDTH	WTED VIEW BACKGROUND	WTED VIEW COMPOSITION	WTED VIEW FOCAL POINTS	WTED VARIETY	WTED UNITY	WTED CONTRAST	WTED UNIQUENESS	WTED PUBLIC RECOGNITION	WTED VISIBILITY	VALUE SUM	MEAN SCORE	WTED VALUE SUM	MEAN WEIGHTED SCORE
79	7.5	5	5	3	5	0	5	4	4	4	4	5	120	4.44	165.0	6.11
80	6.0	5	4	5	5	5	4	4	4	5	5	4	109	4.36	128.0	5.12
81	7.5	5	5	3	5	3	5	5	5	5	5	3	147	4.74	215.0	6.94
82	7.5	5	4	4	3	-3	5	2	3	4	4	4	95	2.79	133.5	3.93
83	7.5	5	5	2	2	-4	3	1	1	2	3	5	55	1.77	87.5	2.82
84	7.5	4	4	3	2	2	3	2	2	2	2	5	71	2.29	104.5	3.37
85	7.5	5	5	3	4	3	4	5	4	5	5	3	131	4.37	181.5	6.05
86	0.0	3	2	2	3	2	2	3	3	3	3	5	64	2.67	71.5	2.98
87	0.0	4	5	3	3	2	3	4	4	5	4	4	111	3.83	142.0	4.90
88	7.5	5	5	3	3	-1	4	2	2	3	4	4	113	3.14	167.0	4.64
89	7.5	5	5	4	4	3	3	3	3	3	2	0	147	5.07	202.0	6.97
90	7.5	5	5	4	3	-1	4	3	3	5	3	4	97	2.94	130.0	3.94
91	7.5	5	5	3	3	3	4	1	2	2	2	3	70	2.41	101.5	3.50
92	6.0	4	4	3	4	3	4	4	4	4	3	4	104	3.85	125.5	4.65
93	0.0	3	2	1	2	1	2	2	2	2	3	5	53	2.21	58.0	2.42
94	7.5	5	5	3	2	3	4	1	2	3	2	3	65	2.10	102.5	3.31
95	6.0	4	3	3	1	2	2	1	2	2	1	3	47	1.47	78.0	2.44
96	0.0	3	2	-1	2	-1	2	1	1	1	1	5	-1	-0.04	0.0	0.00
97	0.0	3	4	1	3	-1	2	2	3	2	1	0	40	1.82	43.5	1.98
98	0.0	2	2	3	3	2	3	2	2	2	2	4	58	2.42	63.5	2.65
100	0.0	4	3	3	3	4	4	3	4	5	5	5	98	3.50	107.0	3.82
101	0.0	2	2	3	4	3	3	4	4	4	4	4	92	3.29	103.5	3.70
102	0.0	2	2	2	3	2	3	3	2	3	2	0	55	2.75	65.0	3.25
103	0.0	3	2	3	3	2	3	2	3	2	2	5	68	2.62	77.0	2.96
104	0.0	3	2	4	4	4	4	5	4	5	5	5	127	4.10	142.5	4.60
105	0.0	5	5	4	4	4	4	5	4	5	5	5	111	4.27	126.0	4.85
106	0.0	4	3	5	4	3	3	2	3	2	3	5	65	2.71	70.5	2.94
107	0.0	3	2	2	3	2	3	3	3	2	3	3	66	2.54	74.0	2.85
108	4.5	2	2	3	3	2	3	5	4	4	2	3	95	3.80	111.5	4.46
109	6.0	4	4	4	2	2	3	2	3	3	2	3	61	2.26	71.0	2.63
110	0.0	3	2	3	3	3	4	3	3	3	4	5	82	3.15	93.0	3.58
111	7.5	4	4	3	0	3	5	4	5	4	3	3	141	3.92	198.0	5.50
112	6.0	4	4	4	4	4	5	2	4	4	3	3	109	3.63	125.5	4.18
113	6.0	5	4	5	3	4	3	2	4	3	3	3	89	2.62	135.5	3.99
114	7.5	5	5	5	5	5	5	3	5	5	5	5	160	4.44	209.0	5.81
115	3.0	2	2	2	2	3	3	2	3	3	3	4	65	2.41	76.5	2.83
116	7.5	5	5	5	5	5	5	3	5	5	5	5	123	3.51	160.5	4.59

SUBUNIT_ID	LANDFORM	RELATIVE RELIEF	GEOLOGY	HEADLANDS	BLUFFS	ESTUARIES	LAKES	STREAMS	PONDS	BEACHES	VEGETATION	SHORE CONFIGURATION	WATER FEATURES	OCEAN	WETLANDS	LANDUSE	WILDERNESS	FORESTRY	PARKS OPEN SPACE	FARMLAND	ESTATES	EXURBAN	RESORTS	SUBURBS	VILLAGES	TOWN CENTERS	INDUSTRY	MINING
117	2	1	3	0	0	5	0	0	0	0	5	5	5	0	5	5	0	0	5	5	5	3	0	0	0	0	0	0
118	2	1	3	0	0	4	0	3	4	0	4	3	4	0	5	4	0	0	4	0	0	0	0	0	5	0	0	0
119	2	1	2	0	0	0	0	0	0	0	4	0	0	0	0	4	0	4	0	4	0	2	0	0	0	0	0	0
120	2	1	2	0	0	0	0	0	0	0	2	0	0	0	0	-3	0	0	0	0	0	0	0	-3	0	0	0	0
121	3	2	4	3	0	0	0	0	0	3	2	4	5	0	0	-3	0	0	0	0	0	0	0	-3	0	0	0	0
122	3	2	3	3	0	0	0	0	0	4	5	4	5	5	0	4	0	0	4	0	4	0	4	0	0	0	0	0
123	3	3	4	0	0	4	0	0	0	5	4	5	5	5	4	-2	0	0	3	0	0	-2	-2	0	0	0	0	0
124	3	2	4	4	0	0	0	0	4	5	4	4	5	5	4	-2	0	0	0	0	0	0	0	-2	0	0	0	0
125	2	1	2	0	0	0	0	0	0	0	2	0	0	0	0	3	0	0	0	0	0	0	0	-3	0	0	0	0
126	3	1	2	0	0	0	0	0	0	0	3	0	0	0	0	-3	0	0	0	0	0	-3	0	0	0	0	0	0
127	4	3	3	0	0	0	0	0	0	0	3	0	0	0	0	-3	0	0	0	0	0	-3	0	0	0	0	0	0
128	1	1	1	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0	0	2	0	0	3	0	0	0
129	3	2	2	0	0	0	0	0	0	0	5	0	0	0	0	3	3	4	4	0	0	0	3	0	0	0	0	0
130	3	4	3	0	4	0	0	0	0	5	5	3	4	5	0	5	3	5	4	0	0	0	4	0	0	0	0	0
131	2	1	2	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	3	0	0	0	0	3	0	0	0	0
132	3	2	5	0	0	4	0	0	0	5	4	5	5	5	5	4	3	0	5	0	0	0	3	0	0	0	0	0
133	3	2	2	0	0	5	0	0	0	2	2	3	4	0	3	3	0	0	3	0	0	0	3	0	3	0	0	0
134	3	3	5	0	0	5	0	0	0	5	4	5	5	5	5	5	4	0	5	0	0	0	0	0	0	0	0	-3
135	3	2	3	0	0	5	0	0	0	3	3	4	4	0	2	2	0	0	0	0	0	-1	-2	0	0	0	0	0
135	2	1	2	0	0	5	0	0	0	0	3	5	4	0	4	2	0	0	0	0	0	0	0	1	0	0	0	0
136	4	3	3	0	0	5	0	0	0	2	4	4	5	0	4	2	0	0	0	0	0	1	0	0	0	0	0	0
137	5	4	4	0	0	5	0	5	0	4	4	5	4	0	4	2	2	0	0	0	0	-2	0	0	0	0	0	0
138	2	1	4	0	0	3	0	0	0	4	4	5	5	0	4	3	0	0	1	0	0	-2	-2	0	0	0	0	-2
139	2	2	1	0	0	0	0	0	0	0	2	0	0	0	0	-4	0	0	0	0	0	0	0	0	0	0	-3	-3
140	2	1	2	0	0	0	0	0	0	0	4	0	0	0	0	3	0	0	0	4	0	0	0	2	0	0	-2	0
141	1	1	1	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0
142	3	2	4	0	0	0	0	0	0	0	4	0	0	0	3	3	2	3	0	0	0	3	0	0	0	0	0	0
143	2	1	1	0	0	0	0	0	0	0	3	0	0	0	0	-2	0	0	0	0	0	0	0	-1	0	0	0	0
144	1	1	1	0	0	0	0	0	3	0	3	0	0	0	3	1	0	0	3	0	0	0	3	2	0	0	0	0
145	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	-3	0	0	0	0	0	0	0	0	0	0	-2	0
146	1	1	1	0	0	0	0	0	0	0	5	0	0	0	0	4	0	4	0	3	0	0	0	0	0	0	0	0
147	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	1	0	0	0	0	0	0	0	-1	0	0	0	0
148	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0
149	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	-2	0	0	0	0	0	0	0	2	0	0	0	0
150	1	1	1	0	0	0	0	0	0	0	4	0	0	0	0	3	0	0	4	0	0	0	0	3	0	0	0	0
151	2	2	2	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
152	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0

SUBUNIT_ID	TRANSPORTATION	PROMINENT FEATURES	HARBORS	EPHEMERAL CHARACTERISTICS	HISTORIC CHARACTER	SYMBOLIC VALUE/MEANING	ARCHITECTURAL CHARACTER	LANDSCAPE CHARACTER	SETTLEMENT _PATTERN	SKYLINE	URBAN FORM	DESIGNED LANDSCAPES	STATE OF UPKEEP	DISCORDANT FEATURES	COASTAL VIEWSHED	VIEW LENGTH	VIEW_WIDTH	VIEW BACKGROUND	VIEW_COMPOSITION	VIEW FOCAL POINTS	VARIETY	UNITY	CONTRAST
117	5	0	5	5	5	5	5	5	3	0	0	4	5	0	5	5	5	5	5	5	5	4	5
118	5	5	0	4	5	5	5	4	5	0	0	4	5	0	4	4	3	5	5	5	5	4	5
119	5	0	0	4	3	3	3	4	3	0	0	3	4	2	2	3	3	3	3	3	4	3	3
120	3	0	0	-1	0	0	2	1	-3	0	0	3	4	-1	0	2	2	2	2	2	1	2	2
121	4	0	0	3	0	-1	2	2	-3	0	0	2	4	-2	5	3	3	5	2	5	3	2	3
122	0	4	0	4	3	4	4	5	0	0	0	4	4	2	5	5	4	5	5	5	5	4	5
123	3	-2	-2	-3	0	0	2	3	-3	0	0	3	4	-2	5	4	4	2	3	2	4	2	4
124	3	0	0	3	0	0	2	3	-2	0	0	2	4	-1	5	4	4	5	3	4	4	2	4
125	3	0	0	-1	0	0	2	1	-3	0	0	3	4	-1	0	2	2	2	2	2	1	2	2
126	3	0	0	-1	0	-1	2	2	-3	0	0	2	4	1	0	2	2	1	2	2	1	2	2
127	3	0	0	-1	0	-1	2	2	-3	0	0	2	4	1	2	3	2	2	3	2	2	2	2
128	2	0	0	-1	2	0	3	3	3	0	2	3	4	2	0	3	3	2	2	2	3	3	3
129	4	0	0	3	3	3	2	2	2	0	0	3	4	0	3	3	3	3	3	3	3	0	4
130	0	0	0	5	0	4	3	4	3	0	0	3	4	1	4	4	4	5	4	4	5	4	4
131	3	0	0	0	2	3	3	2	3	0	3	3	4	0	2	2	2	3	3	3	3	3	2
132	4	3	5	4	3	4	2	4	0	0	0	2	3	3	5	5	5	4	4	4	5	4	5
133	3	2	4	3	4	4	3	2	4	0	4	2	2	-2	4	4	4	5	4	4	5	3	4
134	0	0	4	5	3	5	2	4	0	0	0	1	3	-2	5	5	5	4	4	4	5	3	5
135	3	1	-1	2	0	0	1	2	1	0	0	2	2	1	4	4	3	4	3	3	4	2	3
135	0	0	0	4	0	0	2	3	1	0	0	3	4	2	5	4	4	4	4	4	4	2	3
136	4	0	0	3	0	0	3	3	1	0	0	3	5	3	4	4	3	3	4	3	4	3	3
137	0	0	0	3	0	4	2	4	-1	0	0	2	4	2	4	4	3	4	5	5	5	3	4
138	1	-1	-1	3	0	0	1	2	-1	0	0	3	2	1	5	4	4	4	3	2	5	2	3
139	2	-2	0	1	0	-2	1	1	1	0	0	0	2	-3	0	3	3	3	2	1	3	1	2
140	2	2	0	0	0	0	2	3	2	0	0	3	3	2	0	3	3	3	4	2	4	3	3
141	3	0	0	0	0	0	2	2	1	0	0	2	3	0	0	3	2	2	2	2	2	2	1
142	0	0	0	3	0	0	2	3	0	0	0	0	3	2	0	2	2	3	3	2	2	4	3
143	3	0	0	0	0	0	2	2	1	0	0	3	4	0	0	2	2	2	2	2	1	2	2
144	3	1	0	3	0	3	2	3	3	0	0	3	4	1	0	3	3	2	3	2	3	2	3
145	0	-2	0	0	0	0	2	2	1	0	0	3	3	2	0	3	3	2	2	2	3	2	2
146	2	0	0	2	3	4	3	3	4	0	0	0	2	3	0	3	3	2	3	3	3	2	3
147	0	0	0	0	0	0	2	2	1	0	0	0	0	0	0	2	2	3	2	2	2	2	2
148	0	0	0	0	0	0	2	2	2	0	0	2	3	0	0	2	2	2	2	2	2	2	2
149	2	1	0	2	0	0	2	2	1	0	0	2	3	2	0	3	2	2	2	2	2	2	2
150	3	0	0	2	3	0	3	3	2	0	0	4	4	0	0	3	3	3	3	3	3	2	3
151	0	-2	0	0	0	0	0	2	0	-2	0	0	4	1	0	3	3	2	2	1	3	2	3
152	3	0	0	2	0	2	2	3	2	0	0	3	4	2	0	3	2	2	2	2	2	3	3

SUBUNIT_ID	UNIQUENESS	PUBLIC RECOGNITION	VISIBILITY	NAME	DISTRICT	INVENTORY_	WTED LANDFORM	WTED RELATIVE RELIEF	WTED GEOLOGY	WTED HEADLANDS	WTED BLUFFS	WTED ESTUARIES	WTED LAKES	WTED STREAMS	WTED PONDS	WTED BEACHES	WTED VEGETATION	WTED SHORELINE CONFIGURATION	WTED WATER FEATURES	WTED OCEAN	WTED WETLANDS	WTED LANDUUSE
117	5	5	5	West Side of Harbor	Acabonack	Historic farms, farmland, saltmarsh, woodlands, sa	3.0	2	3	0	0	10	0	0.0	0	0	7.5	7.5	15	0	10	5
118	5	5	5	Springs	Acabonack	Historic village, historic civic buildings, pond,	3.0	2	3	0	0	8	0	4.5	12	0	6.0	4.5	12	0	10	4
119	3	2	5	Farmland	Acabonack	Flat farm fields, woodlands, historic homes, recen	3.0	2	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
120	1	2	4	Whispering Woods	Fireplace	Dense, post-war residential development on flat,	3.0	2	2	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	-3
121	3	3	2	Hog Creek Point	Fireplace	Dense, post-war residential development along low	4.5	4	4	9	0	0	0	0.0	0	6	3.0	6.0	15	0	0	-3
122	4	4	1	Fireplace Lodge	Fireplace	Historic estate, lawns, grounds on sloping ground	4.5	4	3	9	0	0	0	0.0	0	8	7.5	6.0	15	15	0	4
123	3	3	2	Hog Creek	Fireplace	Small salt pond surrounded by residential developm	4.5	6	4	0	0	8	0	0.0	0	10	6.0	7.5	15	15	8	-2
124	3	2	2	Hog Creek Dunes	Fireplace	Sandy beach, dunes, small ponds, dense post-war re	4.5	4	4	12	0	0	0	0.0	12	10	6.0	6.0	15	15	8	-2
125	1	2	4	Whispering Woods West	Fireplace	Dense, post-war residential development on flat wo	3.0	2	2	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	3
126	1	2	4	Kingstown Residential De	Kingstown	Dense, post-war development on flat to rolling woo	4.5	2	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	-3
127	2	2	4	Kingstown Residential De	Kingstown	Dense, post-war development on flat to rolling woo	6.0	6	3	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	-3
128	2	3	5	Kingstown Hamlet	Kingstown	Small historic hamlet on flat, wooded land, small	1.5	2	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	2
129	3	3	2	Girl Scout Camp	Three Mile Harbo	Institutional camp in flat, densely wooded terrain	4.5	4	2	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	3
130	5	3	1	Girl Scout Camp Beach	Three Mile Harbo	Wide sandy beach, steep wooded shorefront knoll, d	4.5	8	3	0	12	0	0	0.0	0	10	7.5	4.5	12	15	0	5
131	2	3	4	Maidstone Park	Three Mile Harbo	Pre-war residential suburb on flat to gently rolli	3.0	2	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
132	4	5	0	Maidstone Park Beach	Three Mile Harbo	Wide sandy barrier beach, harbor entrance, jetty,	4.5	4	5	0	0	8	0	0.0	0	10	6.0	7.5	15	15	10	4
133	4	5	5	Three Mile Harbor	Three Mile Harbo	Village center, fishing/recreational harbor, salt	4.5	4	2	0	0	10	0	0.0	0	4	3.0	4.5	12	0	6	3
134	5	5	3	Sammy's Beach	Three Mile Harbo	Barrier beach, high dune fields at mouth of large	4.5	6	5	0	0	10	0	0.0	0	10	6.0	7.5	15	15	10	5
135	3	3	4	Three Mile Harbor Marina	Three Mile Harbo	Large saltpond, wooded shoreline, dense residentia	3.0	2	2	0	0	10	0	0.0	0	0	4.5	7.5	12	0	8	2
135	3	3	2	Maidstone Park Harbor Sh	Three Mile Harbo	Residential development along saltmarsh cove at ha	3.0	2	2	0	0	10	0	0.0	0	0	4.5	7.5	12	0	8	2
136	3	2	3	Western Shorline	Three Mile Harbo	Steep wooded hillls bordering large salt pond, mod	6.0	6	3	0	0	10	0	0.0	0	4	6.0	6.0	15	0	8	2
137	4	2	4	Hands Creek	Three Mile Harbo	Inlet of salt pond surrounded by steep wooded hill	7.5	8	4	0	0	10	0	7.5	0	8	6.0	7.5	12	0	8	2
138	3	3	4	Tanbark Creek	Three Mile Harbo	Inlet of salt pond with large marinas, residential	3.0	2	4	0	0	6	0	0.0	0	8	6.0	7.5	15	0	8	3
139	2	2	2	Gravel Mine, Recycling C	West Amagansett	Large gravel pit, town recycling center, strip com	3.0	4	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	-4
140	3	1	3	Freetown Fields	West Amagansett	Small farm fields, woods, residential development,	3.0	2	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	3
141	1	1	0	Town Lane	West Amagansett	Dense suburban residential development on flat, wo	1.5	2	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	2
142	3	1	1	Town Lane Woodland	West Amagansett	Small woodland with glacial kettle hole topography	4.5	4	4	0	0	0	0	0.0	0	0	6.0	0.0	0	0	6	3
143	1	1	0	Old Acabonack Rd. Develo	West Amagansett	Recent residential development on flat to graduall	3.0	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	-2
144	2	3	4	Town Lane Industrial 1	West Amagansett	School complex, iindustrial, playing fields, pond,	1.5	2	1	0	0	0	0	0.0	9	0	4.5	0.0	0	0	6	1
145	1	1	0	Town Lane Industrial 2	West Amagansett	Industrial building set in a field surrounded by w	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	-3
146	3	1	2	Pantigo Farmland	West Amagansett	Small farm fields, farmstead adjacent to railroad	1.5	2	1	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	4
147	1	1	0	Pantigo Development	West Amagansett	Recent residential development in flat woodlands	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	1
148	2	1	3	Spring Close Way	West Amagansett	Pre and post-war subdivision development on side r	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	2
149	1	3	5	Pantigo Commercial Highw	West Amagansett	Roadside commercial development along Montauk High	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	-2
150	3	4	5	Shimhapton Road, Pantigo	West Amagansett	Large older homes with well-tended grounds, light	1.5	2	1	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	3
151	2	2	3	Pantigo Water Tower	West Amagansett	Tall water tower in small field	3.0	4	2	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	2
152	2	3	5	Pantigo Offices	West Amagansett	Office complexes, condominiums on landscaped groun	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	2

SUBUNIT_ID	WTED WILDERNESS	WTED FORESTRY	WTED PARKS	WTED FARMLAND	WTED ESTATES	WTED EXURBAN	WTED RESORTS	WTED SUBURBS	WTED VILLAGES	WTED TOWN CENTERS	WTED_ NDUSTRY	WTED MINING	WTED TRANSPORT ATION	WTED PROMINENT FEATURES	WTED HARBORS	WTED EPHEMERAL	WTED HISTORIC	WTED SYMBOLIC	WTED ARCHITECTURE	WTED LANDSCAPE	WTED SETTLEMENT PATTERN	WTED SKYLINE	WTED URBAN FORM	WTED DESIGNED LANDSCAPES	WTED STATE OF UPKEEP	WTED_DISCO RDANT_FEAT URES
117	0	0	7.5	10	5	3	0	0	0.0	0	0	0	5	0	7.5	5	7.5	5	5	5	3	0	0	6.0	5	0.0
118	0	0	6.0	0	0	0	0	0	7.5	0	0	0	5	5	0.0	4	7.5	5	5	4	5	0	0	6.0	5	0.0
119	0	4	0.0	8	0	2	0	0	0.0	0	0	0	5	0	0.0	4	4.5	3	3	4	3	0	0	4.5	4	3.0
120	0	0	0.0	0	0	0	0	-3	0.0	0	0	0	3	0	0.0	-1	0.0	0	2	1	-3	0	0	4.5	4	-1.5
121	0	0	0.0	0	0	0	0	-3	0.0	0	0	0	4	0	0.0	3	0.0	-1	2	2	-3	0	0	3.0	4	-3.0
122	0	0	6.0	0	4	0	4	0	0.0	0	0	0	0	4	0.0	4	4.5	4	4	5	0	0	0	6.0	4	3.0
123	0	0	4.5	0	0	-2	-2	0	0.0	0	0	0	3	-2	-3.0	-3	0.0	0	2	3	-3	0	0	4.5	4	-3.0
124	0	0	0.0	0	0	0	0	-2	0.0	0	0	0	3	0	0.0	3	0.0	0	2	3	-2	0	0	3.0	4	-1.5
125	0	0	0.0	0	0	0	0	-3	0.0	0	0	0	3	0	0.0	-1	0.0	0	2	1	-3	0	0	4.5	4	-1.5
126	0	0	0.0	0	0	-3	0	0	0.0	0	0	0	3	0	0.0	-1	0.0	-1	2	2	-3	0	0	3.0	4	1.5
127	0	0	0.0	0	0	-3	0	0	0.0	0	0	0	3	0	0.0	-1	0.0	-1	2	2	-3	0	0	3.0	4	1.5
128	0	0	0.0	0	0	2	0	0	4.5	0	0	0	2	0	0.0	-1	3.0	0	3	3	3	0	2	4.5	4	3.0
129	6	4	6.0	0	0	0	3	0	0.0	0	0	0	4	0	0.0	3	4.5	3	2	2	2	0	0	4.5	4	0.0
130	6	5	6.0	0	0	0	4	0	0.0	0	0	0	0	0	0.0	5	0.0	4	3	4	3	0	0	4.5	4	1.5
131	0	0	4.5	0	0	0	0	3	0.0	0	0	0	3	0	0.0	0	3.0	3	3	2	3	0	3	4.5	4	0.0
132	6	0	7.5	0	0	0	3	0	0.0	0	0	0	4	3	7.5	4	4.5	4	2	4	0	0	0	3.0	3	4.5
133	0	0	4.5	0	0	0	3	0	4.5	0	0	0	3	2	6.0	3	6.0	4	3	2	4	0	4	3.0	2	-3.0
134	8	0	7.5	0	0	0	0	0	0.0	0	0	-3	0	0	6.0	5	4.5	5	2	4	0	0	0	1.5	3	-3.0
135	0	0	0.0	0	0	0	0	1	0.0	0	0	0	0	0	0.0	4	0.0	0	2	3	1	0	0	4.5	4	3.0
135	0	0	0.0	0	0	0	0	1	0.0	0	0	0	0	0	0.0	4	0.0	0	2	3	1	0	0	4.5	4	3.0
136	0	0	0.0	0	0	1	0	0	0.0	0	0	0	4	0	0.0	3	0.0	0	3	3	1	0	0	4.5	5	4.5
137	4	0	0.0	0	0	-2	0	0	0.0	0	0	0	0	0	0.0	3	0.0	4	2	4	-1	0	0	3.0	4	3.0
138	0	0	1.5	0	0	-2	-2	0	0.0	0	0	-2	1	-1	-1.5	3	0.0	0	1	2	-1	0	0	4.5	2	1.5
139	0	0	0.0	0	0	0	0	0	0.0	0	-3	-3	2	-2	0.0	1	0.0	-2	1	1	1	0	0	0.0	2	-4.5
140	0	0	0.0	8	0	0	0	2	0.0	0	-2	0	2	2	0.0	0	0.0	0	2	3	2	0	0	4.5	3	3.0
141	0	0	0.0	0	0	0	0	2	0.0	0	0	0	3	0	0.0	0	0.0	0	2	2	1	0	0	3.0	3	0.0
142	4	3	0.0	0	0	3	0	0	0.0	0	0	0	0	0	0.0	3	0.0	0	2	3	0	0	0	0.0	3	3.0
143	0	0	0.0	0	0	0	0	-1	0.0	0	0	0	3	0	0.0	0	0.0	0	2	2	1	0	0	4.5	4	0.0
144	0	0	4.5	0	0	0	3	2	0.0	0	0	0	3	1	0.0	3	0.0	3	2	3	3	0	0	4.5	4	1.5
145	0	0	0.0	0	0	0	0	0	0.0	0	-2	0	0	-2	0.0	0	0.0	0	2	2	1	0	0	4.5	3	3.0
146	0	4	0.0	6	0	0	0	0	0.0	0	0	0	2	0	0.0	2	4.5	4	3	3	4	0	0	0.0	2	4.5
147	0	0	0.0	0	0	0	0	-1	0.0	0	0	0	0	0	0.0	0	0.0	0	2	2	1	0	0	0.0	0	0.0
148	0	0	0.0	0	0	0	0	2	0.0	0	0	0	0	0	0.0	0	0.0	0	2	2	2	0	0	3.0	3	0.0
149	0	0	0.0	0	0	0	0	2	0.0	0	0	0	2	1	0.0	2	0.0	0	2	2	1	0	0	3.0	3	3.0
150	0	0	6.0	0	0	0	0	3	0.0	0	0	0	3	0	0.0	2	4.5	0	3	3	2	0	0	6.0	4	0.0
151	0	0	0.0	0	0	0	0	0	0.0	0	0	0	0	-2	0.0	0	0.0	0	0	2	0	-2	0	0.0	4	1.5
152	0	0	0.0	0	0	0	0	0	0.0	0	0	0	3	0	0.0	2	0.0	2	2	3	2	0	0	4.5	4	3.0

SUBUNIT_ID	WTED COASTAL VIEWSHED	WTED VIEW LENGTH	WTED VIEW WIDTH	WTED VIEW BACKGROUND	WTED VIEW COMPOSITION	WTED VIEW FOCAL POINTS	WTED VARIETY	WTED UNITY	WTED CONTRAST	WTED UNIQUENESS	WTED PUBLIC RECOGNITION	WTED VISIBILITY	VALUE SUM	MEAN SCORE	WTED VALUE SUM	MEAN WEIGHTED SCORE
117	7.5	5	5	5	5	5	5	4	5	5	5	5	160	4.57	204.0	5.83
118	6.0	4	3	5	5	5	5	4	5	5	5	5	148	4.23	191.0	5.46
119	3.0	3	3	3	3	3	4	3	3	3	2	5	94	3.13	107.0	3.57
120	0.0	2	2	2	2	2	1	2	2	1	2	4	31	1.24	35.0	1.40
121	7.5	3	3	5	2	5	3	2	3	3	3	2	70	2.26	98.0	3.16
122	7.5	5	4	5	5	5	5	4	5	4	4	1	136	4.00	183.0	5.38
123	7.5	4	4	2	3	2	4	2	4	3	3	2	80	2.22	125.5	3.49
124	7.5	4	4	5	3	4	4	2	4	3	2	2	96	2.91	151.5	4.59
125	0.0	2	2	2	2	2	1	2	2	1	2	4	37	1.48	41.0	1.64
126	0.0	2	2	1	2	2	1	2	2	1	2	4	33	1.27	38.5	1.48
127	3.0	3	2	2	3	2	2	2	2	2	2	4	44	1.63	53.0	1.96
128	0.0	3	3	2	2	2	3	3	3	2	3	5	66	2.36	73.5	2.63
129	4.5	3	3	3	3	3	3	0	4	3	3	2	88	3.03	103.5	3.57
130	6.0	4	4	5	4	4	5	4	4	5	3	1	131	3.85	180.5	5.31
131	3.0	2	2	3	3	3	3	3	2	2	3	4	75	2.68	83.5	2.98
132	7.5	5	5	4	4	4	5	4	5	4	5	0	145	4.03	201.5	5.60
133	6.0	4	4	5	4	4	5	3	4	4	5	5	124	3.26	157.0	4.13
134	7.5	5	5	4	4	4	5	3	5	5	5	3	134	3.83	190.0	5.43
135	7.5	4	4	4	4	4	4	2	3	3	3	2	90	3.10	118.0	4.07
135	7.5	4	4	4	4	4	4	2	3	3	3	2	90	3.10	118.0	4.07
136	6.0	4	3	3	4	3	4	3	3	3	2	3	101	3.26	136.0	4.39
137	6.0	4	3	4	5	5	5	3	4	4	2	4	113	3.42	153.5	4.65
138	7.5	4	4	4	3	2	5	2	3	3	3	4	82	2.28	114.0	3.17
139	0.0	3	3	3	2	1	3	1	2	2	2	2	22	0.81	24.5	0.91
140	0.0	3	3	3	4	2	4	3	3	3	1	3	67	2.48	77.5	2.87
141	0.0	3	2	2	2	2	2	2	1	1	1	0	40	1.82	43.5	1.98
142	0.0	2	2	3	3	2	2	4	3	3	1	1	66	2.64	77.5	3.10
143	0.0	2	2	2	2	2	1	2	2	1	1	0	36	1.64	41.0	1.86
144	0.0	3	3	2	3	2	3	2	3	2	3	4	77	2.48	92.5	2.98
145	0.0	3	3	2	2	2	3	2	2	1	1	0	33	1.43	38.5	1.67
146	0.0	3	3	2	3	3	3	2	3	3	1	2	73	2.70	83.0	3.07
147	0.0	2	2	3	2	2	2	2	2	1	1	0	30	1.58	33.0	1.74
148	0.0	2	2	2	2	2	2	2	2	2	1	3	43	1.95	47.0	2.14
149	0.0	3	2	2	2	2	2	2	2	1	3	5	49	1.88	54.0	2.08
150	0.0	3	3	3	3	3	3	2	3	3	4	5	76	2.92	85.0	3.27
151	0.0	3	3	2	2	1	3	2	3	2	2	3	39	1.86	43.5	2.07
152	0.0	3	2	2	2	2	2	3	3	2	3	5	60	2.40	65.5	2.62

SUBUNIT_ID	LANDFORM	RELATIVE RELIEF	GEOLOGY	HEADLANDS	BLUFFS	ESTUARIES	LAKES	STREAMS	PONDS	BEACHES	VEGETATION	SHORE CONFIGURATION	WATER FEATURES	OCEAN	WETLANDS	LANDUSE	WILDERNESS	FORESTRY	PARKS OPEN SPACE	FARMLAND	ESTATES	EXURBAN	RESORTS	SUBURBS	VILLAGES	TOWN CENTERS	INDUSTRY	MINING
153	1	1	1	0	0	0	0	0	0	0	4	0	0	0	0	4	0	0	0	3	0	0	0	0	0	0	0	0
154	4	3	5	0	0	0	0	0	3	5	5	2	5	5	4	5	4	0	5	0	0	0	3	0	0	0	0	0
155	1	1	2	0	0	0	0	0	4	0	4	0	3	0	0	4	0	0	0	5	5	3	0	0	0	0	0	0
156	3	3	4	0	0	0	0	0	0	5	5	3	5	5	0	3	0	0	0	0	5	0	0	0	0	0	0	0
157	1	1	2	0	0	0	0	0	0	0	4	0	0	0	0	3	0	0	0	0	5	0	0	5	0	0	0	0
158	4	3	5	0	0	0	0	4	5	5	4	5	5	5	4	4	0	0	5	0	5	0	5	0	0	0	0	0
159	3	3	4	0	0	0	0	0	0	5	5	3	5	5	0	2	0	0	0	0	5	0	0	0	0	0	0	0
160	2	1	2	0	0	0	0	0	0	0	5	0	0	0	3	4	0	5	4	0	5	0	0	5	0	0	0	0
161	4	4	3	0	0	0	0	0	0	0	5	0	0	0	0	4	0	4	4	0	4	0	0	5	0	0	0	0
162	3	2	5	0	0	0	0	4	5	5	5	5	5	5	5	2	0	5	5	5	5	3	0	4	0	0	0	0
163	3	2	3	0	0	0	0	0	2	0	3	0	2	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0
164	3	2	2	0	0	0	0	0	0	0	4	0	0	0	0	4	0	0	5	5	0	0	0	3	0	0	0	0
164	3	2	2	0	0	0	0	0	0	0	4	0	0	0	0	4	0	0	5	5	0	0	0	3	0	0	0	0
165	3	1	4	0	0	0	0	0	5	3	4	5	5	0	4	2	0	0	0	0	5	0	0	4	0	0	0	0
166	3	3	4	0	4	0	0	5	5	3	5	5	5	0	4	3	4	4	4	0	5	0	0	4	0	0	0	0
167	3	3	4	0	3	0	0	5	5	3	5	5	5	0	4	3	4	4	3	0	4	0	0	3	0	0	0	0
168	2	1	1	0	0	0	0	0	3	0	4	0	0	0	0	3	4	4	0	0	3	2	0	0	0	0	0	0
169	3	2	0	0	0	5	0	0	5	5	5	5	5	5	5	5	0	0	5	0	4	0	0	3	0	0	0	0
170	2	2	4	0	0	0	0	0	5	5	5	5	5	5	5	5	0	0	5	5	5	0	0	4	5	0	0	0
171	2	1	1	0	0	0	0	0	0	0	3	0	0	0	0	4	0	0	0	0	0	0	0	3	5	0	0	0
172	3	1	5	0	0	0	0	0	5	0	5	5	5	4	4	5	0	0	5	5	5	4	0	0	0	0	0	0
173	3	3	5	0	0	0	0	0	5	5	5	5	5	5	5	4	0	0	5	5	0	2	0	0	0	0	0	0
174	2	1	1	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0
175	1	3	1	0	0	0	0	0	0	0	1	0	0	0	0	-5	0	0	0	0	0	0	0	0	0	0	-3	-5
176	1	3	1	0	0	0	0	0	0	0	1	0	0	0	0	-5	0	0	0	0	0	0	0	0	0	0	-3	-5
177	2	2	1	0	0	0	0	0	0	0	3	0	0	0	0	-1	0	2	0	0	0	-2	0	0	0	0	0	-3
178	1	1	2	0	0	0	0	0	0	0	4	0	0	0	0	-1	0	0	3	0	0	0	0	0	0	0	2	0
179	1	1	2	0	0	0	0	0	0	0	4	0	0	0	0	2	2	4	3	0	0	0	0	0	0	0	0	0
180	1	1	1	0	0	0	0	0	0	0	2	0	0	0	0	-3	0	0	0	0	0	0	0	-2	0	0	-4	0
181	1	1	1	0	0	0	0	0	0	0	4	0	0	0	0	5	0	0	0	4	0	0	0	0	0	0	0	0
182	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	-1	0	0	0	0	0	0	0	-2	0	0	0	0
183	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0
184	1	1	1	0	0	0	0	0	0	0	2	0	0	0	0	-1	0	0	0	0	0	0	0	-2	0	0	0	0
185	3	2	3	0	0	0	0	0	0	0	4	0	0	0	0	3	0	0	0	0	0	0	0	3	0	0	0	0
186	2	1	2	0	0	0	0	0	0	0	2	0	0	0	0	-2	0	0	0	0	0	0	0	-2	0	0	0	0
187	2	1	2	0	0	0	0	0	0	0	5	0	0	0	0	5	0	0	0	5	0	4	0	0	0	0	0	0
187	2	1	2	0	0	0	0	0	0	0	5	0	0	0	0	5	0	0	0	5	0	4	0	0	0	0	0	0

SUBUNIT_ID	TRANSPORTATION	PROMINENT FEATURES	HARBORS	EPHEMERAL CHARACTERISTICS	HISTORIC CHARACTER	SYMBOLIC VALUE/MEANING	ARCHITECTURAL CHARACTER	LANDSCAPE CHARACTER	SETTLEMENT _PATTERN	SKYLINE	URBAN FORM	DESIGNED LANDSCAPES	STATE OF UPKEEP	DISCORDANT FEATURES	COASTAL VIEWSHED	VIEW LENGTH	VIEW_WIDTH	VIEW BACKGROUND	VIEW_COMPOSITION	VIEW FOCAL POINTS	VARIETY	UNITY	CONTRAST
153	0	0	0	0	0	4	0	3	0	0	0	0	3	3	0	3	3	3	3	3	2	3	3
154	0	0	0	5	0	5	3	5	0	0	0	3	5	0	5	5	5	5	4	4	5	5	5
155	5	0	0	4	3	3	4	5	3	0	0	5	5	0	3	4	5	4	5	4	4	4	4
156	5	0	0	5	5	5	5	5	3	0	0	5	5	0	5	5	5	5	5	5	5	4	5
157	5	0	0	0	4	5	5	5	3	0	0	5	5	0	0	3	3	5	5	5	4	5	4
158	5	5	0	5	4	5	4	5	4	0	0	5	5	3	5	5	5	5	5	5	5	4	5
159	0	3	0	4	4	3	4	5	3	0	0	5	5	4	5	3	3	4	4	3	5	3	5
160	5	0	0	4	5	5	5	5	4	0	0	5	5	4	0	3	3	4	5	4	5	5	5
161	5	0	0	4	5	5	5	5	4	0	0	5	5	4	0	4	3	4	5	4	5	5	5
162	5	4	0	5	5	5	5	5	3	0	0	5	5	3	5	5	5	5	5	4	5	4	5
163	3	0	0	0	0	0	3	3	2	0	0	3	4	3	0	2	3	3	3	2	3	3	3
164	4	0	0	4	4	5	4	5	4	0	0	4	5	4	0	4	4	4	4	3	4	3	4
164	4	0	0	4	4	5	4	5	4	0	0	4	5	4	0	4	4	4	4	3	4	3	4
165	5	0	0	5	4	5	5	5	3	0	0	5	5	4	5	5	5	5	5	5	5	4	5
166	0	0	0	5	4	4	5	5	3	0	0	5	5	4	4	4	3	5	4	5	5	4	5
167	0	0	0	5	3	3	4	4	2	0	0	4	5	4	4	4	3	5	4	4	4	4	5
168	3	0	0	2	0	0	3	3	3	0	0	3	3	3	0	2	2	3	2	2	2	3	2
169	0	0	0	5	3	5	4	5	3	0	0	4	5	4	5	5	5	5	5	5	5	4	5
170	5	0	0	5	5	5	5	5	4	0	0	5	5	4	5	5	5	4	5	5	5	4	5
171	5	0	0	3	5	5	4	4	5	0	0	4	5	4	0	4	4	5	4	5	5	4	5
172	5	0	0	5	4	5	5	5	5	0	0	0	5	4	4	5	5	5	5	5	5	4	5
173	0	0	0	5	4	5	2	5	4	0	0	0	5	3	5	5	5	5	5	3	5	4	5
174	2	0	0	2	0	0	2	2	2	0	0	3	3	2	0	2	2	1	2	2	1	2	2
175	-3	-4	0	-3	0	-4	-4	-4	2	0	-3	-3	1	-3	0	3	2	-4	1	-3	2	1	3
176	-3	-4	0	-3	0	-4	-4	-4	2	0	-3	-3	1	-3	0	3	2	-4	1	-3	2	1	3
177	-3	0	0	1	0	0	1	2	-1	0	0	1	2	-1	0	2	2	2	2	1	2	2	2
178	2	-2	0	1	0	2	2	4	0	0	0	3	4	1	0	5	5	3	3	2	5	3	4
179	0	-1	0	2	0	0	0	3	0	0	0	0	4	2	0	2	2	3	3	2	2	5	4
180	-3	-1	0	-2	0	-2	1	2	0	0	0	0	2	-1	0	2	2	3	2	1	2	1	2
181	2	0	0	2	3	5	0	3	0	0	0	0	3	3	0	4	3	2	3	2	3	3	3
182	-1	0	0	1	0	0	2	3	1	0	0	2	3	2	0	3	3	2	3	2	2	2	3
183	2	0	0	2	0	0	3	3	2	0	0	3	4	3	0	3	2	2	2	2	3	2	2
184	-2	-2	0	-3	0	-1	1	1	-3	0	0	1	3	-2	0	3	2	1	2	1	2	2	2
185	3	0	0	2	0	0	2	3	3	0	0	0	3	3	0	2	2	2	3	2	3	3	3
186	3	0	0	0	0	0	2	2	1	0	0	2	3	2	0	2	2	2	2	2	2	2	3
187	5	0	0	5	4	5	4	5	5	0	0	3	4	0	0	5	5	4	4	4	4	5	4
187	5	0	0	5	4	5	4	5	5	0	0	3	4	0	0	5	5	4	4	4	4	5	4

SUBUNIT_ID	UNIQUENESS	PUBLIC RECOGNITION	VISIBILITY	NAME	DISTRICT	INVENTORY_	WTED LANDFORM	WTED RELATIVE RELIEF	WTED GEOLOGY	WTED HEADLANDS	WTED BLUFFS	WTED ESTUARIES	WTED LAKES	WTED STREAMS	WTED PONDS	WTED BEACHES	WTED VEGETATION	WTED SHORELINE CONFIGURATION	WTED WATER FEATURES	WTED OCEAN	WTED WETLANDS	WTED LANDUUSE
153	3	3	5	Pantigo Field	West Amagansett	Small field surrounded by residential, office deve	1.5	2	1	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
154	5	5	4	Atlantic Double Dunes	Gold Coast	Large, undeveloped dunefield, wide sandy beach, lo	6.0	6	5	0	0	0	0	0.0	9	10	7.5	3.0	15	15	8	5
155	4	2	4	Further Lane - East	Gold Coast	Farm fields, estates, estate grounds, some recent	1.5	2	2	0	0	0	0	0.0	12	0	6.0	0.0	9	0	0	4
156	5	5	3	Further Lane - West	Gold Coast	Historic estates, extensive grounds, high dunes, w	4.5	6	4	0	0	0	0	0.0	0	10	7.5	4.5	15	15	0	3
157	5	5	4	Hither Lane	Gold Coast	Historic estates, extensive grounds	1.5	2	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	3
158	5	5	5	Maidstone Golf Club	Gold Coast	Historic, exclusive golf club on rolling terrain o	6.0	6	5	0	0	0	0	6.0	15	10	6.0	7.5	15	15	8	4
159	4	4	3	East Hampton Beach Estat	Gold Coast	Large shorefront estates facing ocean, dunefields	4.5	6	4	0	0	0	0	0.0	0	10	7.5	4.5	15	15	0	2
160	5	5	4	Lilly Pond Lane	Gold Coast	Exclusive estate district with historic homes, ext	3.0	2	2	0	0	0	0	0.0	0	0	7.5	0.0	0	0	6	4
161	5	4	4	Divinity Hill	Gold Coast	Historic estate district on steep wooded hill, old	6.0	8	3	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	4
162	5	5	5	Lilly Pond/Georgica Cove	Gold Coast	Exclusive estate district on ocean shoreline, dune	4.5	4	5	0	0	0	0	6.0	15	10	7.5	7.5	15	15	10	2
163	3	3	3	Briar Patch Road	Gold Coast	Post-war expensive residential development in roll	4.5	4	3	0	0	0	0	0.0	6	0	4.5	0.0	6	0	0	2
164	4	3	3	Fulling Mill Farm	Gold Coast	Historic farm, fields, woods, some newer homes	4.5	4	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
164	4	3	3	Fulling Mill Farm	Gold Coast	Historic farm, fields, woods, some newer homes	4.5	4	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
165	4	4	4	Georgica	Gold Coast	Historic and newer estates with extensive landscap	4.5	2	4	0	0	0	0	0.0	15	6	6.0	7.5	15	0	8	2
166	4	4	3	North End Georgica Pond	Gold Cost	Large pond, inlets, streams, low wooded bluffs, oc	4.5	6	4	0	12	0	0	7.5	15	6	7.5	7.5	15	0	8	3
167	4	4	2	North End Georgica Pond	Gold Cost	Large pond, inlets, streams, low wooded bluffs, oc	4.5	6	4	0	9	0	0	7.5	15	6	7.5	7.5	15	0	8	3
168	2	2	3	North Georgica Woodland	Gold Coast	Float to gently rolling woodland, scattered homes	3.0	2	1	0	0	0	0	0.0	9	0	6.0	0.0	0	0	0	3
169	5	5	2	Georgica Pond Outlet Bea	Gold Coast	Dune field, wide sandy beach, pond outlet, estates	4.5	4	0	0	0	10	0	0.0	15	10	7.5	7.5	15	15	10	5
170	5	5	5	Wainscott	Wainscott	Extensive farmland, historic hamlet, farmsteads, p	3.0	4	4	0	0	0	0	0.0	15	10	7.5	7.5	15	15	10	5
171	5	5	5	Wainscott Village	Wainscott	Historic hamlet adjacent to large farm fields, som	3.0	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	4
172	5	5	5	Wainscott Pond	Wainscott	Pond surrounded by working farmland, barrier beach	4.5	2	5	0	0	0	0	0.0	15	0	7.5	7.5	15	12	8	5
173	5	5	3	Wainscott Beach	Wainscott	Barrier beach, pond, several prominent new homes o	4.5	6	5	0	0	0	0	0.0	15	10	7.5	7.5	15	15	10	4
174	1	1	4	Midhamton Resiodential	Airport	Dense, post-war residential subdivision on flat to	3.0	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	2
175	1	1	4	Midhampton Commercial	Airport	Highway strip commercial, quarry, industrial, majo	1.5	6	1	0	0	0	0	0.0	0	0	1.5	0.0	0	0	0	-5
176	1	1	4	Midhampton Commercial	Airport	Highway strip commercial, quarry, industrial, majo	1.5	6	1	0	0	0	0	0.0	0	0	1.5	0.0	0	0	0	-5
177	1	1	0	Midhampton Suburbs	Airport	Flat, wooded land, recent subdivisions, quarry, bu	3.0	4	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	-1
178	3	3	4	Airport	Airport	Grass fields, landing strips, terminal buildings,	1.5	2	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	-1
179	3	3	2	Airport Woods	Airport	Dense pine barren woodlands adjacent to airport ru	1.5	2	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	2
180	1	1	3	Jericho Industrial/Condo	Jericho	Industrial buildings, commercial, condos, railroad	1.5	2	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	-3
181	3	2	5	Jericho Field	Jericho	Small field surrounded by wooded residential devel	1.5	2	1	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	5
182	1	1	3	Jericho Residential Wood	Jericho	Residential development in flat, low woods, highwa	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	-1
183	1	1	5	Montauk Hgwy Residential	Jericho	Older homes along highway, post-war residential on	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	1
184	1	1	5	Jericho Commercial	Jericho	Highway commercial, offices	1.5	2	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	-1
185	2	2	3	Jericho Woods	Jericho	Rolling, wooded strip with some newer homes adjace	4.5	4	3	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	3
186	1	1	4	Jericho Suburb	Jericho	Post-war residential subdivision on flat wooded la	3.0	2	2	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	-2
187	5	5	5	Hardscrabble Farmland	Hardscrabble	Large farm fields bordered by woods, historic farm	3.0	2	2	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
187	5	5	5	Hardscrabble Farmland	Hardscrabble	Large farm fields bordered by woods, historic farm	3.0	2	2	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5

SUBUNIT_ID	WTED WILDERNESS	WTED FORESTRY	WTED PARKS	WTED FARMLAND	WTED ESTATES	WTED EXURBAN	WTED RESORTS	WTED SUBURBS	WTED VILLAGES	WTED TOWN CENTERS	WTED_ NDUSTRY	WTED MINING	WTED TRANSPORT ATION	WTED PROMINENT FEATURES	WTED HARBORS	WTED EPHEMERAL	WTED HISTORIC	WTED SYMBOLIC	WTED ARCHITECTURE	WTED LANDSCAPE	WTED SETTLEMENT PATTERN	WTED SKYLINE	WTED URBAN FORM	WTED DESIGNED LANDSCAPES	WTED STATE OF UPKEEP	WTED_DISCO RDANT_FEAT URES
153	0	0	0.0	6	0	0	0	0	0.0	0	0	0	0	0	0.0	0	0.0	4	0	3	0	0	0	0.0	3	4.5
154	8	0	7.5	0	0	0	3	0	0.0	0	0	0	0	0	0.0	5	0.0	5	3	5	0	0	0	4.5	5	0.0
155	0	0	0.0	10	5	3	0	0	0.0	0	0	0	5	0	0.0	4	4.5	3	4	5	3	0	0	7.5	5	0.0
156	0	0	0.0	0	5	0	0	0	0.0	0	0	0	5	0	0.0	5	7.5	5	5	5	3	0	0	7.5	5	0.0
157	0	0	0.0	0	5	0	0	5	0.0	0	0	0	5	0	0.0	0	6.0	5	5	5	3	0	0	7.5	5	0.0
158	0	0	7.5	0	5	0	5	0	0.0	0	0	0	5	5	0.0	5	6.0	5	4	5	4	0	0	7.5	5	4.5
159	0	0	0.0	0	5	0	0	0	0.0	0	0	0	0	3	0.0	4	6.0	3	4	5	3	0	0	7.5	5	6.0
160	0	5	6.0	0	5	0	0	5	0.0	0	0	0	5	0	0.0	4	7.5	5	5	5	4	0	0	7.5	5	6.0
161	0	4	6.0	0	4	0	0	5	0.0	0	0	0	5	0	0.0	4	7.5	5	5	5	4	0	0	7.5	5	6.0
162	0	5	7.5	10	5	3	0	4	0.0	0	0	0	5	4	0.0	5	7.5	5	5	5	3	0	0	7.5	5	4.5
163	0	0	0.0	0	0	0	0	2	0.0	0	0	0	3	0	0.0	0	0.0	0	3	3	2	0	0	4.5	4	4.5
164	0	0	7.5	10	0	0	0	3	0.0	0	0	0	4	0	0.0	4	6.0	5	4	5	4	0	0	6.0	5	6.0
164	0	0	7.5	10	0	0	0	3	0.0	0	0	0	4	0	0.0	4	6.0	5	4	5	4	0	0	6.0	5	6.0
165	0	0	0.0	0	5	0	0	4	0.0	0	0	0	5	0	0.0	5	6.0	5	5	5	3	0	0	7.5	5	6.0
166	8	4	6.0	0	5	0	0	4	0.0	0	0	0	0	0	0.0	5	6.0	4	5	5	3	0	0	7.5	5	6.0
167	8	4	4.5	0	4	0	0	3	0.0	0	0	0	0	0	0.0	5	4.5	3	4	4	2	0	0	6.0	5	6.0
168	8	4	0.0	0	3	2	0	0	0.0	0	0	0	3	0	0.0	2	0.0	0	3	3	3	0	0	4.5	3	4.5
169	0	0	7.5	0	4	0	0	3	0.0	0	0	0	0	0	0.0	5	4.5	5	4	5	3	0	0	6.0	5	6.0
170	0	0	7.5	10	5	0	0	4	7.5	0	0	0	5	0	0.0	5	7.5	5	5	5	4	0	0	7.5	5	6.0
171	0	0	0.0	0	0	0	0	3	7.5	0	0	0	5	0	0.0	3	7.5	5	4	4	5	0	0	6.0	5	6.0
172	0	0	7.5	10	5	4	0	0	0.0	0	0	0	5	0	0.0	5	6.0	5	5	5	5	0	0	0.0	5	6.0
173	0	0	7.5	10	0	2	0	0	0.0	0	0	0	0	0	0.0	5	6.0	5	2	5	4	0	0	0.0	5	4.5
174	0	0	0.0	0	0	0	0	2	0.0	0	0	0	2	0	0.0	2	0.0	0	2	2	2	0	0	4.5	3	3.0
175	0	0	0.0	0	0	0	0	0	0.0	0	-3	-5	-3	-4	0.0	-3	0.0	-4	-4	-4	2	0	-3	-4.5	1	-4.5
176	0	0	0.0	0	0	0	0	0	0.0	0	-3	-5	-3	-4	0.0	-3	0.0	-4	-4	-4	2	0	-3	-4.5	1	-4.5
177	0	2	0.0	0	0	-2	0	0	0.0	0	0	-3	-3	0	0.0	1	0.0	0	1	2	-1	0	0	1.5	2	-1.5
178	0	0	4.5	0	0	0	0	0	0.0	0	2	0	2	-2	0.0	1	0.0	2	2	4	0	0	0	4.5	4	1.5
179	4	4	4.5	0	0	0	0	0	0.0	0	0	0	0	-1	0.0	2	0.0	0	0	3	0	0	0	0.0	4	3.0
180	0	0	0.0	0	0	0	0	-2	0.0	0	-4	0	-3	-1	0.0	-2	0.0	-2	1	2	0	0	0	0.0	2	-1.5
181	0	0	0.0	8	0	0	0	0	0.0	0	0	0	2	0	0.0	2	4.5	5	0	3	0	0	0	0.0	3	4.5
182	0	0	0.0	0	0	0	0	-2	0.0	0	0	0	-1	0	0.0	1	0.0	0	2	3	1	0	0	3.0	3	3.0
183	0	0	0.0	0	0	0	0	2	0.0	0	0	0	2	0	0.0	2	0.0	0	3	3	2	0	0	4.5	4	4.5
184	0	0	0.0	0	0	0	0	-2	0.0	0	0	0	-2	-2	0.0	-3	0.0	-1	1	1	-3	0	0	1.5	3	-3.0
185	0	0	0.0	0	0	0	0	3	0.0	0	0	0	3	0	0.0	2	0.0	0	2	3	3	0	0	0.0	3	4.5
186	0	0	0.0	0	0	0	0	-2	0.0	0	0	0	3	0	0.0	0	0.0	0	2	2	1	0	0	3.0	3	3.0
187	0	0	0.0	10	0	4	0	0	0.0	0	0	0	5	0	0.0	5	6.0	5	4	5	5	0	0	4.5	4	0.0
187	0	0	0.0	10	0	4	0	0	0.0	0	0	0	5	0	0.0	5	6.0	5	4	5	5	0	0	4.5	4	0.0

SUBUNIT_ID	WTED COASTAL VIEWSHED	WTED VIEW LENGTH	WTED VIEW WIDTH	WTED VIEW BACKGROUND	WTED VIEW COMPOSITION	WTED VIEW FOCAL POINTS	WTED VARIETY	WTED UNITY	WTED CONTRAST	WTED UNIQUENESS	WTED PUBLIC RECOGNITION	WTED VISIBILITY	VALUE SUM	MEAN SCORE	WTED VALUE SUM	MEAN WEIGHTED SCORE
153	0.0	3	3	3	3	3	2	3	3	3	3	5	61	2.90	69.0	3.29
154	7.5	5	5	5	4	4	5	5	5	5	5	4	141	4.41	195.0	6.09
155	4.5	4	5	4	5	4	4	4	4	4	2	4	116	3.74	144.0	4.65
156	7.5	5	5	5	5	5	5	4	5	5	5	3	141	4.55	182.0	5.87
157	0.0	3	3	5	5	5	4	5	4	5	5	4	106	4.08	114.0	4.38
158	7.5	5	5	5	5	5	5	4	5	5	5	5	177	4.66	238.5	6.28
159	7.5	3	3	4	4	3	5	3	5	4	4	3	126	3.94	168.5	5.27
160	0.0	3	3	4	5	4	5	5	5	5	5	4	131	4.23	147.5	4.76
161	0.0	4	3	4	5	4	5	5	5	5	4	4	132	4.40	149.5	4.98
162	7.5	5	5	5	5	4	5	4	5	5	5	5	186	4.54	253.0	6.17
163	0.0	2	3	3	3	2	3	3	3	3	3	3	71	2.73	87.0	3.35
164	0.0	4	4	4	4	3	4	3	4	4	3	3	111	3.83	130.0	4.48
164	0.0	4	4	4	4	3	4	3	4	4	3	3	111	3.83	130.0	4.48
165	7.5	5	5	5	5	5	5	4	5	4	4	4	147	4.32	190.0	5.59
166	6.0	4	3	5	4	5	5	4	5	4	4	3	160	4.21	221.5	5.83
167	6.0	4	3	5	4	4	4	4	5	4	4	2	147	3.87	205.0	5.39
168	0.0	2	2	3	2	2	2	3	2	2	2	3	75	2.59	92.0	3.17
169	7.5	5	5	5	5	5	5	4	5	5	5	2	156	4.46	220.0	6.29
170	7.5	5	5	4	5	5	5	4	5	5	5	5	178	4.68	245.5	6.46
171	0.0	4	4	5	4	5	5	4	5	5	5	5	114	4.07	126.5	4.52
172	6.0	5	5	5	5	5	5	4	5	5	5	5	162	4.63	215.0	6.14
173	7.5	5	5	5	5	3	5	4	5	5	5	3	150	4.41	213.0	6.26
174	0.0	2	2	1	2	2	1	2	2	1	1	4	49	1.96	55.0	2.20
175	0.0	3	2	-4	1	-3	2	1	3	1	1	4	-24	-0.83	-23.0	-0.79
176	0.0	3	2	-4	1	-3	2	1	3	1	1	4	-24	-0.83	-23.0	-0.79
177	0.0	2	2	2	2	1	2	2	2	1	1	0	23	0.88	27.5	1.06
178	0.0	5	5	3	3	2	5	3	4	3	3	4	69	2.56	76.0	2.81
179	0.0	2	2	3	3	2	2	5	4	3	3	2	60	2.50	68.0	2.83
180	0.0	2	2	3	2	1	2	1	2	1	1	3	12	0.46	14.0	0.54
181	0.0	4	3	2	3	2	3	3	3	3	2	5	70	2.92	80.5	3.35
182	0.0	3	3	2	3	2	2	2	3	1	1	3	41	1.64	46.0	1.84
183	0.0	3	2	2	2	2	3	2	2	1	1	5	56	2.24	62.0	2.48
184	0.0	3	2	1	2	1	2	2	2	1	1	5	17	0.63	19.0	0.70
185	0.0	2	2	2	3	2	3	3	3	2	2	3	64	2.67	71.0	2.96
186	0.0	2	2	2	2	2	2	2	3	1	1	4	41	1.71	46.0	1.92
187	0.0	5	5	4	4	4	4	5	4	5	5	5	114	4.22	127.0	4.70
187	0.0	5	5	4	4	4	4	5	4	5	5	5	114	4.22	127.0	4.70

SUBUNIT_ID	LANDFORM	RELATIVE RELIEF	GEOLOGY	HEADLANDS	BLUFFS	ESTUARIES	LAKES	STREAMS	PONDS	BEACHES	VEGETATION	SHORE CONFIGURATION	WATER FEATURES	OCEAN	WETLANDS	LANDUSE	WILDERNESS	FORESTRY	PARKS OPEN SPACE	FARMLAND	ESTATES	EXURBAN	RESORTS	SUBURBS	VILLAGES	TOWN CENTERS	INDUSTRY	MINING
188	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	3	0	0	0	0	0	0	0	0	0
189	2	1	1	0	0	0	0	0	0	0	5	0	0	0	0	4	0	5	4	4	4	0	0	0	5	0	0	0
190	4	2	3	0	0	0	0	0	5	0	5	5	4	0	4	5	0	0	5	0	5	0	0	0	5	0	0	0
191	1	1	1	0	0	0	0	0	0	0	5	0	0	0	0	5	0	0	4	0	0	0	0	0	5	5	0	0
192	1	1	1	0	0	0	0	0	0	0	4	0	0	0	0	4	0	0	0	0	0	0	0	0	5	5	0	0
193	1	1	1	0	0	0	0	0	0	0	4	0	0	0	0	3	0	0	3	0	0	0	0	0	0	3	0	0
194	1	1	1	0	0	0	0	0	0	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	0	2	2	0
195	3	2	2	0	0	0	0	0	0	0	4	0	0	0	0	5	0	0	5	0	0	0	0	0	5	5	0	0
196	2	1	2	0	0	0	0	0	0	0	4	0	0	0	0	5	0	0	4	5	0	0	0	0	5	0	0	0
197	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	4	0	0	0	0	0	0	0	0	3	0	0	0
198	2	1	3	0	0	0	0	0	0	0	3	0	0	0	4	5	4	0	4	0	0	0	0	0	0	0	0	0
199	2	1	1	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	4	0	0	0	0	0	0	4	0	0
200	1	2	1	0	0	0	0	0	0	0	3	0	0	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0
201	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	2	0	0	0	0	0	3	0	0	0
202	1	1	1	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	2	0
203	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	4	0	0	4	0	0	0	0	0	4	0	0	0
204	2	2	2	0	0	0	0	0	0	0	4	0	0	0	0	4	3	4	4	0	0	0	0	0	0	4	0	0
205	1	1	1	0	0	0	0	0	0	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	3	0	0	0
206	2	2	2	0	0	0	0	0	0	0	5	0	0	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0
207	2	2	2	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	3	0	0	0	0	3	4	0	0	0
208	1	1	1	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	3	0	0	0	0	1	0	0	0	0
209	4	4	4	0	0	0	0	0	0	0	3	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0
210	1	1	1	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	3	0	0	0	0	0	0	0	1	1
211	2	1	1	0	0	0	0	0	0	0	3	0	0	0	0	4	0	0	3	4	0	3	0	0	0	0	0	0
212	1	1	1	0	0	0	0	0	0	0	5	0	0	0	0	5	0	0	0	4	0	0	0	0	0	0	0	0
213	4	4	4	0	0	0	0	0	0	0	4	0	0	0	0	4	3	3	0	0	0	2	0	0	0	0	0	0
214	3	4	3	0	0	0	0	0	0	0	1	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	1	1
215	4	4	5	0	0	0	0	0	4	0	5	0	3	0	0	4	4	4	4	0	0	3	0	0	0	0	0	0
216	4	4	3	0	0	0	0	0	0	0	4	0	0	0	0	4	3	4	0	0	0	2	0	0	0	0	0	0
217	5	4	4	0	0	0	0	0	0	0	4	0	0	0	0	5	5	5	0	0	0	0	0	0	0	0	0	0
218	2	1	1	0	0	0	0	0	0	0	4	0	0	0	0	4	4	5	0	0	0	0	0	0	0	0	0	0
219	1	1	1	0	0	0	0	0	0	0	3	0	0	0	0	1	0	0	0	0	0	1	0	-2	0	0	0	0
220	2	1	2	0	0	0	0	0	0	0	4	0	0	0	0	4	4	4	0	0	0	4	0	0	0	0	0	0
221	5	4	4	0	0	0	0	0	0	0	4	0	0	0	0	3	3	3	0	0	0	2	0	0	0	0	0	0
222	3	2	2	0	0	0	0	0	0	0	4	0	0	0	0	3	3	3	0	0	0	2	0	0	0	0	0	0
223	5	4	4	0	0	0	0	0	0	0	4	0	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0	0
224	3	2	3	0	0	0	0	5	0	0	5	0	3	0	5	5	5	5	5	0	0	0	0	0	0	0	0	0
225	3	2	3	0	0	0	0	0	0	0	4	0	0	0	0	4	0	0	4	0	0	0	4	0	0	0	0	0
226	4	3	5	0	0	5	0	0	0	0	5	5	5	0	5	5	5	5	5	0	0	0	0	0	0	0	0	0
227	5	4	4	0	0	0	0	0	0	0	4	0	0	0	0	5	5	5	4	0	0	0	0	0	0	0	0	0

SUBUNIT_ID	TRANSPORTATION	PROMINENT FEATURES	HARBORS	EPHEMERAL CHARACTERISTICS	HISTORIC CHARACTER	SYMBOLIC VALUE/MEANING	ARCHITECTURAL CHARACTER	LANDSCAPE CHARACTER	SETTLEMENT _PATTERN	SKYLINE	URBAN FORM	DESIGNED LANDSCAPES	STATE OF UPKEEP	DISCORDANT FEATURES	COASTAL VIEWSHED	VIEW LENGTH	VIEW_WIDTH	VIEW BACKGROUND	VIEW_COMPOSITION	VIEW FOCAL POINTS	VARIETY	UNITY	CONTRAST
188	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
189	4	0	0	3	5	4	5	5	4	0	0	5	5	0	0	3	4	4	4	4	5	4	4
190	4	0	0	2	5	5	5	5	5	0	0	5	5	0	0	4	4	5	5	5	5	5	5
191	3	5	0	3	5	5	5	5	5	0	5	5	5	4	0	3	3	5	5	5	5	5	5
192	3	0	0	3	5	5	5	4	5	0	5	0	4	3	0	3	2	4	4	4	5	4	4
193	0	0	0	4	2	4	2	3	4	0	0	3	4	2	0	3	4	2	3	2	3	3	3
194	3	3	0	3	3	3	3	2	5	0	4	3	4	3	0	3	2	3	3	0	4	3	4
195	3	5	0	2	5	5	5	5	5	0	0	5	5	3	0	4	4	5	5	5	5	4	5
196	5	0	0	4	5	5	5	4	5	0	5	4	5	4	0	2	2	5	4	5	5	5	5
197	4	0	0	4	2	0	2	3	5	0	4	3	5	3	0	3	2	4	3	3	4	2	4
198	5	0	0	4	0	4	0	4	0	0	0	0	4	0	0	2	2	4	3	3	3	5	4
199	3	3	0	2	3	0	4	4	4	0	4	3	5	4	0	3	3	3	4	4	4	4	4
200	2	0	0	3	0	0	0	3	0	0	0	0	2	3	0	2	2	3	3	2	3	4	2
201	3	0	0	3	3	0	3	3	4	0	0	3	4	4	0	3	2	3	3	0	3	4	3
202	2	2	0	2	2	2	2	2	3	0	3	2	2	2	0	3	3	2	2	2	3	2	3
203	3	0	0	0	3	3	4	3	4	0	4	3	4	4	0	2	2	3	3	3	3	4	3
204	4	0	0	4	0	4	0	4	4	0	0	0	3	4	0	3	2	3	4	3	4	4	4
205	3	0	0	0	0	0	2	2	3	0	0	2	4	3	0	2	2	2	3	2	2	3	3
206	3	0	0	3	4	5	0	0	5	0	0	0	4	4	0	5	5	4	4	5	4	5	5
207	3	0	0	2	2	3	3	3	3	0	4	2	3	3	0	3	2	3	2	3	3	3	3
208	2	2	0	2	0	1	1	1	3	0	0	2	2	2	0	1	1	2	2	2	1	3	2
209	3	0	0	0	0	2	2	2	1	0	0	3	4	2	0	3	3	3	2	2	3	1	2
210	3	2	0	2	0	0	1	1	2	0	0	0	2	1	0	3	3	4	2	1	2	1	2
211	4	0	0	3	3	3	3	4	3	0	0	3	4	3	0	4	4	4	4	3	4	3	3
212	3	0	0	4	0	0	3	4	0	0	0	4	5	4	0	4	4	4	4	3	4	3	4
213	0	0	0	3	0	3	2	4	3	0	0	0	4	3	0	3	2	2	3	2	4	3	4
214	2	0	0	2	0	2	1	1	0	0	0	0	2	1	0	3	3	2	2	1	3	1	2
215	0	0	0	3	0	3	2	4	3	0	0	0	4	3	0	4	4	4	4	4	4	4	4
216	0	0	0	4	0	0	2	4	3	0	0	0	4	3	3	4	3	3	3	3	4	4	4
217	0	0	0	3	0	3	0	4	5	0	0	0	4	0	0	3	3	3	4	3	3	5	3
218	3	0	0	3	0	4	0	3	0	0	0	0	4	4	0	2	2	3	2	2	2	5	3
219	2	0	0	0	0	2	2	2	1	0	0	2	3	2	0	2	2	2	2	2	2	2	3
220	0	0	0	3	0	3	0	3	4	0	0	0	4	4	0	2	2	3	2	2	2	4	3
221	0	0	0	3	0	0	2	3	2	0	0	0	3	3	3	3	3	3	2	2	3	3	3
222	0	0	0	0	0	0	2	3	2	0	0	0	3	3	0	2	2	3	2	2	2	2	2
223	3	0	0	4	3	3	3	3	3	0	0	2	4	2	3	4	3	3	3	3	4	2	3
224	4	0	0	5	0	5	0	5	0	0	0	0	5	0	3	4	3	4	4	4	4	5	4
225	5	0	0	5	3	4	3	4	0	0	0	4	5	4	3	4	5	4	5	4	4	4	4
226	0	0	0	5	5	0	0	5	0	0	0	0	5	0	5	5	5	5	5	4	5	5	5
227	0	0	0	4	3	4	0	4	0	0	0	0	3	4	3	3	3	4	4	3	4	5	3

SUBUNIT_ID	UNIQUENESS	PUBLIC RECOGNITION	VISIBILITY	NAME	DISTRICT	INVENTORY_	WTED LANDFORM	WTED RELATIVE RELIEF	WTED GEOLOGY	WTED HEADLANDS	WTED BLUFFS	WTED ESTUARIES	WTED LAKES	WTED STREAMS	WTED PONDS	WTED BEACHES	WTED VEGETATION	WTED SHORELINE CONFIGURATION	WTED WATER FEATURES	WTED OCEAN	WTED WETLANDS	WTED LANDUUSE
188	0	0	0	High School	Hardscrabble	Modern high school building, playing fields, parki	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	2
189	4	5	5	Buells Lane	Village.	Historic village residential, historic farm & farm	3.0	2	1	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	4
190	5	5	5	Village Pond	Village	Town park, village pond, historic homes, major hig	6.0	4	3	0	0	0	0	0.0	15	0	7.5	7.5	12	0	8	5
191	5	5	5	Main Street	Village	Historic village main street lined with mature elm	1.5	2	1	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
192	5	5	5	Village Commercial Cente	Village		1.5	2	1	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
193	2	4	4	Schools	Villlage	Post-war school buildings, playing fields	1.5	2	1	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	3
194	2	3	5	RR Avenue Commercial	Village	Newer commercial/mixed use in town center along ra	1.5	2	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	3
195	5	5	5	Windmill Park	Village	Historic windmill, park, historic residential, bus	4.5	4	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	5
196	5	5	4	Village Historic Residen	Village	Historic village center residential neighborhood,	3.0	2	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	5
197	2	3	4	Village New Residential	Village	Recent subdivision in village center	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	4
198	4	4	3	Wooded Swamp	Village	Wooded swamp at edge of historic village	3.0	2	3	0	0	0	0	0.0	0	0	4.5	0.0	0	0	8	5
199	4	4	5	Pantigo Road	Village	New commercial in historic town center neighborhoo	3.0	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
200	2	1	1	RR Woodland (south)	Village	Flat, scrub woodland adjacent to railroad embankme	1.5	4	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
201	3	2	4	Old Accabonac Road	Village	Village residential neighborhood	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
202	2	4	5	North Main Street	Village	Highway commercial development, parking lots, some	1.5	2	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	2
203	4	4	5	Cooper Lane	Village	Mix of historic and early 20th century homes in gr	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	4
204	4	2	2	RR Woodland (north)	Village	Rolling forested land in village center, small fie	3.0	4	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
205	2	2	4	Cedar Street Residential	Village	Post-war subdivision on extension of village stree	1.5	2	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	3
206	5	4	5	N. Main Street Farm	Village	Historic farmstead and farm fields near village ce	3.0	4	2	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
207	2	3	5	Freetown	Village	Mix of historic and early 20th century homes in gr	3.0	4	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	3
208	3	2	2	Mobile Home Park	Morraine	Very dense mobile home park on gridded street netw	1.5	2	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	1
209	1	2	3	Residential Development	Morraine	Large lot suburban development on hilly, wooded te	6.0	8	4	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	1
210	1	1	4	Industrial/Mining Area	Hardscrabble	Excavation pit, industrial buildings, parking lots	1.5	2	1	0	0	0	0	0.0	0	0	3.0	0.0	0	0	0	2
211	3	3	4	St. Philomena Cemetary	Hardscrabble	Cemetary, old farm fields, some new development, w	3.0	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	4
212	3	1	2	Hands Creek Rd. Estate	Morraine	Estate, old fields, woodlands	1.5	2	1	0	0	0	0	0.0	0	0	7.5	0.0	0	0	0	5
213	3	2	2	Woodland Corridor	Morraine	Hilly woodland corridor between developed areas, s	6.0	8	4	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
214	2	1	1	Gravel Pits	Morraine	Gravel pits, industrial buildings, kettle holes, q	4.5	8	3	0	0	0	0	0.0	0	0	1.5	0.0	0	0	4	1
215	4	2	2	Two Holes Ponds	Morraine	Small kettle hole ponds, woodland, old fields, hik	6.0	8	5	0	0	0	0	0.0	12	0	7.5	0.0	9	0	0	4
216	3	2	2	Two Holes Woods	Morraine	Hilly woodland, scattered new development, steep t	6.0	8	3	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
217	3	1	2	Northwest Road Woods	Morraine	Hilly woodland, no development	7.5	8	4	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	5
218	3	2	4	Buckskill Road Woods	Morraine	Flat, undeveloped woodland	3.0	2	1	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
219	1	1	3	Sag Harbor Rd. Residenti	Morraine	Post-war residential subdivision on flat wooded la	1.5	2	1	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	1
220	3	2	1	Merchant's Path Woods	Morraine	Extensive woodland, flat to gradually rolling terr	3.0	2	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
221	2	2	2	Town Line Road Woods	Morraine	Hilly woods, scattered new development, rugged ter	7.5	8	4	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	3
222	2	2	2	Merchant's Path Resident	Morraine	Gradually sloping woods, scattered new development	4.5	4	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	3
223	3	2	4	Rattlesnake Hill	Morraine	Steep wooded hill, mix of pre and post-war develop	7.5	8	4	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	2
224	4	3	2	Sag Harbor Golf Club Woo	Northwest Creek	Rolling woodland, wetlands, tidal stream	4.5	4	3	0	0	0	0	7.5	0	0	7.5	0.0	9	0	10	5
225	4	4	3	Sag Harbor Golf Club	Northwest Creek	Golf course set on rolling terrain, surrounded by	4.5	4	3	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
226	5	5	3	Northwest Creek	Northwest Creek	Large, pristine tidal pond, saltmarsh, steep woode	6.0	6	5	0	0	10	0	0.0	0	0	7.5	7.5	15	0	10	5
227	4	5	3	Barcelona Neck Woods	Northwest Creek	Large woodland park, hilly terrain	7.5	8	4	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	5

SUBUNIT_ID	WTED WILDERNESS	WTED FORESTRY	WTED PARKS	WTED FARMLAND	WTED ESTATES	WTED EXURBAN	WTED RESORTS	WTED SUBURBS	WTED VILLAGES	WTED TOWN CENTERS	WTED_ NDUSTRY	WTED MINING	WTED TRANSPORT ATION	WTED PROMINENT FEATURES	WTED HARBORS	WTED EPHEMERAL	WTED HISTORIC	WTED SYMBOLIC	WTED ARCHITECTURE	WTED LANDSCAPE	WTED SETTLEMENT PATTERN	WTED SKYLINE	WTED URBAN FORM	WTED DESIGNED LANDSCAPES	WTED STATE OF UPKEEP	WTED_DISCO RDANT_FEAT URES
188	0	0	4.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	0	0.0	0	0	0	0	0	0	0.0	0	0.0
189	0	5	6.0	8	4	0	0	0	7.5	0	0	0	4	0	0.0	3	7.5	4	5	5	4	0	0	7.5	5	0.0
190	0	0	7.5	0	5	0	0	0	7.5	0	0	0	4	0	0.0	2	7.5	5	5	5	5	0	0	7.5	5	0.0
191	0	0	6.0	0	0	0	0	0	7.5	5	0	0	3	5	0.0	3	7.5	5	5	5	5	0	5	7.5	5	6.0
192	0	0	0.0	0	0	0	0	0	7.5	5	0	0	3	0	0.0	3	7.5	5	5	4	5	0	5	0.0	4	4.5
193	0	0	4.5	0	0	0	0	0	0.0	3	0	0	0	0	0.0	4	3.0	4	2	3	4	0	0	4.5	4	3.0
194	0	0	0.0	0	0	0	0	0	0.0	2	2	0	3	3	0.0	3	4.5	3	3	2	5	0	4	4.5	4	4.5
195	0	0	7.5	0	0	0	0	0	7.5	5	0	0	3	5	0.0	2	7.5	5	5	5	5	0	0	7.5	5	4.5
196	0	0	6.0	10	0	0	0	0	7.5	0	0	0	5	0	0.0	4	7.5	5	5	4	5	0	5	6.0	5	6.0
197	0	0	0.0	0	0	0	0	0	4.5	0	0	0	4	0	0.0	4	3.0	0	2	3	5	0	4	4.5	5	4.5
198	8	0	6.0	0	0	0	0	0	0.0	0	0	0	5	0	0.0	4	0.0	4	0	4	0	0	0	0.0	4	0.0
199	0	0	6.0	0	0	0	0	0	0.0	4	0	0	3	3	0.0	2	4.5	0	4	4	4	0	4	4.5	5	6.0
200	0	3	0.0	0	0	0	0	0	0.0	0	0	0	2	0	0.0	3	0.0	0	0	3	0	0	0	0.0	2	4.5
201	0	0	3.0	0	0	0	0	0	4.5	0	0	0	3	0	0.0	3	4.5	0	3	3	4	0	0	4.5	4	6.0
202	0	0	0.0	0	0	0	0	0	0.0	2	2	0	2	2	0.0	2	3.0	2	2	2	3	0	3	3.0	2	3.0
203	0	0	6.0	0	0	0	0	0	6.0	0	0	0	3	0	0.0	0	4.5	3	4	3	4	0	4	4.5	4	6.0
204	6	4	6.0	0	0	0	0	0	0.0	4	0	0	4	0	0.0	4	0.0	4	0	4	4	0	0	0.0	3	6.0
205	0	0	0.0	0	0	0	0	0	4.5	0	0	0	3	0	0.0	0	0.0	0	2	2	3	0	0	3.0	4	4.5
206	0	0	0.0	10	0	0	0	0	0.0	0	0	0	3	0	0.0	3	6.0	5	0	0	5	0	0	0.0	4	6.0
207	0	0	4.5	0	0	0	0	3	6.0	0	0	0	3	0	0.0	2	3.0	3	3	3	3	0	4	3.0	3	4.5
208	0	0	4.5	0	0	0	0	1	0.0	0	0	0	2	2	0.0	2	0.0	1	1	1	3	0	0	3.0	2	3.0
209	0	0	0.0	0	0	0	0	1	0.0	0	0	0	3	0	0.0	0	0.0	2	2	2	1	0	0	4.5	4	3.0
210	0	0	4.5	0	0	0	0	0	0.0	0	1	1	3	2	0.0	2	0.0	0	1	1	2	0	0	0.0	2	1.5
211	0	0	4.5	8	0	3	0	0	0.0	0	0	0	4	0	0.0	3	4.5	3	3	4	3	0	0	4.5	4	4.5
212	0	0	0.0	8	0	0	0	0	0.0	0	0	0	3	0	0.0	4	0.0	0	3	4	0	0	0	6.0	5	6.0
213	6	3	0.0	0	0	2	0	0	0.0	0	0	0	0	0	0.0	3	0.0	3	2	4	3	0	0	0.0	4	4.5
214	0	0	0.0	0	0	0	0	0	0.0	0	1	1	2	0	0.0	2	0.0	2	1	1	0	0	0	0.0	2	1.5
215	8	4	6.0	0	0	3	0	0	0.0	0	0	0	0	0	0.0	3	0.0	3	2	4	3	0	0	0.0	4	4.5
216	6	4	0.0	0	0	2	0	0	0.0	0	0	0	0	0	0.0	4	0.0	0	2	4	3	0	0	0.0	4	4.5
217	10	5	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	3	0.0	3	0	4	5	0	0	0.0	4	0.0
218	8	5	0.0	0	0	0	0	0	0.0	0	0	0	3	0	0.0	3	0.0	4	0	3	0	0	0	0.0	4	6.0
219	0	0	0.0	0	0	1	0	-2	0.0	0	0	0	2	0	0.0	0	0.0	2	2	2	1	0	0	3.0	3	3.0
220	8	4	0.0	0	0	4	0	0	0.0	0	0	0	0	0	0.0	3	0.0	3	0	3	4	0	0	0.0	4	6.0
221	6	3	0.0	0	0	2	0	0	0.0	0	0	0	0	0	0.0	3	0.0	0	2	3	2	0	0	0.0	3	4.5
222	6	3	0.0	0	0	2	0	0	0.0	0	0	0	0	0	0.0	0	0.0	0	2	3	2	0	0	0.0	3	4.5
223	0	0	0.0	0	0	2	0	0	0.0	0	0	0	3	0	0.0	4	4.5	3	3	3	3	0	0	3.0	4	3.0
224	10	5	7.5	0	0	0	0	0	0.0	0	0	0	4	0	0.0	5	0.0	5	0	5	0	0	0	0.0	5	0.0
225	0	0	6.0	0	0	0	4	0	0.0	0	0	0	5	0	0.0	5	4.5	4	3	4	0	0	0	6.0	5	6.0
226	10	5	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	7.5	0	0	5	0	0	0	0.0	5	0.0
227	10	5	6.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	4	4.5	4	0	4	0	0	0	0.0	3	6.0

SUBUNIT_ID	WTED COASTAL VIEWSHED	WTED VIEW LENGTH	WTED VIEW WIDTH	WTED VIEW BACKGROUND	WTED VIEW COMPOSITION	WTED VIEW FOCAL POINTS	WTED VARIETY	WTED UNITY	WTED CONTRAST	WTED UNIQUENESS	WTED PUBLIC RECOGNITION	WTED VISIBILITY	VALUE SUM	MEAN SCORE	WTED VALUE SUM	MEAN WEIGHTED SCORE
188	0.0	0	0	0	0	0	0	0	0	0	0	0	11	1.83	15.5	2.58
189	0.0	3	4	4	4	4	5	4	4	4	5	5	121	4.03	139.0	4.63
190	0.0	4	4	5	5	5	5	5	5	5	5	5	146	4.56	187.0	5.84
191	0.0	3	3	5	5	5	5	5	5	5	5	5	133	4.29	148.5	4.79
192	0.0	3	2	4	4	4	5	4	4	5	5	5	108	3.86	118.0	4.21
193	0.0	3	4	2	3	2	3	3	3	2	4	4	77	2.85	85.5	3.17
194	0.0	3	2	3	3	0	4	3	4	2	3	5	83	2.86	90.0	3.10
195	0.0	4	4	5	5	5	5	4	5	5	5	5	131	4.37	148.0	4.93
196	0.0	2	2	5	4	5	5	5	5	5	5	4	126	4.20	146.0	4.87
197	0.0	3	2	4	3	3	4	2	4	2	3	4	82	3.04	90.5	3.35
198	0.0	2	2	4	3	3	3	5	4	4	4	3	84	3.50	97.5	4.06
199	0.0	3	3	3	4	4	4	4	4	4	4	5	99	3.41	109.5	3.78
200	0.0	2	2	3	3	2	3	4	2	2	1	1	51	2.32	56.5	2.57
201	0.0	3	2	3	3	0	3	4	3	3	2	4	74	2.85	84.5	3.25
202	0.0	3	3	2	2	2	3	2	3	2	4	5	68	2.27	73.5	2.45
203	0.0	2	2	3	3	3	3	4	3	4	4	5	89	3.18	101.0	3.61
204	0.0	3	2	3	4	3	4	4	4	4	2	2	91	3.37	103.0	3.81
205	0.0	2	2	2	3	2	2	3	3	2	2	4	57	2.38	63.5	2.65
206	0.0	5	5	4	4	5	4	5	5	5	4	5	100	4.17	114.5	4.77
207	0.0	3	2	3	2	3	3	3	3	2	3	5	85	2.83	96.5	3.22
208	0.0	1	1	2	2	2	1	3	2	3	2	2	49	1.75	55.0	1.96
209	0.0	3	3	3	2	2	3	1	2	1	2	3	61	2.44	71.0	2.84
210	0.0	3	3	4	2	1	2	1	2	1	1	4	50	1.85	54.5	2.02
211	0.0	4	4	4	4	3	4	3	3	3	3	4	93	3.21	106.5	3.67
212	0.0	4	4	4	4	3	4	3	4	3	1	2	80	3.33	92.0	3.83
213	0.0	3	2	2	3	2	4	3	4	3	2	2	80	3.08	92.5	3.56
214	0.0	3	3	2	2	1	3	1	2	2	1	1	48	1.85	56.5	2.17
215	0.0	4	4	4	4	4	4	4	4	4	2	2	106	3.66	136.0	4.69
216	4.5	4	3	3	3	3	4	4	4	3	2	2	86	3.31	100.0	3.85
217	0.0	3	3	3	4	3	3	5	3	3	1	2	84	3.65	97.5	4.24
218	0.0	2	2	3	2	2	2	5	3	3	2	4	72	3.00	82.0	3.42
219	0.0	2	2	2	2	2	2	2	3	1	1	3	44	1.69	49.0	1.88
220	0.0	2	2	3	2	2	2	4	3	3	2	1	72	2.88	82.0	3.28
221	4.5	3	3	3	2	2	3	3	3	2	2	2	75	2.88	89.5	3.44
222	0.0	2	2	3	2	2	2	2	2	2	2	2	58	2.42	68.0	2.83
223	4.5	4	3	3	3	3	4	2	3	3	2	4	88	3.14	101.5	3.63
224	4.5	4	3	4	4	4	4	5	4	4	3	2	114	4.07	142.5	5.09
225	4.5	4	5	4	5	4	4	4	4	4	4	3	109	3.89	123.5	4.41
226	7.5	5	5	5	5	4	5	5	5	5	5	3	134	4.79	176.5	6.30
227	4.5	3	3	4	4	3	4	5	3	4	5	3	102	3.92	122.5	4.71

SUBUNIT_ID	LANDFORM	RELATIVE RELIEF	GEOLOGY	HEADLANDS	BLUFFS	ESTUARIES	LAKES	STREAMS	PONDS	BEACHES	VEGETATION	SHORE CONFIGURATION	WATER FEATURES	OCEAN	WETLANDS	LANDUSE	WILDERNESS	FORESTRY	PARKS OPEN SPACE	FARMLAND	ESTATES	EXURBAN	RESORTS	SUBURBS	VILLAGES	TOWN CENTERS	INDUSTRY	MINING
228	2	2	5	0	0	0	0	5	4	5	5	5	5	5	5	5	5	0	5	0	0	0	0	0	0	0	0	0
229	5	5	5	5	5	0	0	0	0	5	5	5	5	5	0	5	5	5	5	0	0	0	0	0	0	0	0	0
230	3	2	5	0	0	5	0	0	0	5	5	5	5	5	5	5	5	0	5	0	0	0	0	0	0	0	0	0
231	1	1	5	0	0	0	0	0	0	5	5	4	5	5	5	4	3	0	4	0	0	0	30	0	0	0	0	0
232	2	1	2	0	0	5	0	0	0	0	3	4	5	0	3	4	0	0	0	0	0	0	0	0	4	0	0	0
233	2	1	2	0	0	0	0	0	0	0	4	0	0	0	0	3	0	4	4	0	0	2	0	0	0	0	0	0
234	3	2	2	0	0	0	0	0	0	0	4	0	0	0	0	4	0	0	5	0	0	0	0	0	0	0	0	0
235	5	4	5	0	0	0	0	0	0	0	5	0	0	0	5	5	5	5	5	0	0	0	0	0	0	0	0	0
236	3	2	2	0	0	0	0	0	0	3	4	3	4	4	0	3	0	0	0	0	0	0	3	0	0	0	0	0
237	4	3	4	0	0	0	0	0	4	4	5	3	5	5	5	5	4	4	0	0	0	0	0	0	0	0	0	0
238	5	4	5	0	0	0	0	0	5	0	5	0	4	0	5	5	5	5	5	0	0	0	0	0	0	0	0	0
239	3	2	2	0	0	0	0	0	0	0	3	0	0	0	3	1	0	0	0	0	0	0	0	2	0	0	0	0
240	4	4	4	0	3	0	0	0	0	4	3	3	5	5	0	-2	0	0	0	0	0	0	0	-2	0	0	0	0
241	3	2	5	0	0	5	0	5	5	0	5	5	5	0	5	5	5	5	5	0	0	0	0	0	0	0	0	0
242	4	3	3	0	0	0	0	0	0	0	4	0	0	0	4	5	3	4	4	0	0	0	0	0	0	0	0	0
243	3	2	5	0	0	5	0	5	0	5	5	5	5	5	5	5	5	0	5	0	0	0	0	0	0	0	0	0
244	5	4	4	0	4	0	0	0	0	4	5	3	5	5	0	4	0	0	4	0	0	0	0	0	0	0	0	0
245	5	4	4	0	0	0	0	0	0	0	5	0	0	0	3	5	5	5	5	0	0	0	0	0	0	0	0	0
246	4	4	4	0	0	0	0	0	3	0	5	0	3	0	4	5	4	0	5	0	0	0	0	0	0	0	0	0
247	2	2	2	0	0	0	0	0	0	0	3	0	0	0	5	2	0	5	2	0	0	0	0	0	0	0	0	0
248	2	2	2	0	0	0	0	0	0	0	3	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0
249	3	3	5	0	0	0	0	0	5	5	5	5	5	5	5	5	5	0	5	0	0	0	0	0	0	0	0	0
250	4	3	5	5	0	0	0	0	0	5	5	5	5	5	5	5	5	0	5	0	0	0	0	0	0	0	0	0
251	5	5	5	5	5	0	0	0	0	5	5	4	5	5	0	5	5	5	5	0	0	0	0	0	0	0	0	0
252	5	5	5	4	4	0	0	0	0	4	3	2	5	5	0	-2	0	0	0	0	0	0	0	-2	0	0	0	0
253	4	3	3	0	0	0	0	0	0	0	3	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0
1380	4	4	3	0	0	0	0	0	0	0	3	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0

SUBUNIT_ID	TRANSPORTATION	PROMINENT FEATURES	HARBORS	EPHEMERAL CHARACTERISTICS	HISTORIC CHARACTER	SYMBOLIC VALUE/MEANING	ARCHITECTURAL CHARACTER	LANDSCAPE CHARACTER	SETTLEMENT _PATTERN	SKYLINE	URBAN FORM	DESIGNED LANDSCAPES	STATE OF UPKEEP	DISCORDANT FEATURES	COASTAL VIEWSHED	VIEW LENGTH	VIEW_WIDTH	VIEW BACKGROUND	VIEW_COMPOSITION	VIEW FOCAL POINTS	VARIETY	UNITY	CONTRAST
228	0	0	0	5	0	5	0	5	0	0	0	0	5	3	5	5	5	3	5	3	5	4	5
229	0	0	0	5	4	5	0	5	0	0	0	0	4	0	5	5	5	5	4	4	5	5	5
230	0	0	0	5	0	5	0	5	0	0	0	0	5	0	5	5	5	5	5	4	5	5	5
231	0	0	3	4	0	3	2	4	3	0	0	0	3	3	5	5	5	5	4	4	5	3	4
232	4	0	5	5	4	5	4	4	5	0	0	0	3	3	5	4	4	5	4	4	5	3	4
233	4	0	0	3	3	3	2	3	3	0	0	0	4	3	0	3	2	3	3	3	3	3	3
234	0	0	0	5	5	5	4	5	0	0	0	5	4	0	0	4	4	4	5	4	5	4	4
235	5	0	0	5	4	5	0	5	0	0	0	0	4	0	0	3	3	4	4	4	4	5	4
236	0	0	0	5	3	3	3	4	3	0	0	4	4	3	4	4	4	5	4	4	4	3	4
237	0	0	0	5	0	5	0	5	0	0	0	0	5	3	5	5	4	5	5	5	4	4	5
238	5	0	0	5	4	5	0	5	0	0	0	0	4	0	0	3	3	4	4	4	5	5	4
239	3	0	0	3	0	2	3	3	2	0	0	3	5	3	0	2	2	2	3	2	3	2	2
240	0	0	0	4	0	2	3	2	1	0	0	3	5	2	5	4	4	5	3	4	4	2	4
241	0	0	0	5	4	5	0	5	0	0	0	0	4	4	4	4	4	4	5	5	5	5	5
242	5	0	0	3	0	4	0	4	0	0	0	0	4	2	0	3	3	2	3	3	4	3	4
243	0	0	0	5	0	5	0	5	0	0	0	0	5	0	5	5	5	5	5	5	5	5	5
244	4	0	0	5	0	5	0	4	0	0	0	4	4	4	5	5	5	5	5	4	5	4	5
245	5	0	0	4	3	4	0	5	0	0	0	0	4	0	0	3	3	3	4	3	3	5	4
246	0	0	0	4	0	4	0	4	0	0	0	0	4	4	0	3	3	4	4	4	4	4	3
247	4	0	0	3	0	5	0	3	0	0	0	3	2	2	0	3	3	2	3	2	3	2	2
248	4	0	0	3	0	3	2	3	0	0	0	3	2	3	3	3	3	3	3	2	3	2	2
249	0	0	0	5	4	5	0	5	0	0	0	0	5	0	5	4	5	5	5	5	5	5	5
250	0	0	0	5	5	5	5	5	0	0	0	0	5	0	5	5	5	5	5	5	5	5	5
251	0	0	0	5	5	5	0	5	0	0	0	0	5	0	5	5	5	5	4	5	5	5	5
252	0	0	0	3	0	0	2	2	1	0	0	2	3	1	5	4	4	5	2	4	3	2	2
253	3	0	0	3	0	2	2	2	1	0	0	2	4	2	0	2	2	2	2	2	2	1	2
1380	3	0	0	3	0	0	2	3	2	0	0	2	4	2	3	3	3	4	3	3	4	2	4

SUBUNIT_ID	UNIQUENESS	PUBLIC RECOGNITION	VISIBILITY	NAME	DISTRICT	INVENTORY_	WTED LANDFORM	WTED RELATIVE RELIEF	WTED GEOLOGY	WTED HEADLANDS	WTED BLUFFS	WTED ESTUARIES	WTED LAKES	WTED STREAMS	WTED PONDS	WTED BEACHES	WTED VEGETATION	WTED SHORELINE CONFIGURATION	WTED WATER FEATURES	WTED OCEAN	WTED WETLANDS	WTED LANDUUSE
228	4	4	2	Little Northwest Creek	Northwest Creek	Barrier beach, salt marsh, tidal stream, woodland	3.0	4	5	0	0	0	0	7.5	12	10	7.5	7.5	15	15	10	5
229	5	5	3	Barcelona Point	Northwest Creek	High bluffs, headland, sandy beach, woods, full vi	7.5	10	5	15	15	0	0	0.0	0	10	7.5	7.5	15	15	0	5
230	5	5	3	Barrier Beach	Northwest Creek	Barrier beach, dunefield, mouth of estuary, tidal	4.5	4	5	0	0	10	0	0.0	0	10	7.5	7.5	15	15	10	5
231	4	3	3	Tidal Marsh	Northwest Creek	Tidal marsh, sandy beach, dunes, keyhole harbor	1.5	2	5	0	0	0	0	0.0	0	10	7.5	6.0	15	15	10	4
232	5	5	5	Northwest Landing	Northwest Creek	Small fishing village on tidal pond	3.0	2	2	0	0	10	0	0.0	0	0	4.5	6.0	15	0	6	4
233	3	3	4	Swamp Road	Northwest Creek	Woodland, scattered development	3.0	2	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	3
234	5	4	3	Historic Cemetary	Cedar Point	Historic cemetary on sloping land, surrounded by w	4.5	4	2	0	0	0	0	0.0	0	0	6.0	0.0	0	0	0	4
235	5	4	4	Grassy Hollow Woods	Cedar Point	Hilly kettle hole terrain, pristine woodlands, ket	7.5	8	5	0	0	0	0	0.0	0	0	7.5	0.0	0	0	10	5
236	4	3	2	Camp St. Regis	Cedar Point	Camp buildings, lawns, beach, views of ocean, road	4.5	4	2	0	0	0	0	0.0	0	6	6.0	4.5	12	12	0	3
237	4	3	2	Grace Estate Beach	Cedar Point	Wooded hills overlooking salt marsh, beach, sound	6.0	6	4	0	0	0	0	0.0	12	8	7.5	4.5	15	15	10	5
238	4	5	4	Scoy Pond Woods	Cedar Point	Wooded kettle hole terrain, ponds, bogs	7.5	8	5	0	0	0	0	0.0	15	0	7.5	0.0	12	0	10	5
239	2	3	0	Grace Estate Residentiua	Cedar Point	Recent exclusive subdivision on rolling wooded ter	4.5	4	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	6	1
240	3	3	2	Grace Estate Shoreline R	Cedar Point	New luxury homes on top of bluffs along shoreline	6.0	8	4	0	9	0	0	0.0	0	8	4.5	4.5	15	15	0	-2
241	5	5	3	Alewife Pond	Cedar Point	Pristine tidal pond and stream surrounded by woode	4.5	4	5	0	0	10	0	7.5	15	0	7.5	7.5	15	0	10	5
242	3	3	4	Woods/Residential	Cedar Point	Hilly kettle hole woodland surrounded by recent su	6.0	6	3	0	0	0	0	0.0	0	0	6.0	0.0	0	0	8	5
243	5	5	2	Alewife Brook Outlet	Cedar Point	Tidal stream, barrier beach, tidal wetland, wooded	4.5	4	5	0	0	10	0	7.5	0	10	7.5	7.5	15	15	10	5
244	5	5	4	Park Lawns & Bluffs	Cedar Point	Low bluffs, lawns overlooking sound, woods, beach	7.5	8	4	0	12	0	0	0.0	0	8	7.5	4.5	15	15	0	4
245	4	5	3	Northwest Woods	Cedar Point	Hilly, wooded kettle hole terrain	7.5	8	4	0	0	0	0	0.0	0	0	7.5	0.0	0	0	6	5
246	3	3	3	Kettle Hole	Cedar Point	Kettle hole pond, bog surrounded by woods, adjacen	6.0	8	4	0	0	0	0	0.0	9	0	7.5	0.0	9	0	8	5
247	2	4	4	Campground	Cedar Point	Campground, access road, parking	3.0	4	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	10	2
248	2	4	5	Park Headquarters	Cedar Point	Park administration, service buildings, access roa	3.0	4	2	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	2
249	5	5	0	Cedar Pond	Cedar Point	Brackish pond, wetlands, dune fields, wide sandy b	4.5	6	5	0	0	0	0	0.0	15	10	7.5	7.5	15	15	10	5
250	5	5	4	Cedar Point	Cedar Point	Long sandy spit, dunefield, historic lighthouse, s	6.0	6	5	15	0	0	0	0.0	0	10	7.5	7.5	15	15	10	5
251	5	5	3	Hedges Bank	Cedar Point	Dramatic, high bluffs, dense woodlands, trails, sa	7.5	10	5	15	15	0	0	0.0	0	10	7.5	6.0	15	15	0	5
252	3	3	3	Blufftop Development	Lafargue's Landi	Dense residential development along tops of high c	7.5	10	5	12	12	0	0	0.0	0	8	4.5	3.0	15	15	0	-2
253	2	2	3	Residential Development	Lafargue's Landi	Extensive post-war residential development on hill	6.0	6	3	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	1
1380	3	3	3	Copeces Lane	Three Mile Harbo	Steep wooded hills, recent subdivision development	6.0	8	3	0	0	0	0	0.0	0	0	4.5	0.0	0	0	0	1

SUBUNIT_ID	WTED WILDERNESS	WTED FORESTRY	WTED PARKS	WTED FARMLAND	WTED ESTATES	WTED EXURBAN	WTED RESORTS	WTED SUBURBS	WTED VILLAGES	WTED TOWN CENTERS	WTED_ NDUSTRY	WTED MINING	WTED TRANSPORT ATION	WTED PROMINENT FEATURES	WTED HARBORS	WTED EPHEMERAL	WTED HISTORIC	WTED SYMBOLIC	WTED ARCHITECTURE	WTED LANDSCAPE	WTED SETTLEMENT PATTERN	WTED SKYLINE	WTED URBAN FORM	WTED DESIGNED LANDSCAPES	WTED STATE OF UPKEEP	WTED_DISCO RDANT_FEAT URES
228	10	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	0.0	5	0	5	0	0	0	0.0	5	4.5
229	10	5	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	6.0	5	0	5	0	0	0	0.0	4	0.0
230	10	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	0.0	5	0	5	0	0	0	0.0	5	0.0
231	6	0	6.0	0	0	0	30	0	0.0	0	0	0	0	0	4.5	4	0.0	3	2	4	3	0	0	0.0	3	4.5
232	0	0	0.0	0	0	0	0	0	6.0	0	0	0	4	0	7.5	5	6.0	5	4	4	5	0	0	0.0	3	4.5
233	0	4	6.0	0	0	2	0	0	0.0	0	0	0	4	0	0.0	3	4.5	3	2	3	3	0	0	0.0	4	4.5
234	0	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	7.5	5	4	5	0	0	0	7.5	4	0.0
235	10	5	7.5	0	0	0	0	0	0.0	0	0	0	5	0	0.0	5	6.0	5	0	5	0	0	0	0.0	4	0.0
236	0	0	0.0	0	0	0	3	0	0.0	0	0	0	0	0	0.0	5	4.5	3	3	4	3	0	0	6.0	4	4.5
237	8	4	0.0	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	0.0	5	0	5	0	0	0	0.0	5	4.5
238	10	5	7.5	0	0	0	0	0	0.0	0	0	0	5	0	0.0	5	6.0	5	0	5	0	0	0	0.0	4	0.0
239	0	0	0.0	0	0	0	0	2	0.0	0	0	0	3	0	0.0	3	0.0	2	3	3	2	0	0	4.5	5	4.5
240	0	0	0.0	0	0	0	0	-2	0.0	0	0	0	0	0	0.0	4	0.0	2	3	2	1	0	0	4.5	5	3.0
241	10	5	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	6.0	5	0	5	0	0	0	0.0	4	6.0
242	6	4	6.0	0	0	0	0	0	0.0	0	0	0	5	0	0.0	3	0.0	4	0	4	0	0	0	0.0	4	3.0
243	10	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	0.0	5	0	5	0	0	0	0.0	5	0.0
244	0	0	6.0	0	0	0	0	0	0.0	0	0	0	4	0	0.0	5	0.0	5	0	4	0	0	0	6.0	4	6.0
245	10	5	7.5	0	0	0	0	0	0.0	0	0	0	5	0	0.0	4	4.5	4	0	5	0	0	0	0.0	4	0.0
246	8	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	4	0.0	4	0	4	0	0	0	0.0	4	6.0
247	0	5	3.0	0	0	0	0	0	0.0	0	0	0	4	0	0.0	3	0.0	5	0	3	0	0	0	4.5	2	3.0
248	0	0	3.0	0	0	0	0	0	0.0	0	0	0	4	0	0.0	3	0.0	3	2	3	0	0	0	4.5	2	4.5
249	10	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	6.0	5	0	5	0	0	0	0.0	5	0.0
250	10	0	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	7.5	5	5	5	0	0	0	0.0	5	0.0
251	10	5	7.5	0	0	0	0	0	0.0	0	0	0	0	0	0.0	5	7.5	5	0	5	0	0	0	0.0	5	0.0
252	0	0	0.0	0	0	0	0	-2	0.0	0	0	0	0	0	0.0	3	0.0	0	2	2	1	0	0	3.0	3	1.5
253	0	0	0.0	0	0	0	0	1	0.0	0	0	0	3	0	0.0	3	0.0	2	2	2	1	0	0	3.0	4	3.0
1380	0	0	0.0	0	0	0	0	2	0.0	0	0	0	3	0	0.0	3	0.0	0	2	3	2	0	0	3.0	4	3.0

SUBUNIT_ID	WTED COASTAL VIEWSHED	WTED VIEW LENGTH	WTED VIEW WIDTH	WTED VIEW BACKGROUND	WTED VIEW COMPOSITION	WTED VIEW FOCAL POINTS	WTED VARIETY	WTED UNITY	WTED CONTRAST	WTED UNIQUENESS	WTED PUBLIC RECOGNITION	WTED VISIBILITY	VALUE SUM	MEAN SCORE	WTED VALUE SUM	MEAN WEIGHTED SCORE
228	7.5	5	5	3	5	3	5	4	5	4	4	2	136	4.39	196.0	6.32
229	7.5	5	5	5	4	4	5	5	5	5	5	3	149	4.81	218.5	7.05
230	7.5	5	5	5	5	4	5	5	5	5	5	3	137	4.72	190.5	6.57
231	7.5	5	5	5	4	4	5	3	4	4	3	3	152	4.61	198.5	6.02
232	7.5	4	4	5	4	4	5	3	4	5	5	5	128	4.00	162.0	5.06
233	0.0	3	2	3	3	3	3	3	3	3	3	4	83	2.96	92.0	3.29
234	0.0	4	4	4	5	4	5	4	4	5	4	3	99	4.13	112.0	4.67
235	0.0	3	3	4	4	4	4	5	4	5	4	4	116	4.46	139.5	5.37
236	6.0	4	4	5	4	4	4	3	4	4	3	2	108	3.48	141.0	4.55
237	7.5	5	4	5	5	5	4	4	5	4	3	2	129	4.30	183.0	6.10
238	0.0	3	3	4	4	4	5	5	4	4	5	4	126	4.50	167.5	5.98
239	0.0	2	2	2	3	2	3	2	2	2	3	0	66	2.54	77.0	2.96
240	7.5	4	4	5	3	4	4	2	4	3	3	2	96	3.10	140.0	4.52
241	6.0	4	4	4	5	5	5	5	5	5	5	3	146	4.56	200.5	6.27
242	0.0	3	3	2	3	3	4	3	4	3	3	4	91	3.50	108.0	4.15
243	7.5	5	5	5	5	5	5	5	5	5	5	2	142	4.73	198.0	6.60
244	7.5	5	5	5	5	4	5	4	5	5	5	4	134	4.47	185.0	6.17
245	0.0	3	3	3	4	3	3	5	4	4	5	3	106	4.08	127.0	4.88
246	0.0	3	3	4	4	4	4	4	3	3	3	3	99	3.81	132.0	5.08
247	0.0	3	3	2	3	2	3	2	2	2	4	4	75	2.88	88.0	3.38
248	4.5	3	3	3	3	2	3	2	2	2	4	5	71	2.73	81.0	3.12
249	7.5	4	5	5	5	5	5	5	5	5	5	0	139	4.79	200.5	6.91
250	7.5	5	5	5	5	5	5	5	5	5	5	4	151	4.87	213.5	6.89
251	7.5	5	5	5	4	5	5	5	5	5	5	3	151	4.87	220.5	7.11
252	7.5	4	4	5	2	4	3	2	2	3	3	3	92	2.97	146.0	4.71
253	0.0	2	2	2	2	2	2	1	2	2	2	3	58	2.23	66.5	2.56
1380	4.5	3	3	4	3	3	4	2	4	3	3	3	76	2.92	87.0	3.35

Appendix C

East Hampton Scenic Resources Protection Plan
Table of Scenic Components

August, 2000

Scenic Feature	Class A: Distinctive +4 - +5	Class B: Noteworthy +3 - +4	Class C: Common >3
I. Physical Character			
1. Landform: The shape and configuration of the land.	*Distinctive*: Dramatic contrasts and changes in topography, unique form and outline of the land, harmonious shape and composition of landforms.	*Noteworthy:* Undulating land, some topographic variety.	*Common:* Little topographic variety.
A) Relative relief: Relative changes in elevation of the land within the subunit. The amount of elevation change within a mile of the point of reference.	*Distinctive*: Relative relief greater than 100'	*Noteworthy*: Relative relief from 50' – 100'	*Common*: Relative relief less than 50'
B) Geologic Features: Bedrock, surficial geologic features, fluvial, marine and glacial features.	*Distinctive:* Unique and dramatic geologic formations, bedrock outcrops or glacial features.	*Noteworthy:* Unusual geologic formations, bedrock outcrops or glacial features.	*Common:* Typical formations or lack of formations.
C) Headlands: Elevated promontories extending into a body of water.	*Distinctive*: Very high, prominent headlands extending dramatically into the water. Presence of surf and other ephemeral effects. Lack of incompatible development.	*Noteworthy:* High headlands with some areas of visual prominence, minor incompatible development.	*Common:* Low, uniform headlands. Major presence of incompatible development.
D) Bluffs: High banks or cliffs lining a body of water.	*Distinctive*: Very high, prominent bluffs with varied configuration, dramatic backdrop and shoreline, lack of incompatible development.	*Noteworthy:* High bluffs with moderately varied configuration, strong backdrop and shoreline, minor incompatible development.	*Common:* Low, uniform bluffs with monotonous backdrop & shoreline, major presence of incompatible development.
E) Beaches: The sandy or pebbly shore of a waterbody.	*Distinctive*: Wide, extensive beaches with varied and dynamic shoreline configuration, dramatic backdrop, unique sand or pebble surface, lack of incompatible development. Barrier beaches.	*Noteworthy:* Moderately wide beaches, some shoreline variation, strong backdrop and only minor incompatible development.	*Common:* Small, narrow beaches, lack of shoreline variation, monotonous backdrop, major presence of incompatible development.
2. Vegetation: The diversity, maturity and condition of the vegetation.	*Distinctive:* A variety of open meadows, mature woodlands, specimen trees, unique vegetation, mature and well-maintained urban vegetation and street trees planted in cohesive masses.	*Noteworthy:* A variety of vegetation with woodlands dominating.	*Common:* Monotonous second growth woodland and scrub growth.
3. Shoreline Configuration: The complexity, variability and general form of the shoreline.	*Distinctive*: Varied, diverse shoreline form. Numerous coves, islands, inlets and peninsulas.	*Noteworthy:* Moderately varied, undulating shoreline form.	*Common:* Straight, monotonous, featureless shoreline form.
4. Water Features: The role of water features (ocean, estuaries, rivers and streams) in the visual environment	*Distinctive*: Water is dominant feature in the landscape: full views of major rivers, lakes, ocean.	*Noteworthy*: water is present but not dominant. Partial views of major water features or full views of moderate size features.	*Common*: Water is absent or barely noticeable in the landscape. Small ponds and brooks.
A) Ocean, Great Lakes: Bodies of water so large that the opposite shore is out of sight.	*Distinctive:* Complex shoreline form, dramatic topography, extensive bluffs, beaches or other scenic coastal features; strong ephemeral features such as dramatic surf, wildlife, human activity.	*Noteworthy:* Some variation in shoreline form, topography and ephemeral characteristics.	*Common:* Monotonous shoreline form, flat topography, lack of ephemeral features.

Scenic Feature	Class A: Distinctive	Class B: Noteworthy	Class C: Common
B) Estuaries: Tidal embayments at the mouth of rivers.	*Distinctive:* Extensive areas of undisturbed tidelands, marshland. Dramatic confluence of tides and river currents. Strong topographic enclosure.	*Noteworthy:* Significant areas of undisturbed tideland and saltmarsh.	*Common:* Limited tideland or marsh, large areas of marsh disturbance or filling.
C) Lakes & Sounds: Large bodies of water, but opposite shoreline is visible.	*Distinctive:* Varied and dramatic shoreline form, landform, vegetation and ephemeral characteristics. Opposite shoreline provides dramatic backdrop.	*Noteworthy:* Some variety and prominence of shoreline form, landform, vegetation and ephemeral characteristics. Opposite shore contains visual contrast and variety.	*Common:* Monotonous landscape with barely visible or flat opposite shore.
D) Major Rivers: Rivers greater than 20 miles in length or 100' in breadth.	Distinctive: Rivers and streams with no visible pollution. Exceptionally varied streambank configuration, landform, waterflow.	*Noteworthy:* Unpolluted streams with some variation in streambank configuration, landform, waterflow. Inappropriate development does not detract from visual character.	*Common:* Streams suffering from pollution, inappropriate development, lack of visual variety.
E) Streams: Flowing bodies of water of less than 20 miles in length and 100 feet in breadth.	Distinctive: Streams with no visible pollution. Exceptionally varied streambank configuration, landform, waterflow.	*Noteworthy:* Unpolluted streams with some variation in streambank configuration, landform, waterflow. Inappropriate development does not detract from visual character.	*Common:* Streams suffering from pollution, inappropriate development, lack of visual variety.
F) Ponds: Small lakes and ponds of less than one square mile.	*Distinctive:* Varied shoreline, vegetation and landform; rich wildlife and ephemeral features; relatively lacking in development.	*Noteworthy:* Some variation in shoreline form, vegetation and ephemeral characteristics; some intruding development.	*Common:* Intruding shoreline development overwhelms the pond; lack of variety in landform, vegetation, ephemeral characteristics.
G) Wetlands: Swamps, bogs, fresh and saltwater marshes, tidelands.	Distinctive: Extensive areas of undisturbed wetlands rich in wildlife habitat, variety and configuration. Wetlands free of intrusive development. Topography, vegetation and cultural features of surrounding uplands provide a diverse backdrop.	Noteworthy: Significant areas of undisturbed wetlands, little intrusive development, surrounded by varied upland areas.	*Common:* Wetlands marred by intrusive development or filling, surrounded by monotonous uplands, lack of variety in configuration, wildlife habitat.
5. Landuse: Human use of the land.	*Distinctive:* Use of the land that harmonizes with and/or enhances scenic quality.	*Noteworthy:* Use of the land that blends with complements existing scenic quality.	*Common:* Use of the land that detracts from scenic quality.
A) Wilderness: The lack of visual evidence of past or present human use of the land.	*Distinctive:* Extensive areas of wilderness Strong sense of isolation, integrity of natural systems, peace and quiet. Distinctive natural setting.	*Noteworthy:* Significant areas of wilderness with some sense of isolation, integrity of natural systems, peace and quiet. Noteworthy natural setting.	*Common:* Small, isolated areas of wilderness marred by discordant features, noise and intrusions of development and human activity.
B) Forestry : The use of the land for managed and unmanaged woodlots and forests.	*Distinctive:* Extensive old growth or carefully managed forestland rich in plant variety and wildlife. Variety in forest cover and configuration. Landform and clearings provide views.	*Noteworthy:* Some old growth timber; forest management present in certain areas. A degree of variety in forest type, landform and clearings.	*Common:* Uniform new growth forest; scrub vegetation; unmanaged abandoned land; low quality vegetation.
C) Parks & Open Space: Parks, conservation areas, cemeteries, recreation areas.	*Distinctive:* Exceptionally well planned, designed and maintained parks, open spaces and waterfronts that play a central role in establishing the visual character of the community and defining and strengthening its physical and social environment.	*Noteworthy:* Generally well planned, designed and maintained parks and open spaces that play a significant role in the visual character of the community, improving its physical and social environment.	*Common:* Few or poorly designed and maintained urban parks, open spaces and waterfronts.

Scenic Feature	Class A: Distinctive	Class B: Noteworthy	Class C: Common
D) Farmland: Active working agriculture or farmed estates. Dairy, crop, orchard, nursery or other types of farming.	Distinctive: Extensive areas of active farmland, including a variety of farm uses, historic farm structures, variety of vegetation, landform and water features.	*Noteworthy:* Significant areas of active farmland with some variety of uses, historic structures, vegetation, landform and water features.	*Common:* Little farmland, abandoned farmland, farmland damaged by intrusive development, large expanses of uniform farmland. Lack of variety or monotony in farmland structures, vegetation, landform and water features.
E) Estates: Mansions set in extensive grounds. Monasteries and religious retreats.	*Distinctive:* Estates of high historic, design and environmental value in an excellent state of preservation. Excellent layout and design of grounds and structures, historically significant landscapes and architecture, located in a distinctive natural setting, excellent views and vistas, strong relationship to the shoreline.	*Noteworthy:* Estates of moderate historic, design and environmental significance in a generally sound state of preservation. Good layout and design of grounds and structures, some historical significance, noteworthy natural setting with some strong vistas, relationship to the shoreline.	*Common:* Estates of low historic, design and environmental significance in a poor state of preservation or damaged through inappropriate development. Low quality landscape and architectural design, undistinguished natural setting, poor views and vistas marred by visual intrusions.
F) Exurban Development: Recently developed suburban-type growth in rural regions beyond the commuter-shed of metropolitan areas. Both year-round and summer homes.	*Distinctive:* Exurban development blends in with or complements rural landscape.	*Noteworthy:* Exurban development generally compatible with rural landscape.	*Common:* Exurban development detracts from the visual character of the rural landscape.
G) Recreational Resorts, Hotels Large structures or groups of structures devoted to recreational uses.	*Distinctive:* Structures and facilities harmonize in with and/or dramatically enhance the visual character of their setting through creative siting and architectural design.	*Noteworthy:* Structures and facilities blend in with and/or somewhat improve the visual character of their setting.	*Common:* Structures and facilities detract from the visual character of their setting.
I) Suburbs: Communities of moderate population density surrounding urban areas. Primarily residential communities developed as a result of expanded commuter rail and automobile transportation capability within the last century.	*Distinctive:* High level of site planning and community design. Integration of the built environment with the natural and cultural features of the site. High level of historic integrity of the community. High diversity and quality architecture.	*Noteworthy:* Competently planned and designed communities that respect the natural environment, significant historic elements, diversity and quality of architecture.	*Common:* Poorly planned and designed built environment imposes uniform pattern of low-quality development across the landscape. Suburban sprawl, strip development, commercial blight. Little or no historic value. Lack of diversity and quality in architecture.
J) Villages: Compact, often traditional groupings of buildings, generally numbering between several dozen to several hundred structures with a mix of residential and small commercial uses.	Distinctive: Tightly-knit traditional villages containing a variety of uses and excellent examples of village form, layout, design, historic value and visual relationship to their natural setting.	*Noteworthy:* Villages containing good examples of village form, layout, design, historic value and relationship to their natural setting.	*Common:* Sprawling villages lacking in form with sprawling layout, poor design, little historic value and weak or conflicting relationship to their natural setting.
K) Town Centers: The compact centers of communities of moderate population density (several hundred to several thousand structures). Generally, but not always, the majority of town centers were built before the growth of commuter rail and automobile transportation during the past century.	*Distinctive:* High level of historic integrity, architectural quality, cohesive streets and other public open spaces, sympathetic relationship of built form to the natural setting.	*Noteworthy:* Moderate level of historic integrity, architectural quality and relationship of built form to the natural setting. Occasional inappropriate development does not detract from overall quality of town.	*Common:* Little historic integrity, poor architectural quality, eyesores, sprawl, destruction of historic town fabric through inappropriate demolition and/or development.

Scenic Feature	Class A: Distinctive	Class B: Noteworthy	Class C: Common
L) Cities: The centers of large metropolitan areas, usually more than ten thousand structures.	*Distinctive:* Vibrant, dramatic, exciting urban areas located in impressive natural settings. Exceptional skyline, compact and imposing urban form, outstanding architecture and urban spaces, high levels of preservation and maintenance.	*Noteworthy*: Dynamic urban areas located in pleasant natural settings with generally high quality skyline, urban form, architecture and urban spaces.	*Common*: Undistinguished or dull urban areas, located in bland natural settings. Poorly defined skyline, sprawling and vague urban form, mediocre architecture and urban spaces, urban stagnation, decay and abandonment.
M) Industry: Industrial uses of all types, including heavy industry, power plants, light industry, assembly, warehousing and construction.	*Distinctive*: Industrial structures or districts of historic value, or newer facilities with a compatible relationship to their environment and visual setting. Facilities that either blend in with their visual surroundings or contain understandable or dynamic sculptural forms that interact creatively with their visual surroundings.	*Noteworthy*: Moderately historic industrial uses or new facilities that blend in with or interact creatively with their surroundings.	*Common*: Polluting, chaotic, sprawling, monotonous or poorly maintained facilities that obliterate the natural setting or introduce discordant elements into the landscape.
N) Mineral Extraction: Mines of all types, including gravel pits, traprock quarries, limestone quarries, and other types of surface mining.	*Distinctive:* Carefully reclaimed mined lands, mines operating with minimal visual and environmental disturbance, mines creating features of historic, artistic or topographic (earth form) interest.	*Noteworthy:* Mines operating with some on-going reclamation, visual and environmental mitigation and a degree of historic, artistic or topographic interest.	*Common:* Mines creating open, unreclaimed visual and environmental scars on the land.
O) Transportation Networks: Construction relating to automobile, rail and air transportation.	*Distinctive:* Streets, freeways,scenic roads, and rail lines blend in with or complement and enhance the coastal landscape. Designated scenic roads, highways and railways.	Noteworthy: Streets, freeways, rail lines that blend in with the waterfront landscape.	*Common:* Streets, freeways, rail lines that mar the waterfront landscape by obliterating shorelines, introduce eyesores, block the city from the water.
P) Bridges, Towers, Lighthouses and Elevated Structures: High engineered structures dominating the visual environment	*Distinctive:* Dynamic, well-proportioned structures that interact creatively with the waterfront landscape. Historic lighthouses and bridges.	*Noteworthy:* Soundly designed structures that relate well to the waterfront landscape.	*Common:* Poorly designed structures that detract from, overwhelm or destroy the waterfront landscape.
R) Harbors & Waterfronts: The commercial water's edge of city, town and village centers.	*Distinctive*: Intact natural and cultural environment, water-related activity & businesses, abundance of shipping.	*Noteworthy*: Moderate degree of waterfront historic character, activity, revitalization, natural features. Some derelict, abandoned areas. Discordant features do not detract from overall scenic quality.	*Common*: Waterfront cut off from city. Derelict, disjointed uses, abandonment, pollution predominate.
II. Cultural Character			
1. Ephemeral Characteristics: Transitory visual effects produced by local climate, atmosphere, clarity or color of natural light, artificial lighting, human activity, tides, winds, motion of water, fog, etc. that reoccur consistently	*Distinctive:* Unique quality and quantity of ephemeral characteristics consistently observed in the field or mentioned in public or Advisory Panel testimony.	*Noteworthy:* Some ephemeral effects present.	*Common:* Lack of positive ephemeral effects or presence of negative ephemeral effects (e.g. lurid glare of sodium vapor lights, smog, dismal skies, ill humors, etc.)

Scenic Feature	Class A: Distinctive	Class B: Noteworthy	Class C: Common
2. Historic Character: The quality, value, state of preservation and authenticity of historic structures, landscapes and districts.	*Distinctive:* Rich historic heritage preserved in a variety of well-maintained historic districts, sites, structures and spaces. Widespread historic integrity: historic districts relatively intact. Strong sense of historic character and continuity expressed in architecture and the landscape. National Register Districts and Sites. Location of major historic events.	*Noteworthy:* Some historic heritage preserved districts, sites, structures and spaces scattered within the city. Some disturbance of historic integrity. Historic integrity of certain districts.	*Common:* Little historic interest in the city with only minor, isolated preserved sites. Historic integrity of urban districts and waterfronts minimal or lacking.
3. Symbolic Value/Meaning: Symbolic characteristics of landscapes or communities that influence the public's perception of their visual quality. Symbolic value can result from historic events, myths and fables, literature, painting, folklore, unique use or activity, association with an historic or popular figure or special cultural significance of the landscape.	*Distinctive:* Strong, positive symbolic value attributed to the landscape as evidenced in public survey, discussions with Project Review Panel, literature review and data collection. Symbolic characteristics have positive effect on public perception of the visual quality of the landscape.	*Noteworthy:* Significant symbolic value of landscape creates enhanced public perception of its visual quality.	*Common:* Lack of symbolic character or presence of negative symbolic character.
4. Architectural Character: The character of the architecture of communities; both vernacular and designed by professionals. Quality of the proportions, massing, materials, fenestration, roof lines and siting of buildings.	*Distinctive:* High quality architectural design expressive of a particular location, architectural style, and historical era.	*Noteworthy:* Consistent quality vernacular or professional architectural planning and design settlement pattern linked to a particular location, architectural style and historical era.	*Common:* Poor quality vernacular or professional architectural planning and design settlement pattern, inconsistent, clashing styles, lack of recognizable connection to a particular location, architectural style or historical era.
4. Landscape Character: The visual character of the greater landscape, including large-scale patterns of cities, towns, villages and rural areas. The visual quality of open spaces and the buildings and structures included in them. Includes both vernacular and/or professionally designed spaces or a combination of the two.	*Distinctive:* Exceptionally well-planned, designed and maintained landscapes that play a central role in establishing the visual character of the area and in defining and strengthening its relationship to its natural and cultural setting.	*Noteworthy:* Generally well-planned, designed and maintained parks, open spaces and waterfronts that play a significant role in the visual character of the city, linking it to its natural and cultural setting.	*Common:* Few or poorly designed and maintained parks, open spaces and waterfronts with little or negative impact on the visual character of the area.
A) Settlement Pattern: The character of the layout of structures, roads and open spaces on the land.	*Distinctive:* Strongly cohesive, historically significant settlement pattern with harmonious relationship to natural setting, shoreline.	*Noteworthy:* Cohesive, historically significant settlement pattern with relationship to natural setting, shoreline.	*Common:* Sprawling, ill-defined or uniform contemporary settlement pattern with poor relationship to natural setting, shoreline. Lacking in historical value.
B) Skyline: The outline of the built environment as viewed from a variety of mid-range to distant viewpoints.	*Distinctive*: Dramatic, varied skyline containing outstanding architecture, strong focal structures, harmonious relationship to landform and water. Dynamic form of skyline complements surrounding landscape. Varied yet unified skyline produces dramatic contrast with natural setting.	*Noteworthy:* Varied skyline containing quality architecture, focal structures and generally consistent relationship to natural setting. Presence of discordant features occasionally interrupts unity of skyline.	*Common:* Uniform, monotonous or disjointed skyline consisting of undistinguished, ill-proportioned architecture poorly related to natural setting.

Scenic Feature	Class A: Distinctive	Class B: Noteworthy	Class C: Common
C) Urban Form: The visual characteristics of the physical configuration and appearance of urban districts; the relative success of the relationship between individual components of the urban setting: buildings, streets, open spaces.	*Distinctive:* Outstanding sense of urban character and architecture, consistent relationship between buildings, dynamic interaction between built form, open spaces and waterfront. Strong, cohesive urban form in dramatic contrast or sympathetic relationship to the natural setting.	*Noteworthy:* Good sense of urban character and architecture, some consistency between buildings, interaction between built form, open spaces and waterfront. Consistent urban form occasionally loosing its shape or conflicting with natural setting.	*Common:* Weak sense of urban character, poor quality architecture, lack of relationship between buildings, poor interaction between built form, open spaces and waterfront. Sprawling, shapeless urban form.
D) Designed Landscapes: Landscapes consciously formed, shaped and planted by professional designers. Parks, estate grounds, waterfronts, conservation areas, cemeteries, recreation areas, sculpture gardens.	*Distinctive:* Exceptionally well-planned, designed and maintained parks, open spaces, waterfronts, and art exhibits that play a central role in establishing the visual character of the area and in defining and strengthening its relationship to its natural and cultural setting.	*Noteworthy:* Generally well-planned, designed and maintained parks, open spaces and waterfronts that play a significant role in the visual character of the city, linking it to its natural and cultural setting.	*Common:* Few or poorly designed and maintained parks, open spaces and waterfronts with little or negative impact on the visual character of the area.
6. State of Upkeep: The relative state of maintenance, repair, management and preservation of buildings and the land.	*Distinctive:* Exceptionally well maintained and managed properties. High state of preservation. Historic ruins and picturesque abandoned historic structures.	*Noteworthy:* Generally high level of maintenance and repair. Well managed and preserved properties. Ruins of moderate historic value.	*Common:* Buildings and grounds in disrepair, poorly maintained, neglected and abandoned structures and landscapes.
7. Discordant Features: Features which, due to siting, form, scale, materials or usage visually interrupt the overall scenic quality of the landscape.	*Distinctive:* No discordant features visible.	*Noteworthy:* Occasional discordant features visible but represent a minor element in an otherwise visually intact landscape.	*Common:* Discordant features dominate the landscape.
III. Views			
1. Coastal Viewshed: (Water Views) Land areas visible from the river. Conversely, areas of the coastline providing views of the river.	*Distinctive:* Full, unobstructed views of the water. Located within the primary viewshed of the river (visible areas within 1/4 mile of the shore).	*Noteworthy:* Partial or middleground views of the water. Located within the secondary viewshed of the river (visible areas from 1/4 mile to 1 mile of the shore).	*Common*: No views of the water or very distant, obstructed views. Located within the background viewshed of the river (areas visible at greater than 1 mile from the shore).
2. Length: The average distance of the views available within a subunit.	*Distinctive*: Long views greater than 5 miles to distant mountains or horizon line.	*Noteworthy*: Moderately long views across meadows or water bodies.	*Common*: Short views cut off by trees, hills, or structures.
3. Breadth: Width of views available within a given subunit.	*Distinctive*: Widest views, generally greater than 180 degrees.	*Noteworthy*: View widths between 90 and 180 degrees.	*Common*: Narrow views less than 90 degrees.
4. Background: The character of the views of surrounding landscapes or of distant features outside the subunit.	*Distinctive:* Mountains, dramatic skylines or other prominent features clearly visible in the background.	*Noteworthy:* High hills or waterbodies visible in the distance.	*Common:* No background views available. Bland or discordant features visible in background.
5. Composition: The overall quality and quantity of views from specific viewpoints located within the viewshed of the coastline.	*Distinctive:* Dynamic balance of foreground, middleground and background elements. Abundance of site features, landform and other compositional elements that create numerous opportunities for strong visual compositions within the subunit. Elements that frame, outline, punctuate or enclose the views available from a given subunit.	*Noteworthy:* Satisfactory balance of fore, middle and background views. Some elements present to create opportunities for strong compositions.	*Common:* Few site features creating opportunities for strong composition. Lack of a blend of foreground, middle ground and background elements.

Scenic Feature	Class A: Distinctive	Class B: Noteworthy	Class C: Common
6. Focal Points: Objects which dominate a composition by virtue of size, height, or placement.	*Distinctive*: Striking focal object(s) visible from most places.	*Noteworthy*: some focal objects visible.	*Common*: No focal objects visible.
IV. Landscape Composition			
1. Variety: Degree of variety of major visual components. The diversity of the visual environment. Lack of visual monotony.	*Distinctive:* Unusual variety of positive visual features unified within a consistent visual framework.	*Noteworthy:* Variety of positive visual features.	*Common:* Lack of visual variety, variety of negative visual features or variety without unity.
2. Unity: Degree of visual unity of major visual components. The cohesion, coherency and compositional harmony of the visual landscape.	*Distinctive:* Visual elements form a unified whole. A harmonious and consistent visual theme or framework unifies the area.	*Noteworthy:* Visual elements generally consistent.	*Common:* Clashing, inharmonious contrast of incompatible visual elements or the presence of a bland, themeless quality in the visual environment.
3. Contrast: The degree of contrast between form, line, color and texture in the visual environment. Line: boundary between two elements. Form: mass or shape of an object. Color: the hue and value of an object. Texture: the visual surface characteristics of an object.	*Distinctive:* High degree of striking contrast between form, line, color and texture in the visual environment. Strong regularity and simplicity of form, consistent continuity and direction of line, rich and harmonious combinations of color, strong clarity and grain of texture present.	Noteworthy: Moderate degree of contrast between forms, lines, colors and textures. Regularity and simplicity of form, continuity and direction of line, pleasing contrasts of color, clarity and grain of texture present.	*Common:* Low degree of contrast or harsh contrast between form, line, color and texture. Irregular and chaotic forms, discontinuous and conflicting direction of line, glaring and gaudy contrasts of color, lack of clarity and grain of texture.
4. Uniqueness: The relative scarcity or special quality of an area or visual feature, measured in the context of regional, state and national visual quality.	*Distinctive:* Rare, very few other examples exist in the coastline of the state.	*Noteworthy:* Uncommon, few examples exist within the coastal region.	*Common:* Commonly found in the coastal region.
V. Public Value			
1. Public Recognition: The degree to which the area is widely recognized by the general public for its scenic quality as evidenced in publications, paintings, literature, photographs, public testimony, advisory panel recommendations, travel publications, tourism statistics and visitation.	*Distinctive:* Widespread and enthusiastic public recognition as exhibited by the existence of high visitation, historic sites, parks, and tourism.	*Noteworthy:* Generally positive public recognition.	*Common:* Little or no public recognition; negative recognition.
2. Visual Accessibility: The degree to which the area is visually accessible to the general public.	*Distinctive:* High degree of visual and physical access for large numbers of the general public on a very frequent basis. Subunit is clearly visible to more than 1,000 people a day from public property, roads, paths, publicly accessible buildings, waterways.	*Noteworthy:* Subunit is moderately visible to fairly high numbers of the public. The area is partially visible to an average of 250 to 1,000 people a day.	*Common:* Little public access. The area is visible to few people on an infrequent basis. Very limited visibility to less than 250 people a week.
VI. Management Criteria			
1. Visual Sensitivity: A function of the visibility, the frequency of viewing and the relative scenic quality of the landscape.	*High:* High scenic quality and high visibility and frequency of viewing.	*Moderate:* Moderate scenic quality and moderate visibility and/or frequency of viewing.	*Low:* Low scenic quality and low visibility and/or frequency of viewing.
2. Visual Vulnerability: The likelihood of change occurring in the landscape as a function of ownership status, development pressures and development constraints.	*High*: An area which is under imminent threat of development or change in land use due to private ownership, strong development pressures and lack of development constraints.	*Moderate:* An area in which some development may occur.	*Low:* Area is not likely to undergo change due to protected status, lack of development pressures or major physical constraints.

Scenic Feature	Class A: Distinctive	Class B: Noteworthy	Class C: Common
3. Visual Absorbtiveness: The relative ability of the visual landscape to absorb change without suffering visual degradation. A function of visibility, the availability of existing screening elements (woods, buildings, etc) and relative scenic quality.	*Low:* Open, exposed, steeply sloping, highly visible areas. Steep banks sloping up away from the river, ridgelines and summits, historic areas.	*Moderate:* Areas containing some woodland, buildings or other screening elements, rolling land.	*High:* Areas of low visibility containing dense woods or existing buildings, and flat topography, relatively low scenic quality.
4. Replaceability: the ability of an area's visual quality to be restored or enhanced on site or recreated elsewhere.	*Low:* The area contains irreplaceable scenic quality which cannot be enhanced or replaced. Negative effects of new development could be mitigated only with great difficulty. Scenic features could not be reproduced elsewhere due to time or expense.	*Moderate:* The area contains scenic quality that could be restored, enhanced or replaced with difficulty.	*Common*: The area contains low scenic quality that could easily be improved or enhanced on site or the essential visual elements of the site could be recreated elsewhere.

Appendix D

January 28, 2000

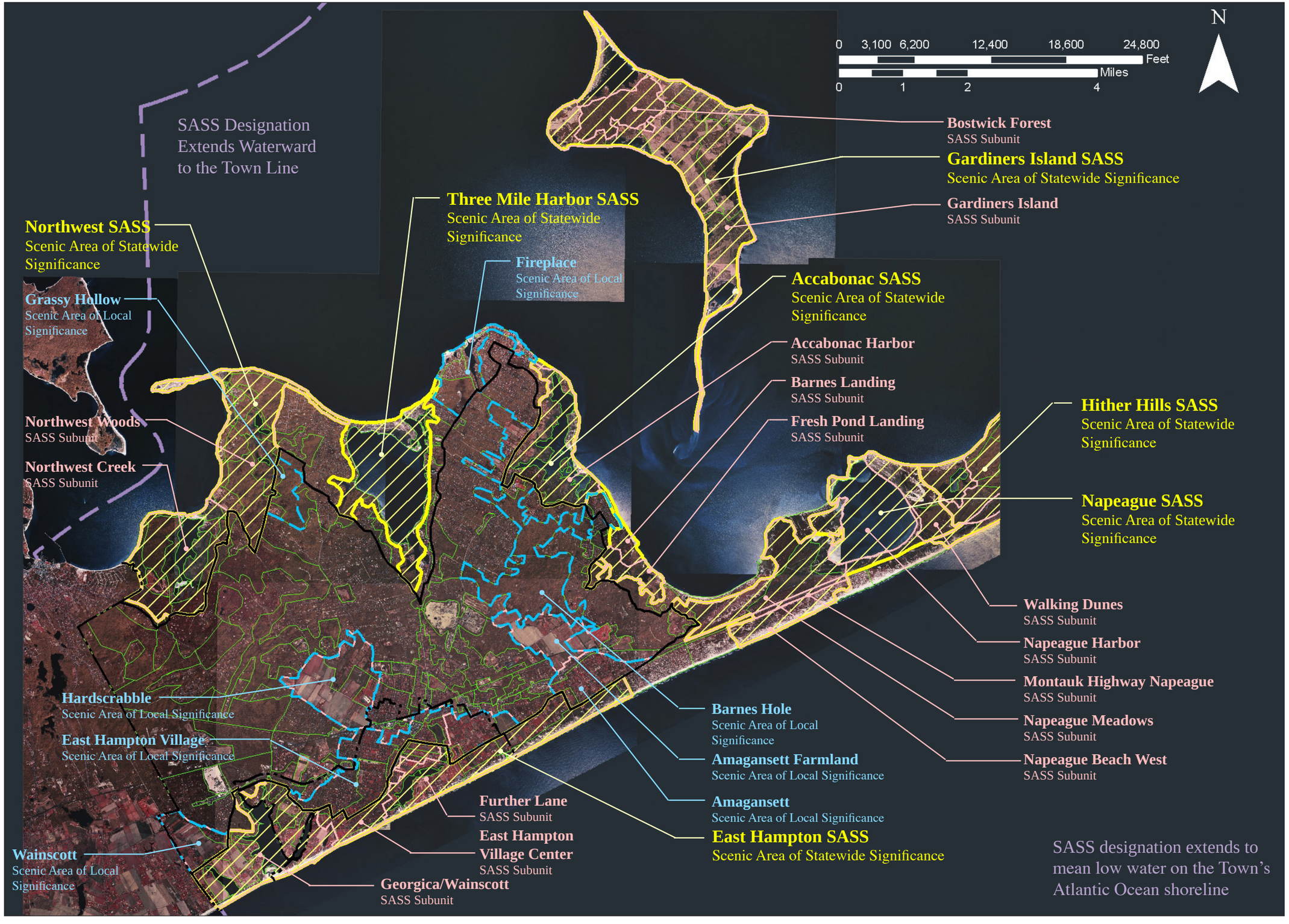
East Hampton Scenic Resources Protection Plan
Results of the Scenic Landscapes Poll - Sorted by Image #

Image #	Ranking	Web	Libraries	Meetings	Total Scores
1	54	1.806	2.103	2.175	2.028
2	65	0.726	1.362	1.589	1.226
3	46	2.774	2.536	2.789	2.700
4	20	4.177	4.138	3.965	4.093
5	56	1.633	2	1.625	1.753
6	45	2.283	2.69	3.218	2.730
7	99	-1.738	-1.28	-0.304	-1.107
8	111	-1.254	-2.22	-2.421	-1.965
9	43	2.898	2.81	2.618	2.775
10	26	3.525	3.776	4.053	3.785
11	32	3.154	3.517	3.965	3.545
12	39	3	3.276	3.393	3.223
13	35	2.898	3.825	3.411	3.378
14	10	4.034	4.569	4.474	4.359
15	16	4.393	4.456	3.737	4.195
16	14	4.148	4.345	4.255	4.249
17	34	3.295	4	2.86	3.385
18	37	3.3	3.69	2.842	3.277
19	58	2.23	1.897	0.839	1.655
20	33	3.526	3.828	3.158	3.504
21	21	3.914	4.483	3.825	4.074
22	31	3.49	3.914	3.316	3.573
23	17	4.05	4.241	4.211	4.167
24	9	4.356	4.586	4.175	4.372
25	3	4.525	4.719	4.667	4.637
26	29	3.702	3.759	3.509	3.657
27	19	4.067	3.825	4.393	4.095
28	60	2.224	1.211	1.054	1.496
29	41	1.983	3.053	3.643	2.893
30	102	-0.356	-0.91	-2.393	-1.220
31	95	-1.373	-0.32	0.018	-0.558
32	89	-0.417	0.054	-0.175	-0.179
33	114	-2.169	-2.11	-2.526	-2.268
34	84	-0.433	0.228	0.804	0.200
35	81	0.085	-0.26	1.211	0.345
36	82	1.534	-1.6	-0.768	0.278
37	108	-1.586	-1.14	-2.298	-1.675
38	77	-0.439	1.071	1.211	0.614
39	93	-0.193	-0.38	-0.702	-0.425
40	73	0.259	1.684	0.732	0.892
41	94	-0.172	-0.12	-1.035	-0.442
42	92	-0.193	-0.25	-0.684	-0.376
43	97	-0.085	-0.95	-1.702	-0.912

Image #	Ranking	Web	Libraries	Meetings	Total Scores
44	44	1.518	3.554	3.14	2.737
45	104	-0.071	-0.86	-2.877	-1.269
46	100	-1.167	-0.11	-2.211	-1.163
47	103	-0.345	-0.4	-3.018	-1.254
48	61	1.963	1.582	0.702	1.416
49	72	2	1.964	-1.123	0.947
50	105	-0.755	-1.19	-2.536	-1.494
51	67	0.358	1.5	1.404	1.087
52	76	1.83	1.709	-1.393	0.715
53	110	-0.538	-1.33	-3.911	-1.926
54	125	-3.111	-2.84	-3.965	-3.305
55	122	-2.782	-2.07	-3.789	-2.880
56	91	-0.566	0.352	-0.836	-0.350
57	118	-0.731	-2.67	-3.87	-2.424
58	119	-2.17	-1.72	-3.382	-2.424
59	115	-1	-2.55	-3.444	-2.331
60	36	0.635	4.481	4.8	3.305
61	22	2.577	4.712	4.618	3.969
62	18	4.308	4.333	3.727	4.123
63	15	4.167	4.547	3.945	4.220
64	12	4.321	4.566	4.127	4.338
65	4	4.462	4.722	4.655	4.613
66	7	4.34	4.704	4.327	4.457
67	5	4.5	4.58	4.636	4.572
68	1	4.736	4.66	4.727	4.708
69	11	4.377	4.444	4.236	4.352
70	2	4.618	4.611	4.691	4.640
71	8	4.132	4.611	4.418	4.387
72	23	3.765	4.472	3.6	3.946
73	30	3.736	3.944	3.145	3.608
74	6	4.358	4.593	4.636	4.529
75	13	4.453	4.574	3.909	4.312
76	96	1.019	-1.13	-2.036	-0.716
77	57	1.679	2.34	1.164	1.728
78	53	1.491	2.096	2.618	2.068
79	106	0.132	-2.15	-2.604	-1.541
80	40	2.216	3.907	3.291	3.138
81	83	2.314	-0.11	-1.426	0.259
82	101	0.176	-1.2	-2.545	-1.190
83	28	2.943	3.906	4.13	3.660
84	55	2.88	2.15	1	2.010
85	66	1.412	0.185	2.036	1.211
86	24	3.019	4.352	4.182	3.851
87	71	1.75	1.462	-0.309	0.968

Image #	Ranking	Web	Libraries	Meetings	Total Scores
88	109	-1.115	-1.48	-2.815	-1.803
89	98	-0.942	-1.52	-0.691	-1.051
90	87	-1.288	1.35	-0.364	-0.101
91	123	-2.396	-2.76	-3.491	-2.882
92	121	-2.66	-2.72	-2.636	-2.672
93	124	-2.462	-3.21	-3.655	-3.109
94	90	-0.431	-0.35	-0.036	-0.272
95	64	0.02	-1.27	-2.436	1.229
96	112	-1.679	2.72	2.309	-2.236
97	117	-2.755	-2.31	-2.164	-2.410
98	120	-1.592	-3.21	-3	-2.601
99	51	1.6	2.431	2.4	2.144
100	68	0.667	1.423	1	1.030
101	79	1.346	-0.39	0.145	0.367
102	27	3.538	3.759	4	3.766
103	38	2.157	3.906	3.727	3.263
104	86	1.264	-0.09	-1.455	-0.094
105	25	2.712	4.574	4.182	3.823
106	52	0	3.906	2.315	2.074
107	126	-1.673	-4.49	-4.327	-3.497
108	49	1.863	2.547	2.582	2.331
109	59	1.596	1.904	1.4	1.633
110	80	1.196	0.189	-0.315	0.357
111	50	1.642	2.698	2.418	2.253
112	69	1.642	0.679	0.618	0.980
113	48	2.075	2.528	2.709	2.437
114	63	1.558	1.377	0.764	1.233
115	70	0.077	1.02	1.836	0.978
116	78	0.431	0.113	0.855	0.466
117	75	0.49	0.717	1.036	0.748
118	88	0.7	-0.56	-0.509	-0.123
119	47	0.28	3.66	3.509	2.483
120	113	-2.22	-1.4	-3.167	-2.262
121	116	-2.288	-1.83	-3	-2.373
122	107	-0.96	-1.73	-2.073	-1.588
123	85	0.588	-0.04	-0.655	-0.036
124	74	0.44	1.358	0.618	0.805
125	62	2.116	1.17	0.527	1.271
126	42	2.778			2.778

Maps



Legend

- Town Boundary
- State Coastal Area Boundary
- SASS Boundary, Landward
- SASS Boundary, Seaward
- SASS Subunit Boundary
- SALS Boundary
- Local Subunit Boundary

East Hampton Scenic Resources Protection Plan

Scenic Areas of Statewide Significance - West Half
SASS Boundaries and Subunits

SOURCE: New York State Digital Orthoimagery Program (NYSDOP) for 1:14,400 scale aerial photography, acquired April 6 to 16, 2004.

This product was created with information copyrighted by the NYS Office of Cyber Security and Critical Infrastructure Coordination © 2007.

Prepared For: Town and Village of East Hampton, New York
Prepared By: Dodson Associates, Ltd., Landscape Architects and Planners
Sponsored By: New York State Department of State, Division of Costal Resources

Legend

- Town Boundary
- State Coastal Area Boundary
- SASS Boundary, Landward
- SASS Boundary, Seaward
- SASS Subunit Boundary
- SALS Boundary
- Local Subunit Boundary

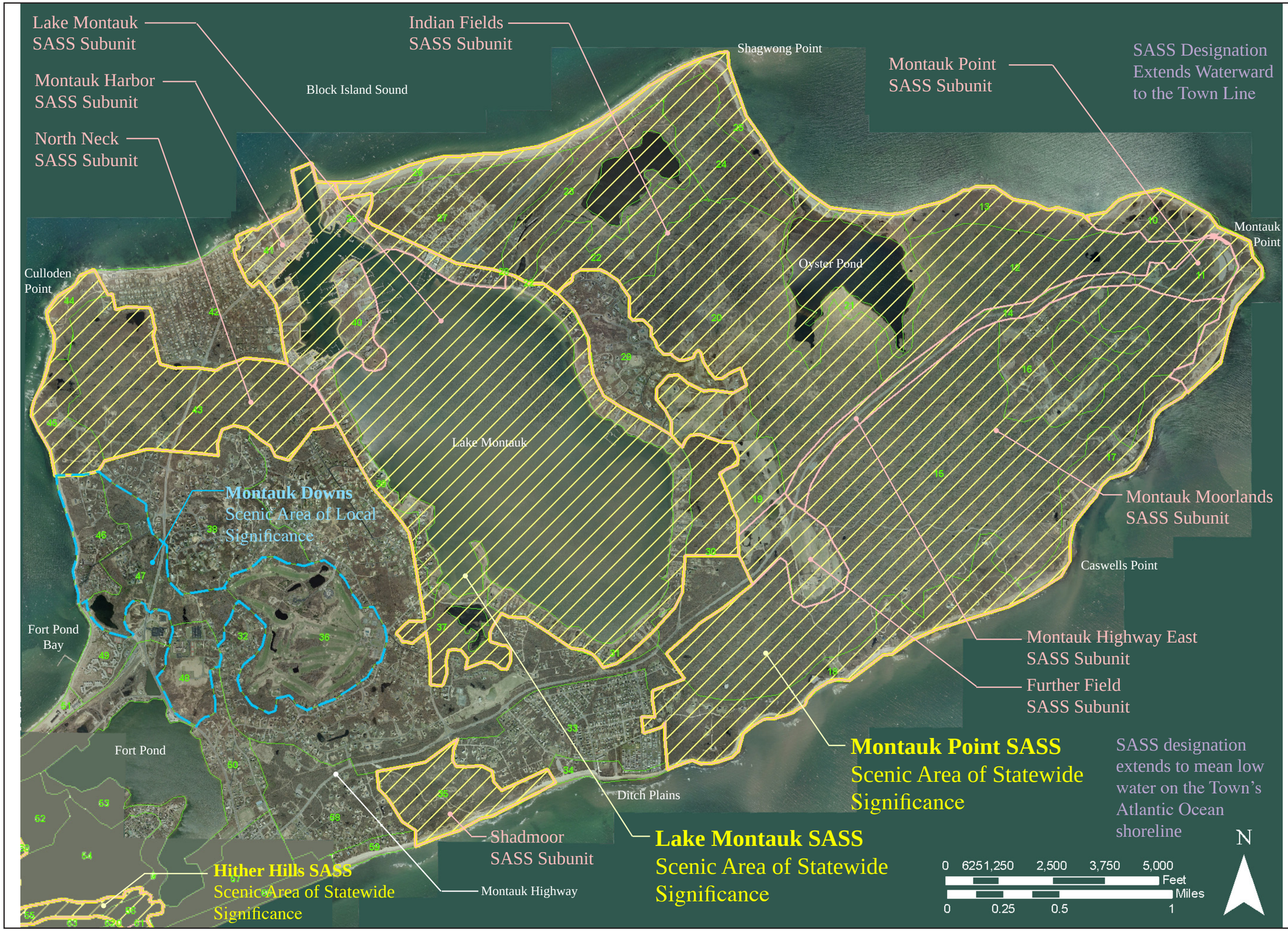
East Hampton Scenic Resources Protection Plan

Scenic Areas of Statewide Significance - East Half
SASS Boundaries and Subunits

SOURCE: New York State Digital Orthoimagery Program (NYSDOP) for 1:14,400 scale aerial photography, acquired April 6 to 16, 2004.

This product was created with information copyrighted by the NYS Office of Cyber Security and Critical Infrastructure Coordination © 2007.

Prepared For: Town and Village of East Hampton, New York
Prepared By: Dodson Associates, Ltd., Landscape Architects and Planners
Sponsored By: New York State Department of State, Division of Coastal Resources



Legend

- Town Boundary
- State Coastal Area Boundary
- SASS Boundary
- SASS Subunit Boundary
- SALS Boundary
- Local Subunit Boundary

East Hampton Scenic Resources Protection Plan

Lake Montauk & Montauk Point Scenic Areas

SOURCE: New York State Digital Orthoimagery Program (NYSDOP) for 1:14,400 scale aerial photography, acquired April 6 to 16, 2004

Prepared For: Town and Village of East Hampton, New York
Prepared By: Dodson Associates, Ltd., Landscape Architects and Planners
Sponsored By: New York State Department of State, Division of Coastal Resources

Legend

- Town Boundary
- State Coastal Area Boundary
- SASS Boundary
- SASS Subunit Boundary
- SALS Boundary
- Local Subunit Boundary

East Hampton Scenic Resources Protection Plan

Hither Hills Scenic Area of Statewide Significance
SASS Boundaries and Subunits

SOURCE: New York State Digital Orthoimagery Program (NYSDOP) for 1:14,400 scale aerial photography, acquired April 6 to 16, 2004

Prepared For: Town and Village of East Hampton, New York
Prepared By: Dodson Associates, Ltd., Landscape Architects and Planners
Sponsored By: New York State Department of State, Division of Coastal Resources

Legend

- Town Boundary
- State Coastal Area Boundary
- SASS Boundary
- SASS Subunit Boundary
- SALS Boundary
- Local Subunit Boundary

East Hampton Scenic Resources Protection Plan

Napeague Scenic Area of Statewide Significance
SASS Boundaries and Subunits

SOURCE: New York State Digital
Orthoimagery Program (NYSDOP)
for 1:14,400 scale aerial photography,
acquired April 6 to 16, 2004

Prepared For: Town and Village of East Hampton, New York
Prepared By: Dodson Associates, Ltd., Landscape Architects and Planners
Sponsored By: New York State Department of State, Division of Coastal Resources

East Hampton Scenic Resources Protection Plan

Accabonac Scenic Area of Statewide Significance
SASS Boundaries and Subunits

Legend

- Town Boundary
- State Coastal Area Boundary
- SASS Boundary
- SASS Subunit Boundary
- SALS Boundary
- Local Subunit Boundary

Prepared For: Town and Village of East Hampton, New York
Prepared By: Dodson Associates, Ltd., Landscape Architects and Planners
Sponsored By: New York State Department of State, Division of Coastal Resources

SOURCE: New York State Digital Orthoimagery Program (NYSDOP) for 1:14,400 scale aerial photography, acquired April 6 to 16, 2004

East Hampton Scenic Resources Protection Plan

Gardiners Island Scenic Area of Statewide Significance
SASS Boundaries and Subunits

Legend

- Town Boundary
- State Coastal Area Boundary
- SASS Boundary
- SASS Subunit Boundary
- SALS Boundary
- Local Subunit Boundary

Prepared For: Town and Village of East Hampton, New York
Prepared By: Dodson Associates, Ltd., Landscape Architects and Planners
Sponsored By: New York State Department of State, Division of Coastal Resources

SOURCE: New York State Digital Orthoimagery Program (NYSDOP) for 1:14,400 scale aerial photography, acquired April 6 to 16, 2004

East Hampton Scenic Resources Protection Plan

Three Mile Harbor Scenic Area of Statewide Significance
SASS Boundaries and Subunits

Prepared For: Town and Village of East Hampton, New York
Prepared By: Dodson Associates, Ltd., Landscape Architects and Planners
Sponsored By: New York State Department of State, Division of Coastal Resources

SOURCE: New York State Digital Orthoimagery Program (NYSDOP) for 1:14,400 scale aerial photography, acquired April 6 to 16, 2004

Legend

- Town Boundary
- State Coastal Area Boundary
- SASS Boundary
- SASS Subunit Boundary
- SALS Boundary
- Local Subunit Boundary

East Hampton Scenic Resources Protection Plan

Northwest Scenic Area of Statewide Significance
SASS Boundaries and Subunits

Prepared For: Town and Village of East Hampton, New York
Prepared By: Dodson Associates, Ltd., Landscape Architects and Planners
Sponsored By: New York State Department of State, Division of Coastal Resources

SOURCE: New York State Digital Orthoimagery Program (NYSDOP) for 1:14,400 scale aerial photography, acquired April 6 to 16, 2004.

This product was created with information copyrighted by the NYS Office of Cyber Security and Critical Infrastructure Coordination © 2007.

Legend

- Town Boundary
- State Coastal Area Boundary
- SASS Boundary, Landward
- SASS Boundary, Seaward
- SASS Subunit Boundary
- SALS Boundary
- Local Subunit Boundary

East Hampton Scenic Resources Protection Plan

East Hampton Scenic Area of Statewide Significance
SASS Boundaries and Subunits

Legend

- Town Boundary
- State Coastal Area Boundary
- SASS Boundary
- SASS Subunit Boundary
- SALS Boundary
- Local Subunit Boundary

SOURCE: New York State Digital Orthoimagery Program (NYSDOP) for 1:14,400 scale aerial photography, acquired April 6 to 16, 2004

Prepared For: Town and Village of East Hampton, New York
Prepared By: Dodson Associates, Ltd., Landscape Architects and Planners
Sponsored By: New York State Department of State, Division of Coastal Resources